DISTRICT OF HOPE

BYLAW NO. 1617

A bylaw to designate the Official Community Plan for the District of Hope.

WHEREAS by Section 472 of the *Local Government Act*, the Council may, by bylaw, adopt one or more Official Community Plans;

AND WHEREAS the Council of the District of Hope has had the attached Community Plan prepared for all areas of the municipality and now deems it desirable to designate said Plan as the Official Community Plan for the District of Hope;

AND WHEREAS by Section 477 of the *Local Government Act*, Council cannot designate a Community Plan as an Official Community Plan unless it has first held a Public Hearing;

NOW THEREFORE be it resolved that the Council of the District of Hope in open meeting assembled, enacts as follows:

CITATION

1. This bylaw may be cited for all purposes as the ***"District of Hope Official Community Plan Bylaw No. 1617, 2025".***

ENACTMENT

2. That the document entitled, "District of Hope Official Community Plan", and its associated maps, schedules, tables and figures, all attached hereto as Schedule 'A' and forming part of this bylaw, is hereby designated as the Official Community Plan for all areas of the District of Hope.

REPEALS

3. That *District of Hope Community Plan Bylaw No. 1378, 2016* and all amendments thereto are hereby repealed.

Read a first and second time this 8th day of December, 2025

Public Hearing was held this 9th day of February, 2026

Read a third time this 9th day of February, 2026

Adopted this 9th day of February, 2026

Original Signed by Victor Smith
Mayor

Original Signed by Donna Bellingham
Director of Corporate Services

DISTRICT OF HOPE

Official Community Plan



DISTRICT OF HOPE

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LAND ACKNOWLEDGMENT

The District of Hope is located on the traditional, ancestral and unceded territories of the Stó:lō People, particularly the Chowéthel, Union Bar and Yale First Nations.

PART A INTRODUCTION



1 VISION AND GOALS

1.1 VISION AND GOALS

Situated at the east end of the lush Fraser Valley, Hope offers the amenities of an urban centre, while preserving the lifestyle of a small mountain community. Previously, Hope was a resource-focused community relying on forestry, transportation, and mining. Now, Hope is transitioning into a service-based economy. With its plentiful opportunities for outdoor recreation and tourism, Hope is an inviting place for everyone from young families to retirees.



OUR VISION

Hope is a progressive mountain community with plentiful amenities and scenic beauty that offers a high quality of life, connecting people and families to nature, each other, and themselves. Anchored by a thriving downtown, Hope is a vibrant, healthy, and active community grounded in socially and environmentally responsible economic development. Hope's economic and cultural activities continue to evolve to attract new residents and visitors of all ages.

Photo credit: Christian Ward

OUR GOALS

The following goals will help to achieve the vision and provide a framework for the policies in this OCP:

LAND USE / GENERAL

Goal 1: Land use and development enhances the livability of Hope by fostering a complete, compact, and connected community; supporting walkability and efficient infrastructure provision; promoting economic vitality and local food security; strengthening climate resilience; and preserving natural areas as essential community assets.

RESIDENTIAL

Goal 2: To develop residential neighbourhoods that contribute to Hope's natural beauty and small-town character, provide a broad range of housing options to accommodate diverse community needs, and ensure residents have convenient access to green spaces, recreational facilities, and essential amenities.

DOWNTOWN

Goal 3: To strengthen Downtown Hope as the community's economic and cultural heart by supporting local businesses and tourism, encouraging mixed-use development, enhancing public spaces, way-finding and streetscapes, promoting the revitalization of vacant and underused sites, and fostering vibrancy through placemaking and community events.

COMMERCIAL

Goal 4: To support the development of commercial areas that are vibrant, welcoming, and safe; contribute to a diverse and growing local economy through employment and tourism opportunities.

INDUSTRIAL

Goal 5: To ensure industrial areas in Hope support economic growth, provide employment opportunities, and maintain sufficient capacity for future development, while being clean, visually appealing, and located to minimize environmental and land use conflicts.

AGRICULTURAL, RURAL & RESOURCE LAND

Goal 6: To conserve and support Hope's agricultural, rural, and resource lands by ensuring separation from urban development, advancing sustainable land and water use practices, strengthening local food systems, and contributing to long-term economic resilience.

NATURAL AREAS & ENVIRONMENTAL PROTECTION

Goal 7: To protect and enhance Hope's natural areas by conserving environmental quality, including clean air, water, and biodiversity; reducing risks from natural hazards; improving public access through connected trail systems; and ensuring future growth avoids environmentally sensitive areas.

PARKS, RECREATION, CULTURE & HERITAGE

Goal 8: To provide diverse year-round recreational and cultural opportunities that are accessible to all ages, connected by active trail networks, integrated into new developments, and support the community's economic, social, and physical well-being.

TRANSPORTATION & MOBILITY

Goal 9: To develop a safe, efficient, and accessible transportation network that supports all modes of travel, encourages transit, walking, cycling, and other active transportation modes, reduces emissions through sustainable options (including EVs), and well-connected pedestrian-friendly streets.

INFRASTRUCTURE

Goal 10: To ensure Hope's water, sewer, and stormwater systems are reliable, responsibly managed, environmentally sustainable, and capable of supporting future population growth.

SOLID WASTE

Goal 11: To maintain a convenient, affordable, and environmentally responsible solid waste system that diverts waste from landfills, contributes to greenhouse gas emissions reduction, and protects natural areas and community character.

TELECOMMUNICATIONS

Goal 12: To provide affordable, reliable, and high-quality digital infrastructure that meets the connectivity needs of residents, businesses, and visitors.

COMMUNITY WELL-BEING

Goal 13: To ensure residents have access to community services that promote healthy living, support physical and mental well-being, encourage cultural and spiritual expression, and provide for the daily needs of people of all ages and abilities.

Goal 14: To foster a safe, welcoming, and inclusive community where all residents feel a strong sense of belonging, are actively engaged, and enjoy a high quality of life.

Goal 15: To support access to high-quality education and training that meets the needs of individuals and the community, strengthening the local economy.

CLIMATE CHANGE AND EMERGENCY MANAGEMENT

Goal 16: Prepare Hope to tackle climate change through coordinated mitigation, adaptation, and emergency management strategies.

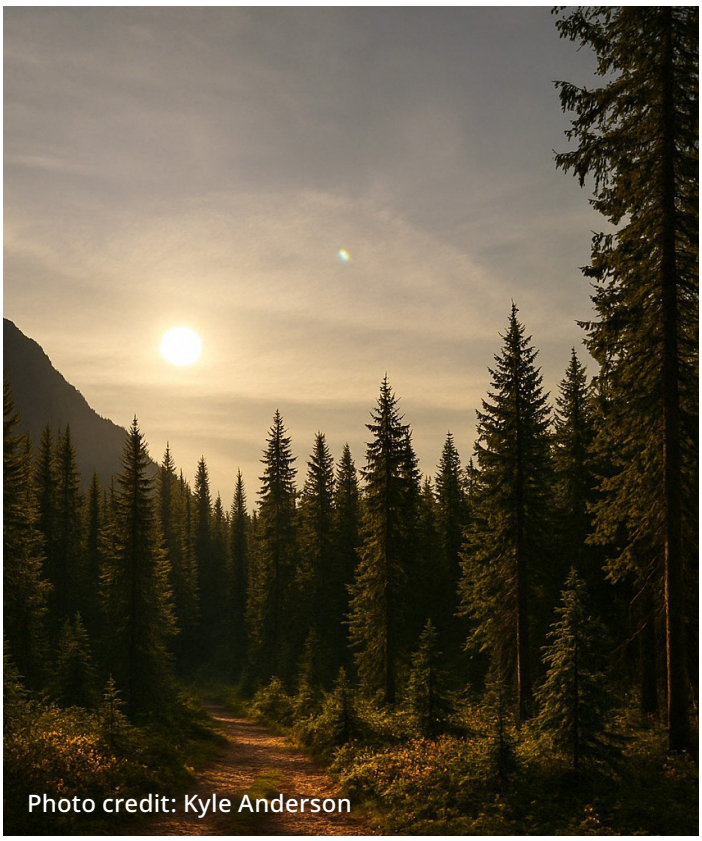


Photo credit: Kyle Anderson

1.2 PUBLIC ENGAGEMENT

Two rounds of engagement were held during the development of this OCP. The feedback received during the various events has informed the OCP's vision, objectives, and policies.

ROUND 1

The first round of community engagement was completed in March 2025 and focused on raising awareness and collecting feedback on community goals and priorities. This round included the use of several different engagement tactics including community pop-ups, community open houses, a working session with First Nations, a Council Workshop, and a community survey. The main themes from round one feedback included:

- *Preserving & enhancing community character*
- *Supporting community well-being*
- *Attracting new residents & businesses*
- *Creating downtown vibrancy & sense of place*
- *Promoting compact land use management*
- *Reinforcing multi-modal connectivity*

ROUND 2

The second round of engagement was completed in September and October 2025 and focussed on presenting the draft OCP for discussion and feedback prior to finalization and Council adoption. The goal was to ensure that the community and stakeholders felt their feedback from Round 1 was incorporated into the draft policies. This round included the use of several different engagement tactics including community pop-ups, a community open house, working sessions with First Nations, a Council Workshop, and a community survey. Round 2 summarized the main themes from Round 1 and outlined how the main themes informed the policies in the draft OCP.

2 PURPOSE OF THIS PLAN

2.1 PLANNING HIERARCHY

This Official Community Plan (OCP) establishes the framework for planning and land use within the District of Hope. OCPs play an important role in implementing the regulations outlined by the Province in the *Local Government Act* for guiding land use, transportation, and infrastructure decisions at the local level. They are a critical planning tool that District Council, District staff, and residents use to help make decisions on where housing is located, the community's transportation priorities, which lands are protected from development, and how services are provided over the long-term.

REGIONAL GROWTH STRATEGIES

The *Local Government Act* explains the purpose of regional growth strategies and sets out the minimum content requirements. A regional growth strategy is a strategic long-range plan that directs planning for the regional district as a whole and individual municipal OCPs. The District of Hope is located within the Fraser Valley Regional District. Fraser Valley Future 2050, the Regional Growth Strategy, contains a long-range vision with a 30-year scope. Member municipalities under a regional growth strategy must create a regional context statement outlining how their OCPs are consistent and align with the Regional Growth Strategy.



OFFICIAL COMMUNITY PLAN

The *Local Government Act*, Part 14 – Division 4 – Official Community Plans, outlines the legislative requirements for municipalities in the preparation of their OCP. An OCP describes the long-term community vision and states the objectives and policies that will guide decisions on planning and land use management. Once an OCP has been adopted, all bylaws enacted or works undertaken by the municipality must be consistent with the plan. The OCP must have statements and map designations for:

- *Residential development required to meet anticipated housing needs over a period of at least twenty years. In 2024, the Province required all municipalities to update their housing needs assessment. OCPs must include housing policies that reflect the most recent housing needs assessment to ensure each municipality can provide sufficient housing to accommodate projected population growth and future housing needs.*
- *Present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses*
- *Present and proposed public facilities, including schools, parks and waste treatment and disposal sites*
- *Sand and gravel deposits that are suitable for future extraction*
- *Phasing of any major road, sewer, and water systems*
- *Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development*
- *Community greenhouse gas reduction targets*

The location of the District of Hope is shown in **Appendix B - Schedule A: Hope OCP Boundary and Context**.

ZONING BYLAW

A Zoning Bylaw is a regulatory document that establishes the rules for development in a municipality and is the main tool for implementing the municipal land use planning visions expressed in the OCP. Zoning bylaws regulate how land, buildings, and other structures may be built and used. They also divide the municipality into zones and provide specific regulations for development within the zone.

2.2 RECENT PLANS AND STUDIES

Since the last OCP was approved in 2016, the District of Hope has undertaken or participated in a variety of planning-related initiatives. Together, these recent studies, previously completed studies, and studies completed by external governments, agencies, and organizations have informed the development of this OCP.

Plans and studies completed by the District of Hope since the last OCP update:

- *Integrated Transportation Master Plan - 2025*
- *Coquihalla Elementary School – Traffic Operations and Safety Review – 2024*
- *Interim Housing Needs Report - 2024*
- *Community Wildfire Resilience Plan – 2024*
- *Hope Downtown Action Plan - 2023*
- *Stormwater Master Plan - 2022*
- *Housing Needs Report - 2021*
- *Sanitary Sewer Master Plan - 2020*
- *Water Master Plan - 2019*
- *Emerging Directions & Small Lot Agriculture Opportunities Assessment – 2018*

2.3 ROLE OF THE DISTRICT OF HOPE

The local government has an important role in helping Hope grow into a complete community that meets the diverse needs of its residents—socially, economically, environmentally, and culturally—so that people can live, work, learn, play, and thrive in a safe, inclusive, and sustainable community.

The OCP will provide the District with a clear roadmap for the community in the long-term. By setting out a vision for the community, the OCP will guide the District's decisions on planning and land use management, and how future growth will be accommodated. The District will also work with the Fraser Valley Regional District to implement the Regional Growth Strategy to plan for and accommodate growth in established urban centres and support the development of a compact and complete community.

The District plays an important role in the provision of housing. The District may choose to use flexible land use regulation, housing agreements, or financial incentives to encourage development. In the fall of 2023, changes to the *Local Government Act* under the Small-Scale Multi-Unit House legislation means that municipalities must now consider all the applicable guidelines to allow for a minimum of four housing units within the municipal growth boundary when connected to sewer and water services.

The District also plays a critical role in attracting businesses and employment to the area. One important function of the District is to identify lands needed for commercial and industrial uses that generate employment. In addition, the District works with the Hope & District Chamber of Commerce which represents businesses and organizations operating locally, and Advantage Hope, which promotes economic development in the community and surrounding area. The economic growth of the District must be anchored around a thriving downtown. With the right connections, mix of businesses and activities, signage, and strategic investment in the public realm, Downtown Hope can become an even stronger heart of the community and destination for residents and visitors.

The District also plays an important role in protecting lands for resource and agricultural uses as well as protecting environmental areas for parks, recreation, and open space. The District manages the development and phasing of rural lands in accordance with the Agricultural Land Reserve.

Further, the District can encourage local agricultural production through land use regulations, policies, and designating land for farming. The District helps to protect the environment and natural areas by regulating land uses, specifically by designating parks, open spaces, and areas for recreational uses and limiting development in hazardous or environmentally sensitive areas. The District also works with the Fraser Valley Regional District and the Province on regional and provincial parks.

When residents cooperate and care for each other, the entire community becomes wealthier, healthier, and safer. Public education in Hope is administered by Fraser-Cascade School District 78. The school district operates 10 schools in the region including adult / alternate education centres. The District works with the Fraser Health Authority to support the provision of healthcare in Hope. Further, the District can also promote healthy, active lifestyles for people of all ages and abilities by promoting walkable community design and providing parks, open spaces, and recreation amenities. Community safety of residents and visitors is paramount including the provision of fire services and working with other orders of government for other emergency services including ambulance and RCMP. All residents of Hope can feel safe and have access to quality childcare, education, living wages, and a healthy home.



3 PLAN CONTEXT

3.1 STRENGTHENING FIRST NATIONS RELATIONSHIPS

The lands now known as the District of Hope was home to and served as a trading hub for many First Nations who navigated the landscape and are still connected to the land and water. Today, it lies within the asserted traditional territory of the Stó:lō people. In Halq'emeylém, "Stó:lō" means "river," a name that reflects both the geography of the lower Fraser River Watershed and the identity of the Halq'emeylém-speaking peoples who have lived along its banks for generations. These communities collectively refer to their territory as S'ólh Téméxw "Our World ."

The Stó:lō people maintain deep connections to this land and continue to assert their Aboriginal title and rights throughout the region. Their presence is represented through several governance bodies, including the Stó:lō Tribal Council and Stó:lō Nation. In addition, a number of Independent First Nations are active in the area that are part of the Tíyt Tribe, which includes Peters Band, Popkum First Nation, Seabird Island Band, Skawahlook First Nation, Shxw'ōwhámél First Nation, Union Bar First Nation, and Yale First Nation.

This OCP applies specifically to lands under the jurisdiction of the District of Hope, see **Appendix B - Schedule A: OCP Boundary and Context**. The locations of nearby First Nation Reserves are identified in **Appendix B - Schedule B: First Nations Lands**.

The District of Hope acknowledges the harm caused by colonial activity and that First Nations Peoples have lived through many injustices committed by governments leading to mistrust and poor relationships.

As part of its ongoing commitment to reconciliation, the District of Hope recognizes the importance of building respectful, cooperative relationships with neighbouring First Nations consistent with the *Declaration on the Rights of Indigenous Peoples Act*. This includes establishing clear protocols for communication and collaboration, grounded in mutual respect, recognition, and the spirit of reconciliation. In alignment with the Truth and Reconciliation Commission's Calls to Action, the District is dedicated to meaningful engagement and long-term efforts toward healing and justice.

3.2 MUNICIPAL CONTEXT

From its beginnings as a First Nations settlement to its evolution into the community it is today, Hope is the intersection of past, present, and beautiful mountain country. Hope's roots run deep, tracing back 8,000-10,000 years to the Stó:lō First Nations settlements that thrived in the Fraser Valley. The community of Ts'qo:ls, a bustling population and transportation hub, once flourished where Hope now resides.

Hope's growth and evolution have been significantly shaped by its strategic location at the confluence of major transportation routes and its stunning natural surroundings. Today, Hope remains a critical transportation hub just two hours from Vancouver, nestled in the Fraser Valley at the intersection of Highways 1, 3, 5, and 7 connecting the Lower Mainland and the interior of British Columbia. Hope's values reflect a balance between growth and development and conservation. Its transportation network connects people and commerce, while its natural beauty encourages sustainable development and integration of the surrounding mountain landscape. Hope is proud to offer a community that enables growth for businesses and a high quality of life for residents. The scenic beauty, small-town charm and an abundance of recreational activities are key assets that attract residents, businesses and visitors.

3.3 POPULATION GROWTH

The Lower Mainland is one of the fastest growing regions in Canada and is currently home to over 3.1 million residents. It is anticipated that the Lower Mainland's population will reach 4.3 million by 2051. The Fraser Valley Regional District continues to experience significant growth, and it is anticipated that the region will see an additional 164,000 residents between 2021 to 2050, an increase of 48%. Although Hope's growth is projected to be slower compared to the regional district and the Province, the population has been on the upswing since 2012. Hope's population in the 2021 Census of Canada (Census) was 6,686, an average annual increase of 1.5% over the 2016 Census result (6,276). The BC Stats estimate of Hope's 2021 population is slightly higher, 6,913, which reflects the population undercount in the Census. Hope has a substantially older population on average compared to the broader regional district and the province. As of the 2021 Census, a large portion of Hope's population is over age 50, with a median age of 54.4 and an average age of 49.4.

Based on the estimates and projections in the Fraser Valley Regional District's Regional Growth Strategy, Hope's population will grow from 6,840 in 2021 to 7,939 in 2040, a 16.1% increase over this 20-year period. The BC Stats figures have a higher starting point (6,913) and a lower projection for the 2040 population (7,528), and therefore a lower 20-year percentage increase (8.9%).

In comparison, the regional district's population is forecasted to grow by a considerably higher amount, 32.1%, reaching 450,156 in 2040. The slower population growth in Hope compared to the regional district is due to Hope's considerably older age distribution and low immigrant numbers compared to the Fraser Valley Regional District's younger age distribution and strong immigration inflow.

Table 1: Hope's Population Growth Projection to 2050

JURISDICTION	2021 ESTIMATE (#)	2021-30 AVG. ANN. CHANGE (%)	2030 PROJECTION (POPULATION)	2030-40 AVG. ANN. CHANGE (%)	2040 PROJECTION (POPULATION)	2040-50 AVG. ANN. CHANGE (%)	2050 PROJECTION (POPULATION)
Hope (FVRD figures)	6,840	1.3%	7,628	0.4%	7,939	0.8%	8,563
Hope (BC Stats figures)	6,913	0.75%	7,338	0.3%	7,528	0.1%	7,634

3.4 HOUSING GROWTH

The region has seen increasing housing demand as the regional population continues to grow at a rapid rate. A major driver of this growth are people moving to the Fraser Valley Regional District seeking more affordable housing options in the Lower Mainland. Housing demand is projected to be strongest in the large municipalities within the region, but growth will be seen region-wide. Housing demand forecasts are linked to population forecasts; therefore, housing demand is projected to continue to reflect the projected population growth in Hope and the region. Housing demand within Hope is projected to increase from 3,342 units in 2021 to 4,192 units in 2050, an increase of 850 units or 25%.


Photo credit: Monica Scofield

Table 2: Hope's Housing Unit Growth Estimates (from Fraser Valley Future 2050)

	2021	2030	2040	2050
Number of Units	3,342	3,734	3,887	4,192

As part of Bill 44-2023: Housing Statutes (Residential Development) Amendment Act, 2023, local governments were required to prepare Interim Housing Needs Reports. The District of Hope's Interim Housing Needs Report (2024) report identified a need for 2,123 new housing units over the next 20 years. This figure is notably higher than the population and housing growth projected by BC Stats and the Fraser Valley Regional District Regional Growth Strategy. However, the District is required to plan for the needs identified in the Interim Report as part of the OCP update. Based on the land supply analysis and existing zoning capacity, the District is projected to have sufficient capacity to accommodate the housing needs as identified.

Table 3: Hope's Housing Needs (Dwelling Units from Hope's Interim Housing Needs Report - 2024)

COMPONENT	5 YEAR NEED	20 YEAR NEED
A. Extreme Core Housing Need	23.84	95.35
B. Persons Experiencing Homelessness	22.55	45.11
C. Suppressed Household Formation	59.07	236.27
D. Anticipated Growth	446.11	1208.99
E. Rental Vacancy	2.53	10.12
F. Additional Local Demand	131.87	527.49
Total New Dwelling Units - 5 Years	**686**	
Total New Dwelling Units - 20 Years		**2123**

The current housing stock in the District of Hope is predominantly single-detached, which makes up approximately 74% of the total housing stock.

Table 4: Hope's Housing Stock - Dwelling Types (from Fraser Valley Future 2050)

	SINGLE-DETACHED	SEMI-DETACHED, ROW, SUITE	APARTMENT	MOVABLE
Percent of Units (2021)	74%	10%	7%	9%

In planning for a complete community that provides housing to meet the needs of all residents, it is important that Hope not only plan for the housing needs but also enable increasing housing diversity and options. Housing diversity is essential to attract and retain a skilled workforce and to accommodate an aging demographic.

Based on the area of the land use designations in this OCP and the regulations in the Zoning Bylaw, the build-out capacity for the District of Hope is projected to allow up to **17,135** additional dwelling units.

This build out capacity is based on the following:

- *There are currently 31 RS-1 zoned parcels under 280 m2 and 2,394 RS-1 Zoned parcels over 280 m2. Multiplying these parcels by the maximum permissible 3 and 4 dwelling unit respectively, provides a total potential* **9,669** *small-scale multi-unit housing dwellings.*
- *There are currently 501 RU-1, CR-1, AG-1, and L-1 zoned parcels. Each of these parcels is permitted to have 2 dwelling units per parcel for a total potential of* **1,002** *dwellings.*
- *There are currently 137 C-1 and C-2 zoned parcels. A maximum observed dwelling rate of 1 was applied to these zones based on District staff's observations. It is project that there is a potential for up to* **137** *dwellings in C-1 and C-2 zoned lands.*
- *There are currently 79 parcels with industrial zoning. A dwelling rate between 0 and 1 was applied to each zone industrial zone based on District staff's observations. It is projected that there is a potential for up to* **23** *dwellings in the industrial zone lands.*
- *For RM-1, RM-2, CBD, and C-5 zoned properties a units per hectare approach was utilized to determine maximum potential dwelling units as outlined in the chart below:*

ZONE OF PARCELS	LAND AREA	UNITS PER HECTARE	TOTAL POTENTIAL UNITS
RM-1	9.82 ha	92	**903**
RM-2	0.38 ha	40	**15**
CBD	9.47 ha	92	**871**
C-5	3.07 ha	92	**282**

- *For undeveloped "greenfield" lands, an estimate was determined by taking the area of the undeveloped urban/suburban designated parcels, subtracting 5% of area for park land, subtracting 5% for utility lots, and 25% of land for transportation infrastructure. This information is summarized in the chart below:*

GROSS RESIDENTIAL LAND AREA	LESS 5% PARK LAND	LESS 5% UTILITY LAND	LESS 25% TRANSPORTATION LAND	NET RESIDENTIAL LAND AREA	POTENTIAL RS-1 LOTS (280M^2)	TOTAL DWELLINGS (4 UNITS PER LOT)
80.50 ha	4.03 ha	4.03 ha	20.13 ha	52.33 ha	1,869	**7,475**

The maximum number of dwellings at building out is projected to be 20,377. Accounting for 3,242 existing dwellings in 2025, there is capacity for a potential additional 17,135 new dwellings in the District of Hope.

This projection does not account for how landowners may choose to develop their properties in the future. A commercial property owner may opt not to incorporate any residential component into their development. The yield in a greenfield development area may be lower than expected due to geotechnical constraints or market preferences. However, this projection does illustrate that the District has more than enough OCP designated and zoned land available to exceed the requirements of the Interim Housing Needs Assessment.

3.5 TREND ASSESSMENT AND ANALYSIS

Using both Statistics Canada and BC Stats data to determine previous years' average dwelling figures, on average, the District of Hope adds 36 new dwelling units per year. Using this value to project forward, it is forecast that the District is likely to add 182 additional units by 2029 and 728 units by 2044.

The 2024 Interim Housing Needs Assessment indicates that the 5-year demand for new dwellings is 686 units and the 20-year demand for new dwellings is 2,123.

** Data for this projection and assessment was sourced from the District of Hope's records, Environics Analytics, Statistics Canada, and BC Stats.*

3.6 EMPLOYMENT PROJECTIONS

Historically, employment in the region has centered around the agriculture and resource industry sectors. While these sectors are still an important ongoing source of jobs, the region's employment base has expanded and is continuing to evolve, now including a wide variety of manufacturing, aerospace, service, and high-tech fields. Many of these diversified industries have important connections to the older, more traditional sectors like agriculture, with its increasing dependence on technology.

Hope's total labour force has seen modest but steady growth, increasing from 2,590 jobs to 2,790 (7.7% increase) over the 2011-2021 period. Much like the rest of the Fraser Valley Regional District, in 2021, Hope's four major industries were retail trade (14.3% of the workforce), health care and social assistance (12.7%), construction (10.6%) and accommodation and food services (9.5%). However, the manufacturing sector saw the biggest increase with over 20% growth between 2011 and 2021.

Longer term employment projections for the Fraser Valley Regional District and Hope see continued growth, expected to increase regionally by almost 90,000 jobs, or 60%, between 2021 and 2050. Over this time period, Hope is anticipated to see up to an additional 706 jobs, an increase of 29% in employment in the highest growth scenario.

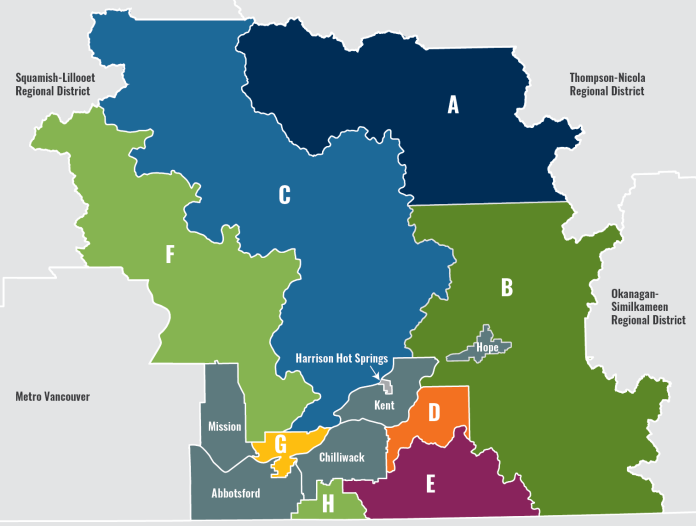
All three scenarios that were completed project Hope to see additional employment. The District will need to protect lands for future employment uses, support diversified and evolving employment opportunities and ensure infrastructure and transportation connections support the future employment growth.

Table 5: Hope's Employment Projection Scenarios (from Fraser Valley Future 2050)

JURISDICTION	2021 ESTIMATE (JOBS)	2030 PROJECTION (JOBS)	2040 PROJECTION (JOBS)	2050 PROJECTION (JOBS)	AVG. ANNUAL GROWTH RATE (%)
Scenario 1 (Regional Growth Strategy)	2,437	2,787	2,829	3,143	1.0%
Scenario 2 (Average annual 2011-2021 growth rate)	2,790	2,990	3,229	3,488	0.8%
Scenario 3 Per capita employment rate)	2,790	2,965	3,041	3,084	0.4%

3.7 REGIONAL CONTEXT

Figure 1: Fraser Valley Regional District. Map of Fraser Valley Regional District Jurisdictions. Fraser Valley Future 2050 Regional Growth Strategy. 2024, p.8



The District of Hope is a member municipality of the Fraser Valley Regional District. The Fraser Valley Regional District is comprised of six member municipalities and eight electoral areas. The region has a diverse population within its boundaries; it is the third most populous and one of the fastest growing regional districts in British Columbia. Anticipating and accommodating this growth over the next 30 years will offer both opportunities and challenges for the region and the District of Hope.

Regional growth strategies are designed to promote human settlements that are socially, economically, and environmentally sustainable. They support the efficient use of public facilities, land, and other resources to enhance regional sustainability and resilience. Fraser Valley Future 2050, the Regional Growth Strategy (RGS), approved in April 2024, contains a long-range vision with a 30-year scope. It aims to ensure the region as a whole is working toward a common future to:

- *Promote coordination among municipalities and regional districts on issues that cross jurisdictional boundaries;*
- *Promote coordination among municipalities, regional districts, and Indigenous communities as a means to establishing and maintaining meaningful and collaborative relationships;*
- *Strengthen links between regional districts and the provincial ministries and agencies whose resources are needed to carry out projects and programs; and*
- *Communicate the region's strengths to potential investors while demonstrating that local governments, Indigenous governments and stakeholders are proactively addressing the key issues affecting the region's future.*

The Fraser Valley Regional Growth Strategy sets out the vision for the region, that the District of Hope must work toward, *"The Fraser Valley Regional District will be a network of healthy, vibrant, distinct, and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all."*

The District of Hope is designated as an urban centre in the Regional Growth Strategy. Urban centres are intended to accommodate most of the future residential, industrial, and commercial growth in the region, highlighting the important role the District of Hope will continue to play as it evolves. Urban centres have the following characteristics:

- *Identified as areas for future growth*
- *Include urban residential densities*
- *The inclusion of industrial and commercial lands*
- *Greater access to basic municipal services*
- *Concentrating highest density and mix of uses adjacent to transit routes.*

Once the Regional Growth Strategy has been formally accepted by all affected local governments, each member municipality has two years to adopt a Regional Context Statement in their OCP. The Regional District Board must formally accept the Regional Context Statements. See **Appendix A** for the District of Hope's Regional Context Statement.



4 GROWTH MANAGEMENT

Hope is expected to continue to grow and evolve. The District is committed to growing responsibly by using land and resources efficiently to maximize the use of existing and planned infrastructure and services, conserve natural areas, and ensure financially sustainable growth. By promoting compact, mixed-use, and high-quality development and reducing urban sprawl, we can help protect our natural areas, increase infrastructure investments, and create a livable, walkable, and complete community.

The general approach for growth management within the District is to reinforce the existing pattern of growth by prioritizing the continued development of Downtown Hope as the primary hub that includes a mix of uses and the highest density of development. Additional growth will be accommodated in urban areas designated for residential, commercial, or industrial, see **Appendix B - Schedule C: Future Land Use Maps**.

4.1 GOAL

Land use and development enhances the livability of Hope by fostering a complete, compact, and connected community; supporting walkability and efficient infrastructure provision; promoting economic vitality and local food security; strengthening climate resilience; and preserving natural areas as essential community assets.

4.2 OBJECTIVE

To prioritize development in Downtown Hope and within the District's urban areas.

4.2.1 POLICIES

4.2.1.1 Future growth and development in Hope must align with the proposed land use as shown in **Appendix B - Schedule C**: Future Land Use Maps of this OCP. Changes in land use shall only be approved in accordance with this map.

4.2.1.2 Development applications must comply with the Development Permit Area Guidelines (Part D) with respect to:

- **a.** *Flood Hazard Lands for areas within the 200-year floodplain;*
- **b.** *Lands with slopes greater than 15% and areas at risk of avalanche (Geotechnical Hazard Lands);*
- **c.** *Riparian Protection; and*
- **d.** *Form and Character.*

4.2.1.3 The District shall accommodate growth within the Municipal Growth Boundary.

4.2.1.4 Mixed-use commercial and residential developments shall be directed to areas in and around Downtown Hope to support current transit service and enable future transit service development.

4.3 OBJECTIVE

To guide future growth and development in a manner that conserves and enhances Hope's friendly, small mountain town character.

4.3.1 POLICIES

4.3.1.1 Ensure that new development supports more livable neighbourhoods and contributes to making Hope a more complete community.

4.3.1.2 Encourage new developments to incorporate design elements that contribute to a cohesive community aesthetic and Hope's mountain atmosphere.

4.3.1.3 Lighting should be designed to prevent glare, light spill, and skyglow in accordance with dark sky standards. Over-lighting should be avoided, and illumination levels should be limited to the minimum necessary for safety and functionality.

4.3.1.4 Coordinate land use planning with large-scale utility infrastructure to ensure efficiency, public safety, and minimize disruption for the community.

4.4 OBJECTIVE

To accommodate future growth by promoting contiguous, compact, and mixed-use development to ensure cost-effective and sustainable infrastructure and service provision.

4.4.1 POLICIES

4.4.1.1 Require developers of new developments to provide and pay for infrastructure and servicing improvements required for the development based on the District's method of developer cost contributions or charges.

4.4.1.2 Development will be planned and phased in a contiguous and compact manner to accommodate employment and population growth.

4.4.1.3 Encourage the intensification and infill of underutilized or vacant areas to optimize the use of existing infrastructure.

4.4.1.4 Ensure new developments use land efficiently, minimize impact on the environment, conserve energy, and utilize existing infrastructure.

4.4.1.5 Ensure new Urban/Suburban development includes paved road access, management of stormwater, potable water supply, sanitary sewage collection and treatment, solid waste collection, street lighting, and underground utilities, in an ecologically responsible manner.

4.4.1.6 Ensure sufficient land for the development of public spaces, community services, and recreation facilities.

4.4.1.7 Support the provision of sufficient and adequately serviced commercial and industrial land base to attract and encourage economic opportunities.



Photo credit: Crystal Black

4.5 LAND USE DESIGNATION SUMMARY

The following table provides a summary of the intent and purpose of the land use designations identified in the OCP Land Use Maps.

Table 6: Land Use Designations Intent and Purpose

LAND USE DESIGNATION	INTENT AND PURPOSE
Downtown Hope	Downtown Hope is envisioned as the central hub for the community. It supports a mix of commercial (retail, office, and services), civic, cultural, and mixed-use developments, including multi-unit residential.
Urban/Suburban Residential	Urban/Suburban Residential areas support a mix of housing types, including single-family, two-family, secondary suites, detached accessory dwelling units, and multi-family dwellings such as townhouses, apartments, cluster housing, and special needs housing. These areas may also include institutional uses and commercial transition zones. To create complete communities, it is important that residential areas have access to amenities like schools, parks, recreation centres, and commercial services.
Country Residential	Country Residential areas are characterized by low-density residential uses on larger lots and are typically located on the periphery of the District.
Highway Commercial	Highway Commercial areas are located along major transportation corridors such as Flood Hope Road and Old Hope Princeton Way. They support highway-oriented and service commercial uses leveraging the highway traffic that these major transportation corridors see.
Light Service Industry	Light Service Industry areas are designated for industrial parks that support light industrial development and employment centres. A limited range of commercial uses is also permitted to serve businesses and workers in these areas.
Heavy Industry	Heavy Industry areas are designated for select locations intended for hazardous goods storage, manufacturing, and industrial storage related to mining and forestry.
Parks, Recreation and Open Space	Parks and Open Spaces are distributed throughout the community to support recreation and public access to nature. This designation includes community and neighbourhood parks, linear parks, trails, open spaces, steep slopes, and environmentally sensitive areas.
Rural/Agricultural	Rural/Agricultural areas support agriculture, forestry product processing, and outdoor recreation. A principal residence and one secondary dwelling are permitted. Much of this land falls within the Agricultural Land Reserve and is regulated by the provincial Agricultural Land Commission.
Airport	The Airport designation is applied to the Hope Regional Airpark.
Limited Use	Limited Use areas lie outside the Municipal Growth Boundary and are reserved for long-term future use. Current uses include agriculture, forestry, and rural single-family dwellings.

Please note the following:

HAZARDOUS LANDS

Many different land uses fall within geotechnical or flood hazard areas, as shown on Development Permit Area maps, see **Appendix B - Schedules E and F**. Development in these areas requires a development permit(s), supported by a Geotechnical and/or Flood Report from a Qualified Professional, and a covenant on title indemnifying the District of Hope.

COMPREHENSIVE DEVELOPMENT

Mixed-use developments may be considered within any land use designation if compatible with permitted uses. Comprehensive Development is not a land use designation in this Plan and is enabled through amendments to the Zoning Bylaw and Official Community Plan.

4.6 TABLE OF CONCORDANCE

The table below lists the corresponding Zoning Bylaw zones permitted within each OCP land use designation. No OCP designation changes are needed for zoning within the specified designation. However, the District of Hope Council will determine zoning suitability after a public hearing, considering OCP policies and input from affected property stakeholders.

Table 7: Table of Concordance

LAND USE DESIGNATION	COMPATIBLE ZONING BYLAW ZONES
Downtown Hope	RM-1 – Multiple Family Residential RM-2 – Ground Oriented Multiple Family Residential CBD – Downtown Central Business District C-2 – Highway Commercial C-4 – Neighbourhood Public House C-5 – Commercial Transition P-2 – Institutional
Urban/Suburban Residential	RS-1 – Small-Scale Multi-Unit Housing RM-1 – Multiple Family Residential RM-2 – Ground Oriented Multiple Family Residential MHP-1 – Mobile Home Park C-1 – Local Commercial C-4 – Neighbourhood Public House P-1 – Parks and Recreation P-2 – Institutional RR-1 – Resort Rehabilitation
Country Residential	L-1 – Limited Use CR-1 – Country Residential RU-1 – Rural RR-1 – Resort Rehabilitation
Highway Commercial	C-2 – Highway Commercial C-3 – Regional Commercial C-4 – Neighbourhood Public House C-5 – Commercial Transition P-2 – Institutional
Light Service Industry	AG-1 – Agricultural I-2 – Light/Service Industrial I-4 – Vehicle Wrecking I-5 – Heliport I-6 – Water Industrial P-2 – Institutional

LAND USE DESIGNATION	COMPATIBLE ZONING BYLAW ZONES
Heavy Industry	I-1 – Heavy Industrial I-2 – Light/Service Industrial I-4 – Vehicle Wrecking
Airport	AG-1 – Agricultural I-5 – Heliport AP-1 – Airpark
Parks, Recreation and Open Space	L-1 – Limited Use P-1 – Parks and Recreation P-2 – Institutional RRA-1 – Residential & Recreational Assembly
Rural/Agricultural	AG-1 – Agricultural RU-1 – Rural CHP-1 – Campground & Holiday Park
Limited Use	L-1 – Limited Use AG-1 – Agricultural P-1 – Parks and Recreation
First Nation Reserve	N/A
Comprehensive Development (CD)	CD zoning approved by Council is permitted in all OCP designations and is based on the appropriate permitted underlying zone.



Photo credit: Kyle Anderson



PART B POLICIES

5 RESIDENTIAL LAND AND HOUSING

Hope is committed to providing a diverse range of housing options that meet the evolving needs of residents at all stages of life. To support this goal, the Interim Housing Needs Report (2024) identified a need to plan for an additional 2,123 residential units over the next 20 years. In alignment with provincial small-scale multi-unit housing legislation, Hope will support gentle density through housing forms such as secondary suites, accessory dwelling units, triplexes, and small-scale multi-family homes. A mix of housing types including affordable, accessible, and sustainable options will help ensure that people of varying ages, incomes, and household sizes can live and thrive in Hope. By encouraging this diversity, we aim to foster a resilient, inclusive, and vibrant community.

5.1 GOAL

To develop residential neighbourhoods that contribute to Hope's natural beauty and small-town character, provide a broad range of housing options to accommodate diverse community needs, and ensure residents have convenient access to green spaces, recreational facilities, and essential amenities.

5.2 OBJECTIVE

Diverse Housing: Support a resilient and inclusive housing framework by encouraging a variety of housing types, lot sizes, and densities that respond to the evolving needs of current and future residents. This includes addressing affordability, accommodating an aging population, and supporting diverse household types.

5.2.1 POLICIES

5.2.1.1 In areas designated Urban/Suburban Residential, encourage rezoning and development that increases housing diversity, affordability, and accessibility by supporting and prioritizing multi-family residential development near transit, services and public amenities.

5.2.1.2 Simplify rezoning and permitting processes for residential developments that align with OCP objectives for housing diversity, affordability, and accessibility.

5.2.1.3 Work with First Nations, Non-Profits, Healthcare organizations, businesses, tourism groups, community service agencies, faith organizations and other partners to identify and address priority housing needs intended to that align with and support District services and employment.

5.3 OBJECTIVE

Affordable Housing: To promote the development of both market and non-market affordable housing that is integrated throughout the community and ensure that it is accessible and equitably distributed.

5.3.1 POLICIES

5.3.1.1 Support the provision of both market and non-market affordable housing, including rental, special needs housing, seniors' housing, and family housing in Urban/Suburban Residential by exploring tools such as housing agreements, density bonusing, inclusionary zoning, and financial incentives.

5.3.1.2 Continue to work with partners such as not-for-profit organizations, housing and community service agencies, businesses, faith organizations, the health care sector, and others to develop creative solutions to provide affordable and emergency housing in Hope.

5.3.1.3 For affordable housing created with incentives or other municipal resources and programs, a "housing affordability agreement" may be formed between the District and the owner to protect affordability over the life of the property.

5.3.1.4 In collaboration with Fraser Valley Regional District, Fraser Health, and non-profit organizations, work to complete a housing needs assessment for the provision of affordable and non-market housing serving populations in Hope and Area B.

5.4 OBJECTIVE

Homelessness Support Services: Support the provision of services for people experiencing homelessness.

5.4.1.1 Support the provision of services, shelters, and facilities to assist those in the community who are experiencing homelessness or are at risk of homelessness.

5.4.1.2 Advocate for increased support from senior governments to assist people in the community who are experiencing homelessness.

5.4.1.3 Work with the Fraser Valley Regional District on the point in time homelessness count to monitor and better understand the number of people experiencing homelessness in the community.

5.5 OBJECTIVE

Rural Living: To support the desire for rural living in a manner that maintains and preserves Hope's rural character and natural landscape.

5.5.1 POLICIES

5.5.1.1 Support the demand for rural living in areas designated Country Residential and Rural/Agricultural.

5.5.1.2 Ensure that lands designated as Country Residential are primarily used for large lot, single family residential development with the option for secondary dwellings and compatible agricultural use.

5.5.1.3 Support the preservation of environmentally sensitive areas, view corridors, and natural features within rural residential developments.

5.5.1.4 Direct new growth within the Municipal Growth Boundary to protect designated rural areas.

6 DOWNTOWN HOPE

Downtown Hope serves as the District's primary hub for business, public activity, and community life, offering a vibrant mix of commercial, civic, cultural, and mixed-use residential spaces. Known for its charming, walkable core and historic Wallace Street, Downtown is a key asset that shapes Hope's identity and draws both residents and visitors. The Hope Downtown Action Plan was completed in 2023, and implementation of this plan will play a key role in ensuring a vibrant downtown. With thoughtful design, strategic investment, and a strong mix of amenities, Downtown Hope is envisioned to grow as the heart of the community and a thriving destination.

6.1 GOAL

To strengthen Downtown Hope as the community's economic and cultural heart by supporting local businesses and tourism, encouraging mixed-use development, enhancing public spaces and streetscapes, promoting the revitalization of vacant and underused sites, and fostering vibrancy through placemaking and community events.

6.2 OBJECTIVE

Mixed-Use Core: To provide opportunities for higher-density, mixed-use development in the Downtown core that supports sustainable growth, increases residential population, and enhances local business vitality.

6.2.1 POLICIES

6.2.1.1 Encourage higher-density development and mixed-use commercial and residential uses in and around the Downtown core.

6.2.1.2 Review the Zoning Bylaw to allow more flexibility of uses in the Downtown Hope designation to promote and support economic development.

6.2.1.3 Support initiatives, activities, partnerships, and incentives that promote small business development and local employment.

6.2.1.4 Ensure new development aligns with the *Downtown Hope Form and Character Development Permit Guidelines*, including subarea-specific guidelines, to reinforce Downtown Hope's local identity, heritage, and character.

6.3 OBJECTIVE

Downtown Vibrancy: To ensure a mix of uses that focuses on the Downtown as the central hub and that meets future residential, commercial, and public space needs.

6.3.1 POLICIES

6.3.1.1 Direct future growth and intensification to Downtown by prioritizing residential and mixed-use developments in locations within a close walk to community services and facilities.

6.3.1.2 Establish flexible zoning regulations that allow for the adaptive reuse of land to accommodate shifting residential, commercial, and public space needs.

6.3.1.3 Preserve and integrate buildings that have historical or architectural significance.

6.4 OBJECTIVE

Downtown Livability: To encourage the integration of affordable, accessible, and visitable housing throughout the Downtown to foster inclusion and social equity.

6.4.1 POLICIES

6.4.1.1 Support the provision of both market and non-market affordable housing, including rental and special needs housing in Downtown Hope using tools such as housing agreements, and financial incentives.

6.4.1.2 Encourage mixed-use buildings, with residential uses above ground level commercial uses, in Downtown Hope.

6.4.1.3 Ensure livability by balancing the needs of residents and visitors.

6.5 OBJECTIVE

Downtown Vitality: To direct commercial development to Downtown Hope, increase the diversity of retail and professional services, and encourage an attractive, vibrant, and walkable downtown for residents and visitors.

6.5.1 POLICIES

6.5.1.1 Support Downtown Hope as the primary retail, office, and commercial service area in the District.

6.5.1.2 Encourage new retail and entertainment uses including shops, cafes, restaurants, and grocery stores in Downtown Hope.

6.5.1.3 Encourage mixed-use development along Wallace Street, Water Avenue, Fraser Avenue, 3rd Avenue, and 6th Avenue in Downtown Hope.

6.5.1.4 Enhance Water Avenue as the primary entrance from Highway 1 to the Downtown core along Wallace Street.

6.5.1.5 Review policies and zoning regulations for the retention of areas for retail and commercial activities to attract business development in Downtown Hope.

6.5.1.6 Work with existing and potential employers to locate compatible employment activities in Downtown Hope.

6.5.1.7 Encourage planting of street trees within Downtown Hope.

6.5.1.8 Support year-round events and festivals to increase tourism and stimulate local business.

6.5.1.9 Develop a comprehensive signage program centered around Downtown Hope, highlighting its unique character and natural surroundings. The program should guide residents and visitors to key destinations such as municipal facilities, community services, trails, and other attractions, while reinforcing Downtown's role as the heart of the community.

6.5.1.10 Promote Downtown Hope as an expression of the community's dramatic geography and identity. Support the use of public art, wood carvings, architectural design, building materials, street banners, and landscaping that reflect the area's natural beauty, First Nations' history, and cultural heritage, enhancing the visual appeal and sense of place in the Downtown.

6.5.1.11 Develop a façade improvement program for Downtown Hope to incentivize store owners and businesses to improve their facades, especially on Wallace Street.

7 COMMERCIAL LAND

The economy of the Fraser Valley and Hope are evolving from one that was resource-based to one that includes a wide variety of tourism, manufacturing, aerospace, service, and high-tech sectors. The District of Hope is in a unique position to leverage these trends. Situated at the cross-roads of four major highways, the community sees significant traffic from those travelling between the Lower Mainland and the Interior. There is considerable demand for land uses that encourage logistics development and tourism-support services. These tourism-support services tend to be located on or adjacent to major highway corridors to allow for convenient access. Highway Commercial areas play a pivotal role in supporting larger-scale and auto-oriented uses, allowing Downtown Hope to develop as a vibrant and compact area with a mix of services, amenities, and public spaces to create a community focal point and support the community's local economy. To enable a cohesive community design and a unique sense of place, Hope will encourage high-quality design of commercial uses suited to the community's natural mountain environment.

7.1 GOAL

To support the development of commercial areas that are vibrant, welcoming, and safe; contribute to a diverse and growing local economy through employment and tourism opportunities.

7.2 OBJECTIVE

Diverse Economy: Support continued growth and diversification of the local economy to attract and retain businesses and residents.

7.2.1 POLICIES

7.2.1.1 Promote economic development initiatives that strengthen Hope's position within the region and supports a diverse range of employment opportunities for the community.

7.2.1.2 Encourage development of economic activities and attraction of businesses that leverage Hope's strategic advantage near major transportation corridors.

7.2.1.3 Support the provision of healthcare facilities in commercial areas in close proximity to transit.

7.2.1.4 Encourage the development of vacant or underutilized lots and support innovative adaptive reuse of buildings.

7.2.1.5 Ensure that sufficient land is designated for commercial uses to accommodate employment and population growth.

7.2.1.6 Work with local community organizations to explore ways to welcome and orient new residents and businesses to the community.

7.2.1.7 Support Indigenous economic development and tourism.

7.3 OBJECTIVE

Grow Tourism Support Services: To support community economic development and grow the tourism sector by strengthening the commercial entrance into Hope.

7.3.1 POLICIES

7.3.1.1 Support the revitalization and continued development of commercial uses along Old Hope Princeton Way.

7.3.1.2 Highway commercial uses should be located along major transportation routes including Old Hope Princeton Way, Trans-Canada Highway, and Flood Hope Road.

7.3.1.3 Encourage the development and improvement of commercial lands in Silver Creek to better serve residents and visitors.

7.3.1.4 Explore ways to improve connection between Old Hope Princeton Way and Downtown including but not limited to enhancing signage that encourages travelers to visit Downtown.

7.4 OBJECTIVE

Strengthen Tourism: Support economic development that takes advantage of Hope's assets including its proximity to a large population base, its scenery, and natural environment.

7.4.1 POLICIES

7.4.1.1 Support Hope as a tourist destination by encouraging uses such as hotels, lodges, agri-tourism activities, eco-tourism, cultural attractions, and other recreational amenities.

7.4.1.2 Commercial development shall contribute to community vibrancy and is encouraged to include high-quality design elements to contribute to the community's natural mountain character.



8 INDUSTRIAL LAND

The District of Hope is committed to developing a complete community that balances the natural environment with a diverse, vibrant, and growing local economy. A strong local economy will generate a wide range of stable jobs to attract and retain residents and support a robust and stable tax base. Local economic development also creates shared wealth and supports community well-being. Industrial development plays a critical role in economic development, providing a wide range of employment opportunities. The District will work in partnership with the private sector, paving the way for increased investment, supporting entrepreneurs, providing good local jobs, and creating a thriving economy in Hope.

Industrial lands in the District are strategically located next to the Canadian National Railway in the Silver Creek/Flood Hope area and close to Downtown Hope. These lands provide businesses and light industrial uses access to both the railway and highways.

8.1 GOAL

To ensure industrial areas in Hope support economic growth and maintain sufficient capacity for future development, while being clean, visually appealing, and located to minimize environmental and land use conflicts.



8.2 OBJECTIVE

Industrial Growth: To retain and intensify the use of industrial lands to support long-term local economic development and employment objectives and strategies.

8.2.1 POLICIES

8.2.1.1 Support the development and rezoning of lands that have been identified for light/service industry and heavy industry uses in designated areas.

8.2.1.2 Prohibit the conversion of industrial lands to residential or other non-employment uses to ensure sufficient industrial lands are available to help achieve the District's long-term employment targets.

8.2.1.3 Encourage the full utilization and efficient use of industrial lands to maximize their employment capacity.

8.3 OBJECTIVE

Industrial Diversification: To diversify the local economy through further development of light industrial, technology, logistics, value-added agriculture, creative and other complementary sectors.

8.3.1 POLICIES

8.3.1.1 Support the development of diverse light industrial facilities and capabilities, including truck parking, strategically located along highways in the district to meet the operational and logistical needs of the commercial transportation sector.

8.3.1.2 Explore opportunities to expand the business potential of the municipal airport, including light industrial and logistics uses in the airport vicinity.

8.3.1.3 Ensure that development undertaken on industrial land is environmentally responsible and integrates sustainable design, infrastructure, and site planning practices.

8.4 OBJECTIVE

Industry Support: To attract clean and innovative light industry that is compatible with, and potentially enhances, the viability of the district's tourism and agriculture sectors.

8.4.1 POLICIES

8.4.1.1 Encourage and support the development of a comprehensively planned business park along Flood Hope Road west of Highway 1, which includes measures to mitigate potential negative impacts to nearby lands and the Agricultural Land Reserve in its planning and operation.

8.4.1.2 Encourage the redevelopment of brownfield sites.

8.4.1.3 Support innovative methods for servicing light industrial developments, including of green infrastructure, on-site energy generation, and water reuse systems.

8.4.1.4 Ensure a positive and sensitive interface, including the use of edge planning elements (trees, landscape buffers, fencing, and berms) between industrial uses and adjacent agricultural, residential, and environmentally sensitive areas.

8.5 OBJECTIVE

Industrial Infrastructure: To improve access to infrastructure that services industrial lands for logistics and transport vehicles.

8.5.1 POLICIES

8.5.1.1 Ensure sufficient infrastructure and convenient transportation access to industrial lands, prioritizing goods movement routes, and workforce access multi-modal transportation connections.



9 AGRICULTURE, RURAL AND RESOURCE LAND

Agriculture has long played a critical role in the development of the area and remains at the core of the local and regional economy. The production of food and other agricultural products not only provides inputs to other sectors of the economy but is also a significant consumer of goods and services. Over 300 hectares (741 acres) of land in the District are designated for agricultural use under the provisions of the provincial Agricultural Land Reserve and it is vital that these lands are protected for long-term food production, employment, and local food security. Agricultural land also provides an opportunity for fresh, healthy food close to home. Most agricultural properties in Hope are semi-actively used for livestock or soil based crops. This section also includes policies for rural lands and resource areas, which support economic activities such as forestry and mining, water extraction, and aggregate extraction.

The Cascade Lower Canyon Community Forest Corporation controls the sale of timber and land use in the Cascade Lower Canyon Community Forest. This economic partnership, authorized by BC Ministry of Forest and Chilliwack Forest District, collects payments and redistributes proceeds into the local community.

Notwithstanding any other provisions of this bylaw, all lands within the Agricultural Land Reserve are subject to the *Agricultural Land Commission Act*, its regulations, and any resolutions of the Agricultural Land Commission. This act and its regulations generally restrict non-farm use and subdivision of Agricultural Land Reserve lands, unless otherwise exempted by the Commission.

9.1 GOAL

To conserve and support Hope's agricultural, rural, and resource lands by ensuring separation from urban development, advancing sustainable land and water use practices, strengthening local food systems, and contributing to long-term economic resilience.

9.2 OBJECTIVE

Protect Agricultural Land: To ensure the protection of lands within the Agricultural Land Reserve for agricultural purposes.

9.2.1 POLICIES

9.2.1.1 Support agricultural uses in designated areas and ensure that agricultural activities remain the primary use on lands within the Agricultural Land Reserve.

9.2.1.2 Direct new growth within the Municipal Growth Boundary to protect agricultural, rural, and natural areas.

9.2.1.3 Support edge planning elements along the boundary of the Agricultural Land Reserve to ensure adjacent land uses are compatible and negative impacts to adjacent agricultural uses are minimized (this may include buffers, landscaping, low-intensity land uses, fencing, berms, or other techniques).

9.2.1.4 Permit a full range of agricultural and complementary uses in the Agricultural Land Reserve and encourage value-added activities which are ancillary to primary farming activities and do not impact the agricultural capability of farmland.

9.2.1.5 Maintain large contiguous areas of agricultural land through discouraging fragmentation and conversion of agricultural lands (including by transportation and utility corridors) to support a range of agricultural opportunities.

9.2.1.6 Support the Cascade Lower Canyon Community Forest Corporation in its role as a community-based forest management partnership that reinvests timber revenues into local initiatives.

9.3 OBJECTIVE

Urban Agriculture: To support a local food culture and urban agriculture.

9.3.1 POLICIES

9.3.1.1 Support various forms of urban agriculture including community gardens, edible landscaping, and gardening on private spaces.

9.3.1.2 Support farmers' markets, food fairs, and other food-related public events in the community.

9.3.1.3 Support the growth of the value-added agricultural sector that use locally produced primary inputs as an economic driver for the District.

9.3.1.4 Support local, healthy, and safe food production and distribution through the District of Hope's procurement policy.

9.3.1.5 Create greater awareness about food security, including the use of underutilized/vacant areas for community gardens, both permanent and/or temporary.

9.3.1.6 Work with First Nations and Indigenous partners to support and protect access to culturally significant Indigenous foods and integrate Indigenous food systems into local food planning.

9.3.1.7 Develop a food asset map.

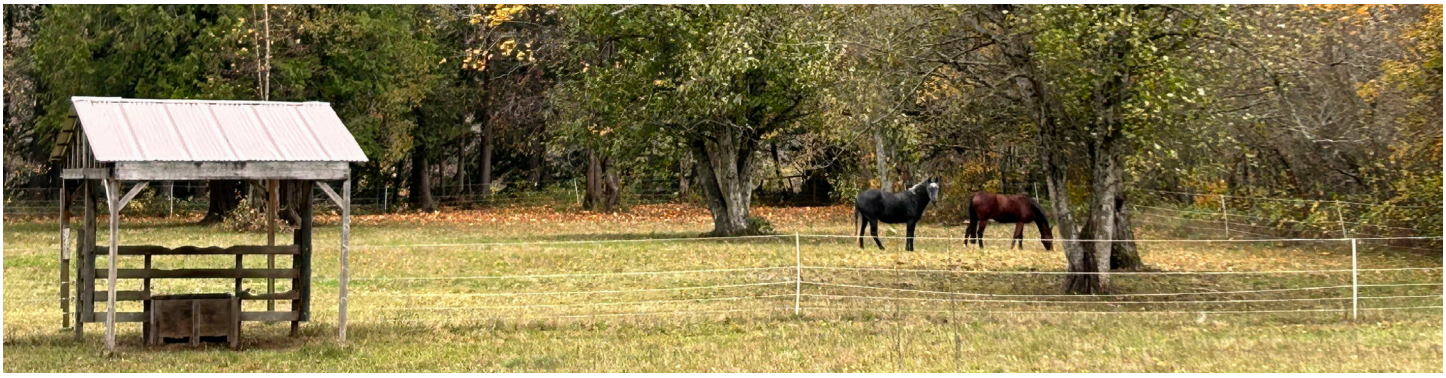
9.4 OBJECTIVE

Resource Extraction: To develop local access to sand and gravel deposits.

9.4.1 POLICIES

9.4.1.1 Support sand and gravel extraction in agricultural lands that are not in production in North Hope, provided that the lands are reclaimed and rehabilitated to its original state and agricultural uses are protected as the eventual and intended use.

9.4.1.2 When evaluating proposals for resource extraction, the District will consider potential impacts on neighbouring land uses and infrastructure.



10 PARKS, RECREATION, AND CULTURE

The availability and quality of public open space, parks, and public and private leisure facilities contribute significantly to a community's livability. The District's abundant natural beauty and features, including mountains, lakes, and valley scenery, contribute to the residents' quality of life and support a range of outdoor activities and recreation opportunities. Recreation and leisure are essential components to community health and well-being. It is critical that parks and open spaces are accessible throughout the community, as opportunities for physical activity, social connections, and enjoyment for all ages and abilities helps keep residents and visitors happy and healthy, see **Appendix B - Schedule D: Parks and Natural Areas**.

Currently, Hope has a wide array and network of parks, trails, recreation facilities, and cultural and heritage amenities. The parks system is anchored by Memorial Park, a key community asset located downtown. The community's trail network extends beyond its boundaries. Hope is proud to be part of the Hope to the Salish Sea trail network, a vast network of trails navigating the Fraser River Valley from Hope to Richmond and is working to implement the Experience the Fraser initiative. The District hosts a number of festivals and cultural events, including Brigade Days, the Chainsaw Carving Competition, Canada Day celebrations at Memorial Park, and other related programming.

10.1 GOAL

To provide diverse year-round recreational and cultural opportunities that are accessible to all ages, connected by trail networks and active transportation infrastructure, integrated into new developments, and support the community's economic, social, and physical well-being.

10.2 OBJECTIVE

Accessible, Diverse Recreation Opportunities: To provide accessible and diverse park and recreational opportunities that meet the needs of current and future residents.

10.2.1 POLICIES

10.2.1.1 In accordance with the *Local Government Act*, the District will require the dedication of land for park purposes as a condition of development approval. This may include the provision of neighbourhood parks, linear parks, such as trails, or the payment of cash in lieu of land dedication. Proposals for parkland dedication that result in unusable and isolated parcels will be discouraged.

10.2.1.2 In accordance with the *Local Government Act*, if the area proposed for parkland dedication is less than 5% of the total land being subdivided, the District of Hope may require the provision of either:

- **a.** *an alternative parcel of land acceptable to the District, or*
- **b.** *a cash payment in lieu of land dedication.*

This provision ensures that adequate resources are available for parkland acquisition, even when the minimum land dedication threshold is not met.

10.2.1.3 Encourage subdivision applicants to dedicate more than 5% of a parcel where portions of the parcel are largely undevelopable, and the proposed dedicated area can serve some park or open space functions, protect environmentally sensitive areas, and/or avoid natural hazards.

10.2.1.4 Identify and protect areas with potential for future parks, recreation, and open space uses. Ensure the designation of sufficient parkland, open space, and trail corridors to meet the District's anticipated future needs.

10.2.1.5 Acquisition of park land by the District for the provision of neighbourhood parks should be prioritized outside of the subdivision process.

10.2.1.6 Integrate park planning and design with the broader community planning initiatives related to land use, housing, transportation, social connections, and community amenities, including:

- **a.** *Public gathering places for community celebration, contemplation, social activities, and/or civic engagement;*
- **b.** *Public art; and*
- **c.** *First Nations art and culture, celebration of multiculturalism, the environment, local heritage, and veterans.*

10.2.1.7 Promote a range of affordable and accessible year-round recreational programs.

10.2.1.8 Develop an Amenity Cost Charge Bylaw to help to ensure growth contributes towards the District's future recreation and facility needs.

10.2.1.9 Identify facilities and deliver programs that meet the specific activity and accessibility needs for all age groups, and those with dogs.

10.2.1.10 Seek out partnerships with residents, schools, First Nations, businesses, community organizations, Fraser Valley Regional District, senior governments, and various private and non-government groups to develop and operate parks, as well as protect natural and environmentally sensitive areas.



Photo credit: Crystal Black

10.3 OBJECTIVE

Safe, Functional Public Spaces: To create and design high-quality, functional, and safe civic and public and recreational spaces that serve the community's needs.

10.3.1 POLICIES

10.3.1.1 Require universal design standards when developing and upgrading open spaces.

10.3.1.2 Develop accessible community parks within close proximity for all residents, especially in areas currently without park amenities.

10.3.1.3 Incorporate integrated sustainability practices in the design of open spaces.

10.3.1.4 Incorporate Crime Prevention Through Environmental Design (CPTED) principles in designing open spaces and green linkages.

10.3.1.5 Incorporate Fire Smart principles in public and recreational spaces.

10.3.1.6 Review and monitor the implementation of the Development Permit Area Guidelines and Tree Bylaw for environmental sensitivity, tree hazard assessment, natural hazards, especially wildfires. Promote the use of deciduous, drought-tolerant, and fire-resistant species.

10.3.1.7 Identify and establish tree canopy guidelines for the protection of existing trees, planting new trees, and tree management over time, prioritizing urban areas and new developments.

10.3.1.8 Explore the use of green infrastructure and low impact development.

10.3.1.9 Discourage impermeable surfaces in parks and open spaces.

10.3.1.10 Require new developments to provide adequate trees for shading and green space.

10.3.1.11 Incorporate environmental public health and climate impacts in park planning.

10.4 OBJECTIVE

Promoting Active Outdoor Lifestyles: To enhance public health and well-being by utilizing green and active transportation corridors to support outdoor recreation and encourage active lifestyles.

10.4.1 POLICIES

10.4.1.1 Continue to improve connections to the Hope to Salish Sea Trail by expanding the trail system and establishing active transportation, multi-use paths, bike lanes, and sidewalks that connect residential subdivisions to key destinations such as schools, recreation facilities, parks, regional transportation networks, and the downtown core, while encouraging the retention of existing healthy trees and integrating natural features into trail design.

10.4.1.2 At the time of subdivision, seek opportunities to connect parks through public trails, sidewalks, and other active transportation infrastructure. The access corridor may be in addition to, and outside, of any riparian management area requirements.

10.4.1.3 The District may pursue the acquisition of all, or part of properties located in high-priority access areas, particularly when it is unlikely that the necessary land can be secured through more cost-effective means within the required time frame.

10.4.1.4 Create a range of parks, open spaces, and trails that accommodate a wide range of passive and active recreation uses for residents and visitors, including accessible trails.

10.4.1.5 Establish multi-modal connectivity throughout Hope to trails, amenities, and provide end of trip facilities such as bike storage, racks, wayfinding and drinking water.

10.5 OBJECTIVE

Nature-Based Destination Development: To position Hope as an outdoor recreation destination by leveraging its natural assets.

10.5.1 POLICIES

10.5.1.1 Develop a Parks, Trails, and Open Space Master Plan that addresses both current and future needs, enhances connectivity between communities and key destinations, and ensures accessible, high-quality recreational spaces throughout Hope.

10.5.1.2 Support the Hope Mountain Centre in the development of new trails, conservation efforts, and outdoor education.

10.5.1.3 Encourage enhanced public access to the Fraser River waterfront for park and recreational opportunities.

10.5.1.4 Work with the Fraser Valley Regional District on the implementation of the Experience the Fraser project.

10.5.1.5 Identify and work to protect key locations with scenic views of the mountains, rivers, and valleys to enhance Hope's visual appeal and strengthen it attractiveness for both residents and tourists.

10.5.1.6 Work with the Province to enhance the tourism potential of the Coquihalla Canyon Provincial Park.

10.5.1.7 Preserve and maintain Memorial Park in accordance with the Provincial Crown Grant dated March 18, 1964.

10.5.1.8 Support regional tourism initiatives that take advantage of and protect the natural features of the area.

10.5.1.9 Collaborate with the Fraser Valley Regional District to support the growth of Regional Parks within the District of Hope.

10.6 OBJECTIVE

Community Arts and Culture: To celebrate and promote local arts and culture as a core part of community life.

10.6.1 POLICIES

10.6.1.1 Support the preservation of the District's historic buildings, facades, and signage.

10.6.1.2 Collaborate with the Hope & District Arts Council to develop a public art program that supports local artists and enriches public buildings, streetscapes, and community spaces. Where feasible, incorporate public art into commercial, multi-family, and publicly visible infrastructure projects.

10.6.1.3 Collaborate with the Hope & District Arts Council to promote youth and children's participation in the arts.

10.6.1.4 Support the installation of public art in Downtown Hope and other appropriate locations, with an emphasis on wood carvings that reflect wildlife and natural themes.

10.6.1.5 Support local artists in creating distinctive public artworks that highlight and enhance the scenic character of Hope.

10.6.1.6 Collaborate with AdvantageHOPE and the Hope & District Arts Council to promote festivals and cultural events that strengthen tourism, enrich community life, and foster social inclusion and cohesion.

10.6.1.7 Provide support to the Hope & District Arts Council and student organizations, upon request, in advocating for expanded local post-secondary arts programming through the University of the Fraser Valley and other institutions.

10.6.1.8 Support local arts, culture, and heritage organizations in finding appropriate facilities for artistic expression, performance, and display, when possible and collaborate on specific projects.

10.6.1.9 Establish a Community Events Fund to support individuals, groups, and organizations in hosting community events.



Photo credit: Darryl Biltzan

10.6.1.10 Host events and festivals in partnership with local organizations to showcase various traditions and cultures. Explore temporary measures like pop-up events and food trucks.

10.6.1.11 Discourage vandalism through education, timely maintenance, and other initiatives that promote civic pride.

10.7 OBJECTIVE

Strengthening Indigenous Community Relations: To further public awareness and educate people about First Nations' history, culture and language, and to strengthen relations between the District and local First Nations in the spirit of collaboration, recognition and reconciliation.

10.7.1 POLICIES

10.7.1.1 Partner with Stó:lō and other local First Nations to protect the region's anthropological heritage and promote its natural and cultural history. The Stó:lō Heritage Policy and the S'ólh Téméxw Use Plan will guide the respectful treatment of culturally significant sites and the stewardship of land and resources within S'ólh Téméxw.

10.7.1.2 Collaborate with First Nation governments to incorporate educational and interpretive elements in parks, public spaces, and public art, supporting the preservation and sharing of Indigenous cultural heritage as part of ongoing reconciliation efforts.

10.7.1.3 Promote First Nations' art and language through public art, community celebrations, festivals, and other programs developed in partnership with First Nations communities.

10.7.1.4 Partner with Stó:lō and other local First Nations to protect culturally significant lands, including traditional recreation, fishing, and harvesting areas, through collaborative stewardship and planning.

10.8 OBJECTIVE

Recognizing Japanese Internment History: To promote public understanding and recognition of the historical significance of the Tashme Japanese internment camp during the Second World War.

10.8.1 POLICIES

10.8.1.1 The District of Hope shall support educational initiatives that foster public awareness and understanding of the cultural history and legacy of the Japanese-Canadian internment during the Second World War.

10.9 OBJECTIVE

Celebrate Local Heritage Identity: To preserve, honour, and promote awareness of the District's historical and cultural heritage.

10.9.1 POLICIES

10.9.1.1 Encourage the conservation and continued use of significant heritage buildings and historic resources, in alignment with the British Columbia *Heritage Conservation Act*.

10.9.1.2 Encourage awareness of the archaeological requirements of the British Columbia *Heritage Conservation Act* for property owners and developers.

10.9.1.3 Preserve the heritage character through development guidelines, focusing on architecture, streets, and open spaces, specifically within the Downtown area.

10.9.1.4 Create a sense of place for downtown, adhering to the community's logging past, materials like wood and stone, and incorporating First Nations' art and culture.



11 NATURAL AREAS & ENVIRONMENTAL PROTECTION

The District of Hope's natural environment is symbolized by its connection to the Fraser River and local mountains, forests, streams, and valleys. At 1,844 metres in elevation, Hope Mountain overlooks Hope from the south. The District's ecosystems are diverse across aquatic and terrestrial flora and fauna, with direct connections and values in the area's ecological biodiversity. The District is located on both sides of the Fraser River, the longest river in British Columbia. The Fraser River's watershed area captures over one-third of the province's water and flows downstream into the Salish Sea. At Hope, the Fraser River enters a broad floodplain that extends 130 kilometres to the coast and through Vancouver. The Coquihalla Lakes, northeast of Hope, flow into the Coquihalla River which connects to the Fraser River. Kawkawa Lake to the east Hope flows into Kawkawa Creek, which joins the Coquihalla River in Hope before flowing into Fraser River.

The community within and around the District cannot live without properly functioning ecosystems. Plants, animals, and fungi clean our air, moderate our climate, help manage flooding and limit impacts of wildfires or geohazards, provide us with food, filter or absorb our runoff and waste, and provide numerous ecological, aesthetic, and social values and benefits.

The District's development permit area guidelines are used to identify and manage the direction of future development away from and outside of environmentally sensitive areas. Environmental protection will concentrate on the natural river and mountain areas including enhancing the connection to the Fraser River. Environmental protection of natural areas within the community should manage the preservation of natural features within and around the context of human access and activities.

The natural setting is one of Hope's greatest assets. Careful management, stewardship and protection of Hope's natural resources is required for existing and future residents and visitors.

11.1 GOAL

To protect and enhance Hope's natural areas by conserving environmental quality, including clean air, water, and biodiversity; reducing risks from natural hazards; improving public access through connected trail systems; and ensuring future growth avoids environmentally sensitive areas.

11.2 OBJECTIVE

Protect Natural Environmental Assets: To recognize and protect the natural environment, ecosystems, and biological diversity as valued assets for all Hope residents and visitors.

11.2.1 POLICIES

11.2.1.1 Support ecosystem integrity, biodiversity, and fish and wildlife habitat protection.

11.2.1.2 Consider environmental issues when reviewing development proposals, including impervious surface coverage, access, servicing impacts, maintenance costs, wildlife corridors, wildfire forest breaks and environmental and habitat preservation, including replacement of vegetation cleared for development, drainage courses, and impact to ecosystems.

11.2.1.3 Encourage the reuse of plant materials and native soils from demolition sites as well as encouraging the re-use of building materials were possible.

11.2.1.4 Develop guidelines to avoid, limit and mitigate the impacts to and loss of wetlands, wildlife habitat, and areas with native vegetation.

11.2.1.5 Collaborate with the Fraser Valley Regional District to manage invasive species and noxious weeds.

11.2.1.6 Maintain mountain, river, and forest viewscapes in Downtown Hope, wherever possible.

11.2.1.7 Continue to work with the Province to manage landscapes and forests to mitigate wildfire risk.

11.2.1.8 Develop a soil deposition bylaw.

11.3 OBJECTIVE

Minimize Ecological Development Impact: To minimize the impacts of the growth and development on natural areas and wildlife corridors and habitats.

11.3.1 POLICIES

11.3.1.1 Work with local environmental organizations, the Fraser Valley Regional District, stewardship groups, Indigenous communities and relevant provincial and federal government ministries to establish a Wildlife Corridor Identification and Protection Strategy for the area.

11.3.1.2 Consider the implementation of wildlife programs to reduce conflict and overlap between wildlife and human populations.

11.3.1.3 Identify conservation buffers, mitigation measures, flood plain and development setbacks, and transition of land uses from natural areas and wildlife corridors.

11.4 OBJECTIVE

Safeguard Aquatic Ecosystems: To protect fish habitats and fish-bearing streams, lakes, and wetlands by minimizing negative impacts of growth and development.

11.4.1 POLICIES

11.4.1.1 Protect environmentally sensitive riparian areas from developments by using the following mitigation measures:

- **a.** *Dedication as a park or trail where the area complements the District's long-term park and trails planning;*
- **b.** *Dedication to a land trust or similar non-government organization for conservation purposes; and/or*
- **c.** *Covenant for conservation purposes with the District of Hope, the Province of British Columbia, and/or a non-governmental organization(s) eligible to hold conservation covenants.*

11.4.1.2 Minimize the negative impacts of development in proximity to riparian areas by ensuring that any development within 30 metres of a river, stream, lake or wetland is properly assessed as required by the federal *Fisheries Act* and provincial Water Sustainability Regulation (WSR) under the *Water Sustainability Act* (WSA), the Riparian Areas Protection Regulation (RAPR) under the *Riparian Areas Protection Act* (RAPA).

11.5 OBJECTIVE

Protect Watershed Health: To maintain and enhance watershed health, water quality, and quantity.

11.5.1 POLICIES

11.5.1.1 Partner with provincial, regional, Indigenous community members, and not-for-profit and stewardship organizations to support assessments and inventories of aquatic and terrestrial ecosystems in order to develop strategies, identify restoration programs, and support land use and servicing decisions.

11.5.1.2 Encourage the use of low impact development and wetlands for stormwater detention or retention purposes and to improve water quality.

11.5.1.3 Encourage low-impact development principles which design absorbent landscape areas that temporarily store stormwater with overflow for large rain events which aim to mimic natural water cycles by slowing down runoff, promoting infiltration, and reducing pollutants entering streams. Practices include minimizing impervious surfaces, using green infrastructure like rain gardens and permeable pavement, and implementing proper erosion and sediment control.

11.6 OBJECTIVE

Mitigate Natural Hazard Risks: To manage development in areas prone to natural hazards by preventing, reducing, or mitigating associated risks.

11.6.1 POLICIES

11.6.1.1 Complete a risk and vulnerability assessment to understand local hazards and to support adaptive land use and servicing decisions to minimize risk to people and property.

11.6.1.2 Lands subject to geotechnical hazard and/or those within floodplain areas are designated as Geotechnical Hazard Development Permit Areas and/or Flood & Erosion Hazard Development Permit Areas which include specific regulations and limitations for development. A Qualified Professional may identify effective mitigative measures for the safe development of property in these areas.

11.6.1.3 Consider developing a wildfire Development Permit Area to minimize wildfire risks to the community.

11.6.1.4 Work with other stakeholders to develop a mitigation strategy to reduce fire risks associated with the wildland-urban interface using a combination of approaches including, but not limited to: buffers, burning restrictions, prescribed burning to reduce fuel build-up in forested areas, infrastructure upgrading, public education, signage, legal mechanisms, and emergency planning.

11.7 OBJECTIVE

Enhancement of Air Quality: To enhance air quality through sustainable land use and development practices.

11.7.1 POLICIES

11.7.1.1 Discourage vehicle idling within the District through education and raising awareness.

11.7.1.2 Encourage buildings to incorporate energy efficient building practices.

11.7.1.3 Encourage the incorporation of green infrastructure such urban forests, green roofs, and vegetated buffers to provide natural carbon sequestration.

11.7.1.4 Encourage the retention of mature trees on development sites through the granting of Development Variance Permits when appropriate.

11.7.1.5 Collaborate with the Fraser Valley Regional District to address issues that affect air quality in the Fraser Valley. Use the Fraser Valley Regional District's Air Quality Management Plan to provide guidance and support to the District.

11.7.1.6 Encourage large employers and government agencies with air quality monitoring data to update and publicly share this information.



Photo credit: Robin Bessinger

12 TRANSPORTATION AND MOBILITY

Transportation in Hope plays a vital role in shaping the community's connectivity, livability, and long-term sustainability. Hope is uniquely positioned to serve both local and regional travel needs and acts as an intersection of major provincial highways and rail corridors. Hope's transportation network is comprised of roads, trails, pathways, and transit connections, supporting the movement of people and goods while also contributing to the health, safety, and economic vitality of the community.

The Integrated Transportation Master Plan (2025) included goals to increase the number of trips made via sustainable transportation by 50% before 2040; and to provide a sustainable transportation network that fully connects the community through walkable and bikeable infrastructure by 2040. Hope's transportation system is envisioned to evolve into a more inclusive, climate-resilient, and multi-modal network that offers residents and visitors a range of safe and accessible travel options. With a focus on reducing car dependency, Hope will prioritize active transportation, public transit, and emerging mobility solutions that align with the community's character and environmental values. Hope aims to develop a transportation system that supports a high quality of life for people of all ages and abilities.

12.1 GOAL

To develop a safe, efficient, and accessible transportation network that supports all modes of travel, encourages transit, walking, cycling, and other active transportation modes, reduces emissions through sustainable options (including electric vehicles), and well-connected pedestrian-friendly streets.

12.2 OBJECTIVE

Multi-modal Transportation Network: To improve transportation efficiency, and climate resilience by expanding multi-modal options that reduce car reliance, lower green house gas emissions, and withstand climate impacts.

12.2.1 POLICIES

12.2.1.1 Implement the Integrated Transportation Master Plan (2025).

12.2.1.2 Expand infrastructure for active and public transportation, ensuring safe, connected networks for cyclists, and pedestrians.

12.2.1.3 Support shared mobility options such as car-sharing, carpooling, and ridesharing.

12.2.1.4 Expand electric vehicle charging networks, prioritizing existing and new commercial developments and on-street parking in Downtown Hope.

12.2.1.5 Support active transportation and walkability in Downtown Hope and develop standards for active transportation infrastructure and traffic calming in the Downtown.

12.2.1.6 Support transportation demand management programs by schools, institutions, and major employers to reduce automobile reliance and improve transportation efficiency.

12.2.1.7 Collaborate with Fraser Valley Regional District and partner agencies on regional active transportation initiatives.

12.2.1.8 Collaborate with BC Transit, the Fraser Valley Regional District, and other partners to enhance regional connectivity by improving transit coverage, frequency, and active transportation links within Hope and between surrounding communities.

12.2.1.9 Integrate micro-mobility options, such as e-bikes and scooters, improved bicycle storage and parking, and bicycle-repair stands, into the transportation system as sustainable alternatives.

12.2.1.10 Ensure designated evacuation routes are accessible, climate-resilient, and designed with redundancy to accommodate multiple hazard scenarios including wildfire, flooding, and landslides.

12.3 OBJECTIVE

Transportation for All: To develop a safe, accessible, and inclusive transportation system that meets the needs of all users, regardless of age, ability, or mode of travel.

12.3.1 POLICIES

12.3.1.1 Design and maintain transportation infrastructure, services, and transit stops to be universally accessible and inclusive to accommodate people of all ages, abilities, and mobility needs.

12.3.1.2 Engage diverse community groups in transportation planning to ensure equitable outcomes and inclusive decision-making.

12.3.1.3 Provide affordable and accessible transportation options that address the specific needs of seniors, low-income residents, and individuals with limited mobility.

12.3.1.4 Ensure year-round maintenance of streets, sidewalks, and pathways to support safe and reliable access for all modes of transportation.

12.3.1.5 Work with government and school district partners on active school travel programming.

12.4 OBJECTIVE

Transportation Safety: To enhance the safety of all road users by designing a transportation network that reduces risk and supports safe travel for all community members.

12.4.1 POLICIES

12.4.1.1 Develop and implement a traffic calming policy and explore the adoption of a vision zero framework to eliminate serious injuries and fatalities.

12.4.1.2 Implement targeted road safety improvements, such as intersection upgrades, signage, and speed management to reduce collisions and conflicts between different modes.

12.4.1.3 Improve safety for active transportation modes in high-risk areas through crosswalks, lighting, separation, traffic calming measures, and visibility improvements.

12.4.1.4 Educate the community on transportation safety, including topics such as distracted driving, pedestrian awareness, and safe cycling practices.

12.5 OBJECTIVE

Community Connectivity: To enhance community connectivity by improving transportation links between neighbourhoods, services, and destinations to support social inclusion, economic opportunity, and a sense of place.

12.5.1 POLICIES

12.5.1.1 Maintain and enhance a well-connected road and pathway network to support efficient local and regional mobility for all users.

12.5.1.2 Expand public transit services to strengthen connections between neighbourhoods, business districts, and key community destinations.

12.5.1.3 Engage residents, businesses, and community groups in identifying and shaping connectivity improvements through inclusive planning processes.



Photo credit: Bonny Graham

13 INFRASTRUCTURE

Infrastructure and land use planning are two integral components of the District. Over the last few years, the District has developed several master plans for infrastructure including the Water Master Plan (2019), Sanitary Master Plan (2020), and Stormwater Master Plan (2022). Optimizing investments through the efficient use of infrastructure and land requires integrated planning and access to essential infrastructure. This is foundational for a healthy and complete community. Residents and businesses rely on dependable services and infrastructure to provide safe drinking water, sewage treatment, and stormwater management. This infrastructure represents the District's most significant investments. Equally vital is the responsible management of solid waste, which helps prevent environmental degradation, conserves natural resources, and supports the transition toward a zero-waste future. Robust telecommunications infrastructure including high-speed internet, is critical for attracting residents, businesses, and visitors to the community and for global connectivity. Together, this interconnected system of infrastructure forms the foundation of a thriving community committed to sustainability, public health, economic opportunity, and high quality of life.

13.1 GOAL

To ensure Hope's water, sewer, and stormwater systems are reliable, responsibly managed, environmentally sustainable, and capable of supporting future population growth.

GENERAL

13.2 OBJECTIVE

Orderly Pattern of Development: To encourage an orderly pattern of development in order to reduce construction, operations and maintenance costs of infrastructure systems while meeting current and future needs.

13.2.1 POLICIES

13.2.1.1 The District will identify the extent, location, and phasing of development for infrastructure, including municipal water and sanitary sewer trunk lines.

13.2.1.2 The District does not support the extension of municipal services outside of its municipal boundary.

13.2.1.3 Update the District's Development Cost Charges Bylaw to ensure that future planned infrastructure upgrades meet the needs of anticipated growth.

13.2.1.4 Update the District's Asset Management Investment Plan to ensure a comprehensive and integrated approach to asset management.

13.2.1.5 Update the District's Subdivision and Development Servicing Bylaw.

13.3 OBJECTIVE

Cost of Servicing: To require that the costs of upgrading infrastructure and servicing new development are borne by those who benefit.

13.3.1 POLICIES

13.3.1.1 When feasible, the District will enter into latecomer agreements to require benefitting parcels to pay their proportionate share of infrastructure costs when connecting to the extended service.

13.3.1.2 Support infrastructure improvements that benefit the municipality as a whole. Where possible, seek provincial cost sharing to reduce the financial impact on ratepayers.

13.3.1.3 The costs of upgrading services will be borne primarily by the property owners who benefit. A variety of tools may be used including but not limited to: local service areas, utility charges, and development works service agreements.

13.3.1.4 Continue to require new development to contribute to the costs of infrastructure capacity improvements that benefit the entire community. A variety of tools may be used including but not limited to: development works servicing agreements, amenity negotiations, and comprehensive development agreements.

RESILIENT INFRASTRUCTURE

13.4 OBJECTIVE

Resilient Infrastructure: Strengthen Hope's infrastructure to withstand climate-related impacts by applying resilient practices in the design, construction, renovation, and maintenance of infrastructure systems.

13.4.1 POLICIES

13.4.1.1 Continue to upgrade and expand stormwater management systems to enhance watershed health, reduce flood risk and increase climate resilience.

13.4.1.2 Promote community-scale green stormwater infrastructure, including rain gardens, bioswales, and permeable pavements, through municipal incentive programs and public education.

13.4.1.3 Collaborate with the Fraser Valley Regional District to assess climate change impacts on long-term source water supply, ensuring stability and adaptive water planning.



Photo credit: Kyle Anderson

WATER

13.5 OBJECTIVE

Safe Drinking Water: To ensure access to safe and reliable drinking water for the community of Hope.

13.5.1 POLICIES

13.5.1.1 Implement the Water Master Plan (2019).

13.5.1.2 Continue to maintain optimal drinking water standards.

13.5.1.3 Identify and protect vulnerable groundwater recharge areas through designated water protection zones.

13.5.1.4 Expand backflow prevention in high-risk areas to limit cross contamination within the distribution system.

13.6 OBJECTIVE

Resilient Water Supply System: To provide a reliable and resilient water supply system that meets current and future community needs.

13.6.1 POLICIES

13.6.1.1 Connect isolated water systems to increase redundancy and capacity while improving supply flexibility during emergencies and shutdowns.

13.6.1.2 Upgrade and expand watermains and reservoirs to meet future growth and fire flow demand.

13.6.1.3 Identify, prioritize, and remediate vulnerabilities in the distribution networks.

13.7 OBJECTIVE

Assessment Management: To enhance infrastructure performance by implementing modern asset management and secure real-time monitoring systems.

13.7.1 POLICIES

13.7.1.1 Perform upgrades to telemetry and SCADA systems to improve system performance monitoring, data reporting, security and operational responses.

13.7.1.2 Implement a watermain replacement program based on condition assessments and break history to reduce service disruption and long-term costs.

13.8 OBJECTIVE

Water Conservation: To encourage practices that promote water conservation and reuse.

13.8.1 POLICIES

13.8.1.1 Promote residential, commercial, and industrial water conservation through public education and awareness.

13.8.1.2 Encourage the use of xeriscaping and drought-tolerant landscaping, as well as rainwater harvesting on both public and private lands.

13.8.1.3 Integrate water conservation components into future infrastructure design, site planning, and development approvals.

SANITARY

13.9 OBJECTIVE

Efficient Municipal Sewage Collection: To provide efficient and cost-effective collection of municipal sewage within the District.

13.9.1 POLICIES

13.9.1.1 Implement the Sanitary Master Plan (2020).

13.9.1.2 Provide sufficient treatment and discharge of municipal sewage at treatment facilities.

13.9.1.3 Continue upgrades and monitoring of the Pollution Control Centre to accommodate future development and increasing effluent regulations.

13.9.1.4 Continue to monitor and upgrade the lift stations that are showing signs of deterioration.

13.9.1.5 Monitor outflow from both residential, commercial, and industrial areas and set standards and bylaws in place for 'best practice,' as well as future development.

13.9.1.6 Achieve fast and reliable communication within the sanitary system network through upgrades to the SCADA system.

STORMWATER MANAGEMENT

13.10 OBJECTIVE

Resilient Storm Water Collection Network: To build and maintain the District's stormwater collection network to increase capacity and ensure resiliency during a major weather event.

13.10.1 POLICIES

13.10.1.1 Implement the Stormwater Master Plan (2022).

13.10.1.2 Update and enact bylaws and design guidelines to promote stormwater system optimization and best practices.

13.10.1.3 Consider the potential impacts of climate change when designing new or upgrading existing stormwater infrastructure.

13.10.1.4 Encourage new developments to include Integrated Stormwater Management Plans, as well as best practices for site conditions including managing stormwater on site wherever possible.

13.10.1.5 Update and maintain the Stormwater Modelling Software, as well as the Stormwater Master Plan as living documents.

13.10.1.6 Implement an annual maintenance program for infiltration infrastructure to reduce flooding during extreme events.

13.10.1.7 Implement an annual culvert and ditch inspection and maintenance program to reduce buildup and debris.

13.10.1.8 Prohibit the filling in of roadside or other drainage ditches, as these features play an important role in stormwater management, flood prevention, and ecological function.

13.10.1.9 Encourage modified urban cross-sections that incorporate natural assets, such as bioswales and rain gardens, to improve the effectiveness of stormwater conveyance.

13.10.1.10 Continue utilization and planning of overflow routes due to low-lying areas with little to no grade and implement design guidelines for overland flow paths for future development.

SOLID WASTE

13.11 GOAL

To maintain a convenient, affordable, and environmentally responsible solid waste system that diverts waste from landfills, contributes to greenhouse gas emissions reduction, and protects natural areas and community character.

13.12 OBJECTIVE

Effective Solid Waste Management Services: To ensure effective solid waste management services the meet the needs of residents and businesses.

13.12.1 POLICIES

13.12.1.1 Collaborate with the Fraser Valley Regional District to ensure effective and efficient solid waste management as the community grows and evolves.

13.12.1.2 Work with the Fraser Valley Regional District to encourage residents and businesses to rethink, reduce, reuse, recycle, recover, and manage residual waste to contribute to the regional vision of zero waste.

13.12.1.3 Provide recycling receptacles within parks, public spaces, and significant pedestrian corridors.

13.12.1.4 Where possible, solid waste disposal containers should be wildlife resistant to minimize conflicts between humans and wildlife.

13.12.1.5 Partner with the Fraser Valley Regional District, senior orders of government, businesses, and other community stakeholders to encourage participation in the circular economy that contribute to zero waste.

14 COMMUNITY WELL-BEING

All residents in Hope should feel safe and have access to quality services that meet their daily needs, including childcare, education, living wages, and a healthy home. Communities that are safe, cohesive, stable, and equitable support individuals' physical and mental health and well-being and improve overall quality of life. Healthy people are not only happier, but are also able to participate in civic activities, volunteer for local community groups and contribute to the local economy.

Individual quality of life, including things like quality housing and employment, stress, healthy diet, and sufficient income, as well as community-wide factors like social connections, safety, trust, and participation all play a role in Hope's overall well-being. Having a strong sense of community matters, because when residents cooperate and care for each other, the entire community becomes wealthier, healthier, and safer.

14.1 GOALS

To ensure residents have access to community services that promote healthy living, support physical and mental well-being, encourage cultural and spiritual expression, and provide for the daily needs of people of all ages and abilities.

To foster a safe, welcoming, and inclusive community where all residents feel a strong sense of belonging, are actively engaged, and enjoy a high quality of life.

To support access to high-quality education and training that meets the needs of individuals and the community.

14.2 OBJECTIVE

Support Community Well-being: To develop a built environment that includes a range of services and facilities to support residents' health and well-being.

14.2.1 POLICIES

14.2.1.1 Encourage the District's built form and public open spaces to contribute to individual physical and mental health through design that encourages active transportation, connection to the natural world, integrating the natural environment, opportunities to play, and positive social interactions.

14.2.1.2 Collaborate with other levels of governments, Fraser Health, neighbouring municipalities, community organizations, and the private sector to provide a range of community services and facilities to serve people of all ages, including:

- **a.** *Social services to support daily needs;*
- **b.** *A range of health care services and facilities;*
- **c.** *A network of regional recreation and library facilities;*
- **d.** *Access to safe, adequate, and affordable housing;*
- **e.** *Access to food that is healthy, affordable, and culturally appropriate;*
- **f.** *A range of opportunities for social participation in leisure, social, cultural, and spiritual activities for all ages, abilities and cultures;*
- **g.** *Programs that support healthy living throughout all stages of life;*

14.2.1.3 Ensure residents have access to the healthcare they need and the District has capacity for all kinds of emergencies.

14.2.1.4 Support the establishment medical clinics, access to medical specialists, and healthcare workforce retention in the community through flexible land use policies, repurposing of underutilized municipal infrastructure, access to transit, and consideration of financial incentives for the establishment of new clinics.

14.2.1.5 Collaborate with community partners to support community gardens, farmers' markets, community kitchens, and food assistance programs to improve access to healthy and affordable food.

14.2.1.6 Explore how essential services and amenities for a complete community are being met (such as healthcare, childcare, financial services, affordable housing, greenspace, cultural amenities and food) and consider developing an essential service delivery plan.

14.3 OBJECTIVE

A Community for Everyone: To create an age-friendly community that is accessible and supports people of all ages and abilities.

14.3.1 POLICIES

14.3.1.1 Develop accessibility guidelines to accommodate the needs of all residents including children, youth, seniors, and people of all abilities in the design and construction of all public facilities, streetscapes, parks, and trails.

14.3.1.2 Encourage senior governments, local businesses, and community members to improve the accessibility of public and private spaces including housing, transportation, places of employment, healthcare facilities and tourist sites.

14.4 OBJECTIVE

Inclusive Community: To foster a friendly and collaborative community that is respectful and equitable and provides a safe environment for all residents.

14.4.1 POLICIES

14.4.1.1 Collaborate with community organizations and services providers to support community events that celebrate the community's diversity and foster community pride.

14.4.1.2 Encourage the development of well-designed public and private spaces that provide social gathering places that encourage safe and friendly social interaction.

14.4.1.3 Ensure a fair and equitable distribution of community services, amenities and facilities that are affordable and inclusive across the District to allow all residents to meet their daily needs.

14.4.1.4 Collaborate with the RCMP, Fire Department, Fraser Health, social service agencies, community organizations, and local businesses to identify measures to enhance the safety and comfort of the community.

14.4.1.5 Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design and orientation of buildings, private spaces, and public spaces.

14.4.1.6 Actively seek diverse representation on District committees.

14.4.1.7 Support the adoption of a Socially Active Neighbourhoods Framework to support aging in place.

14.5 OBJECTIVE

First Nations Relationships: To conduct meaningful engagement with neighbouring First Nation communities.

14.5.1 POLICIES

14.5.1.1 The District is committed to reconciliation and building meaningful relationships with the Stó:lō people and other First Nations Peoples in the region.

14.5.1.2 The District will support the realization of the Truth and Reconciliation Commission Calls to Action.

14.5.1.3 Follow a government-to-government protocol with neighbouring First Nations.

14.5.1.4 Engage with our neighbouring First Nations on activities that could impact their Aboriginal rights and title.

14.5.1.5 Explore opportunities for cooperation and collaboration with neighbouring First Nations and help to identify issues to minimize or avoid future disagreements.

14.5.1.6 Establish terms of engagement for working with neighbouring First Nations using tools such as: service agreements, protocol agreements, and memorandums of understanding.

14.5.1.7 Develop and follow engagement guidelines that address issues such as fairness and equity and define consultation for different circumstances. This should identify: who should be consulted and when, how different interests want to be involved, and how the results of consultation will be considered.

14.6 OBJECTIVE

Community Learning: To provide access to quality education and lifelong learning opportunities for all community members.

14.6.1 POLICIES

14.6.1.1 Collaborate with partners to:

- **a.** *Support early childhood development, care, and learning;*
- **b.** *Ensure the current and future students' needs are met;*
- **c.** *Provide post-secondary programs that meet the evolving needs of Hope residents.*

14.6.1.2 Collaborate with partners to promote public transit access to post-secondary institutions in the Fraser Valley.

14.6.1.3 Encourage the creation of neighbourhood pop-up libraries or little free libraries throughout the community to encourage literacy and social connectivity.



Photo credit: Cheri Shannon

15 CLIMATE CHANGE AND EMERGENCY MANAGEMENT

Under British Columbia's *Climate Change Accountability Act* and *Local Government Act*, municipalities must include greenhouse gas (GHG) reduction targets, policies, and actions in their Official Community Plans (OCPs). The 2023 *Emergency and Disaster Management Act* further requires local governments to develop strategies that reduce disaster risks and build community resilience.

These Acts emphasize the need to integrate climate mitigation—reducing GHG emissions and adaptation—preparing for climate impacts—into local planning. This includes addressing risks such as wildfires, floods, heatwaves, and poor air quality.

Hope's location at the intersection of mountain valleys, rivers, and major transportation routes makes it especially vulnerable to climate hazards like extreme heat, wildfire smoke, drought, and flooding that it has little influence and must therefore adapt to ensure resiliency. The District can reduce its climate footprint (GHG emissions) by promoting energy-efficient buildings, low-carbon transportation, and sustainable land use.

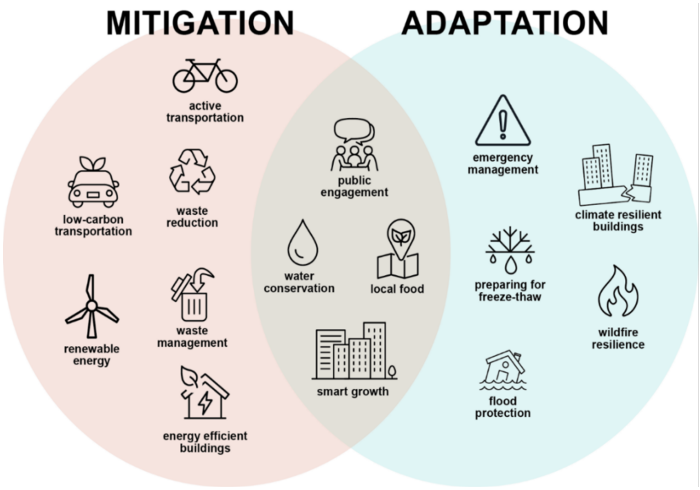
This OCP incorporates:

- ***Mitigation:*** *Reducing emissions through land use, transportation, energy, and waste policies.*
- ***Adaptation:*** *Preparing for climate impacts to protect people, infrastructure, and ecosystems.*
- ***Emergency Management:*** *Enhancing preparedness, response, and recovery capacity.*

Together, these strategies will help the District:

- *Improve public health and safety*
- *Lower infrastructure and emergency costs*
- *Protect ecosystems and natural buffers*
- *Strengthen resilience; and*
- *Support long-term livability and sustainability.*

Figure 2: Examples of Climate Mitigation and Climate Adaptation Measures



The District is updating its GHG reduction targets to align with British Columbia's *Climate Change Accountability Act* and the CleanBC Roadmap to 2030. The new community-wide targets are:

- *40% below 2007 levels by 2030*
- *60% below 2007 levels by 2040*
- *80% below 2007 levels by 2050*

The targets guide local planning and decision-making in transportation, buildings, waste, land use, and energy, and support affordability, sustainability, and climate resilience.

15.1 GOAL

Prepare Hope to tackle climate change through coordinated mitigation, adaptation, and emergency management strategies.

15.2 OBJECTIVE

Reduce GHG Emissions: By promoting energy-efficient building design, advancing low-carbon infrastructure, and guiding land use planning that prioritizes compact, transit-oriented development.

15.2.1 POLICIES

15.2.1.1 Encourage residential infill, mixed-use, and transit-oriented development patterns that reduce transportation-related GHG emissions and protect natural lands.

15.2.1.2 Consider incorporating climate resilience, energy conservation, and GHG reduction requirements into municipal purchase and development agreements for District-owned lands.

15.2.1.3 Encourage new developments to incorporate design features compatible with clean energy technologies, such as solar-ready rooftops or electric vehicle charging infrastructure, through guidance documents and incentive programs.



Photo credit: Anna Gladue

15.2.1.4 Consider requiring new residential developments to have electric vehicle ready capability in parking areas.

15.2.1.5 Explore electric vehicle charging requirements for new commercial, industrial and institutional development.

15.2.1.6 Support the integration of renewable energy systems in both residential and commercial buildings.

15.3 OBJECTIVE

Building Partnerships that Support Climate Action: Collaborate with the Fraser Valley Regional District, local First Nations, and community groups to build partnerships that support climate action.

15.3.1 POLICIES

15.3.1.1 Collaborate with the Fraser Valley Regional District to launch educational campaigns, public workshops, and outreach events to raise awareness about climate change, energy conservation, and sustainable living practices.

15.3.1.2 Collaborate with local First Nations on climate mitigation initiatives, including renewable energy projects, the integration of traditional knowledge, and shared climate goals.

15.3.1.3 Partner with schools, youth groups, and community organizations to expand climate literacy, encourage civic engagement, and foster a culture of sustainability.

15.4 OBJECTIVE

Adapt to Climate Change: Strengthen resiliency in buildings, infrastructure, and land use across Hope to adapt to a changing climate.

15.4.1 POLICIES

15.4.1.1 Conduct a community wide hazard risk and vulnerability assessment.

15.4.1.2 Conduct a climate vulnerability and risk assessment for District-owned infrastructure (roads, water, waste, communications) and develop a capital plan for necessary climate-resilient improvements.

15.4.1.3 Develop municipal zoning and development permit guidelines that encourage resilient building design practices, such as elevated construction, fire-resistant materials and passive building techniques.

15.4.1.4 Advocate for and support wildfire risk mitigation measures specific to Hope's wildland-urban interface by collaborating with provincial agencies and encouraging voluntary adoption by developers and property owners.

15.4.1.5 Implement the recommendations in the District of Hope Community Wildfire Resiliency Plan.



15.5 OBJECTIVE

Climate Adaptation and Ecosystem Resilience: Expand the use of natural systems and green infrastructure to support climate adaptation and ecosystem resilience.

15.5.1 POLICIES

15.5.1.1 Invest in and protect natural assets such as the tree canopy, wetlands, forests, and riparian zones to improve the urban heat island, flood resilience, habitat integrity, and ecosystem services.

15.5.1.2 Support groundwater recharge and aquifer protection through green infrastructure and improved rainwater infiltration practices.

15.5.1.3 Implement green infrastructure in urban areas, including urban forests, green roofs, and shaded public spaces to reduce urban heat and manage runoff.

15.5.1.4 Review and update the District of Hope Tree Protection Bylaw 20/95 to ensure it provides the desired ecological benefits, protects critical wildlife corridors and natural habitats to ensure biodiversity, ecosystem connectivity, and climate resiliency.

15.6 OBJECTIVE

Strengthen Internal Operations and Emergency Management Systems: Strengthen the District's internal operations and emergency management systems to respond to extreme weather events climate-related events.

15.6.1 POLICIES

15.6.1.1 Develop risk management protocols that guide decision-making across departments during extreme weather-related emergencies.

15.6.1.2 Conduct regular staff training that supports Emergency Operations Centre functions and scenarios.

15.7 OBJECTIVE

Resilient Community Emergency Preparedness: Prepare the community to anticipate, respond to, and recover from extreme weather-related emergencies through education, engagement, and coordinated support.

15.7.1 POLICIES

15.7.1.1 Partner with BC Wildfire Service and First Nations governments to expand FireSmart practices, including fuel management, structure protection, and emergency access planning.

15.7.1.2 Establish coordinated heatwave response protocols with Fraser Health.

15.7.1.3 Prioritize support for vulnerable groups—such as low-income households, seniors, Indigenous peoples, and individuals with limited mobility—in all emergency and adaptation planning.

15.7.1.4 Integrate backup power systems and redundant communications into local emergency preparedness strategies to ensure continuity during extreme weather-related events.

15.7.1.5 Establish neighborhood-level emergency preparation plans to ensure that shelter, supplies, and community support are available during emergencies and prolonged climate events.

15.7.1.6 Launch public education campaigns promoting household-level adaptation, including emergency kits, home retrofits, and climate-aware landscaping.



PART C IMPLEMENTATION

16 PLAN IMPLEMENTATION

The District of Hope has many plans and strategies in place that provide direction for planning and development, engineering, parks and recreation, environmental management, and economic development. Any future updates or creation of new plans or strategies must be in alignment with the District's OCP. It is important that all future plans, programs, and activities initiated by the District implement and align with the OCP.

The Zoning Bylaw is a critical tool to implement the OCP and ensure the community's vision, goals, and objectives are being realized. The Zoning Bylaw is being updated concurrently with the OCP to ensure the two documents are aligned. Any future amendments to either the OCP or the Zoning Bylaw must consider the other and the District should ensure they remain aligned.

Comprehensive Development Zones are intended to accommodate and regulate the development of a use or mixture of uses on a specific site. The purpose is to provide a zone which will allow for the creation of comprehensive site specific land use regulations on a specific site where the circumstances are such that other zones do not provide sufficient regulation. Where possible, new developments should be accommodated within the District's standards zones outlined in the Zoning Bylaw and Comprehensive Developments should only be considered in extenuating circumstances when the proposed development does not fit within a standard zone.

All development proposals submitted to the District will be required to identify how the proposal facilitates the realization of the vision, goals, objectives, and policies of the OCP.

If there is an application for an OCP amendment, it must clearly demonstrate how the proposal conforms with, and will help realize the OCP's vision, goals, and objectives. District staff will review each proposal and its alignment with the OCP and consider the context and specifics of each application. Development proposals that require OCP amendments will be reviewed by District staff and an initial information report on the proposed OCP amendment will be prepared for Council.

District staff should periodically report to Council on development activities, whether the vision and goals of the OCP are being met and determine if a general update to the OCP is necessary. Monitoring and reporting on progress toward (or away from) achieving the OCP goals helps inform decision-making and enables for continuous improvement. Reporting in the same format and using the same metrics year after year will reveal trends and help to track progress over time. Ongoing, consistent, and reliable monitoring helps to:

- *Set priorities throughout the community;*
- *Show transparency and accountability to community stakeholders; and*
- *Engage businesses, residents, and visitors in the journey towards our shared vision and goals by providing meaningful and timely information in an interactive way.*

PART D DEVELOPMENT PERMIT AREAS (DPAS)



17 FLOOD & EROSION HAZARDS DEVELOPMENT PERMIT AREA

17.1 BACKGROUND

The Flood and Erosion Hazards Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act R.S.* 2015 to establish objectives and guidelines to protect development from hazardous conditions. The local government does not represent to any person that any building or structure, including a mobile home, used, constructed, or located in accordance with these provisions will not be damaged by flooding or erosion.

17.2 LOCATION

Flood and Erosion Hazards DPA is applicable to all lands within the District boundaries that are subject to flooding and erosion hazards from the following sources:

- *Fraser River;*
- *Coquihalla River;*
- *Silverhope Creek;*
- *Kawkawa Lake, its tributary creeks and outlet channel; and,*
- *Any smaller, unnamed water-bodies and the main watersheds outside the mapped areas.*

All areas designated as floodplain hazard areas are depicted in **Appendix B - Schedule F: Flood and Erosion Hazards DPA Areas Maps**.

17.3 JUSTIFICATION

The District of Hope and the Province of British Columbia are responsible for the mitigation of flood hazards through the *Local Government Act*, the *Land Title Act*, and the *Dike Management Act*.

The floodway, flood fringe, erosion, avulsion, and surface-flow areas of the Fraser River, Coquihalla River, Silverhope Creek, Kawkawa Lake, and other unnamed water-bodies within the District represent hazards to development. Other hazards not related to watercourses, such as landslides and avalanches, are covered in the Geotechnical Hazard DPA.

The research and analysis supporting the identification of floodplain hazards are provided in the list of studies and reports in **Appendix D** of this OCP.

17.4 OBJECTIVES

The objectives of the Flood and Erosion Hazards DPA (as shown on **Appendix B - Schedule F: Flood and Erosion Area Maps 1 to 5**) are to:

- *Protect property and minimize the risk to individuals;*
- *Prevent development within floodways;*
- *Limit development on lands subject to flooding and erosion hazards; and*
- *Minimize the risk of damage from flooding on land up to the designated flood level by requiring floodproofing measures to be incorporated into new development.*

Any development within a floodplain must comply with the floodproofing requirements outlined in this section, including floodplain setbacks and flood construction levels.

17.5 EXEMPTIONS

A Development Permit will not be required within any DPA where an existing structure is only receiving minor alterations or changes. This applies to all uses permitted under the Zoning Bylaw. Specifically, a Development Permit will not be required for the following changes:

- *Replacement of exterior building finishes;*
- *Replacement of sign faces or addition of new signage which meets the District's sign regulations;*
- *Changes to plant material within already established landscaped areas;*
- *Decks not exceeding a maximum area of 25 square metres in a specified hazard assessment area and has a registered covenant on title outlining the conditions on the property and saving the District harmless;*
- *Additions of canopies or other decorative building features; and/or*
- *Interior renovations but not new secondary suites.*

A Development Permit will be required if the nature of changes to the existing development will result in a major alteration. The exemption will not apply in a declared Revitalization Area or Heritage Site which will require permits for any exterior alterations.

A Development Permit for this area may not be required for an accessory building or structure. Unless otherwise specified within the hazard assessment area, an accessory building or structure will be exempt if it:

- *Is located outside the established flood setback line;*
- *Does not exceed a maximum area of 50 square metres. In East Kawkawa Lake, the accessory building or structure must not exceed a maximum of 38 square metres and must remain open-sided;*
- *Is not used for human habitation;*
- *Is not located within a Provincial Riparian Assessment Area (RAA) or other riparian area as determined by a Qualified Professional; and*
- *Has a registered covenant on title outlining the conditions on the property and saving the District harmless.*

Some restrictions may apply. Proposed construction or alteration of a building or structure that does not meet the above exemptions will require a Development Permit.

The following types of development are exempt from the requirements of the Flood Construction Levels (FCLs) specified in the Flood and Erosion Hazards Development Permit Area Maps 1 to 5, and in context with Location Specific Regulations:

a. *A renovation of an existing building or structure that does not involve an addition thereto.*

b. *Except in the East Kawkawa Lake, an addition to a building or structure at the original non-conforming floor elevation that would increase the size of the building or structure by less than 25% of the non-conforming floor area existing at the date this Bylaw was adopted, provided that the degree of non-conformity regarding the floodplain setback is not increased.*

c. *That portion of a building or structure used as a carport, garage or entrance foyer, unless as specified in these guidelines.*

d. *An addition to an existing building or structure created by raising the existing building or structure less than 1.5 metres and creating a non- habitable area underneath that does not require floodproofing.*

e. *Farm buildings, other than dwelling units, and closed-sided animal enclosures.*

f. *Hot water tanks and furnaces behind standard dikes.*

g. *Heavy industrial uses behind standard dikes.*

h. *On-loading or off-loading facilities associated with water-oriented industry and sawmills.*

The District of Hope may consider minor variances to the above exemptions upon written request; however, a covenant saving the District of Hope harmless may be required. In extreme or unusual circumstances, the District of Hope may consider an application for a site specific exemption submitted by a property owner.

In extreme or unusual circumstances, the District of Hope may consider an application for a site specific exemption submitted by a property owner.

17.6 GENERAL REQUIREMENTS

Before a Development Permit can be issued by the District of Hope, the applicant shall provide confirmation from a Qualified Professional that the proposed development is safe for its intended use, meets with the requirements of this bylaw, and meets the guidelines in the Hazard Acceptability Thresholds for Development Approvals by Local Governments (Cave, 1993)

and the Fraser Valley Regional District's Hazard Acceptability Thresholds For Development Approvals (2020), or as amended. In an area where more than one floodplain setback or flood construction level is applicable, the more conservative value shall apply.

As noted, the flood hazard and risk assurance statement, contained in Appendix J of Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC (APEGBC, 2012) must be completed by a Qualified Professional. The Qualified Professional must also certify that any drawings submitted as part of an application meet the specified requirements. In highly hazardous locations, at the discretion of the Director of Community Development, an independent third-party review of the site-specific assessment may be required, completed at the expense of the applicant.

Following construction in areas where flood construction levels, floodplain setbacks, or other restrictions apply, a Qualified Professional must confirm that construction has occurred according to specifications.

17.7 REQUIREMENTS

MINOR DEVELOPMENT PERMITS

A Minor Development Permit shall be required where: a development meets or exceeds the area specific requirements including Flood Construction Level; is located outside the Fraser/ Coquihalla/ Silverhope setback line; and/or can meet or exceed the required setback distance.



DEVELOPMENT PERMIT

A Development Permit shall be required for any development that requires a site specific report by a Qualified Professional.

17.8 REGULATIONS APPLICABLE TO ALL AREAS

Areas with known flood and erosion hazards are shown in **Appendix B - Schedule F: Flood and Erosion Hazards DPA Maps**. The following glossary is applicable to regulate flood and erosion hazards:

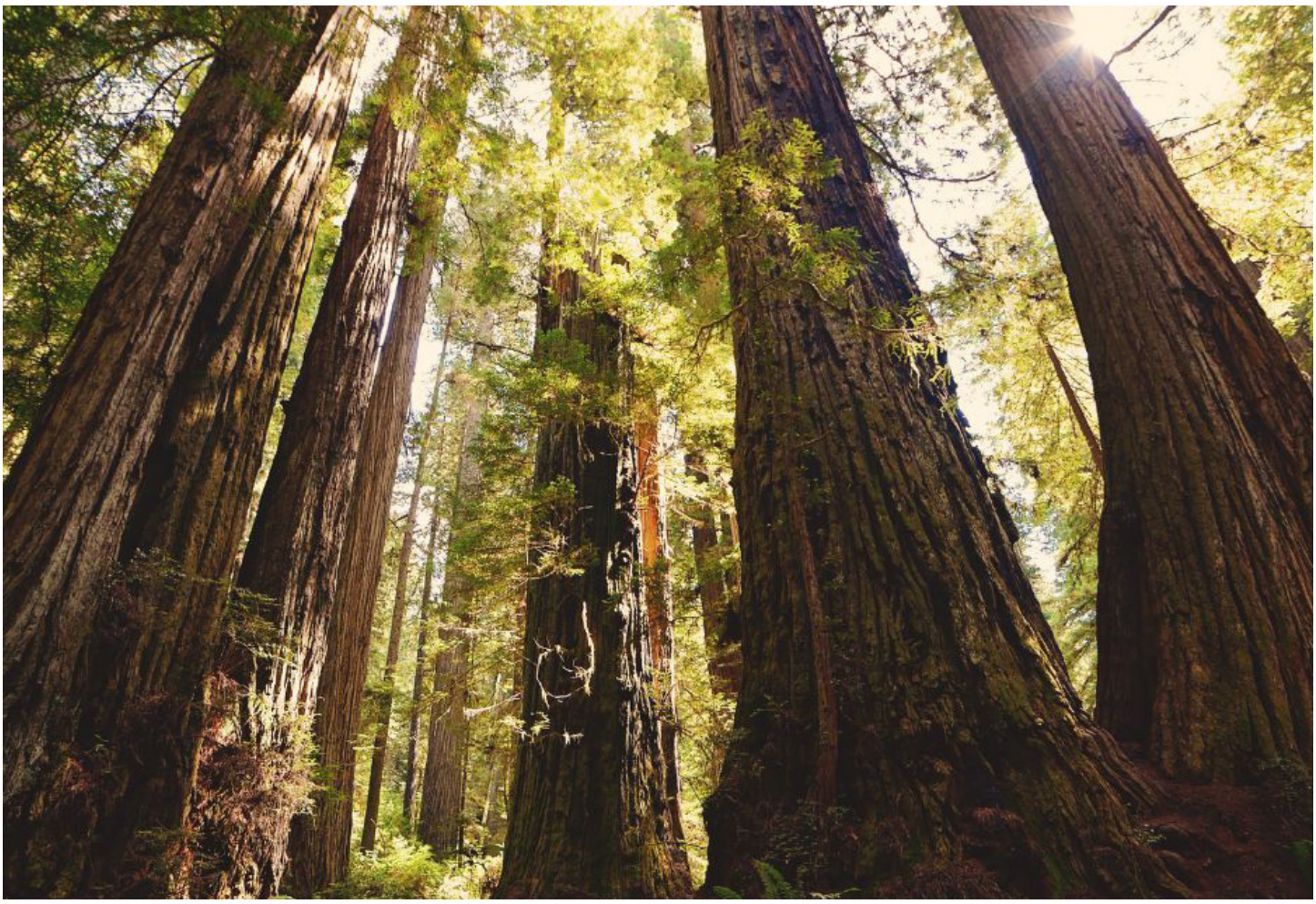
Table 8: Floodplain and Erosion Hazard Glossary

TERM	DEFINITION	REQUIREMENTS
Designated Flood	A significant historic flood or flood having an annual probability of one in 200 years, based on analysis of historic flow records.	Not applicable.
Development	Construction of a structure, or major addition to a structure, except as required for marine purposes (such as a pier or dock); a change in land use under the BC Building Code; or the subdivision of land.	Approval of a Development Permit.
Flood Construction Level (FCL)	The minimum elevation for the underside of any floor system used for dwelling purposes, business, or the storage of goods susceptible to damage by floodwaters. The Flood Construction Level is based on the calculated elevation of the designated flood and includes freeboard, unless otherwise stated.	Habitable space must be constructed above FCL.
Flood Fringe	The portion of the floodplain not located in a floodway that is susceptible to occasional flooding.	No new development shall be permitted in a flood fringe area of a floodplain unless certified safe for its intended use by a Qualified Professional. All habitable space is required to be above applicable FCLs where these have been mapped. Where FCLS are not mapped, the location of habitable space is required to meet Provincial guidelines. Electrical, mechanical, and other services must be floodproofed to the FCL and safe access/egress ensured. All necessary setback requirements must also be met.
Floodplain	A lowland area, whether diked, floodproofed, or unprotected, that is at an elevation susceptible to flooding. The floodplain is compromised of the floodway and the flood fringe. The extent of the floodplain is typically defined by the 200-year flood limit.	Limited development is permitted in the flood fringe portion of the floodplain, subject to compliance with floodproofing requirements and approval by a Qualified Professional.
Floodproofing	A series of measures including the alteration of land and buildings to mitigate the risk of flooding and to mitigate damages in the event of flooding.	Floodproofing may include adding fill to raise the elevation of a building site to the FCL, scour protection, structural measures (such as foundation walls or columns to raise a building to the FCL), or a combination of fill and structural measures. It includes the use of setbacks to maintain a floodway and to allow for erosion. Floodproofing is required in the flood fringe.
Floodway	The channel of the watercourse and those portions of the floodplain that are required to convey the designated floodway.	The floodway is frequently inundated. Therefore, development of any kind within a floodway is not permitted.

TERM	DEFINITION	REQUIREMENTS
Freeboard	A vertical distance added to the actual calculated flood level to accommodate hydraulic and hydrologic variables, potential for waves, surges, and other natural phenomena.	Freeboard is included in the FCL. The Fraser River FCL is based on the 1984 flood level, plus a freeboard of 0.6 metres.
Habitable Space	Any room or space within a building or structure that is or can be used for human occupancy, commercial sales, or storage of goods, possessions, or equipment (including furnaces), that would be subject to damage if flooded.	All habitable space must be constructed above the FCL.
Natural Boundary	The visible high water mark of any river, stream, or lake where the presence and action of the water are so common, and so long continued in all ordinary years, that it marks a distinct character on the vegetation and the nature of the soil itself. The natural boundary includes the edge of the old slide channels and marshes.	Development setbacks are measured horizontally from the natural boundary, unless otherwise specified.

17.9 LIMITATIONS

Senior government agencies, including the Canada Mortgage and Housing Corporation and the Ministry of Forests, Lands and Natural Resource Operations, do not support development within floodplains unless adequate floodproofing measures are taken. In addition, disaster assistance is only available if new developments have incorporated adequate floodproofing measures. Buildings erected prior to designation will remain eligible for disaster relief (Environment Canada, 1991).



17.10 LOCATION-SPECIFIC REGULATIONS

FRASER RIVER

A Development Permit will be required for any development that requires a site specific report by a Qualified Professional. Any development that meets or exceeds the minimum FCL and is located outside the flood setback line will only require a Minor Development Permit.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Avulsion	Avulsion Hazard 	No building or structure shall be constructed, reconstructed, moved, or extended within the natural boundary of the Fraser River, except in compliance with a site specific engineering design by a Qualified Professional.
Avulsion Hazard and Floodplain	Avulsion Hazard & Floodplain 	No new development shall be permitted in areas within the Fraser River and Silverhope Creek Floodplains, unless determined safe for the intended use in a site specific report prepared by a Qualified Professional.
Flood Construction Level	Flood Construction Level (FCL)  FCL Isoline 	Within the Fraser River floodplain and upstream of the Coquihalla outlet (41.3 metres FCL), design levels have not been calculated and therefore no habitable space shall be constructed below the required FCL, except in compliance with a site specific engineering design by a Qualified Professional.
Floodplain (Moderate to High Flood Hazard)	Floodplain (Moderate – High Flood Hazard) 	No new development shall be permitted unless determined safe for the intended use in a site specific report prepared by a Qualified Professional.
Floodplain Setback Line	Fraser/Coquihalla/ Silverhope Flood Setback Line	All development proposed in the Fraser River Floodplain: a. Must be built to FCL if within the floodplain, but outside the flood setback line. A Minor Development Permit is required. A "save harmless" covenant must be registered on the property title. The covenant shall apply to all development, even if exempt from the FCL. b. Must have a certified report from a Qualified Professional if development is within the flood setback line. A Development Permit is required in addition to a registered "save harmless" covenant. No flood related exemptions apply.
Floodway	Floodway 	No building or structure shall be constructed, reconstructed, moved, extended, or located on any island within the natural boundaries of the Fraser River. Islands within this reach of the Fraser River include an unnamed island upstream of the Coquihalla confluence, Croft Island, Greenwood Island, and Bristol Island.

COQUIHALLA RIVER

A Development Permit will be required for any development that requires a site specific report by a Qualified Professional. Any development that meets or exceeds the minimum FCL and is located outside the flood setback line will only require a Minor Development Permit.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Avulsion	Avulsion Hazard	No increase in density or change of use shall be permitted within the avulsion hazard area of the Coquihalla River. The Hope Golf Course and private property upstream of the Golf Course Bridge on the east bank of the Coquihalla River are potentially affected by an avulsion. Due to the high risk to life and structures in the event of an avulsion, no increase in density is permitted in this area. For any building or structure, a setback is required. The distance shall be determined by a site specific engineering report prepared by a Qualified Professional.
Break-through Point	Break-through Point	Potential river break-through points are: a. along the left bank at the Trans Mountain Pipe Line crossing close to the Old Hope Princeton Way; and b. along the left bank west of the CN Rail line. The inundation boundary of the designated flood assumes the breakthrough channels are blocked off.
Erosion	Erosion Hazard	Unless otherwise determined by a site specific report by a Qualified Professional, the setback requirements are: a. 70 metres setback from the natural boundary of the Coquihalla River opposite the Glenhalla Subdivision, west of Mount Hope Road. b. 60 metres setback from the natural boundary of the Coquihalla River opposite the Glenhalla Subdivision, east of Mount Hope Road. c. 60 metres setback from the natural boundary of the Coquihalla River at Olson Avenue, for properties located between Park Avenue and Golf Course Road.
Flood Construction Level	Flood Construction Level (FCL) 57.90 FCL Isoline	No habitable space shall be constructed within the Coquihalla River Floodplain below the required FCL.
Floodplain (Moderate to High Flood Hazard)	Floodplain (Moderate – High Flood Hazard)	Unless otherwise determined by a site specific report by a Qualified Professional, the setback requirements are: a. 60 metres setback from the natural boundary of the Coquihalla River at the Fortis Pipeline Crossing, Old Hope Princeton Way, and along Riverview Drive. b. 7.5 metres setback from the landward toe of the dike within the Glenhalla Subdivision, River Parade, and park area.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Floodplain Setback Line	Fraser/Coquihalla/ Silverhope Flood Setback Line	Unless otherwise determined by a site specific report by a Qualified Professional, the setback requirements are: a. 70 metres setback from the natural boundary of the Coquihalla River opposite the Glenhalla Subdivision, west of Mount Hope Road. b. 60 metres setback from the natural boundary of the Coquihalla River opposite the Glenhalla Subdivision, east of Mount Hope Road. c. 60 metres setback from the natural boundary of the Coquihalla River at Olson Avenue, for properties located between Park Avenue and Golf Course Road. d. 60 metres setback from the natural boundary of the Coquihalla River at the Fortis Pipeline Crossing, Old Hope Princeton Way, and along Riverview Drive. e. 7.5 metres setback from the landward toe of the dike within the Glenhalla Subdivision, River Parade, and park area. f. 60 metres setback from the natural boundary of the Coquihalla River, along Forrest Crescent and Mallard Drive. g. 30 metres setback for all other areas. Building setbacks are usually 30 metres, based on Ministry standards. However, site inspections can result in increases or decreases to the standard. Setbacks determined by Northwest Hydraulic Consultants (1994) for the Coquihalla River vary from 30 metres to 70 metres depending on the type and quality of bank material (i.e., bedrock, rip-rap or natural). Natural banks and low quality rip-rap banks are more susceptible to failure than bedrock or engineered rip-rap banks. As a result, greater setbacks have been established for development in areas where structural protection is less than the 200-year flood limit.
Floodway	Floodway	No building, construction, or alteration shall be permitted in a floodway.
Low Flood Hazard	Low Flood Hazard	A setback of 60 metres is required from the natural boundary of the Coquihalla River along Forrest Crescent and Mallard Drive, unless otherwise determined by a site specific report by a Qualified Professional.

SILVERHOPE CREEK

Any new building or structure located within any flood hazard area may be subject to a registered covenant on title to save the District harmless and outline the conditions of the property.

A Development Permit will be required for any development that requires a site specific report by a Qualified Professional. Any development that meets or exceeds the minimum FCL, is located outside the flood setback line, and can meet the required setback distance, will only require a Minor Development Permit.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Avulsion	Avulsion Hazard 	No habitable buildings or structures shall be permitted unless comprehensive protection works are installed and the development is certified safe for the intended use by a Qualified Professional. Where a lot is bisected by Silver Skagit Road, habitable buildings or structures are to be located on the west side of the road. A Minor Development Permit will be required for an accessory building or structure located in the Avulsion Hazard Area. An accessory building or structure shall: a. Have a minimum setback of 60 metres from the natural boundary or 30 metres from the edge of the floodway, whichever is further from Silverhope Creek; b. Have a minimum FCL of 1.0 metre above the finished grade elevation surrounding the building, or 1.0 metre above the crest elevation of the nearest road where flood waters may pond, whichever is greater; and c. Be subject to a registered covenant on the property title that saves the District harmless and outlines conditions of the property.
Avulsion Hazard and Floodplain	Avulsion Hazard and Floodplain 	No new development shall be permitted in areas within the Fraser River and Silverhope Creek Floodplains, unless determined safe for the intended use in a site specific report prepared by a Qualified Professional.
Avulsion Points	Avulsion Point 	No new habitable buildings or structures shall be permitted in Avulsion Hazard Areas, unless determined safe for the intended use in a site specific report prepared by a Qualified Professional. Buildings or structures may require flood protection works.
Flood Construction Level	Flood Construction Level (FCL)  FCL Isoline 	Carports, garages, workshops, and other non-habitable buildings may be exempt from FCLs, but covenant requirements will still apply.
Floodplain Setback Line	Fraser/Coquihalla/ Silverhope Flood Setback Line	Garage and accessory buildings shall be setback a minimum of 60 metres from the natural boundary of the Silverhope Creek, or 30 metres from the edge of the floodway, whichever is further from Silverhope Creek.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Floodway	Flood Way 	No increase in density through subdivision is permitted in the floodway of Silverhope Creek. FCL and setbacks shall be determined by a Qualified Professional in the field of hydraulics and river engineering with respects to flooding, erosion, and sedimentation. Where a lot is bisected by Silver Skagit Road, habitable buildings or structures are to be located on the west side of the road. A Building Permit for new construction shall only be issued following a certified report by a Qualified Professional that demonstrates little or no potential for increased flood levels upstream, or for increased erosion on the opposite bank, as a result of the development. The design provided must include scour protection and be able to resist the forces imposed by the velocity, depth of water, and impact of debris.
Surface Flow	Surface Flow	A Development Permit will not be required provided that: a. All buildings and structures are setback a minimum of 60 metres from the natural boundary of Silverhope Creek, or 30 metres from the edge of the floodway, whichever is greater; b. All buildings and structures have a minimum FCL of 0.6 metres above the finished grade elevation surrounding the building or structure, or 0.6 metres above the crest elevation of the nearest road where flood waters may pond, whichever is greater; and c. A registered covenant is placed on the property title that saves the District harmless and outlines conditions of the property.

KAWKAWA LAKE, INFLOW TRIBUTARIES, AND OUTFLOW CHANNEL (KNOWN AS SUCKER CREEK/ KAWKAWA CREEK)

No new development or major alteration of any structure is permitted in any of the flood hazard areas of East Kawkawa Lake, except in compliance with a site specific engineering design or comprehensive flood protection works.

The minimum setback for any new development shall be 15 metres from the natural boundary of Sucker Creek, or 15 metres from the natural boundary of Kawkawa Lake, whichever is greater.

A Development Permit will be required for any development that requires a site specific report by a Qualified Professional. Any development that meets or exceeds the minimum FCL and can meet the required setback distance will only require a Minor Development Permit.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Avulsion	Avulsion Hazard 	No habitable buildings or structures shall be located in the Avulsion Hazard Area. The lower part of the East Kawkawa Lake Floodplain is exposed to flood and erosion hazards resulting from channel avulsions.
Debris Flow	Debris Flow Hazard 	No habitable buildings or structures shall be located in the debris flow hazard area. The potential debris flow hazard areas have the potential to carry rock, gravel, and organic debris in addition to water. The degree of risk and the severity of potential damage on an alluvial fan typically diminishes at lower elevations, based on the premise that a fan generally widens and flattens at lower elevations. The flow depth, flow velocities, and amount of debris and alluvium during an extreme event also decreases at lower elevations. Flooding can be caused by debris flow or inundation due to surface runoff that is not necessarily associated with the debris flow.
Erosion Hazard	Erosion Hazard 	The lower part of the East Kawkawa Lake Floodplain is exposed to flood and erosion hazards resulting from channel avulsions. Flood and erosion issues from Kawkawa Lake exist, but are not considered significant.
Flood Construction Level	Flood Construction Level (FCL)  FCL Isoline 	The minimum FCL shall be 1.5 metres above the natural boundary of Sucker Creek or Kawkawa Lake, whichever is applicable.
Floodplain (Moderate to High Flood Hazard)	Floodplain (Moderate – High Flood Hazard) 	No new development shall take place unless certified safe for the intended use by a Qualified Professional. A comprehensive approach to flood mitigation is called for, rather than a series of site specific measures.
Floodway	Flood Way 	No building, construction, or alteration shall be permitted in a floodway. No development shall take place in the environmentally sensitive floodplain of Sucker Creek encompassing a 100 metre wide marsh (West Kawkawa Lake), bounded on the south by the railroad embankment of the former Kettle Valley Railway, and on the north by Thacker Mountain Road.
High to Severe Flood Hazard	High to Severe Flood Hazard 	No new development shall be permitted unless determined safe for the intended use in a site specific report prepared by a Qualified Professional.

HAZARD	MAP REFERENCE	FLOOD CONSTRUCTION REQUIREMENTS
Low Flood Hazard	Low Flood Hazard	No new development shall take place unless certified safe for the intended use by a Qualified Professional. A comprehensive approach to flood mitigation is called for, rather than a series of site specific measures.

17.11 OTHER WATER-BODIES AND UNMAPPED AREAS

Unless otherwise specified, the following shall apply:

1. A 7.5 metre setback is required from the natural boundary of a lake, marsh, or pond, and a minimum FCL of 1.5 metres above the natural boundary of a lake, marsh, or pond.

2. For watercourses other than a lake, marsh, or pond, a 15 metre setback is required from the natural boundary, and a minimum FCL of 1.5 metres above the natural boundary of any other watercourse.



18 GEOTECHNICAL HAZARD DEVELOPMENT PERMIT AREA

18.1 PURPOSE

The Geotechnical Hazard Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act* R.S. 2015 for the purpose of protecting development from hazardous conditions.

18.2 LOCATION

The Geotechnical Hazard DPA consists of all lands subject to High or Uncertain Geotechnical Hazards as shown in **Appendix B - Schedule E: Geotechnical Hazard Areas DPA Maps**.

18.3 JUSTIFICATION & OBJECTIVES

The District of Hope and the Province of British Columbia are responsible for the mitigation of geotechnical hazards through the *Local Government Act*.

The objectives of the Geotechnical Hazard DPA are to restrict development in areas noted as subject to geotechnical hazards and to protect development from such geotechnical hazards.

The Geotechnical Hazard DPA designation is used in areas that may be subject to uncertain or high geotechnical hazards. More information about the data used to prepare this DPA is included in **Appendix E** of this OCP.

18.4 REQUIREMENTS

MINOR DEVELOPMENT PERMIT

There are no Minor Development Permits for this area.

DEVELOPMENT PERMIT

A Development Permit shall be required for this area, except where exempt.

18.5 GUIDELINES

Development Permits for this area shall be in accordance with the following guidelines:

1. Before a Development Permit can be issued by the District, the applicant shall provide, at the applicant's expense, a site specific geotechnical report certified by a professional engineer with experience in geotechnical engineering, hazard assessment, and risk management. The geotechnical report will be used by the District to determine the conditions and requirements to be specified in the Development Permit.

2. The geotechnical report shall provide sufficient detail and clarity to determine the geotechnical hazard(s) to which the site is subjected. As a minimum, the report shall include the following:

    a. *A topographic and geomorphic description of the site and a statement as to which type of natural hazard(s) may affect it.*

    b. *A review of previous geotechnical studies affecting the site and engineering work in the vicinity.*

    c. *An assessment of the nature, extent, frequency (probability), and potential effect of the hazard(s) including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a review of the study by another professional if deemed necessary by the District.*

    d. *A description of proposed mitigative works, if any, including: construction and maintenance programs for such works, actions designed to prevent the hazardous occurrence, and an assessment of the effect of the mitigative work in reducing the potential impact of the hazard. Certificates of approval will be required on all constructed works for which the Qualified Professional is responsible. A landslide assurance statement must also be completed by the Qualified Professional.*

e. *Any other recommendations that the Qualified Professional believes appropriate.*

f. *An assessment that is in accordance with the Association of Professional Engineers and Geoscientist of British Columbia (APEGBC) and the guidelines in the Hazard Acceptability Thresholds for Development Approvals by Local Governments (Cave, 1993) and the Fraser Valley Regional District's Hazard Acceptability Thresholds For Development Approvals (2020), or as amended, under which the land may be used safely for the intended used.*

g. *The signature and seal of a Professional Engineer registered in the Province of British Columbia with experience in the specialized field appropriate to the study.*

3. On the basis of the geotechnical report, conditions or restrictions may be imposed on the uses and densities permitted in the Zoning Bylaw, the sequence and timing of construction, areas to remain free of development, vegetation or trees to be planted or retained, natural drainage to be maintained or enhanced, and/or other matters as specified in Section 491 of the *Local Government Act*.

4. Notwithstanding the uses permitted in the Zoning Bylaw, where the geotechnical report identifies a hazard that has an annual probability greater than 1:500 and presents a risk to public health and safety, no uses shall be permitted that involve overnight accommodations, the assembly of people on, or the attraction to people to the site.

Lands should not be substantially altered within any area established for the protection of development from hazardous conditions unless a Development Permit has been issued.

Physical alteration of lands established for the protection of development from hazardous conditions is at the sole risk and liability of the property owner. The property owner should consult a Qualified Professional to provide advice on any alteration of lands. Such alterations must not create instability, increase hazards, and/or have a negative impact on adjacent lands. A substantial alteration is determined by the District of Hope. In highly hazardous locations, at the discretion of the Director of Community Development, an independent third-party review of the site-specific assessment may be required, completed at the expense of the applicant.

18.6 EXEMPTIONS

A Development Permit may not be required for an accessory building or structure. Unless otherwise specified within the hazard assessment area, an accessory building or structure will be exempt if it:

- *Does not exceed a maximum area of 50 square metres. In East Kawkawa Lake, the accessory building or structure must not exceed a maximum of 38 square metres and must be open-sided;*
- *Is not used for human habitation;*
- *Is not located within a Provincial Riparian Assessment Area (RAA) or other riparian area as determined by a Qualified Professional; and*
- *Has a registered covenant on title outlining the conditions on the property and saving the District harmless.*

19 RIPARIAN AREAS DEVELOPMENT PERMIT AREA

19.1 PURPOSE/ CATEGORY

Riparian Areas Development Permit Area is designated under section 488 of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

19.2 APPLICATION

This DPA consists of all parcels of land:

- *Within the Official Community Plan boundaries, and*
- *Entirely or partially within a Riparian Assessment Area*

19.3 JUSTIFICATION

District of Hope includes rivers, streams, lakes and wetlands that directly and indirectly provide natural features, functions and conditions that support wildlife, fish, amphibian and aquatic habitats. Riparian areas play a crucial role in maintaining water quality, providing habitats, regulating and filtering water flow and supporting biodiversity. Riparian areas act to trap sediment and pollutants and stabilize banks, reduce erosion, and help control flooding.

As the District grows, development adjacent to riparian areas around natural aquatic resources is likely to increase. The intent of the Riparian Areas DPA is to ensure that all new development respects and protects the natural environment and the associated environmentally sensitive aquatic areas.

Including appropriate precautionary measures in the site and building design can help to minimize risk to the natural environment and habitat.

The Riparian Areas Protection Regulation (RAPR) under the BC *Riparian Areas Protection Act* requires local governments to protect streams and riparian areas when exercising powers and providing guidance with respect to residential, commercial and industrial development.

19.4 OBJECTIVES

The objectives of this DPA are to:

- *Protect the natural environment including streams, lakes, wetlands, and riparian habitat*
- *Mitigate the risk of harm to fish and fish habitat*
- *Ensure development does not negatively impact water quality or quantity, streams, lakes, wetlands, and riparian areas*

19.5 ACTIVITIES REQUIRING A PERMIT

A Riparian Areas development permit must be obtained on lands within 30 metres of rivers, streams, lakes and wetlands, before the

- *Subdivision of land*
- *Construction of, or addition to, a building or structure within the riparian assessment area*
- *Alteration of land, which includes but is not limited to:*
  - *Site clearing or grading*
  - *Removal or disruption of vegetation*
  - *Placement, removal, or disruption of soil*
  - *Placement or construction of impervious or semi-impervious surfaces*
  - *Flood protection works*
  - *Drainage systems or utility corridors*
  - *Construction of roads or trails*

19.6 EXEMPTIONS

The following activities are exempt from requiring a development permit under the Riparian Areas DPA:

- *Development that is demonstrated to be outside a surveyed and confirmed Riparian Assessment Area. A site plan prepared by a surveyor and reviewed by a Qualified Environmental Professional (QEP) showing the proposal and the Riparian Assessment Area may be required*
- *Interior renovations to existing buildings*
- *Exterior alterations entirely within an existing building footprint that do not result in*
  - *An increase to the size of the existing structure or overhangs*
  - *Removal and reconstruction of structures*
  - *Clearing, grading, or disturbance to soils, vegetation, or trees within the SPEA*
- *Parcel consolidation*
- *Development that is part of a farm operation as defined by the Farm Practices Protection (Right to Farm) Act*
- *Routine maintenance of existing landscape or lawn and garden areas, including the removal of invasive plant species as listed and updated from time to time by the Province of BC (**Invasive plants - Province of British Columbia**)*
- *Installation of seasonal play or recreational equipment on existing yard/lawn areas, such as a sandbox, swing set, or above ground pool*
- *Emergency works, including tree cutting, necessary to remove an immediate danger or hazard. Tree risk assessment by an arborist may be required*
- *Public works, services, and maintenance activities approved by the District and carried out by, or on behalf of, the District.*
- *Repair or replacement of an existing driveway, culvert, or bridge provided the footprint of the development is the same*
- *Riparian habitat enhancement of restoration works under the guidance of provincial or federal agencies*

19.7 GUIDELINES

- *Applications for a Riparian Areas DPA (a riparian area DP) must be accompanied by:*
  - *A Riparian Areas Protection Regulation (RAPR) Assessment Report prepared by a Qualified Environmental Professional (QEP) following provincial assessment methods and DPA guidelines. The RAPR Assessment must be submitted to the provincial portal prior to submission to the District of Hope. (Riparian Areas Regulation (**RAR) Notification System - Province of British Columbia**)*
- *The RAPR Assessment must include*
  - *A description of the proposed development, including:*
    - *The type of land use (residential, commercial, industrial, etc.)*
    - *The location of the development on the subject property*
    - *Areas to remain free of development*
    - *A scaled siting map identifying*
      - *All streams, water features, top of banks*
      - *Riparian Assessment Areas and Streamside Protection and Enhancement Areas (SPEA) with measurements*
      - *Existing and proposed structures and works*
      - *Existing and proposed property lines*
    - *A description of the natural features, functions, and conditions of the riparian area*
    - *Recommendations for the preservation, protection, restoration, or enhancement of the riparian areas*
    - *Consideration of works to preserve, protect, or enhance fish habitat or riparian areas; control erosion, or protect stream banks*
    - *Timing of development to avoid or mitigate impacts*
    - *A statement indicating the proposed development is consistent with the Riparian Areas Protection Regulation*

19.8 PROTECT THE SPEA

- *Land may only be developed in strict accordance with an issued development permit*
- *No structures should be located, no vegetation should be disturbed, and no soils should be removed or deposited within a SPEA except in strict accordance with the development permit*
- *The SPEA boundary should be clearly flagged. staked, or otherwise marked during development to avoid encroachment into the SPEA*

19.9 GEOHAZARDS

- *Where a proposed development requires a geohazard or flood/erosion hazard evaluation under a development permit area or Section 56 of the Community Charter, the riparian assessment should be coordinated with the hazard evaluation to provide a comprehensive development permit application.*

19.10 DEFINITIONS

In DPA C the following terms have the meaning described below:

Assessment Report means a report prepared by a qualified environmental professional that follows the Riparian Area Protection Regulation assessment methods and guidelines. Its purpose is to assess the potential impact of a proposed development in a riparian assessment area.

Development includes the alteration of land, the disturbance of soil or vegetation, the construction of or addition to buildings and structures, and subdivision.

Qualified Environmental Professional (QEP) means a qualified environmental professional as defined in the *Riparian Areas Protection Regulation.* **(Qualified Environmental Professional (QEP) Resources - Province of British Columbia)**

Riparian Assessment Area means:

- *For a stream, the 30 metre strip on each side of the stream, measured from the high water mark*
- *For a ravine less than 60 metres wide, a strip on each side of the stream measured from the high water mark to a point 30 metres beyond the top of the ravine bank*
- *For a ravine 60 metres wide or greater, a strip on each side of the stream measured from the high water mark to 10 metres beyond the top of the ravine bank*

Riparian Area Protection Regulation means: BC Reg 178/2019 and any amendments.

Streamside Protection and Enhancement Area (SPEA) means as area:

- *Adjacent to a stream that links aquatic to terrestrial ecosystems and is capable of supporting streamside vegetation and exerting an influence on the stream. The SPEA size is determined by a Qualified Environmental Professional in accordance with the Riparian Areas Protection Regulation.*

Stream means:

- *Water Sustainability Act (WSA) in British Columbia, a "stream" is broadly defined to include any natural watercourse or body of water, whether usually containing water or not, including lakes, rivers, creeks, springs, ravines, gulches, wetlands, and glaciers. This definition is more expansive than the common understanding of "stream" and encompasses features that may not always have flowing water.*

20 FORM & CHARACTER DEVELOPMENT PERMIT AREAS

20.1 INTRODUCTION

These Downtown Hope (FCDPA1) Design Guidelines provide a comprehensive framework to guide development within Downtown Hope. The guidelines aim to preserve Hope's unique small mountain town character while promoting a vibrant, walkable, and economically viable downtown. These guidelines are complemented by two additional form-based development permit areas: the Rail and Highway Service Corridor (FCDPA2) and Multi-Family Residential (FCDPA3), which are outlined in dedicated sections below.

The goal is to balance growth with heritage preservation, integrating new development respectfully within the built and natural environment of Hope. The guidelines promote walkability, sustainable design, quality architecture, and visual cohesion across each district.

20.2 DOWNTOWN HOPE (FCDPA1)

20.2.1 PURPOSE

The Form and Character Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act* R.S. 2015 for the purposes of:

- *Revitalizing an area in which commercial use is permitted; and*
- *Establishing objectives for the form and character of commercial, multi-unit residential, and mixed-use development.*

The following land use zones are subject to the Downtown Hope Form and Character DPA:

- *RM-1 – Multiple Family Residential*
- *RM-2 – Ground Oriented Multiple Family Residential*
- *CBD – Downtown Commercial*
- *C-2 – Highway Commercial*
- *C-4 – Neighbourhood Public House*
- *C-5 – Commercial Transition*
- *P-2 – Institutional*

20.2.2 AREA

The Downtown Hope DPA #1 consists of all properties shown in the Downtown DPA map, see below.

Figure 3: Downtown DPA



20.2.3 JUSTIFICATION AND OBJECTIVES

The Downtown Hope DPA #1 is the District's commercial core. As the primary commercial area for Hope, the objectives are to:

- *Enhance Wallace Street as the primary main street and destination in Downtown Hope;*
- *Strengthen Downtown Hope as an attractive, well-designed service centre for residents and visitors;*
- *Encourage a broad range of commercial retail, commercial office, service commercial uses, and cultural uses that support a vibrant and pedestrian friendly atmosphere;*
- *Create distinct subareas within Downtown Hope to create a unique sense-of-place for each area;*
- *Encourage multi-unit uses in close proximity to commercial uses or above ground level commercial businesses; and*
- *Encourage wood carved ornamentation for businesses that reflect the commercial operations on site.*
- *Promote architectural and streetscape design that reflects the mountain town character of Hope, incorporating natural materials such as wood, stone, and brick.*

20.2.4 EXEMPTIONS

A development permit not required for the Small-Scale Multi-Unit Housing (RS-1) zone.

A Development Permit is not required for the following community-identified targeted industries:

- *High-tech industry related developments;*
- *Agri-industrial developments;*
- *Government buildings (Municipal, Provincial and Federal);*
- *Educational Institutions recognized by the Ministry of Education;*
- *Leadership in Energy and Environmental Design (LEED) certified buildings; or*
- *LEED renovations, including upgrades or retrofitting.*

A Development Permit is not required for the following alterations:

- *Adding or upgrading landscaping including:*
  - *Xeriscaping;*
  - *Softscaping;*
  - *Bio stormwater retention;*
  - *Beautification; and*
  - *Landscaping for carbon credits or offsets.*
- *Alteration of colour in accordance with the DPA's colour palettes;*
- *Replacement of sign faces or addition of new signage that meets the District sign regulations;*
- *Alteration of off-street parking and loading areas where there is no net loss of parking, loading, or landscaping (parking must comply with off-street parking and loading regulations); and/or*
- *Interior renovations, including tenant improvements.*

The following development types are exempt from a Development Permit, unless there are variances from the guidelines:

- *Façade upgrades that reflect the mountain town character of Hope, incorporating natural materials such as wood, stone, and brick;*
- *Outdoor patios for restaurants, including cafes.*

20.2.5 REQUIREMENTS

MINOR DEVELOPMENT PERMIT

A Minor Development Permit shall be required for this area where:

- *Façade improvements or other upgrades are proposed to existing buildings along Wallace Street;*
- *Commercial additions or accessory buildings are under 37.16 square metres (400 square feet) or less than $5,000; or*
- *Repair of structures damaged or destroyed is less than 75% above the foundation, as determined by the District of Hope.*

DEVELOPMENT PERMIT

A Development Permit shall be required for all other development and for variances from the Development Permit Guidelines.

20.2.6 GENERAL GUIDELINES

Development Permits and Minor Development Permits for this area shall be in accordance with the following guidelines, where possible:

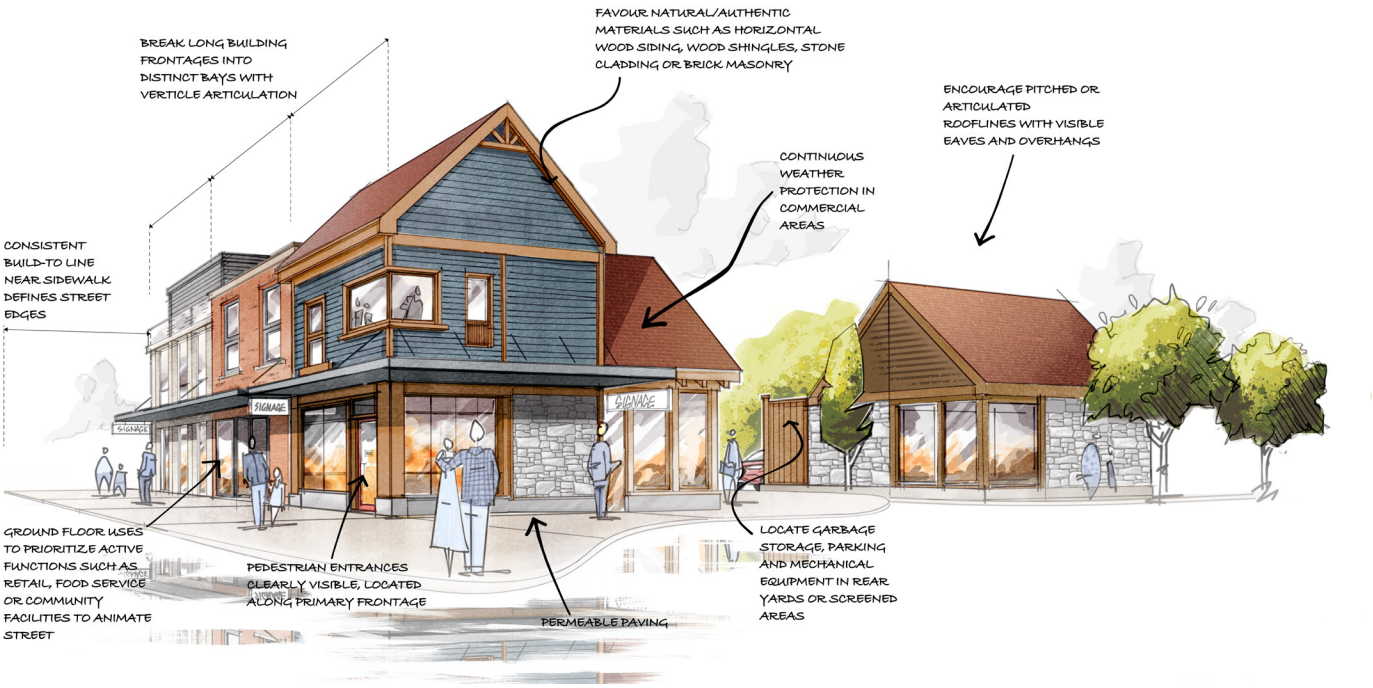
GENERAL GUIDELINES

- *Celebrate Hope's natural backdrop, including the Fraser River and surrounding mountain vistas.*
- *Strengthen the town's identity by using locally relevant materials (e.g., wood, stone), modest building forms, and human-scaled design.*
- *Create discernible entry points that serve as visual and welcoming thresholds with signage, landscape nooks, markers and information boards that speak to the District's history, iconic buildings, local heritage, and culture.*
- *Encourage compact housing around downtown to increase vibrancy and support local businesses.*
- *Use local and climate-appropriate architectural styles that reenforce Hope's mountain valley context.*
- *Integrate and preserve views, cultural narratives (including First Nations representation), and public art into streetscapes and building designs.*
- *Prioritize architectural variety, active frontages, weather protection, and accessible ground-floor design.*
- *Avoid large blank walls over 3.0 metres in length along active frontages.*
- *Surrounding Memorial Park, buildings should open to and visually connect with the park, maintain stepped-back massing near park edges, and use green buffers and transparent facades to frame views.*
- *Support vertical mixed-use development while maintaining compatibility with adjacent low-density neighbourhoods.*
- *In primarily residential areas:*
  - *building form should integrate both preserved historical characteristics and contemporary expressions of Hope's natural setting.*
  - *street-facing facades should include porches, balconies, or other elements that foster a relationship with the street.*
  - *transitions between non-residential uses should be softened through setbacks, height step-downs, and landscaping.*

WALLACE STREET GUIDELINES

- *Preserve the character of existing flat-roof, low-scaled commercial buildings. New infill or renovations should retain this low-scale massing and form, where appropriate.*
- *Maintain existing angled parking along Wallace Street and introduce seasonal patio and pocket parks as an extension to retail and restaurant business.*
- *Seasonal patios may occupy select angled parking stalls and be enhanced with planters, lighting, and railings to animate the public realm while maintaining accessibility and circulation.*
- *Wood detailing, heritage signs, and decorative street furniture are strongly encouraged.*

Figure 4: Example 1 of Downtown DPA



20.2.7 SITE PLANNING

Objective: Ensure buildings and open spaces are thoughtfully arranged to prioritize pedestrian comfort, visual quality, and cohesive streetscapes.

GENERAL GUIDELINES

- *Require new buildings to align with a consistent build-to line near the sidewalk to define the street edge and foster a strong sense of place. Exceptions may be made for widened sidewalks or small gathering spaces.*
- *Design publicly-accessible open spaces on larger private properties to complement and extend the public realm, with attention to seating, shade, planting, and lighting.*
- *Locate parking, garbage storage, and mechanical equipment in rear yards or screened areas. These utilitarian components must not disrupt frontages or key pedestrian corridors.*
- *Encourage stormwater-sensitive site design, including permeable paving, rain gardens, and drought-tolerant planting.*
- *Driveways should be minimized or shared to reduce curb cuts.*
- *Parking should be placed to the rear or side if rear access is not an option, with strong landscape buffers separating parking from pedestrian zones.*
- *Encourage new developments to landscape with low water consuming, drought tolerant and diverse plant species to improve biodiversity.*
- *At gateway locations, encourage prominent forecourts public art installations to welcome visitors.*

WALLACE STREET GUIDELINES

- *Maintain a continuous streetwall with small setbacks only for decorative entryways or public features.*

Figure 5: Example 2 of Downtown DPA



20.2.8 ACTIVE FRONTAGES

Objective: Encourage development that contributes to lively, people-oriented streets through transparency, detail, and interaction.

GENERAL GUIDELINES

- *Where commercial uses are located on the ground floor, 60% of ground-floor facades facing a public street or park should be glazed with clear and untinted glass which is free of obstruction to promote transparency, visual permeability into the building, and natural surveillance. Blank walls are discouraged.*
- *Foster articulated frontages with narrow shopfronts, patios, and flexible indoor-outdoor space. Encourage outdoor retail extensions and seasonal displays.*
- *Ground-floor uses should prioritize active functions such as retail, food service, or community facilities to animate the street.*
- *Pedestrian entrances must be clearly visible, located along the primary frontage, and highlighted through architectural detailing, signage, or lighting.*
- *Continuous weather protection should be provided in commercial areas via canopies or awnings that extend over the sidewalk.*
- *Signage should be well integrated into the overall building composition. Neon and spotlight signage are encouraged as character-defining elements. Backlit box signage is not permitted.*
- *At gateway locations, use enhanced corner treatments and wider sidewalks to support high pedestrian activity. Public art and landmark signs are encouraged.*
- *Surrounding Memorial Park, develop transparent and permeable ground-floor designs facing the park to support community interaction and casual surveillance.*
- *In primarily residential areas, buildings should include elements like porches, stoops, or patios to activate the street. Transparency at shared building entries and clear delineation of private/public space enhances comfort and safety.*

WALLACE STREET GUIDELINES

- *Prioritize traditional narrow storefronts with recessed entries, display windows, and small-scale heritage signs. Encourage unique, handcrafted elements such as painted signs or wood carving.*

20.2.9 ACCESS AND CIRCULATION

Objective: Support safe, efficient, and accessible movement for all users while preserving the walkable character of Downtown Hope.

GENERAL GUIDELINES

- *Emphasize pedestrian priority through direct sidewalk connections, generous crossings, and accessible building entries.*
- *Enhance pedestrian crossings into Memorial Park with widened sidewalks, decorative paving, and signage.*
- *Vehicular access should occur from side streets or alleys to reduce curb cuts and maintain the continuity of the streetscape.*
- *Where parking is provided, it should be located below or behind buildings and landscaped to reduce its visual impact. Use trellises, planters, and fencing to screen views.*
- *Integrate bicycle facilities, including secure racks near entries and indoor storage where applicable. Consider short-term bike parking as part of streetscape design and encourage unique bike parking solutions.*
- *Promote universal design throughout the downtown, ensuring that all public access points are barrier-free.*
- *At gateway locations, provide clear wayfinding for both drivers and pedestrians, especially near entrances to the downtown.*
- *In primarily residential areas, emphasize short walking connections between buildings and sidewalks. Promote a network of pedestrian linkages that link to open space, and design entries, lighting, and walkways for legibility and security.*

WALLACE STREET GUIDELINES

- *Avoid vehicle intrusions; reinforce the pedestrian zone with continuous paving and tactile elements.*

20.2.10 ARCHITECTURAL CHARACTER

Objective: Promote high-quality architecture that contributes to a cohesive yet diverse visual identity, reflecting Hope's values, history, and natural environment.

GENERAL GUIDELINES

- *Favour natural, authentic materials such as horizontal wood siding, wood shingles, stone cladding, or brick masonry. Synthetic imitations and highly reflective materials are discouraged.*
- *Encourage pitched or articulated rooflines with visible eaves and overhangs. Where flat roofs are used, parapets and upper-level setbacks should provide visual interest.*
- *Break long building frontages longer than 10 metres in length, into distinct bays with vertical articulation, material changes, and varied fenestration. Use trim, recesses, and balconies to reinforce human scale.*
- *Ensure buildings have a clear base, middle, and top architectural character.*
- *Window design should include operable, vertically proportioned units with mullions, sills, and trim. Clear glazing is preferred.*
- *Colour schemes should be drawn from natural and historical palettes, emphasizing earth tones, warm neutrals, and complementary accent colours, and should align with the DPA's colour palette.*
- *Architectural lighting should be pedestrian-scaled, fully shielded, and designed to prevent glare, light spill, and skyglow in accordance with dark sky standards. Over-lighting should be avoided, and illumination levels should be limited to the minimum necessary for safety and functionality.*
- *For mixed use development, encourage a blend of traditional and contemporary forms, with special attention to upper-level residential quality and street-level articulation.*
- *At gateway locations, allow expressive architectural elements in alignment with Hope's mountain character and creative signage that signal the entry into downtown. Lighting should highlight special features.*
- *Surrounding Memorial Park, draw architectural inspiration from the natural setting—favor stone, timber, and green roofs. Ensure massing does not overshadow the park.*
- *In primarily residential areas, architectural design should harmonize modest modern forms with Hope's historic vernacular. Preferred materials include textured wood siding, light-colored stucco, and stone or brick accents. Emphasize vertical massing and roof articulation with gables, dormers, and overhangs. Avoid box-like apartment blocks. Encourage contextual variety while retaining visual cohesion within blocks.*

WALLACE STREET GUIDELINES

- *Emphasize traditional construction forms, including storefront cornices, wood siding, transom windows, and wood-trimmed display windows. Interpret historic colours and signage with authenticity.*

20.2.11 DOWNTOWN COLOUR PALETTE GUIDELINES

To ensure a cohesive yet dynamic visual identity for all of Downtown, the following categories of colour serve distinct design functions for façades, signage, and architectural details: The Downtown colour palette guidelines apply to all new buildings and façade improvement project Downtown. The colour palette is a guideline and encourages a cohesive identity for Downtown and is not a regulation; creativity within the colour palette is encouraged.

1. PRIMARY COLOUR (MAIN FAÇADE)

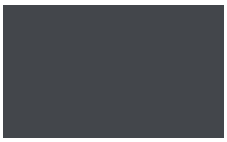
- ***Role:*** *This is the dominant colour used across the building's largest surfaces—such as wood siding, stucco, or panel cladding.*
- ***Effect:*** *It sets the overall tone of the building's character.*
- ***Application:*** *Painted wood or fiber-cement siding, stucco walls, or lap panel systems.*


Brick Red
(#8A1C1C)


Heritage Blue
(#265DA5)


Moss Green
(#6D8B74)

Sandstone Beige
(#D4CBB5)


Slate Charcoal
(#43464B)


Soft Clay
(#C9B09C)

2. SECONDARY COLOUR (COMPLEMENT FAÇADE OR UPPER LEVELS)

- ***Role:*** *Used as a subtle complement to the primary colour, often in recesses, upper stories, or minor wall sections.*
- ***Effect:*** *Provides depth and balance, softens the primary hue, and adds visual layering.*
- ***Application:*** *Rear wings, bay projections, balcony soffits, or upper floor cladding.*


Cloud Gray
(#B0B6B8)


Colonial Olive
(#76845D)


Fern Gray
(#B8C1B1)

Misty White
(#F1ECE5)

Soft Limestone
(#DAD9D6)


Warm Mustard
(#D9A441)

3. ACCENT COLOUR (DOORS, WINDOW SASHES, HIGHLIGHTS)

- ***Role:*** *Creates a pop of contrast that draws the eye to key architectural elements.*
- ***Effect:*** *Reinforces identity, adds vibrancy, and enhances pedestrian experience.*
- ***Application:*** *Entry doors, shutters, signage borders, window sashes, and planter boxes.*


Coral Rose
(#E36C5B)


French Lilac
(#A68EB1)


Indigo Slate
(#4A596C)


Pacific Blue
(#3C7DA6)


River Rock
(#A7988A)


Smoky Blue
(#5F788A)

4. TRIM/DETAIL COLOUR (ARCHITECTURAL FRAMING)

- ***Role:*** *Defines edges and frames elements such as windows, doors, parapets, and cornices.*
- ***Effect:*** *Enhances structure and rhythm, and unifies the composition with crisp detail.*
- ***Application:*** *Fascia boards, mullions, corner trims, cornices, and pilaster outlines.*


Burnt Orange
(#C65C36)

Buttermilk White
(#F5F2E5)


Iron Charcoal
(#444444)

Soft Sage
(#D4DECB)


Terracotta Red
(#B6573C)


Timber Gray
(#767676)

5. METAL/HARDWARE OR ROOFLINE FINISH (STRUCTURAL + UTILITY)

- ***Role:*** *Applied to functional and structural elements like railings, gutters, lights, and hardware.*
- ***Effect:*** *Provides grounding and texture while reinforcing the building's tactile quality.*
- ***Application:*** *Railings, window grilles, outdoor fixtures, roof trim, canopies.*

Copper Patina (#7C6A53)

Forest Bark (#5E4B3C)

6. OTHER FEATURES

Balcony/Woodwork: Espresso Brown (#4C3A2E)

Signage Base: Timber Brown (#6E4B33)

Wood Elements: Driftwood Taupe (#A78C71)

Table 9: Proportional Use Guideline

COLOUR TYPE	SUGGESTED SURFACE COVERAGE
Primary	~60–70%
Secondary	~15–20%
Accent	~5–10%
Trim/Detail	~5–10%
Metal/Hardware/ Other Features	Limited to fixtures/features

COLOUR STRATEGY APPLICATION GUIDELINE

- *Pair bold primary façades with neutral trims (Contrasting trims adding definition and visual interest).*
- *Use accent colours on doors, brackets, planters, signage, or awnings.*
- *Maintain wood or fiber cement materials to ground the palette in heritage character.*
- *Encourage variation block-by-block to enhance the visual rhythm of the street.*

Table 10: Application to Wallace Street Design Guidelines

Façade Scale	Retain single-storey height, heritage cornices, window rhythms.
Material Palette	Use wood or fiber cement siding, heritage trims and parapets.
Colour Strategy	Choose one bold primary colour per building; trim in neutral heritage tones.
Rhythm & Rhythm Variation	Alternate bold colours gently to maintain block cohesion.
Detailing Accent	Highlight doors, signage, and entry features in coral/lilac/ copper tones.

20.3 RAIL AND HIGHWAY SERVICE CORRIDOR (FCDPA2)

20.3.1 PURPOSE

The Form and Character Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act* R.S. 2015 for the purposes of:

- *Revitalizing the highway commercial area; and*
- *Establishing guidelines for the form and character of commercial and light industrial development.*

20.3.2 AREA

The Rail & Highway Service Corridor DPA #2 consists of those lands:

- *South and west of the Coquihalla River, east of the CN Railway and east of Water Street that are zoned C-2, C-3, C-5, or I-2; and*
- *In the Flood-Hope corridor (west of Old Hope Princeton Way) zoned C-1, C-2, C-4, CHP-1, I-2, I-5 and any applicable CD Zones.*

20.3.3 JUSTIFICATION AND OBJECTIVES

Old Hope Princeton Way is the historic connection through Hope between the Lower Mainland and the Southern Interior. It continues to serve as a major highway commercial area, serving both the travelling public and local residents. The objectives are to welcome visitors with an attractive range of tourist commercial businesses and other compatible services, within an automobile-oriented setting.

Since this area serves passers-by in vehicles, the form of buildings, signage, and landscaping will differ from those of other areas. Nearby industrial developments should complement this highway commercial setting through landscaping and screening.

The Flood Hope Road area is the main access to the Silver Creek community as well as the alternative business route to Highway 1, west of Hope. The Flood-Hope corridor area provides light industrial and commercial services to local residents and the travelling public. The objective is to provide an attractive range of tourist commercial and other retail services within a commercial setting.

Nearby industrial developments should complement this commercial corridor setting through landscaping and screening. Within Silver Creek, the objective is also to foster a more walkable community.

20.3.4 EXEMPTIONS

A Development Permit is not required for the following community-identified targeted industries:

- *High-tech industry related developments;*
- *Agri-industrial developments;*
- *Government buildings (Municipal, Provincial and Federal);*
- *Educational Institutions recognized by the Ministry of Education;*
- *Leadership in Energy and Environmental Design (LEED) certified buildings; or*
- *LEED renovations, including upgrades or retrofitting.*

A Development Permit is not required for the following alterations:

- *Adding or upgrading landscaping including:*
  - *Xeriscaping;*
  - *Softscaping;*
  - *Bio stormwater retention;*
  - *Beautification; and*
  - *Landscaping for carbon credits or offsets.*
- *Alteration of colour (natural colours are encouraged);*
- *Replacement of sign faces or addition of new signage that meets the District sign regulations;*
- *Alteration of off-street parking and loading areas where there is no net loss of parking, loading, or landscaping (parking must comply with off-street parking and loading regulations); and/or*
- *Interior renovations, including tenant improvements.*

20.3.5 REQUIREMENTS

MINOR DEVELOPMENT PERMIT

A Minor Development Permit shall be required for this area where:

- *Additions or alterations are less than 45% of the existing building footprint;*
- *Repair of structures damaged or destroyed is less than 75% above the foundation, as determined by the District of Hope; and/or*
- *New industrial development occurs on vacant lands, providing they do not front onto Old Hope Princeton Way or Flood Hope Road.*

DEVELOPMENT PERMIT

A Development Permit shall be required for all other development and for variances from the Development Permit Guidelines.

20.3.6 GUIDELINES

Minor Development Permits and Development Permits for this area shall be in accordance with the following guidelines, where possible:

20.3.7 SITE PLANNING

- *Vary siting and massing to avoid long, uninterrupted facades.*
- *Orient primary facades and entrances toward Old Hope Princeton Way and Flood Hope Road.*
- *Landscape plans must be prepared by a qualified professional and secured by letter of credit for one year.*
- *Encourage truck/RV parking while ensuring it does not obstruct scenic views or pose traffic hazards.*
- *Encourage new developments to landscape with low water consuming, drought tolerant and diverse plant species to improve biodiversity*

Figure 6: Example of Active Frontages



20.3.8 ACTIVE FRONTAGES

- *Avoid blank walls facing public roads. Use windows, landscaping, or trellises to enhance interest.*
- *Building entrances should include architectural emphasis and wood carvings where appropriate.*
- *Freestanding signs must include natural materials at the base. Directory signs at entrances are encouraged.*
- *Wind-activated signs and banners are permitted, provided they enhance the commercial corridor's identity.*

20.3.9 ACCESS AND CIRCULATION

- *Provide safe pedestrian and cycling connections through sites and to adjacent sidewalks.*
- *Create legible pedestrian access paths through parking areas using landscape islands or painted crossings.*
- *Service and garbage areas must be fully screened from public roads and residential neighbours.*

20.3.10 ARCHITECTURAL CHARACTER

- *Use sloped roofs or parapets to avoid boxy appearances. Flat roofs are to be avoided unless a front parapet is provided.*
- *Apply natural, durable materials (wood, stone) and earthy, climate-responsive colours.*
- *Ensure buildings have a clear base, middle, and top architectural character.*
- *River rock, trellises, and native planting should be used to blend built form with the surrounding context.*
- *Maintain visual clarity between private and public realms through landscaping and fencing.*

20.4 MULTI-FAMILY RESIDENTIAL (FCDPA3)

20.4.1 PURPOSE

The Form and Character Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act* R.S. 2015 for the purposes of:

- *Ensuring high quality residential development, especially in large ground oriented residential projects, planned unit developments, or strata developments; and*
- *Ensuring compatibility between residential developments and adjoining land uses and projects.*

20.4.2 AREA

The Hope Intensive Residential DPA #3 is defined as all areas designated Urban/Suburban Residential or Downtown Hope, as shown in **Appendix B - Schedule C**, where the project is intended to have more than 10 dwelling units and is a strata development or a planned unit development.

20.4.3 JUSTIFICATION AND OBJECTIVES

Proposed residential and strata developments of more than 10 dwelling units require a higher order of design due to the increased densities, preservation of environmentally sensitive areas, planned unit nature of the project, and in the case of strata projects, the mixture of common and private ownership of lands within the development.

The objectives of the Hope Intensive Residential DPA #3 are:

- *To ensure that the design and execution of multi-unit residential projects is of a high quality; and*
- *To give future residents confidence in the quality of development.*

20.4.4 EXEMPTIONS

The following development type is exempt from a Development Permit, unless there is any variance from the guidelines:

- *Where at least 45% of the dwelling units (rounded to the nearest unit) are adaptable in accordance with the BC Building Code. A covenant identifying the adaptable dwelling units must be registered.*
- *This exemption shall not apply to proposed residential developments of more than 20 dwelling units.*

20.4.5 REQUIREMENTS

MINOR DEVELOPMENT PERMIT

There are no Minor Development Permits for this area.

DEVELOPMENT PERMIT

A Development Permit shall be required for all development and for variances from the Development Permit Guidelines.

20.4.6 GUIDELINES

Development Permits for this area shall be in accordance with the following guidelines, where possible:

20.4.7 SITE PLANNING

- *Preserve existing natural features such as mature trees and watercourses where feasible.*
- *Ensure site layout supports compatibility with adjoining uses through appropriate massing, buffers, setbacks, and stepdowns.*
- *Provide outdoor amenity spaces including courtyards, rooftop gardens, and secure children's play areas.*
- *Encourage new developments to landscape with low water consuming, drought tolerant and diverse plant species to improve biodiversity*

20.4.8 ACTIVE FRONTAGES

- *Main building entries should be visible from the street and framed by porches, canopies, or decorative detailing.*
- *Use transparent windows and balconies to promote connection between private and public space.*
- *Ground-oriented units are encouraged along the street with direct individual entries.*

20.4.9 ACCESS AND CIRCULATIONS

- *Prioritize pedestrian movement with clear walkways and universal design standards.*
- *Internal vehicular routes should avoid dominating the public realm. Shared driveways and underground parking are encouraged.*
- *Provide secure indoor and outdoor bike parking and pedestrian linkages to adjacent trail networks.*

20.4.10 ARCHITECTURAL CHARACTER

- *Establish a consistent but not monotonous architectural theme across buildings.*
- *Break up building mass with vertical articulation, materials variation, and colour shifts.*
- *Ensure buildings have a clear base, middle, and top architectural character.*
- *Step building heights down at sensitive edges and avoid overshadowing adjacent lower-scale uses.*
- *Incorporate design cues from Hope's logging and alpine character using stone bases, wood features, pitched roofs, and textured cladding.*



PART E APPENDICES

APPENDIX A - REGIONAL CONTEXT STATEMENT

RCS JURISDICTION

Section 446 of the Local Government Act requires that within a region that has adopted a regional growth strategy, all municipal OCPs must include a Regional Context Statement (RCS). This Regional Context Statement sets out the relationship between the RGS and the OCP and how they will be made consistent over time.

This Regional Context Statement demonstrates how the OCP's vision, objectives, and policies align with the Fraser Valley Future 2050, the Fraser Valley Regional District's regional growth strategy.

OCP Vision: *Hope is a progressive mountain community with plentiful amenities and scenic beauty that offers a high quality of life, connecting people and families to nature, each other, and themselves. Anchored by a thriving downtown, Hope is a vibrant, healthy, and active community grounded in socially and environmentally responsible economic development. Hope's economic and cultural activities continue to evolve to attract new residents and visitors of all ages.*

RGS POLICIES	OCP POLICIES/SUPPLEMENTAL INFORMATION
1. COLLABORATION **Goal: To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.**	
Policy 1.1 Build and strengthen relationships with Indigenous communities and governments	The OCP supports strengthening First Nations relationships through conducting meaningful engagement with neighbouring First Nations communities. This will be achieved through policies implementing the Truth and Reconciliation Commission Calls to Action (Policy 14.5.2) and establishing terms and tools for engagement (Policy 14.5.1.6). Further, Objectives 10.7 (To further public awareness and educate people about First Nations' history, culture and language, and to strengthen relations between the District and local First Nations in the spirit of collaboration, recognition and reconciliation) and 14.5 (to conduct meaningful engagement with neighbouring First Nations communities) include several policies supporting reconciliation and collaboration with First Nation communities in the Region. This includes partnering with the Stó:lō and local First Nations to raise public awareness, integrate their culture into the community, and strengthen relationships. This aligns with the RGS seeking to achieve common goals by encouraging collaboration with Indigenous communities and governments.
Policy 1.2 Work together to ensure success	The OCP includes several policies directing the District to work with other orders of government, including the Province and the Fraser Valley Regional District, various agencies, and other stakeholders to ensure success. These policies are related to growth management, land use, solid waste, transit, education, healthcare and recreation. This includes but is not limited to policies located throughout the OCP that emphasize working together on housing, parks, tourism, environmental protection, climate change and other areas. Examples can be found in Section 5 Residential Land and Housing; Section 10 Parks, Recreation and Culture; Section 11 Natural Areas and Environmental Protection; and Section 13 Infrastructure. Working together with First Nations, senior governments, the FVRD, and non-profit organizations is essential to the success of the OCP. This aligns with the RGS seeking to achieve common goals by encouraging collaboration between jurisdictions and neighbours.

RGS POLICIES	OCP POLICIES/SUPPLEMENTAL INFORMATION
2. ECONOMIC STRENGTH & RESILIENCY **Goal: To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.**	
Policy 2.1 Protect and support employment lands	The OCP identifies the retention and intensification of employment lands as a cornerstone of economic development. Objectives 7.2 (support continued growth and diversification of the local economy to attract and retain businesses and residents) and 8.2 (to retain and intensify the use of industrial lands to support long-term local economic development and employment objectives and strategies) include policies to ensure that the District designates and protects commercial and industrial lands for employment as a key driver for the local and regional economy. These policies together will help to realize the region's economic potential by providing opportunities in employment and protecting employment lands that will grow the economy by building on the region's strengths.
Policy 2.2 Promote growth and development in agriculture	The OCP promotes the growth and development in the agricultural sector as an economic contributor, by protecting agricultural lands and encouraging various forms of agricultural practices. In objective 9.2 (to ensure the protection of lands within the Agricultural Land Reserve for agricultural purposes), Policies 9.2.1.1, 9.2.1.3, and 9.2.1.4 focus on protecting and buffering agricultural lands from urban uses and finding economic opportunities for agricultural, rural, and resource lands. Policies within Objective 9.3 aim to increase awareness of local agricultural activities, urban agriculture, and promote healthy eating. These policies recognize and emphasize the importance of agriculture and its role in supporting economic potential to grow Hope's and the region's economy.
Policy 2.3 Create opportunities for employment and education	The OCP recognizes the important role that Hope plays in the region as a hub for employment and educational opportunities. Hope is a service, health, education, and employment hub for surrounding communities and First Nations with approximately 26% of the workforce commuting from outside of the District, according to the regional economic review by the Fraser Valley Regional District. Sections 6 (Downtown), 7 (Commercial Land), and 8 (Industrial Land) include policies to strengthen the Downtown as the economic hub and support commercial and industrial land uses that contribute to the local economy. Objective 14.6 and its policies support access to quality education and lifelong learning opportunities for all community members. These policies will support the region in reaching its economic potential.
Policy 2.4 Work to attain the region's full tourism potential	The OCP's vision emphasizes the importance of tourism and attracting visitors to the community. Policies to support the growth of the tourism sector are strongly integrated throughout the OCP, however, Sections 6 (Downtown), 7 (Commercial Land), 10 (Parks and Recreation), and 11 (Natural Areas & Environmental Protection) play a critical role in enabling growth in local and regional tourism. Policies 6.5.1.1, 6.5.1.8, and 7.2.1.2 support downtown as the commercial and retail hub, support year round events, and seek to leverage Hope's strategic advantage near major transportation corridors. These policies recognize the important role that tourism will play in reaching both local and regional economic potential.

RGS POLICIES	OCP POLICIES/SUPPLEMENTAL INFORMATION
3. LIVING WELL **Goal: To ensure the region is an inclusive place where everyone is able to maintain a high quality of life, regardless of age, income, or ability.**	
Policy 3.1 Promote healthy and inclusive living	Hope's OCP promotes community well-being, living well, and supporting an inclusive community for all. Section 14 (Community Well-Being) includes several objectives and policies that support community well-being, creating a community for everyone, and an inclusive community where everyone belongs. Objective 14.3 directs Hope to develop a community for everyone considering age and accessibly and Objective 14.4 guides the creation of an inclusive community that seeks diverse representation. Policies 14.3.1.1 and 14.4.1.1 support accessibility for all in public realm design and working with community organizations to foster diversity and community pride. These policies align with the goal of an inclusive region where everyone is able to maintain a high quality of life, regardless of age, income, or ability.
Policy 3.2 Support arts and culture initiatives	Hope's OCP emphasizes the importance of arts and culture and the importance of creating. Section 6 (Downtown) reinforces Downtown Hope as the vibrant economic and cultural hub of the community. Objective 10.6 includes policies to celebrate and promote local arts and culture as a core part of community life. Additionally, the OCP includes policy direction to integrate First Nations perspectives, culture, and art into public spaces ensuring cultural inclusion and reconciliation are part of Hope's development.
Policy 3.3 Protect and enhance parks and recreation lands	Hope's OCP emphasizes the importance of natural assets and recreation for both quality of life and tourism. Sections 10 (Parks and Recreation), and 11 (Natural Areas & Environmental Protection) recognize the importance of natural areas and recreation and include objectives and policies to protect, enhance, and expand the District's parks and trails network to provide increased recreation opportunities for local and regional residents, as well as visitors more broadly.

RGS POLICIES	OCP POLICIES/SUPPLEMENTAL INFORMATION
4. COMMUNITY BUILDING **Goal: To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.**	
Policy 4.1 Concentrate growth in urban centres	Hope's OCP focuses growth in urban areas, prioritizing a compact and complete community. Policies within Sections 4 (Growth Management), 5 (Residential and Housing), 6 (Downtown) collectively reinforce this approach by utilizing a Municipal Growth Boundary, prioritizing infill and redevelopment of underutilized lands, and encouraging mixed-use commercial and residential projects in proximity to services and transit. This protects rural areas while focusing growth within a designated urban centre as identified in the RGS.
Policy 4.2 Maintain the character of rural communities in electoral areas	N/A
Policy 4.3 Promote sustainable regionally-scaled resort development	N/A
Policy 4.4 Ensure housing choice and affordability	The updated OCP includes a comprehensive housing framework which directly advances housing choice and affordability as informed by the 2024 Interim Housing Needs Report. Policies and Objectives within Sections 5 (Residential and Housing) and 6 (Downtown) provide significant direction to support a dense mixed-use core, an inclusive housing framework, a variety of housing types, lot sizes, and densities that respond to the evolving needs of current and future residents. This includes addressing affordability, accommodating an aging population, and supporting diverse household types. The OCP guides the development of creating a complete community that offers housing choice and affordability.

RGS POLICIES	OCP POLICIES/SUPPLEMENTAL INFORMATION
5. ECOSYSTEM HEALTH **Goal: To protect the air, water, and biodiversity on which we depend.**	
Policy 5.1 Monitor, study, protect, and improve air quality	The OCP recognizes the important role the District plays protecting and improving air quality. Objective 10.5 includes policies aimed to enhance air quality through sustainable land use and development practices. Policies within Section 12 (Transportation and Mobility) further aim to reduce emissions from the transportation sector by encouraging multimodal and active transportation modes.
Policy 5.2 Protect watershed health	The OCP emphasizes protecting watershed health and the importance of maintaining and enhancing water quality, and quantity. Policies within Section 11 (Natural Areas and Environmental Protection) provide direction that addresses ecosystem health. Policies address water quality and waste management by safeguarding aquatic ecosystems and protect watershed health, water quality, and quantity.
Policy 5.3 Protect biodiversity	Hope's OCP identifies biodiversity as a key community asset and integrates policies to conserve ecosystems for residents and visitors Policies within Section 11 (Natural Areas and Environmental Protection) recognize and protect the natural environment, ecosystems, and biological diversity as valued assets for all Hope residents and visitors. Further, policies will minimize the impacts of growth and development on natural areas and wildlife corridors and habitats.

RGS POLICIES	OCP POLICIES/SUPPLEMENTAL INFORMATION
6. TRANSPORTATION & MOBILITY **Goal: To develop an integrated, safe, and efficient transportation system for people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.**	
Policy 6.1 Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods	The OCP outlines a multimodal transportation network that is integrated within the broader regional network to ensure the safe and efficient movement of people and goods within Hope and the Fraser Valley Region. Section 12 (Transportation and Mobility) includes several policies to develop a safe, accessible, and inclusive transportation system that meets the needs of all users, regardless of age, ability, or mode of travel. Policy 12.4.1., specifically directs the District to develop and implement a traffic calming policy and explore the adoption of a vision zero framework to eliminate serious injuries and fatalities. Further, policies will enhance the safety of all road users by designing a transportation network that reduce risk and support safe travel for all community members. Objective 8.5 directs the District to improve access to infrastructure that services industrial lands for logistics and transport vehicles.
Policy 6.2 Promote active and alternative forms of transportation that prioritize pedestrians and cyclists	Hope's OCP emphasizes a safe, efficient, and accessible transportation network that supports all modes of travel, encourages walking, cycling, and other active transportation modes, reduces emissions through sustainable options (including electric vehicles), and well-connected pedestrian-friendly streets. Objective 12.2. (Multi-modal Transportation Network) aims to improve multi-modality, transportation efficiency, and climate resilience by expanding multi-modal options that reduce car reliance, lower greenhouse gas emissions. Specifically, Policy 12.2.1.2 directs the District to expand infrastructure for active and public transportation, ensuring safe, connected networks for cyclists and pedestrians.

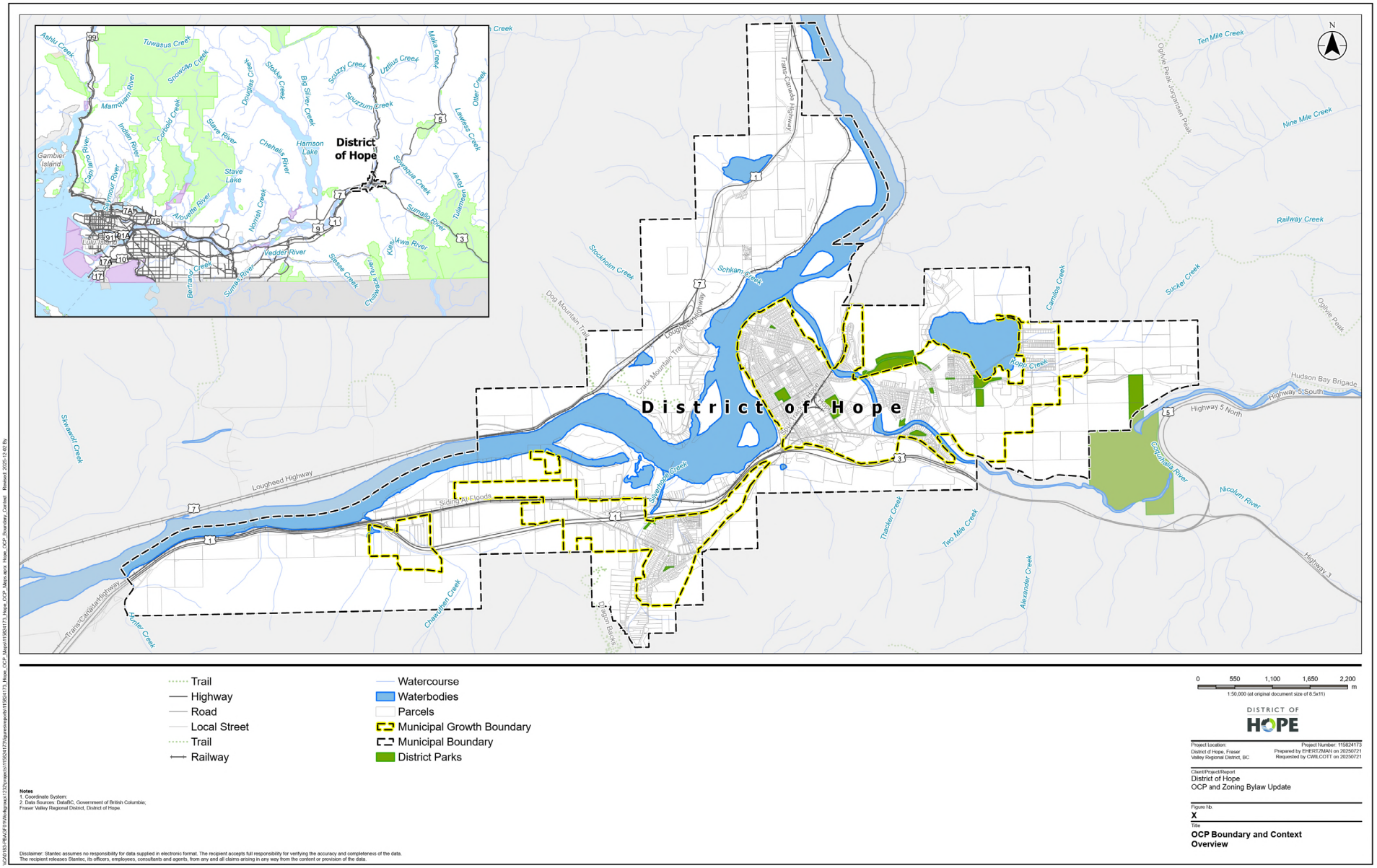
RGS POLICIES	OCP POLICIES/SUPPLEMENTAL INFORMATION
7. INFRASTRUCTURE & SERVICES **Goal: To provide efficient, sustainable, and cost effective services that contribute to compact and sustainable growth.**	
Policy 7.1 Provide safe and efficient access to basic utilities	The OCP establishes water, sewer, and stormwater systems are reliable, responsibly managed, environmentally sustainable, and capable of supporting future population growth. Section 13 (Infrastructure) includes several objectives and policies for the efficient provision of climate resilient infrastructure and services to support growth in the District including water, stormwater, and sanitary. The policies within Section 13 (Infrastructure) will enable efficient and cost-effective services that contribute to sustainable growth.
Policy 7.2 Ensure responsible management of solid waste	The OCP has a goal to create a convenient, affordable, and environmentally responsible solid waste system that diverts waste from landfills, contributes to greenhouse gas emissions reduction, and protects natural areas and community character. Objective 13.15 (Effective Solid Waste Management Services) includes policies to work with the Fraser Valley Regional District and align with the Fraser Valley Regional District Solid Waste Management Plan to ensure services are effective, environmentally responsible, and to ensure effective solid waste management services meet the needs of residents and businesses, working toward zero waste.
Policy 7.3 Ensure public safety through emergency management planning	The OCP aims to prepare the community to anticipate, respond to, and recover from extreme weather-related emergencies through education, engagement, and coordinated support. Policies 15.7.1.1, 15.7.1.2, and 15.7.13 within Objective 15.7 (Resilient Community Emergency Preparedness) include partnering with BC Wildfire Service and First Nations governments to expand FireSmart practice, establish a coordinated heatwave response with Fraser Health, prioritizing support for vulnerable populations in emergency and adaptation planning.
Policy 7.4 Minimize the impact of large-scale utility corridors that traverse the region	Hope has several large-scale utility corridors passing through the municipality. Policy 4.3.1.4 supports the coordination of land use planning with large-scale utility infrastructure to ensure efficiency, public safety, and minimize disruption for the community. Policies 9.2.1.5 and section 19.5 seek to reduce the impacts on agricultural lands and use development permits to protection riparian areas. These policies help to ensure that the impacts of large-scale utility corridors that traverse the region are minimized to the extent possible.

RGS POLICIES	OCP POLICIES/SUPPLEMENTAL INFORMATION
8. CLIMATE CHANGE **Goal: To mitigate the region's impact on global climate change and adapt to the impacts of climate change on the region.**	
Policy 8.1 Mitigate the region's impact on global climate change	Policies throughout the OCP direct Hope to limit sprawl by planning more compact and contiguous communities that support multimodal transportation to reduce greenhouse gases associated with land use patterns and transportation. Section 15 (Climate Action) reinforces this approach through policies promoting energy-efficient building design, advancing low-carbon infrastructure, and guiding compact, transit-oriented growth. Objective 15.2 promotes energy-efficient building design, advancing low-carbon infrastructure, and guiding land use planning that prioritizes compact, transit-oriented development. Objective 15.3 further directs the District to collaborate with the Fraser Valley Regional District, local First Nations, and community groups to build partnerships that support climate action.
Policy 8.2 Adapt to the impacts of climate change	Hope emphasizes the importances of climate change adaptation through strengthened resiliency in buildings, infrastructure, and land use across Hope to adapt to a changing climate. Objective 13.6 (Resilient Infrastructure) includes policies to strengthen Hope's infrastructure to withstand climate-related impacts by applying resilient practices in the design, construction, renovation, and maintenance of infrastructure systems. Several policies in Section 15 (Climate Action and Emergency Management) further strengthen resiliency in buildings, infrastructure, and land use across Hope to adapt to a changing climate and expand the use of natural systems and green infrastructure to support climate adaptation and ecosystem resilience. Policies are also intended to prepare the community to anticipate, respond to, and recover from extreme weather-related emergencies through education, engagement, and coordinated support. These policies will minimize Hope's and the region's impact on climate change and adapt to the impacts of climate change on the region.

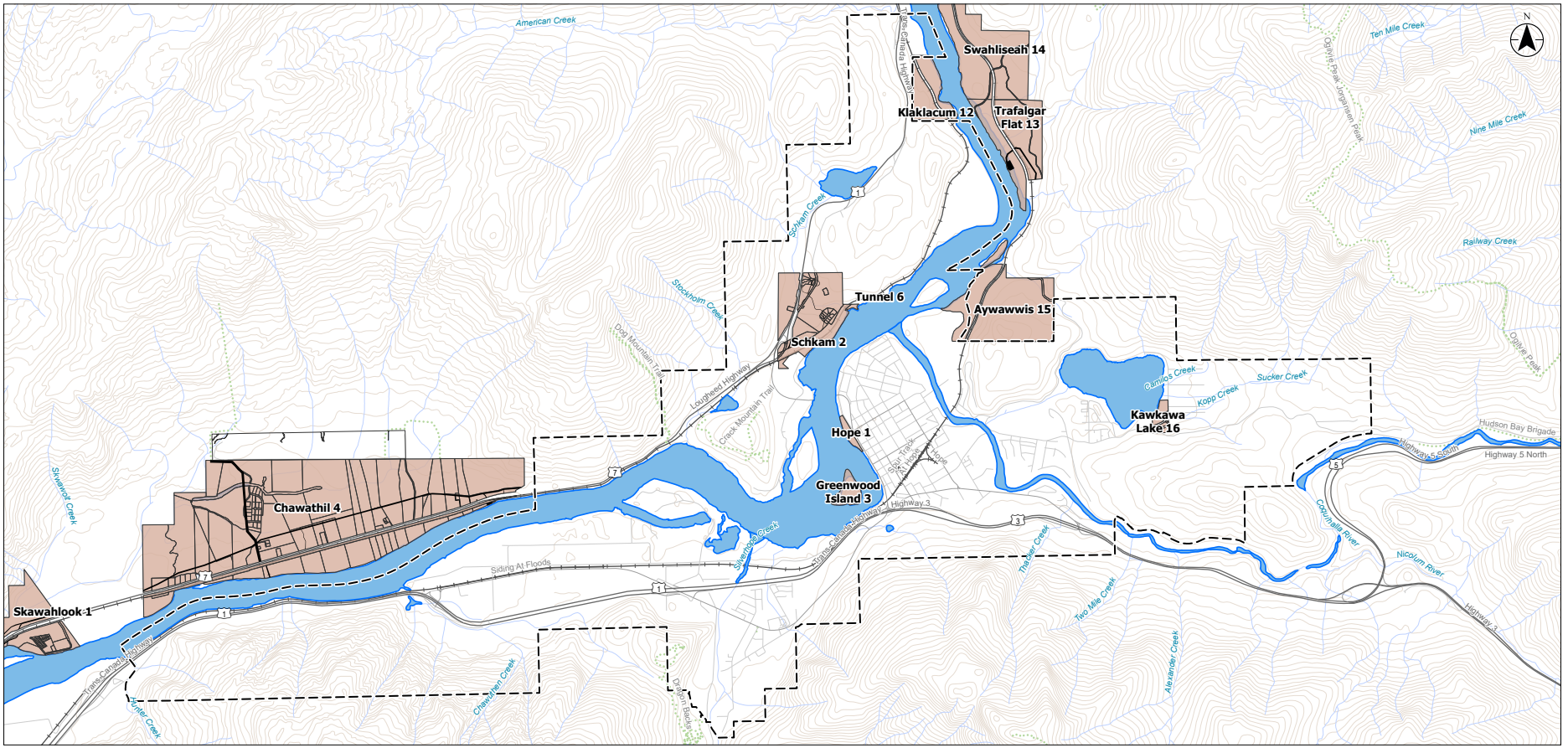
APPENDIX B - MAPS (SCHEDULES)

Schedule A: OCP Boundary and Context B-A2
Schedule B: First Nations Lands B-B1
Schedule C: Future Land Use Maps B-C1
Schedule D: Parks and Natural Areas B-D1
Schedule E: Geotechnical Hazard Areas DPA Maps B-E1
Schedule F: Flood Plain and Erosion Areas DPA Maps. B-F1

SCHEDULE A: OCP BOUNDARY AND CONTEXT



SCHEDULE B: FIRST NATIONS LANDS



Trail
Highway
Road
Local Street
Trail

Railway
Watercourse
Topographic Contour
Waterbodies

Land Parcels on First Nation Reserve
Easements on First Nation Reserve
First Nation Reserve
Municipal Boundary

0 550 1,100 1,650 2,200 m
1:50,000 (at original document size of 8.5x11)

Stantec

Project Location: District of Hope, Fraser Valley Regional District, BC
Project Number: 115824173
Prepared by EHERTZMAN on 20250721
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Figure No.
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Title
First Nation Lands

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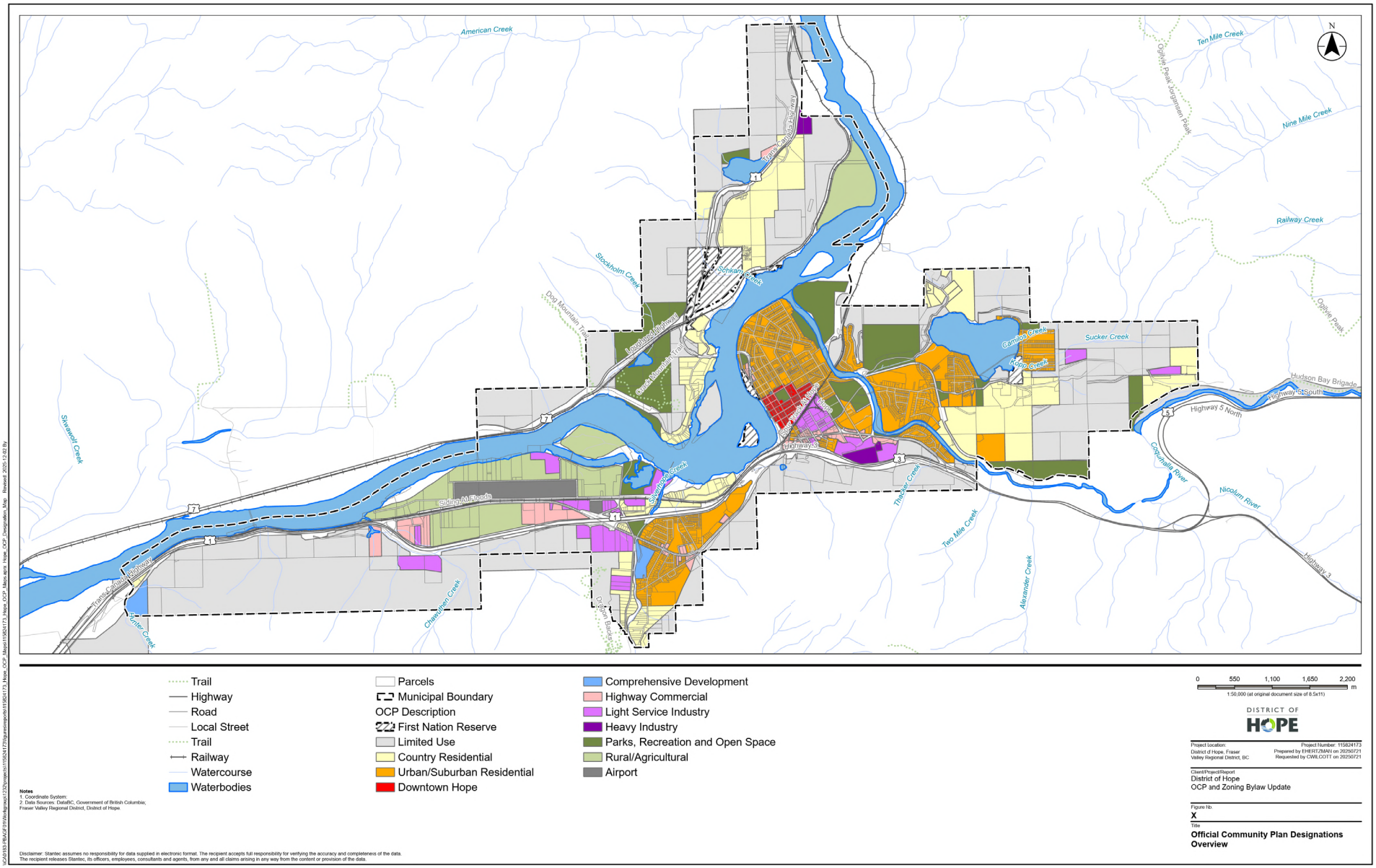
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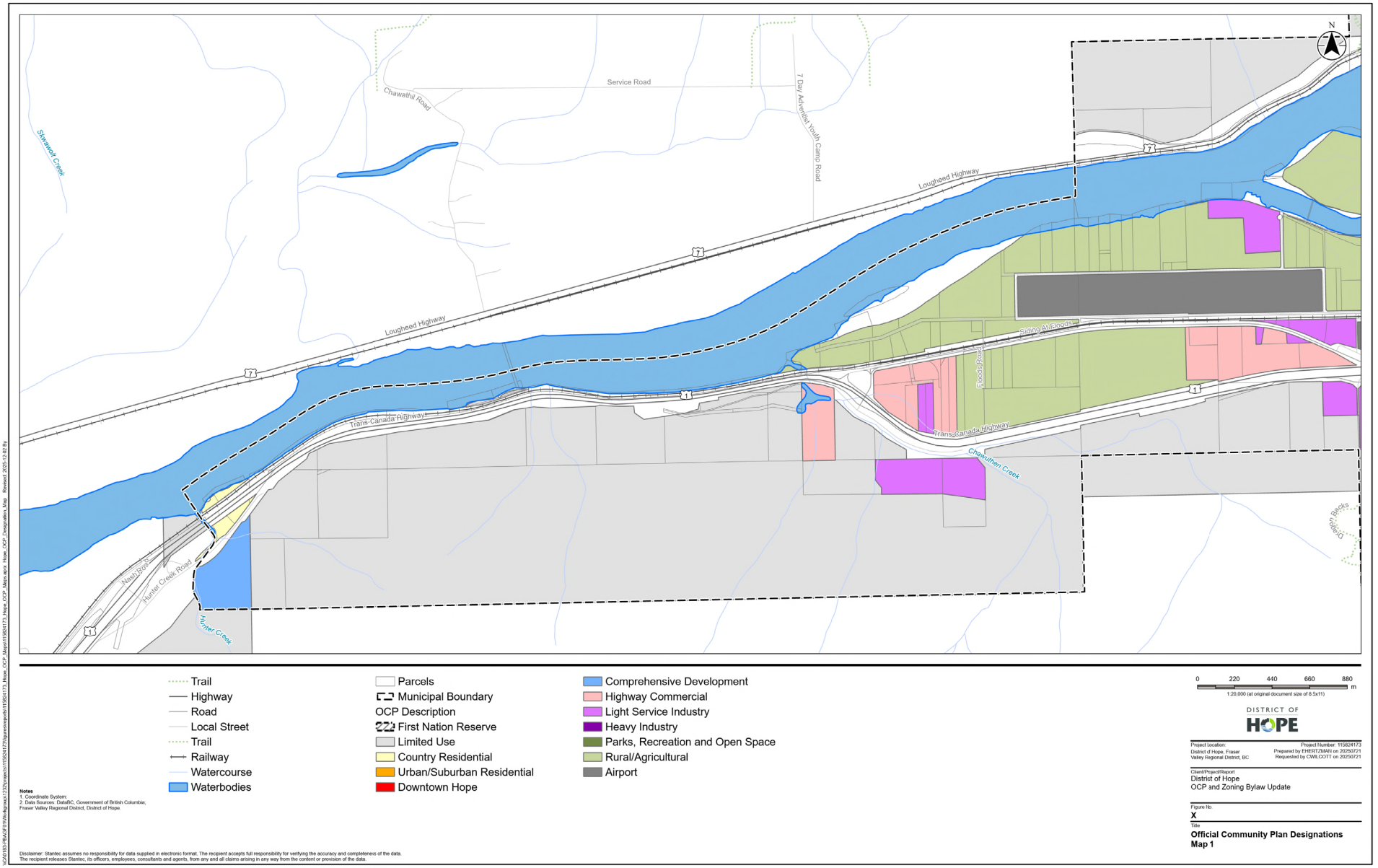
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SCHEDULE C: FUTURE LAND USE MAPS

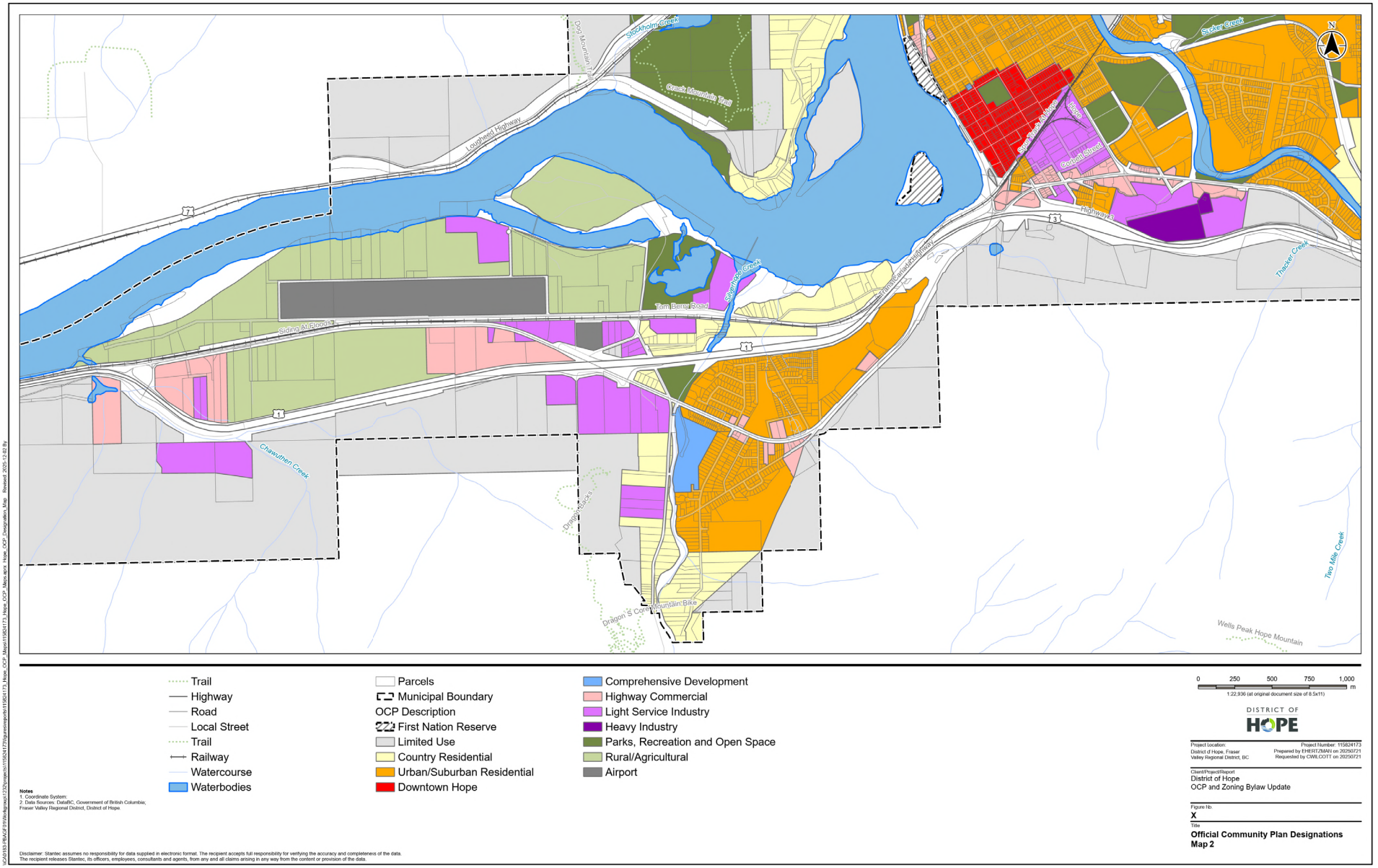
OFFICIAL COMMUNITY PLAN DESIGNATIONS OVERVIEW MAP



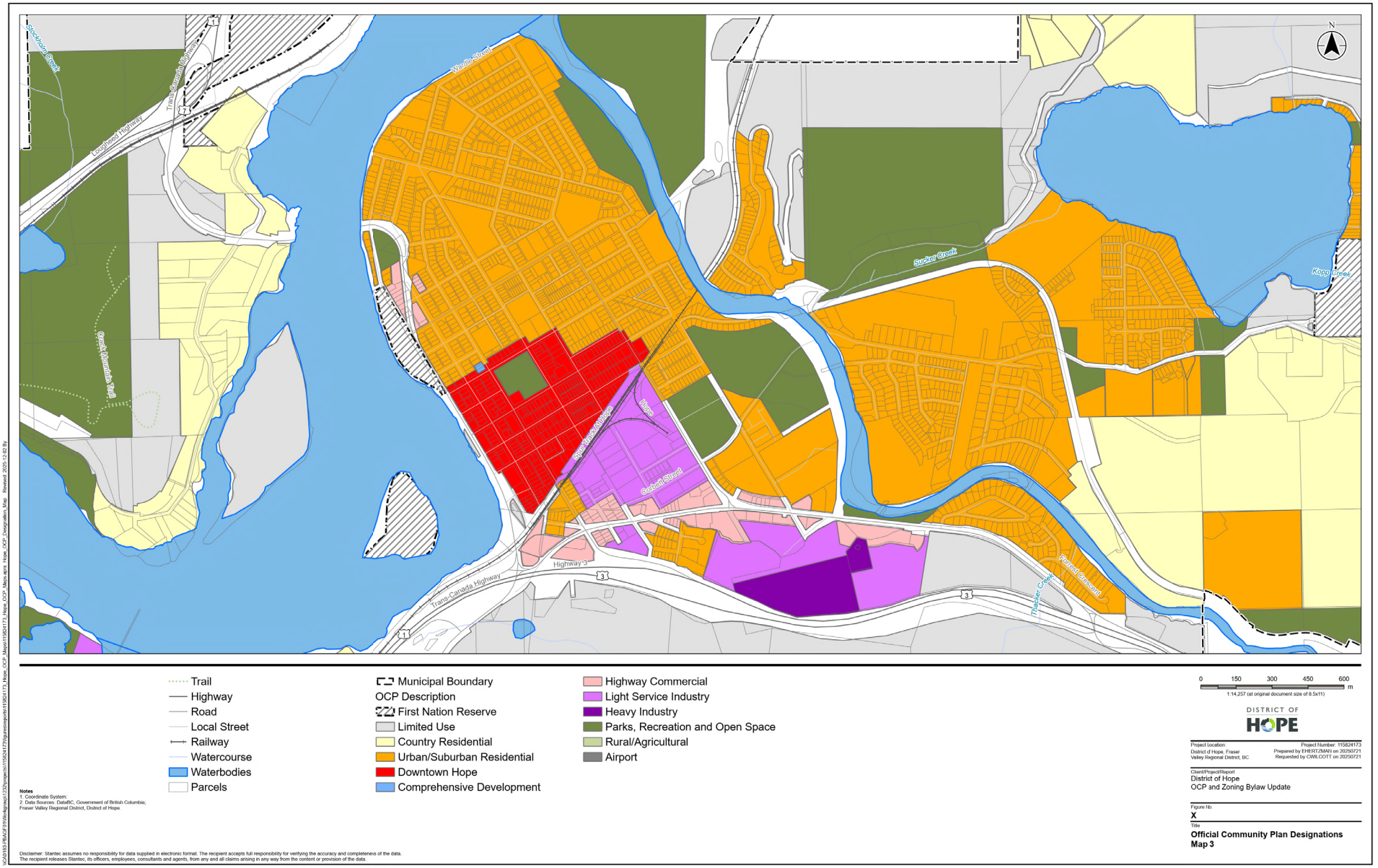
OFFICIAL COMMUNITY PLAN DESIGNATIONS MAP 1



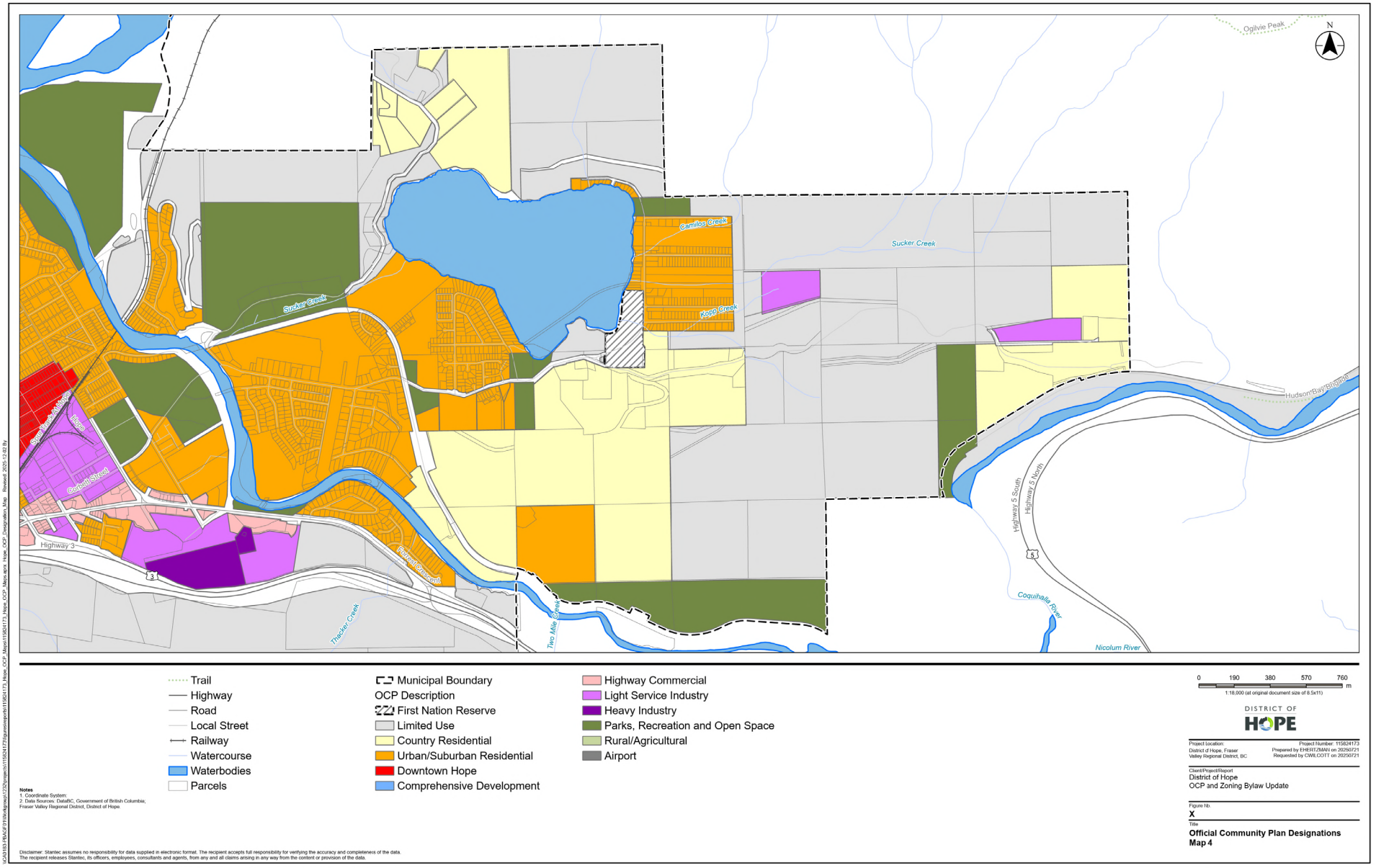
OFFICIAL COMMUNITY PLAN DESIGNATIONS MAP 2



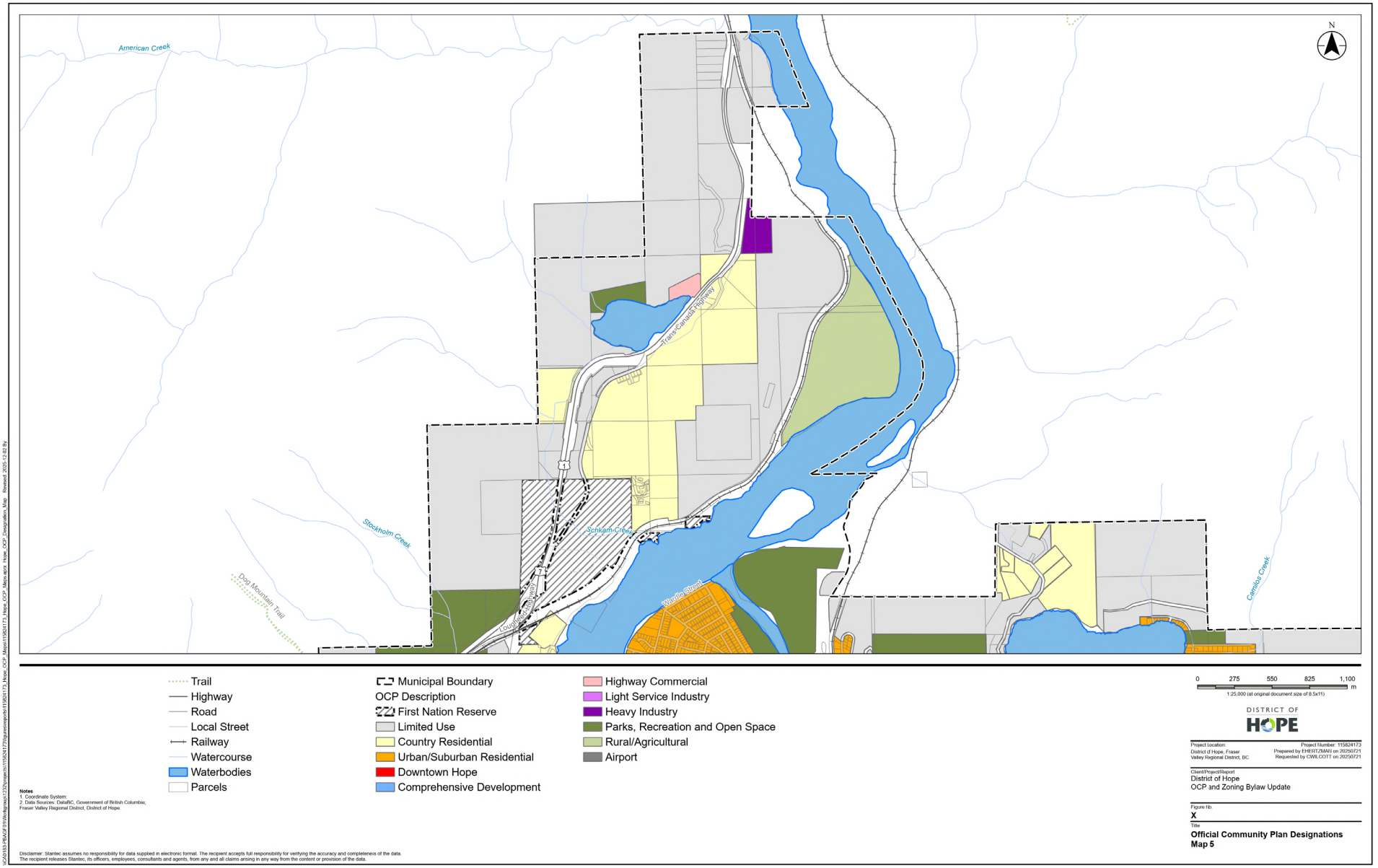
OFFICIAL COMMUNITY PLAN DESIGNATIONS MAP 3



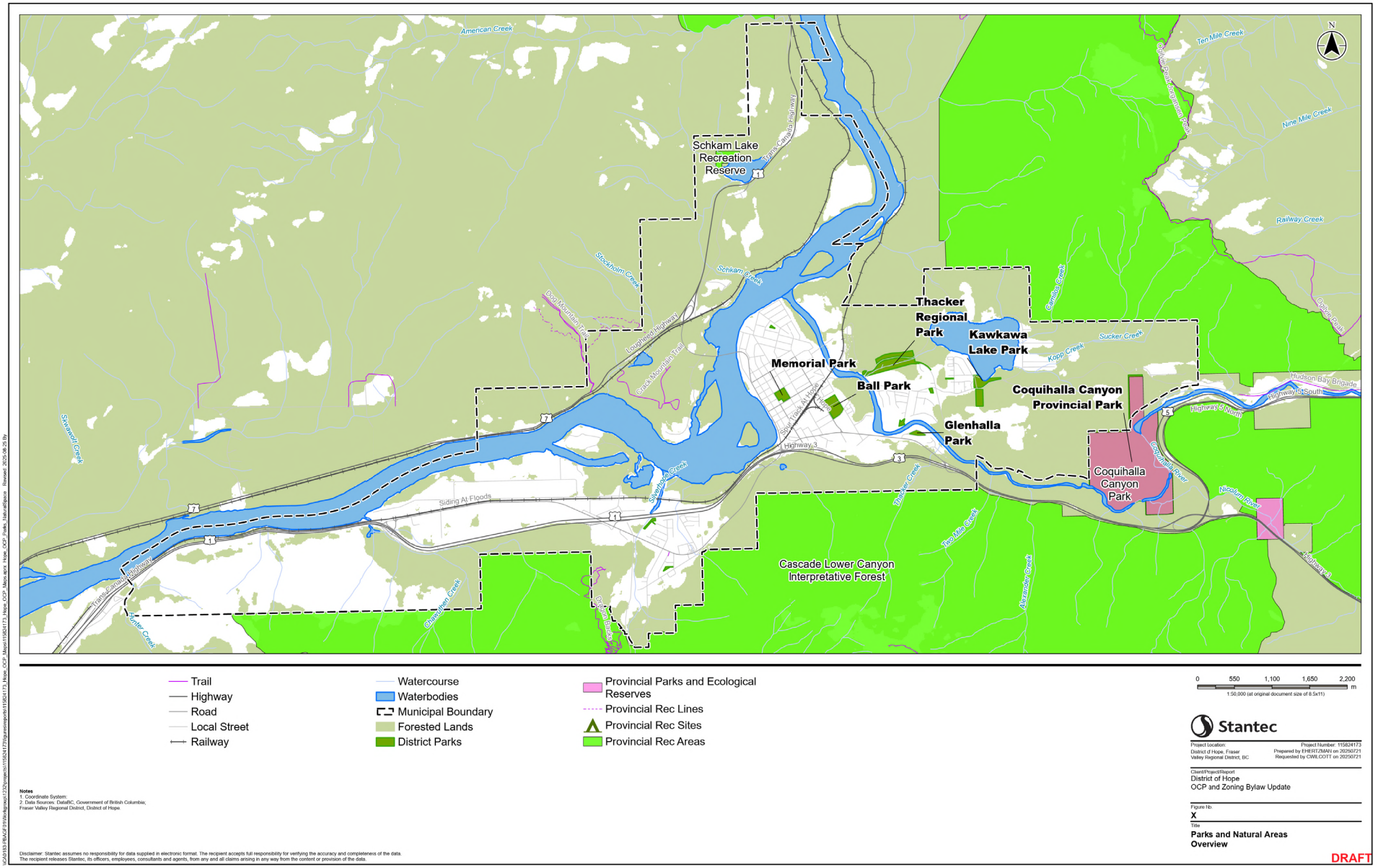
OFFICIAL COMMUNITY PLAN DESIGNATIONS MAP 4



OFFICIAL COMMUNITY PLAN DESIGNATIONS MAP 5

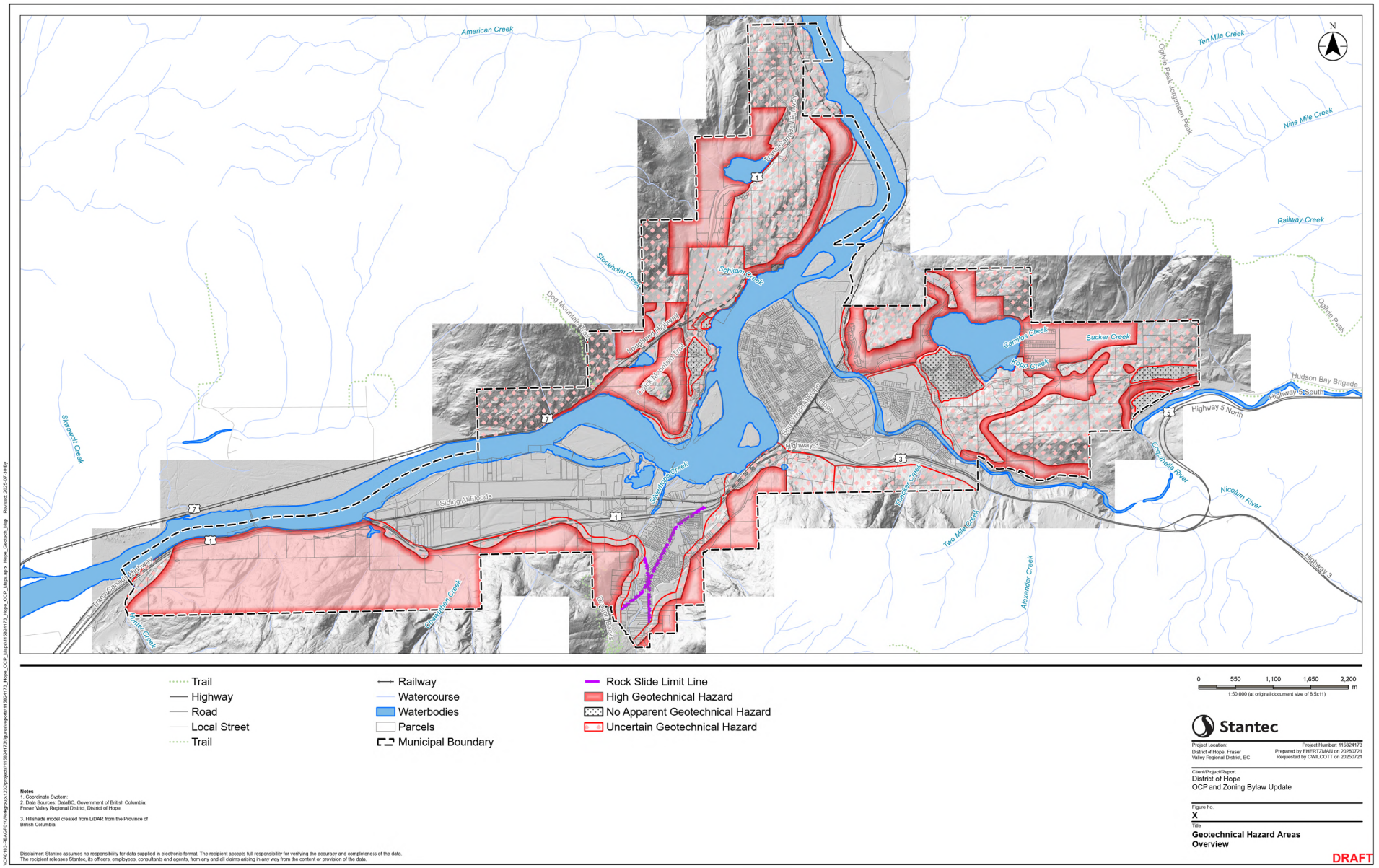


SCHEDULE D: PARKS AND NATURAL AREAS

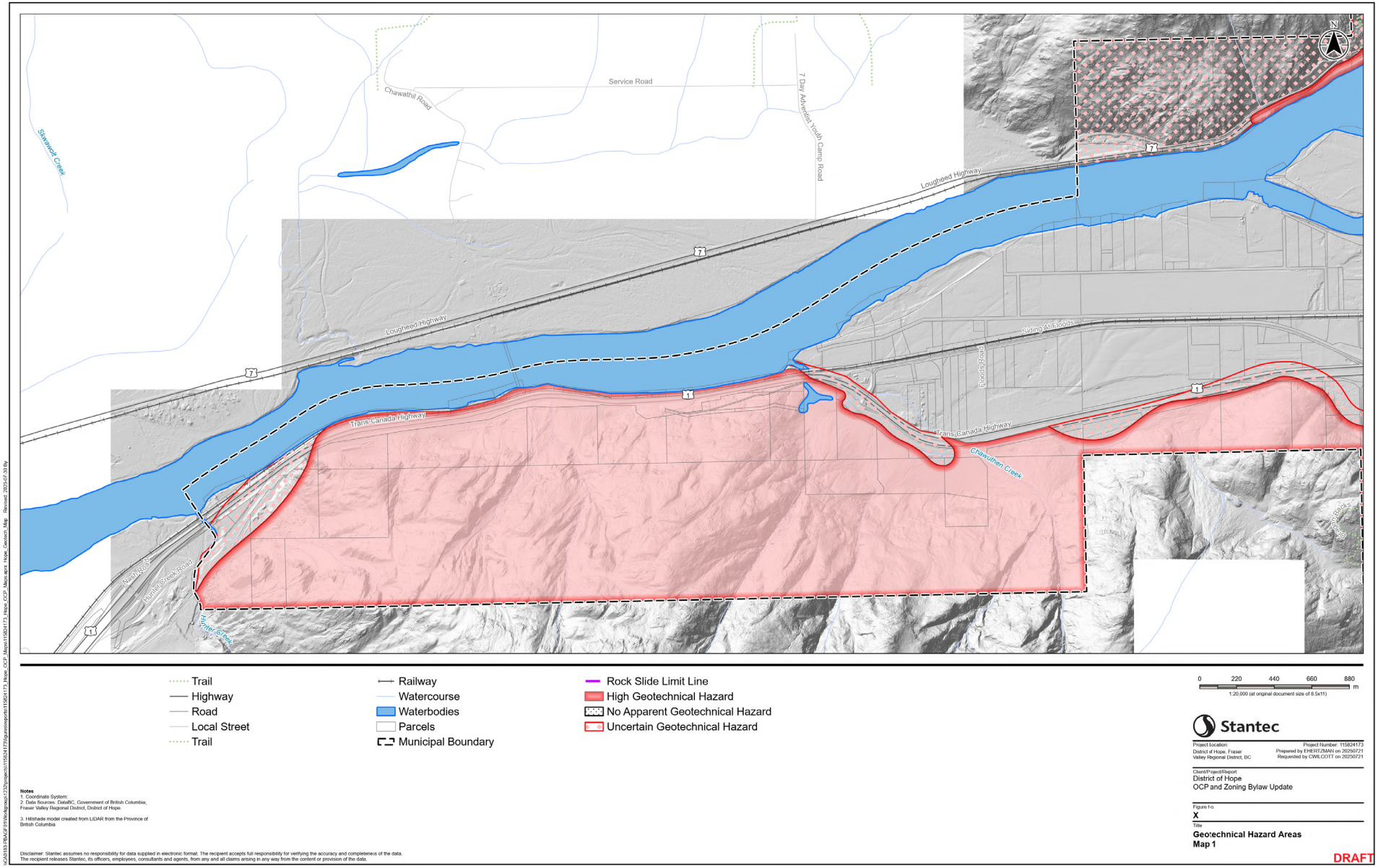


SCHEDULE E: GEOTECHNICAL HAZARD AREAS DPA MAPS

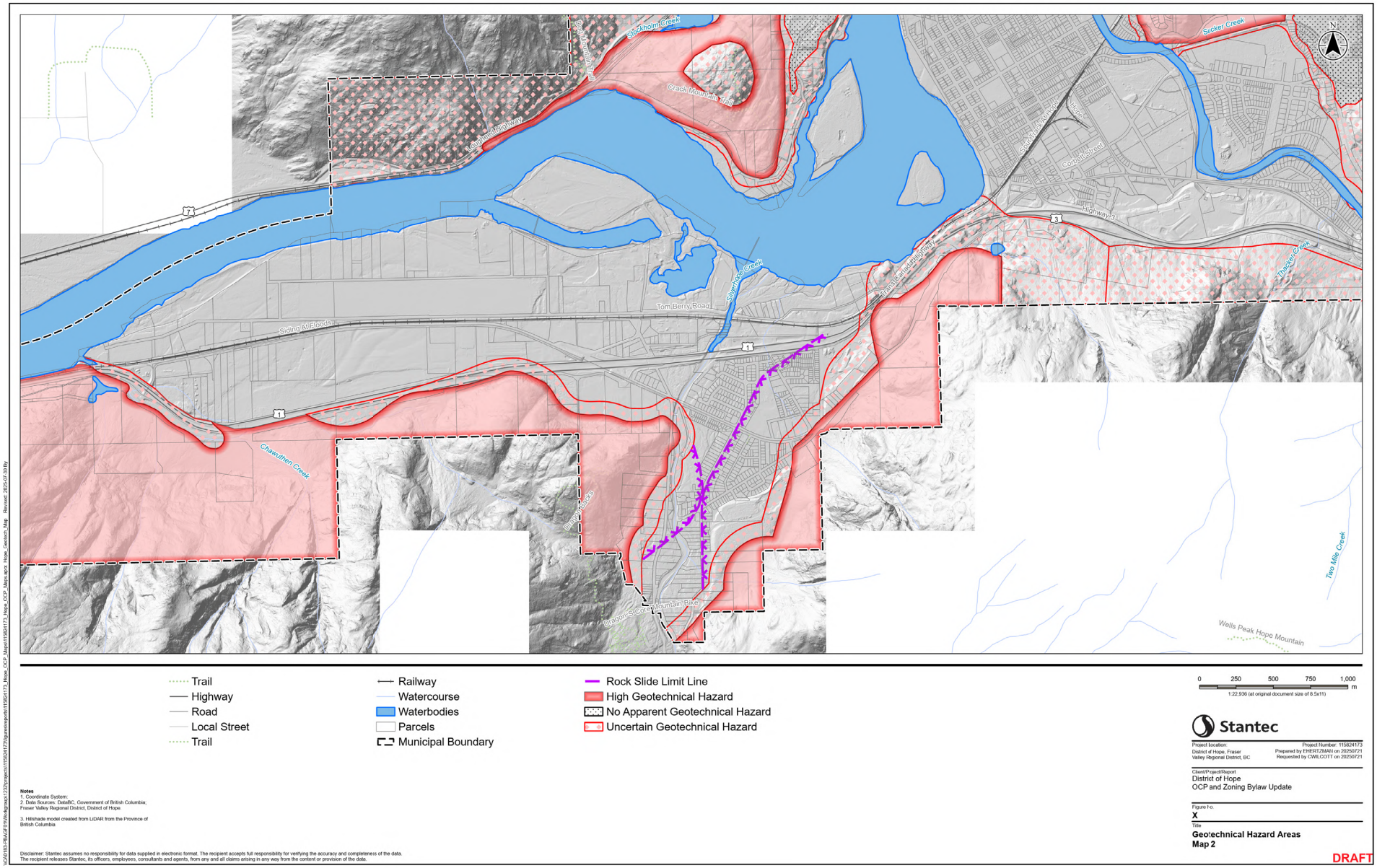
GEOTECHNICAL HAZARD AREAS OVERVIEW MAP



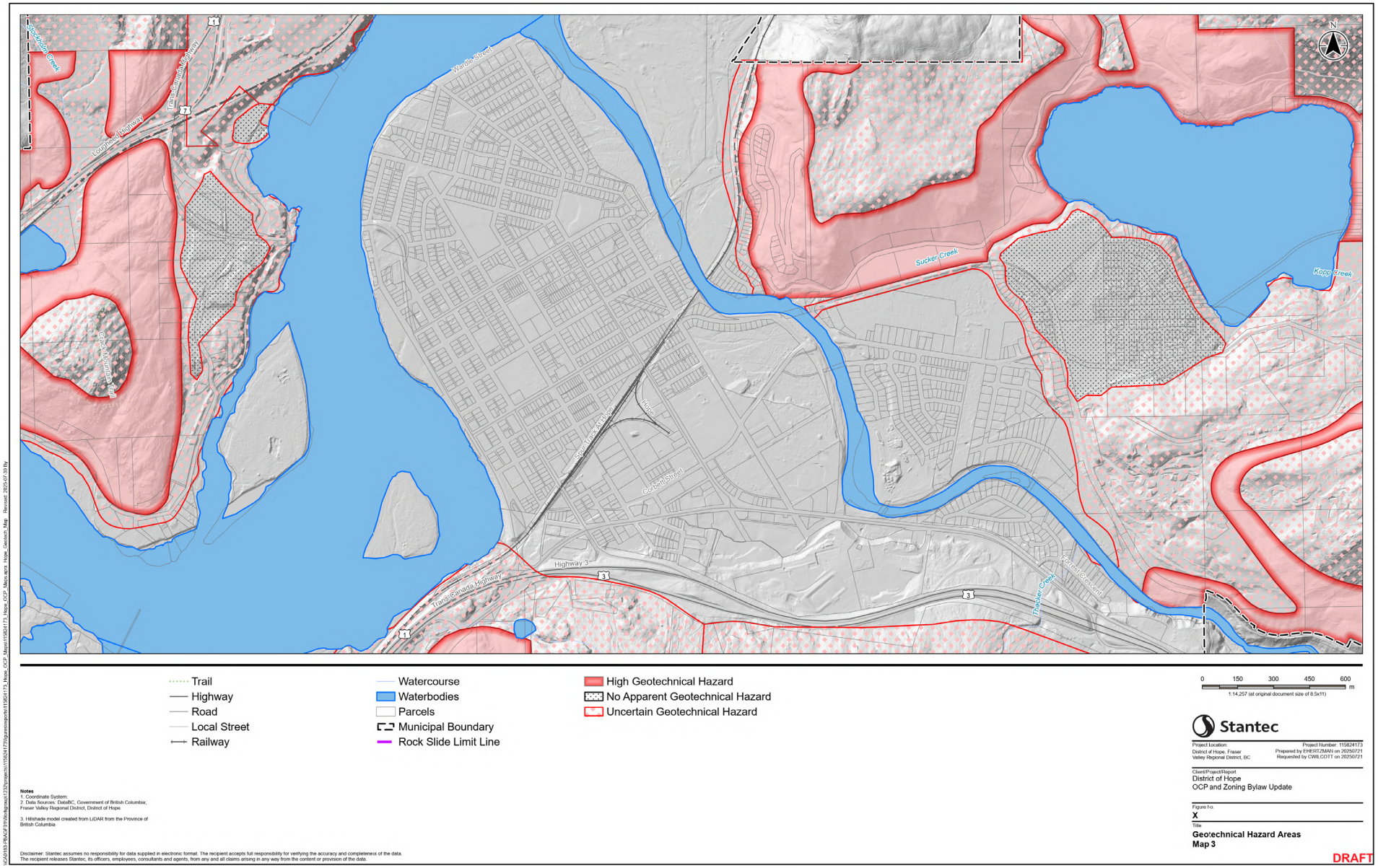
GEOTECHNICAL HAZARD AREAS MAP 1



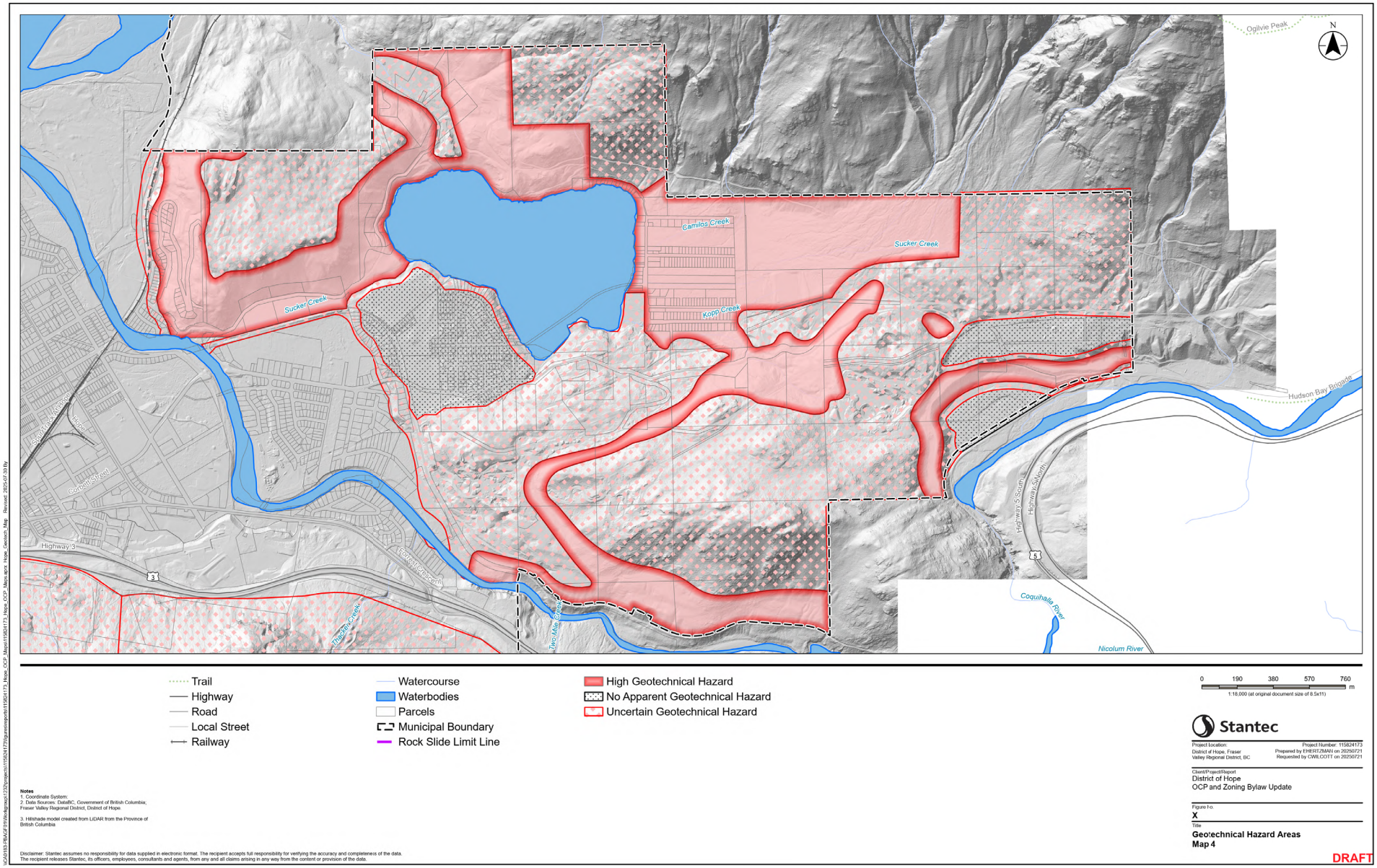
GEOTECHNICAL HAZARD AREAS MAP 2



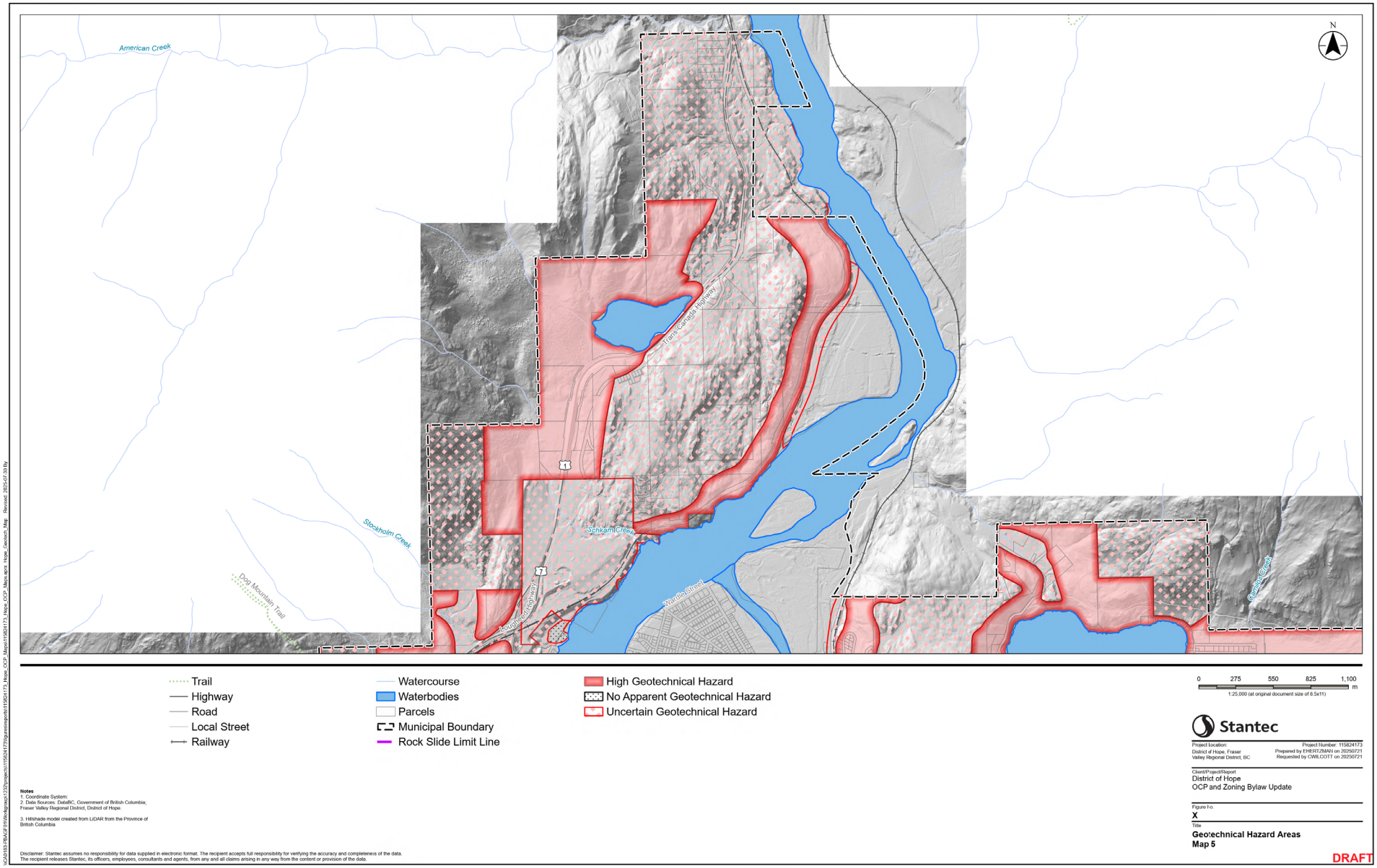
GEOTECHNICAL HAZARD AREAS MAP 3



GEOTECHNICAL HAZARD AREAS MAP 4

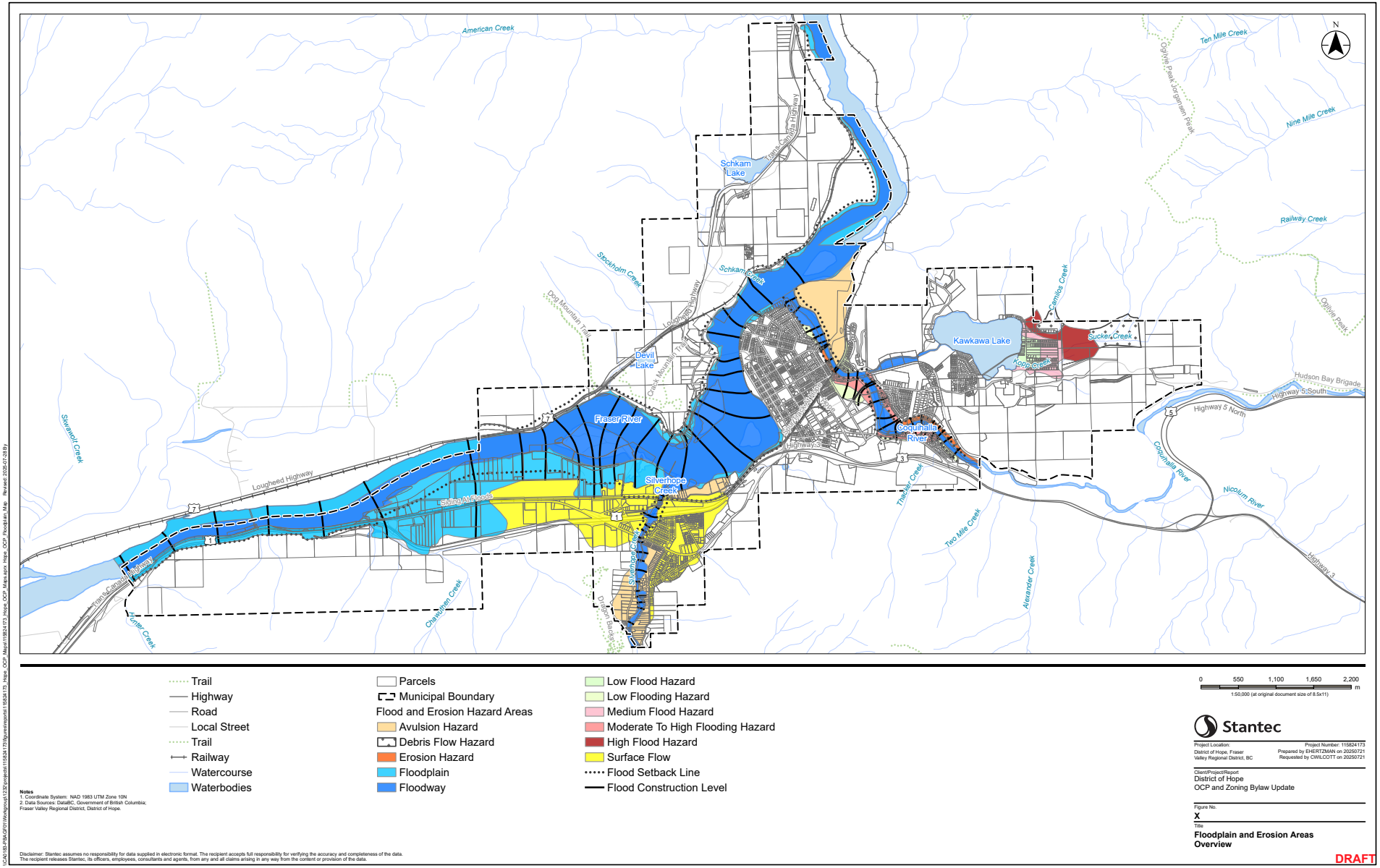


GEOTECHNICAL HAZARD AREAS MAP 5



SCHEDULE F: FLOOD PLAIN AND EROSION AREAS DPA MAPS

FLOOD PLAIN AND EROSION AREAS OVERVIEW MAP



- Trail
- Highway
- Road
- Local Street
- Trail
- Railway
- Watercourse
- Waterbodies
- Parcels
- Municipal Boundary

Flood and Erosion Hazard Areas

- Avulsion Hazard
- Debris Flow Hazard
- Erosion Hazard
- Floodplain
- Floodway
- Low Flood Hazard
- Low Flooding Hazard
- Medium Flood Hazard
- Moderate To High Flooding Hazard
- High Flood Hazard
- Surface Flow
- Flood Setback Line
- Flood Construction Level

0 550 1,100 1,650 2,200 m

1:50,000 (at original document size of 8.5x11)

Notes
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Requested by CWILCOTT on 20250721

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District of Hope
OCP and Zoning Bylaw Update

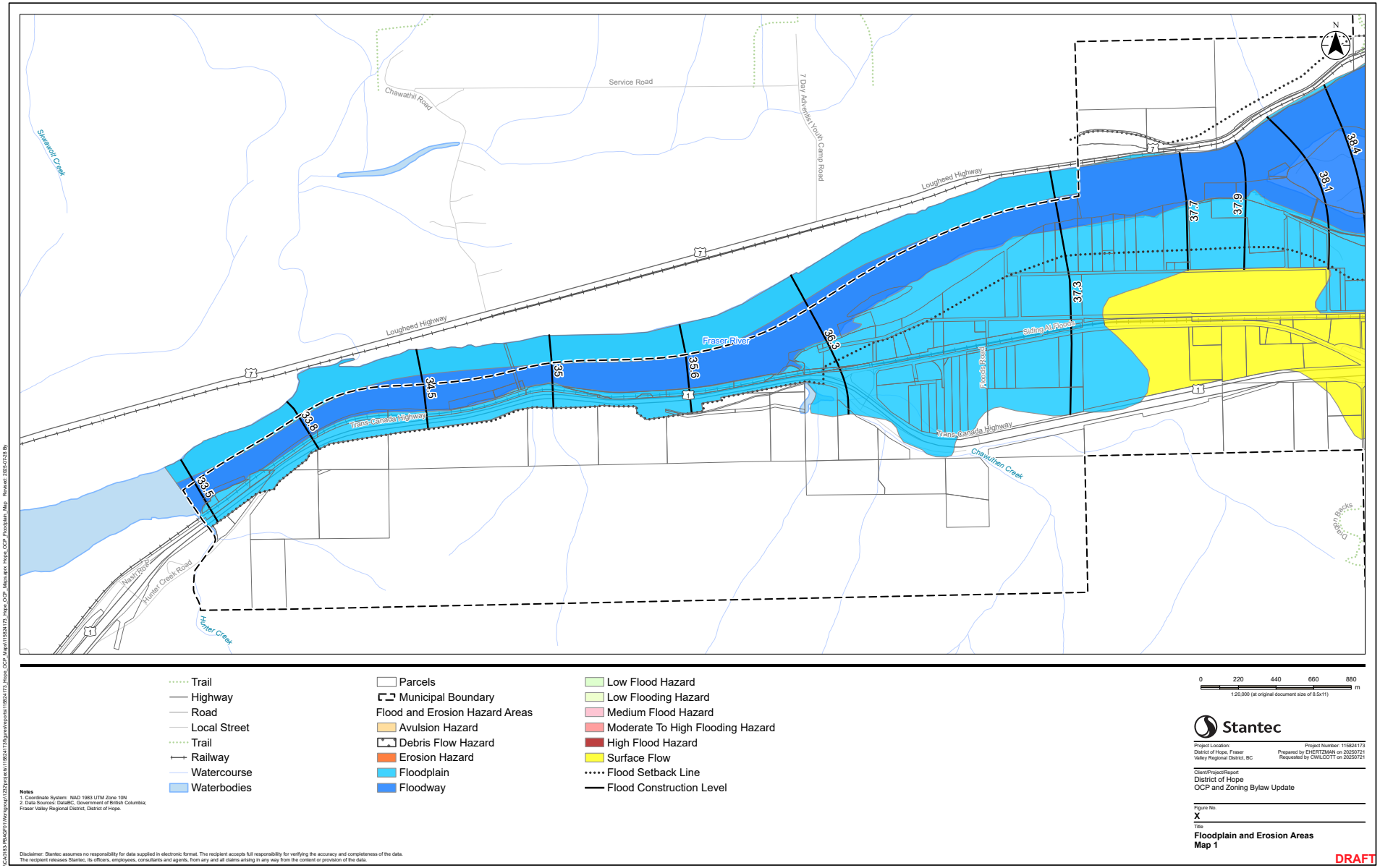
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Title
Floodplain and Erosion Areas Overview

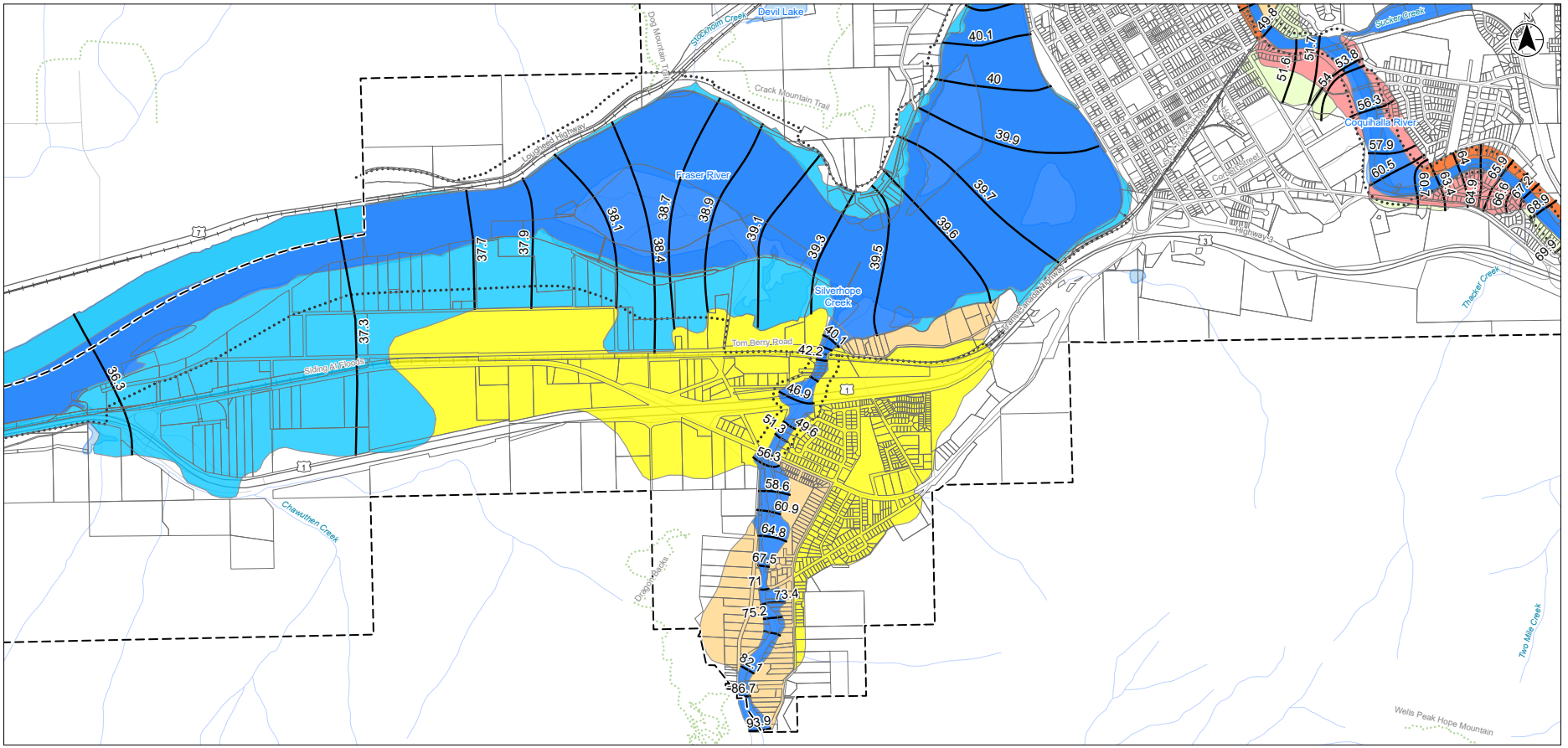
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FLOOD PLAIN AND EROSION AREAS MAP 1



FLOOD PLAIN AND EROSION AREAS MAP 2



Trail
Highway
Road
Local Street
Trail
Railway
Watercourse
Waterbodies

Parcels
Municipal Boundary

Flood and Erosion Hazard Areas

Avulsion Hazard
Debris Flow Hazard
Erosion Hazard
Floodplain
Floodway

Low Flood Hazard
Low Flooding Hazard
Medium Flood Hazard
Moderate To High Flooding Hazard
High Flood Hazard
Surface Flow
Flood Setback Line
Flood Construction Level

0 250 500 750 1,000 m

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Notes
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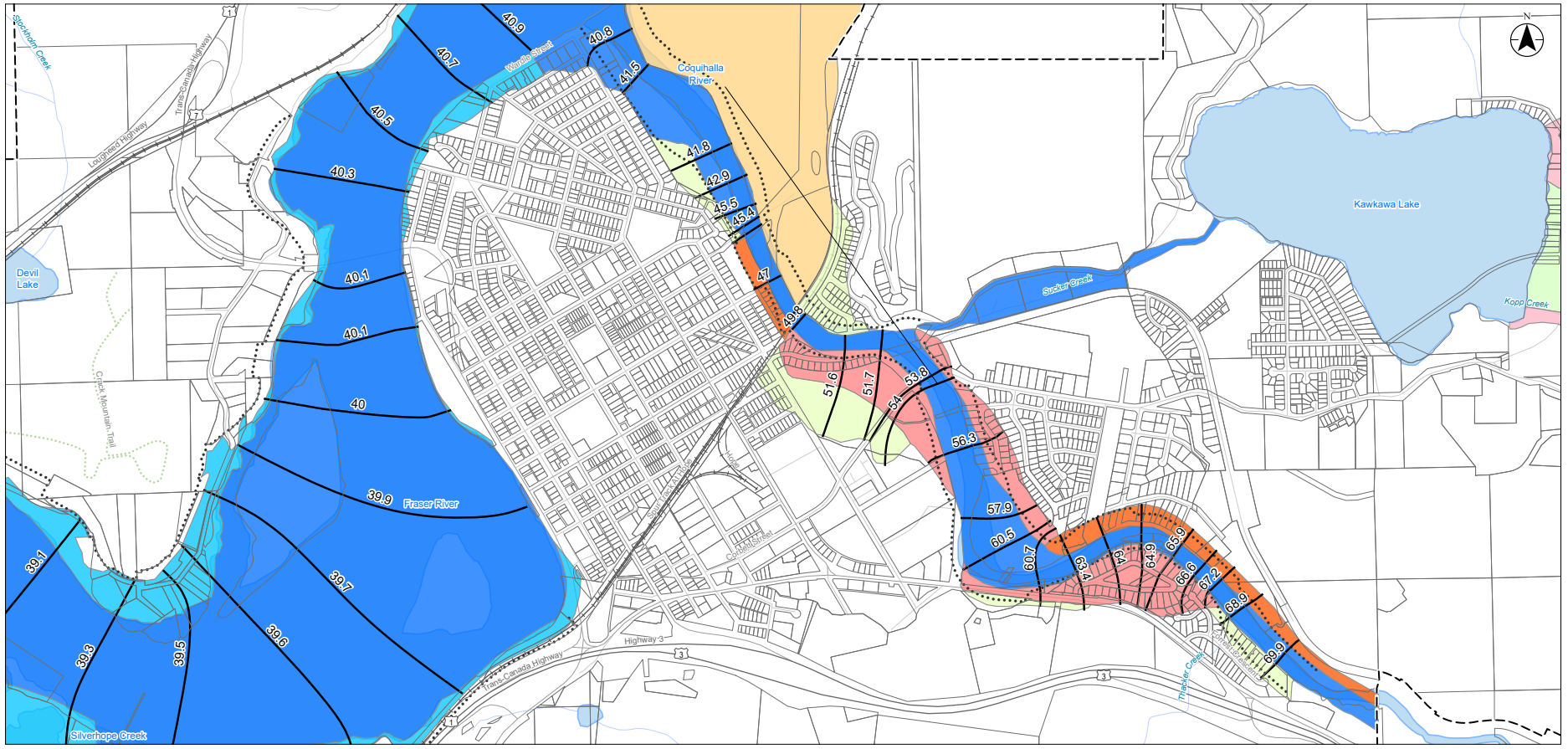
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Title
Floodplain and Erosion Areas Map 2

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FLOOD PLAIN AND EROSION AREAS MAP 3



Notes
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District of Hope
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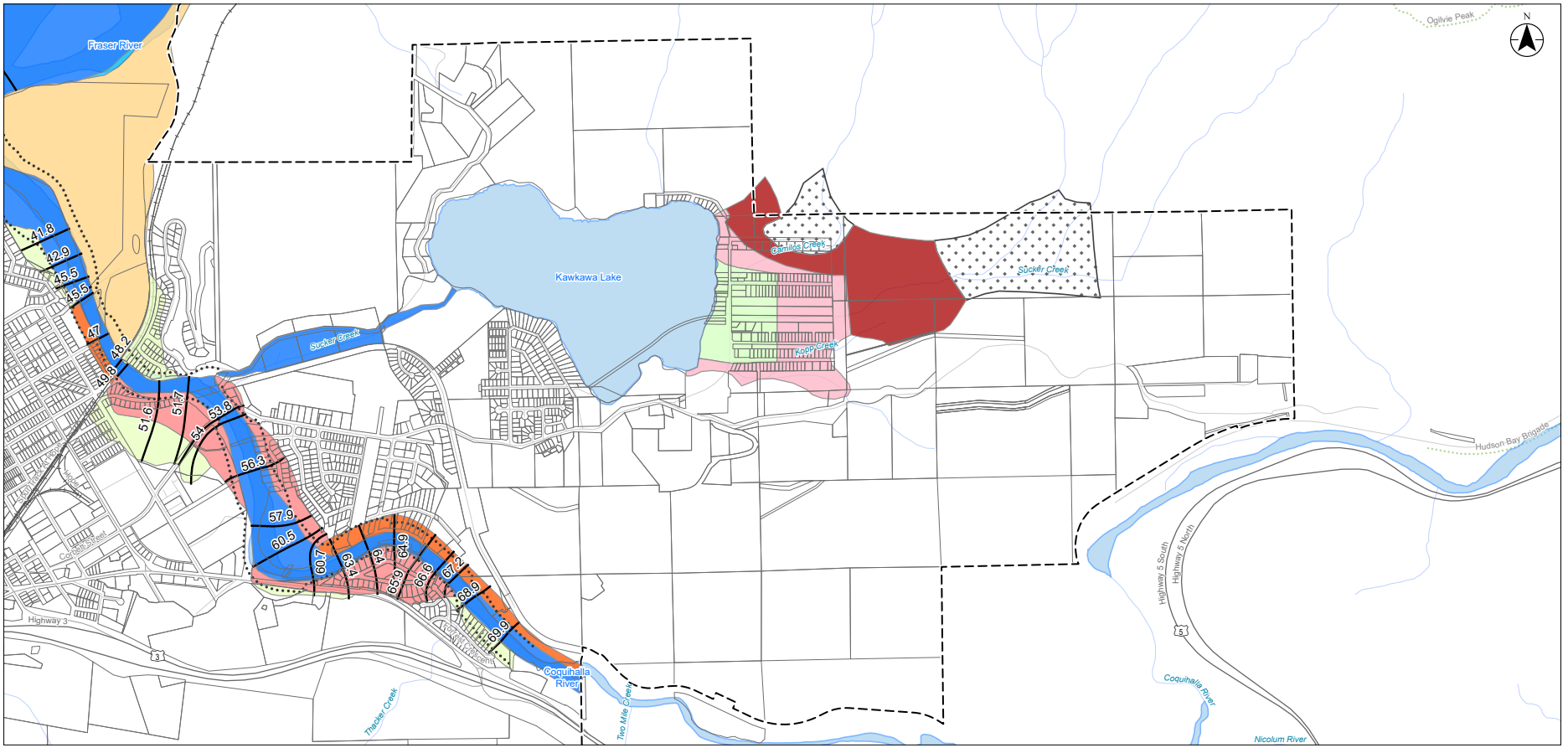
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Title
Floodplain and Erosion Areas Map 3

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FLOOD PLAIN AND EROSION AREAS MAP 4



- Trail
- Highway
- Road
- Local Street
- Railway
- Watercourse
- Waterbodies
- Parcels
- Municipal Boundary

Flood and Erosion Hazard Areas

- Avulsion Hazard
- Debris Flow Hazard
- Erosion Hazard
- Floodplain
- Floodway
- Low Flood Hazard
- Low Flooding Hazard
- Medium Flood Hazard
- Moderate To High Flooding Hazard
- High Flood Hazard
- Surface Flow
- Flood Setback Line
- Flood Construction Level

0 190 380 570 760 m

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Notes
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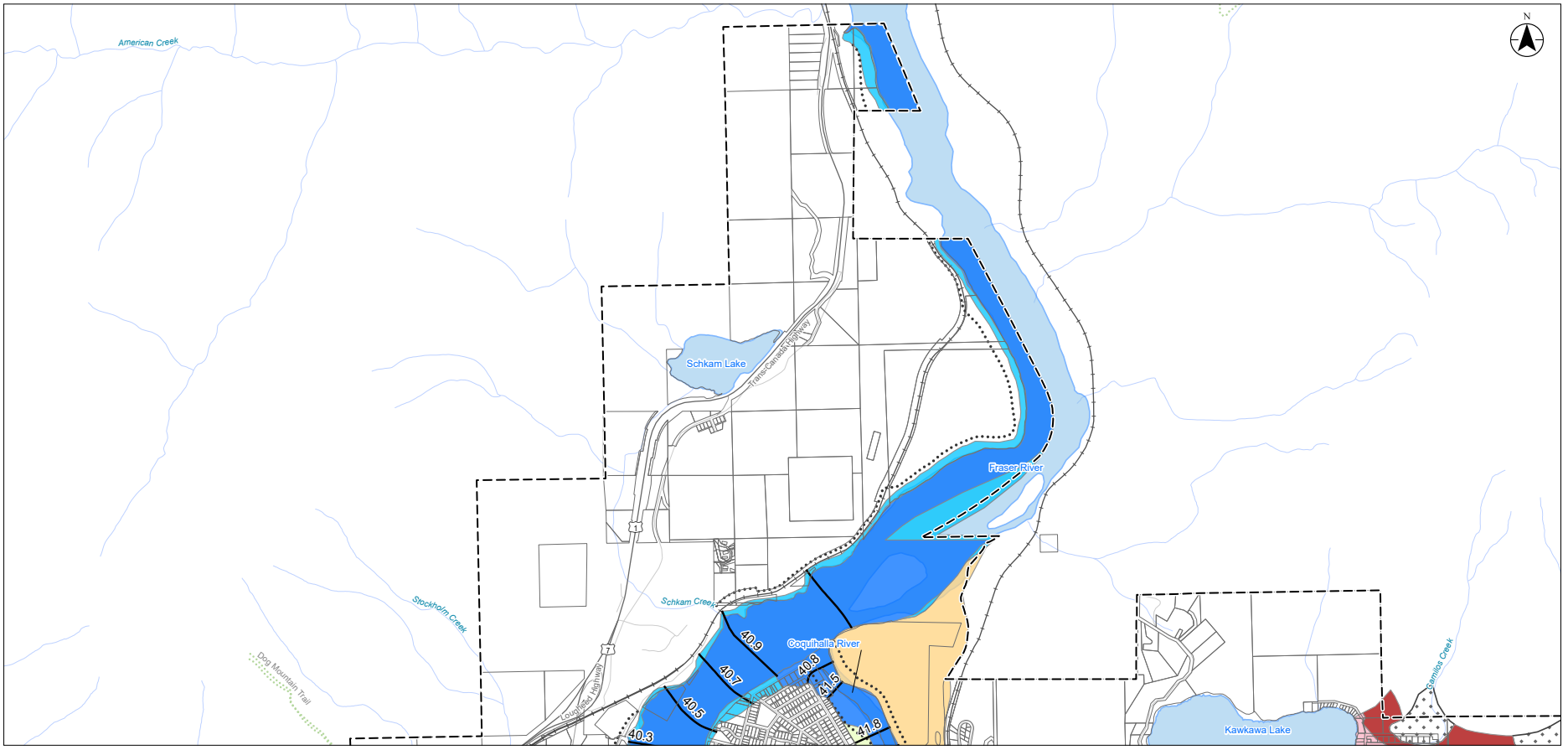
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Title
Floodplain and Erosion Areas Map 4

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FLOOD PLAIN AND EROSION AREAS MAP 5



- Trail
- Highway
- Road
- Local Street
- Railway
- Watercourse
- Waterbodies
- Parcels
- Municipal Boundary

Flood and Erosion Hazard Areas

- Avulsion Hazard
- Debris Flow Hazard
- Erosion Hazard
- Floodplain
- Floodway
- Low Flood Hazard
- Low Flooding Hazard
- Medium Flood Hazard
- Moderate To High Flooding Hazard
- High Flood Hazard
- Surface Flow
- Flood Setback Line
- Flood Construction Level

0 275 550 825 1,100 m

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District of Hope

OCP and Zoning Bylaw Update

Figure No.

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Title

Floodplain and Erosion Areas Map 5

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APPENDIX C - GLOSSARY

A

Accessibility: An area or building where a person with disabilities is, without assistance, able to approach, enter, pass to and from, and make use of an area and its facilities.

Accessory Building or Structure: Refers to a building or structure which is ancillary to the principal building or use and which is located on the same parcel as the principal building or use.

Active Transportation: Also known as Non-Motorized Transportation, includes walking, cycling, and small-wheeled transport such as strollers, skates, skateboards, and push scooters.

Affordable Housing: Housing affordability is a function of housing cost and household income. Affordable housing is defined as housing which has a market price or rent that does not exceed 30% of a household's after-tax income for households which have income that is 80% or less than the median household income for the community. Affordable housing can be provided by the private, non-profit, cooperative, and public sectors separately or through partnership models. Affordable housing includes a variety of tenure models including ownership, rental, co-housing, cooperative.

Agricultural Use: Refers to large-scale, growing, rearing and harvesting of agricultural products excluding cannabis production for commercial purposes.

Asset Management: Asset management is the systematic process of maintaining, upgrading, and operating physical assets in a cost-effective manner.

Apartment: Refers to a building used exclusively for residential use containing 3 or more dwelling units and which has a principal access from a common entrance. Apartment does not include, and without limiting the generality of the foregoing, tourist accommodation such as a hotel and motel or motor inn.

B

Brownfield: Abandoned, idled or underutilized industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived contamination.

Building: Refers to any structure used or intended to be used for supporting or sheltering any use or occupancy.

C

Circular Economy: An economy that produces no waste or pollution and minimizes energy use. This goes beyond recycling and focuses on designing systems that either do not produce waste, or whose by-products or wastes are reusable or beneficial to other processes. Products are designed to last and created so they can easily be sorted, separated and re-used at the end of their life.

Climate Change: Changes in long-term trends in the average climate, such as changes in average temperatures. According to the United Nations Framework Convention on Climate Change (UNFCCC), climate change is a change in climate that is attributable directly or indirectly to human activity that alters atmospheric composition.

Cluster Housing: Development that concentrates buildings and infrastructure in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historical or environmentally sensitive features.

Community Garden: Refers to the use of land for cultivating or growing plants by a group of people for providing a garden experience or education to the residents of the District of Hope.

Council: Refers to the governing and executive body of the District of Hope.

D

District: Refers to the District of Hope.

Dwelling Unit: Refers to one or more habitable rooms designed, occupied or intended for residential use where such a room or rooms together contain or provide for the installation of only one set of cooking facilities and one or more bathrooms.

E

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F

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G

Greenhouse Gas (GHG): Components of the atmosphere that contribute to the "greenhouse effect." Some greenhouse gases occur naturally, while others come from activities such as the burning of fossil fuel and coal. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

Ground Oriented: Dwelling units that are accessible at ground level (or with one flight of stairs), with an outdoor living space. Examples include townhouses, rowhouses, and duplexes. First or second floor units of low-rise multi-unit dwellings may also be considered ground oriented.

H

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I

Infill: As far as land use planning in BC is concerned, this term means to add new residential units to an existing neighbourhood. This may or may not include population increase as people per household declines. This can include a house, an apartment unit, a condominium or any other form of housing.

Inventory (for Greenhouse Gases): A tool developed to better understand and predict the impact of GHG emissions on climate change. A climate change inventory may be used to develop atmospheric models, develop mitigation strategies, establish compliance records with allowable emission rates, and track the effectiveness of policies related to GHG emissions.

J

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K

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L

LEED™: The Leadership in Energy and Environmental Design (LEED) Green Building Rating SystemTM is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

Livable or Livability: Livability refers to the environmental and social quality of an area as perceived by residents, employees, customers, and visitors. This includes safety and health (traffic safety, personal security, and public health), local environmental conditions (cleanliness, noise, dust, air quality, and water quality), the quality of social interactions (neighborliness, fairness, respect, community identity and pride), opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources (e.g., historic structures, mature trees, traditional architectural styles). Livability directly benefits people who live in, work in, or visit an area; increases property values and business activity; and can improve public health and safety. Livability is largely affected by streets, parks, transportation terminals and other public facilities.

Local Government Act: A law enacted by the BC Legislature formerly called the Municipal Act. The purposes of this Act are:

- ***a.*** *to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities,*
- ***b.*** *to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and*
- ***c.*** *to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.*

M

Mixed-Use: An appropriate combination of multiple uses, inside a single structure or area within a neighbourhood, where a variety of different activities (live, work, shop, and play) are in close proximity (walking distance) to most residents.

Municipal Growth Boundary: A boundary established by a land use authority where urban land ends and rural land begins. Typically, a firm urban containment boundary will, over time, result in the concentration of growth in centres with connecting corridors that can be effectively served by express-bus transit.

N

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O

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P

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Q

Qualified Environmental Professional (QEP): A registered professional, acting alone or together with another registered professional, if:

- *The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;*
- *The individual's area of expertise is recognized by the District of Hope as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal; and*
- *The individual is acting within that individual's area of expertise.*

R

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S

Secondary Dwelling: Secondary Dwelling is an urban planning term for an additional separate dwelling unit on a property that would normally accommodate only one dwelling unit. A secondary suite or coach house is considered "secondary" or "accessory" to the primary residence on the parcel.

Stormwater: Water from rain or melting snow that soaks into the soil, pools on the ground and evaporates, or is runoff into nearby streams, rivers, and other watercourses.

Stormwater Management: Building and landscape strategies to control and limit stormwater pollution and runoff. Typical stormwater infrastructure includes the network of piping, systems, and facilities that manage runoff from hard and paved surfaces like streets and roofs. Stormwater management is an integrated package of strategies to reduce the amount of stormwater created and to absorb stormwater using more natural systems. Elements can include vegetated roofs, compost-amended soils, pervious paving, tree planting, drainage swales, and more.

T

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U

Universal Design: Access to environments and products that are designed to the greatest extent possible, to be accessed and used by everyone regardless of their age, ability, or circumstance.

Urban Agriculture: The practice of growing of plants and raising of animals for food and other uses within and around cities and towns, and related activities such as the production and delivery of inputs and the processing and marketing of products.

V

Viewscape or View Corridor: A three dimensional area extending out from a viewpoint. The width of the view corridor depends on the focus of the view.

Visitable: Refers to new homes that offer three specific accessibility features to allow a person with mobility limitations, including wheelchair users, to visit the home:

1. at least one zero-step entrance on an accessible route leading from a driveway or public sidewalk;
2. all interior doors providing at least 31.75 inches (81 cm) of unobstructed passage space; and
3. at least a half bathroom on the main floor.

W

Walkable or Walkability: Walkability reflects the quality of pedestrian facilities, roadway conditions, land use patterns, community support, security, and comfort for walking. The quality of pathways, building access ways and related facilities, the existence of sidewalks and crosswalks, roadway conditions (road widths, traffic volumes and speeds), accessibility (the relative location of common destinations) and the quality of connections between them all affect walkability.

Wastewater: The spent or used water from a home, community, farm, or industry that contains dissolved or suspended matter.

Watercourse: Any natural or man-made depression with well-defined banks and a bed of 0.6 metres or more below the surrounding land serving to give direction to a current of water for at least six months of the year; or having a drainage area of two square kilometres or more, or as required by a designated official of the Ministry of the Environment of the Province of British Columbia

X

Xeriscaping: An environmentally friendly form of landscaping that uses a variety of indigenous and drought- tolerant plants, shrubs, and ground cover.

Y

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Z

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APPENDIX D - FLOOD & EROSION HAZARD DPA REFERENCES

Research and analysis supporting the identification of flood and erosion hazards are set out in the following reports:

1. Arlington Group. 2004. Flood & Erosion Hazard Development Permit Area #5. Excerpts from Official Community Plan Bylaw 1147 including Map Figures 1F-5F and 1G-5G showing Lands Subject to Flooding & Erosion.
2. BC Ministry of Forests, Lands and Natural Resource Operations (MFLNRO). 2014. Fraser River Design Flood Level Update – Hope to Mission. Final Report
3. District of Hope Flood & Erosion Development Permit Guidelines. Official Community Plan (OCP) Bylaw No. 1147, 2004.
4. Levelton Consultants. 2012. Geotechnical Engineering Recommendations, Remedial Works to Eroded Slopes, Hope Rotary Club Fraser River Viewing Platform, Centennial Park, Hope, BC. Report prepared for District of Hope.
5. Madrone Environmental Services Ltd. 2012. Geotechnical Hazard Assessment, 20788 Landstrom Road.
6. NHC. 2014. Simulating the Effects of Sea Level Rise and Climate Change on Fraser River Flood Scenarios. Final Report prepared for Ministry of Forests, Lands and Natural Resource Operations.
7. NHC. 2008a. Fraser River Hydraulic Model Update. Final Report prepared for BC Ministry of Environment.
8. NHC. 2008b. Comprehensive Review of Fraser River at Hope. Flood Hydrology and Flows – Scoping Study. Final Report prepared for BC Ministry of Environment.
9. NHC. 2006. Lower Fraser River Hydraulic Model. Final Report prepared for Fraser Basin Council.
10. NHC. 2002. Johnson Road Flood Hazard Assessment. Final Report – Hydrotechnical Assessment prepared for District of Hope.
11. NHC. 1999. Silverhope Creek. Flood Hazard Management Study. Final Report prepared for District of Hope.
12. NHC. 1994. Coquihalla River. Flood Hazard Management Study. Final Report prepared for District of Hope.

The following information explains the data in more detail.

FRASER RIVER HAZARD AREA:

- *Flood Construction Levels (FCLs) downstream of Highway No. 1 Bridge shown in Appendix B - Schedule F were recently updated (MFLNRO 2014). Hydraulic modeling shows that present FCLs are on average 0.7 metres higher than previous levels shown on 1985 and 1987 mapping.*
- *Flood levels between the Coquihalla outlet and Highway No. 1 Bridge were not modeled and are based on FCLs from the 1985 maps plus 0.34 m, corresponding to the difference between the new and the old design profiles at the bridge.*
- *The FCLs shown on Appendix B - Schedule F are the most up-to-date values. However, the inundation boundaries shown on Appendix B - Schedule F correspond to out-dated FCLs. The inundation boundary based on the FCLs shown on Appendix B - Schedule F may extend outside of the boundaries shown on the maps (medium blue areas on maps). Until the maps are updated, a development/ renovation outside of the boundaries shown on the map may still be within the Fraser River floodplain based on the FCLs shown on the maps. This can be determined based on the location and elevation of the land at the development/renovation, and shall be established by a Qualified Professional.*
- *Upstream of the Coquihalla outlet (41.3 metres FCL), design levels have not been calculated.*

COQUIHALLA RIVER HAZARD AREA:

- *The FCLs shown on Appendix B - Schedule D are the most up-to-date values based on flood estimates made in 1994. However, the inundation boundaries shown correspond to out-dated FCLs. The inundation boundary based on the FCLs shown may extend outside of the boundaries shown on the maps (medium blue areas on maps). Until the map is updated, a development/renovation outside of the boundaries shown on the map may still be within the Coquihalla River floodplain based on the FCLs shown on the map. This can be determined based on the location and elevation of the land at the development/renovation, and shall be established by a Qualified Professional.*
- *In addition to inundation boundaries and FCLs, the revised maps classify flood hazard areas as:*
  - ***a.*** *Floodway (very high hazard) – shown in dark blue - no development allowed;*
  - ***b.*** *Moderate to high flood hazard – shown in medium blue; and*
  - ***c.*** *Low flood hazard – shown in light blue.*
- *Potential river avulsion points are:*
  - ***a.*** *Along the left bank at the Trans Mountain Pipe Line crossing close to the Old Hope- Princeton Highway; and*
  - ***b.*** *Along the left bank west of the CN Rail line.*
- *The inundation boundary of the designated flood assumes the break-through channels are blocked off.*
- *The Hope Golf Course and private property upstream of the Golf Course Bridge on the east bank of the Coquihalla River are potentially affected by an avulsion (hatched area).*

SILVERHOPE CREEK HAZARD AREA:

- *The FCLs, inundation boundary, and hazard areas shown on Appendix B - Schedule DF are the most up-to-date values based on flood estimates made in 1999.*
- *The floodway is delineated on Appendix B - Schedule F. Additional zones indicate surface flow areas, setback zones, avulsion and erosion hazard areas, and avulsion points. The hazard areas at the confluence with the Fraser River are the more severe of the two waterbodies.*
- *The west bank near the outlet at the Fraser River is subject to extensive erosion, is within the Fraser floodplain and shall not be developed.*

KAWKAWA LAKE HAZARD AREA:

- *Flooding can be caused by debris flows or inundation due to surface runoff that is not necessarily associated with debris flows.*
- *The hazard areas shown on Map 2 are the most up-to-date ratings.*
- *Specific FCLs for Kawkawa Lake have not been determined.*
- *Specific setbacks for Kawkawa Lake have not been determined.*
- *The area is subject to debris flows, avulsion hazards, and flooding.*

APPENDIX E - GEOTECHNICAL HAZARD DPA

Research and analysis supporting the identification of geotechnical hazards are set out in the following geotechnical reports:

1. Hardy Associates Ltd. (May 1986). Review of Geological and Snow Avalanche Hazards for the Official Community Plan for Electoral Areas "B" and "C", Upper Fraser Valley, BC. Prepared for Regional District of Fraser-Cheam.
2. Stanley Associates Engineering Ltd. (November 1987). East Kawkawa Lake Drainage Study, Final Report. Prepared for Regional District of Fraser-Cheam.
3. Thurber Consultants Ltd. (May 1977). Report on Lake of the Woods Slide. Prepared for Ministry of Highways and Public Works.
4. Thurber Consultants Ltd. (December 1986). Geotechnical Hazards Assessment, Silverhope, BC. Prepared for Regional District of Fraser-Cheam.
5. Thurber Consultants Ltd. (May 1990). Geotechnical Hazards Assessment, Silverhope, BC. (Clarification letter from December 1986 report). Prepared for Regional District of Fraser-Cheam.
6. Thurber Consultants Ltd. (January 1992). Proposed Sub-division of Lots 11 and 16. (Clarification letter from December 1986 report). Prepared for Regional District of Fraser-Cheam.
7. Thurber Consultants Ltd. (September 1987). Rockfall Hazards Assessment, North end of Kawkawa Lake Road, Electoral District "B". Prepared for Regional District of Fraser-Cheam.
8. Thurber Consultants Ltd. (November 1990). Thacker Mountain and Hobson Slope Inspections. Prepared for Regional District of Fraser-Cheam.
9. Thurber Consultants Ltd. (June 1991). East Kawkawa Lake. Prepared for Regional District of Fraser-Cheam.

A review of the information in the above reports was conducted by Thurber Engineering Ltd. in 1997. Thurber Engineering Ltd. prepared information that confirmed or adjusted the extent of previously identified geotechnical hazard areas in a letter dated November 13, 1997, and faxes dated November 7, and November 21, 1997. A further review was carried out in June of 2003.

Current guidelines for geotechnical practice suggest that an annual probability of 1:500 of occurrence for slope hazards (rockfalls, debris, avalanches, debris flows) should be the basis for evaluating the acceptability of development. Based on the above reports, the following maps identify areas where an annual probability of 1:500 of occurrence of combined slope hazards may exist. These areas are designated as High Geotechnical Hazard Development Permit Areas.

The Uncertain Geotechnical Hazard Development Permit Areas designation is used in areas that may be subject to a high geotechnical hazard, but insufficient information is available in the reports listed above to determine with certainty if the areas are subject to a high geotechnical hazard.