

**MINUTES OF THE REGULAR  
COUNCIL MEETING**

Monday, February 24, 2025  
Council Chambers, District of Hope Municipal Office  
325 Wallace Street, Hope, British Columbia

**Council Members Present:** Mayor Victor Smith  
Councillor Scott Medlock  
Councillor Pauline Newbigging  
Councillor Angela Skoglund  
Councillor Dusty Smith  
Councillor Heather Stewin

**Staff Present:** John Fortoloczky, Chief Administrative Officer  
Donna Bellingham, Director of Corporate Services  
Robin Beukens, Director of Community Development  
Thomas Cameron, Fire Chief  
Branden Morgan, Deputy Corporate Officer  
Danielle Laporte, Communications System Analysis Advisor

**Others Present:** 11 members of the Public and 1 Media

**1. CALL TO ORDER**

Mayor Smith called the meeting to order at 7:15 p.m. and acknowledged that the meeting is being held on the traditional, ancestral and unceded territories of the Stó:lō people, particularly the Chawathil, Union Bar and Yale First Nations.

**2. APPROVAL OF AGENDA**

The Director of Corporate Services noted that she received an email from Arlene Webster who would like to address Council regarding the proposed expansion of the gravel pit owned by Hope Ready Mix. She advised that Council may adopt the agenda as presented or adopt as amended to permit Ms. Webster to address Council as item 10(a) under Other Pertinent Business.

**Moved / Seconded**

THAT the February 24, 2025, Regular Council Meeting Agenda be adopted, as amended, to include item 10(a), regarding verbal comments from Arlene Webster related to the proposed expansion of the gravel pit owned by Hope Ready Mix. **CARRIED.**

**3. ADOPTION OF MINUTES**

**(a) Regular Council Meeting**

**Moved / Seconded**

THAT the Minutes of the Regular Council Meeting held February 10, 2025, be adopted, as presented. **CARRIED.**

**(b) Public Hearing**

**Moved / Seconded**

THAT the Record of the Public Hearing held February 10, 2025, be received. **CARRIED.**

**4. DELEGATIONS**

There were no Delegations.

**5. STAFF REPORTS**

- (a) **Report dated February 14, 2025 from the Director of Corporate Services**  
**Re: Acting Mayor Schedule**

**Moved / Seconded**

THAT the Acting Mayor for the month of May be updated to replace Zachary Wells with Dusty Smith. **CARRIED.**

- (b) **Report dated February 18, 2025 from the Chief Election Officer**  
**Re: Alternative Notice - 2025 By-Election First Advance Voting Opportunity**

**Moved / Seconded**

THAT Council approves the advertisement of the 2025 By-Election First Advance Voting Opportunity to be published on April 1, 2025, and April 8, 2025, through alternative means including the District of Hope website, social media, public notice board, and front door windows at District Hall. **CARRIED.**

- (c) **Report dated February 19, 2025 from the Fire Chief**  
**Re: 2025 UBCM Community Emergency Preparedness Fund**

Council inquired as to the reasoning behind the inclusion of \$850.00 from the District's 2025 budget to disconnect hydro from infrastructure. The Fire Chief advised that this fee would be a charge from BC Hydro to disconnect power for the installation of a generator at the secondary Emergency Operations Centre. The Fire Chief added that they are seeking grant funding for the purchase of a generator.

**Moved / Seconded**

THAT Council supports the District of Hope application to the 2025 UBCM Community Emergency Preparedness Fund for grant funding up to the amount of \$40,000 to improve the efficiency of the District of Hope EOC through the provision of training, equipment; and

FURTHER THAT Council commit the District of Hope to provide overall grant management. **CARRIED.**

- (d) **Report dated February 19, 2025 from the Planner III**  
**Re: Official Community Plan and Zoning Bylaw Update – Engagement**

**Moved / Seconded**

THAT Council receive, for information, the staff report outlining the engagement plan for the District of Hope Official Community Plan and Zoning Bylaw update project. **CARRIED.**

**6. COMMITTEE REPORTS**

There were no Committee Reports.

**7. MAYOR AND COUNCIL REPORTS**

**Mayor Smith Reported:**

- He attended a Chief and Council meeting with Chawathil First Nation alongside CAO John Fortoloczky to review their new housing agenda.
- He attended a Hope Health and Well-Being Initiative Steering Committee meeting.
- He attended an FVRD Regional and Corporate Services meeting on February 13<sup>th</sup>.
- He toured new FVRD Chair Patricia Ross around areas of concern in the

community and introduced her to some of the District's staff.

- He met with Economic Trust of the Southern Interior Chari Laurel Douglas to discuss long-term financial planning, noting that he represents the District as well as FVRD areas A and B on the Board.
- He attended the meeting regarding the proposed Hope Ready Mix gravel pit expansion with MLA Tony Luck and other stakeholders, noting that the MLA's office is scanning letters from the public to be forwarded to the Ministry of Mining and Critical Minerals.
- He noted that the Golden Agers Society has completed their lighting upgrades with funding provided by the Cascade Lower Canyon Community Forest grant opportunity and added that they will be looking at replacing their emergency exit lighting.
- He attended the Canadian Armed Forces Disaster Response Headquarters exercise alongside MLAs, Mayors, and FVRD representatives from the region.

**Councillor Skoglund Reported:**

- She announced that the 2025 Grad Fundraiser for Hope Secondary School will take place on March 1<sup>st</sup> from 7:00 p.m. to 12:00 a.m. at the Legion Hall. She noted that tickets will be \$25, and include food, drinks, silent auction, and dancing.

**Councillor Medlock Reported:**

- He attended the AdvantageHOPE meeting on February 20<sup>th</sup>, noting that the 2025 budget and workplan were approved. He added that AdvantageHOPE will be attending the Vancouver Outdoor Adventure Show on March 1<sup>st</sup> and 2<sup>nd</sup> in partnership with Hell's Gate Airtram and the Hope Mountain Centre, and also the Franchise Show to promote the District as a place to do business.
- He noted that the 3<sup>rd</sup> Annual Fog Fest will take place in the Fall.
- He noted that it should be a busy year with the Othello Tunnels opening fully and the Chainsaw Carving Festival taking place.
- He advised that Margaret Dobson, a previous AdvantageHOPE Board member, will be working at the Visitor Centre.
- He attended the meeting regarding the proposed Hope Ready Mix gravel pit expansion noting that he heard the comments and feels that there may be an opportunity for Council to send another letter to the Ministry.

**Councillor Stewin Reported:**

- She toured the Hope Museum collection at its new storage facility and thanked Shawna, the new Museum Manager, for her work in organizing the collection.
- She attended a Hope Inclusion Project meeting.
- She noted that the Purple Lights Committee has begun meeting again, and although she was unable to attend, the Committee will continue to share meeting minutes so that information can be passed on to Council. She added that the meeting reviewed last year's event, and that the kickoff will take place on October 1<sup>st</sup>, 2025.

**Councillor Newbigging Reported:**

- She toured the Hope Museum collection at its new storage facility and noted that she is happy with the management of the collection going forward.

**Councillor Smith had nothing to report.**

**8. PERMITS AND BYLAWS**

**(a) District of Hope Zoning Amendment Bylaw No. 1596, 2024**

**Moved / Seconded**

THAT *District of Hope Zoning Amendment Bylaw No. 1596, 2024*, be adopted this 24<sup>th</sup> day of February, 2025. **CARRIED.**

**(b) Report dated February 13, 2025 from the Planner II  
Re: Development Variance Permit Application at 509 Corbett Street**

Council inquired as to whether there are any plans to perform sidewalk upgrades from the new cul-de-sac at the end of 5<sup>th</sup> Avenue to Old Hope Princeton Way. The Director of Community Development advised that the 5<sup>th</sup> Avenue improvements would cover a portion of the road, but that going further would add cost and be out of scope. He noted that this is a variance for a specific development which includes the parking bays accessed from the road and that he is not aware of any plans for upgrades at this time but will look into it.

Council inquired as to whether a 4-way stop could be installed on Corbett Street and 5<sup>th</sup> Avenue to control increased traffic because of the additional parking if sidewalks are not installed. The Director of Community Development advised that he would like to review this issue with the Director of Operations to determine the preferred solution.

**Moved / Seconded**

THAT Council directs staff to proceed with notification for a Development Variance Permit for the following *Zoning Bylaw* variances for 509 Corbett Street:

- Part 6.12.1 to allow off-street parking spaces to be accessed directly from a highway or street.
- Part 6.16.1 allow off-street parking space along the front and rear lot lines to be within 1 m of the lot line.
- Part 12.2.5 (Setbacks) to reduce the minimum exterior lot line setback from 4.5 m to 3.0 m.
- Part 12.2.5 (Setbacks) to reduce the minimum rear lot line setback for a portion of the proposed light industrial building from 3.0 m to 1.8m. **CARRIED.**

(c) **Report dated February 18, 2025 from the Planner II**  
**Re: Development Variance Permit, Form and Character Development Permit, and Flood & Erosion Hazard Development Permit Applications at 63010 Flood Hope Road**

Council inquired as to whether there will be any issues with the proposed use of the property due to property's elevation and location in the Silverhope Creek floodplain. The Director of Community Development noted that he expects some floodproofing to be required as there have been changes to the flood construction level with new flood mapping being conducted, but advised that he does not see any issues that would be prohibitive to development.

**Moved / Seconded**

THAT Council considers approving a Development Variance Permit for the following *Zoning Bylaw* variances for 63010 Flood Hope Road:

- Part 6.19.7 to reduce the minimum number of required off-street parking spaces from 40 spaces to 34 spaces.
- Part 12.2.5.1 to reduce the minimum west interior lot line setback from 3.0 m to 1.2 m.
- Part 12.2.5.1 to reduce the minimum rear lot line setbacks from 6.0 m to 1.2 m.

FURTHER THAT a Rail and Highway Corridor Form and Character Development Permit be approved to construct a 2,404.3 m<sup>2</sup> 10-unit tilt-up light industrial building on the property known as 63010 Flood Hope Road; and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Downtown Hope Revitalization Form and Character Development Permit; and

FURTHER THAT a Flood and Erosion Hazards Development Permit be approved for the construction of a light industrial building subject to the District of Hope receiving a satisfactory report from a qualified professional that meets the Development Permit Area conditions; and

FURTHER THAT the Director of Community Development be authorized to endorse the Flood and Erosion Hazard Development Permit and required covenant documents.

**CARRIED.**

**(d) Report dated February 18, 2025 from the Planner II  
Re: Development Variance Permit and Form and Character Development Permit  
Application at 711 Water Avenue**

**Moved / Seconded**

THAT Council approves a Development Variance Permit for the following *Zoning Bylaw* variances for a 3-storey mixed use building at 711 Water Avenue:

- Part 6.11.1 to reduce the minimum number of off-street loading spaces provided from 1 to 0.
- Part 6.16.1 a) to reduce the minimum off-street parking or loading space lot line setback from 1.0 m to 0.0 m.

FURTHER THAT a Downtown Hope Revitalization Form and Character Development Permit be approved to construct a 3-storey mixed-use building with commercial office space and parkade on the ground floor and 8 apartment units on the top two floors for the property known as 711 Water Avenue; and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Downtown Hope Revitalization Form and Character Development Permit. **CARRIED.**

**9. FOR INFORMATION CORRESPONDENCE**

**(a) For Information Correspondence**

**Moved / Seconded**

THAT the For Information Correspondence List dated February 24, 2025, be received. **CARRIED.**

**(b) Accounts Payable Cheque Listing – January 2025**

**Moved / Seconded**

THAT the Accounts Payable Cheque Listing for the period of January 1-31, 2025, be received. **CARRIED.**

**10. OTHER PERTINENT BUSINESS**

**(a) Proposed Expansion of the Hope Ready Mix Gravel Pit**

Arlene Webster raised concerns regarding the proposed expansion of the gravel pit owned by Hope Ready Mix including a lack of faith in the operator, the impacts on community appearance and the environment, expansion work being performed before permit approval, damage to infrastructure, and road safety.

Council discussed drafting a new letter regarding the proposed Hope Ready Mix gravel pit expansion, to include a request that a decision on the permit is not made until the applicant has completed the rezoning process for the subject properties. The CAO advised that a letter can be drafted prior to the March 3<sup>rd</sup> submission deadline for Council's review to include the request to delay approval until rezoning is completed. Council discussed the possibility of bringing a resolution to the Union of BC Municipalities in the future regarding community involvement in the Provincial permitting process.

**11. QUESTION PERIOD**

There were no questions raised.

**12. NOTICE OF NEXT REGULAR MEETING**

Monday, March 10, 2025 at 7:00 p.m.

**13. ADJOURN REGULAR COUNCIL MEETING**

**Moved / Seconded**

THAT the Regular Council Meeting adjourn at 7:46 p.m.

**CARRIED.**

*Certified a true and correct copy of the Minutes of the Regular Meeting of Council held February 24, 2025, in Council Chambers, District of Hope, British Columbia.*

*Original Signed by Victor Smith*

**Mayor**

*Original Signed by Donna Bellingham*

**Director of Corporate Services**