

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, September 26, 2022
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Peter Robb
Councillor Scott Medlock
Councillor Victor Smith
Councillor Heather Stewin
Councillor Dusty Smith
Councillor Craig Traun

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Jas Gill, Director of Community Development
Mike Olson, Director of Finance
Branden Morgan, Deputy Corporate Officer/EA

Others in attendance: 23 members of the public

1. CALL TO ORDER

Mayor Robb called the meeting to order at 6:59 p.m. and opened by acknowledging that the meeting is being held on the unceded and traditional lands of the Stó:lō people, Chawathil, Peters, Yale, and Union Bar First Nations.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the September 26, 2022 Regular Council Meeting Agenda be adopted as presented. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held August 8, 2022 be adopted as presented. **CARRIED.**

(b) Special Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Special Regular Council Meeting held August 18, 2022 be adopted as presented. **CARRIED.**

(c) Public Hearing Record

Moved / Seconded

THAT the Record of the Public Hearing held August 8, 2022 be received. **CARRIED.**

(d)

Public Hearing Record

Moved / Seconded

THAT the Record of the Public Hearing held August 29, 2022 be received. **CARRIED.**

4. DELEGATIONS

(a) Landstrom Road Taxpayers

Don Garrett, a member of the Landstrom Road Taxpayers, noted he was in attendance to address Council, and representing 33 Landstrom Road residents, regarding the property at 21415 Trans Canada Highway. In his presentation, Mr. Garrett raised the following concerns:

- Blatant disregard for District of Hope bylaws by the property owner
- Installation of water, metered electrical connections, and septic systems installed on multiple sites that have been cleared graveled, and levelled
- Numerous trailers have been hooked up at the site
- Current owners have not brought the site back to its original state after the failed Temporary Use Permit applications and it has been two years since the TUP's were presented: January 25, 2021 and March 22, 2021.

He indicated that this a simple infraction and the District needs to commence enforcement. Mr. Garrett noted that he wants a written response from the District no later than October 6, 2022.

5. STAFF REPORTS

(a) Report dated September 9, 2022 from the Director of Community Development Re: Retail Sale of Cannabis Licence – Unit C – 821 Sixth Avenue

The Director of Community Development advised that in accordance with the District of Hope policy, this site is compliant and therefore we have to move towards the notification process.

Moved / Seconded

THAT Council authorize staff to gather views of residents/businesses in a 50 metre radius from the subject property at Unit C – 821 Sixth Ave for the consideration of an application for Non-Medical Cannabis Retail Store (CRS) licence; and

FURTHER THAT A Public Hearing be held in order to provide the public with the opportunity to express their views and comments. **CARRIED.**

(b) Report dated September 20, 2022 from the Director of Community Development Re: Flood and Erosion, Geotechnical Hazard and Streamside Protection Development Permits – 66532 Summer Road

The Director of Community Development advised that the applicant has applied for a new single family dwelling home to be approved and any approved secondary structures for the site and therefore requires the development permits mentioned in the recommendations.

Moved / Seconded

THAT a Flood and Erosion, Geotechnical Hazard, and Streamside Protection Development Permits be approved for the property legally described as Lot 37 District Lot 56 YDYP Plan 17267; PID 001-536-656; 66532 Summer Road for the construction of a

new single family dwelling home and approved accessory structures subject to the District of Hope receiving a satisfactory certified report from a qualified professional confirming site-specific safe building envelopes; and

FURTHER THAT the Director of Community Development be authorized to endorse the Flood and Erosion, Geotechnical Hazard, and Streamside Protection Development Permit and required covenant document; and

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on September 26, 2024; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, “*substantially start any construction*” shall mean the completion of the foundation for the new single family dwelling. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Robb Reported:

- He thanked EMBC, BC Wildfire Services, the Fraser Valley Regional District, and the District of Hope Fire Department for the quick response and strong communication during our wildfire event, noting that the plan unfolded as it should.
- He attended board meetings at the Regional District for Corporate Services, Hospital Board, and Regional Board, stating that he has nothing to report for the community at this time.
- He attended the Golden Agers meeting, passing on a reminder that this Saturday is a Pancake Breakfast from 9-11am, October 29th is the Flea Market, and December 10th will be their annual Christmas Party held at the Golden Agers Hall.
- He congratulated Chawathil First Nation’s new Chief and Council following their recent election.
- He reminded everyone that it is time for COVID booster shots, noting that a clinic will be conducted at the Legion starting Monday from 9am to 3:45pm.

Councillor Traun Reported:

- He had nothing to report.

Councillor Stewin Reported:

- She attended the Public Hearing at the Rec Centre for the BC Housing project.
- She attended quite a few Purple Lights meetings, reminding everyone that the kick-off will on October 1st at 6pm in Memorial Park, which will be livestreamed for those that cannot attend.
- She attended UBCM, noting that it was wonderful, and thanked staff for arranging to have a seeing-eye person attend with her. She attended sessions regarding healthcare and housing.

Councillor V. Smith Reported:

- He attended UBCM, stating that it was enlightening to attend and he was able to meet a lot of good contacts. He attended sessions regarding housing, emergency

preparedness, and employee issues.

- He attended the Community Futures conference in Revelstoke.
- He reminded everyone that the Chamber of Commerce meeting will be on Thursday, the last one where he is President before the upcoming election.

Councillor Medlock Reported:

- He attended a celebration of the 75th Anniversary of the Independence of India just north of Hope.
- He missed the Public Hearing for the BC Housing project, but watched the video recordings of the meeting.
- He attended UBCM, noting that he appreciated the event and that the community allows them to go, commenting that it is nice to get together with like-minded people and find out what other communities have done in situations. He attended sessions regarding agriculture, lessons learned from an atmospheric river, and emergency preparedness.
- He attended the Community Futures conference in Revelstoke.

Councillor D. Smith Reported:

- He attended UBCM, and thanked staff for getting all of the accommodations ready for them. He met many different members that he probably would not have spoken to before about different events coming towards Hope. He spoke to Mayor Braun, Abbotsford Mayor, regarding what he went through with the floods and supportive housing.
- He congratulated all of the individuals that put their name forward for Mayor and Council, noting that it is a big feat and those people should get a pat on the back for even putting their names forward.

8. PERMITS AND BYLAWS

(a) District of Hope Zoning Amendment Bylaw No. 1534, 2022

Re: 63790 Yvonne Avenue

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1534, 2022*, to rezone the property at 63790 Yvonne Avenue from Single Family Residential (RS-1) to Single Family Residential with a Secondary Dwelling (RS-1S), be adopted this 26th day of September, 2022. **CARRIED.**

(b) District of Hope Official Community Plan Amendment Bylaw No. 1530, 2022

Re: 1275 7th Avenue

Council discussed the following points regarding the proposed BC Housing project:

- Stories of success with similar projects from other communities heard during the UBCM Homelessness and Addiction session; people shared that there have been ups and downs, with some situations where crime rates went up in some areas and down in others, but stabilized over time.
- Stories of success in our own community, operating supportive housing at the motel.
- There is no perfect place to have the supportive housing. When the other existing supportive housing facilities in town close down, there needs to be a place for them to go.

- Concerns regarding location, size, security and designation as a wet facility from the previous Public Hearing were not addressed by BC Housing in their new proposal.
- Success of the Thunderbird Project due to the location.
- Size of the District of Hope compared to the landmass of other communities that are running smaller supportive housing projects.
- Lack of resources and staffing available in the community with regards to RCMP, Hospital and Fire Department.
- As a Council, they are tasked to come together and face a problem head-on and solve it. People who do this for a living came to Council with a solution to a problem that the community is facing.
- Supportive housing is needed in the community, and this project fits the Official Community Plan as part of the housing needs portfolio.
- The building, three stories high, will be energy efficient, designed in the appearance of a longhouse with indigenous art, and will be built to fit with the community.
- This project will not solve the problem, but it will help.

Moved / Seconded

THAT *District of Hope Official Community Plan Amendment Bylaw No. 1530, 2022*, to amend the Table of Concordance to add Comprehensive Development (CD-10) as a Compatible Zoning category under the Urban/Suburban Residential Land Use Designation, be read a third time this 26th day of September, 2022. **CARRIED.**

Opposed: Councillor Traun, Councillor D. Smith

(c) District of Hope Zoning Amendment Bylaw No. 1531, 2022

Re: 1275 7th Avenue

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1531, 2022*, to rezone the southwestern 0.79 hectare (1.95 acre) portion of the property at 1275 7th Avenue from Institutional (P-2) to a Comprehensive Development (CD-10) zone, be read a third time this 26th day of September, 2022. **CARRIED.**

Opposed: Councillor Traun, Councillor D. Smith

(d) District of Hope Zoning Amendment Bylaw No. 1536, 2022

Re: Storage of Vehicles in Residential Areas Bylaw Amendment

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1536, 2022*, to provide provisions on the number of vehicles stored in residential areas, be read a third time this 26th day of September, 2022. **CARRIED.**

(e) District of Hope Zoning Amendment Bylaw No. 1537, 2022

Re: 477 Hudson Bay Street

Council thanked the group involved with the project, noting how important it is to have a place for people with developmental disabilities to live.

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1537, 2022*, to rezone the property locally known as 477 Hudson Bay Street from Single Family Residential (RS-1) to Institutional (P-2), be read a third time this 26th day of September, 2022. **CARRIED.**

(f) District of Hope 2023-2024 Permissive Tax Exemption Amendment Bylaw No. 1538, 2022

Council inquired regarding the percentage exemption that has been given to other projects in the past. The Director of Finance noted that the 25% exemption being given to this project is in line with what has been given in the past to similar type properties.

Moved / Seconded

THAT *District of Hope 2023 – 2024 Permissive Tax Exemption Amendment Bylaw No. 1538, 2022* be given first, second and third reading, this 26th day of September, 2022. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated September 26, 2022 be received. **CARRIED.**

(b) Accounts Payable Cheque Listing

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of August 1 – 31, 2022 be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

There was no other pertinent business.

11. QUESTION PERIOD

There were no questions raised.

12. NOTICE OF NEXT REGULAR MEETING

Tuesday, October 11, 2022 at 7:00pm.

13. RESOLUTION TO PROCEED TO CLOSED MEETING

The Mayor called for a motion to move to a closed meeting at 7:44pm.

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(i) of the *Community Charter* [the receipt of advice that is subject to solicitor client privilege, including communications necessary for that purpose] re: Station House and 21415 Trans Canada Highway and for the purpose of receiving and adopting closed meeting minutes. **CARRIED.**

14. RETURN TO OPEN MEETING

The Mayor reconvened the Regular Council Meeting at 9:02pm.

15. ADJOURN

Moved / Seconded

THAT the Regular Council Meeting adjourn at 9:02pm.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held September 26, 2022 in Council Chambers, District of Hope, British Columbia.

Original Signed by Peter Robb

Mayor

Original Signed by Donna Bellingham

Director of Corporate Services