



REGULAR MEETING OF COUNCIL AGENDA

Monday, March 25, 2024 at 7:00 p.m.

Council Chambers

325 Wallace Street, Hope, British Columbia

For those in attendance at District of Hope Open Council Meetings and Public Hearings, please be advised that the Hope Ratepayers Association is recording these meetings and hearings. The District, in no way, has custody or control of the recordings. Therefore, all persons who do not want their presentation or themselves recorded, please approach the Clerk to declare same and the District will relay this to the Association so that you can freely speak.

1. CALL TO ORDER

Mayor to acknowledge that the meeting is being held on the traditional, ancestral and unceded territories of the Stó:lō people, particularly the Chawathil, Union Bar and Yale First Nations.

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the March 25, 2024, Regular Council Meeting Agenda be adopted, as presented.

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

(1)

Recommended Resolution:

THAT the Minutes of the Regular Council Meeting held March 11, 2024, be adopted, as presented.

(b) Public Hearing

(8)

Recommended Resolution:

THAT the Record of a Public Hearing held March 11, 2024, be received.

4. DELEGATIONS

There are no Delegations.

5. STAFF REPORTS

There are no Staff Reports.

6. COMMITTEE REPORTS

There are no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

8. PERMITS AND BYLAWS

- (a) **Official Community Plan Amendment Bylaw No. 1571, 2024** (10)
Re: 63010 Flood Hope Road

Recommended Resolution:

THAT District of *Hope Official Community Plan Amendment Bylaw No.1571, 2024* be adopted, in order to redesignate the land use designation in the Official Community Plan for the property legally described as Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463; PID 004-307-542; 63010 Flood Hope Road from Highway Commercial to Light Service Industry.

- (b) **Zoning Amendment Bylaw No. 1572, 2024** (12)
Re: 63010 Flood Hope Road

Recommended Resolution:

THAT *District of Hope Zoning Amendment Bylaw No. 1572, 2024* be adopted, in order to rezone the property legally described as Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463; PID 004-307-542; 63010 Flood Hope Road from Highway Commercial (C-2) to Light/Service Industrial (I-2) to allow for a future Multi-Tenant Industrial Development.

- (c) **District of Hope 2023-2027 Financial Plan Amendment Bylaw No. 1577, 2024** (14)

Recommended Resolution:

THAT *District of Hope 2023–2027 Financial Plan Amendment Bylaw No. 1577, 2024* be adopted this 25th day of March, 2024.

(d) Report dated March 20, 2024 from the Director of Community Development (16)
Re: Development Variance Permit - 320 Fort Street

Recommended Resolution:

THAT Council approve the issuance of a Development Variance Permit in order to:

- vary the required off street parking stalls for the mixed-use building from thirteen (13) parking stalls to eight (8) motorcycle parking stalls;
- vary the size of the parking stalls from 2.7 metres wide and 5.5 metres long to 1.5 metres wide by 2.4 meters long;
- vary the maneuvering aisle width for 90 degree turns from 7 metres to 4.5 metres;
- vary the siting for parking from the rear lot line from 1 metre to 0.4 metres;
- vary the driveway access width from 6 metres to 3 metres;

in order to facilitate the development a café and motor inn for motorcycle enthusiasts for the property legally described as Lot 2 Section 9 TWP 5 RGE 26 W6M YDYD Plan 753; PID 012-083-399; 320 Fort Street; and

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

FURTHER THAT for purposes of Section 504 of the *Local Government Act*, “substantially start” shall mean the completion of the footings or foundations for the mixed-use building development.

(e) Report dated March 15, 2024 from the Director of Community Development (20)
Re: Downtown Hope Revitalization Form and Character Development Permit – 444 Trans Canada Highway

Recommended Resolution:

THAT a Downtown Hope Revitalization Form and Character Development Permit for the construction of an apartment building be approved for the property legally described as Lot 1 Section 16 TWP 5 RGE 26 W6M YDYD Plan 9850, PID 009-640-118, 444 Trans Canada Highway; and

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

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on March 25, 2026; and

FURTHER THAT for purposes of Section 504 of the *Local Government Act*, “substantially start of construction” shall mean the completion of an approved foundation for the proposed structure as certified safe by a qualified professional.

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence (26)

Recommended Resolution:

THAT the For Information Correspondence List dated March 25, 2024, be received.

10. OTHER PERTINENT BUSINESS

11. QUESTION PERIOD

Call for questions from the public for items relevant to the agenda.

12. NOTICE OF NEXT REGULAR MEETING

Monday, April 8, 2024 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, March 11, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Staff Present: Kevin Dicken, Director of Operations/Deputy CAO
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Mike Olson, Director of Finance
Branden Morgan, Deputy Corporate Officer
Gurvinder Sodhi, Communications and Network Analysis Advisor

Others Present: 7 members of the Public and 1 Media

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:00 p.m.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the March 11, 2024 Regular Council Meeting Agenda be adopted, as amended, to include item 9(b); Accounts Payable Cheque Listing for February 2024. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held February 26, 2024 be adopted, as presented. **CARRIED.**

(b) Public Hearing

Moved / Seconded

THAT the Record of a Public Hearing held February 26, 2024, be received. **CARRIED.**

4. DELEGATIONS

There were no Delegations.

5. STAFF REPORTS

- (a) Report dated March 5, 2024 from the Director of Corporate Services
Re: Declassify Appointment of Deputy Chief Administrative Officer**

Moved / Seconded

THAT Council declassify the February 12, 2024 In Camera resolution:

THAT Council appoints Kevin Dicken as Deputy Chief Administrative Officer, immediately, for the purposes of certainty and succession planning. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

- (a) Council and Committee Meeting and Acting Mayor's Schedule for 2024-2025**

Moved / Seconded

THAT the Council Appointments, Committees, and Acting Mayor's Schedule for January 1, 2024, to December 31, 2025, be adopted, as amended. **CARRIED.**

Mayor Smith Reported:

- He attended a transportation planning meeting with Fraser Health and other organizations to discuss transportation improvements for the Fraser Canyon up to Boston Bar.
- He attended a meeting with AdvantageHOPE and local motel owners to discuss the Municipal Regional District Tax Program, noting that the objective is to promote Hope.
- He attended the Chawathil First Nation Housing Open House, noting that upgrades are taking place to bring existing homes up to standard. He added that discussions with the Ministry of Transportation regarding Highway 1 crossing safety are also taking place, for the portion of Chawathil lands within the Hope area.
- He took part in a Wallace Street Cleanup with Communities in Bloom as they get ready for Earth Day on April 20th. He added that more information regarding the event will be coming soon.
- He attended the Consul General of Japan's 64th Birthday in Vancouver, where he met with a reporter from a Japanese newspaper to discuss the Station House.
- He met with Danielle from the Culture and Public Relations for the Consulate General of Japan's office and discussed the Japan Exchange and Teaching Program. He noted that the program offers a minimum one-year opportunity to experience Japan as an Assistant Language Teacher or Coordinator for International Relations and promotes internationalism at a local level.
- He attended an Emergency Support Services meeting in Harrison Hot Springs, noting that there was discussion regarding a secondary road out of town through Hicks Lake.

Councillor Medlock Reported:

- He announced that AdvantageHOPE will be hosting a breakfast for local businesses on March 13th at 9:00 a.m. at the New Hope Cinema.
- He noted that AdvantageHOPE took part in the Outdoor Adventure Show on March 2nd and 3rd, where 1,200 swag bags were given out.
- He complimented the new signage that is being installed in the District and noted that it is nice to see the long-term project coming together.

Councillor Smith Reported:

- He attended the Hope Figure Skating Club's Annual Carnival, noting that it was one of the best years for attendance and commended the volunteers.
- He announced that Hope Minor Hockey will be hosting a fundraiser for the coming season, noting that funds and membership levels are dropping. He encouraged people to sign up for the program, and added that there are supplements to help with registration fees and that the hockey club can help find resources.

Councillor Stewin Reported:

- She noted that she will be attending a Hope Inclusion Project meeting on March 12th.
- She announced that the Hope Inclusion Project will be hosting an event at 344 Fort Street on March 22nd and 23rd regarding Truth and Reconciliation, including an Indigenous market, a panel, activities for kids, performances, workshops, food, and free shuttle service to and from local nations.
- She announced that the Hope Secondary School 50th Anniversary events will take place from March 11th to 15th from 12:00 p.m. to 3:00 p.m. with activities taking place all week long including an open house, talent show, and basketball game finale with alumni, RCMP, and school staff. She noted that student ambassadors will help show people around.

Councillor Newbigging Reported:

- She attended the Hope Skating Club's Annual Carnival on March 7th, and commended both the skaters and their parents for their contributions.

Councillors Skoglund and Wells had nothing to report.

8. PERMITS AND BYLAWS

(a) District of Hope Zoning Amendment Bylaw No. 1573, 2024

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No.1573, 2024*, to amend the definition of a Hotel, Motel, or Motor Inn to include the requirement for an on-site overnight caretaker and to amend the minimum lot area for a parcel for hotel, motel, or motor inn within the Downtown Commercial (CBD) Zone from 1,000 sq meters to 550 sq meters; be adopted this 11th day of March, 2024. **CARRIED.**

**(b) Report dated March 6, 2024 from the Director of Community Development
Re: Re-Designate and Rezone the Property at 63010 Flood Hope Road**

Moved / Seconded

THAT *District of Hope Official Community Plan Amendment Bylaw No.1571, 2024* be given third reading in order to redesignate the land use designation in the Official Community Plan for the property legally described as Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463; PID 004-307-542; 63010 Flood Hope Road from Highway Commercial to Light Service Industry. **CARRIED.**

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1572, 2024* be given third reading in order to rezone the property legally described as Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463; PID 004-307-542; 63010 Flood Hope Road from Highway Commercial (C-2) to Light/Service Industrial (I-2) to allow for a future Multi-Tenant Industrial Development. **CARRIED.**

**(c) Report dated March 4, 2024 from the Director of Community Development
Re: Development Variance Permit - 320 Fort Street**

Council inquired as to whether there will be parking available for vehicles during the winter when motorcycles may not be in use. The Director of Community Development advised that there is on-street parallel parking available adjacent to the property, and a public parking lot across the street.

Moved / Seconded

THAT Council approve the preparation of a Development Variance Permit in order to:

- vary the required off street parking stalls for the mixed-use building from thirteen (13) parking stalls to eight (8) motorcycle parking stalls;
- vary the size of the parking stalls from 2.7 metres wide and 5.5 metres long to 1.5 metres wide by 2.4 meters long;
- vary the maneuvering aisle width for 90 degree turns from 7 metres to 4.5 metres;
- vary the siting for parking from the rear lot line from 1 metre to 0.4 metres;
- vary the driveway access width from 6 metres to 3 metres;

in order to facilitate the development a café and motor inn for motorcycle enthusiasts for the property legally described as Lot 2 Section 9 TWP 5 RGE 26 W6M YDYD Plan 753; PID 012-083-399; 320 Fort Street; and

FURTHER THAT in accordance with the *District of Hope Procedures Bylaw 13/93*, the *Local Government Act* and the *Community Charter*, authorize staff to issue a notice of intent to consider the approval of the Development Variance Permit to the neighbouring property owners including the Ministry of Transportation and Infrastructure. **CARRIED.**

- (d) **Report dated March 5, 2024 from the Director of Community Development
Re: Downtown Hope Revitalization Form and Character Development Permit –
320 Fort Street**

Moved / Seconded

THAT a Downtown Hope Revitalization Form and Character Development Permit be approved to construct a mixed-use building with a cafe on the ground floor and motor inn above for the property legally described as Lot 2 Section 9 TWP 5 RGE 26 W6M YDYD Plan 753; PID 012-083-399; 320 Fort Street; and

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

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on March 11, 2026; and

FURTHER THAT for purposes of any associated building permit, that the “substantially start of any construction” shall mean the placement of a foundation for the café and motor inn. **CARRIED.**

- (e) **Report dated February 28, 2024 from the Director of Community Development
Re: Rail and Highway Service Corridor Form and Character Development Permit –
517 Corbett Street**

Moved / Seconded

THAT a Rail and Highway Service Corridor Form and Character Development Permit for a new Hope Bottle Depot be approved for the property legally described as Lot 8 Section 10 TWP 5 RGE 26 W6M YDYD Plan KAP6405; PID 010-094-831; 517 Corbett Street; Hope, BC; and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Rail and Highway Service Corridor Form & Character Development Permit; and

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on March 11, 2026; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, “substantially start any construction” shall mean the placement of the building foundation for the new bottle depot. **CARRIED.**

- (f) **Report dated March 4, 2024 from the Director of Community Development
Re: Intensive Residential Development Form and Character Development
Permit – 558 Park Street**

Council inquired as to whether this item is coming forward for renewal as the previously approved permit had expired. The Director of Community Development confirmed that the purpose of the report was for a renewal of the permit which was issued in 2022 and had expired this year. He added that there have been no changes to the permit.

Moved / Seconded

THAT an Intensive Residential Development Permit be approved to construct a Multi Family Residential Strata complex consisting of four (4) duplex style units and one (1) triplex unit on the property legally described as Lots A Block 28 Section 9 Township 5

Range 26 West of the 6th Meridian Yale Division Yale Plan EPP119083; PID 031-678-408; 558 Park Street; and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Development Permit; and

FURTHER THAT for purposes of the Intensive Residential Development Permit validity period, the conditions of the Development Permit shall expire on March 11, 2026; and

FURTHER THAT for purposes of any associated building permit, as per Section 504 of the *Local Government Act* “*substantially start any construction*” shall mean the placement of internal utilities. **CARRIED.**

**(g) Report dated March 5, 2024 from the Director of Community Development
Re: Flood and Erosion and Geotechnical Hazard Development Permits – 66627
Kawkawa Lake Road**

Moved / Seconded

THAT Flood and Erosion and Geotechnical Hazard Development Permits be approved for the property legally described as Lot C District Lot 56 YDYP Plan 4759 Except Plan 19034; PID 010-433-791; 66627 Kawkawa Lake Road for the construction of a new detached garage and extend the patio subject to the District of Hope receiving a satisfactory certified report from a qualified professional confirming site-specific safe building envelopes; and

FURTHER THAT the Director of Community Development be authorized to endorse the Flood and Erosion and Geotechnical Hazard Development Permits and required covenant documents; and

FURTHER THAT for purposes of the Development Permits validity period, the conditions of the Development Permits shall expire on March 11, 2026; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, “*substantially start any construction*” shall mean the issuance of a valid District of Hope Building Permit. **CARRIED.**

(h) Report dated March 7, 2024 from the Director of Finance
Re: *District of Hope 2023-2027 Financial Plan Amendment Bylaw No. 1577, 2024*

The Director of Finance provided a brief overview of the proposed bylaw. Council inquired as to whether the 2024-2028 Financial Plan will need to be updated to reflect this information. The Director of Finance advised that only the numbers in the 2023-2027 Financial Plan were affected.

Moved / Seconded

THAT *District of Hope 2023–2027 Financial Plan Amendment Bylaw No. 1577, 2024* be read a first, second, and third time this 11th day of March, 2024. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated February 26, 2024 be received. **CARRIED.**

(b) Accounts Payable Cheque Listing – February 2024

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of February 1 – 29, 2024, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

(a) Letter of Support for AdvantageHOPE

Moved / Seconded

THAT Council of the District of Hope issue a letter of support to AdvantageHOPE for the renewal of the Municipal Regional District Tax Program within the District of Hope boundaries. **CARRIED.**

11. QUESTION PERIOD

There were no questions.

12. NOTICE OF NEXT REGULAR MEETING

Monday, March 25, 2023 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 7:31 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held March 11, 2024 in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services

THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, March 11, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Staff Present: Kevin Dicken, Director of Operations/Deputy CAO
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Mike Olson, Director of Finance
Branden Morgan, Deputy Corporate Officer
Gurvinder Sodhi, Communications and Network Analysis Advisor

Others Present: 2 members of the Public

Mayor Smith called the Public Hearing to order at 6:30 p.m.

The purpose of the Public Hearing is to hear input on amendments to the ***District of Hope Official Community Plan Bylaw No. 1378, 2016*** and ***District of Hope Zoning Bylaw No. 1324, 2012***.

- ***District of Hope Official Community Plan Amendment Bylaw No. 1571, 2024:***

To redesignate the land use designation in the Official Community Plan for the property at 63010 Flood Hope Road from Highway Commercial to Light Service Industry to allow for a future light industrial development.

- ***District of Hope Zoning Amendment Bylaw No. 1572, 2024:***

To rezone the property at 63010 Flood Hope Road from Highway Commercial (C-2) to Light/Service Industrial (I-2) to allow for a future light industrial development.

Since the property owner/applicant and the one Rate Payers Association member were the only people attendance the Public Hearing Chairperson's Statement was not read. The Director of Corporate Services advised that no written submissions were received. The Director of Community Development gave a brief overview of the proposed bylaw.

The Mayor called for any questions or comments from the public or members of Council.

Council inquired as to whether the applicant intended to create a business similar to the My Garage facility on the neighboring property. The applicant advised that the intent is to create a business park that businesses can operate out of. He noted that this usage will compliment what is offered by My Garage which does not allow businesses to operate on site.

Council inquired as to whether this property will have issues with elevation or floodplains. The Director of Community Development advised that the property is in a flood and erosion development permit area and a permit will need to be applied for. He added that the applicant intends to extend a sewer connection to the property and install a well for water.

Council inquired as to the difference between Highway Commercial and Light/Service Industry zonings. The Director of Community Development advised that they are similar, but Light/Service Industry will allow for more diverse usage, such as the operation of businesses and the storage of materials.

The Mayor called again for any questions or comments from the public or members of Council; hearing none, the Mayor declared the Public Hearing closed at 6:35 p.m.

Certified Correct:

**Donna Bellingham,
Director of Corporate Services**

DRAFT



DISTRICT OF HOPE

BYLAW NO. 1571

A Bylaw to amend the District of Hope Official Community Plan Bylaw No. 1378

Whereas the Council of the District of Hope deems it appropriate to amend Official Community Plan Bylaw No. 1378, 2016 by re-designating certain lands;

Now therefore 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 Amendment Bylaw No. 1571, 2024***”.

ENACTMENT

2. That a certain parcel of land situated in the District of Hope, British Columbia, and described as:

Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463;
PID 004-307-542

with the civic address of 63010 Flood Hope Road as shown on Schedule “A” attached to and forming part of this bylaw is hereby re-designated from Highway Commercial to Light/Service Industry and Map 2 of the District of Hope Official Community Plan Bylaw 1378, 2016 is hereby amended to reflect this re-designation.

Read a first and second time this 12th day of February, 2024.

Advertised in the Hope Standard Newspaper on the 1st and 8th days of March, 2024.

Public Hearing was held this 11th day of March, 2024.

Read a third time this 11th day of March, 2024

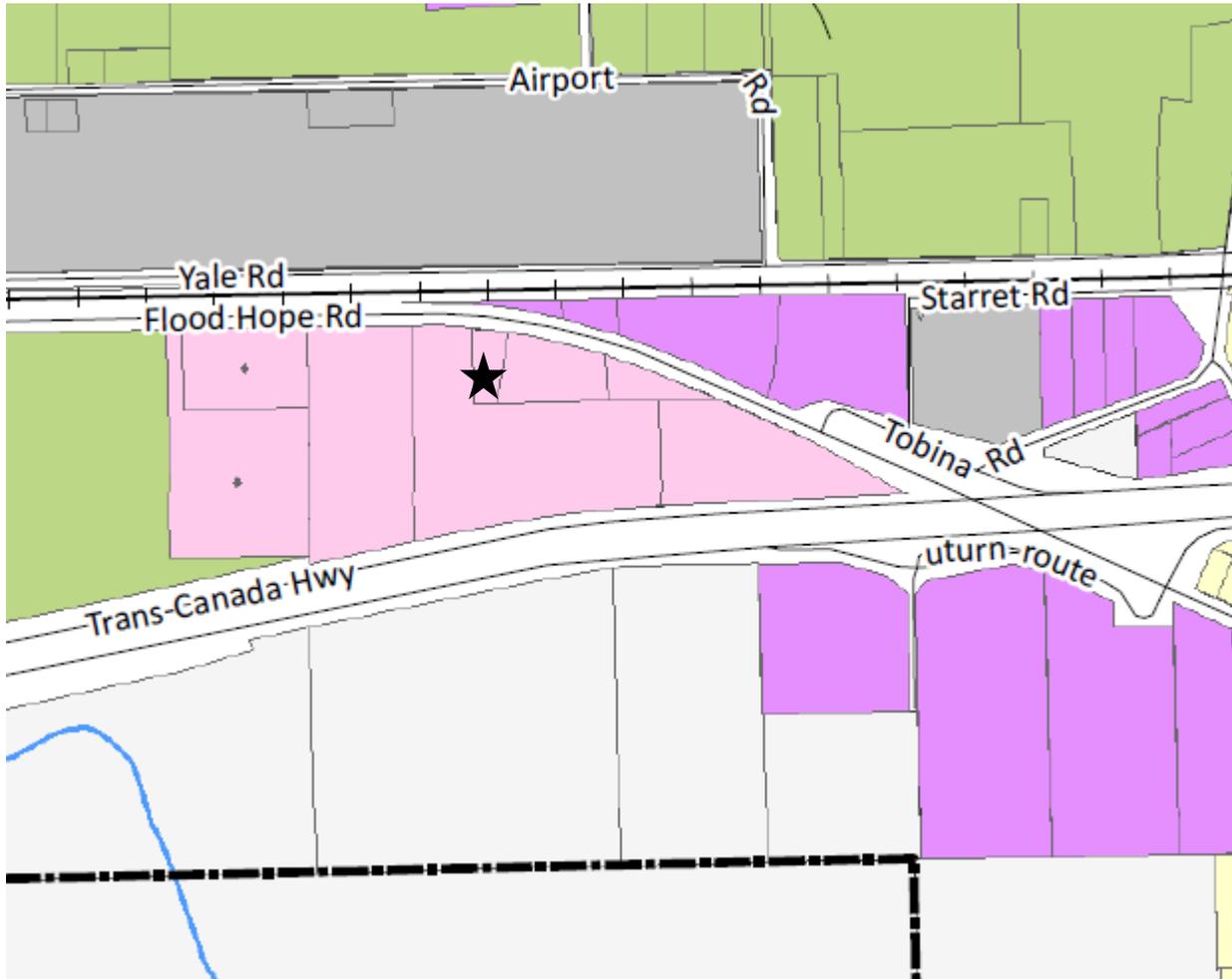
Adopted this XX day of XXXX, 2024.

Mayor

Director of Corporate Services

DISTRICT OF HOPE
BYLAW NO. 1571
SCHEDULE "A"

OFFICIAL COMMUNITY PLAN AMENDMENT MAP



SUBJECT PROPERTY TO BE RE-DESIGNATED: ★

FROM: HIGHWAY COMMERCIAL

TO: LIGHT/SERVICE INDUSTRY

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1571, 2024"

Mayor

Director of Corporate Services



DISTRICT OF HOPE

BYLAW NO. 1572

A Bylaw to amend the District of Hope Zoning Bylaw 1324, 2012

WHEREAS pursuant to Section 479 of the *Local Government Act*, a local government may adopt a Zoning Bylaw;

AND WHEREAS the Council of the District of Hope deems it appropriate to amend Zoning Bylaw No. 1324, 2012 by rezoning a certain parcel of land;

Now therefore 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 Zoning Amendment Bylaw No. 1572, 2024***”.

ENACTMENT

2. That a certain parcel of land situated in the District of Hope, British Columbia, and described as:

Lot B District Lot 53 Group 1 Yale Division Yale District Plan 29463;
PID 004-307-542

with the civic address of 63010 Flood Hope Road as shown on Schedule “A” attached to and forming part of this bylaw is hereby rezoned from from Highway Commercial (C-2) to Light/Service Industrial (I-2) and the Zoning Map Schedule “B” of the District of Hope, Zoning Bylaw 1324, 2012 is hereby amended to reflect this rezoning.

Read a first and second time this 12th day of February, 2024.

Advertised in the Hope Standard Newspaper on the 1st and 8th days of March, 2024.

Public Hearing was held this 11th day of March, 2024.

Read a third time this 11th day of March, 2024

Received Ministry of Transportation & Infrastructure approval this 12th day of March, 2024.

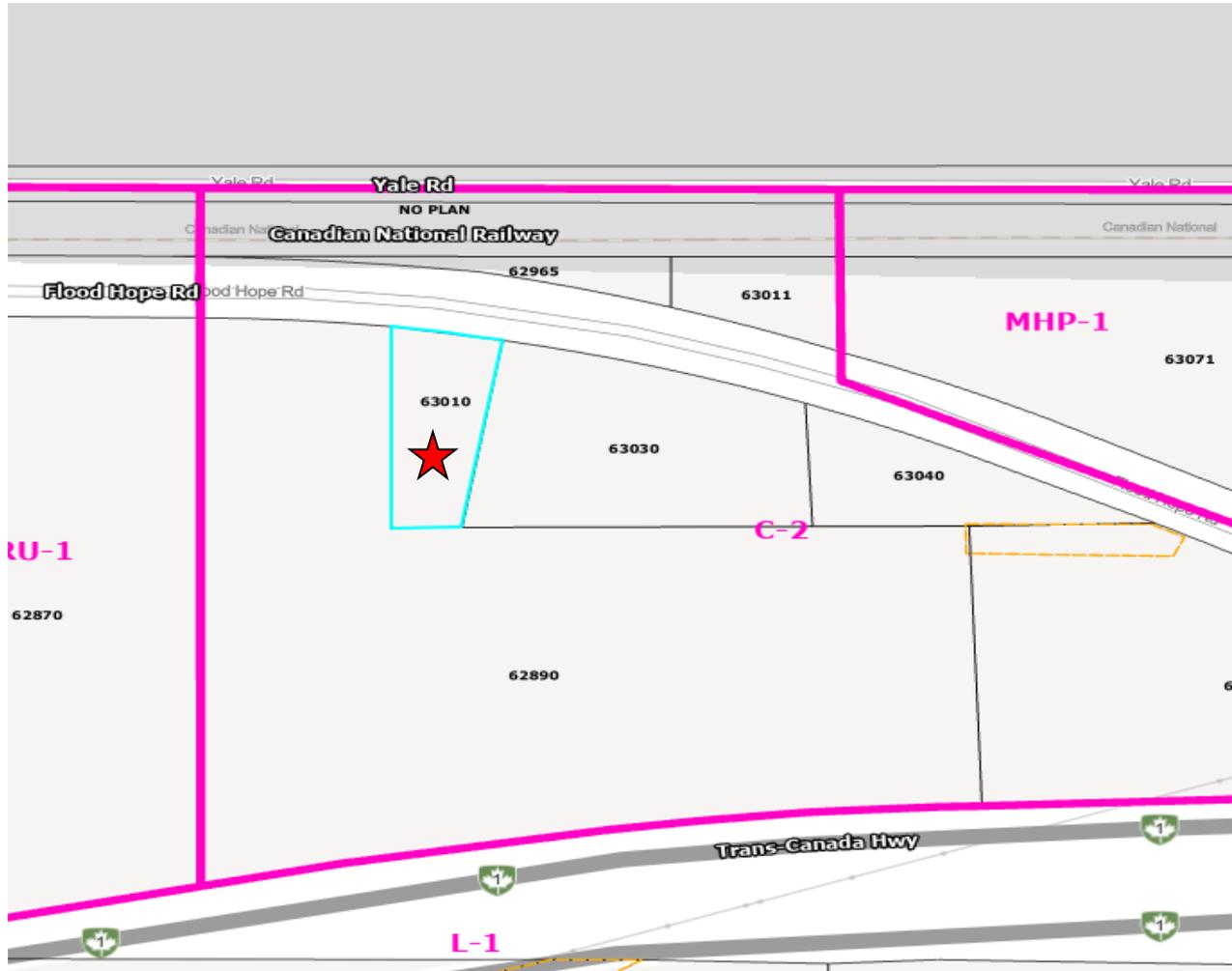
Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services

Zoning Amendment Bylaw 1572, 2024
Page 1 of 2

DISTRICT OF HOPE
BYLAW NO. 1572
SCHEDULE "A"
ZONING AMENDMENT MAP



SUBJECT PROPERTY:



REZONED FROM: Highway Commercial (C-2)

TO: Light/Service Industrial (I-2)

This is Schedule "A" attached to and forming part of the "***District of Hope Zoning Amendment Bylaw No. 1572, 2024.***"

Mayor

Director of Corporate Services

Zoning Amendment Bylaw 1572, 2024
Page 2 of 2



BYLAW NO. 1577, 2024

A Bylaw to amend District of Hope Financial Plan Bylaw No. 1549, 2023

WHEREAS the District of Hope is empowered by the provisions of Section 165 of the *Community Charter* to amend the Financial Plan for 2023 - 2027; and

WHEREAS it has become necessary to amend the Financial Plan for 2023 - 2027;

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

1. Citation:

This bylaw may be cited for all purposes as the “**District of Hope 2023 – 2027 Financial Plan Amendment Bylaw No. 1577, 2024**”.

2. Objectives and Policies:

Schedule “A” is hereby repealed and replaced with the revised Schedule “A”, attached to and forming part of this bylaw.

Read a first, second and third time this 11th day of March, 2024

Adopted this XX day of March, 2024.

Mayor

Director of Corporate Services

Schedule A
Bylaw No. 1577
Revised Financial Plan
2023 -2027

	2023	2024	2025	2026	2027
Revenues					
Property Taxes	10,021,000	10,822,700	11,688,500	12,623,600	13,633,500
Parcel Taxes	233,100	249,400	261,900	275,000	286,000
Payments in Lieu of Taxes	147,500	157,800	165,700	174,000	181,000
Collections/Remittances - Other Governments	0	0	0	0	0
1 % Revenue Taxes	133,700	143,100	150,300	157,800	164,100
Penalties and Interest on Taxes	115,500	123,600	129,800	136,300	141,800
Sale of Goods and Services	3,955,800	4,232,700	4,444,300	4,666,500	4,853,200
Investment Income	450,000	481,500	505,600	530,900	552,100
Rents and Leases	30,000	30,000	31,500	31,500	31,500
Revenues from Own Sources	336,100	0	0	0	0
Development Cost Chargers	0	0	0	0	0
Transfers from Other Governments	1,100,000	1,177,000	1,235,900	1,297,700	1,349,600
Total Revenues	16,522,700	17,417,800	18,613,500	19,893,300	21,192,800
Expenditures					
General Government	2,226,100	2,381,900	2,501,000	2,626,100	2,731,100
Community Services	273,000	292,100	306,700	322,000	334,900
Protective Services	3,733,850	3,995,200	4,195,000	4,404,800	4,581,000
Public Works	1,389,950	1,487,200	1,561,600	1,639,700	1,705,300
Transportation Services	1,649,250	1,764,700	1,852,900	1,945,500	2,023,300
Flood Protection Services	38,000	40,700	42,700	44,800	46,600
Community Development	1,018,000	1,089,300	1,143,800	1,201,000	1,249,000
Sewer System	713,450	763,400	801,600	841,700	875,400
Water System	594,450	636,100	667,900	701,300	729,400
Environmental and Public Health	2,287,000	2,447,100	2,569,500	2,698,000	2,805,900
Parks, Recreation and Culture	1,055,850	1,129,800	1,186,300	1,245,600	1,295,400
Debt Financing	73,350	78,500	82,400	86,500	90,000
Amortization of Tangible Capital Assets	1,850,000	1,905,500	1,962,700	2,021,600	2,082,200
Total Expenditures	16,902,250	18,011,500	18,874,100	19,778,600	20,549,500
Surplus (Deficit)	(379,550)	(593,700)	(260,600)	114,700	643,300
Capital, Debt and Reserve Transfers					
Repayment of Debt	(112,000)	(242,000)	(242,000)	(242,000)	(242,000)
Transfers to Reserves and Surplus	(1,495,250)	(1,700,100)	(1,895,300)	(2,111,300)	(2,332,500)
Transfers from Reserves and Surplus	495,800	717,800	753,600	791,300	822,900
Equity in tangible capital assets	1,491,000	1,818,000	1,644,300	1,447,300	1,108,300
Surplus (Deficit) plus Capital, Debt and Reserve Transfers	0	0	0	0	0
Capital Programs					
Capital Program	(14,620,732)	(1,715,000)	(1,275,000)	(1,239,000)	(1,239,000)
Current Revenue	359,000	200,000	200,000	200,000	200,000
Accumulated Surplus	978,400	99,900	70,900	68,600	68,600
Government Grants	6,965,332	739,900	525,000	507,400	507,400
Other Grants	500,000	53,100	37,700	36,400	36,400
Reserves used for capital financing	4,018,000	622,100	441,400	426,600	426,600
Long Term Debt	1,800,000	0	0	0	0
Net capital programs	0	0	0	0	0

DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: March 20, 2024

FILE: LDP 01/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: March 25, 2024

SUBJECT: **DEVELOPMENT VARIANCE PERMIT (DVP)**
320 FORT STREET; HOPE, BC
MIKE MAMMONE (AGENT)

PURPOSE:

To obtain Council's authorization to approve a request to vary a number of variances related to parking and driveway access in order for the applicant to proceed with a mixed-use building.

RECOMMENDATION:

THAT Council approve the issuance of a Development Variance Permit in order to:

- vary the required off street parking stalls for the mixed-use building from thirteen (13) parking stalls to eight (8) motorcycle parking stalls;
- vary the size of the parking stalls from 2.7 metres wide and 5.5 metres long to 1.5 metres wide and 2.4 meters long;
- vary the manoeuvring aisle width for 90 degree turns from 7 metres to 4.5 metres;
- vary the siting for parking from the rear lot line from 1 metre to 0.4 metres;
- vary the driveway access width from 6 metres to 3 metres;

in order to facilitate the development a café and motor inn for motorcycle enthusiasts for the property legally described as Lot 2 Section 9 TWP 5 RGE 26 W6M YDYD Plan 753; PID 012-083-399; 320 Fort Street; and

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

FURTHER THAT for the purposes of Section 504 of the Local Government Act, "substantially start" shall mean the completion of the footings or foundation for the mixed-use building development.

ANALYSIS:

A. Rationale:

At the March 11, 2024 meeting, Council passed a resolution to approve a Downtown Hope Revitalization Form and Character Development Permit for a mixed-use building consisting of a ground floor cafe and a motor inn above. Council further supported the preparation of a Development Variance Permit to for several variances related to parking and driveway access.

The project entails a ground-floor café with motor inn accommodations on the second floor, featuring modified shipping containers with steel frame structure to evoke an industrial theme. Both the café and motor inn are targeted at motorcycle enthusiasts. The motor inn component above the ground floor is to have four (4) units.

On March 13, 2024 notices were mailed out to the registered property owners within a 50 metre radius of the subject property exceeding the requirements of Bylaw 13/93. As of the date of this report, the District of Hope has received no concerns. District staff continues to support this development variance request.

B. Official Community Plan (OCP) Bylaw 1378

As per the Official Community Plan adopted by Council, the three questions to be consistently asked in all levels and types of decision are:

1. Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our OCP objectives and policies?
This development could net out two Community Land Use & Growth Management goals:
 - *Compact, connected, and walkable built environment; and*
 - *Economic and community development*
2. Is it a flexible platform for future steps towards our vision, goals and objectives?
This platform is flexible and requires Council approval.
3. Will it provide a good return on investment?
This proposal would add to the commercial tax base.

C. Attachments:

1. Location & Zoning Map Excerpt

D. Property Information:

- 1) Civic Address: 320 Fort Street
- 2) Legal Description: Lot 2 Sec 9 TWP 5 RGE 26 W6M YDYG Plan 753
- 3) PID Number: 012-083-399
- 4) Current Zoning: Downtown Commercial (CBD)
- 5) OCP Designation: Downtown Hope

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Office



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

DATE: March 15, 2024 **FILE:** LDP 32/23

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: March 25, 2024

SUBJECT: **DEVELOPMENT PERMIT
444 TRANS CANADA HIGHWAY
MATTHEW CHENG (AGENT)**

PURPOSE:

To obtain Council's approval for a Downtown Hope Revitalization Development Permit (DP) for the development of a four-storey apartment building.

RECOMMENDATION:

THAT a Downtown Hope Revitalization Form and Character Development Permit for the construction of an apartment building be approved for the property legally described as Lot 1 Section 16 TWP 5 RGE 26 W6M YDYD Plan 9850, PID 009-640-118, 444 Trans Canada Highway; and

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

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on March 25, 2026; and

FURTHER THAT for purposes of Section 504 of the Local Government Act, "substantially start of construction" shall mean the completion of an approved foundation for the proposed structure as certified safe by a qualified professional.

ANALYSIS:

A. Rationale:

Background –

The subject property is approximately 35,980 square feet and is located on vacant land which is a "gateway" parcel to the downtown corridor. Many, many years ago, the site was occupied by a Texaco Service Station. The service station was eventually demolished and the site has been left vacant for numerous years. The site went through the Ministry of Environment's prescribed remediation and was issued a Certificate of Compliance.

On December 9, 2019, Bylaw 1442 was adopted to rezone the subject property from Highway Commercial (C-2) to Commercial Transition (C-5). In September 2020, Bylaw 1487 was adopted to alter the maximum density and to encourage development and creation of new housing units by increasing the number of apartments permitted on a site within specific zones, including the Commercial Transition (C-5) Zone.

A development permit was previously approved on March 9, 2020. This permit has expired. The proponent is applying for another development permit with the intention of proceeding with the development. The current rendering has minor revisions from the development permit approved in 2020.

Proposal – As per the color rendering attached, the developer’s intent is to construct a four storey thirty (30) unit apartment building. The subject property is zoned as Commercial Transition (C-5).

Form & Character Development Permit (DP) – The development meets the majority of the expectations of the Downtown Hope Revitalization Form and Character DP.

Council should note the attached drawing will form part of the actual Development Permit.

B. Official Community Plan Bylaw 1378

As per the Official Community Plan, the three questions to be consistently asked in all levels and types of decision are:

1. Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our OCP objectives and policies?

This development could net out two Community Land Use & Growth Management goals:

- *Compact, connected, and walkable built environment; and*
- *Economic and community development.*

It is aligned with the following objectives & policies:

- *To encourage the densification of the Downtown core to facilitate potential transit service.*
- *Focus the development of residential land uses in locations within a close walk to community services and facilities in the downtown core.*

This development could net one Community Residential Land Uses & Housing goal:

- *Include a diversity of housing to meet the community needs.*

It is aligned with the objective to encourage proposals that integrate affordable housing throughout the community, rather than segregate or concentrate it in specific areas.

2. Is it a flexible platform for future steps towards our vision, goals and objectives?

This platform is flexible; however, this proposal is aligned with the goals and objectives of the community vision.

3. Will it provide a good return on investment?

Overall, there should be a good return on investment on the long-term horizon. This development would add residential units into the downtown area.

C. Attachments:

- Location Map Excerpt
- OCP Land Use Map Excerpt
- Color Rendering Updated January 2024

D. Property Information:

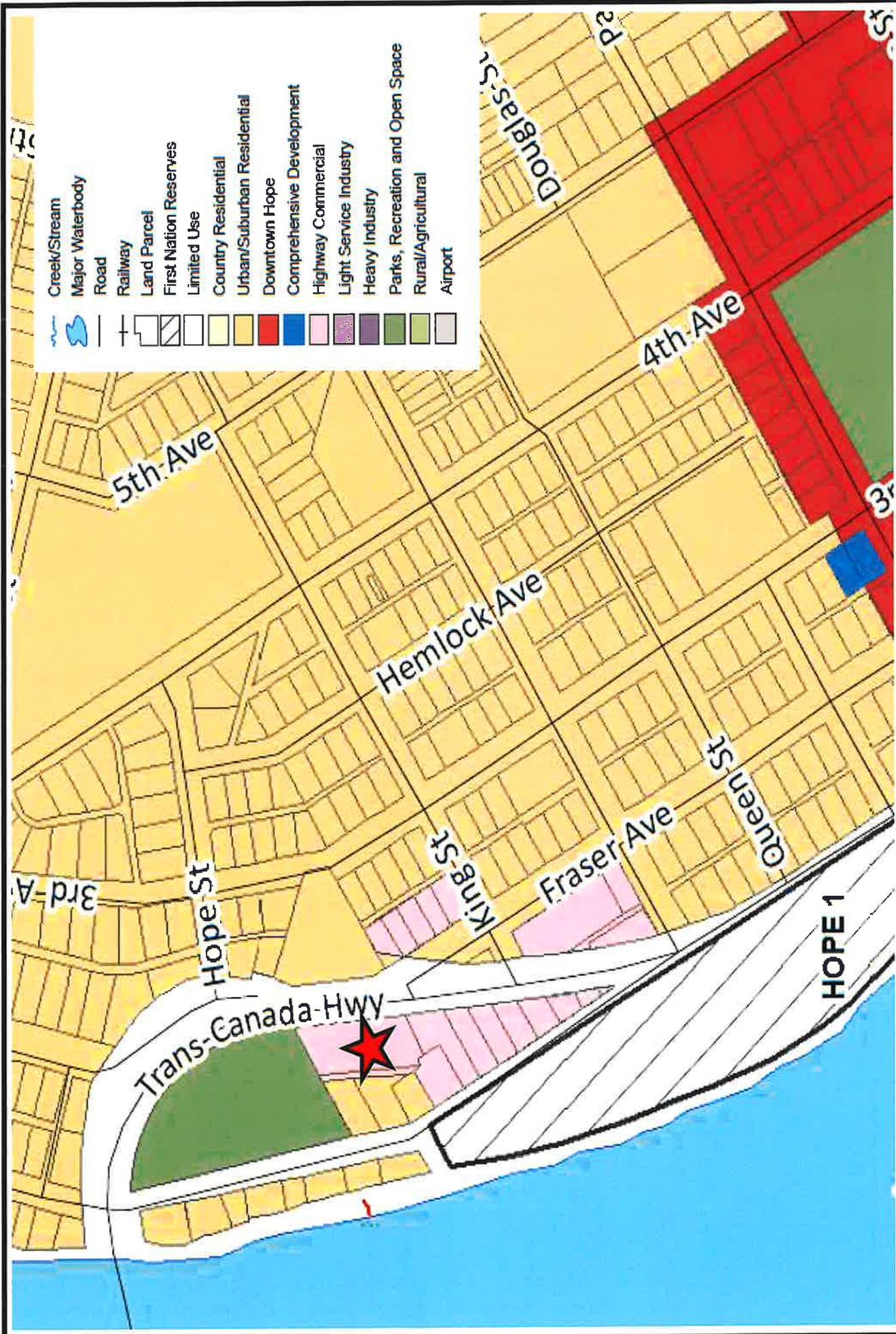
- | | |
|-----------------------------|----------------------------------------------|
| 1) Civic Address: | 444 Trans Canada Highway |
| 2) Legal Description: | Lot 1 Sec 16 TWP 5 RGE 26 W6M YDYG Plan 9850 |
| 3) PID Number: | 009-640-118 |
| 4) Current Zoning: | Commercial Transition (C-5) |
| 5) Current OCP Designation: | Highway Commercial |

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer



444 Trans Canada Highway
 MATTHEW CHENG (AGENT)

OCP Land Use Map Excerpt



SOUTH-WEST VIEW



ELDORADO STONE



JAMES HARDIE SIDING / PAINTED HC-38



JAMES HARDIE PANEL / RICH ESPRESSO



HARDBOARD / PAINTED WOOD STAIN
WOOD BRACKET / PAINTED MATCHING
WOOD STYLE HARDIE BOARD



PRE-FINISHED METAL FLASHING/IRON ORE

6" HARDIE TRIM/ ARCTIC WHITE



NORTH-EAST VIEW

**444 Trans Canada Highway
MATTHEW CHENG (AGENT)**

Color Rendering

1. News Release dated March 7, 2024 from the Ministry of Children and Family Development re: new position expedites progress on Indigenous child welfare.
2. News Release dated March 7, 2024 from the Ministry of Agriculture and Food and Agriculture and Agri-Food Canada re: help on the way to B.C. veterinarian clinics that treat farm animals.
3. News Release dated March 7, 2024 from the Ministry of Health and Fraser Health re: Province acts to enhance health care, support providers in Surrey.
4. Information Bulletin dated March 8, 2024 from the Ministry of Housing re: transit-oriented area manual updated for local governments, development sector.
5. News Release dated March 8, 2024 from the Office of the Premier and the Ministry of Health re: Province takes action to fund IVF, support families.
6. Information Bulletin dated March 11, 2024 from the Ministry of Attorney General re: introduction of Miscellaneous Statutes Amendment Act.
7. News Release dated March 12, 2024 from the Ministry of Mental Health and Addictions and the Ministry of Social Development and Poverty Reduction re: budget 2024 supports improvements to treatment, recovery services.
8. News Release dated March 12, 2024 from the Ministry of Transportation and Infrastructure re: commercial truck drivers to face higher penalties for hitting overpasses.
9. News Release dated March 13, 2024 from the Ministry of Health re: Province supports seniors living independent, healthy lives at home.
10. News Release dated March 13, 2024 from the Ministry of Agriculture and Food re: B.C. vineyards, orchards receive help to replant for changing climate.
11. News Release dated March 14, 2024 from the Office of the Premier and the Ministry of Attorney General re: B.C. takes action to hold companies accountable for hurting people.
12. News Release dated March 14, 2024 from the Ministry of Environment and Climate Change Strategy re: park additions boost outdoor recreation, strengthen ecosystem protection.
13. News Release dated March 15, 2024 from the Ministry of Emergency Management and Climate Readiness re: streamlined volunteer training, new funding better supports evacuees.
14. Statement dated March 15, 2024 from the Ministry of Indigenous Relations & Reconciliation re: Minister's updated on Haida Nation Aboriginal Title Agreement.
15. News Release dated March 18, 2024 from the Ministry of Housing re: eighty new affordable homes on the way in Richmond.
16. News Release dated March 18, 2024 from the Ministry of Housing re: new affordable, accessible homes open in Vancouver.
17. News Release dated March 18, 2024 from the Office of the Premier and the Ministry of Agriculture & Food re: Province strengthens drought preparedness.

18. News Release dated March 18, 2024 from the Ministry of Education & Child Care re: Province supports ore school improvements.
19. News Release dated March 18, 2024 from the Ministry of Emergency Management & Climate Readiness, Ministry of Forests and Ministry of Water, Land & Resource stewardship re: Province takes early action to prepare for wildfire, drought season.
20. News Release dated March 18, 2024 from the Ministry of Forests re: enhanced technology will help better predict wildfire movement, growth.
21. Information Bulletin dated March 19, 2024 from the Ministry of Municipal Affairs re: Province creates clearer pathways for workers coming to BC.
22. News Release dated March 19, 2024 from the Ministry of Energy, Mines & Low Carbon Innovation re: BC smart windows keep people comfortable, energy costs down.
23. News Release dated March 19, 2024 from the Office of the Premier and the Ministry of Housing re: more affordable homes for young adults, seniors in Chilliwack.
24. Information Bulletin dated March 19, 2024 from the Ministry of Public Safety & Solicitor General and BC Coroners Service re: inquest into the deaths of Nona McEwan & Randy Crosson begins in April.
25. News Release dated March 19, 2024 from the Office of the Premier and Ministry of Housing re: nearly 2,000 new homes coming for people in BC.
26. Information Bulletin dated March 19, 2024 from the Ministry of Forests re: final cost-of-living adjustment confirmed under Shared Recovery Mandate.
27. News Release dated March 20, 2024 from the Ministry of Energy, Mines Low Carbon Innovation re: new technology reduces minings' environment impact.
28. News Release dated March 20, 2024 from the Ministry of Transportation & Infrastructure re: new parking, amenities ready for commercial truckers in Surrey.
29. News Release dated March 20, 2024 from the Ministry of Energy, Mines & Low Carbon Innovation re: new public charging stations will make EV's more accessible.