



REGULAR MEETING OF COUNCIL AGENDA

Monday, March 11, 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 11, 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 February 26, 2024, be adopted, as presented.

(b) Public Hearing

(7)

Recommended Resolution:

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

4. DELEGATIONS

There are no Delegations.

5. STAFF REPORTS

- (a) **Report dated March 5, 2024 from the Director of Corporate Services** (8)
Re: Declassify Appointment of Deputy Chief Administrative Officer

Recommended Resolution:

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.

6. COMMITTEE REPORTS

There are no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

- (a) **Council and Committee Meeting and Acting Mayor's Schedule for 2024-2025** (9)

Recommended Resolution:

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

8. PERMITS AND BYLAWS

- (a) ***District of Hope Zoning Amendment Bylaw No. 1573, 2024*** (10)

Recommended Resolution:

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.

- (b) **Report dated March 6, 2024 from the Director of Community Development** (11)
Re: Re-Designate and Rezone the Property at 63010 Flood Hope Road

Recommended Resolution #1:

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.

Recommended Resolution #2:

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.

(c) Report dated March 4, 2024 from the Director of Community Development (20)
Re: Development Variance Permit - 320 Fort Street

Recommended Resolution:

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.

(d) Report dated March 5, 2024 from the Director of Community Development (27)
Re: Downtown Hope Revitalization Form and Character Development Permit – 320 Fort Street

Recommended Resolution:

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.

**(e) Report dated February 28, 2024 from the Director of Community Development (34)
Re: Rail and Highway Service Corridor Form and Character Development Permit –
517 Corbett Street**

Recommended Resolution:

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 YDYG 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.

**(f) Report dated March 4, 2024 from the Director of Community Development (41)
Re: Intensive Residential Development Form and Character Development Permit –
558 Park Street**

Recommended Resolution:

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.

- (g) Report dated March 5, 2024 from the Director of Community Development (59)**
Re: Flood and Erosion and Geotechnical Hazard Development Permits – 66627 Kawkawa Lake Road

Recommended Resolution:

THAT Flood and Erosion and Geotechnical Hazard Development Permits be approved for the property legally described as Lot C District Lot 56 YDYD 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.

- (h) Report dated March 7, 2024 from the Director of Finance (66)**
Re: District of Hope 2023-2027 Financial Plan Amendment Bylaw No. 1577, 2024

Recommended Resolution:

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.

9. FOR INFORMATION CORRESPONDENCE

- (a) For Information Correspondence (70)**

Recommended Resolution:

THAT the For Information Correspondence List dated March 11, 2024, be received.

10. OTHER PERTINENT BUSINESS

- (a) Letter of Support for AdvantageHOPE (72)**

Recommended Resolution:

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.

11. QUESTION PERIOD

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

12. NOTICE OF NEXT REGULAR MEETING

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

13. ADJOURN REGULAR COUNCIL MEETING

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, February 26, 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 (departed at 7:37 p.m.)
Councillor Dusty Smith

Council Members Absent: Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Corporate Officer
Gurvinder Sodhi, Communications and Network Analysis Advisor

Others Present: 7 members of the Public

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Moved / Seconded

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

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held February 12, 2024 be adopted, as presented. **CARRIED.**

4. DELEGATIONS

There were no Delegations.

5. STAFF REPORTS

**(a) Report dated February 12, 2024 from the Chief Administrative Officer
Re: Flag Raisings and Flag Protocol Policy**

Council requested two changes to the draft Flag Raisings and Flag Protocol Policy:

- The definition for Courtesy Flagpole under section three be amended to read “Means the flagpoles located at District facilities for Courtesy Flag raisings.”
- Section four, bullet point four be amended to read “Requests for Courtesy Flag Raisings will be considered for:”

Moved / Seconded

THAT Council adopts the attached Flag Raising and Flag Protocol Policy, as amended, for use by the District of Hope;

AND THAT Council directs staff to create the appropriate application form and processes in place to operationalize the policy by April 1st, 2024. **CARRIED.**

- (b) **Report dated February 14, 2024 from the Chief Administrative Officer**
Re: Statutory Consent Request – Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Service Area Amendment Bylaw No. 1717, 2023

Moved / Seconded

THAT Council, on behalf of the municipality, consents to the adoption of the *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Service Area Amendment Bylaw No. 1717, 2023*;

AND THAT Council direct staff to communicate this to the Fraser Valley Regional District via means of a certified resolution. **CARRIED.**

- (c) **Report dated February 14, 2024 from the Chief Administrative Officer**
Re: Dan Sharrers Aquatic Centre Ownership – Transfer to the Fraser Valley Regional District

Moved / Seconded

THAT Council approves the transfer of ownership of the Dan Sharrers Aquatic Centre building to the Fraser Valley Regional District;

AND THAT Council direct staff to execute the Transfer Agreement. **CARRIED.**

- (d) **Report dated February 15, 2024 from the Director of Corporate Services**
Re: Declassify Land Purchase of 901 Old Hope Princeton Way

Moved / Seconded

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

THAT Council declassify the District's purchase of 901 Old Hope Princeton Way for the purposes of installing flood prevention and mitigation works;

AND THAT Council declassifies that this property is to be further transferred to the Fraser Health Authority. **CARRIED.**

- (e) **Report dated February 15, 2024 from the Director of Community Development**
Re: FVRD Regional Growth Strategy

Moved / Seconded

THAT Council accept the *Fraser Valley Regional District Regional Growth Strategy Bylaw No.1706, 2023* in accordance with section 436 of the *Local Government Act*. **CARRIED.**

**(f) Report dated February 20, 2024 from the Director of Community Development
Re: Housing Legislation Overview**

Council inquired as to whether setbacks that limit the number of dwellings on a parcel are allowable. The Director of Community Development advised that the Zoning Bylaw must allow for the three or four units, but you are allowed to consider local context with regards to transit, parking availability, and local character of the area. He added that rationale for any deviations must be provided to the Province.

Council inquired as to whether previous multi-dwelling projects that were not approved can now move forward if the new criteria is met. The Director of Community Development advised that the District has not designed the specific bylaw text yet, but the assumption is that because multiple units would be allowed in order to comply with legislation, these types of developments would be able to move forward. He added that there is an increase in requests to build secondary suites and duplexes, and that the Community Development department is advising applicants of the legislative changes coming in June and offering them the choice of waiting until they are in effect.

Moved / Seconded

THAT Council receive the report regarding the Housing Legislation Overview on the *Housing Statutes (Residential Development) Amendment Act* and *Housing Statutes (Development Financing) Amendment Act*, as information. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He welcomed Michelle Blaschuk, who started working on events and programs at the Hope Recreation Centre last week.
- He attended the Union of British Columbia Municipalities on February 13th and 14th, noting that the biggest challenge faced by municipalities is to achieve sufficient infrastructure upgrades while keeping housing within people's reach. He added that the government has set a timeline of four months to have the necessary changes made by municipal staff and Councils.
- He attended the Fraser Valley Regional Library planning session, noting that they covered a lot of new items coming to our local library. He added that 70% of the total budget goes towards staffing, with all aspects of the library service being heavily dependent on it.

Councillor Skoglund Reported:

- She thanked the Hope Fire Department for their work on the Skagit Motel fire.
- She thanked the Operations Department for their work during the windstorm on February 25th.

Councillor Medlock Reported:

- He announced that the Station House was successfully moved to its new location on Water Avenue on February 15th.

- He attended an AdvantageHOPE Board Meeting on February 15th, noting that Richard Halbe has been hard at work creating marketing plans, budgeting, and planning events. An information session and breakfast will be taking place on February 28th at the New Hope Cinema for hotel and motel owners and managers. He added that a second session will be taking place on March 13th for all business owners.
- He announced that AdvantageHOPE is already collecting signatures for the renewal of the Municipal & Regional District Tax (MRDT) program, which expires in October. He noted that Richard Halbe has been working with local businesses and already has the necessary signatures. He added that there is a big focus on helping motels understand what it will be like post-pipeline and the importance of the MRDT in keeping their businesses profitable.
- He thanked the Operations Department for their work following the windstorm on February 25th.

Councillor Smith Reported:

- He thanked the Director of Community Development for his update regarding the upcoming changes to Housing Legislation. He added that while these changes will be broadcasted in public consultation, it will be tough for Councils in British Columbia when it comes to changes in the community without Public Hearings.

Councillor Stewin Reported:

- She attended a Hope Inclusion Project meeting, noting that they received a \$48,000 grant from Heritage Canada that has to be used by the end of March. She noted that they will be hosting several events in a very short period of time. She added that their curriculum on anti-oppression and anti-ableism is going well.
- She announced that the Hope Pride Committee events will be taking place on June 22nd.
- She attended a presentation regarding immigration, noting that one of the people on the committee that helps new immigrants in the Chilliwack and Hope area recently held a Day of Awareness to help get information out to those in need.

Councillor Newbigging Reported:

- She announced that the District's Accessibility Committee held its first meeting today with five members, two Councillors, and CAO John Fortoloczky. She added that an Indigenous representative, Bonnie Graham, has also joined the committee. She noted that the committee will meet once a month to share ideas.

8. PERMITS AND BYLAWS

- (a) Report dated February 21, 2024 from the Director of Community Development
Re: *District of Hope Zoning Amendment Bylaw No. 1573, 2024***

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1573, 2024* in order 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 given third reading. **CARRIED.**

**(b) Report dated February 20, 2024 from the Director of Community Development
Re: Development Variance Permit – 320 Fort Street**

Moved / Seconded

THAT Council approve the preparation of a Development Variance Permit to vary the required off street parking stalls for the commercial component of the mixed-use building to eight (8) parking stalls 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.**

**(c) Report dated February 15, 2024 from the Director of Community Development
Re: Geotechnical Hazard Development Permit – 66422 Othello Road**

Moved / Seconded

THAT a District of Hope Geotechnical Hazard Development Permit be approved for the property legally described as Lot 3 Section 11 TWP 5 RGE 26 W6M YDYD Plan EPP42543, PID 029-675-961, 66422 Othello Road, in order to construct a new single family dwelling subject to the District of Hope receiving a satisfactory certified report from a qualified professional confirming a site-specific safe building envelope; and

FURTHER THAT the Director of Community Development be authorized to endorse the Geotechnical Hazard Development Permit and required covenant document; and

FURTHER THAT for purposes of the Development Permit validity period, the conditions of the Development Permit shall expire on February 26, 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.**

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 – January 2024

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of January 1 – 31, 2024, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

(a) Letter of Support for the Hope Mountain Centre and Tashme Historical Society

Moved / Seconded

THAT Council of the District of Hope issue a letter of support to the Hope Mountain Centre for Outdoor Learning and the Tashme Historical Society for the construction of a wrap around deck on the Hope Station House. **CARRIED.**

11. QUESTION PERIOD

A resident of Fraser Valley Regional District Area B raised concerns regarding the transfer of ownership of the Dan Sharrers Aquatic Centre including upkeep and maintenance costs, information sessions, and the new funding formula.

12. NOTICE OF NEXT REGULAR MEETING

Monday, March 11, 2023 at 7:00 p.m.

13. RESOLUTION TO PROCEED TO CLOSED MEETING AT 7:37 P.M.

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(g) [litigation or potential litigation affecting the municipality] of the *Community Charter*. **CARRIED.**

14. RETURN TO OPEN MEETING

The Mayor reconvened the Regular Council Meeting at 8:26 p.m.

(a) Declassification of In Camera Resolution

Moved / Seconded

THAT Council declassify the February 26, 2024 In Camera resolution that:

THAT Council commits to working towards paving Gardner Drive through to the end of the road up to and including the existing gravel turnaround adjacent to 65771 Gardner Drive; and

FURTHER THAT Council directs Staff to report back with options and costs that are in keeping with the current paved road, and the option for a minimum acceptable standard no later than April 8, 2024. **CARRIED.**

15. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 8:27 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held February 26, 2024 in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services

THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, February 26, 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

Council Members Absent: Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Corporate Officer
Gurvinder Sodhi, Communications and Network Analysis Advisor

Others Present: 4 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 Zoning Bylaw No. 1324, 2012.***

The Chief Administrative Officer read the Chairperson's Statement regarding the proceedings and conduct for the Public Hearing.

• **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

The Chief Administrative Officer 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; hearing none, the Mayor declared the Public Hearing closed at 6:34 p.m.

Certified Correct:

Donna Bellingham,
Director of Corporate Services



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: March 5, 2024

FILE: 2510-01

SUBMITTED BY: Director of Corporate Services

MEETING DATE: March 11, 2024

SUBJECT: Declassify Appointment of Deputy Chief Administrative Officer

PURPOSE:

The purpose of this report is to declassify the February 12, 2024 In-Camera Council Meeting resolution regarding the appointment of a Deputy Chief Administrative Officer (CAO).

RECOMMENDATION:

Recommended Resolution:

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.

ANALYSIS:

A. Rationale:

The appointment of Deputy CAO adds certainty for Council and staff for when the CAO is away as he/she will then not always need to appoint a temporary Acting CAO. As well, should the CAO not be present during an emergency, the Deputy CAO can fulfill the Emergency Operations Centre Director role, thereby building certainty during Emergencies.

Prepared by:

Approved for submission to Council:

Original Signed by Donna Bellingham

Original Signed by John Fortoloczky

Donna Bellingham
Director of Corporate Services

John Fortoloczky
Chief Administrative Officer



THE DISTRICT OF HOPE
BYLAW NO. 1573

A bylaw to amend the District of Hope Zoning Bylaw 1324

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 1324, 2012 by making changes to the definition of hotel, motel or motor inn to provide clarity and to relax the minimum lot area for a hotel, motel or motor inn in a specific zone;

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. 1573, 2024**”.

ENACTMENT

2. That SECTION 2.0 DEFINITIONS be amended to add the following red text to the definition:

HOTEL, MOTEL OR MOTOR INN means a *building* or buildings containing sleeping units primarily for temporary accommodation **with an on-site overnight caretaker** which may include without limiting the generality of the foregoing an office with a public register, *restaurant*, banquet room, *liquor primary use*, meeting rooms, indoor recreation facilities, *convenience store* or *specialty retail store*.

3. That SECTION 11.1 DOWNTOWN COMMERCIAL (CBD) ZONE, be amended to read:

11.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *hotel, motel or motor inn* shall be ~~4,000 square metres (~10,760 square feet)~~ **550 square metres (~5920 square feet)**.

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

Advertised in the Hope Standard Newspaper on the 16th and 23rd days of February, 2024.

Public Hearing held on the 26th day of February, 2024.

Read a third time this 26th day of February, 2024.

Received Ministry of Transportation & Infrastructure approval this 28th day of February, 2024.

Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services



DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

DATE: March 6, 2024 **FILE:** LDP 30/23
Bylaws 1571 & 1572

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: March 11, 2024

SUBJECT: **RE-DESIGNATE AND REZONE THE PROPERTY AT
63010 FLOOD HOPE ROAD; KERR PROPERTIES 002 LTD.**

PURPOSE:

To give Bylaw No.1571 and 1572, 2024 third reading.

RECOMMENDATION #1:

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.

RECOMMENDATION #2:

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.

ANALYSIS:

A. Rationale:

Background – At the February 12, 2024, meeting, Council gave first and second reading to Bylaw No.1571 and 1572, 2024 to redesignate the land use designation in the Official Community Plan and to rezone the property from Highway Commercial (C-2) to Light/Service Industrial (I-2). The applicant intends to construct a multi-tenant light industrial building. The site is absent of both municipal sewer and municipal water. The applicant intends to connect the site to community sewer in the area and have a private on-site well for water.

If the proposal for rezoning is successful, a Rail and Service Corridor Form and Character Development Permit will be required for the development. Further, a Development Permit Minor for Flood & Erosion will be required for the Surface Flow of the Silverhope Creek floodplain.

As per the District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw 13/93, the *Local Government Act* and the *Community Charter*, a notice of public hearing was included in the March 1, 2024 and March 8, 2024 editions of the Hope Standard.

The Ministry of Transportation & Infrastructure reported that they had no objections to the District of Hope Zoning Amendment Bylaw No. 1571 & 1572, 2024. The District of Hope has received no submissions from the public. District staff continues to support the request for redesignating the land use designation in the OCP and rezoning of the property from Highway Commercial (C-2) to Light/Service Industrial (I-2)..

B. Official Community Plan (OCP) Bylaw 1378

From the OCP this proposal could address three aspects of a Hope's Industrial areas community goals:

- *"Are clean, attractive, and well-maintained;*
- *Contribute to the local economy;*
- *Minimize negative impacts on the natural environment and human health."*

As per the OCP, 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?

This development on a micro-level moves Hope towards our vision and goals for success and sustainability.

Is it aligned with our OCP objectives and policies?

Yes, if the consideration is given to the specific use to be relative to Service Industrial it touches on the following:

- *To retain Industrial Lands to support local economic development.*
- *Support Light/Service Industry and Heavy Industry uses in designated areas.*
- *To encourage Light Industrial uses that help to diversify the local economy including light manufacturing, technology, transportation, and non-resource base uses.*
- *Support innovative methods for servicing Light Industrial developments.*

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

This platform is rigid but a must do as it requires following the Local Government Act.

3. Will it provide a good return on investment?

From an industrial tax base perspective, it will provide a return on investment once the contemplated development has been rezoned. Furthermore, it provides the potential for new employment opportunities.

C. Attachments:

1. Location & Zoning Map Excerpt
2. OCP Land Use Map Excerpt
3. OCP & Zoning Amendment Bylaws 1571 & 1572

D. Property Information:

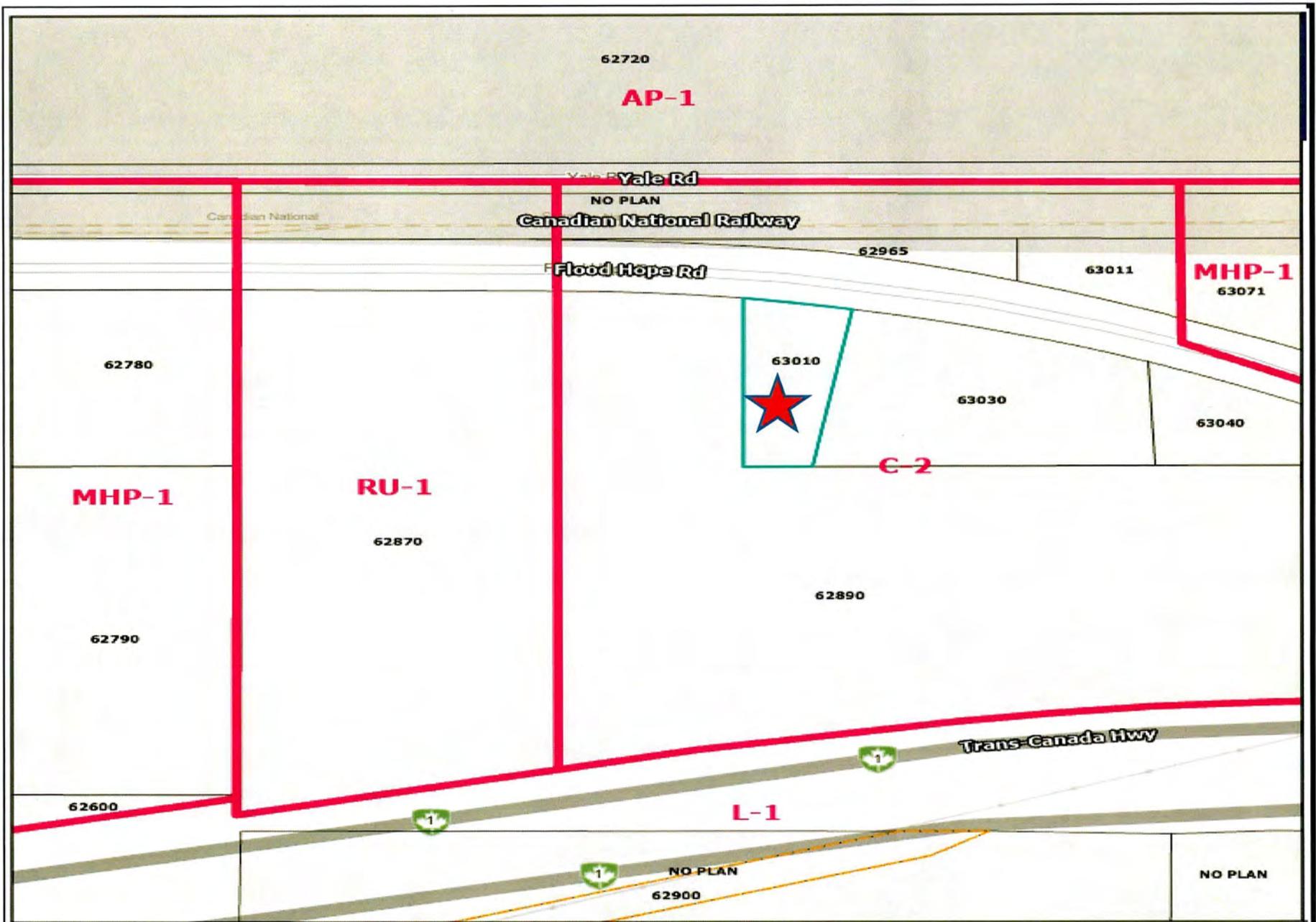
- 1) Civic Address: 63010 Flood Hope Road
- 2) Legal Description Lot B District Lot 53 Group 1 Yale Division Yale District
Plan 29463
- 3) PID Numbers: 004-307-542
- 4) Current Zoning: Highway Commercial (C-2)
- 5) OCP Designation: Highway Commercial

Prepared by:

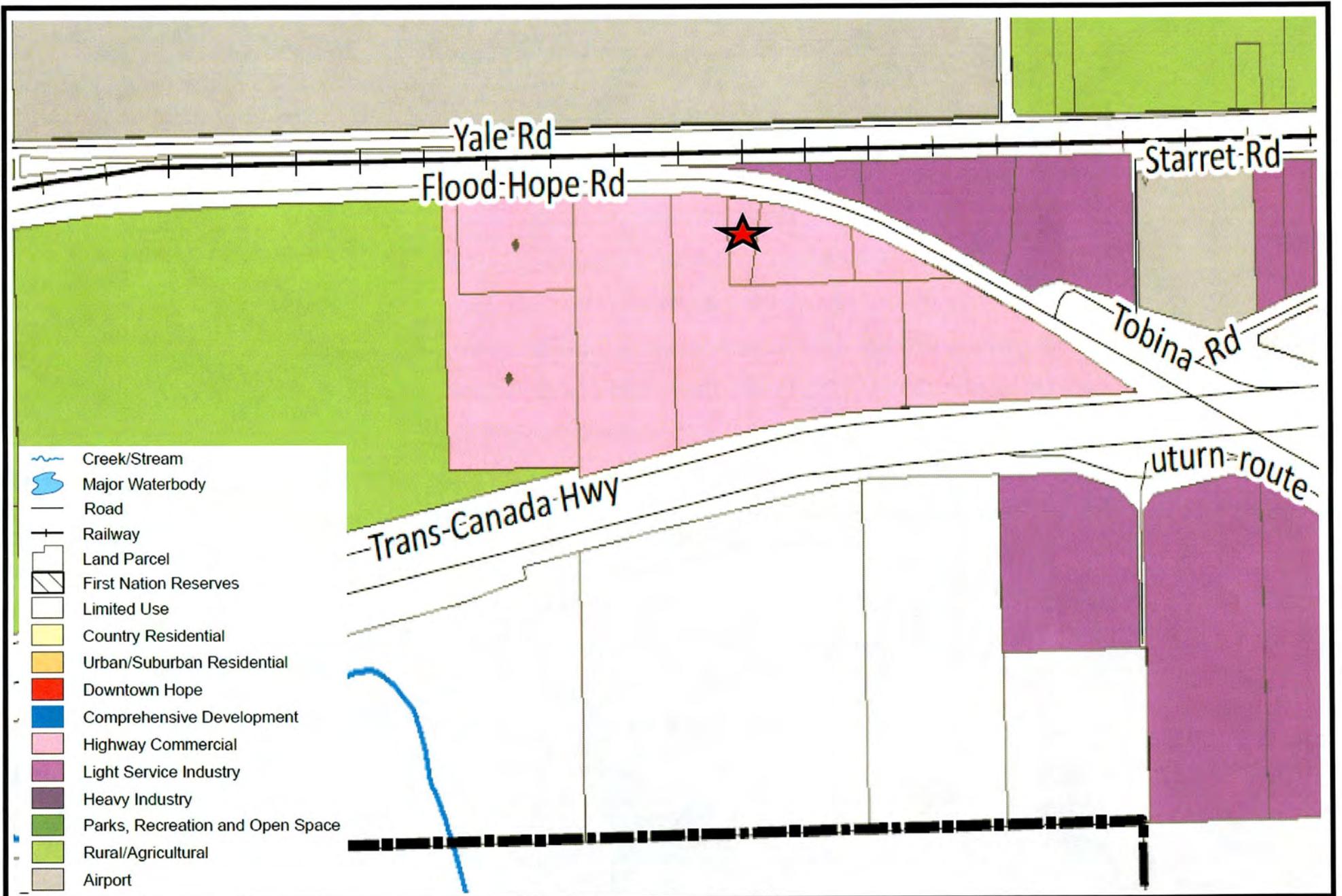
Approved for Submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer



63010 Flood Hope Road
Applicant: Kerr Properties 002 Ltd.
Location & Zoning Map Excerpt



63010 Flood Hope Road
Applicant: Kerr Properties 002 Ltd.

OCP Land Use Map Excerpt



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 XX day of XXXX, 2024.

Read a third time this XX day of XXXX, 2024

Received Ministry of Transportation & Infrastructure approval this XX day of XXXX, 2024.

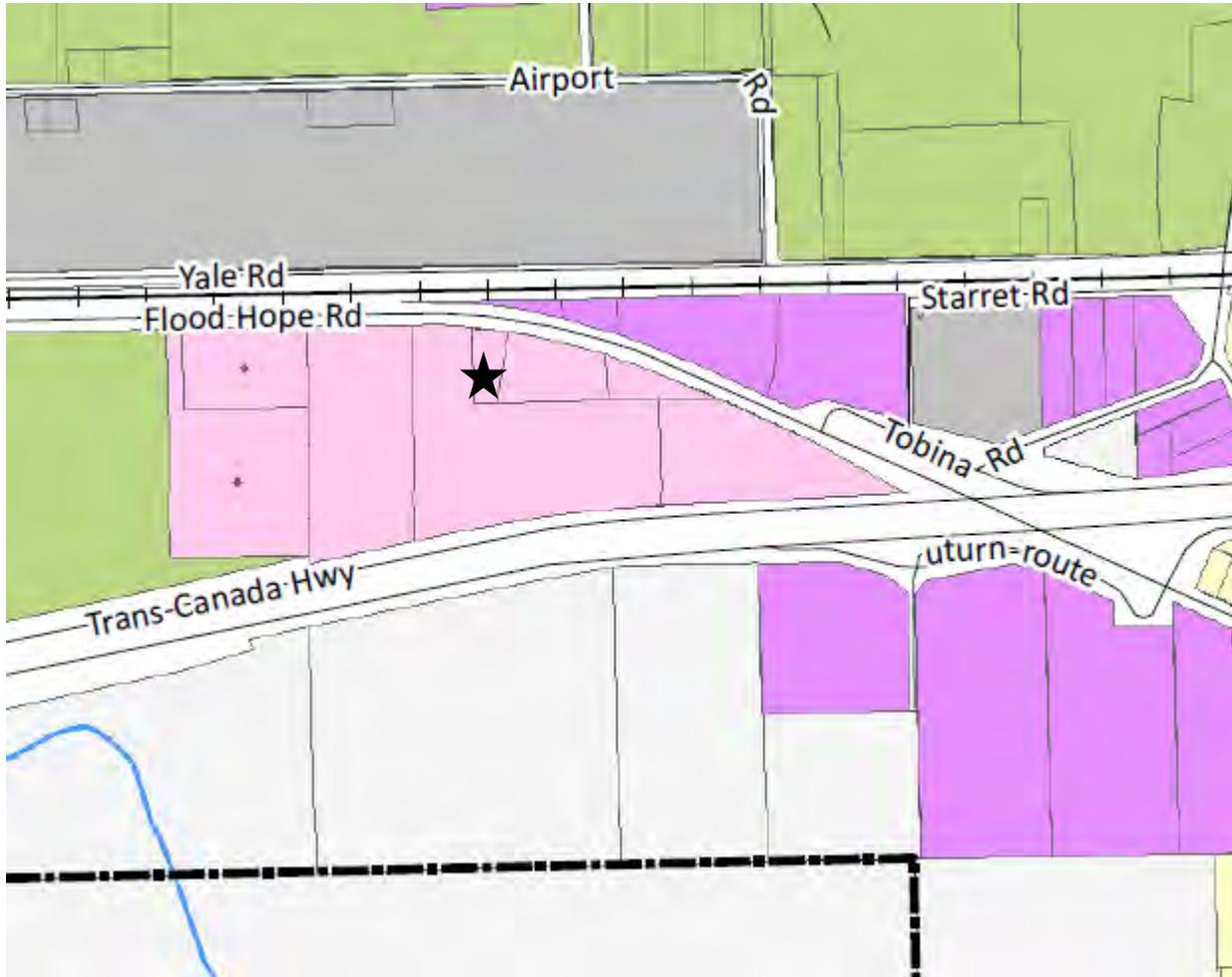
Adopted this XX day of XXXX, 2024.

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 XX day of XXXX, 2024.

Read a third time this XX day of XXXX, 2024

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2024.

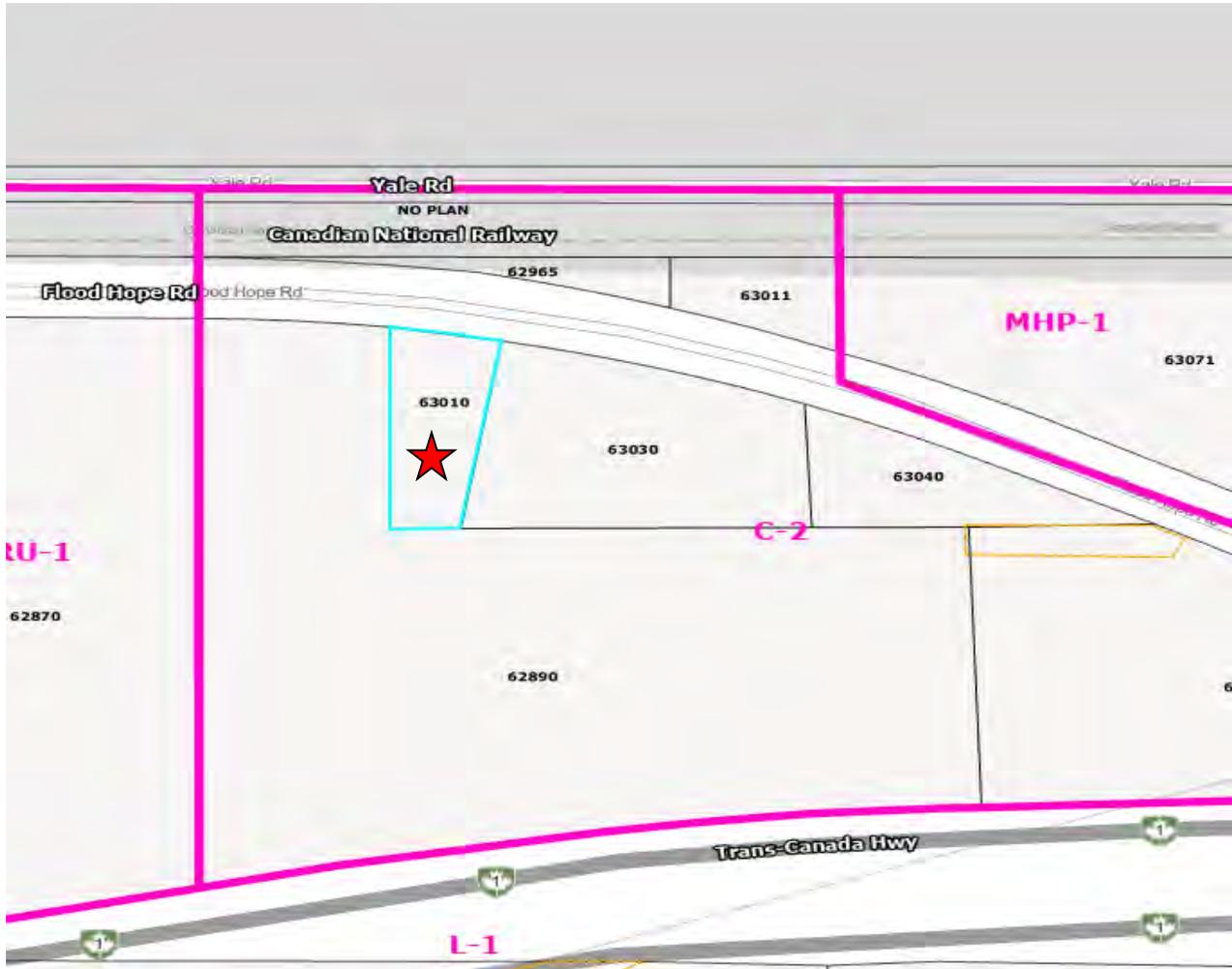
Adopted this XX day of XXXXX, 2024.

Mayor

Director of Corporate Services

Official Community Plan 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 (L-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

DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: March 4, 2024

FILE: LDP 01/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: March 11, 2024

SUBJECT:

**DEVELOPMENT VARIANCE PERMIT
320 FORT STREET;
MIKE MAMMONE-AGENT**

PURPOSE:

To obtain Council's approval for Development Variance Permit (DVP) for 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 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 YDYG 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.

ANALYSIS:

A. Rationale:

Proposal –

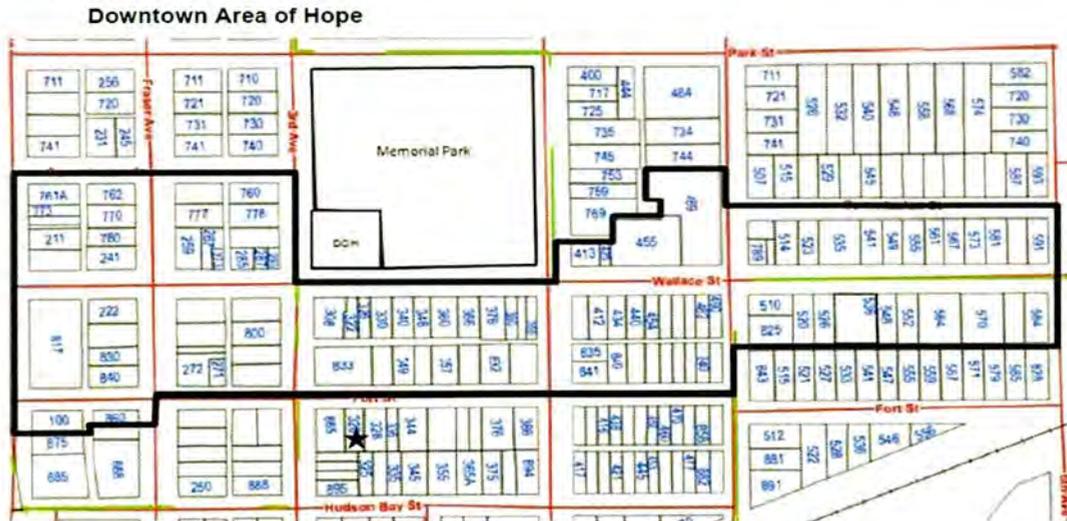
The applicant would like to construct a mixed-use building consisting of a ground floor cafe and a motor inn above, with both targeted at motorcycle enthusiasts. The motor inn component above the ground floor is to have four (4) units.

This report is being brought back for review by Council. It was previously understood that while the stalls would primarily be occupied by motorcycles, that small cars would still be able to park there. Based on a discussion between the applicant and Community Development, it was determined that the stalls would only be able to accommodate motorcycles and that further information was required to properly articulate and gain approval for the variances. This report includes the same information regarding the number of stalls as the February 26, 2024 report, but includes additional information on the size of the stalls, manoeuvring aisle dimensions, siting of parking from the lot line, and driveway access width.

Parking Variance

Number of Parking Stalls:

The subject property falls just outside of the Downtown Parking Area identified with a bold line (subject property indicated with a star):



To summarize this provision from the Zoning Bylaw, all properties within the bold line are permitted commercial on street parking. The properties outside of the bold line must provide commercial off-street parking, meaning should be onsite or on property.



As for the proposal, the applicant is still in the process of designing the café; however, the architect has provided general parameters to the number of seats and number of employees, in other words occupant load. The following is a breakdown of the parking requirement:

Type of Parking Requirement	Parking Requirement	Number of Stalls
Café Indoor Seating	1 per 4 indoor seats (15 indoor seats)	4 stalls
Café Outdoor Seating	1 per 12 outdoor seats (32 outdoor seats)	3 stalls
Motor Inn	1 per sleeping unit (4 units)	4 stalls
Staff	Minimum of 3 for employees	3 stalls
Total:		14 stalls

The applicant is proposing eight (8) parking stalls, primarily to be occupied by motorcyclists, located adjacent to the rear entrance of the building.

Staff have conducted an analysis of the parking standard provisions of the Zoning Bylaw. The required three (3) stall minimum for commercial staff maybe too conservative for smaller eateries and should be more like one (1) stall per two (2) employees like the vehicle service standard. Based on the logic, the likelihood for the proposed would mean a total of twelve (12) stalls.

It is the applicant's request to vary the required stalls of off-street commercial parking to on street parking to support additional visitors and traffic off-site. There are four (4) public parking stalls across the street and the opportunity to parallel park in front of the proposed business.

Off-Street Parking Dimensions:

The parking stalls will be of a size that will only accommodate motorcycles. The size of stalls proposed by the applicant are 1.5 m wide and 2.4 m long. As these stalls are only for motorcycles and public parking for cars is available on and across the street, staff support this request. Size of stalls permitted in the zoning bylaw are listed below.

Type of Off-Street Parking Space	Minimum Width	Minimum Length	Minimum Height
Standard Parking Space	2.7 metres	5.5 metres	2.1 metres
Small Car Parking Space	2.4 metres	4.9 metres	2.1 metres

Manoeuvring Aisle Dimensions:

Typical manoeuvring aisle dimensions for parking stalls at a 90-degree angle from the aisle is 7 meters wide. The proposed manoeuvring aisle width is 4.5 metres wide. Given that this will be used by motorcycles, staff support this variance.

Siting of Parking from the Lot Line:

The zoning bylaw states that no off-street parking shall be sited less than 1 metre from any lot line. The applicant is proposing to have one stall located 0.4 metre from the rear lot line. Given this is only one stall and this will help accommodate motorcycle stalls on site, staff support this request.

Driveway Access Width:

The standard required width for driveway access is not less than 6.0 metres wide. The proposed driveway access width is 3 metres. Given that this is a downtown redevelopment and exclusively for the use of motorcycles, staff support this variance.

Garbage Collection:

Due to the design of the building and size of the lot, a garbage truck will not be able to access the rear of the property. The applicant has indicated they will be using individual bins for waste removal and bring these to the street for collection. No variance required for this.

Conclusion:

Staff support the variances because of the benefit that this development could provide for the area and the unique nature of the project. The location is central to other public parking locations.

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:

- Location & Zoning Map Excerpt
- OCP Land Use 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) Current OCP Designation: | Downtown Hope |

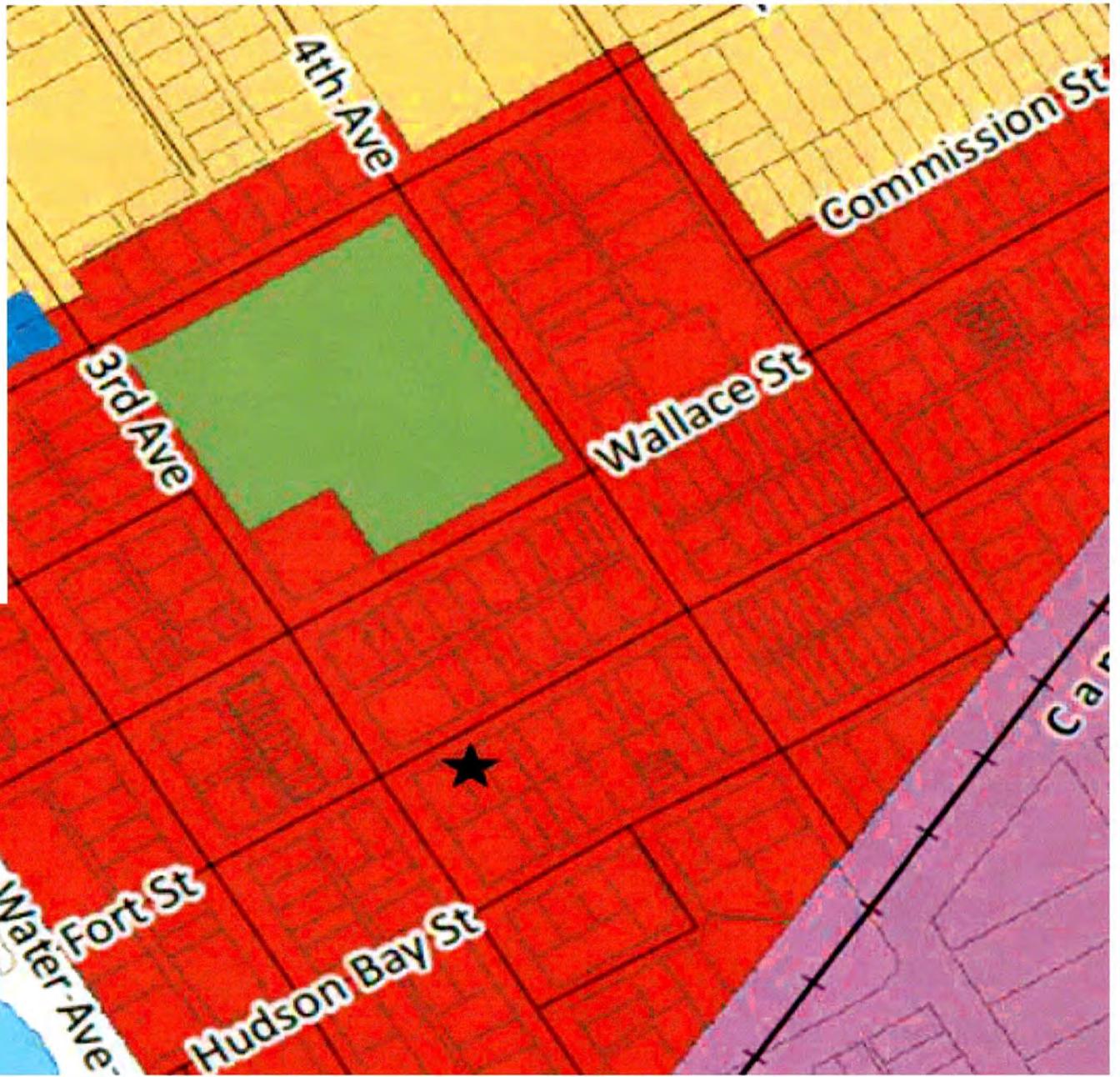
Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer

-  Creek/Stream
-  Major Waterbody
-  Road
-  Railway
-  Land Parcel
-  First Nation Reserves
-  Limited Use
-  Country Residential
-  Urban/Suburban Residential
-  Downtown Hope
-  Comprehensive Development
-  Highway Commercial
-  Light Service Industry
-  Heavy Industry
-  Parks, Recreation and Open Space
-  Rural/Agricultural
-  Airport



320 Fort Street

Agent: Mike Mammone

OCP Land Use Map Excerpt



DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

DATE: March 5, 2024

FILE: LDP 01/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: March 11, 2024

SUBJECT:

**DOWNTOWN HOPE REVITALIZATION
FORM & CHARACTER DEVELOPMENT PERMIT
320 FORT STREET; HOPE, BC
MIKE MAMMONE (AGENT)**

PURPOSE:

To obtain Council's approval for a Downtown Hope Revitalization Development Permit (DP) for the construction of a mixed-use development.

RECOMMENDATION:

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.

ANALYSIS:

A. Rationale:

Proposal –The applicant's intent is to construct a mixed-use building consisting of a ground floor cafe and a motor inn above. 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.

Background – The subject property is approximately 6,000 square feet and is located along Fort Street. The subject property is zoned as Downtown Commercial (CBD). The Zoning and Official Community Plan (OCP) Bylaws support the proposed new use and the proposed building meets the provisions of the CBD zone. The developer's ambition is to construct a two-story building for a café and motor inn.

Form & Character Development Permit – The proposed development meets the objectives, expectations and guidelines of the Downtown Hope Revitalization Form and Character Development Permit.

The project entails a ground-floor café and the motor inn accommodations on the second floor, featuring modified shipping containers with steel frame structure to evoke an industrial theme. This design will establish a distinctive and appealing presence on the street front, activating the area and drawing in both visitors and locals. The outdoor spaces will function as gathering hubs, offering scenic views of the District of Hope.

The overall building is predominantly dark grey/black and will be outlined with orange for the trim around windows, railings, and doors, along with the name of the café. The building will be a positive addition to the downtown.

B. Official Community Plan (OCP) 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 meets two of the 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?

The design is architecturally interesting and fits with the vision for downtown.

3. Will it provide a good return on investment?

This proposal will encourage development in the downtown core.

C. Attachments:

- Location Map Excerpt
- OCP Land Use Map Excerpt
- Color Rendering Excerpt
- Design Rationale

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

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens

Director of Community Development

Original Signed by John Fortoloczky

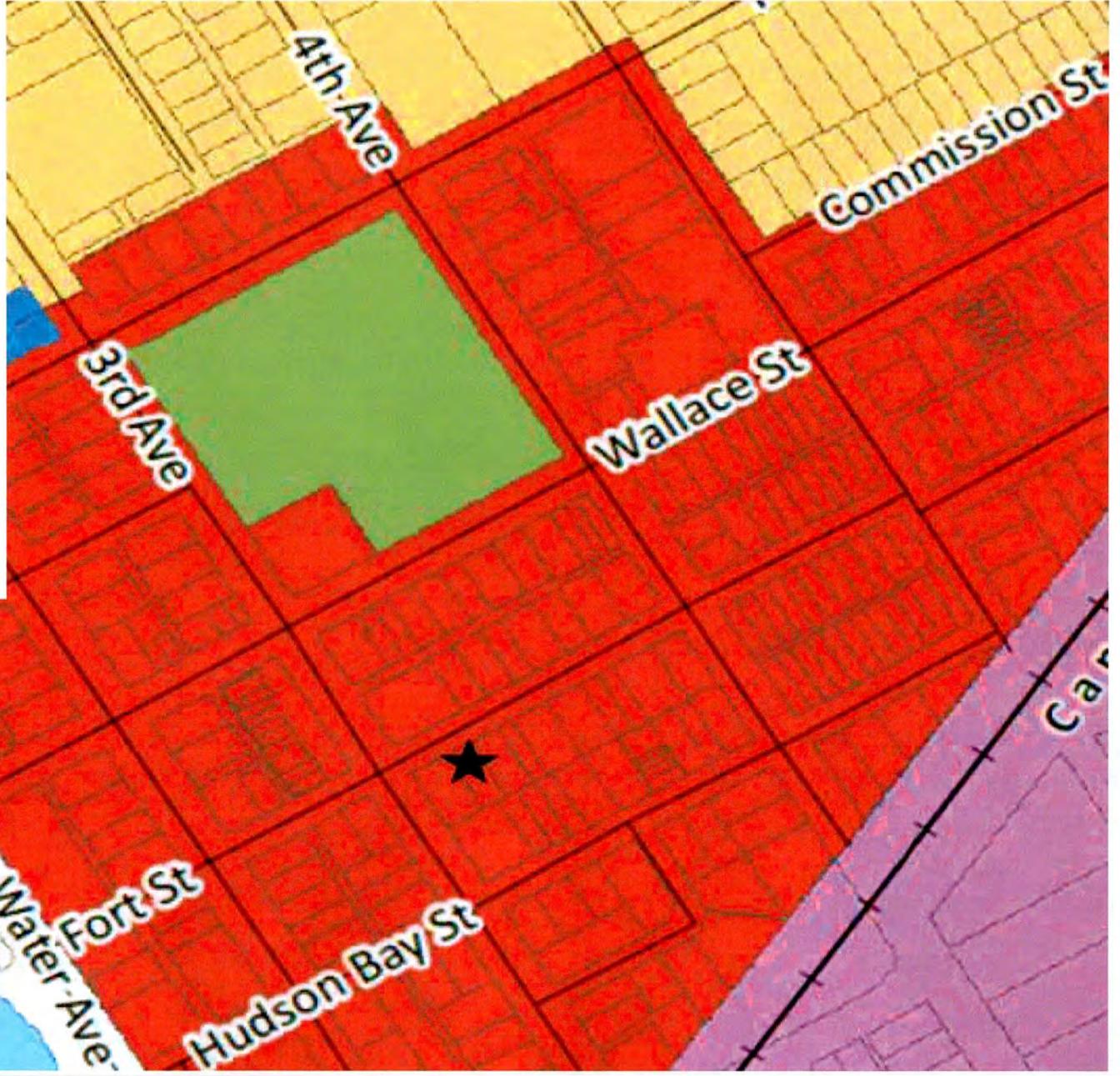
Chief Administrative Officer



320 Fort Street
Agent: Mike Mammone

Location & Zoning Map Excerpt

-  Creek/Stream
-  Major Waterbody
-  Road
-  Railway
-  Land Parcel
-  First Nation Reserves
-  Limited Use
-  Country Residential
-  Urban/Suburban Residential
-  Downtown Hope
-  Comprehensive Development
-  Highway Commercial
-  Light Service Industry
-  Heavy Industry
-  Parks, Recreation and Open Space
-  Rural/Agricultural
-  Airport



320 Fort Street

Agent: Mike Mammone

OCP Land Use Map Excerpt

VIEW FROM FORT STREET



VIEW FROM BACK OF SITE



320 Fort Street
Agent: Mike Mammone
Colour Rendering: The Tuck Moto Café

Date

2023 /12 /22

THE TUCK MOTO CAFE DESIGN DESCRIPTION

The Tuck Moto Cafe, a two-story establishment catering to motorcycle enthusiasts and the local community, is poised to become a must-visit destination, driving tourism and contributing to the community's economy. The project entails a ground-floor café and rentable suites on the second floor, featuring modified shipping containers with a steel frame structure to evoke an industrial theme, seamlessly blending motorcycle aesthetics. The incorporation of the gabion wall encloses external patio area but retains a natural ambiance that connects hope back to its natural setting and allows light to filter through.

This design will establish a distinctive and appealing presence on the street front, activating the area and drawing in both visitors and locals. Outdoor spaces will function as gathering hubs, offering breathtaking views of the City of Hope, its setting and fostering connections between riders and coffee enthusiasts and the larger Hope community.

04 ARCHITECTURE





DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 28, 2024 **FILE:** LDP 05/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: March 11, 2024

SUBJECT: **RAIL & HIGHWAY SERVICE CORRIDOR DEVELOPMENT PERMIT FOR FORM AND CHARACTER 517 CORBETT STREET; KELLTON CONTRACTING LTD. (AGENT)**

PURPOSE:

To obtain Council's approval for a Rail & Highway Service Corridor Development Permit (DP) in order to construct a new bottle depot.

RECOMMENDATION

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.

ANALYSIS:

A. Rationale:

Proposal – The applicant would like to construct a new Hope Bottle Depot on the property.

Background –The applicant's intent is to construct a new bottle depot facing Corbett Street. The property is Light/Service Industrial (I-2) zone and recycling depot is a permitted use. The bottle depot will serve an important need for the community.

Form & Character Development Permit – The proposed development meets the general expectation of the Rail and Service Corridor Form & Character Development Permit. The color rendering of the proposed industrial building is shown in the colour rendering excerpt attached to this report.

The proposed building will be white with grey trim, and is an attractive, clean industrial type of design. It is expected that the bulk of the recycling materials and activities will be located indoors to ensure the site will remain clean and attractive.

B. Official Community Plan (OCP) 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?

This development moves Hope towards our vision and goals for success and sustainability.

Is it aligned with our OCP objectives and policies?

Yes, it touches on the following:

- *To retain industrial lands to support local economic development.*
- *To encourage Light Industrial uses that help to diversify the local economy including light manufacturing, technology, transportation, and non-resource-based uses.*
- *To minimize negative impacts on the natural environment and human health and are clean, attractive, and well-maintained.*

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

The form and character development permit ensures that the design of buildings in these areas fit the vision of the community.

3. Will it provide a good return on investment?

From a commercial tax base perspective, it will provide a return on investment once the new bottle depot is built.

C. Attachments:

- Zoning & Location Map Excerpt
- OCP Land Use Map Excerpt
- Site Plan Excerpt
- Colour Rendering

D. Property Information:

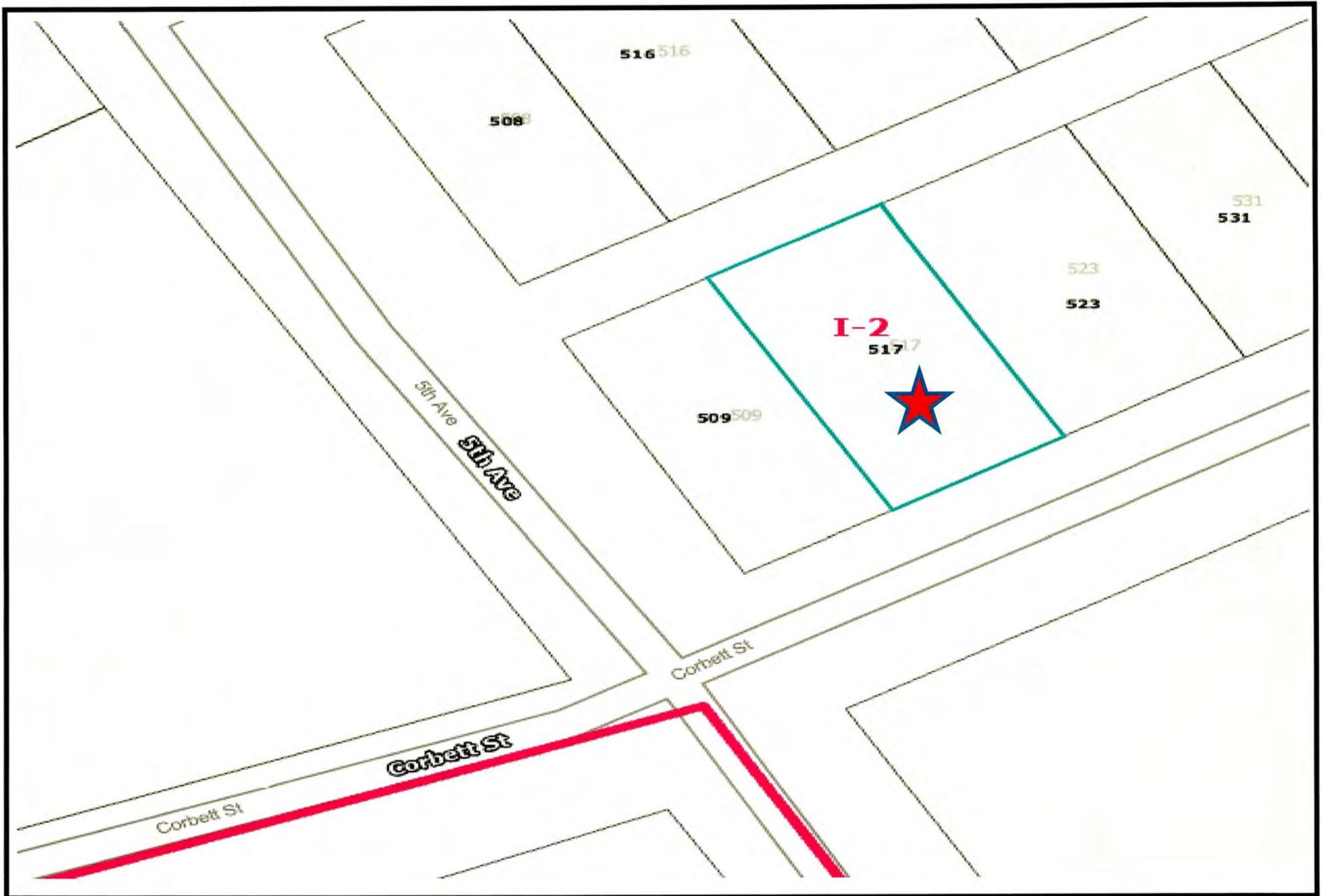
- | | |
|-----------------------------|--|
| 1) Civic Address: | 517 Corbett Street |
| 2) Legal Description: | Lot 8 Section 10 TWP 5 RGE 26 W6M YDYD
Plan KAP6405 |
| 3) PID Number: | 010-094-831 |
| 4) Current Zoning: | Light/Service Industrial (I-2) |
| 5) Current OCP Designation: | Light/Service Industry (LSI) |

Prepared by:

Approved for submission to Council:

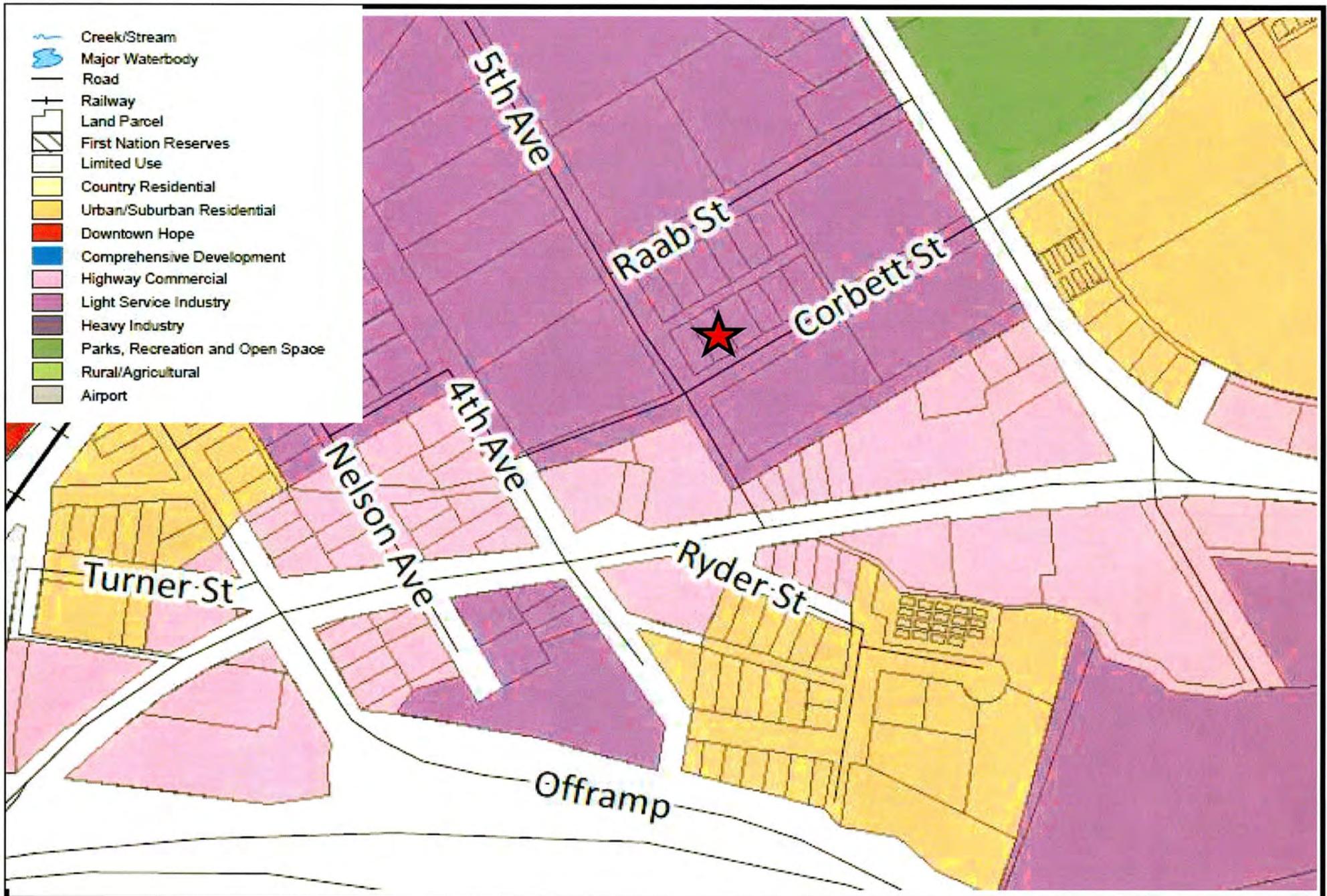
Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer



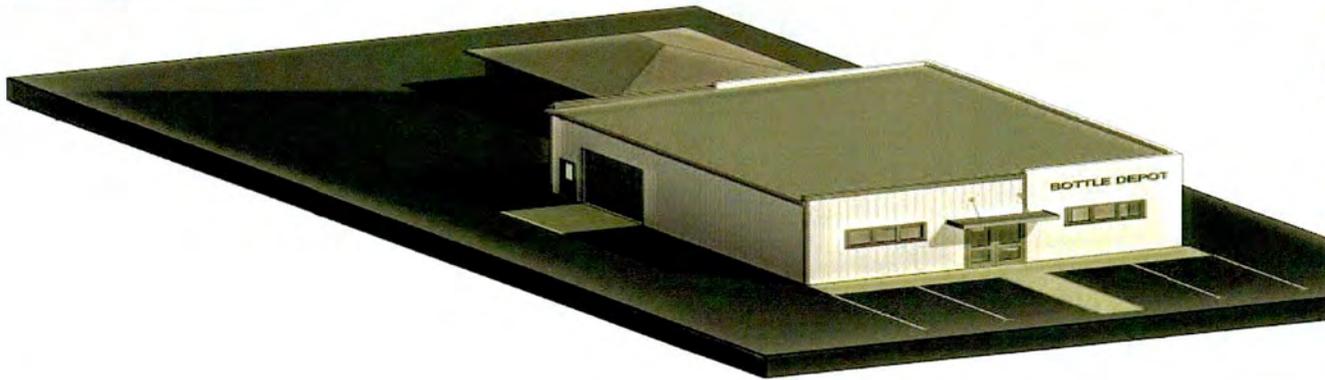
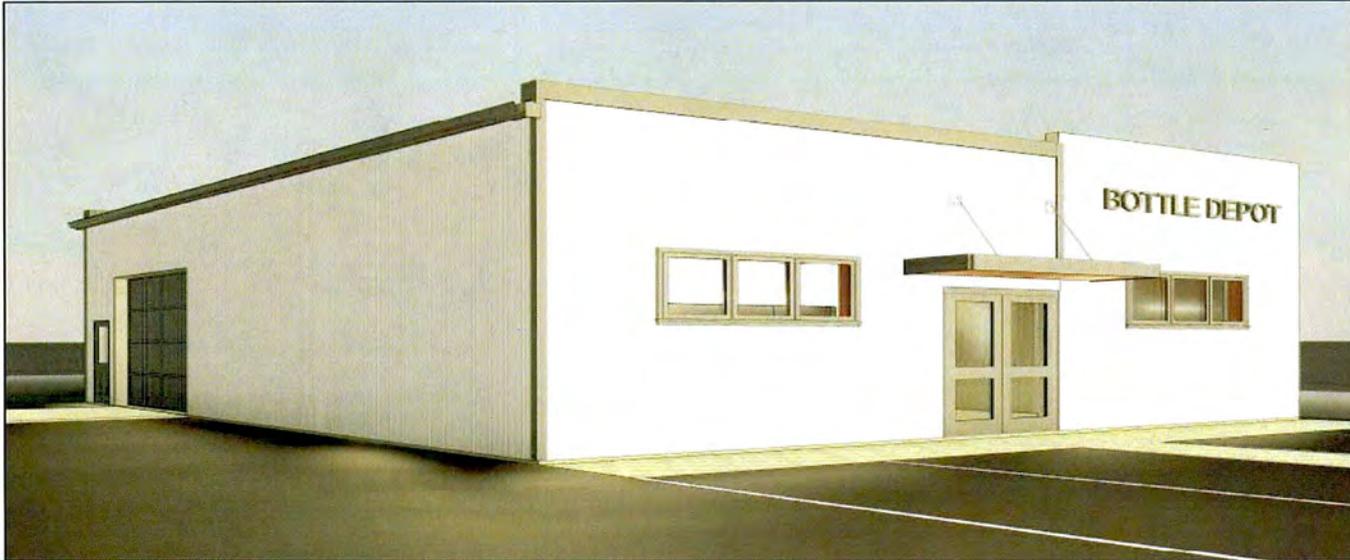
**517 Corbett Street
KELLTON CONTRACTING LTD. (AGENT)**

Location & Zoning Map Excerpt



**517 Corbett Street
KELLTON CONTRACTING LTD. (AGENT)**

OCP Land Use Map Excerpt



517 Corbett Street
KELLTON CONTRACTING LTD. (AGENT)
Colour Rendering



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: March 4, 2024

FILE: LDP 3/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: March 11, 2024

SUBJECT:

**APPLICATION FOR INTENSIVE RESIDENTIAL DEVELOPMENT
FORM & CHARACTER PERMIT
558 PARK STREET; 1244989 BC LTD. (ATSMA)**

PURPOSE:

To obtain Council's approval to prepare an Intensive Residential Development Permit for the property at 558 Park Street in order to proceed with a multi family residential strata development.

RECOMMENDATION:

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.

ANALYSIS:

A. Rationale:

Background – On March 28, 2022, Council approved a Development Permit to construct a strata complex consisting of four (4) duplex style units and one (1) triplex for a total number of eleven (11) new dwelling units. Due to market conditions, the development did not proceed and their original Development Permit is expiring. They have now applied again with the intention of proceeding with the project. There have been no changes to the design.

Form & Character Development Permit (DP)– The development meets the objectives, expectations and guidelines of the Hope Intensive Residential Form and Character Development Permit Area. Council should note that the requirement for the Hope Intensive Residential Development Permit comes into play when ten (10) or more units are being proposed.

The buildings will be a mix of grey and white, with red brown brick on the front of some of the units, with white trim around windows, railings, flashing, gutters, fascia and white garage doors. The dwelling units' entrances along Park Street are oriented toward the street front.

The design is attractive, has natural colours, contains a common theme throughout the site, fits with and considers the local area, and is within walking distance of Wallace Street. It is staff's view that the design is consistent with the guidelines for the Intensive Residential Development Permit Area.

Included as an attachment is the rationale from the applicant explaining how they've considered the guidelines.

B. Official Community Plan (OCP) 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 meets two of the Community Land Use & Growth Management goals:

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

It is aligned with the goals and objectives of the community vision.

- *To support a variety of housing types, lot sizes, and densities to meet the changing needs of current and future residents.*
- *To ensure that Hope has a suitable land base to meet its future residential, commercial, industrial, and open space needs.*
- *Focus the development of residential land uses in locations within a close walk to community services and facilities in the downtown core.*

2. Will it provide a good return on investment?

Overall, there should be a good return on investment long term as it increases the residential tax base.

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

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

- Location & Zoning Map
- OCP Land Use Map Excerpt
- Site Plan Excerpt
- Color Renderings
- Design Rationale from Applicant (Feb 2021)

D. Property Information:

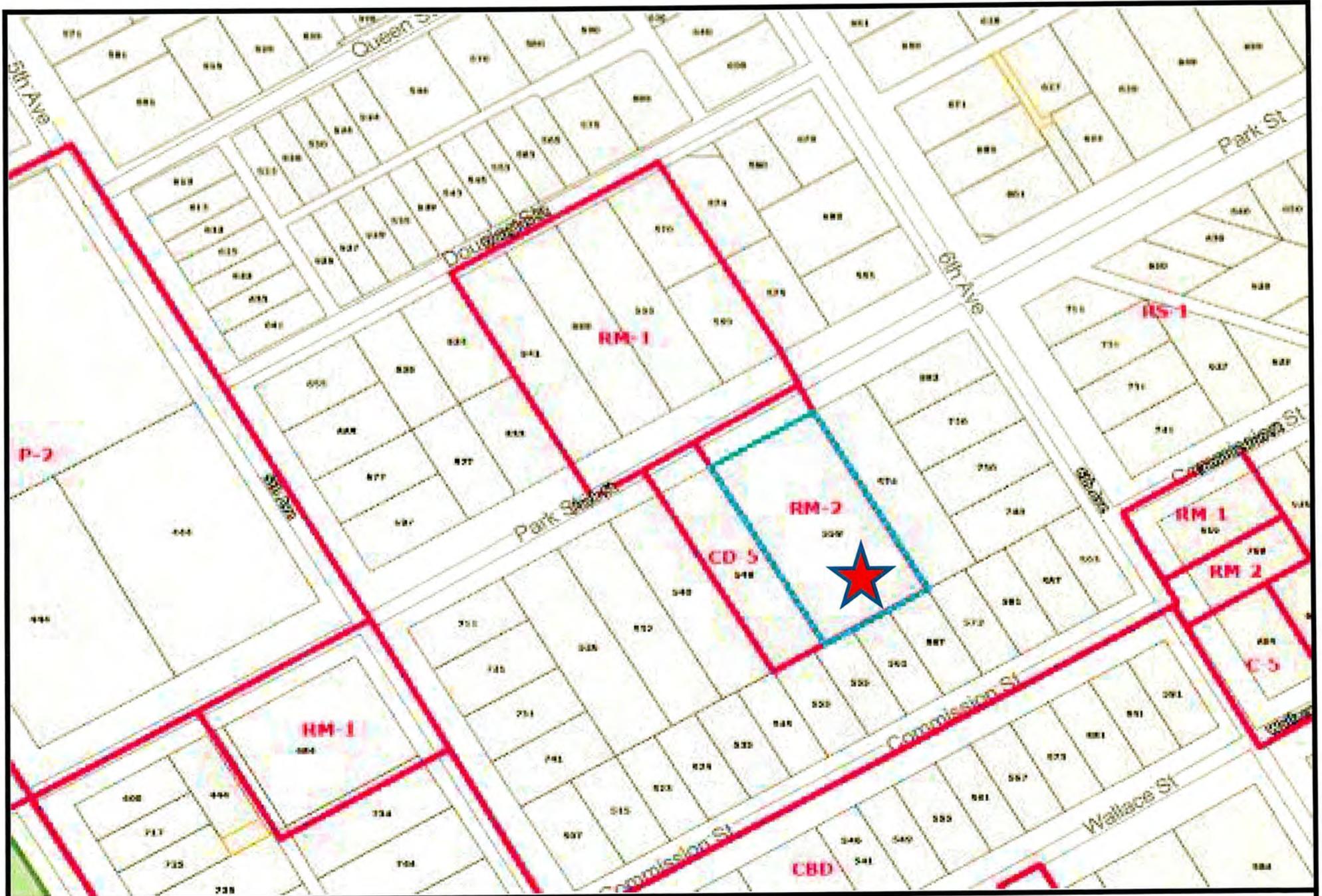
- | | |
|-----------------------------|---|
| 1) Civic Addresses: | 558 Park Street |
| 2) Legal Description: | Lots A Blk 28 Sec 9 TWP 5 Range 26, W6M YDYG Plan EPP119083 |
| 3) PID Numbers: | 031-678-408 |
| 4) Current Zoning: | Ground Oriented Multiple Family Residential (RM-2) |
| 5) Current OCP Designation: | Urban/Suburban Residential |

Prepared by:

Approved for submission to Council:

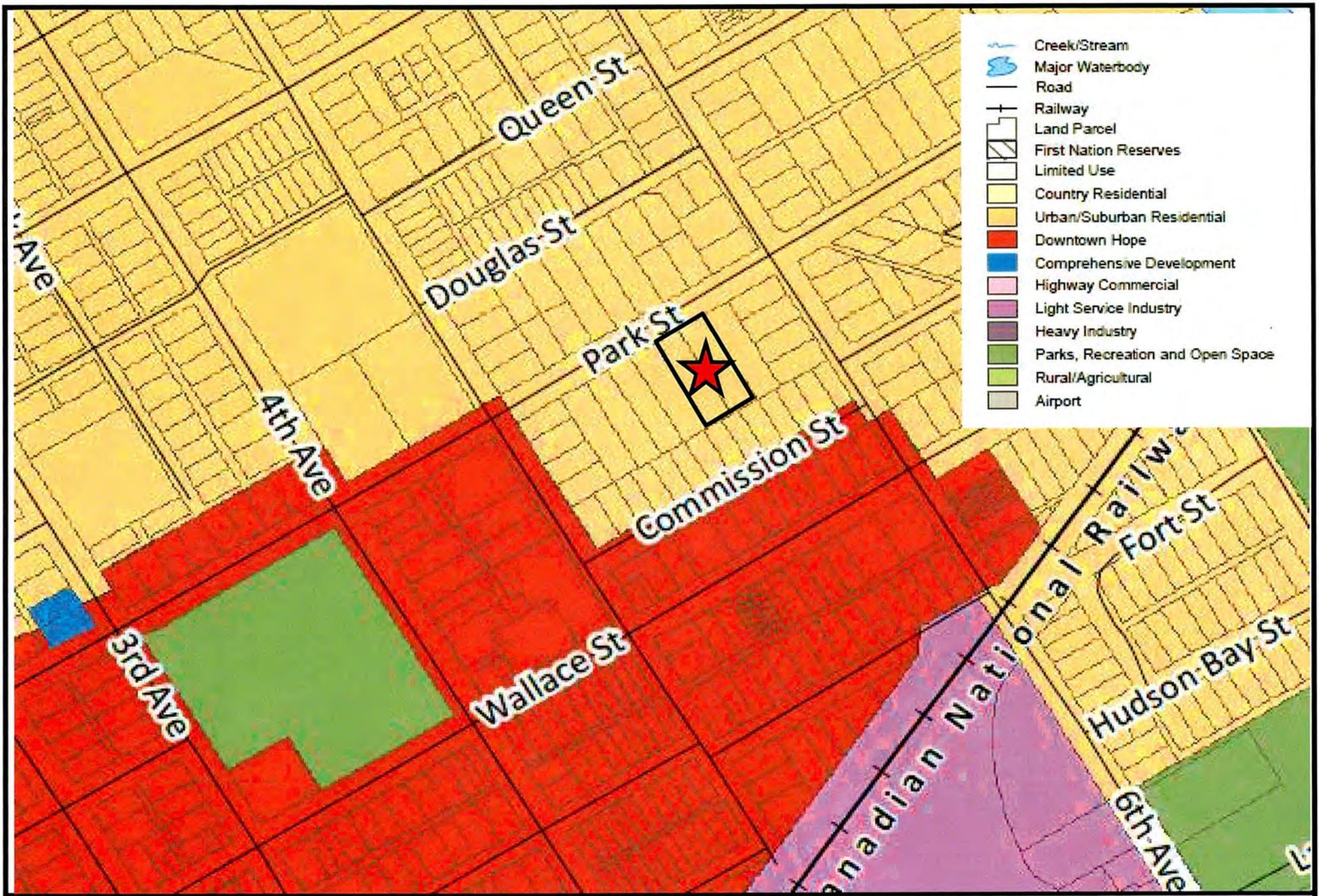
Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer



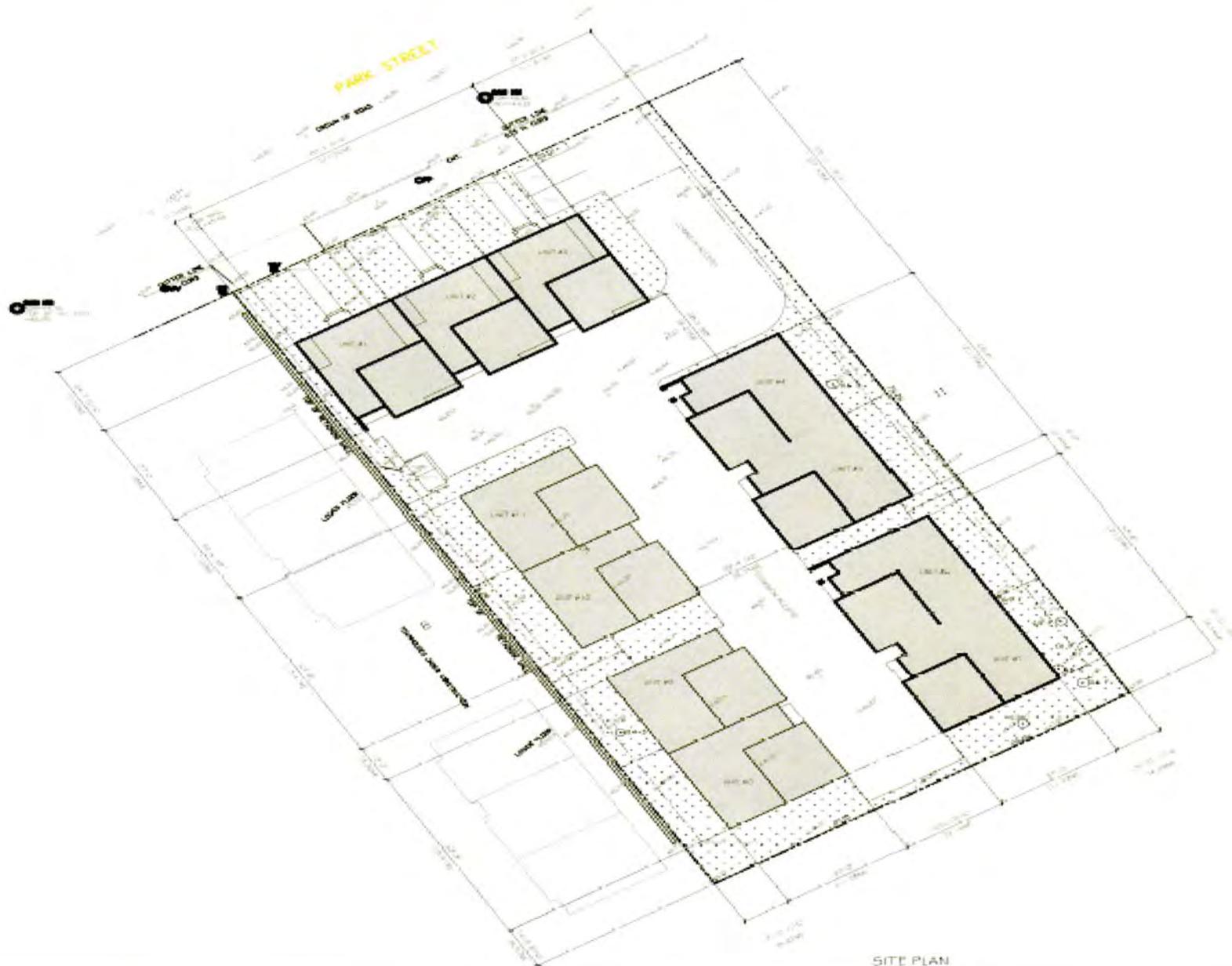
**558 Park Street
1244989 B.C. LTD.**

Location & Zoning Map Excerpt



558 Park Street
 1244989 B.C. LTD.

OCP Land Use Map Excerpt



SITE PLAN

**558 Park Street
1244989 B.C. LTD.**

Site Plan Excerpt



**558 Park Street
1244989 B.C. LTD.**

Aerial View- Exterior Rendering

124989 BC Ltd. And Atsma Construction Ltd.

Future Group Oriented Multi Family Residential Strata

558 & 568 Park St. Hope BC

Development Permit

Background

February 2021



Development Permit Background

558 & 568 Park St. Hope BC

Background

This is 124989 BC LTD and Atsma Construction Ltd.'s response for the required Development Permit for the new multi-Family residential project on Park St. in the District of Hope. We are presenting this information in a similar fashion that previous approvals were given on.

Introduction

The Hope Intensive Residential Development Form & Character Development Permit Area No.3 is designated 'Urban/Suburban Residential' (USR) in the **Official Community Plan Bylaw No. 1378, 2016**, where the project is intended to have more than 10 dwelling units. The suggestion is that developments over 10 dwelling units require a higher order of design.

The objectives of the Hope Intensive Residential DP are to assure that the design and execution of the project is of a high order and quality and future residents are assured of a project on which they can depend.

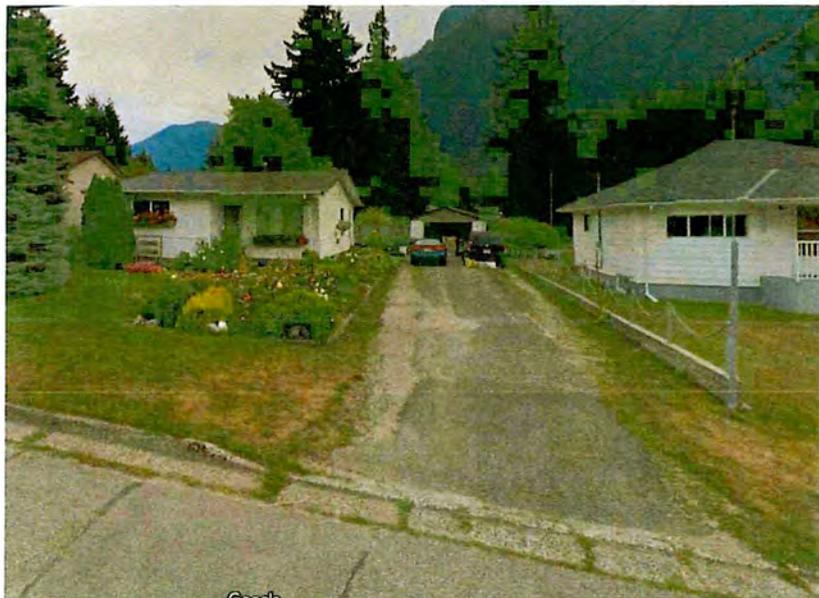
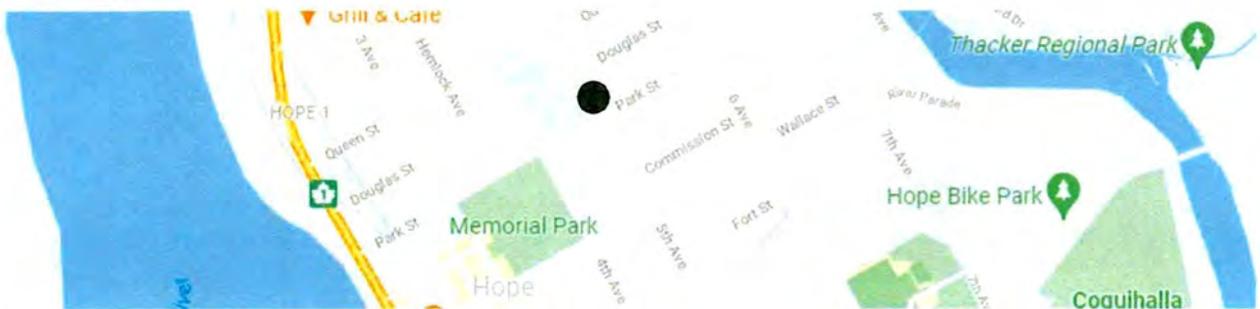
The purpose of this package is to present a development scheme of the Park Street Development property that:

- (1) Responds to the existing established development in proximity to the site.
- (2) Considers the cultural, historic, and natural features of the site and the general community.
- (3) Conforms to the policy framework and objectives of the District of Hope and respects the desires of the neighboring residents.
- (4) Incorporates design features and view opportunities offered by the site's unique location in the Fraser Valley.
- (5) Considers the natural environmental features and topography of the site, and incorporates low impact development standards to harmonize the development with the environment; and
- (6) Creates a Mixed density (Units of varying sizes to accommodate single to multi family residents) of multi-unit family buildings with their own unique and sustainable residential enclave that has its own high quality and livable identity while also being integrated into the existing and future developments in the vicinity through transitions in density and good pedestrian linkages and access.

1.0 Context

1.1 Site Context

The site is located near the Coquihalla River, close to the corner of 6th street, residing on Park Street in Hope BC. A couple blocks South/West from Water Ave. The site is approximately 33,039 sq. ft. (.307 HA) in size, all of which is relatively flat.



Street View photos of the two adjacent properties 558 & 568 Park St. prior to construction

1.2 Policy Context

The 2 subject properties are designated as Single-Family residence RS-1 and our proposed use of the designated property is Multi Family RM-2, re-zoning to this RM-2 Designation has already been approved by council as of June 30th, 2021.

This location is in close proximity to a Seniors Complex to the North of the property, to the South and East of Single-Family residences and to the West of Multi-Family residences and so the Proposed use of the property as Multi Family RM-2 would be in conjunction with some of the current zonings in the surrounding areas.

We are seeking for approvals to start construction and to market the Single Family Units as soon as possible under the current market conditions.

The District of Hopes IOCP (Integrated Official Community Plan) contains several policies pertaining to the nature and form of residential housing land use, and residential neighborhoods.

Our Plan will coincide with current IOCP goals for Land use and development to contribute to Hope's:

- Livability and completeness.
- Compact, connected, and walkable built environment.
- Cost-effective infrastructure systems.
- Economic and community development; and
- Protection of natural areas as a key community asset.

And for Residential neighbourhoods to:

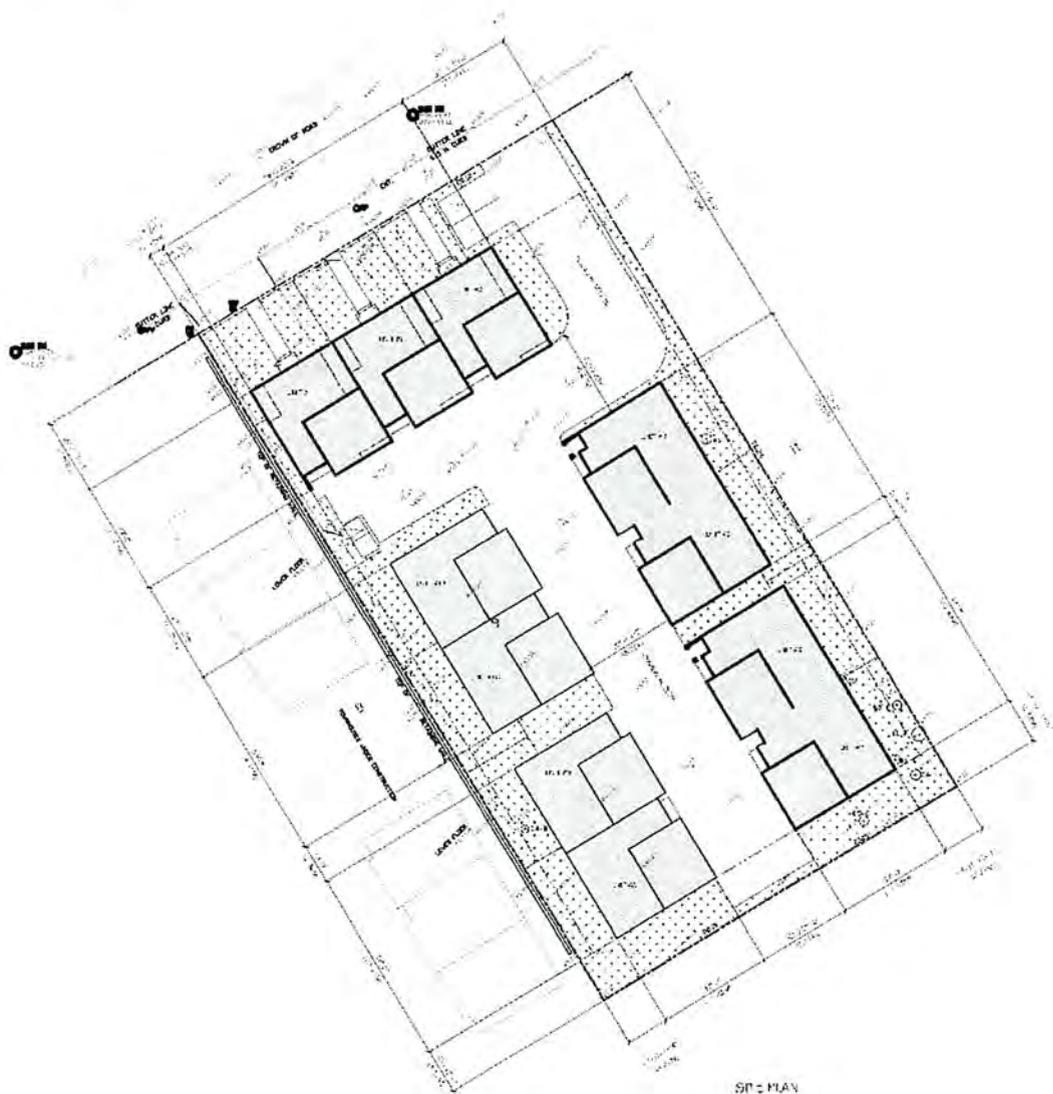
- Reflect Hope's natural beauty and small-town character.
- Include green spaces and play areas; and
- Include a diversity of housing options to meet community needs.

2.0 The Park Street Development Master Plan

The Proponents for this development have had years of experience in the development industry and have completed many projects within the Fraser Valley, surrounding areas of Hope. The proposed project has been developed with the following guidelines:

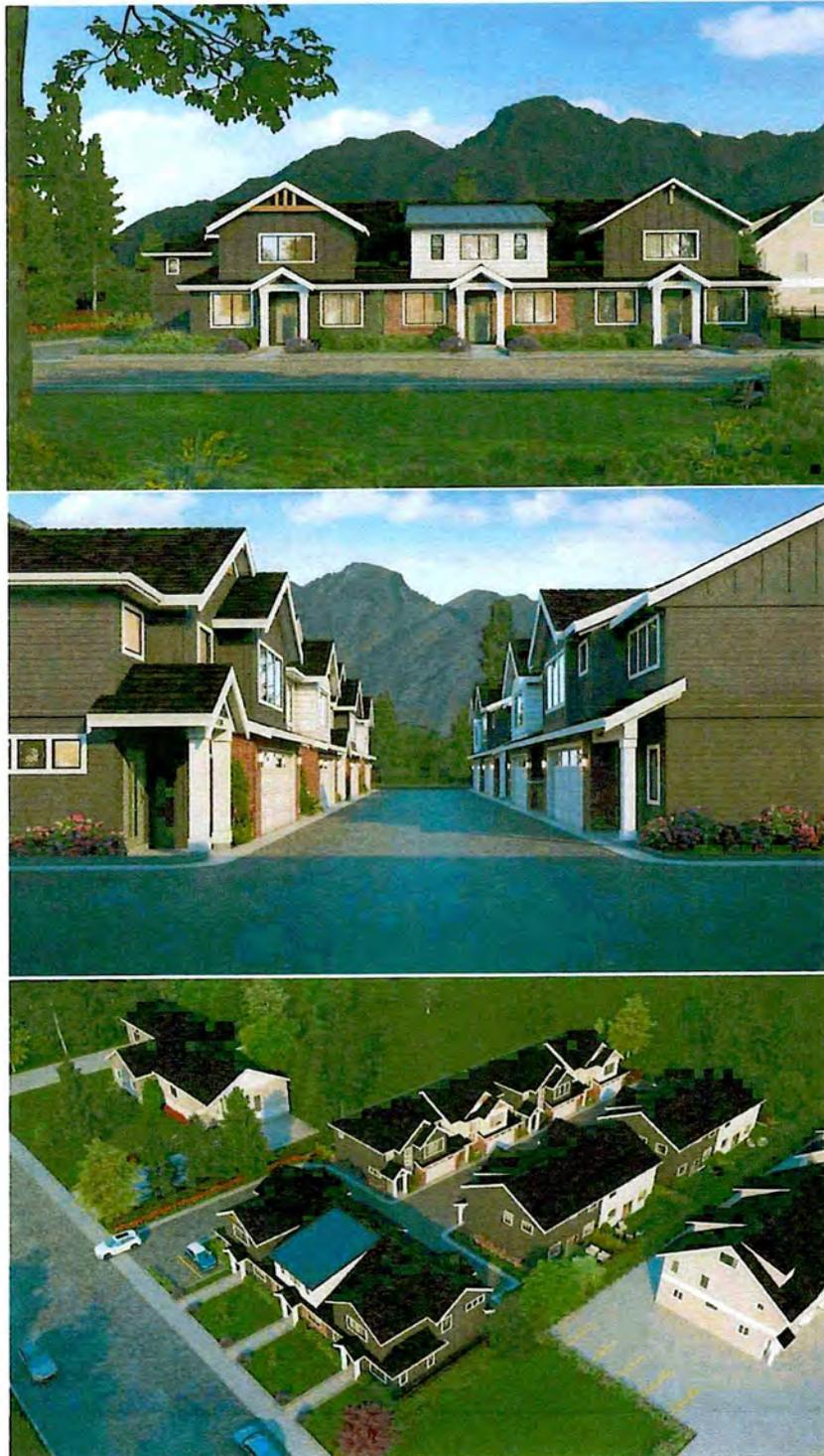
- (1) **Comprehensive Plan Compatibility:** The site has been laid out with due consideration to the location and topography of the site.
- (2) **Density:** The site has been designed with lots that meets or exceed the current requirements in the proposed zoning bylaw and takes into account the topography and terrain.

Photo Example: Site Plan Lot Layout



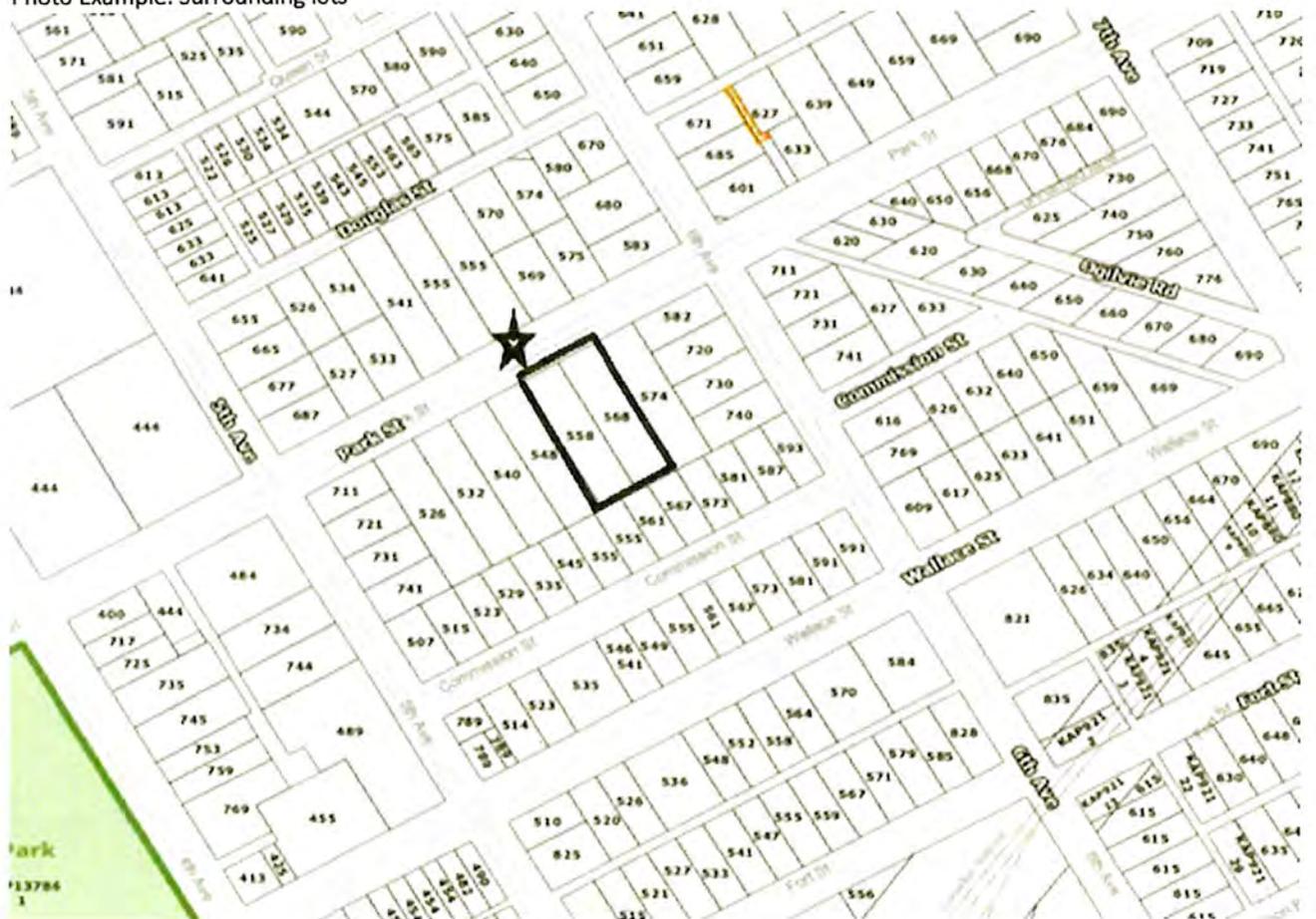
(3) **Preservation of Natural Features:** The proponents have proposed to keep a green space along the entire outside perimeter of the buildings, to incorporate an outdoor play area at the back South/West corner of the property and to preserve the view-scape of natural beauty from the South/West of the property.

Photo Example: Street View / In lane view to back of property/ Aerial view



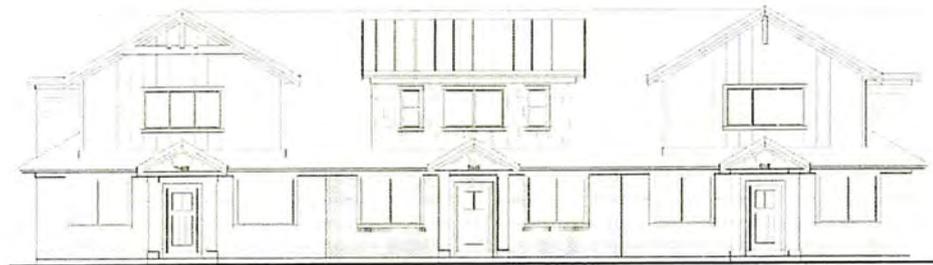
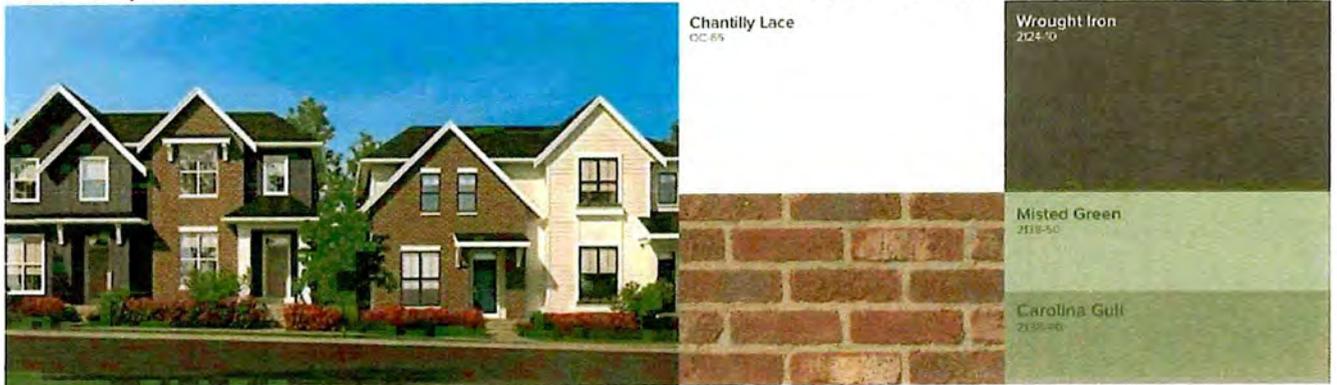
(4) **Adjoining Land Use Compatibility:** The Property to the west has already gone through subdivision/rezoning for multifamily use, to the North is a Seniors Complex and the south and east is single family residence which could be subject to rezoning in the future. The density that is being proposed with the subject property is relevant to those lands to the West and North and potentially the rezoning in the future for the East and south. For Servicing capacity, we have considered that the servicing for this property will be tying into existing city utilities, and all onsite ground water will be mitigated through onsite retention. Currently our understanding is that there are no constraints to development with respect to service capacity.

Photo Example: Surrounding lots

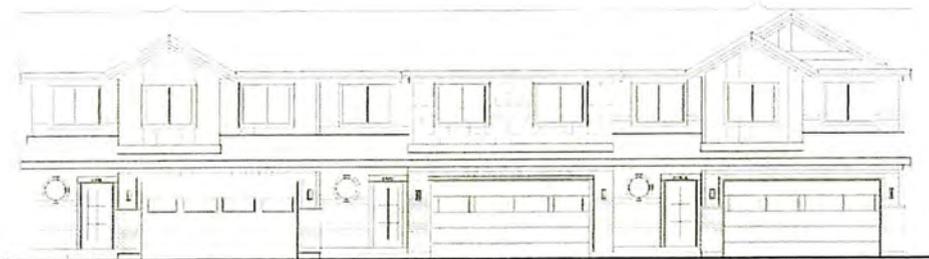


- (5) **Common Architectural Theme:** All buildings and structures within the project will share a common theme that ensures the compatibility among interior land uses, with natural key elements including timber, wood shingles, hardy board, masonry stonework, an aesthetically pleasing color palette and other naturally themed products to enhance the visual experience, compatibility with surrounding areas, distinct character, and quality craftsmanship.

Photo Example: Unit Exterior and Exterior Finishes, see additional renders for actual look & feel



UNIT ONE + THREE ELEVATION



UNIT TWO ELEVATION

EXTERIOR FINISHES

UNIT ONE + THREE

BOARD AND BATTEN
BENJAMIN MOORE WROUGHT IRON

5" LAP SIDING
BENJAMIN MOORE WROUGHT IRON

UNIT TWO

SHINGLES
BENJAMIN MOORE CHANTILLY LACE

BRICK
HERBON CARRIAGE HOUSE

ALL UNITS

FASCIA
BENJAMIN MOORE CHANTILLY LACE

TRIM
TO MATCH BODY OF HOUSE

CABLE ACCENTS
STAINED PIR

FRONT DOORS
BENJAMIN MOORE CAROLINA GULL

REAR DOORS
BENJAMIN MOORE MISTED GREEN

ENTRY SOFFITS
WOODKONE PENNY GAP
AMERICAN NUT BROWN



(6) **Buffering and External Linkages:** Due to the location of the property, the subject property will be naturally buffered from surrounding properties with natural greenery as well as boundary fencing (wood privacy panel fencing). The proposed developments accessibility to main roads makes the short single road design ideal for pedestrian and vehicular traffic to the external linkages.

Photo example: Single access driveway/road for all units to external road.



(7) **Professional Assurance:** The proponents have retained the services of:

- Wedler engineering for civic design
- Atsma Construction Ltd. For construction management.
- Cornerstone Geo-Structural Engineering for Geo technical & Structural & Assessments
- Valley Surveys & Condor Land Surveying Ltd. for site plans and site survey information.

All the firms and groups involved are qualified professionals.

(8) Master Site Plan required: We have professional site plans in place by Method Design Group

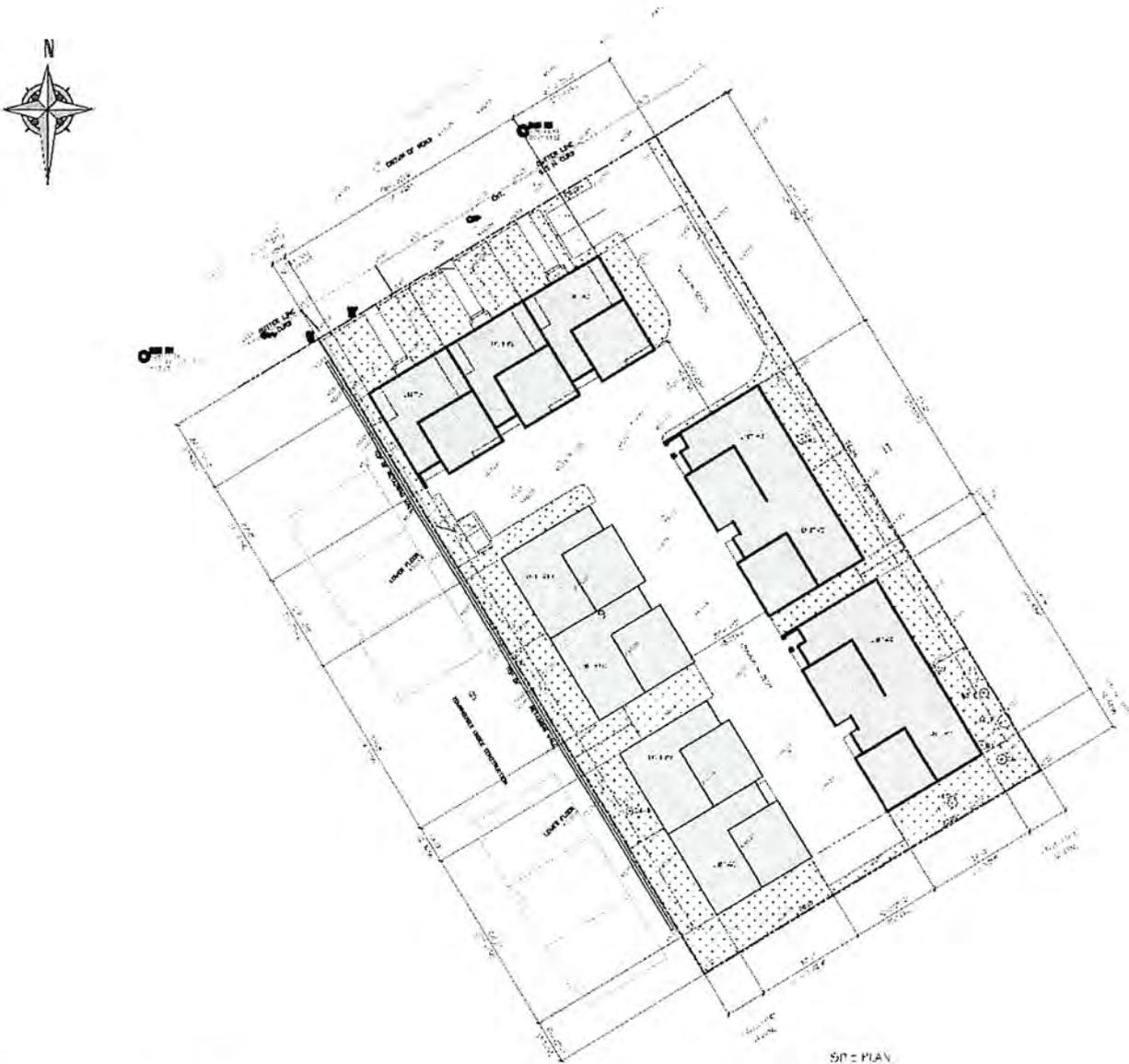


Photo Example: Site Plan

(9) **Infrastructure and Servicing:** The development proposed is a building strata development, so all on site roads and services will be built by the developer and owned and maintained by the future strata. The site has access to all municipal and private utility services (to the lot line). The development proponent will be responsible for the costs of all construction and connections for water, sewer, stormwater, hydro, and gas, as well as for road and within the development.

- All civil designs have been forwarded to DOH are already being reviewed by the engineering department.

In Closing

The desire for the Park St. Development is to create quality affordable housing that is attainable and adaptable for many different types of family structures, while staying in line with the District of Hopes vision for their Integrated Official Community Plan.

Overall, our project design will incorporate a common theme that aligns with the IOCP, incorporating clean lines, natural elements, aesthetically pleasing color palettes, following energy efficient guidelines, & ensuring high quality craftsmanship so that our end deliverables exceed the necessary requirements are of premium value for the end user.

We are looking forward to our partnership with Atsma Construction for the construction of this project and our excited about the final project deliverables. We look forward to the opportunity to build this development in the Hope Community and we are enthusiastic about creating a strong relationship with the District of Hope and about the possibilities of future endeavors within the Hope Community.



DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

DATE: March 5, 2024 **FILE:** LDP 06/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: March 11, 2024

SUBJECT: **FLOOD AND EROSION AND GEOTECHNICAL HAZARD
DEVELOPMENT PERMITS
66627 KAWKAWA LAKE ROAD – WIM KERKHOFF (AGENT)**

PURPOSE:

To obtain Council's approval to issue the necessary Development Permits (DPs) in order to build a new detached garage and to extend the patio on the property at 66627 Kawkawa Lake Road.

RECOMMENDATION:

THAT Flood and Erosion and Geotechnical Hazard Development Permits be approved for the property legally described as Lot C District Lot 56 YDYD 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.

ANALYSIS:

A. Rationale:

Flood and Erosion Development Permit (DP) – As identified in the District of Hope Official Community Plan (OCP) Bylaw 1378, the subject property is in the Low Floodplain Hazard. As per the OCP, no new development shall be permitted unless certified safe for the intended use by a Qualified Professional. The owners are required to retain the services of a professional to review the site and determine safe building locations. Once a report satisfactory to the District of Hope has been obtained, the property owner will be required to place a covenant on the property title saving the District of Hope harmless.

Geotechnical Hazard DP - The property also falls within the High Geotechnical Hazard Development Permit area. Before a DP 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 professionals retained to prepare a report for this site, will have to also determine the geotechnical hazard(s) to which the site is subjected. Once a report satisfactory to the District of Hope has been obtained, the property owner will be required to place a covenant on the property title saving the District of Hope harmless.

Streamside Protection Development Permit Area – As required by the provincial Riparian Areas Protection Regulation under the provincial Fish Protection Act, local governments must protect fish and fish habitats on private lands or privately-used crown lands from impacts of new residential, commercial, and industrial development. Any development intended for an area within 30 metres of a watercourse that provides fish habitat is subject to an assessment conducted by a Qualified Environmental Professional (QEP). The applicant has had a QEP confirm that development is not proposed within 30 m of the natural boundary of Kawkawa Lake, which was the only aquatic feature observed on the subject property west of Kawkawa Lake Road.

B. Official Community Plan (OCP) 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 on a very micro-level moves Hope towards our vision and goals for success and sustainability as it is a goal to manage to protect people and property from natural hazard. The objective is to regulate development in areas with natural hazards in order to mitigate risk and this is achieved through the prescribed Flood & Erosion and Geotechnical Development Permit Guidelines.

2. Is it a flexible platform for future steps towards our vision, goals and objectives?
This platform is rigid but a must do as it mitigates risk and liability.

3. Will it provide a good return on investment?

From a residential tax base perspective, it will provide a return on investment once the improvements are placed on the property.

C. Attachments:

- Location & Zoning Map Excerpt
- Flood & Erosion Hazard Map Excerpt
- Geotechnical Hazard Map Excerpt
- OCP Land Use Map Excerpt

D. Property Information:

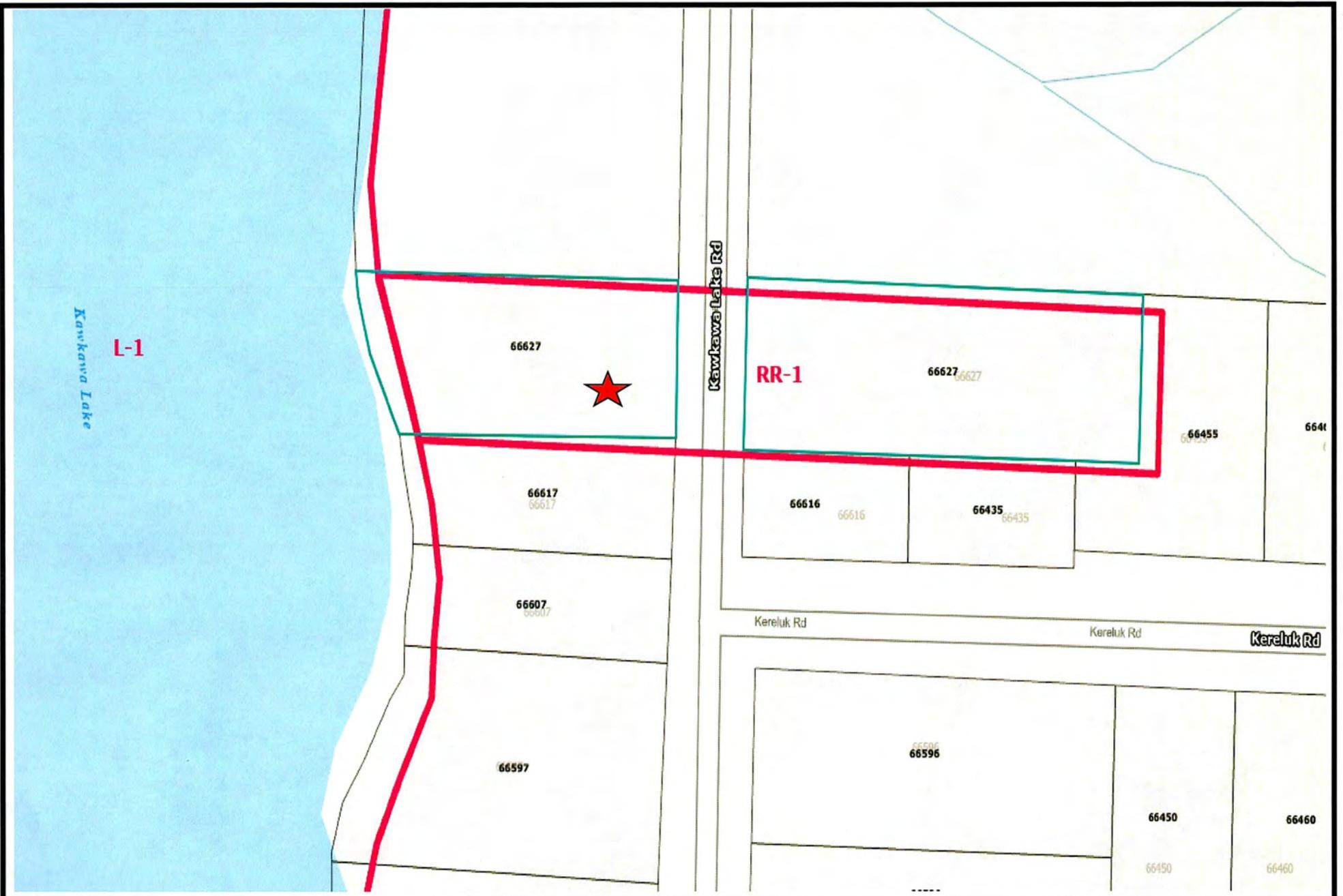
- 1) Civic Address: 66627 Kawkawa Lake Road
- 2) Legal Description: Lot C DL 56 YDYD Plan 4759 Except Plan 19034
- 3) PID Number: 010-433-791
- 4) Current Zoning: Resort Rehabilitation (RR-1)
- 5) Current OCP Designation: Urban/Suburban Residential

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Com. Dev.

Original Signed by John Fortoloczky
Chief Administrative Officer

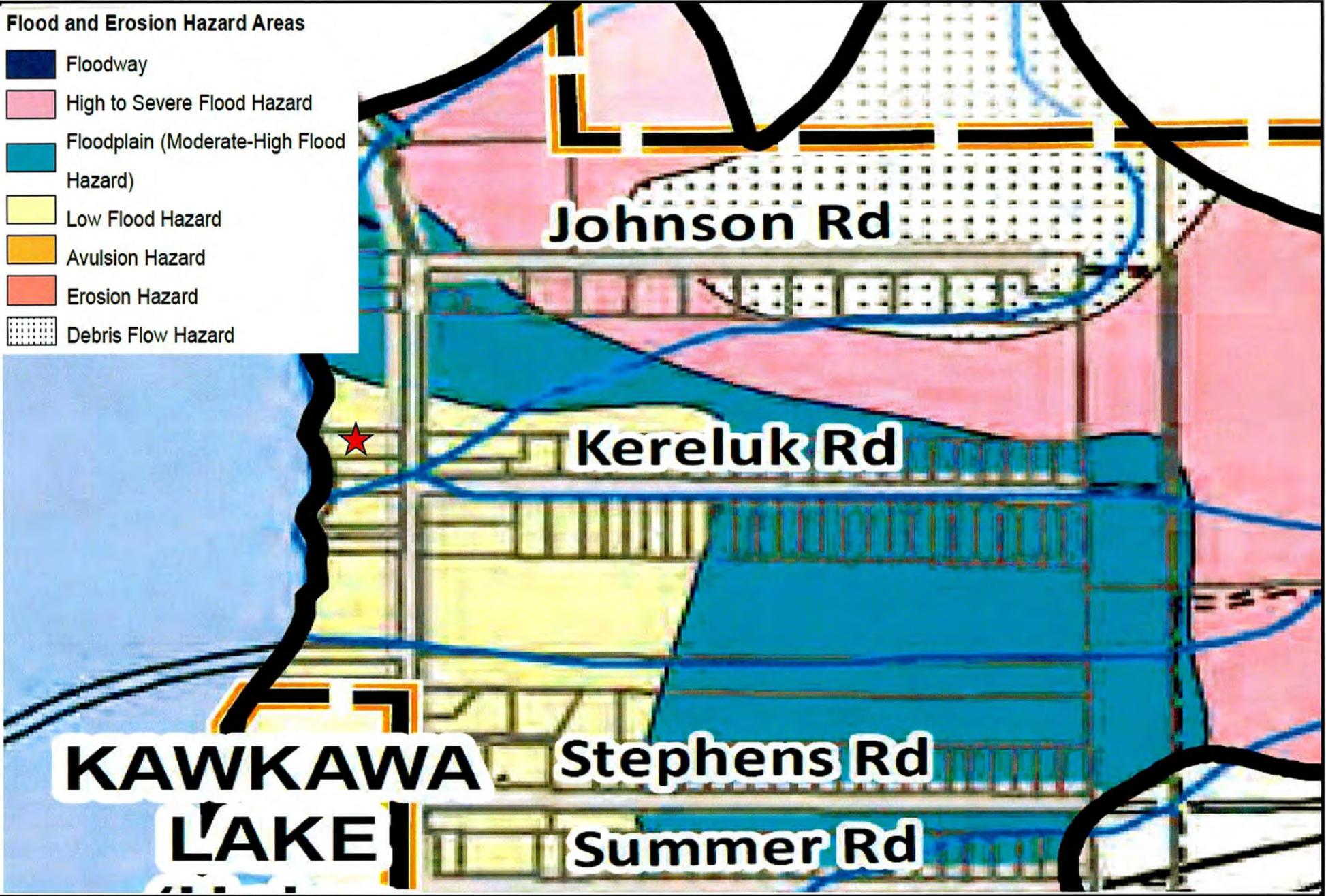


66627 Kawkawa Lake Road
Agent: Wim Kerkhoff - Domeo Construction

Location & Zoning Map Excerpt

Flood and Erosion Hazard Areas

-  Floodway
-  High to Severe Flood Hazard
-  Floodplain (Moderate-High Flood Hazard)
-  Low Flood Hazard
-  Avulsion Hazard
-  Erosion Hazard
-  Debris Flow Hazard

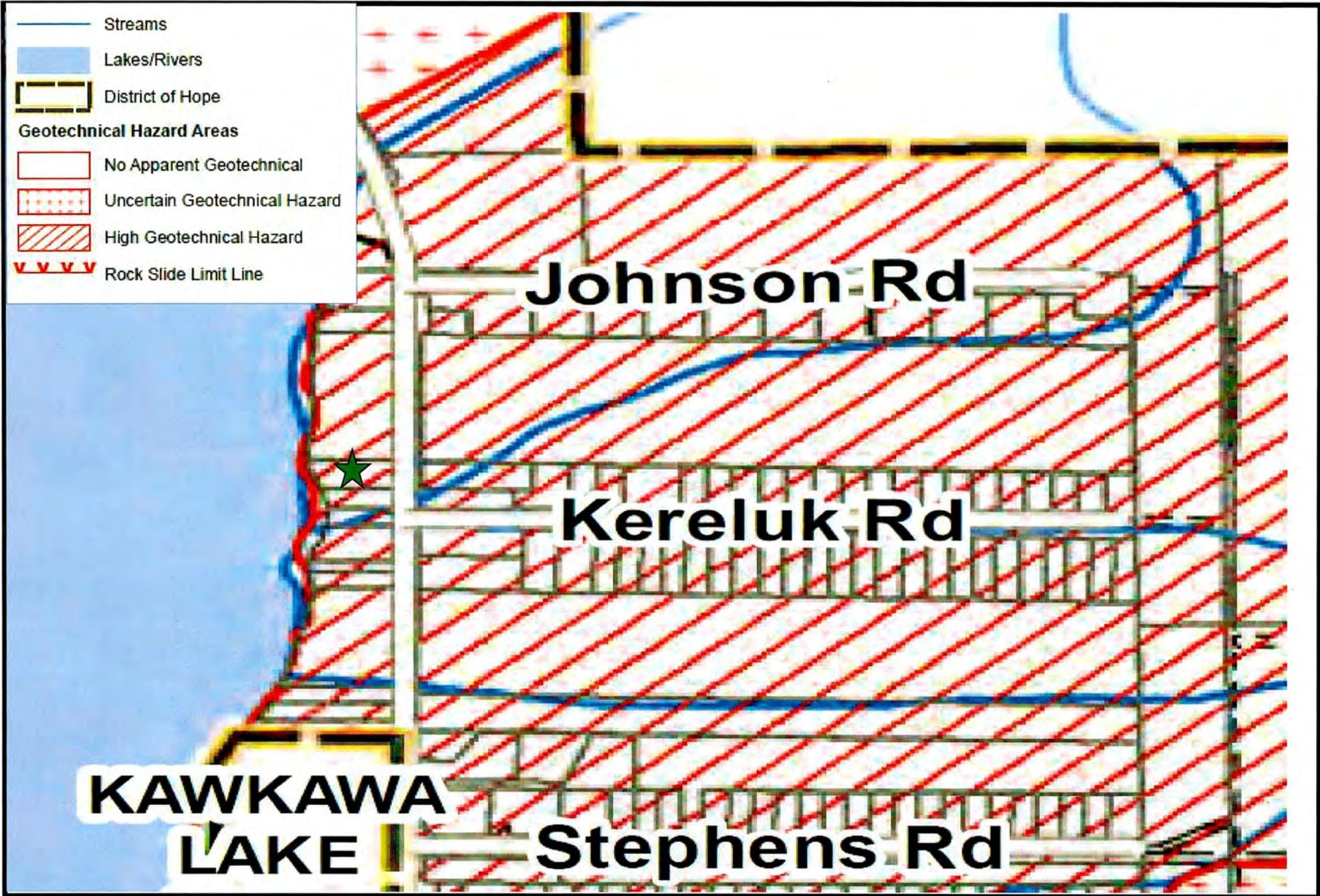


66627 Kawkawa Lake Road

Agent: Wim Kerkhoff - Domeo Construction

Floodplain & Erosion Hazard Map Excerpt

-  Streams
-  Lakes/Rivers
-  District of Hope
- Geotechnical Hazard Areas**
-  No Apparent Geotechnical
-  Uncertain Geotechnical Hazard
-  High Geotechnical Hazard
-  Rock Slide Limit Line



**KAWKAWA
LAKE**

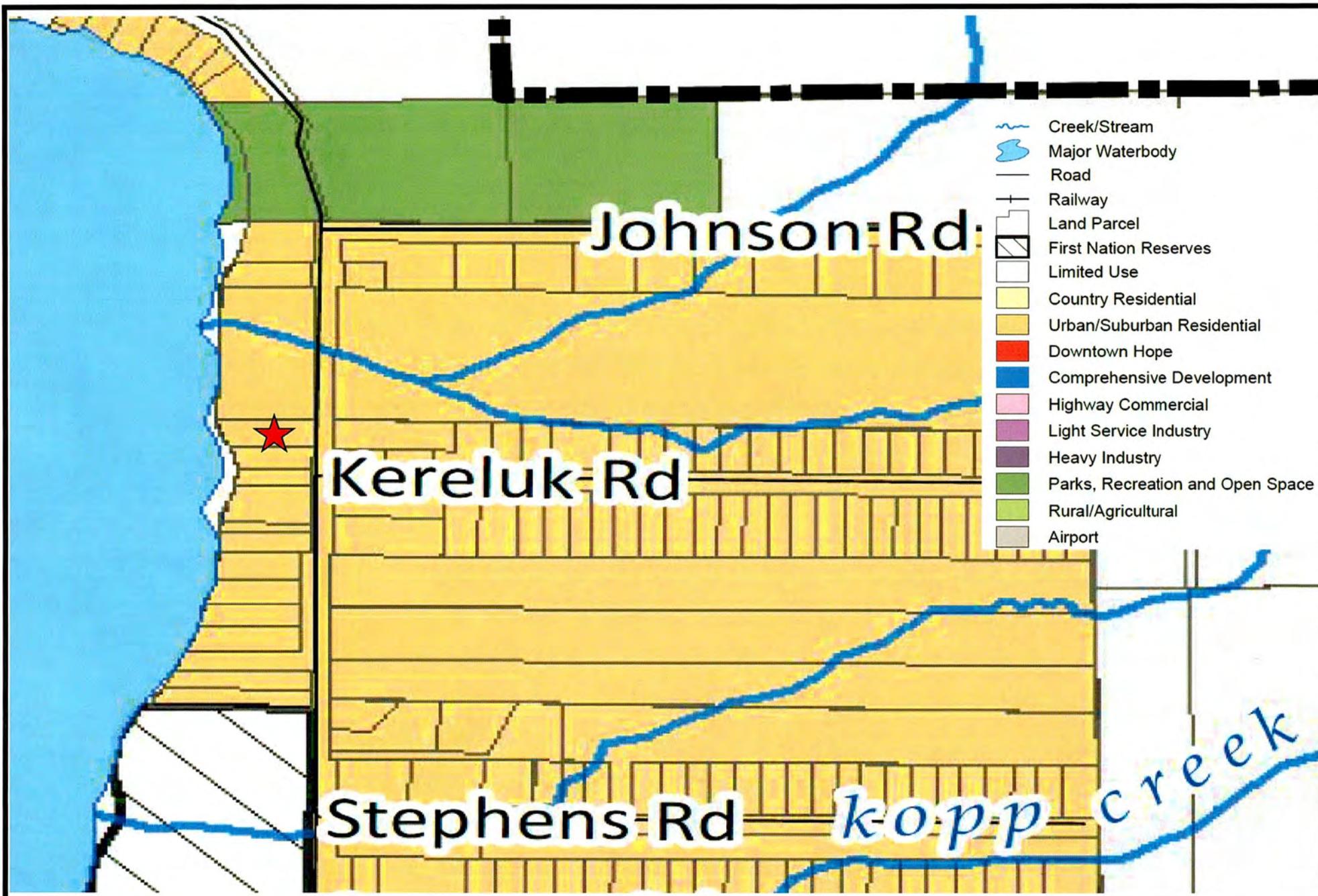
Johnson Rd

Kereluk Rd

Stephens Rd

66627 Kawkawa Lake Road
Agent: Wim Kerkhoff - Domeo Construction

Geotechnical Hazard Map Excerpt



66627 Kawkawa Lake Road
 Agent: Wim Kerkhoff - Domeo Construction

OCP Land Use Map Excerpt



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: March 7, 2024

FILE: 1700-07

SUBMITTED BY: Mike Olson, CPA, CA, Director of Finance

MEETING DATE: March 11, 2024

SUBJECT: District of Hope 2023 - 2027 Financial Plan Amendment Bylaw No. 1577, 2024

PURPOSE:

The purpose of the report, is to provide background for the approval of the 2024 Financial Plan Amendment Bylaw No. 1577, 2024.

RECOMMENDATION:

Recommended Resolution:

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.

ANALYSIS:

In 2023, Council provided several motions which allocated funding throughout the year that was in addition to the 2023 – 2027 Financial Plan. The purpose of the amendment is to capture these additions.

The following motions impacted the Financial Plan:

- June 12, 2023, Council allocated \$17,500 from the Infrastructure Reserve to pay for a portion of the Ross Road repair project in partnership with Chawathil First Nation.
- July 10, 2023, Council direct Staff to install privacy slates in the new chain-link fence along Kettle Valley Road at the Mountain View Cemetery and Royal Canadian Legion Cemetery with a cost of \$6,000.
- October 10, 2023, Council approved an increase to the 2023 budget for the 7th Avenue and Kawkawa Lake Road Stormwater Upgrade Project from \$140,000 to \$250,000;

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

- October 23, 2023, Council authorized a disbursement of \$118,075 of the Cascade Lower Canyon Community Forest (CLCCF) Grant. The revenue from the grant has been allocated into income.
- Interim Director of Community Development was appointed Approving Officer on March 27, 2023.
- Purchase of 901 Old Hope Princeton Way was approved in 2023. Council declassified February 26, 2024.

On an overall basis, the following is the impact for 2023:

	2023		
	Revised	Previous	Change
	Financial Plan	Financial Plan	
Total Revenues	16,522,700	16,347,700	175,000
Total Expenditures	16,902,250	16,617,250	285,000
Surplus (Deficit)	(379,550)	(269,550)	(110,000)
Transfers from Reserves and Surplus	495,800	385,800	110,000
	116,250	116,250	0
Capital Program	(14,620,732)	(14,191,232)	(429,500)
Accumulated Surplus	978,400	676,400	302,000
Government Grants	6,965,332	6,855,332	110,000
Reserves used for capital financing	4,018,000	4,000,500	17,500

Prepared by:

Approved for submission to Council:

Original Signed by Mike Olson
Director of Finance

Original Signed by John Fortoloczky
Chief Administrative Officer



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 time this XX day of March, 2024

Read a second time this XX day of March, 2024

Read a third time this XX day of March, 2024

Adopted this XX day of March, 2024.

Mayor

Director of Corporate Services

Schedule B
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

1. News Release dated February 22, 2024 from the Ministry of Finance re: Budget 2024: Taking action for people, families in B.C.
2. News Release dated February 23, 2024 from the Ministry of Housing and the City of Victoria re: More supports coming for people experiencing homelessness in Victoria.
3. News Release dated February 26, 2024 from the Office of the Premier, the Ministry of Finance, and the Ministry of Housing re: Budget measures ensure homes are for people, not speculators.
4. News Release dated February 26, 2024 from the Ministry of Labour re: Minimum wage increases to \$17.40 an hour on June 1.
5. Information Bulletin dated February 27, 2024 from the Ministry of Municipal Affairs re: Province introduces municipal affairs statutes amendments act.
6. Information Bulletin dated February 28, 2024 from the Ministry of Children and Family Development re: B.C. strengthens information sharing protections in child welfare legislation.
7. Information Bulletin dated February 29, 2024 from the Ministry of Public Safety and Solicitor General and the BC Coroners Service re: Nearly 200 British Columbians lost to toxic drugs in January 2024.
8. News Release dated March 1, 2024 from the Ministry of Post-Secondary Education and Future Skills re: B.C. implements federal changes for new international students.
9. News Release dated March 1, 2024 from the Ministry of Health and the BC Nurses' Union re: Province announces minimum nurse-to-patient ratios, retention and recruitment investments.
10. Information Bulletin dated March 4, 2024 from the Provincial Health Services Authority, the BC Centre for Disease Control, the Office of the Provincial Health Officer, and the Ministry of Health re: People advised to check immunization records before spring break travel.
11. Information Bulletin dated March 4, 2024 from the Ministry of Attorney General re: More than 7,000 people shared thoughts on upcoming anti-racism legislation.
12. News Release dated March 4, 2024 from the Ministry of Mental Health and Addictions re: Youth benefit from significant increase in mental-health, addiction care.
13. News Release dated March 5, 2024 from the Ministry of Mental Health and Addictions re: More B.C. firefighters will benefit from expanded psychological wellness program.
14. News Release dated March 5, 2024 from the Ministry of Attorney General re: Mobile app, culturally appropriate services help families access justice.
15. News Release dated March 5, 2024 from the Ministry of Social Development and Poverty Reduction re: Changes aim to help people out of poverty.
16. News Release dated March 5, 2024 from the Ministry of Jobs, Economic Development and Innovation re: Updates made to Securing Small Business Rebate Program.

17. News Release dated March 6, 2024 from the Ministry of Education and Child Care re:
More funding helps B.C. families with school expenses.

March 11, 2024

File No: 0230-25

AdvantageHOPE Board of Directors
919 Water Avenue
PO Box 37
Hope, BC V0X 1L0

Dear Board Chair, Members,

Re: Letter of Support – Municipal Regional District Tax Program (MRDT) Renewal

On behalf of the District of Hope, this letter is confirmation that the Council supports the renewal of the Municipal Regional District Tax Program (MRDT) within the District of Hope boundaries.

As the District's tourism operator, it is acknowledged that AdvantageHOPE is to remain the eligible entity; hence, the recipient of the 2% MRDT collection in the District of Hope, Areas A, B, D, E of the Fraser Valley Regional District and Area H of the Okanagan Similkameen Regional District for another five-year term.

We wish you the best in your renewal application and look forward to working with you on this and other initiatives in the future.

Yours truly

Victor Smith
Mayor

cc: Council