

## MINUTES OF THE REGULAR COUNCIL MEETING

Tuesday, October 10, 2023  
Council Chambers, District of Hope Municipal Office  
325 Wallace Street, Hope, British Columbia

**Council Members Present:** Acting Mayor Angela Skoglund  
Councillor Scott Medlock  
Councillor Pauline Newbigging  
Councillor Heather Stewin

**Council Members Absent:** Mayor Victor Smith  
Councillor Zachary Wells

**Staff Present:** Donna Bellingham, Director of Corporate Services  
Mike Olson, Director of Finance  
Kevin Dicken, Director of Operations & Acting CAO  
Joshua Westcott, Deputy Fire Chief  
Richard Zerr, Acting Director of Community Development  
Branden Morgan, Deputy Corporate Officer/EA

**Others in attendance:** 18 members of the public and 1 media

### 1. CALL TO ORDER

Acting Mayor Skoglund called the meeting to order at 7:00 p.m. and opened by acknowledging 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

#### Moved / Seconded

THAT the October 10, 2023, Regular Council Meeting Agenda be adopted, as amended, to remove items 8(d) and 8(e), regarding the redesignation and rezoning of 61934 Estell Road, add the *District of Hope Good Neighbor Amendment Bylaw No. 1562, 2023*, to Section 8, and renumber Section 8 accordingly. **CARRIED.**

### 3. ADOPTION OF MINUTES

#### (a) Regular Council Meeting

#### Moved / Seconded

THAT the Minutes of the Regular Council Meeting held September 11, 2023, be adopted, as presented. **CARRIED.**

#### (b) Public Hearing

#### Moved / Seconded

THAT the Record of the Public Hearing held September 25, 2023, be received. **CARRIED.**

#### 4. DELEGATIONS

##### (a) **Trans Mountain Pipeline Project Re: Noise Exemption Extension**

Leah Caldwell, representative of Trans Mountain, was in attendance to seek Council approval to extend the September 2023 noise exemption to November 30, 2023. The following items were discussed during the presentation:

- Intermittent work continues during the night, potentially resulting in impacts such as increased traffic, noise, directed lighting, and dust.
- One complaint was received as a result of the works which was addressed with the installation of vibration monitors.
- Works are anticipated to be completed in the area of the exemption by November, with extra time built into the schedule.

##### **Moved / Seconded**

THAT Council extends the exemption from noise regulation timelines in *District of Hope Good Neighbor Bylaw No. 1230, 2008*, given to Trans Mountain at the February 13, 2023, Regular Council Meeting until November 30, 2023. **CARRIED.**

#### 5. STAFF REPORTS

##### (a) **Report dated September 27, 2023 from the Director of Corporate Services Re: Ratify Telephone Poll for Shipping Containers at 61934 Estell Road**

Council inquired as to whether the end date listed in the resolution can be extended if the project goes longer than anticipated and the containers are found to be effective. The Director of Corporate Services advised that the exemption can be extended by Council. The Acting Director of Community Development advised that the property owner and operators are also looking at other options for mitigating the noise, light, and dust pollution. He added that these other measures would not require Council approval as they are not in contravention of a policy.

Council inquired as to what the timeline for the barrier installation would be, the Acting Director of Community Development advised that the anticipated installation will happen by the end of next week.

##### **Moved / Seconded**

THAT Council ratify the September 25, 2023 telephone poll:

THAT Council of the District of Hope provide Terraforma Developments Ltd. with an exemption to the Modular Storage Unit (Shipping Container) Policy granting permission for the placement of up to twelve (12) Shipping Containers along the easternly boundary of 61934 Estell Road, in order to create a sound and dust barrier for surrounding properties;

AND FURTHER THAT all Shipping Containers be removed from the property by January 31, 2024 and lands reinstated to their original state. **CARRIED.**

- (b) **Report dated September 25, 2023 from the Director of Corporate Services**  
**Re: Approving Officer Appointment**

**Moved / Seconded**

THAT Council ratify the September 25, 2023 telephone poll:

THAT Council rescind the appointment of Nick Crosman as Approving Officer;

AND THAT Council appoint Richard Zerr (consultant) as Approving Officer for the District of Hope pursuant to the terms of the *Land Title Act*. **CARRIED.**

- (c) **Report dated October 4, 2023 from the Director of Operations**  
**Re: 7<sup>th</sup> Avenue and Kawkawa Lake Road Stormwater Upgrades**

Council inquired as to the reasoning for the increase in budget from \$140,000 to \$250,000. The Director of Operations advised that during the design phase, it was recognized that additional manholes were needed due to the routing around conflicting utilities in the area. He added that a watermain will need to be lowered to enable stormwater gravity flow, and this has added significant costs.

**Moved / Seconded**

THAT Council approve an increase to the 2023 budget for the 7th Avenue and Kawkawa Lake Road Stormwater Upgrade Project from \$140,000 to \$250,000;

AND THAT the additional \$110,000 be funded through a combination of the Interim Flood Support Grant and developer contribution. **CARRIED.**

- (d) **Report dated October 3, 2023 from the Fire Chief**  
**Re: Support for Grant Funding – CEPF Volunteer and Composite Fire Department Equipment and Training**

**Moved / Seconded**

THAT Council supports the District of Hope's application to the Community Emergency Preparedness Fund (CEPF) Volunteer and Composite Fire Department Equipment and Training, indicating support for the current proposed activities and willingness to provide overall grant management. **CARRIED.**

## 6. **COMMITTEE REPORTS**

There were no Committee Reports.

## 7. **MAYOR AND COUNCIL REPORTS**

- (a) **District of Hope Council Appointments & Committees for November 2022 to December 2023**

**Moved / Seconded**

THAT the District of Hope Council Appointments & Committees for November 2022 to December 2023, be adopted as amended, this 10th day of October 2023. **CARRIED.**

**(b) Letter of Support for Riverside Manor**  
**Re: New Horizon's Grant to Celebrate Pluralism, a Festival of Culture**

**Moved / Seconded**

THAT Council authorize Acting Mayor Skoglund to issue a letter of support for Riverside Manor's New Horizon's grant application to celebrate pluralism; a festival of cultures.

**CARRIED.**

**Acting Mayor Skoglund Reported:**

- She attended the October 1<sup>st</sup> kickoff for Purple Lights Night, noting that it was a small but very enthusiastic crowd.
- She met with Councillor Newbigging and CAO John Fortoloczky on September 25<sup>th</sup> to gather information for the newly formed Accessibility Committee.
- She announced that the *Run for Hope* is taking place October 14<sup>th</sup>, sponsored by the Fraser Valley Healthcare Association and the Fraser Canyon Hospital.

**Councillor Medlock Reported:**

- He attended the UBCM Convention, noting that he enjoyed the opportunity to meet with representatives of other municipalities and discuss the good and bad things in their communities. He noted that he took part in the Agricultural Tour, Accessibility Tour, Building in the Flood Plain, and Next-Gen 911 where he took away some important lessons.
- He noted that he has received multiple inquiries from the public regarding trucking equipment parked on the shoulder at Flood Hope Road at Marv Cope Way. He added that it is difficult to see around the parked vehicles and could be unsafe with the school nearby. He asked that Staff look into the issue and return to Council with some options to remedy the situation.

**Councillor Stewin Reported:**

- She attended the UBCM Convention and took part in sessions on Truth and Reconciliation and Understanding UNDRIP, noting that the sessions were very informative.
- She attended the Municipal Insurance Association of BC AGM, noting that thirteen resolutions were passed.
- She attended the Trade Show at UBCM and noted that there was a presentation on a pedestrian crossing, its tracking and information system that could benefit Hope.
- She attended the October 1<sup>st</sup> kickoff for Purple Lights Night, and thanked District Staff for their assistance in making the night possible.
- She attended a Hope Inclusion Project meeting on October 10<sup>th</sup> that she will report about at the next meeting.

**Councillor Newbigging Reported:**

- She attended the October 1<sup>st</sup> Purple Lights Night kickoff.
- She visited the Community Gardens on October 7<sup>th</sup>, noting that local, Barry Aubin, featured two giant pumpkins this year that were raffled and given away in a contest.

**8. PERMITS AND BYLAWS**

**(a) District of Hope Permissive Tax Exemption Amendment Bylaw No. 1561, 2023**

**Moved / Seconded**

THAT *District of Hope 2024 Permissive Tax Exemption Amendment Bylaw No. 1561, 2023*, be adopted this 10<sup>th</sup> day of October, 2023.

**CARRIED.**

**(b) Report dated October 3, 2023 from the Acting Director of Community Development  
Re: Development Variance Permit – 66532 Summer Road**

Acting Mayor Skoglund called for any questions or comments from Council and those in attendance regarding the development.

**Moved / Seconded**

THAT Council approve the issuance of a Development Variance Permit in order to relax the principal building or structure front lot line setback requirement of 7.5 metres (~25 feet) to 6.0 metres (~20 feet) on the property legally described as Lot 37 District Lot 56 Yale Division Yale District Plan KAP17267; PID 001-536-656; 66532 Summer Road; Hope, BC in order to construct a single family dwelling; and

FURTHER THAT the Director of Community Development be authorized to endorse the Development Variance Permit document; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, “substantially start” shall mean the completion of the footings or foundation for the garage addition.

**CARRIED.**

**(c) Report dated Sept. 22, 2023 from the Acting Director of Community Development  
Re: Temporary Use Permit for 19841 Silver Skagit Road**

Acting Mayor Skoglund called for any questions or comments from Council and those in attendance regarding the proposal.

Erin Bessette, resident of Silver Skagit Road, inquired about the existence of permits for the septic system on the property and whether the Supreme Court Order on the property had been completed and the property brought into compliance.

The Director of Corporate Services advised that septic systems are managed by Fraser Health and the District is not in control of those records. She added that the Supreme Court Order was for the removal of the trailers on the property, which has taken place.

A member of the public also raised concerns regarding the property turning into a dump site for debris and construction material and becoming an eyesore in the community. They added that the cabins on the property have not been dealt with and public concern forms are not being addressed.

Jim Lasser, owner of 19841 Silver Skagit Road, advised that the septic system has been inspected since its installation and is under compliance. He added that the demolition of the cabins will be proceeding as bins and backfill gravel are on-site.

Council inquired as to whether the cabins that are being demolished are along the river and if there will be any environmental impacts. Mr. Lasser advised that the cabins are located along the water and he can check with the Ministry of Fisheries and Oceans to determine if there are any issues.

**Moved / Seconded**

THAT Council approve the issuance of a three-year term Temporary Use Permit to allow the semi-permanent portable residential structure and the two storage containers to remain on the property legally described as District Lot 1607 YDYD Lying to the North of the Northerly Limit of District Lot 1601 Except Plan A1119; PID:001-993-283,19841 Silver Skagit Road **CARRIED.**

**(d) District of Hope Official Community Plan Amendment Bylaw No. 1558, 2023  
Re: Redesignation of 455 Coquihalla Street**

Council inquired as to where the parking for the originally proposed three story building was located. The Acting Director of Community Development advised that it was primarily surface parking, and that a variance would be required with the rest of the parking being on the street. Regarding the four story proposal, he noted that he spoke to the developer regarding the concerns raised by the public and the possibility of moving the building towards Coquihalla Street to mitigate the impact on sunlight of the properties behind the building, and the possibility of modifying the roof design to allow sunlight through.

Council inquired as to whether the developer would consider moving the building forward if the building remained at three stories. The Acting Director of Community Development advised that they may be locked into the building position due to the need for surface parking.

**Moved / Seconded**

THAT *District of Hope Official Community Plan Amendment Bylaw No. 1558, 2023*, to redesignate the property at 455 Coquihalla Street from Urban/Suburban Residential to Comprehensive Development be read a third time this 10<sup>th</sup> day of October, 2023. **DEFEATED.**

**(e) District of Hope Zoning Amendment Bylaw No. 1559, 2023  
Re: Rezoning of 455 Coquihalla Street**

**Moved / Seconded**

THAT *District of Hope Zoning Amendment Bylaw No. 1559, 2023*, to rezone the property at 455 Coquihalla Street from Multiple Family Residential (RM-1) to Site-Specific Comprehensive Development (CD-12), be read a third time this 10<sup>th</sup> day of October, 2023 **DEFEATED.**

**(f) Report dated Sept. 27, 2023 from the Acting Director of Community Development  
Re: Form & Character Development Permit for 342 Hudson Bay Street**

**Moved / Seconded**

THAT a Downtown Hope Revitalization Form and Character Development Permit be approved for the property legally described as Lot A Section 9 Township 5 Range 26 West of the 6<sup>th</sup> Meridian Kamloops Division Yale District Plan 5900, PID 010-183-973, 342 Hudson Bay Street; 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 for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on October 10, 2025; and

FURTHER THAT for purposes of any associated building permit, that the “substantially start of any construction” shall mean the completion of an approved foundation for the proposed structures as certified safe by a qualified professional. **CARRIED.**

**(g) District of Hope Good Neighbor Amendment Bylaw No. 1562, 2023**

**Moved / Seconded**

THAT *District of Hope Good Neighbor Amendment Bylaw No. 1562, 2023*, be read a first, second, and third time this 10<sup>th</sup> day of October, 2023. **CARRIED.**

**9. FOR INFORMATION CORRESPONDENCE**

**(a) For Information Correspondence**

**Moved / Seconded**

THAT the For Information Correspondence List dated October 10, 2023 be received.

**CARRIED.**

**(b) Accounts Payable Cheque Listing – September 2023**

**Moved / Seconded**

THAT the Accounts Payable Cheque Listing for the period of September 1-30, 2023, be received. **CARRIED.**

**10. OTHER PERTINENT BUSINESS**

There was no other pertinent business.

**11. QUESTION PERIOD**

Andrew Friend, resident of Flood Hope Road, raised concerns regarding the placement of containers on 61934 Estell Road stating that the number of containers is insufficient to properly block noise, dust, and light pollution. He also raised concerns regarding the notification process for the public hearings regarding 61954 Estell Road.

Council directed Staff to gather information regarding the notices issued for the 61954 public hearings and report back to Council their findings.

**12. NOTICE OF NEXT REGULAR MEETING**

Monday, October 23, 2023 at 7:00 p.m.

**13. ADJOURN REGULAR COUNCIL MEETING**

**Moved / Seconded**

THAT the Regular Council Meeting adjourn at 8:08 p.m.

**CARRIED.**

*Certified a true and correct copy of the Minutes of the Regular Meeting of Council held October 10, 2023 in Council Chambers, District of Hope, British Columbia.*

*Original Signed by Victor Smith*

**Mayor**

*Original Signed by Donna Bellingham*

**Director of Corporate Services**