



REGULAR MEETING OF COUNCIL AGENDA

Monday, February 26, 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 February 26, 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 12, 2024, be adopted, as presented.

4. DELEGATIONS

There are no Delegations.

5. STAFF REPORTS

(a) Report dated February 13, 2024 from the Chief Administrative Officer Re: Flag Raisings and Flag Protocol Policy

(6)

Recommended Resolution:

THAT Council adopts the attached Flag Raising and Flag Protocol Policy 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.

- (b) **Report dated February 14, 2024 from the Chief Administrative Officer (13)**
Re: Statutory Consent Request – Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Service Area Amendment Bylaw No. 1717, 2023

Recommended Resolution:

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.

- (c) **Report dated February 14, 2024 from the Chief Administrative Officer (19)**
Re: Dan Sharrers Aquatic Centre Ownership – Transfer to the Fraser Valley Regional District

Recommended Resolution:

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.

- (d) **Report dated February 15, 2024 from the Director of Corporate Services (21)**
Re: Declassify Land Purchase of 901 Old Hope Princeton Way

Recommended Resolution:

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.

- (e) **Report dated February 15, 2024 from the Director of Community Development (22)**
Re: FVRD Regional Growth Strategy

Recommended Resolution:

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*.

- (f) **Report dated February 20, 2024 from the Director of Community Development (86)**
Re: Housing Legislation Overview

Recommended Resolution:

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.

6. COMMITTEE REPORTS

There are no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

8. PERMITS AND BYLAWS

- (a) **Report dated February 21, 2024 from the Director of Community Development (91)**
Re: District of Hope Zoning Amendment Bylaw No. 1573, 2024

Recommended Resolution:

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.

- (b) **Report dated February 20, 2024 from the Director of Community Development (95)**
Re: Development Variance Permit – 320 Fort Street

Recommended Resolution:

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.

- (c) **Report dated February 15, 2024 from the Director of Community Development (101)**
Re: Geotechnical Hazard Development Permit – 66422 Othello Road

Recommended Resolution:

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.

9. FOR INFORMATION CORRESPONDENCE

- (a) **For Information Correspondence (107)**

Recommended Resolution:

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

(b) Accounts Payable Cheque Listing – January 2024**(115)**Recommended Resolution:

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

10. OTHER PERTINENT BUSINESS**(a) Letter of Support for the Hope Mountain Centre and Tashme Historical Society(122)**Recommended Resolution:

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.

11. QUESTION PERIOD

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

12. NOTICE OF NEXT REGULAR MEETING

Monday, March 11, 2024 at 7:00 p.m.

13. RESOLUTION TO PROCEED TO CLOSED MEETINGRecommended Resolution:

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*.

14. RETURN TO OPEN MEETING**15. ADJOURN REGULAR COUNCIL MEETING**

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, February 12, 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
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Thomas Cameron, Fire Chief
Gurvinder Sodhi, Communications and Network Analysis Advisor

Others Present: 2 members of the public and 1 media

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the February 12, 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 January 22, 2024 be adopted, as presented. **CARRIED.**

4. DELEGATIONS

There were no Delegations.

5. STAFF REPORTS

**(a) Report dated February 6, 2024 from the Fire Chief
Re: 2024 UBCM Community Emergency Preparedness Fund**

Moved / Seconded

THAT Council endorse the District of Hope application to the 2024 UBCM Community Emergency Preparedness Fund for grant funding up to the amount of \$30,000 to improve the efficiency of the District of Hope EOC through the provision of training and equipment;

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

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He announced that the 6th Avenue CN rail crossing project has now been completed, bringing the total number of updated crossings to four. He added that the new material used has improved smoothness and lengthened the life of the crossings.
- He thanked Operations Manager Bob Clarke for the District's work to build and install a gate closure at the dog park.
- He attended the Community Wellness Event at Hope Secondary School on February 10th where discussion was held regarding ways to improve quality of life and to engage with other organizations in the District. He noted that he was impressed with Ms. Poulin's leadership group.
- He met with Dr. Grover to discuss making a difference as the District copes with a record number of fatal overdoses. He noted that the heightened awareness generated by these alarming statistics serves as a catalyst for change.

Councillor Skoglund Reported:

- She attended the Robbie Burns Supper on January 25th, noting that the funds raised went to FISH.
- She attended the Fireman's Banquet on January 27th.
- She announced that the Accessibility Committee received some applications and is moving forward.

Councillor Medlock Reported:

- He attended the Fraser Valley Regional District meeting on January 25th in place of the Mayor.
- He attended the Fireman's Banquet on January 27th, noting that they celebrated learning and distributed certificates for courses taken throughout the year. He added that he was awarded a unique trophy.
- He announced that there will be an AdvantageHOPE Board Meeting on February 15th.
- He announced that the Station House move to Water Avenue will take place on February 15th around 9:00 a.m.

Councillor Smith Reported:

- He attended a fundraiser at the Silver Chalice for a long-term resident, noting the generosity of the community with \$22,000 raised that night.
- He met with a group from the Tashme Historical Society regarding the Station House, expressing his appreciation for the work that the group is doing to move and restore the building.

Councillor Stewin Reported:

- She attended the welding graduation ceremony at Hope Secondary School on January 24th, noting that in the beginning of 2015 the School District had the opportunity to bring in two welding trailers every couple of years to help students get their welding certificates while attending high school through a dual credit program. She added that she is proud to be part of the beginnings of the program, with twelve graduates this year.
- She attended a Park Street Manor fundraiser at the Legion Hall on February 10th, noting that just over \$800 was raised.
- She announced that her fourth grandchild was born on February 7th, noting that everyone is doing well.

Councillor Newbigging Reported:

- She attended the Fireman’s Banquet on January 27th.
- She attended the Robbie Burns Supper on January 25th, noting that over \$1,400 was raised for FISH.
- She announced that the Accessibility Committee received seven applications, of which four individuals have been selected. She added that no applications were received for an Indigenous representative, but they will continue to search for applicants.

Moved / Seconded

THAT Council approves the appointment of John Norman, Mark Howard, Katie St Germain, and Naomi Bergstrom to the District of Hope Accessibility Committee for a two year term. **CARRIED.**

8. PERMITS AND BYLAWS

**(a) Report dated February 2, 2024 from the Director of Community Development
Re: District of Hope Zoning Amendment Bylaw No. 1573, 2024 – 320 Fort Street**

Council inquired as to what the District classifies as a short term accommodation. The Director of Community Development advised that the District has a definition for Bed and Breakfasts, as well as Hotels, Motels, and Motor Inns, but does not currently have a definition for short term rentals such as AirBNB and VRBO. As that use is not listed in the Zoning Bylaw, it is not permitted. He noted that although the District is aware of AirBNB accommodations operated within the District, they are not currently permitted.

The CAO advised that the Province is introducing an initiative in 2025 requiring registration for all short term stays of any type, regardless of whether the municipality allows them. He noted that the District should be able to access this information through which Council can consider allowing or regulating short term stays.

Council inquired as to whether the text amendment to the minimum lot area requirements would apply to all new projects going forward in the Downtown Commercial Zone, and how parking requirements in the downtown area would be addressed with the limited availability. The Director of Community Development advised that this issue would be interpreted on a case-by-case basis. He added that if this project is approved, the applicant will be applying for a parking variance, but staff feel there is sufficient parking on-site.

Council inquired as to whether the requirement for an overnight caretaker will lead to a situation with motorhomes or campers being utilized on the property to house caretakers. The Director of Community Development advised that the caretaker will need to be housed within the building as long-term overnight accommodation in recreational vehicles is not permitted.

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No.1573, 2024* be given first and second readings 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 and;

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*. **CARRIED.**

**(b) Report dated February 2, 2024 from the Director of Community Development
Re: Re-Designate and Rezone the Property at 63010 Flood Hope Road**

Moved / Seconded

THAT *District of Hope Official Community Plan Amendment Bylaw No.1571, 2024* be given first and second readings 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; and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*; and

FURTHER THAT the Council of the District of Hope has considered the duty to consult regarding *Official Community Plan Amendment Bylaw No.1571, 2024* and concurs with the Director of Community Development that consultation be undertaken with the Ministry of Transportation & Infrastructure, the District of Hope Director of Finance, and the District of Hope Director of Operations. **CARRIED.**

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1572, 2024* be given first and second readings 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); and

FURTHER THAT the public be notified in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated February 12, 2024 be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

There was no other Pertinent Business.

11. QUESTION PERIOD

There were no questions raised.

12. NOTICE OF NEXT REGULAR MEETING

Monday, February 26, 2023 at 7:00 p.m.

13. RESOLUTION TO PROCEED TO CLOSED MEETING AT 7:24 P.M.

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Sections 90(1)(e) [the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality], 90(1)(f) [law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment] and 90(1)(c) [labour relations and other employee relations] of the *Community Charter* re: RCMP Annual Report, land acquisition, Dan Sharrers Aquatic Centre, staff appointment, and adopting closed meeting minutes.

CARRIED.

14. RETURN TO OPEN MEETING AT 8:48 P.M.

15. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 8:48 p.m.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held February 12, 2024 in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: 13 February 2024

FILE: 0340-03

SUBMITTED BY: Chief Administrative Officer

MEETING DATE: 26 February 2024

SUBJECT: FLAG RAISINGS AND FLAG PROTOCOL POLICY

PURPOSE:

The purpose of this report is to seek Council's endorsement of a Flag Raisings and Flag Protocol Policy (FRFPP) for the District of Hope.

RECOMMENDATION:

Recommended Resolution:

THAT Council adopts the attached Flag Raising and Flag Protocol Policy 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.

ANALYSIS:

Council directed staff to bring forth a draft policy for consideration and enactment as a result of its consideration of flying the Pride Flag for the month of June 2024. At the 12 February 2024 Committee of the Whole Meeting, Council reviewed the draft and suggested some changes. Staff noted this guidance and now presents the revised draft for Council's deliberation, possible amendment, and adoption.

From the Committee of the Whole, the following points were addressed:

1. Flags flown permanently at District Hall amended to "at District Facilities." Paragraph 4. Bullet 9, a) i).
2. Event flag condition is addressed at Paragraph 5. First bullet point d). "excellent" condition.
3. The word "normally" inserted to more clearly define the length of display to be authorized. Paragraph 5. First bullet point e).

Once approved, either as-is or amended, staff will create the necessary application form and processes for applicants in order to request displaying their event flags.

Attachments:

Revised Draft Flag Raisings and Flag Protocol Policy

Prepared by:

Original Signed by John Fortoloczky

Chief Administrative Officer

DEPARTMENT: Corporate Services	
POLICY TITLE: Flag Raisings and Flag Protocol Policy	
Authority: Legislative: <input checked="" type="checkbox"/> (Council) Administrative: <input type="checkbox"/>	Effective Date: February 26, 2024 Date for Review: February 2025
Revision Date:	

1. PURPOSE

The Flag Raisings and Flag Protocol Policy establishes a framework to govern requests for flag raising received and to establish a consistent protocol and manner for flying the flags at all District buildings, properties and facilities.

2. SCOPE

This policy applies to District of Hope Flag Raisings held at the District Hall, and to the flying of flags at any municipal building, property, or facility.

3. DEFINITIONS

Courtesy Flag: A flag provided for the purpose of highlighting community events and non-profit initiatives.

Courtesy Flagpole: Means the single flagpole located atop the District Hall building.

Flag Raising: A flag raising is the ceremonial raising of a flag that can occur with or without an accompanying ceremony.

Half-Mast and Half-MPasting: Flags that are lowered to a position that is equal from the top and the bottom of a flag pole, as a sign of respect, mourning and condolence.

National Flag: Means the flag approved by Parliament of Canada as a national symbol of Canada.

Order of Precedence: Means the positioning of the flags in priority of importance, order or rank.

Provincial Flag of BC: Means the flag approved by the Legislative Assembly of British Columbia as a provincial symbol of British Columbia.

District: The District of Hope.

District Facility: Includes any District facility owned, leased or operated by the District.

District Flag: Means the flag that represents the District of Hope.

FLAG RAISINGS AND FLAG PROTOCOL POLICY

4. POLICY

- All Courtesy Flag Raisings shall be approved by Council.
- All Half-Mastings shall be approved by the Chief Administrative Officer in consultation with the Mayor.
- Courtesy Flag Raising
 - a) The Mayor and/or designate will make their best effort to attend all Courtesy Flag Raising ceremonies at District Hall.
 - b) Only the Courtesy Flagpole at the District facilities will be used for Courtesy Flag Raisings.
- Requests for Courtesy Flag Raisings will be considered for approved for:
 - a) Local non-profit or charitable organizations;
 - b) Celebration of multi-cultural and civic events important to a significant number of District residents;
 - c) Recognition of an important visit to the District;
 - d) Public awareness or fundraising campaigns; and
 - e) Recognizing special events and not identifying commercial sponsors.
- Permitting a Courtesy Flag does not constitute an endorsement from the District of Hope or its employees, and shall not give the impression that an event, service or product is endorsed or associated with the District in any way, if such endorsement has not been given in writing.
- Requests for Courtesy Flag Raisings will not be approved:
 - a) For religious organizations or celebration of religious events;
 - b) If the intent is contrary to District policies or bylaws;
 - c) For political parties or political organizations;
 - d) If the intent is to defame the integrity of Council;
 - e) In support of fund-raising drives that are political or religious in nature;
 - f) If they support groups, organizations, or events that promote beliefs contrary to any other District policy;
 - g) If the flag espouses racism, personal discrimination, violence or hatred; or
 - h) If the flag directly encourages or exhibits obvious indifference to unlawful behaviour.
- The District will endeavour to fly Courtesy Flags as scheduled; however, no Courtesy Flags will be flown during times of Half-Masting. Civic uses and emergencies take precedence.

FLAG RAISINGS AND FLAG PROTOCOL POLICY

- Dignitary Visits
 - a) In the event of a visit of a dignitary to a District of Hope facility, the District may fly a Courtesy Flag representing that dignitary.
 - b) The flying of a Courtesy Flag to mark that visit will be made only after consulting with the appropriate protocol officer responsible for coordinating the visit.
- Flag Protocols and Configuration
 - a) The following outlines the Order of Precedence to be usually flown at District Facilities.
 - i) Flags Flown Permanently at District facilities:
From left to right: Provincial flag of British Columbia; National Flag of Canada; District Flag
 - ii) Flags Appearing Permanently in Council Chambers, District Hall:
From left to right: Provincial flag of British Columbia, District Flag, National Flag of Canada
 - iii) Flags Appearing Permanently in at any other District facility:
From left to right: District Flag, Provincial flag of British Columbia
- Only one flag shall be flown per pole.
- Where there are only two flag poles the Provincial flag of British Columbia and the District Flag shall be flown.
- Where there is only one flag pole, the District Flag shall be flown.
- Flying Flags at Half-Mast
 - a) Flags will be flown at Half-Mast to mark periods of official mourning upon the death of:
 - i) The Sovereign or a Member of the Canadian Royal Family
 - ii) The Governor General of Canada, or a former Governor General, or Lieutenant Governor of British Columbia;
 - iii) The Prime Minister of Canada or a former Prime Minister;
 - iv) The Leader of Her Majesty's Loyal Opposition, Parliament of Canada
 - v) The Premier of British Columbia, or Leader of the Majesty's Loyal Opposition
 - vi) The Mayor or a former Mayor, a member of council or a former Member of Council;
 - vii) A current employee of the District of Hope;
 - viii) A District-based police officer, paramedic, firefighter or other person who dies in the line of duty; and

FLAG RAISINGS AND FLAG PROTOCOL POLICY

- ix) Any other person at the discretion of the Mayor as a symbolic gesture of collective community mourning.
- b) Flags at District Hall will be Half-Masted from sunrise to sunset on the following days each year:
 - i) June 6: D Day
 - ii) November 11: Remembrance Day
 - iii) April 28: WorkSafe BC Day of Mourning
 - iv) Half-Masting may occur at all District Facilities or specific locations.

5. PROCEDURES

- Courtesy Flagpole Procedures
 - a) Requests for a Courtesy Flag Raising must be made in writing to the Corporate Services Department, using the prescribed form of application and must be submitted at least four weeks prior to the day requested for the raising of the flag. The Corporate Services Department will review all applications to determine consistency with this policy.
 - b) Requests for Courtesy Flag Raisings shall be provided to Council for consideration. Requests for Flag Raisings not consistent with this policy may include a negative recommendation from the Corporate Services Department.
 - c) Approvals will be considered on a first-come-first-served basis.
 - d) Upon approval, the organization must provide the flag to the Corporate Services Department who will confirm the estimated number of attendees to any accompanying ceremony, if applicable. Flags must be in “excellent” condition.
 - e) Flags will normally remain on display for no more than seven days or as time permits, at which time the organization will be contacted to pick up the flag.
 - f) Council may consider the display of flags for periods longer than seven days.
 - g) Any conflicts regarding the display of flags will be addressed by Council.
- Half-Mast Procedures
 - (a) In the case of a national or provincial official, flags flown at Half-Mast shall be for the duration established by the appropriate federal or provincial protocol offices.
 - (b) In the case of other persons, flags will be flown at Half-Mast from the date the notice of death is received until sunset of the date of the funeral for that individual.

FLAG RAISINGS AND FLAG PROTOCOL POLICY

- (c) A flag is brought to the Half-Mast position by first raising the flag to the top of the mast, and then immediately lowering it, slowly to the Half-Mast position.
- General Procedures
 - (a) The Operations Department is responsible for the physical implementation of Courtesy Flag Raisings and Half-Mastings.
 - (b) The Corporate Services Department will be responsible for coordinating the Courtesy Flag Raising and Half-Masting of flags at District facilities, which shall be communicated by email to Council and facility employees advising of the date, time and reason for each event.
 - (c) The identification of Courtesy Flags and/or flags flown at Half-Mast shall be posted on the District website and social media channels via the Corporate Services Department.

6. REFERENCES AND RESOURCES

This policy should be read and applied in consultation with the following reference and resources, as updated time to time.

- National Flag of Canada etiquette
- Position of Honour, Canadian Heritage

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: 14 February 2024

FILE: 2240-50

SUBMITTED BY: Chief Administrative Officer

MEETING DATE: 26 February 2024

SUBJECT: STATUTORY CONSENT REQUEST – *FRASER VALLEY REGIONAL DISTRICT HOPE AND ELECTORAL AREA B ARENA AND SWIMMING POOL SERVICE AREA AMENDMENT BYLAW NO. 1717, 2023*

PURPOSE:

The purpose of this report is to obtain Council's consent to the adoption, by the Fraser Valley Regional District (FVRD), of the *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Service Area Amendment Bylaw No. 1717, 2023*. Council will also be required to communicate this to the FRVD.

RECOMMENDATION:

Recommended Resolution:

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.

HISTORY:

Both Council and the FVRD Board of Directors has deliberated and worked to improving the operating and ownership model of the Dan Sharrers Aquatic Centre (DSAC) as part of the Hope and Area Recreation Centre as a whole. To that end, Council, after conducting research and negotiations with the FVRD, has agreed to transfer ownership of the DSAC to the FVRD. This means the entire recreation complex is owned and operated by the FVRD.

ANALYSIS:

The operation and ownership of the both the DSAC and the arena is operationalized via the establish of a service area agreement between the FVRD, Area B, and the District. In particular, it sets out the funding formula between the District and Area B for operation, maintenance, and capital costs.

Previously, the funding formula adopted by the *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Local Service Area Conversion Bylaw No. 0103, 1997* utilized a funding formula base simply on an apportionment of costs of based on the District's and Area B's converted value of land and improvements respectively.

The new amended bylaw adopts a revised and more equitable formula based on the following:

1. 75% on converted assessment (each jurisdiction's share of the total converted assessment base (land and improvements) for the entire service area; and
2. 25% on population (each jurisdiction's share for the entire service area which comprises Fraser Valley Area B, Regional district electoral Census subdivision (CSD) and Hope District municipality (CSD). Population updated with the latest Canadian Census every five years.

In addition, and in accordance with the *Local Government Act Section 346*, official consent is required by Council on behalf of its electors.

Attachments:

FVRD Corporate Report – Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Local Service Area Amendment Bylaw No. 1717, 2023.

Copy of Fraser Valley Regional District Bylaw No. 1717, 2023 (read three times).

Strategic Plan Objectives:

Undertaking this transfer meets Council's Strategic Objectives respecting Infrastructure Management. In particular it will improve overall maintenance and asset management of the facility. It will also lead to more certainty regarding long-term funding of capital projects and expectation management for future District Councils.

IOCP Objectives:

Overall, this transfer will support the IOCP objective of improving sustainability over the long run.

Prepared by:

Original Signed by John Fortoloczky

Chief Administrative Officer

To: Fraser Valley Regional District Board
From: Stacey Barker, Director of Regional Services

Date: 2023-11-09
File No: 0870-35

Subject: Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Local Service Area Amendment Bylaw No. 1717, 2023

RECOMMENDATION

THAT the Fraser Valley Regional District Board give first, second, and third readings to the bylaw cited as *Fraser Valley Regional District Bylaw No. 1717, 2023*.

BACKGROUND

Operation of the Hope & Area Recreation Centre is provided by the Fraser Valley Regional District (FVRD) on behalf of the District of Hope and Electoral Area B. **The jurisdictions' terms of participation in the service** are set out in *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Local Service Area Conversion Bylaw No. 0103, 1997*. This local service area allows for provision of all the recreation and leisure amenities within the Hope & Area Recreation Centre.

Service costs are recovered from fees and charges and from property value tax revenues. The bylaw sets out a maximum requisition of net taxable value (land and improvements) in the service area as a whole. The annual requisition is currently allocated between the District of Hope and Electoral Area B on the basis of converted assessment.

DISCUSSION

The proposed changes to the service area bylaw would amend the current method of tax apportionment. The *Local Government Act* provides regional districts with flexibility in designing cost allocation methods. It is permissible under the *Act* for regional districts to design and implement hybrid methods that allocate costs between jurisdictions on the basis of more than one measure. Further to consultation with elected officials, the hybrid method recommended through the proposed bylaw amendment considers both converted assessment (at 75%) and population (at 25%). *Converted assessment* reflects the indirect general benefit the presence and availability the Centre brings to the broader sub-regional community and *population* reflects the direct benefit the Centre offers those who are likely to make use of it.

In practical terms, the method of property value tax requisition would remain the same, but it would be **based on a combined weighting of each jurisdiction's share of the total converted assessment base and each jurisdiction's share of the total population**. The proposed bylaw amendment would recognize the service area participants' commitment to the future sustainability of the Hope & Area Recreation Centre

and would allow for the equitable recovery of required capital funds for the entire operation upon legal transfer of remaining ownership. The proposed bylaw amendment would come back to the Board for consideration of adoption once service area participants have provided their consent.

COST

Development of the 2024-2028 Financial Plan, including this service area, is currently underway and will be brought forward to the Board's attention in early 2024.

CONCLUSION

The proposed bylaw amendment updates the current tax apportionments of the *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Local Service Area Amendment Bylaw No. 1717, 2023*.

COMMENTS BY:

Kelly Lownsborough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Not available for comment.

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1717, 2023**

**A Bylaw to amend the method of apportionment for the
District of Hope and Electoral Area B Arena and Swimming Pool Service Area.**

WHEREAS *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Local Service Area Conversion Bylaw No. 0103, 1997* was adopted by the Fraser Valley Regional District Board of Directors (“the Board”) on July 22, 1997;

AND WHEREAS the Board wishes to amend the method of taxation apportionment between the participating areas;

AND WHEREAS consent on behalf of the participating areas have been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Service Area Amendment Bylaw No. 1717, 2023*.

2) ENACTMENTS

That *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Local Service Area Conversion Bylaw No. 0103, 1997* is amended by:

a. deleting Section 2(f) in its entirety and replacing it with the following:

“(f) The annual requisition of money shall be apportioned as follows:

- 75% on converted assessment (each jurisdiction’s share of the total converted assessment base (land and improvements) for the entire service area;
- 25% on population (each jurisdiction’s share for the entire service area which comprises Fraser Valley B, Regional district electoral area Census subdivision (CSD) and Hope District municipality CSD). Population updated with the latest Canadian Census every 5 years.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS 23rd day of November, 2024

READ A SECOND TIME THIS 23rd day of November, 2024

READ A THIRD TIME THIS 23rd day of November, 2024

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Service Area Amendment Bylaw No. 1717, 2023* as read a third time by the Board of Directors of the Fraser Valley Regional District on November 23, 2023

Dated at Chilliwack, BC on November 24, 2023



Corporate Officer/Deputy

A handwritten signature in blue ink, partially overlapping the redacted area and the text 'Corporate Officer/Deputy'.

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: 14 February 2024

FILE: 2240-50

SUBMITTED BY: Chief Administrative Officer

MEETING DATE: 26 February 2024

SUBJECT: DAN SHARRERS AQUATIC CENTRE OWNERSHIP - TRANSFER
TO THE FRASER VALLEY REGIONAL DISTRICT

PURPOSE:

The purpose of this report is to obtain Council's approval of the Transfer Agreement for the Dan Sharrers Aquatic Centre (DSAC) from the District of Hope to the Fraser Valley Regional District (FVRD).

RECOMMENDATION:

Recommended Resolution:

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.

HISTORY:

Councils, dating back to 2014, have been involved in dealing with the sub-standard issues regarding the ownership and lease arrangements for the DSAC. As Councils have heard, unlike the Hope Arena, the District currently owns the DSAC and leases it to the FVRD. This has provided for a complex and clumsy relationship resulting in sub-optimal asset management of the building and difficulties with District capital financial planning for the facility. Subsequently at that time, both the District and FVRD have been working together to provide solutions.

As part of paving the way for the transfer, and reflecting one of the friction points regarding the current organization and process for governing the DSAC, the FVRD dissolved the Airpark and Recreation on 28 October 2021. Also, in keeping with Council's direction regarding the preferred solution of transferring ownership of the DSAC building, on 23 November 2023, the FVRD gave three readings to the *Fraser Valley Regional District Hope and Electoral Area B Arena and Swimming Pool Service Area Amendment Bylaw No. 1717, 2023*. This will amend the funding

formula reflecting the FVRD's ownership of the building and continuing to provide recreation services.

ANALYSIS:

Two District of Hope Councils and the FVRD have agreed to move forward in-camera while background research and negotiations went on. They have agreed that the benefits of this transfer includes:

1. Harmonizing and simplifying ownership of the complete Recreation Centre between the FVRD and the District. Currently, the FVRD owns the Arena portion and the District everything else.
2. Reducing the complexity of lease and operations agreements required between the FVRD and the District.
3. The recreation function and service delivery, provided by the FVRD, will not change so this transfer will be transparent to the Recreation Centre users.
4. The land grant and exterior grounds of the site will remain the responsibility of the District.
5. It optimizes asset managing the entire complex as the FVRD has engineering staff and expertise in-house to dedicate the required attention to this matter. Therefore, fewer capital project surprises or crisis projects should occur, which would require significant capital funding.
6. District Operations staff will be freed up to concentrate its limited resources on other District priorities; e.g. roads, utilities, etc.
7. The District will continue to provide library facilities, as is now, within the DSAC.

Strategic Plan Objectives:

Undertaking this transfer meets Council's Strategic Objectives respecting Infrastructure Management. In particular it will improve overall maintenance and asset management of the facility. It will also lead to more certainty regarding long-term funding of capital projects and expectation management for future District Councils.

IOCP Objectives:

Overall, this transfer will support the Integrated Official Community Plan objective of improving infrastructure sustainability over the long run.

Prepared by:

Original Signed by John Fortoloczky

Chief Administrative Officer



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 15, 2024

FILE: Property File

SUBMITTED BY: Director of Corporate Services

MEETING DATE: February 26, 2024

SUBJECT: Declassify Land Purchase of 901 Old Hope Princeton Way

PURPOSE:

The purpose of this report is to declassify the February 12, 2024 In-Camera Council Meeting resolution regarding the District of Hope's purchase of 901 Old Hope Princeton Way

RECOMMENDATION:

Recommended Resolution:

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.

ANALYSIS:

A. Rationale:

After the Atmospheric River Event of November 2021, the Province, Fraser Health Authority (FHA), and the District determined that this land was required for improving mitigation works in order to better protect the District, Riverside Manor and Fraser Canyon Hospital in particular. For these reasons, the decision was jointly taken to rest final ownership with the FHA and the District acted as the purchasing agent. All expenses related to this transaction will be paid for by the FHA to the District.

Notably, the District will be moving to establish formal statutory-rights-of-way along the entire length of Glenhalla Dike to further improve flooding protection.

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



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 15, 2024

FILE: 400-50

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: February 26, 2024

SUBJECT: **FVRD REGIONAL GROWTH STRATEGY**

PURPOSE:

The *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* has received first and second reading by the FVRD Board. In advance of third reading and adoption, the FVRD is seeking acceptance from affected local governments, which includes member municipalities and adjacent regional districts.

RECOMMENDED RESOLUTION:

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*.

A. ANALYSIS:

The Fraser Valley Regional District Growth Strategy: Fraser Valley Future 2050 is a strategic, high-level policy document that outlines how the region will grow and change over the next 25 years. It coordinates planning in the FVRD to ensure that local governments, the provincial government, and other agencies are working toward a common future. The Regional Growth Strategy (RGS) update is nearing completion.

The Regional Growth Strategy is centred around eight goals focused on:

1. Collaboration
2. Economic Strength and Resiliency
3. Living Well
4. Community Building
5. Ecosystem Health
6. Transportation and Mobility
7. Infrastructure and Services
8. Climate Change

As per section 436 of the *Local Government Act*, the Regional Growth Strategy is being referred to affected local governments (member municipalities and adjacent regional districts). An affected local government must, within 60 days of receipt of the notice, and by way of council or board resolution, formally accept the RGS. If an affected local government fails to respond, it is deemed to have accepted the RGS. If an affected local government does not accept the RGS, it must indicate within the referral period each provision it objects to, the reasons for its objection, and whether it is willing to have a provision to which it objects be included in the RGS on the basis that it will not apply to its jurisdiction.

The District of Hope has been involved throughout the RGS update. This has included meetings with District staff, presentation to Council, and opportunities to review and provide feedback on the draft RGS. The RGS is aligned with the District of Hope's Integrated Official Community Plan and strategic direction. It is recommended that Council formally accept by way of resolution *Fraser Valley Regional District Regional Growth Strategy Bylaw No.1706, 2023*.

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?
The Regional Growth Strategy is aligned with the OCP objectives and policies.
2. Is it a flexible platform for future steps towards our vision, goals and objectives?
The Regional Growth Strategy is a strategic, high-level policy document that is aligned with the District of Hope's vision, goals and objectives.
3. Will it provide a good return on investment?
The Regional Growth Strategy helps coordinate planning throughout the FVRD to ensure all are moving in a common direction.

C. Attachments:

- Letter FVRD to Hope Request to Accept Regional Growth Strategy
- *Fraser Valley Regional District Regional Growth Strategy Bylaw No.1706, 2023*

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer

January 26, 2024

District of Hope
325 Wallace Street
Hope, BC, V0X 1L0
VIA EMAIL

Attention: District of Hope Mayor and Council

Dear Mayor and Council:

Re: Referral of Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023 for Acceptance by Affected Local Governments

Please find attached a copy of draft *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* and Schedule A: "Fraser Valley Future 2050 Regional Growth Strategy."

The Fraser Valley Regional District (FVRD) Board has given second reading to *Fraser Valley Regional District Regional Growth Strategy Eylaw No. 1706, 2023* and resolved to refer the regional growth strategy to affected local governments (member municipalities and adjacent regional districts) for acceptance.

In accordance with Section 436 of the LGA, an affected local government must, within 60 days of receipt of this notice and by way of a council or board resolution submitted to the FVRD board, formally accept the regional growth strategy. If an affected local government fails to act within the period for acceptance, it is deemed to have accepted the regional growth strategy.

If an affected local government does not accept the regional growth strategy, it must indicate within the 60 day referral period: (a) each provision to which it objects, (b) the reasons for its objection, and (c) whether it is willing that a provision to which it objects be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction.

The FVRD has worked closely with member municipalities, adjacent regional districts, local First Nations, members of the public, and other agencies and organizations on the review and update of the regional growth strategy. For more information about RGS engagement and collaboration, please visit the FVRD's website at fvrd.ca/rqs.

Additional documents have been included in this package for information purposes.

The Fraser Valley Regional District would like to thank you and your staff for their time, contributions, and commitment to the regional growth strategy update. We look forward to your continued support as we move towards the adoption and implementation of "Fraser Valley Future 2050."

Should you have any questions or require further information, please contact Alison Stewart, Manager of Strategic Planning, astewart@fvrld.ca, 604-702-5054.

Council resolutions can be sent to Jaime Van Nes, Director of Legislative Services, Fraser Valley Regional District by email at jvannes@fvrld.ca.

Yours truly,



Jason Lum
Chair of the FVRD Board

Cc: John Fortoloczky, Chief Administrative Officer, District of Hope
Robin Beukens, Director of Community Development, District of Hope
Jennifer Kinneman, Chief Administrative Officer, Fraser Valley Regional District
Stacey Barker, Director of Regional Services, Fraser Valley Regional District
Jaime Van Nes, Director of Legislative Services, Fraser Valley Regional District

Attachments:

1. [Draft Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023](#)
2. [Report dated January 25, 2024 titled "Fraser Valley Regional District Growth Strategy Bylaw No. 1706, 2023 Correction"](#)
3. [Report dated December 7, 2023 titled "Second Reading of Fraser Valley Regional District Regional Growth Strategy Bylaw 1706, 2023"](#)
4. [Staff presentation to affected local governments on the updated regional growth strategy draft](#)



Fraser Valley Future 2050

REGIONAL GROWTH STRATEGY



The region's residents live, work, and play within the ancestral and unceded traditional territories of the Stó:lō, Sts'ailes, Nlaka'pamux, and St'at'imc Peoples. In recognition of this truth, the FVRD is committed to playing a role in advancing reconciliation with Indigenous Peoples who all have lived on these lands since time immemorial.

The following First Nations are located within the FVRD:

Āthelets (Aitchelitz First Nation)	Sq'ewá:lxw (Skawahlook First Nation)
Boothroyd Indian Band	Skwah First Nation
Boston Bar First Nation	Shxwhá:y Village
Chawathil First Nation	Shxw'ōwhámél First Nation
Xwchíyò:m (Cheam First Nation)	Sq'ewqéyl (Skowkale First Nation)
Kwantlen First Nation	Th'ewá:li (Soowahlie First Nation)
Kwaw-kwaw-Apilt First Nation	Spuzzum First Nation
Leq'á:mel First Nation	Sxwoyehálá (Squiala First Nation)
Máthekwi (Matsqui First Nation)	Sts'ailes
Peters First Nation	Semá:th (Sumas First Nation)
Popkum First Nation	Ch'iyaqtel (Tzeachten First Nation)
Samahquam	Union Bar First Nation
Sq'ewlets (Scowlitz First Nation)	Xa'xtsa Nation (Douglas First Nation)
Seabird Island Band	Yeqwyeqwí:ws (Yakweawkwoose First Nation)
Skatin Nations	Yale First Nation

Katzie communities are located outside the FVRD, but their traditional territory extends into the FVRD's northwest sector and are subject to active treaty negotiations between Katzie First Nation, Canada, and British Columbia.

Many other Indigenous communities consider the FVRD as part of their traditional territories.

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Introduction

The Purpose of the Regional Growth Strategy

The Regional Growth Strategy (RGS) is a strategic plan enabled by the *Local Government Act* that provides an overarching planning framework for coordinating the activities of local governments and the provincial government. It considers transit, housing, parks, economic development, and environmental issues from a regional perspective with the goal of creating healthy, sustainable communities. As a long range vision with a 30-year scope, it aims to ensure the region as a whole is working toward a common future.

Regional growth strategies support the management of issues that affect more than one jurisdiction and can perform the following functions (among others):

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

In 2004, the Fraser Valley Regional District (FVRD) adopted "Choices for Our Future", the region's first Regional Growth Strategy bylaw. However, much has changed since 2004. In 2010, a review of the RGS was initiated to reassess and adjust the region's long-term vision and objectives in light of new legislation, new growth, and changing demographics. This updated RGS reflects these changes.

The content and policies presented in this document are based on input from member municipalities, Indigenous communities, the general public, and other stakeholders throughout the region. Input was gathered through a series of open houses, surveys, workshops, and direct communications.

The Regional Growth Strategy is intended for elected officials and staff from the Fraser Valley Regional District, electoral areas (EAs), member municipalities, neighbouring regional districts, Indigenous governments, other levels of government, as well as the general public and other stakeholders. The document outlines the vision and priorities of the region, and will be referenced when making both short-term and long-term decisions that have the potential to affect the region as a whole.

Per Section 445 of the *Local Government Act*, the RGS does not commit or authorize a regional district to proceed with any project or action specified within the plan.



Context

Who We Are

The Fraser Valley Regional District is comprised of six member municipalities and eight electoral areas and features a wide range of communities, from small rural hamlets to the fifth largest city in British Columbia (BC). Situated in Southern BC just east of Metro Vancouver, the boundaries of the FVRD extend from Abbotsford in the west to Manning Park in the east, and from the US border with Washington State in the south to Garibaldi Provincial Park in the northwest. The region's total land base is 13,361 square kilometres.

This region has a diverse population living within its boundaries. Indigenous Peoples have lived in the area for thousands of years, and more recent arrivals have come from countries around the globe, creating a culturally diverse society. The lives and experiences of our residents are characterized by an equally diverse landscape of rugged mountains, the Fraser River and its tributaries, and fertile valleys.

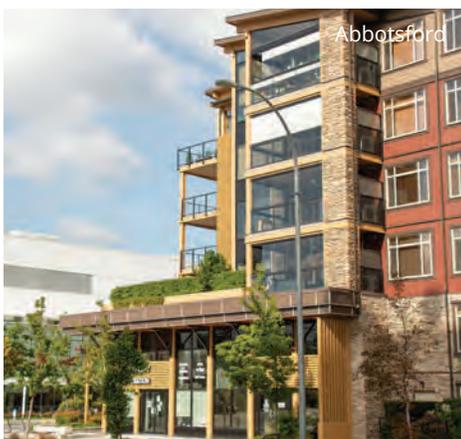
The FVRD is the third most populous regional district in British Columbia and one of the fastest growing. As of 2021, the region is home to approximately 340,000 residents. By 2050 the population could increase by as much as 48% to around 504,000. Anticipating and accommodating this growth over the next 30 years will offer both opportunities and challenges for the region.

Although the FVRD remains remarkably independent from the rest of the Lower Mainland, the region will increasingly face external pressures as a result of growth occurring within Metro Vancouver.

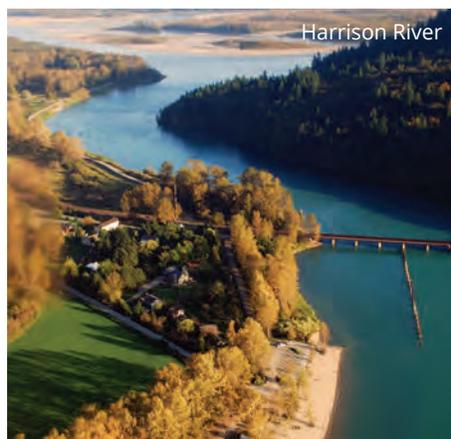
By 2050, the population of Metro Vancouver is expected to increase by over 38% to 3.8 million. Like any growth, this will create both challenges and opportunities for the FVRD. As the primary link between Metro Vancouver and the rest of Canada, the FVRD will continue to be impacted by major infrastructure projects traversing the region that are crucial to the flow of goods and services. Parks are facing overuse as lower mainland residents visit the FVRD to access nature and outdoor recreational opportunities. High housing prices in Metro Vancouver affect this region's ability to maintain affordable housing while protecting agricultural land. Even air quality is directly affected by development to the west.

However, the FVRD's unique relationship to Metro Vancouver offers advantages by placing the region within easy reach of a large market, generating new potential in the tourism industry and creating opportunities for collaboration when addressing issues such as air quality and housing affordability.

For additional information on the region, please visit us at www.fvrd.ca.



Abbotsford



Harrison River

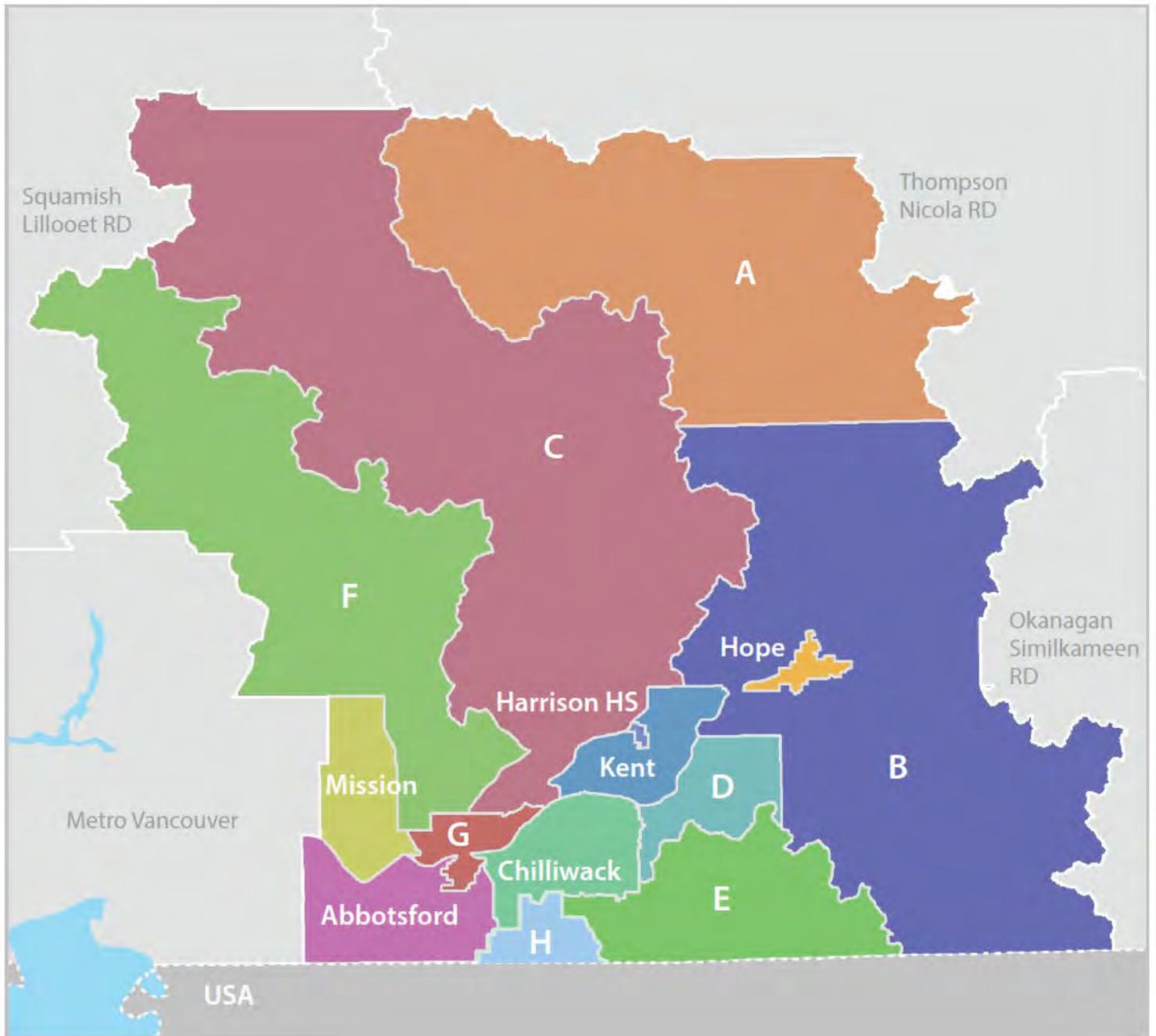


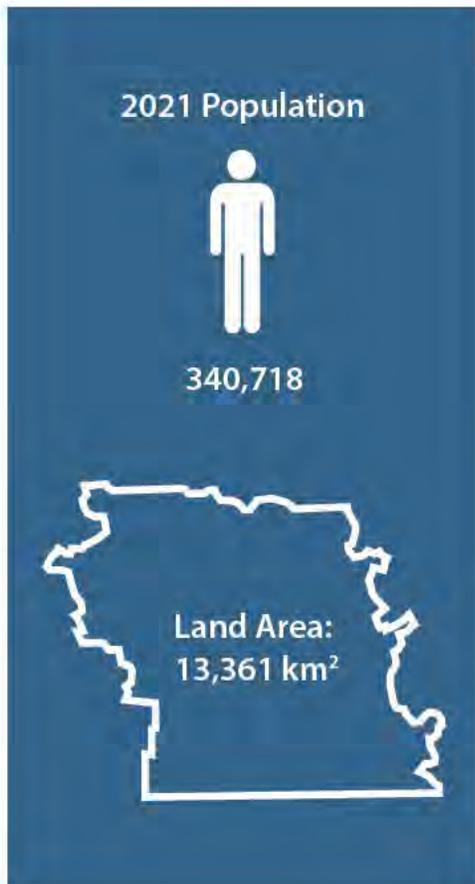
Fraser River

Abbotsford Airport Authority

Nikki Rekman

Map 1. FVRD Jurisdictions





Population Estimates & Projections

The Lower Mainland has long been recognized as one of the fastest growing regions in Canada and is currently home to over 3.1 million residents. It is anticipated that the Lower Mainland’s population will reach 4.3 million by 2051. At an estimated 340,718 in 2021, the FVRD makes up almost 12% of the Lower Mainland’s population and is the third largest regional district in the province by population.

The FVRD is consistently one of the fastest growing regional districts in British Columbia. Growth has been continuous, with the most rapid period of growth taking place between 1971 and 2001. After 2001, growth moderated somewhat, but more recently growth has accelerated. It is anticipated that the region will see an additional 164,000 residents from 2021 levels, a 48% increase in overall population, by 2050. 96% percent of this growth will take place within the six member municipalities, with the remaining 4% taking place in the region’s rural electoral areas (see Table 1). Significant growth will also take place within First Nations communities, especially those adjacent to the urban centres. The region’s Regional Growth Boundaries, delineated in the RGS, will help to contain this growth in established urban centres and foster the development of more compact and complete communities.

Table 1. FVRD Population Growth Estimates 2021-2050*

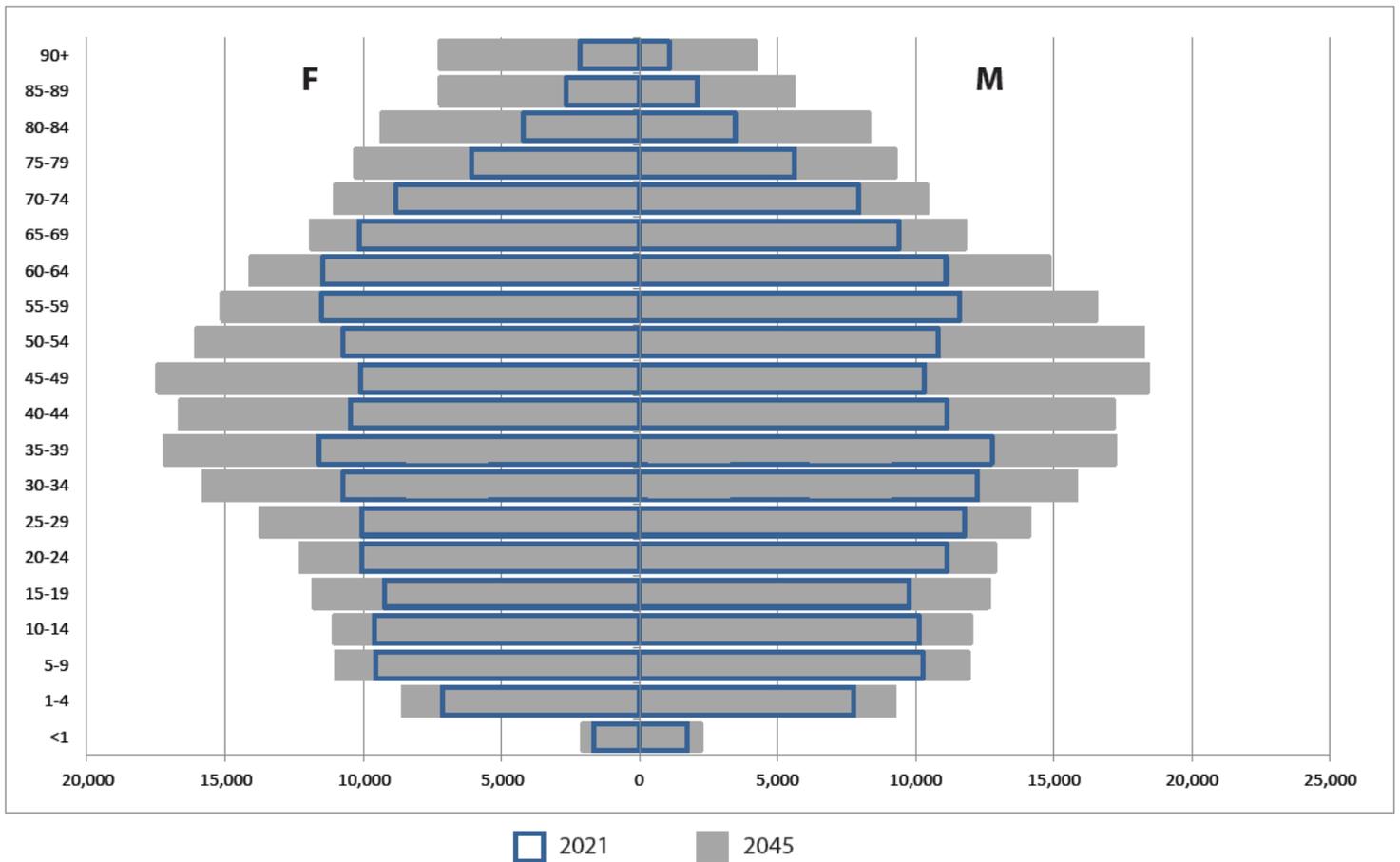
Population Growth Estimates				
	2021	2030	2040	2050
Abbotsford	165,404	192,171	218,515	242,480
Chilliwack	95,314	110,493	130,781	149,400
Mission	43,354	48,896	55,913	64,793
Hope	6,840	7,628	7,939	8,563
Kent	6,563	6,773	7,013	7,561
Harrison	1,951	2,134	2,357	2,553
EAs	12,136	12,443	13,329	13,749
FN Reserves	9,156	11,309	13,966	15,228
FVRD	340,718	387,029	450,156	504,327

*High estimates (takes into account estimated Census undercount) including correctional facilities population.

Another important consideration for the RGS is the region's aging population. According to BC Stats, over the next 25 years, the number of seniors in the region is expected to increase from 19% to 23% of the total population. By 2045, over 106,000 residents will be over the age of 65 (see Figure 1).

This demographic shift will impact housing demand, health care, municipal services, built-form, travel patterns, transportation mode share, transit use/demand, and accessibility in the region. Rural areas will face the greatest challenges with a higher percentage of seniors and fewer resources to manage demands.

Figure 1. Current and projected population of the FVRD by age and gender, 2021-2045*



*BC Stats 2022 projections

Economic Outlook & Employment Projections

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

The diversifying economy has not reached all corners of the FVRD. While larger communities like Abbotsford and Chilliwack are developing employment opportunities outside the traditional resource sectors, other communities have experienced difficult times as resource-dependent industries adapt to a changing global market.

Understanding the structure of the region's economy can inform a number of policy areas including education requirements, sustainable transportation options, and social planning strategies. Goods-producing industries play a much larger role in the FVRD than in neighbouring Metro Vancouver, with almost 30% of the labour force engaged in these industries. The larger communities of Abbotsford, Chilliwack, and Mission are more diversified and often act as suppliers of commercial services to smaller communities and electoral areas. The region's proximity to one of Canada's fastest growing metropolitan regions provides the FVRD with a ready market for a broad range of goods and services.

Longer term employment projections for the FVRD sees continued growth, primarily in the three largest urban centres: Abbotsford, Chilliwack, and Mission. Employment is expected to increase regionally by almost 90,000 jobs, or 60%, between 2021 and 2050. Economic development activities on Indigenous lands, both on- and off-reserve, will also add to the region's economic growth.

Table 2. FVRD Employment Growth Estimates*

Employment Growth Estimates				
	2021	2030	2040	2050
Abbotsford	77,583	86,152	108,376	119,715
Chilliwack	41,193	48,404	60,769	69,989
Mission	18,606	21,506	26,325	31,231
Hope	2,437	2,787	2,829	3,143
Kent	2,853	3,040	3,253	3,600
Harrison	715	783	979	1,083
EAs and FN Reserves*	5,563	6,147	6,586	6,991
FVRD	149,045	168,212	209,076	236,028

**High estimates - Employment projections not available for individual electoral areas or Indigenous communities*

Housing Outlook & Projections

The region has seen increasing housing demand as the population continues to grow. This is partly driven by people moving to the FVRD seeking more affordable housing options in the Lower Mainland. Housing demand is projected to be strongest in the large municipalities but will also be seen in the electoral areas. Housing demand forecasts in the region are linked to population forecasts. Therefore, housing demand is projected to continue to reflect the projected population growth in the region.

Constrained by local geography and the Agricultural Land Reserve, a broad range of housing types and densities are being developed in the region's urban centres. New housing in the urban centres is increasingly shifting to multi-family housing forms. In addition, secondary suites, laneway housing and other housing options are increasing density and affordability in traditional single family neighbourhoods.

Housing Affordability and Homelessness

Per Section 585.2 of the *Local Government Act*, all local governments must prepare Housing Needs Reports (HNR). These reports provide the basis for housing policies within municipal and electoral area official community plans (OCPs) and regional growth strategies. HNRs have been completed by each FVRD member municipality, and the FVRD has completed reports for each electoral area. The RGS takes into consideration the needs and challenges identified in these plans.

Even prior to the HNR requirement, increasing homelessness and housing affordability concerns have led municipalities to develop housing strategies to address a range of needs across the housing continuum. These needs range from ensuring the supply of a broad range of housing types and preserving rental stock, to providing supportive housing and emergency shelter options for those most vulnerable.

It is important to recognize however, that housing affordability and homelessness is not only an "urban" issue and that rural homelessness, including on Crown lands, is a concern. Indigenous communities are also expressing concerns about outsiders establishing encampments in or adjacent to their communities.

Table 3. FVRD Housing Unit Growth Estimates*

Housing Unit Growth Estimates				
	2021	2030	2040	2050
Abbotsford	58,073	65,943	77,286	86,221
Chilliwack	38,626	44,778	53,000	60,545
Mission	15,351	17,313	19,797	22,942
Hope	3,342	3,734	3,887	4,192
Kent	2,634	2,718	2,814	3,034
Harrison	1,070	1,170	1,293	1,400
EAs + FN Reserves*	8,997	9,541	10,644	11,213
FVRD	130,155	147,588	171,643	192,938

* Does not include anticipated development on First Nations reserves

Table 4. FVRD Dwelling Types

2021 Dwelling Type (%)				
	Single Detached	Semi-Detached, Row, Suite	Apartment	Moveable
Abbotsford	37%	33%	29%	1%
Chilliwack	54%	24%	21%	1%
Mission	65%	26%	9%	0%
Hope	74%	10%	7%	9%
Kent	71%	15%	9%	6%
Harrison	64%	18%	16%	2%
EAs	82%	2%	1%	16%
FN Reserves	68%	9%	2%	22%
FVRD	50%	26%	21%	2%

2021 Canada Census



Street-Oriented Townhouses, Abbotsford



Popkum Neighbourhood, Electoral Area D

Indigenous Peoples and Communities

The Past

Indigenous Peoples have inhabited the Fraser Valley for roughly 10,000 years¹. In Stó:lō communities, the connection to this place is said to date to 'time immemorial'.

Indigenous Peoples in the Fraser Valley numbered in the tens of thousands in the 17th century². The extensive network of rivers, lakes, and mountain ridges in the region were critical, providing a communication and transportation network between communities that ranged from the Pacific Ocean to the interior of British Columbia. To this day, the Fraser River plays a significant role in Indigenous culture, providing an important connection to the spiritual world and a place to practice cultural traditions.

Near the end of the 18th century, with the arrival of European settlers, Indigenous Peoples were exposed to smallpox. Historians have estimated that nearly two-thirds of the Indigenous population in the Fraser Valley was lost in less than six weeks³.

Federal and provincial government policies and programs resulted in further fragmentation of Indigenous communities through the *Indian Act*; notably the creation of bands, allocation of reserves, and the residential school system. The long-term effects of these actions are still being felt today.

Governance

Today there are 30 First Nations in the region, representing three broad language groups⁴. A number of these communities operate independently, while most manage services and programs through regional tribal councils and other types of self-defined organizational structures and authorities.

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), to which Canada is a signatory, and the principles of which B.C. has designated to uphold through the Declaration on the Rights of Indigenous Peoples Act (DRIPA), outlines Indigenous rights of self-determination, lands and resources, and free, prior, and informed consent.

¹ *A Stó:lō-Coast Salish Historical Atlas (2001)*, 16

² *Ibid*, 18

³ *Ibid*, 30

⁴ *First Peoples' Language Map of B.C. (maps.fphlcc.ca)*

Reconciliation

The Fraser Valley Regional District is committed to working towards reconciliation with Indigenous Peoples. The FVRD recognizes and respects autonomy and self-governance of local Indigenous organizations as they work to strengthen their communities and toward realizing their visions for the future. The FVRD is committed to a collaborative, government-to-government relationship with Indigenous communities which is built around the principles of UNDRIP.

Economic

Indigenous communities are engaged in the regional economy in many different ways, including: natural resource development, education, and economic development partnerships, cultural tourism, and others. The amount of Indigenous economic activity in the Fraser Valley reflects the range of economic opportunities available and the considerable potential for future growth.

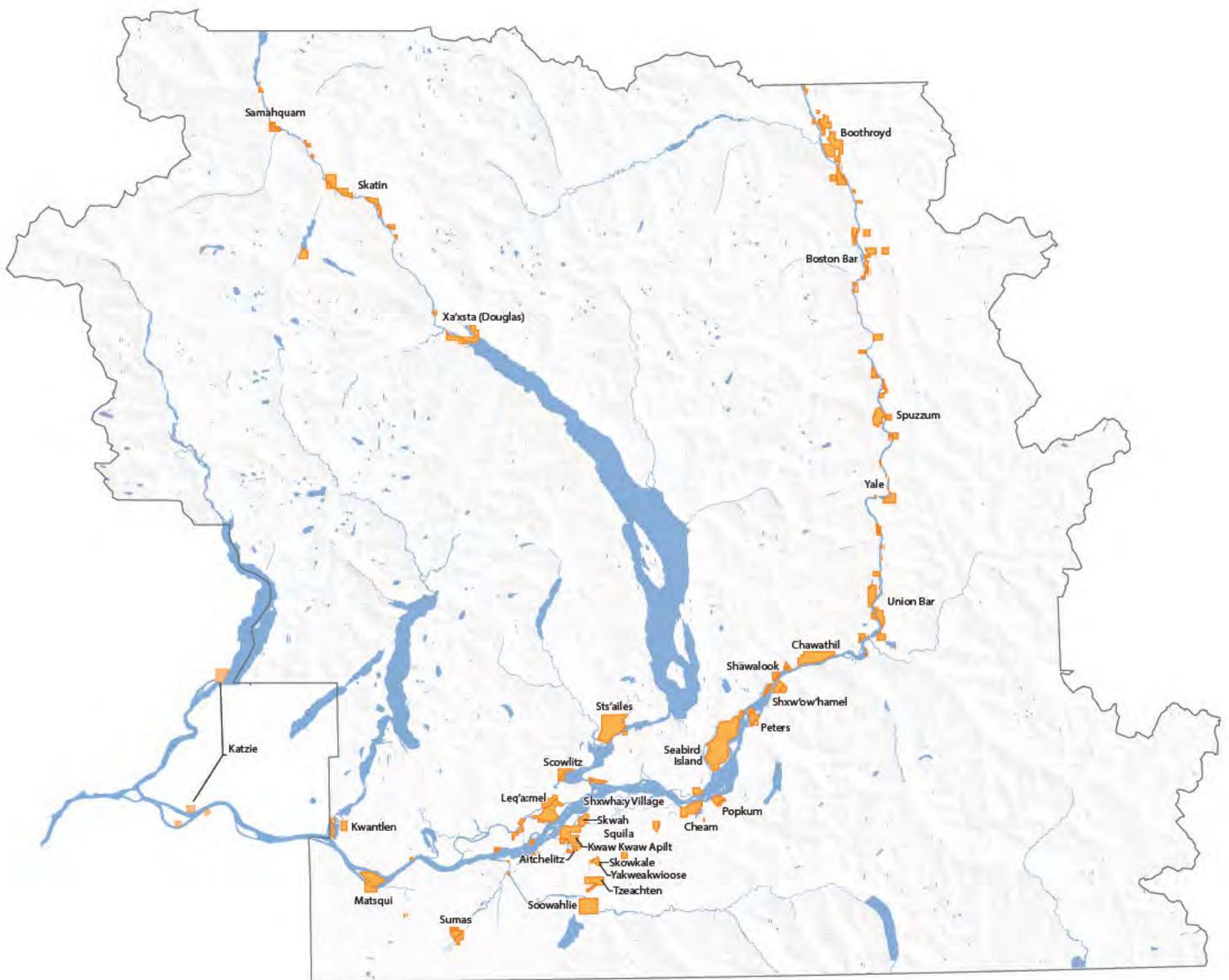
Indigenous communities will play an important role in the continued economic growth in the region. Communities are actively diversifying and expanding their economies.

Partnerships

The Fraser Valley Regional District works with a number of local Indigenous communities on a wide range of initiatives and projects. These partnerships are enabled through numerous different agreements ranging from Memoranda of Understanding and Protocol Agreements to service agreements.

Throughout the region, the FVRD has entered into agreements with local Indigenous communities for the delivery of a number of services, including but not limited to: liquid waste management, water, planning and building inspection services, animal control, regional transit, and fire protection.

Map 2. Indigenous Communities



Jurisdictional Boundaries

- First Nations Reserve Land
- FVRD Boundary

Note: The FVRD is located within the cultural regions of the Stó:lō, Sts'ailes, Nlaka'pamux, and St'at'imc Peoples. This map does not reflect the extensive traditional territories of the Indigenous communities in which the FVRD is located.

Growth in the FVRD

Regional Vision

Growth can mean many different things depending on the context. One of the roles of the RGS is to understand the different growth patterns occurring within the region and to ensure that growth and development is appropriate within the larger regional context. It's then up to each municipality's official community plan (OCP) to ensure that growth is appropriate for each community and neighbourhood.

Three categories help describe the different types of growth occurring in the region: urban centres, rural communities, and rural landscapes (see Map 3). Beyond these, extensive portions of the region are provincial Crown land, outside the authority of the FVRD.

Indigenous Relations and Reconciliation

The FVRD is committed to maintaining strong, collaborative, and respectful government-to-government working relationships with Indigenous communities, which is built around the principles of UNDRIP and working towards reconciliation with Indigenous Peoples. The FVRD will foster opportunities for mutual understanding of governing structures, planning tools, traditions, roles, and responsibilities while respecting the views and authority of each party, recognizing that we have a common interest in a sustainable and resilient future.

Regional Growth Boundary

The Regional Growth Boundary (RGB) is a tool for delineating areas with urban centres for future growth. Concentrating growth within the RGB contributes to the development of more compact, complete communities, which is a primary goal of the RGS.

Higher residential densities are encouraged and accommodated within the RGB where appropriate services exist. New high density developments should not be considered outside of the Regional Growth Boundary.

Urban Centres

Urban centres are located in all six of the region's municipalities and are intended to accommodate most of the future residential, industrial, and commercial growth in the region. Definitions of urban growth vary across the region. However, there are common characteristics shared among each of the urban centres. These include:

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

Rural Communities

Rural communities are characterized by a range of development patterns often consisting of small areas of concentrated residential lots. Housing is primarily single family and access to services, such as transit, is limited. Commercial land uses are generally limited and serve local residents or the traveling public. Growth in these areas is expected to be minimal for the next 30 years.

Rural communities can also include resort communities, such as ski hills and lake side resorts. Resorts serve a more seasonal community, attracting visitors from throughout the lower mainland and elsewhere.

Rural Landscapes

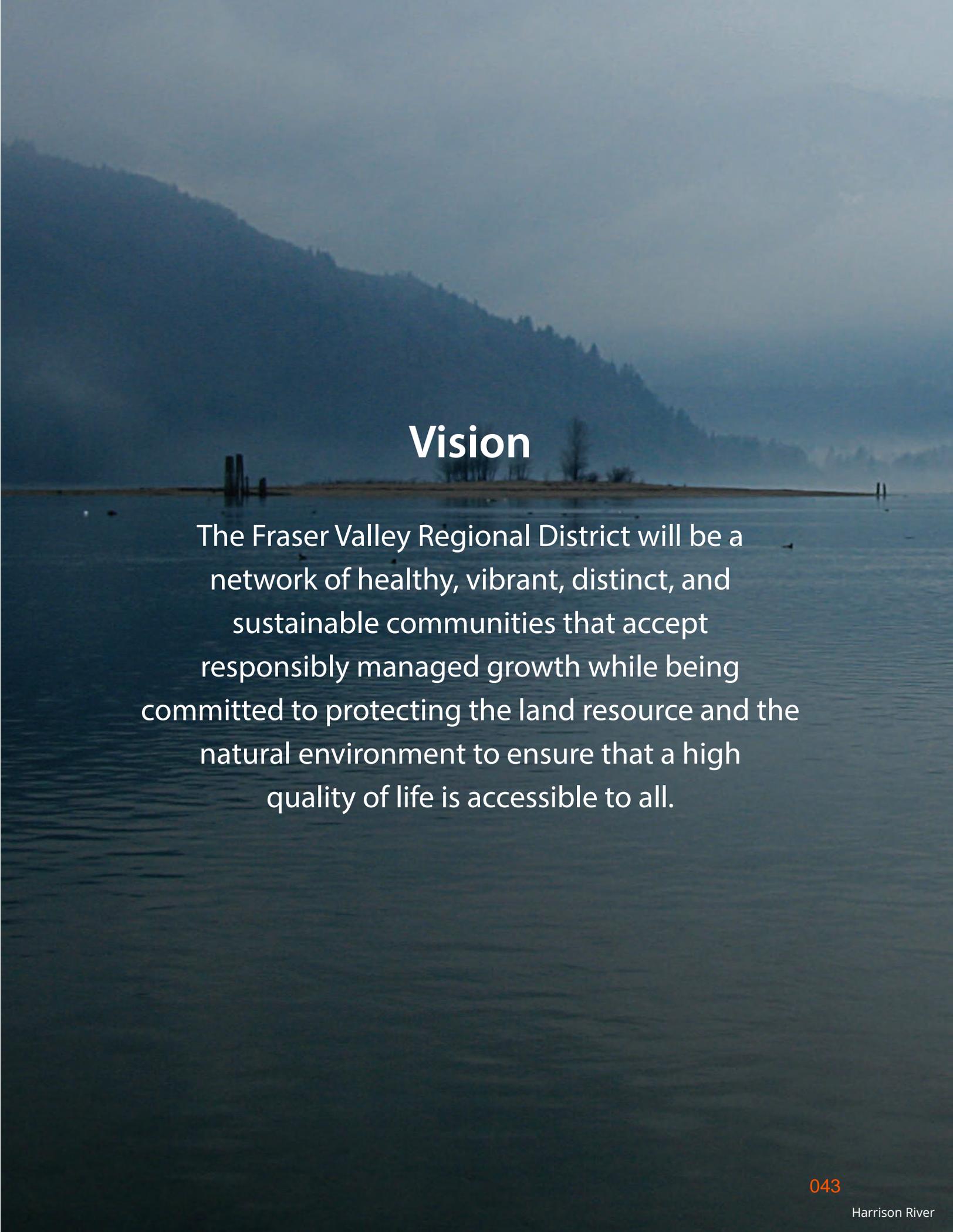
Lot sizes in the areas outside of urban centres and rural communities are intended to remain large with low residential densities, in order to protect the rural character of these more remote areas. These areas are characterized by large rural lots, parks, agricultural land and forested Crown land.

Located primarily in rural landscapes, Crown land represents the vast majority of the FVRD's total land base.

Map 3. Urban Centres and Rural Communities



This map does not represent RGS landuse designations, rather it describes the diversity of communities in this region, large and small.



Vision

The Fraser Valley Regional District will be a network of healthy, vibrant, distinct, and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all.

Guiding Principles

Collaboration

This plan represents a common, collaborative vision for the future of the region. As such, it will take action on the part of many to ensure its success. The nature and structure of the plan emphasize the importance of partnerships in achieving goals in the plan. In some cases, action will be taken at the individual level and in others it will require cooperation from all parties.

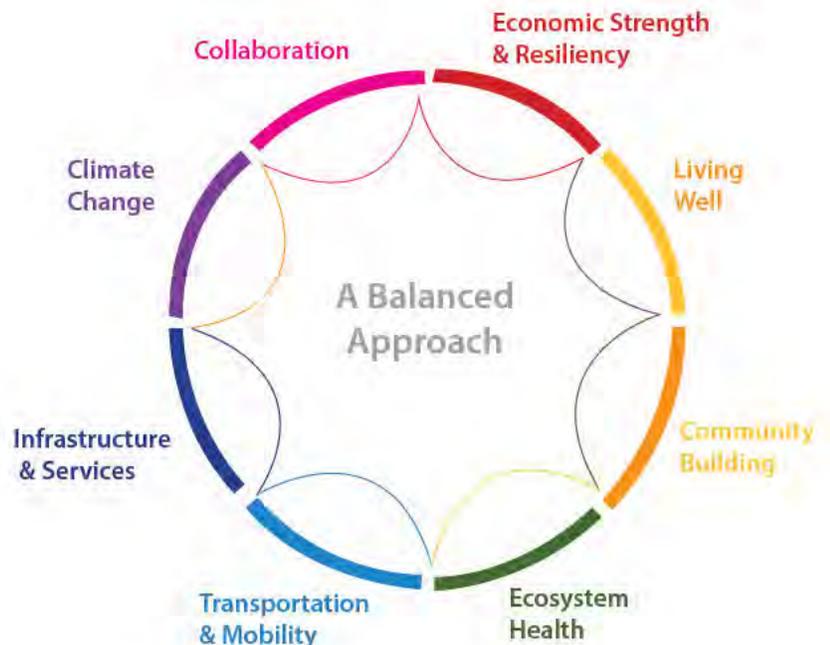
Collaboration among residents, member municipalities, neighbouring regional districts, Indigenous governments, the Province, and a range of stakeholders in creating and implementing this plan will ensure greater success in achieving the overall vision.



A Balanced Approach

A balanced approach to regional planning understands and takes into account the inherent complexities of goals and objectives that cross jurisdictional, cultural, or geographical boundaries. The goals and objectives that follow depend upon a thoroughly collaborative approach to decision-making that recognizes and values the unique challenges of all involved.

Objectives outlined in this plan should not be considered as independent but as working, interconnected parts of a larger whole.



Goals

Creating a strong, integrated region

In keeping with the guiding principles, it is important to recognize that the Regional Growth Strategy covers a wide range of topics, all of which are interconnected. Each individual action will influence decisions made in other areas. Embracing the interconnected nature of a regional growth strategy highlights the complexities and challenges that come with regional planning, at the same time demonstrating its potential to strengthen and enrich regional relationships through collaborative action.

Collaboration

Goal: To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.

Economic Strength & Resiliency

Goal: To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.

Living Well

Goal: To ensure the region is an inclusive place where everyone is able to maintain a high quality of life, regardless of age, income, or ability.

Community Building

Goal: To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.

Ecosystem Health

Goal: To protect the air, water, and biodiversity on which we depend.

Transportation & Mobility

Goal: To develop an integrated, safe, and efficient transportation system for people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.

Infrastructure & Services

Goal: To provide efficient, sustainable, and cost effective services that contribute to compact and sustainable growth.

Climate Change

Goal: To mitigate the region's impact on global climate change and adapt to the impacts of climate change on the region.

1.0 Collaboration

Goal: *To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.*

Implementing the RGS will require all levels of government, including Indigenous governments, health authorities, non-profits, the private sector, and the public to work together on shaping the future of the region. It will take cooperation and strong partnerships to achieve the goals outlined in the RGS and to ensure that the region as a whole is working toward a common future.

By working together, local governments have a stronger voice when addressing common issues. Collaborating on service delivery and pooling resources where feasible will build regional resilience.

It is important for the region to plan collaboratively with Indigenous governments to find innovative and effective ways to meet the future needs of the region and Indigenous communities. Since 2001, the FVRD has signed five Memoranda of Understanding (MOU) with different Indigenous organizations for a range of purposes, from the sharing of bulk water to establishing and maintaining long-term cooperative relationships. A number of our municipalities also have MOUs and servicing agreements with adjacent Indigenous communities.

1.1 Build and strengthen relationships with Indigenous communities and governments

- a. Recognize that working with Indigenous communities will best serve all residents and facilitate cooperation by fostering a mutual understanding of governing structures, cultures, roles, and responsibilities.
- b. Develop sustaining relationships with Indigenous communities and governments which embody the principles of UNDRIP, by working together to develop a common vision for the future of the region, by remaining open, without prejudice to ongoing treaty and other negotiations, by using innovative opportunities for information sharing, and by coordination of planning and services in areas of mutual interest.
- c. Recognize and support work led by Indigenous governments, both established and developing self-governance structures, and advancing self-determination, as expressed in the principles of UNDRIP.
- d. Support establishing MOUs and service agreements between Indigenous and local governments that address issues of mutual concern, such as transit, transportation, and water and sewer systems that protect public health and the environment.

1.2 Work together to ensure success

- a. Collaborate with local governments, Indigenous governments, the provincial government, and stakeholders to develop services which provide mutual benefit and support to communities throughout the region.
- b. Collaborate to promote regional objectives, educate residents, pool resources, secure funding and investments, and to have a stronger voice.
- c. Recognize the importance of private and non-profit sectors in regional development, and foster partnerships with organizations and the business community that support the objectives of the RGS.
- d. Advocate for provincial support in realizing the stated objectives of the RGS and petition for more flexibility in terms of funding eligibility and requirements.
- e. Determine a mechanism for ongoing liaison, engagement, and adaptation between different levels of government.



Fraser River

2.0 Economic Strength & Resiliency

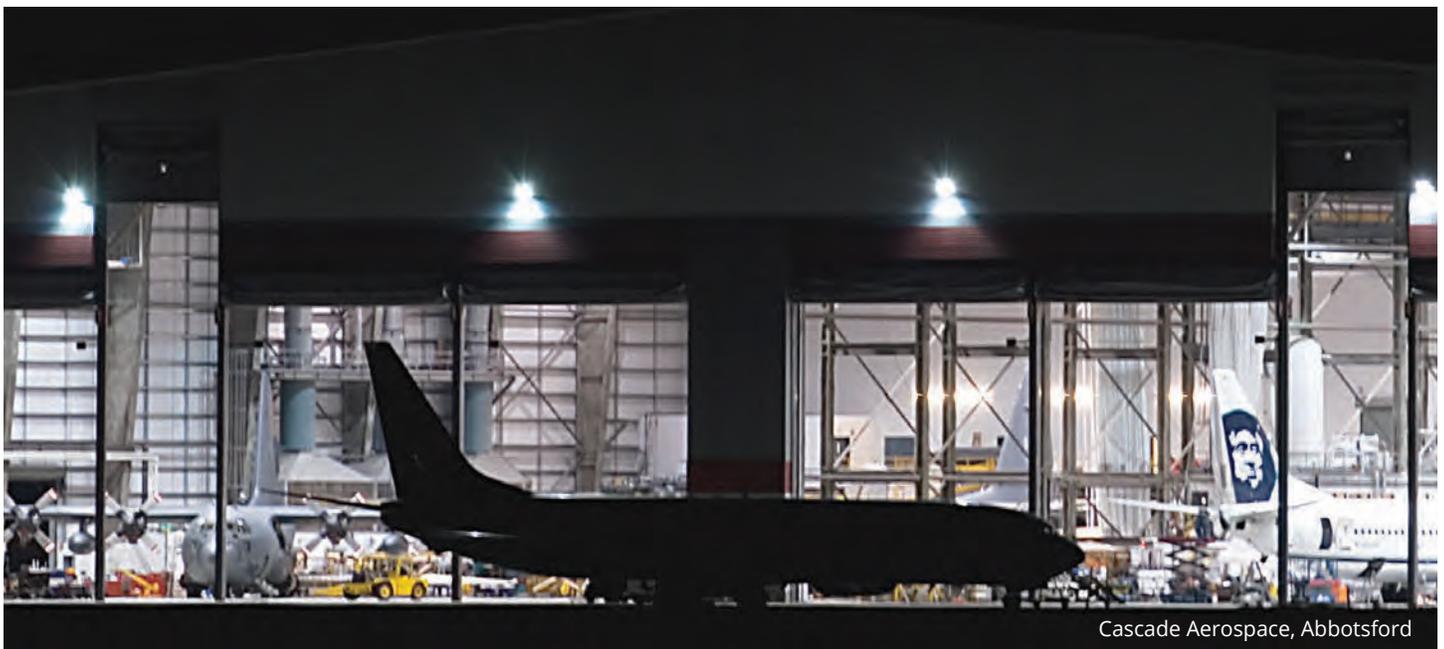
Goal: *To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.*

The economy of the Fraser Valley is strong, diverse, and expanding. Over the past fifty years, the region's economy has shifted from being resource-based to one that is highly diversified. Building complete communities that provide residents with jobs and services close to where they live can improve employment opportunities and contribute to local self-sufficiency and resiliency.

Recognizing our economic strengths and building on them is key to ensuring a healthy economy in the future. The *Clean Economy in the Fraser Valley* study has confirmed that the Fraser Valley has a solid foundation and set of underlying strengths to grow the region's clean economy. Agriculture remains at the core of the FVRD's economy, with the production of food and other agricultural products not only providing inputs to other sectors of the economy, but being itself a significant consumer of goods and services. The FVRD recognizes that 21st century agriculture will provide exciting opportunities in terms of technology and innovation, and that we are well positioned to capitalize on our competitive advantage of a strong and diverse agricultural economy.

Ensuring a strong economy also requires anticipating future demand, with examples including our growing tourism industry and film production activity. The abundance of and accessibility to nature, a growing demand for recreation, and our close proximity to Vancouver, make the FVRD well-situated to expand its share of the local tourism market. The Experience the Fraser Initiative (ETF) embodies this idea and is working to expand tourism opportunities throughout the region (*see page 30*). Manufacturing will continue to grow in the region and with population growth, there will be increased opportunities for employment in areas such as technology, health care, sales and services, business services, and others.

A regional economy is only as strong as its labour force. Making post-secondary education more accessible in the region will help to ensure a stronger labour force in the future. Programs that train employees in both established fields and emerging ones will not only strengthen the regional economy but may be the incentive younger residents need to study, work, and stay in the Fraser Valley.



Cascade Aerospace, Abbotsford

Abbotsford Airport Authority

2.1 Protect and support employment lands

- a. In collaboration with local governments, develop and maintain an employment lands inventory to ensure an adequate supply of industrial, agricultural, and commercial lands.
- b. Expand economic growth and productivity by exploring opportunities for clustering and intensifying industrial development in a manner that will create competitive advantages and foster collaboration between Indigenous communities, businesses, organizations, and government agencies.
- c. Protect the supply of industrial lands from non-industrial conversion to ensure future needs can be met.
- d. Work with Indigenous governments and the Province to ensure sustainable management of natural resources by using an integrated management approach, developing natural resource plans for the region, and acknowledging cumulative impacts on the environment and culturally sensitive sites.
- e. Work with the provincial government, Agricultural Land Commission, and other stakeholders to develop innovative approaches to address industrial land requirements without compromising the intent of the Agricultural Land Reserve.



2.2 Promote growth and development in agriculture

- a. Work with the provincial government, Agricultural Land Commission, and local governments to maximize the productivity of agricultural lands, particularly for food production, and position the region as a leader in supporting diverse sectors such as the agricultural industry, technology, and innovation, in alignment with *The Future of B.C.'s Food System* report.
- b. Work with the provincial and federal governments to leverage our substantial agricultural research capacity to support and expand the region's agricultural-based economy.
- c. Work with municipalities and farm-based agencies to promote local agricultural production and increase public awareness of agricultural activities in the region.
- d. Encourage farm-based tourism and support efforts to strengthen the connection between farmers and residents.
- e. Work with the University of the Fraser Valley to further the potential of the Agriculture Centre of Excellence.
- f. Support the creation of Agricultural Area Plans to maximize the production potential of agricultural lands while protecting environmental and social values, and culturally significant sites.
- g. Work with local communities to minimize conflicts along the agricultural/urban interface.
- h. Work with the agriculture sector to address and mitigate climate change impacts identified in the *Fraser Valley B.C. Agriculture and Climate Change Regional Adaptation Strategies*.

2.3 Create opportunities for employment and education

- a. Promote the development of a strong employment base and favourable investment climate by recognizing economic drivers and being flexible to take advantage of changing markets and new opportunities.
- b. Support initiatives that contribute to growth of a diversified economy.
- c. Develop and maintain a skilled labour force.
- d. Provide educational and employment opportunities in fields that will enable and encourage younger generations to remain in the Fraser Valley.
- e. Support initiatives that provide employment opportunities in rural communities and electoral areas, including Indigenous communities.
- f. Encourage mixed-use development and development that locates employment centres near residential areas to increase accessibility and minimize commuting.
- g. Improve the viability of smaller communities, including Indigenous communities, and help them adapt to economic change by advocating for improvements to internet access and other basic services that encourage innovative entrepreneurship in remote locations.
- h. Support equal access to employment or educational programs and initiatives for Indigenous Peoples.
- i. Work with local governments, Indigenous communities, senior governments, the private sector, and the public to implement the recommendations of the *Clean Economy in the Fraser Valley* study which supports the development of high-tech, professional, and green industry jobs.
- j. Work with internet service providers, the federal and provincial governments, and Indigenous communities to improve broadband connectivity throughout the FVRD, including implementing the recommendations from the FVRD's *Rural Broadband Internet Connectivity Strategy*.

2.4 Work to attain the region's full tourism potential

- a. Partner with member municipalities, Indigenous organizations, different levels of government, destination management organizations, and stakeholders to develop and coordinate a regional tourism strategy that will promote and protect the region's natural, cultural, and agricultural heritage and attract both residents and employers.
- b. Partner with member municipalities, Indigenous organizations, the Province, destination management organizations, and local businesses to realize the vision of the Experience the Fraser initiative and support the development of projects and initiatives that contribute to its long-term success.
- c. In collaboration with member municipalities, Indigenous governments, and the Province, pursue high value parks and recreational assets that strengthen the region's recreational tourism portfolio.
- d. Work with the Province to ensure that all regional parks are accessible by active transportation.
- e. Work with the Province and visitor management organizations to ensure that tourism sustains and restores natural spaces, and that the negative impacts of tourism are mitigated.
- f. Support local ecotourism initiatives that promote the region's parks, lakes, rivers, and natural areas, including the internationally recognized Chehalis Important Bird Area.



Greenhouse Nursery



Chilliwack Campus, University of the Fraser Valley

Cheryl Uphill

3.0 Living Well

Goal: *To ensure the region is an inclusive place where everyone is able to maintain a high quality of life, regardless of age, income, or ability.*

An important factor in maintaining a high quality of life is the ability of residents to preserve an adequate level of physical and mental health that enables them to enjoy the many cultural, recreational, and social opportunities the region has to offer. Providing access to healthy food as well as traditional harvesting sites, offering opportunities for active living, encouraging social inclusion, and continuing support for community and regional cultural initiatives all contribute to living well.

With a growing number of seniors but also many young families making the region home, a variety of services will be required to ensure a high quality of life for all. This can be especially challenging for seniors who often have greater health concerns and fewer financial resources. Our aging population will influence how facilities and amenities are used but also the demand for different services. Anticipating and planning for a growing senior population, while also making sure families and children have the supports and services they need, is essential for maintaining high quality of life at every age.

An extensive and well-managed outdoor recreation system is another factor in maintaining a high quality of life. Greenspace and trails are highly valued by the region's residents for a number of reasons: easy access to nature, the wide variety of recreational opportunities it offers, and the health benefits it provides. It can also have cultural significance for Indigenous Peoples, containing harvesting and hunting sites, or areas where cultural activities are practiced.

The Lower Mainland's growing population and an escalating interest in outdoor recreation will only increase the demand for outdoor recreational opportunities in the region. As park usage climbs, pressures on the parks and trails will mount. Maintaining current services at existing recreation sites, adjusting to demographic-led shifts in usage, and finding suitable, accessible areas to designate as new parkland will be increasingly challenging.

Fortunately, the region will have opportunities to leverage our natural assets in ways that are both sustainable and economically advantageous. By planning ahead, we can ensure that everyone has access to nature and outdoor recreation opportunities.

3.1 Promote healthy and inclusive living

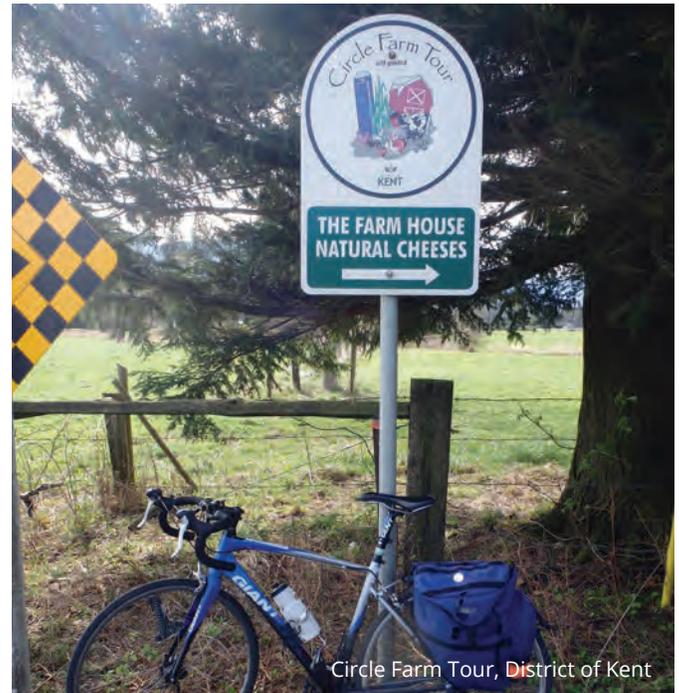
- a. Create an environment in which residents of all ages, abilities, incomes, and cultures can access the mental, social, and physical support they need to live healthy and fulfilling lives.
- b. Ensure that land use, transportation, and other planning decisions at the regional level consider public health impacts.
- c. Support initiatives, programs, and research targeted at maintaining a healthy senior population in the region.
- d. Support the development of child care spaces to meet the needs of working families.
- e. Promote increased local access to healthy and affordable food.
- f. Encourage the development of a strategy to address food security at the regional level.
- g. Work with Indigenous organizations to ensure access to culturally significant ceremonial, harvesting, fishing, and hunting areas.

3.2 Support arts and culture initiatives

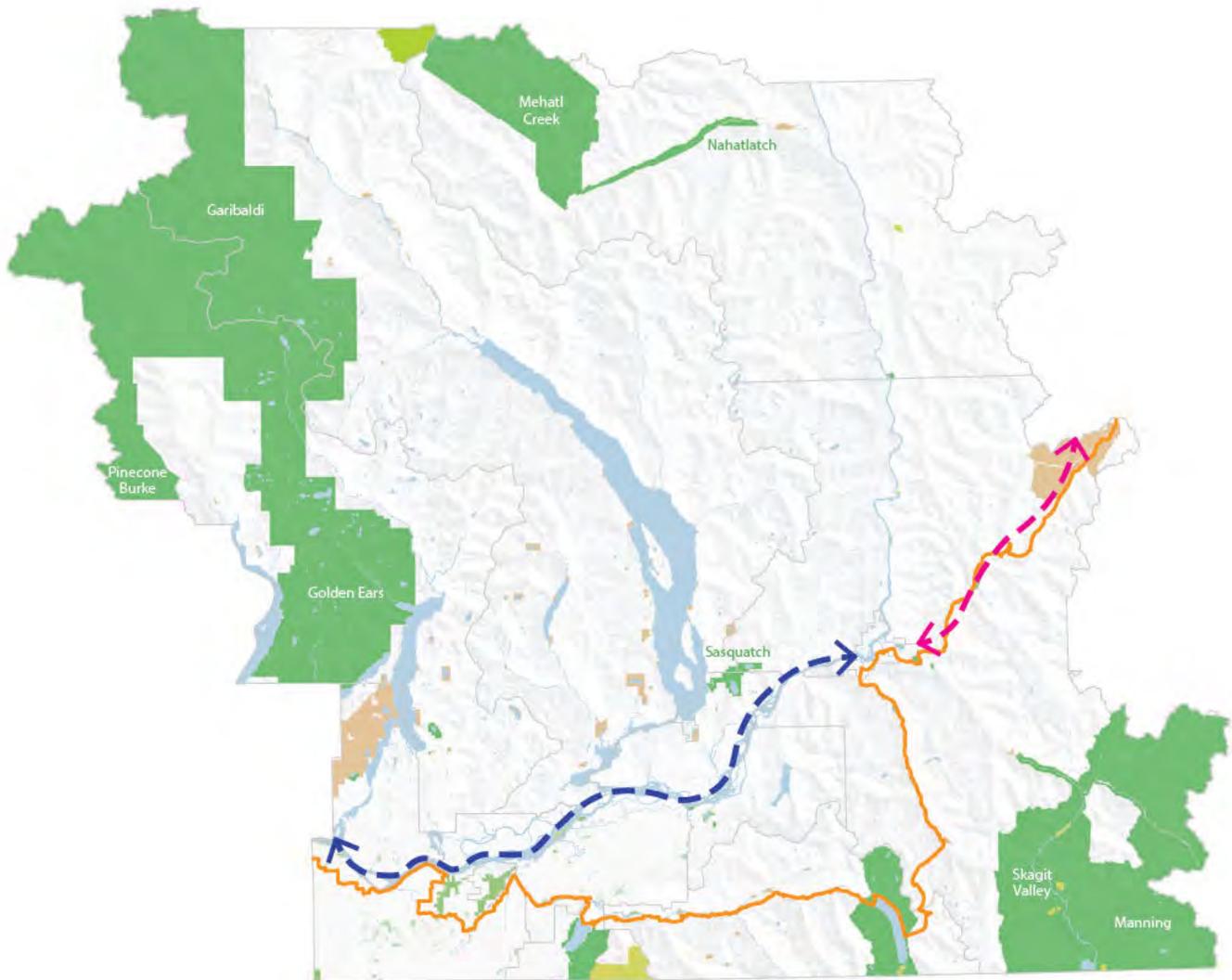
- a. Work with Indigenous organizations, non-profits and all levels of government to find innovative ways to support arts and cultural initiatives that promote cultural inclusion, increase opportunities to experience and celebrate the region, and enhance quality of life.
- b. Create a strong regional identity that is based on and highlights the region's cultural, natural, and agricultural assets.

3.3 Protect and enhance parks and recreation lands

- a. Work with member municipalities, electoral areas, Indigenous organizations, neighbouring regional districts, the Province, and the public to develop an accessible and integrated network of parks, green spaces, waterways, and trail networks, in alignment with the *Trails Strategy for B.C.*, which accommodates the growing demand for recreational opportunities while minimizing the impact to the natural environment or adjacent communities, including communities on-reserve.
- b. Promote physical health and active living through parks and recreation programs and events.
- c. Support the Experience the Fraser project and its commitment to enhancing cultural and recreational opportunities along the Fraser River through the development of partnerships, trail construction and improvements, and efforts to help celebrate the Fraser River and the communities that have been shaped by it.
- d. Implement the action steps of the *Regional Parks Strategic Plan* to guide regional park management, improvements, and acquisitions over the next decade.
- e. Recognize the regional, interregional, and international role of parks and recreation and encourage all levels of cooperation and support to maintain and enhance these lands and facilities.
- f. Implement the actions of the *Outdoor Recreation Management Plan*.
- g. Consider establishing a regional land acquisition strategy and fund for acquiring parks and recreation lands.



Map 4. Parks and Protected Areas





Chilliwack Dike Trail



Hell's Gate Airtram, Boston Bar

Map 5. Experience the Fraser Initiative

Experience the Fraser (ETF) is a unique vision to connect communities, parks, natural features, historic, and cultural sites and experiences along the Lower Fraser River. In 2009, the project began with a partnership between the Province of British Columbia, Fraser Valley Regional District, and Metro Vancouver to showcase the Fraser River as a world class recreational, cultural, and heritage destination. ETF is now being led by Destination BC, a provincial Crown corporation, through the implementation of the *Fraser Valley Destination Development Strategy*.

Since the beginning of ETF, many Indigenous communities within the project area have participated. The success of ETF is reliant on furthering existing and developing new partnerships among Indigenous communities, the private sector, citizens, and different levels of government.



ETF is a long-term project that will be implemented by many, over decades. The ETF Concept Plan expresses the project's vision and goals and presents a framework for the development of both land and water based initiatives.

When completed, ETF will connect Hope to the Salish Sea along the Canyon to Coast Trail and Blueway. In fact, one can experience the many kilometres of trails and other amenities at several destination nodes that are already in place throughout the trail corridor.



4.0 Community Building

Goal: *To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.*

Over the next 30 years the FVRD will absorb an additional 164,000 residents. The Regional Growth Boundary (RGB) encompasses 1.5% of the region's total land base. It is expected that about 90% of this growth will occur within the RGB, with the remaining growth occurring in the region's more rural areas.

Encouraging the development of compact and complete communities, whether urban or rural, will help to reduce our impact on the surrounding natural environment, promote a more active lifestyle, improve access to economic and social opportunities, and enable more efficient distribution of services such as transit, utilities, and water, that benefit residents of all ages.

One important sign of a healthy community is housing diversity that meets the needs of all residents no matter their age, income, or ability. Planning for a wide range of housing now will ensure demand for accessible, affordable, and adaptable housing will be met in the future.

4.1 Concentrate growth in urban centres

- a. Focus urban development within established Regional Growth Boundaries, around existing downtown cores and transit hubs, and require that amendments to the RGB be referred to the FVRD Board (*see page 55 for Amendment Process*).
- b. Support official community plans and zoning bylaws that integrate land uses with transit service and active transportation routes, and encourage infill, redevelopment, densification, and mixed-use as a means of creating more compact development patterns and housing affordability, particularly around downtown cores and neighbourhood centres.
- c. Encourage mixed-use Transit Oriented Development at key locations to support municipal and regional transit services.
- d. Encourage development that is sensitive to the sense of place, history, and unique character of each community.
- e. Support energy efficient development and urban design techniques that promote efficient use of energy resources and existing infrastructure.
- f. Support development patterns that minimize development costs, life cycle costs, and risks associated with flood, geotechnical, and environmental constraints.



High-rise Apartment, Abbotsford

4.2 Maintain the character of rural communities in electoral areas

- a. Concentrate growth within existing rural communities, and encourage compact, energy efficient development that minimizes infrastructure and development costs, and is financially self-sufficient.
- b. Recognize the regional role of rural areas and communities in attracting and supporting tourism, providing recreation and natural resources, and encourage regional cooperation and support to ensure rural areas, often with limited resources, can continue to provide these services.
- c. Ensure adjacent land uses are compatible and minimize conflict where residential areas, including reserves, border natural resources operations on public, private, and Crown lands.
- d. Limit development in areas with flood, geotechnical, and environmental hazards to minimize any risk to public safety.
- e. Seek the cooperation of senior levels of government to create policies and programs that will improve the land use management of Crown lands.
- f. Given increasing growth pressures in rural parts of the region, explore potential regional growth management policies for rural electoral areas.



Cultus Lake, Electoral Area H



Hatzic Island, Electoral Area G

4.3 Promote sustainable regionally-scaled resort development

- a. Ensure resort development proposals have undergone meaningful engagement, collaboration, or partnership with Indigenous communities that meets the standard of free, prior, and informed consent.
- b. Advocate that the Province consider the Regional Growth Strategy when reviewing resort proposals and related community development.
- c. Support resort developments that protect public investments by demonstrating financial self-sufficiency with regards to the provision of community-wide infrastructure and servicing.
- d. Support compact, complete resort development that provides for the needs of both visitors and residents, minimizes the ecological and cultural impact on surrounding natural environment, protects the scale and character of surrounding areas, and adheres to high energy efficiency standards.
- e. On a case-by-case basis, consider establishing a threshold at which it would be mutually beneficial for a resort development to consider transitioning to a resort municipality or other form of governance, and develop a process that will facilitate a smooth transition.
- f. Require that emergency management plans be developed by project proponents to ensure the safety of resort residents, employees, and visitors in the event of an emergency.

4.4 Ensure housing choice and affordability

- a. Work with local governments, Indigenous governments, and stakeholders to monitor and address housing affordability at a regional level.
- b. Ensure housing choice for residents of all ages, ability, and income by promoting innovation and diversity, and by encouraging the application of Provincial Adaptable Standards for new housing developments.
- c. Support local government efforts to complete Housing Needs Reports (HNR) as per Section 585.2 of the *Local Government Act*.
- d. When developing housing policies, consider the needs of agricultural workers, including temporary foreign workers.
- e. Support proposals for new residential development which provide a component of seniors housing, affordable housing, special needs housing, and the use of adaptive housing construction methods.
- f. Continue working with community partners and other levels of government to address homelessness.
- g. Advocate for increased federal and provincial action to address homelessness, mental health, and addictions issues in the region.
- h. Advocate that the federal and provincial government develop strategies to address homelessness in rural areas.
- i. Promote home energy conservation and the use of energy efficiency measures as a means of reducing housing costs.



Harrison Hot Springs Waterfront



Garrison Crossing, Chilliwack

Map 6. Regional Growth Boundaries & Agricultural Land Reserve

-  FVRD Jurisdictions
-  Regional Growth Boundary (RGB)*
-  ALR Lands
-  Highways
-  First Nations Reserve Lands

*The Regional Growth Boundary is intended to contain most of the future industrial, institutional, commercial, and residential growth over the next 30 years. Areas within the RGB are allocated for growth at higher urban densities and reflect municipal OCPs.

Agricultural Land Reserve Special Status

-  Conditional Exclusion*
-  Municipal Special Study Area

*Lands excluded from the ALR subject to conditions established by the Agricultural Land Commission (ALC).

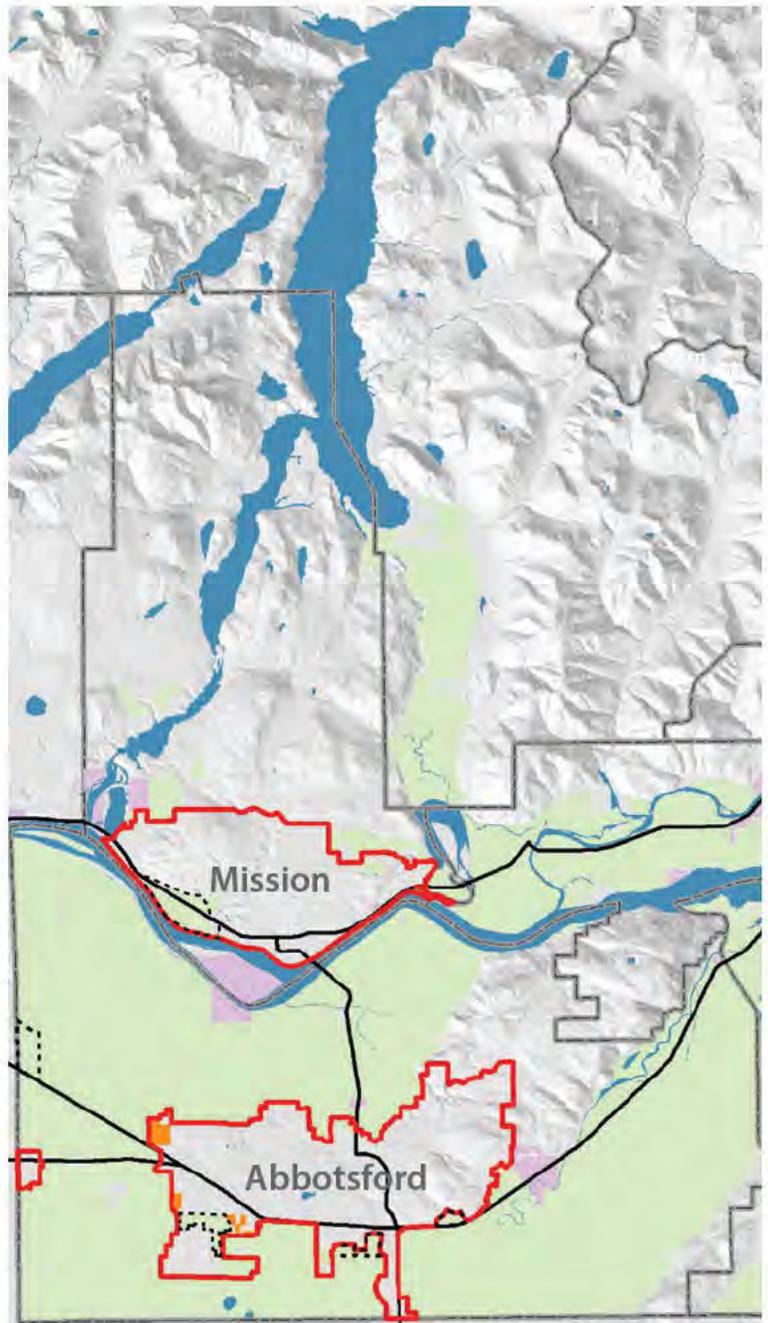
Notes for Map 6 and Map 7:

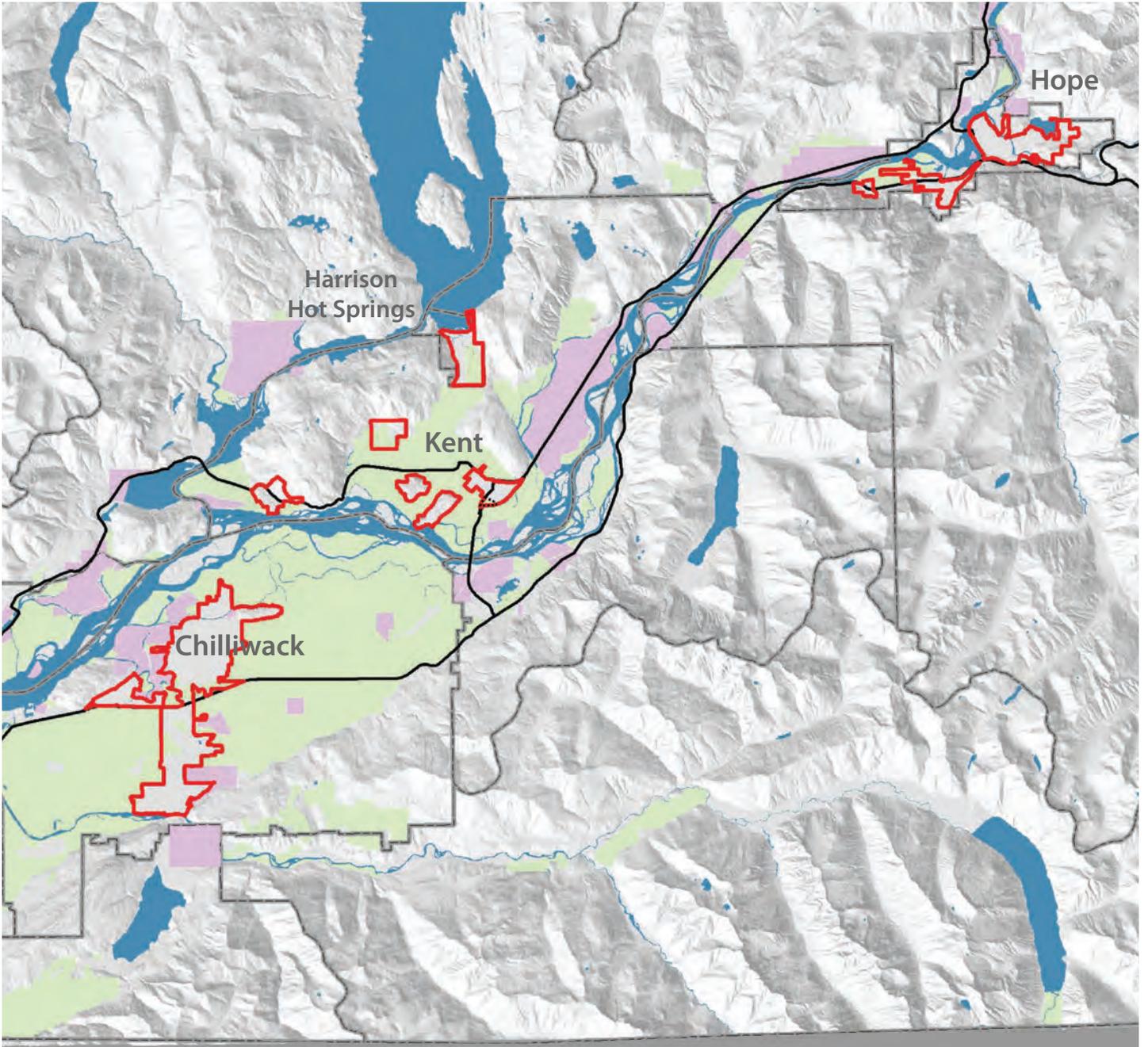
The Regional Growth Boundary is intended to contain most of the future industrial, institutional, commercial, and residential growth over the next 30 years. Areas within the RGB reflect municipal OCPs and are allocated for growth at higher urban densities, except where located within the Agricultural Land Reserve (ALR).

All lands within the ALR are subject to the Agricultural Land Commission Act (ALCA) and ALR regulations. Where the RGB overlaps with the ALR, non-agricultural land use is not permitted unless consistent with the ALCA or otherwise approved by the ALC. Municipal Special Study Areas do not imply ALC support or approval for non-agricultural use. Lands denoted as 'Conditional ALR Exclusion' remain within the ALR subject to completion of conditions established by the ALC.

Land development decisions should not be based on this map.

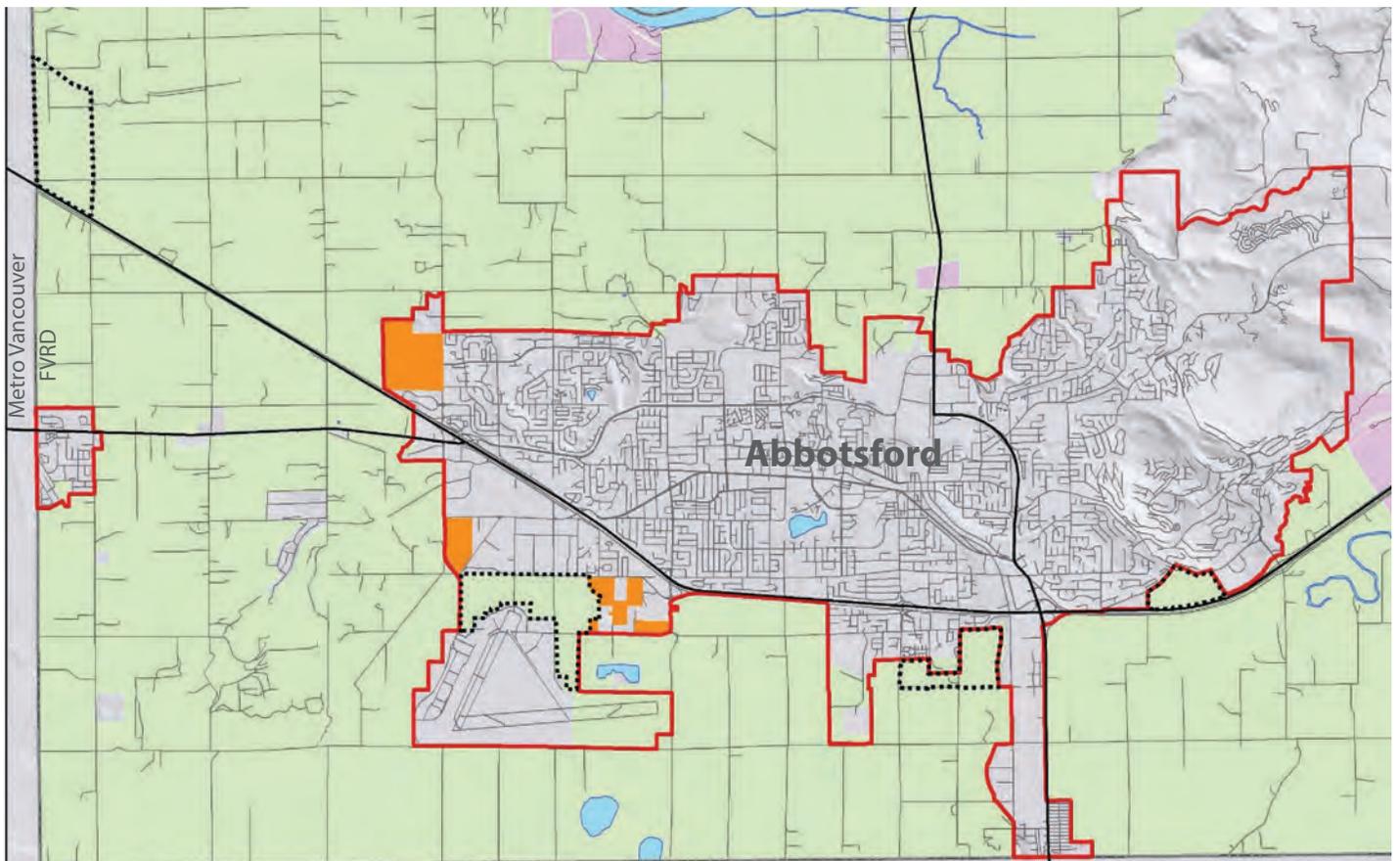
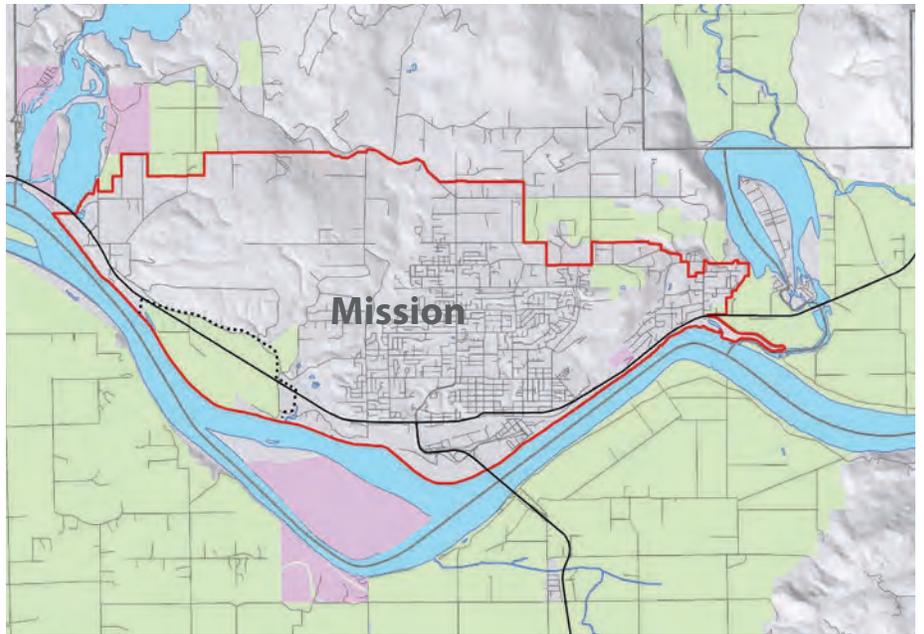
Contact municipal planning departments for specific land use regulations that apply within each respective jurisdiction. The FVRD planning and development department should be contacted for lands outside municipal boundaries. ALC staff should be contacted for lands in the ALR.

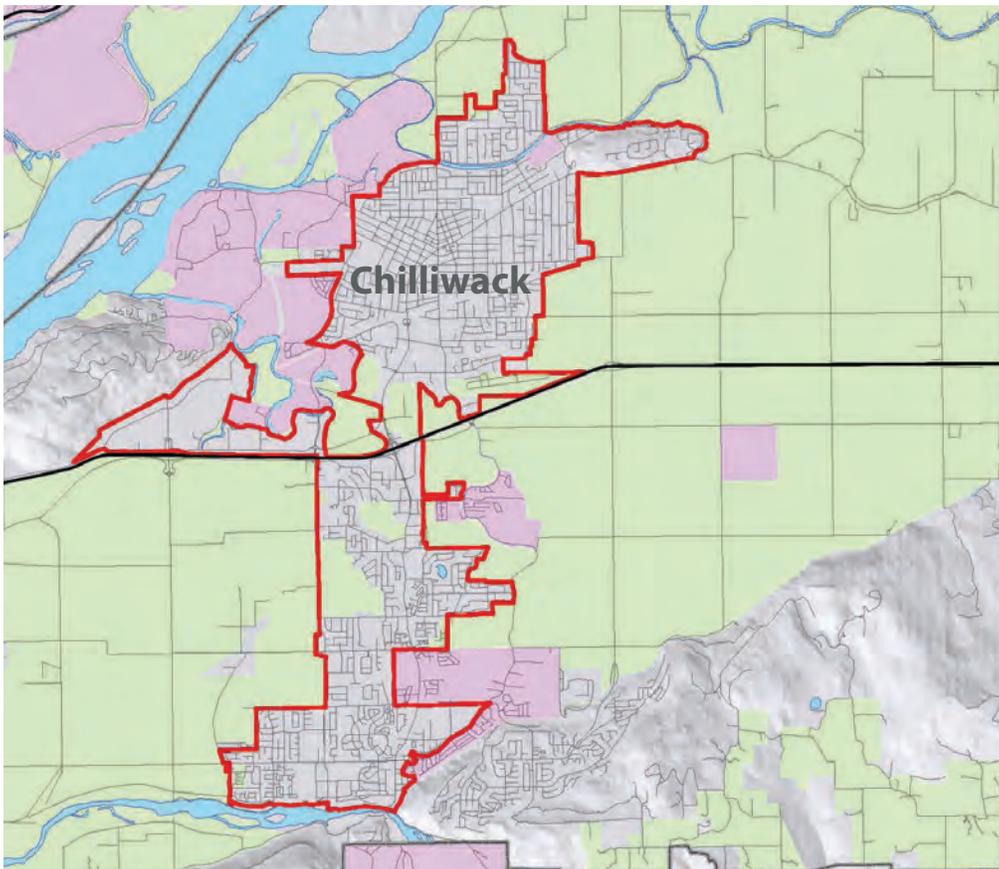
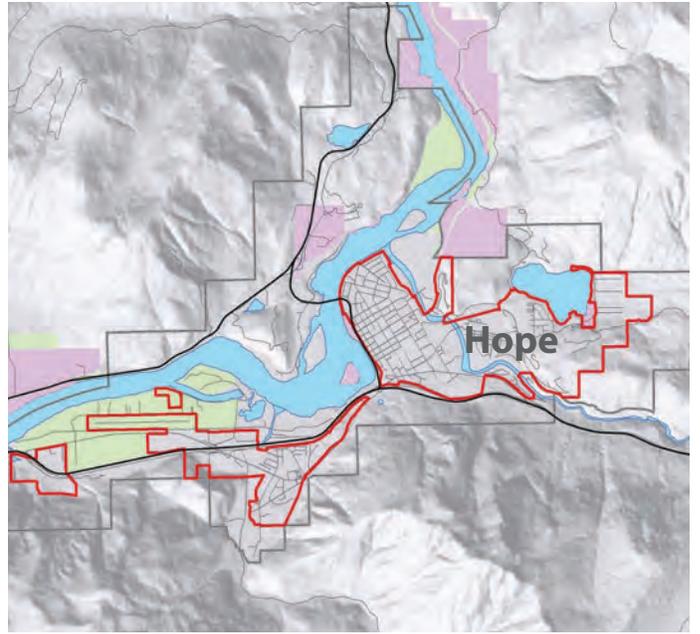
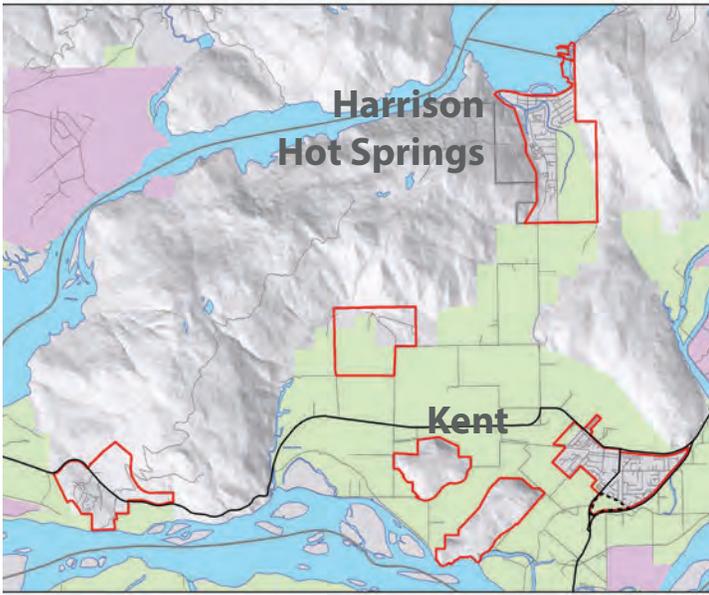




Map 7. Regional Growth Boundaries & Agricultural Land Reserve by Municipality

-  Regional Growth Boundary
 -  ALR Lands
 -  Highways
 -  Roads
 -  Municipal Special Study Areas
 -  First Nations Reserve Lands
- Agricultural Land Reserve Special Status**
-  Conditional Exclusion





5.0 Ecosystem Health

Goal: *To protect the air, water, and biodiversity on which we depend.*

The exceptional natural environment of the region supports some of the most productive forests in British Columbia, one of the largest salmon spawning populations in the province, and over 100 endangered or threatened species.

The region depends on high levels of biodiversity to provide the foundation for the continued health and sustainability of not only the natural environment, but of the region as a whole by providing us with needed resources, jobs, recreational opportunities, and an improved quality of life. For Indigenous Peoples, the connection to the natural environment has significant cultural value, and plays an important role in ongoing spiritual well-being.

As the region's population grows and development pressures increase, balancing the impacts of growth with the cultural and ecological sensitivity of the environment, which supports these activities, will become an increasingly significant and critical challenge. Land use planning processes provide an important opportunity to protect and restore natural and cultural assets.

5.1 Monitor, study, protect, and improve air quality

- a. Continue to study and monitor air quality throughout the region, and expand the monitoring network as needed.
- b. Support land use development, initiatives, and programs across all sectors that protect air quality and reduce harmful emissions.
- c. Update and implement the regional Air Quality Management Plan.
- d. Collaborate with Indigenous governments, Metro Vancouver, Whatcom County, local governments, and other stakeholders on a continuing basis to improve air quality in the Lower Mainland.
- e. Advocate for provincial and federal support of measures to protect the region's sensitive airshed.
- f. Educate the public on the causes and impacts of degraded air quality, and what they can do to improve air quality.

5.2 Protect watershed health

- a. Take water quality, ecological health, and cumulative impacts into consideration in regional planning, land use planning, and resource management decisions to address cumulative impacts on watersheds.
- b. Support initiatives that restore, protect, and provide education about life supporting qualities of streams, rivers, lakes, wetlands, and riparian areas in the region.
- c. Consider establishing a water quality monitoring system throughout the region.
- d. Support the implementation of best management practices for water conservation and storm water management, including green infrastructure.
- e. Protect surface and groundwater and maintain good soil health by supporting the implementation of best management practices that minimize soil contamination and erosion, and reduce runoff and leaching into aquifers and surface water.
- f. Continue to support initiatives that enhance the stewardship of soil, agricultural waste, water, air, and habitat resources, including agricultural lands.
- g. Work with all levels of governments to manage water supply, recognizing increasing seasonal water scarcity in the region.
- h. Work with all levels of governments to protect and restore waterways to support fish populations in the region.

5.3 Protect biodiversity

- a. Encourage compact development that respects environmental constraints and limits development in ecologically sensitive or hazardous areas.
- b. Work with member municipalities, Indigenous governments, neighbouring regional districts, and the Province to identify, protect, and enhance ecologically sensitive areas, natural assets, and wildlife corridors.
- c. Continue to partner with all levels of government, including Indigenous governments and non-profit organizations to engage volunteers, restore damaged habitat, and monitor long-term ecological health within the region.
- d. Continue working with stakeholders and adjacent jurisdictions on controlling the introduction and spread of invasive species in the region.
- e. Continue working with stakeholders and adjacent jurisdictions on increasing awareness of species at risk in the region, their critical habitat, and measures that can be taken for their protection and recovery.
- f. Continue to educate the public, decision-makers, and other stakeholders on the importance of ecological health and how it relates to human health.
- g. Advocate for provincial and federal support of measures to protect the region's ecological health.



6.0 Transportation & Mobility

Goal: *To develop an integrated, safe, and efficient transportation system for people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.*

The region's transportation network connects our communities and workplaces, facilitating the flow of goods and services that keep our economy moving forward. As the region strives for higher levels of choice and efficiency in transportation systems, integrated transportation and land use planning will be essential. While a wider range of transportation options will contribute to improved mobility for all residents, promoting compact, mixed-use development within established community centres can also reduce car dependency and encourage walking, cycling, and other forms of active transportation.

In 2010, 58% of greenhouse gas (GHG) emissions in the Fraser Valley came from on-road transportation*. To reduce GHG emissions, it will be necessary to decrease our dependency on the car. Reducing distances to jobs, schools, and services while at the same time expanding transportation options to include public transit while promoting active transportation such as walking and cycling has the potential to greatly reduce emissions and traffic congestion, reduce transportation costs, improve air quality, support the health and wellness of residents and visitors, and improve access to economic and social opportunities and services.

Efforts to increase transit's mode share and BC Transit's commitment to operating a low-carbon, fully electric fleet by 2040 will help the region meet its GHG reduction goals.

The significant expansion of the Port of Vancouver will see a corresponding increase of rail traffic through the FVRD's urban and rural communities. Expanded rail capacity need not be at the expense of other transport modes within the region. Senior governments will need to work with the FVRD and its member municipalities to reduce conflicts between transport modes to ensure the efficient movement of goods and services throughout the region.

6.1 Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods

- a. Encourage integrated transportation and land use planning to minimize infrastructure costs, support transit-oriented development, support multi-modal transportation, and reduce GHG emissions.
- b. Maintain and improve existing transportation corridors by implementing the region's transportation priorities (*see Map 8*).
- c. Work with BC Transit, TransLink, and other regional partners to establish and expand - as required by growth - a reliable, accessible, affordable, and regionally integrated public transit system that links communities both within and outside the region (*see Map 9*).
- d. Explore innovative ways to address transportation needs in rural areas, including collaborating with Indigenous communities.
- e. Encourage the Province to prioritize the maintenance of resource roads that Indigenous Peoples rely upon for access to their communities.
- f. Work with BC Transit and local governments to establish a region-wide marketing campaign with the aim of increasing transit ridership.
- g. Encourage BC Transit to transition quickly to an electrified, low carbon fleet in the Fraser Valley to improve air quality in the region.
- h. Work with local governments, Indigenous governments, and stakeholders to set

*Government of British Columbia. 2014. *Fraser Valley Regional District 2010 Community Energy and Emissions Inventory*.

transportation standards and priorities, identify core transit corridors, protect Rights of Way and explore funding options.

- i. Promote and support shared mobility options such as car share and bike share programs.
- j. Provide on-going support to the region's airports, including Abbotsford International Airport, to ensure long-term viability.
- k. Encourage the integration of existing railway infrastructure and waterway transportation systems into regional plans.
- l. Work together with the federal and provincial governments, and neighbouring regional districts to facilitate the movement of goods to, from, and through the Fraser Valley.
- m. Encourage the Province to consider increased and diversified rapid transportation options for the long-term, including the potential for rail transit opportunities.

- b. Consider including multi-modal transportation (i.e. bike lanes, walking paths) as a part of the standard for all road upgrades for commuting and recreation purposes.
- c. Pursue funding opportunities and encourage investment in the necessary infrastructure (i.e., sidewalks, bike paths, trails, benches, and bus shelters) that will make walking, cycling, and transit accessible to all ages and abilities, and more convenient to promote behavior change.
- d. Support the inclusion of electric vehicle charging infrastructure in new residential developments.
- e. Work with BC Hydro and other partners to coordinate locations of electric vehicle charging stations and associated infrastructure.
- f. Consider opportunities to utilize utility and rail corridors or other right-of-way agreements for the expansion of the recreational trail network.
- g. Consider Transportation Demand Management, reducing parking requirements where appropriate, and other strategies that encourage the development of a multi-modal transportation system and reduce long-term impact to air quality.
- h. Continue to educate the public, decision-makers, and other stakeholders on the benefits of alternative forms of transportation.

6.2 Promote active and alternative forms of transportation that prioritize pedestrians and cyclists

- a. Support development practices and land use policy that minimizes the use of cars and encourage walking, bicycling, and public transit within and between communities, including Indigenous communities on-reserves.



Tug Boat and Barge, Fraser River



Electric Vehicle Charging, FVRD

Map 8. Regional Transportation Priorities

Except for Priority 1, priorities are not listed in order of importance. Letters and numbers have been used solely for the purposes of identifying priorities on the map. Priorities were established in collaboration with member municipalities.

- Highways
- Arterial Roads
- Collector Roads

Critical Priorities

1. Hwy 1 - Extension of HOV/transit lanes through FVRD
 - 1.1. Hwy 1 at Peardonville Rd - Overpass replacement
 - 1.2. Hwy 1 at Highway 11 - Interchange replacement and park and ride
 - 1.3. Hwy 1 at Whatcom Rd - Interchange improvements and park and ride
 - 1.4. Hwy 1 at Vedder Canal - Re-alignment and widening
 - 1.5. Hwy 1 at Lickman Rd - Interchange improvements and park and ride

High Priorities

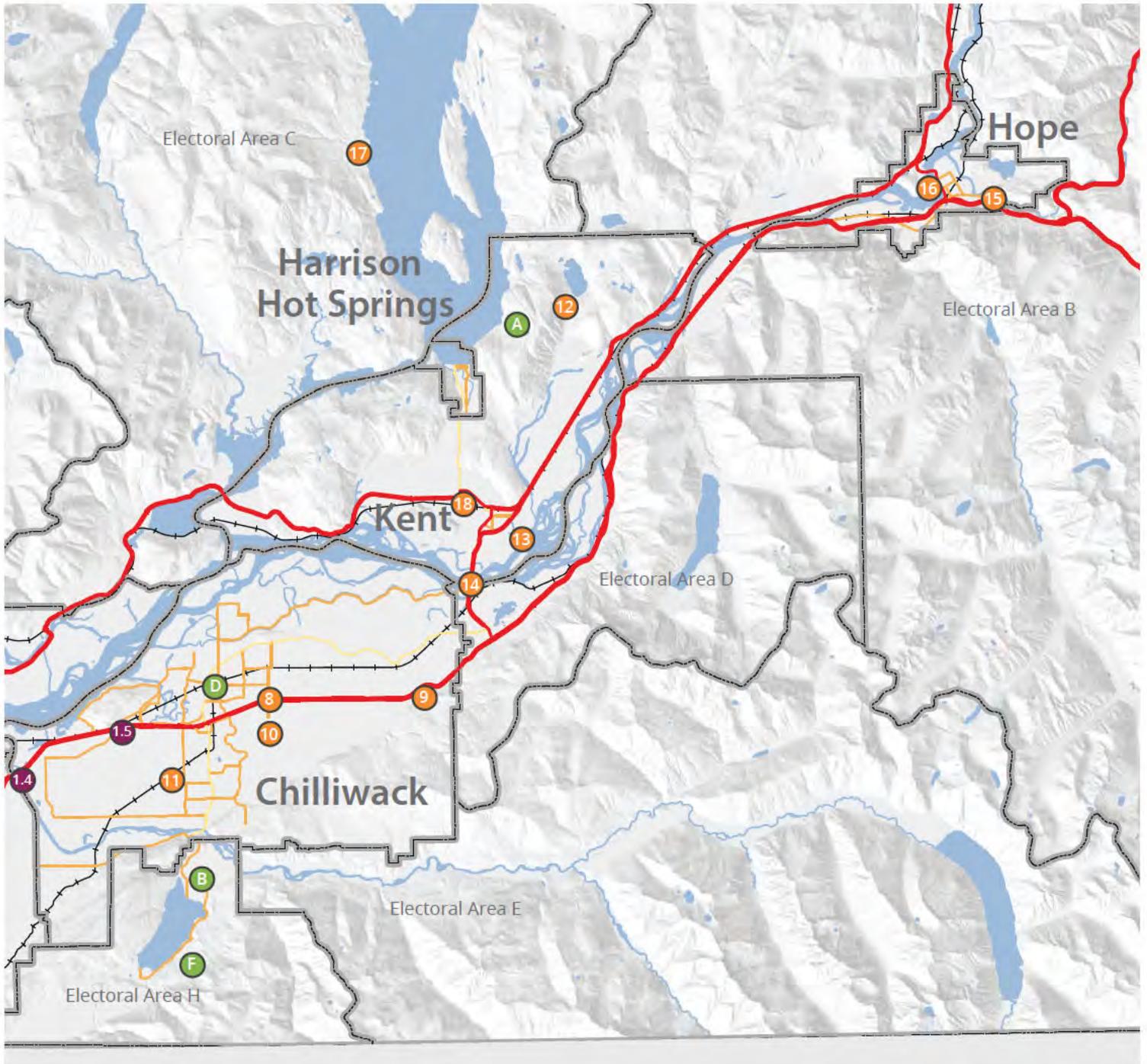
2. Marshall Rd extension - King Rd to Mt. Lehman
3. Fraser Hwy widening - Mt. Lehman to Aldergrove
4. Maclure Rd - Connector between Hwy 11 to McCallum
5. Hwy 7 widening - Mission to Maple Ridge
6. North of Fraser transit connections - West to Maple Ridge & east to District of Kent
7. Bypass between Hwy 7 and 1st Ave (Mission)
8. Hwy 1 at Prest - Interchange upgrade
9. Hwy 1 at Annis Rd - Interchange upgrade
10. Prest Rd upgrade - Chilliwack Central to Bailey
11. Valley Rail Trail south to Yarrow (Active transportation)
12. Emergency access route Rockwell to Lougheed Hwy
13. Bypass between Hwy 7 & Haig Hwy
14. Rosedale Bridge seismic and safety retrofits or replacement
15. Othello Road improvements (Hope)
16. Fraser Bridge pedestrian crossing (ETF - Hope active transportation)
17. West-side Harrison Lake to Lillooet Lake - FSR Improvements
18. Highway 7 at Hot Springs Rd - Intersection upgrade
19. Highway 7 Dewdney Bridge replacement

Medium/Long-Term Priorities

- A. Rockwell Drive Upgrades
- B. Cultus Lake - Emergency access route
- C. Vedder Way extension - Lonzo Rd to McClary Ave under Hwy 1
- D. CN grade Separation at Young Road
- E. McKee Rd upgrade - New overpass over Hwy 11 to George Ferguson
- F. Columbia Valley Hwy - Pedestrian and bike lane upgrades



*Regional transportation priorities being finalized

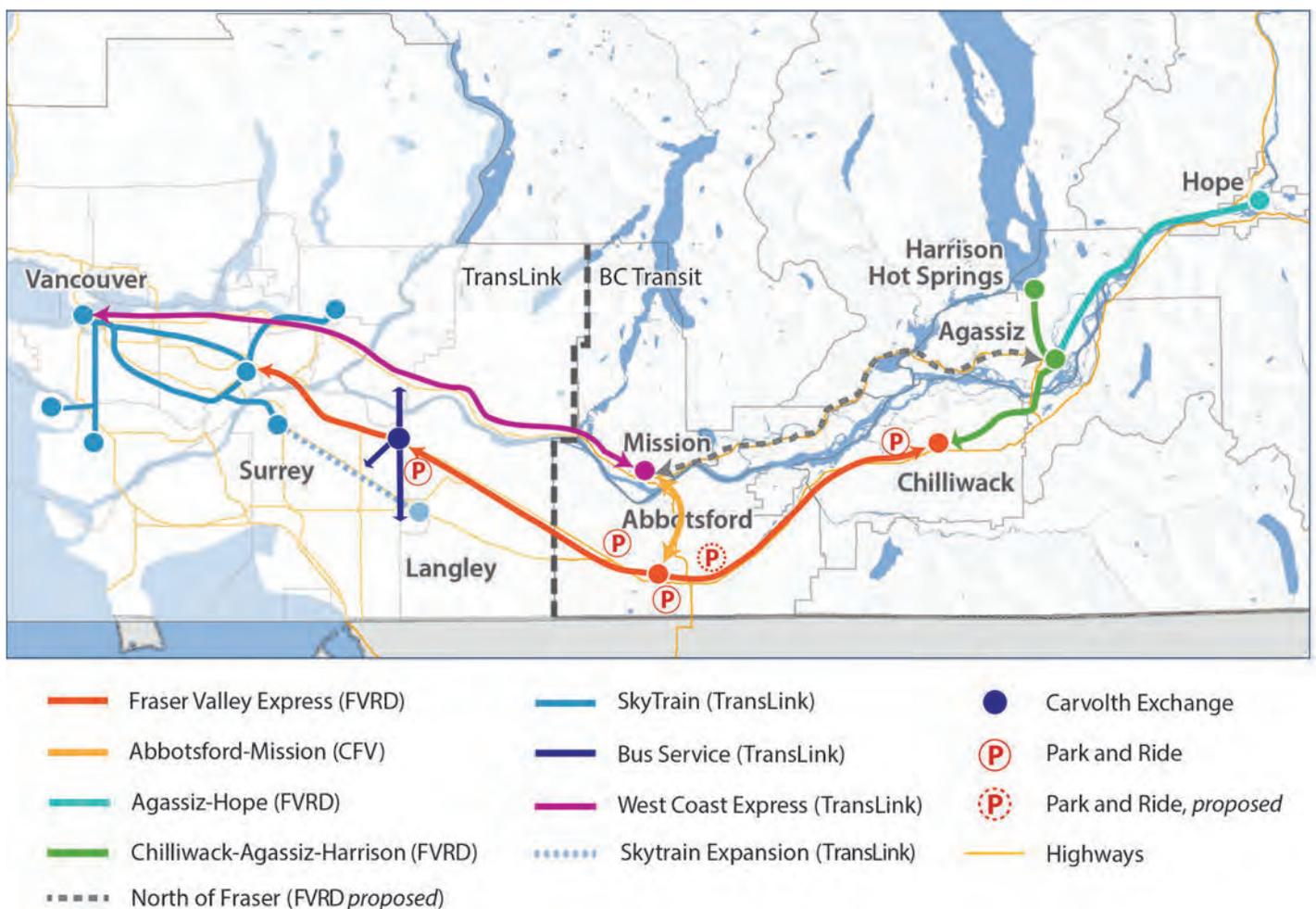


Map 9. Regional Transit Network

The *Strategic Review of Transit in the Fraser Valley (2010)* was a partnership between the Ministry of Transportation and Infrastructure, FVRD, BC Transit, and TransLink. It provided a 25 to 30 year vision and a 20 year strategy to guide the significant expansion of transit services, facilities, and policies needed to make transit an attractive transportation choice for Fraser Valley residents and visitors.

The FVRD's inter- and intra-regional transit network is a product of the *Strategic Review* and subsequent *Transit Future Plans*. New services are being implemented, some well before the timelines set out in the *Strategic Review*, demonstrating the FVRD's commitment toward supporting more sustainable land use patterns, providing attractive transportation alternatives, and reducing greenhouse gases.

Until recently, the lack of integrated transportation services between Metro Vancouver and the FVRD and its communities forced residents and visitors to primarily travel by private vehicle. Improved transit service between Harrison Hot Springs and Chilliwack, the introduction of the Fraser Valley Express (FVX) between the City of Chilliwack, City of Abbotsford, and Metro Vancouver, and a new connection between the Districts of Hope and Kent, represent a significant expansion of transit in the region. In 2022, the FVX service expanded to connect directly with SkyTrain at the Lougheed Town Centre Station in Burnaby. These routes add to existing inter-municipal connections within the FVRD and the inter-regional rail connection provided by West Coast Express.





West Coast Express, Mission

Dale Klippenstein



Fraser Valley Express (FVX), Abbotsford

7.0 Infrastructure & Services

Goal: To provide efficient, sustainable, and cost effective services that contribute to compact and sustainable growth.

Like most regions across Canada, communities in the Fraser Valley are feeling pressure to upgrade and expand their infrastructure to meet growing demand. A large share of financial resources goes into infrastructure, especially as the costs of maintaining aging infrastructure continues to grow. Given the significant costs associated with infrastructure development, municipalities and electoral areas are in the position of having to make difficult decisions that directly impact the lives of residents.

Building more compact communities is one of the most effective ways to reduce infrastructure costs. Compact development minimizes the need for new and expanded systems and reduces maintenance costs over the long-term. To manage aging infrastructure, communities throughout the region have expressed interest in finding ways to collaborate that will be more cost effective and share the burden of liability.

In the FVRD's 2016 Solid Waste Management Plan, the region set an ambitious target to achieve 90% diversion rate by 2025. Achieving this goal will require commitments from both the public and private sectors to more effectively manage and reduce the overall amount of solid waste produced in the region. It will also require taking a more innovative approach to solid waste management practices, and a high level of public education. The region is committed to finding solutions that effectively manage waste without impacting air quality.

In addition to the services that affect our daily lives are those services we hope we never have to use. Climate change is expected to lead to more extreme weather events, and the region will need to adapt to these new conditions and be prepared to respond to emergencies resulting from these events. Emergency services help to encourage public preparedness, ensure that organizations are prepared in the event of an emergency, and that plans are in place to mitigate any disasters. The region will continue to develop and expand these services in ways that are adequate, safe, efficient, and ensure sustainable development over the long-term.

7.1 Provide safe and efficient access to basic utilities

- a. Ensure rural communities have access to effective and efficient water and sewer systems that protect public health and the environment and support establishing MOUs with Indigenous communities which will improve basic utilities.
- b. Support the installation and maintenance of water and sewer systems that have high design standards, encourage compact development, and are environmentally, economically, and socially sustainable.
- c. Explore the viability of green infrastructure and new and emerging technologies that can improve efficiencies and minimize future infrastructure investments.
- d. Clarify existing partnerships and explore new opportunities for joint ventures and cost sharing when building new infrastructure projects and maintain aging infrastructure to achieve economies of scale.

7.2 Ensure responsible management of solid waste

- a. Implement the FVRD's Solid Waste Management Plan to effectively manage and reduce the region's solid waste.
- b. Commit to achieving Zero Waste over the long-term, applying strategies that will not negatively affect air quality.
- c. Educate the public on sustainable waste management practices (i.e. zero waste, recycling,

composting, and Advanced Material Recovery).

- d. Consider a regional approach to waste management for materials recovery in order to achieve economies of scale and meet regional waste diversion goals.

7.3 Ensure public safety through emergency management planning

- a. Evaluate potential impacts of emergency events across the region on a continual basis and support measures to mitigate disasters.
- b. Continue working with the Fraser Basin Council, regional partners, and senior governments on the Lower Mainland Flood Management Strategy initiative.
- c. Continue to implement the FireSmart program and community wildfire protection plans.
- d. Consider developing - in collaboration with Indigenous communities and local governments - a regional system for hazard management.
- e. Collaborate with the Province to identify and address emergency services gaps in rural areas, particularly in regards to wildfire, flooding, and landslide risks near highways and residential areas.
- f. Collaborate with local governments, Indigenous governments, the provincial and federal

governments, and outside agencies to develop strategies for community recovery and resiliency should an emergency occur.

- g. Advocate that senior governments develop a plan for alternative access and evacuation should an emergency event block a major transportation corridor within the region.
- h. Collaborate with adjacent regional districts in preparing for emergency events that have impacts across jurisdictional boundaries.
- i. Explore regional and sub-regional partnerships for emergency management planning and emergency support services.

7.4 Minimize the impact of large-scale utility corridors that traverse the region

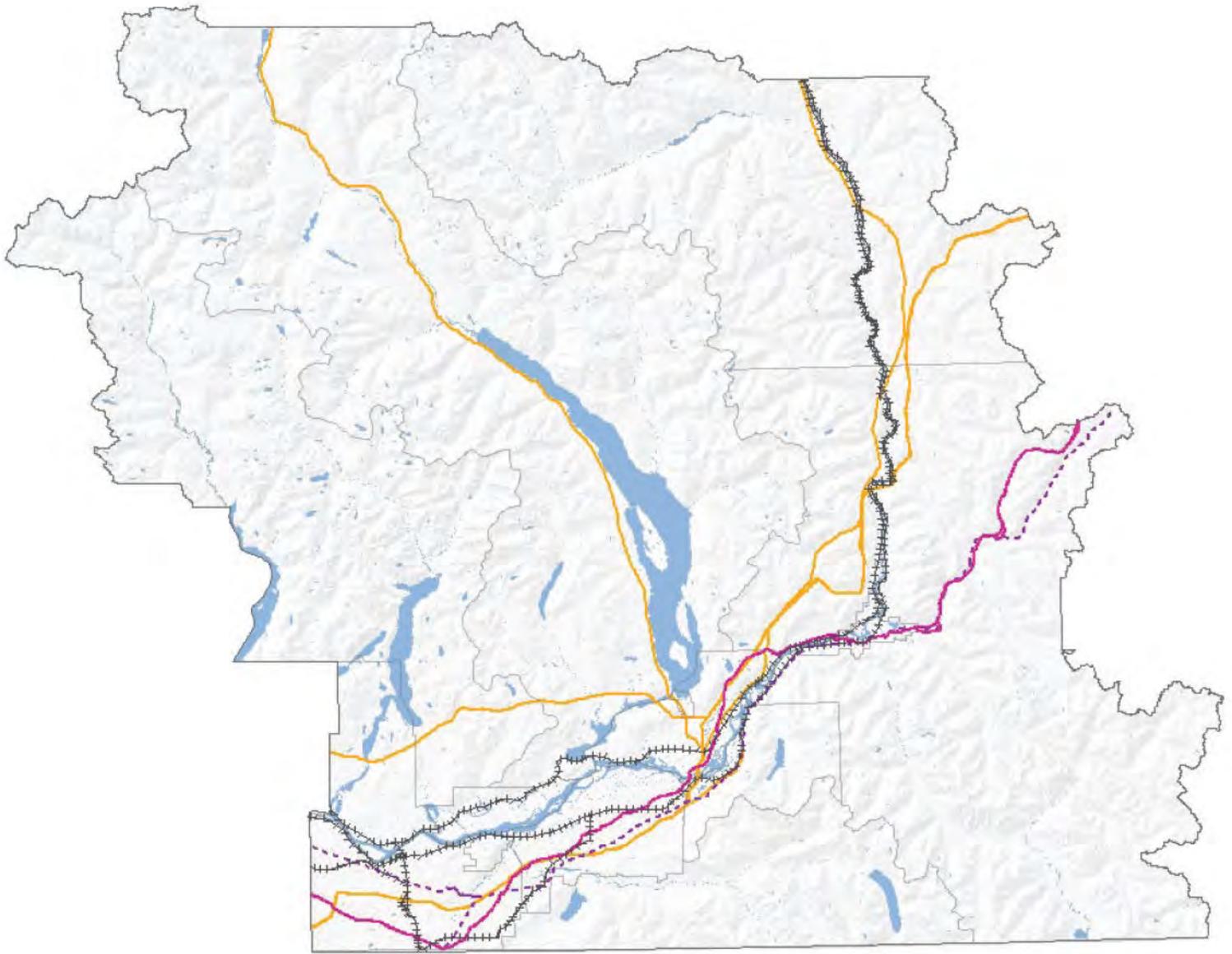
- a. Minimize the impact of major utility corridors such as power lines, pipelines, and railways on communities, agricultural productivity, drinking water, and the cultural and natural health of the environment.
- b. Work with railway companies and the federal government to ensure high safety standards for transport of goods by rail, particularly within community boundaries.



November 2021 Flooding on Highway 7 East of Agassiz

Ministry of Transportation and Infrastructure

Map 10. Utility Corridors



- | | |
|---|--|
|  FVRD Jurisdictions |  Oil Pipeline |
|  Interprovincial Railway |  Natural Gas Pipeline |
| |  BC Hydro Transmission Line (300-500 Voltage) |



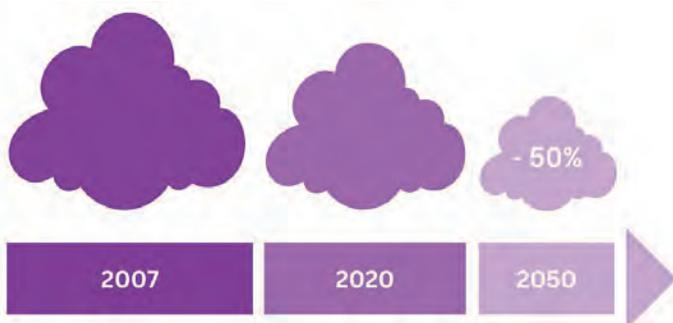
8.0 Climate Change

Goal: *To mitigate the region’s impact on global climate change and adapt to the impacts of climate change on the region.*

As signatories to the British Columbia Climate Action Charter, the FVRD, along with its member municipalities, has committed to creating compact and energy efficient communities. The provincial government has also enacted legislation and policies intended to encourage GHG emission reductions. The *Local Government Act* requires that all regional growth strategies include GHG emissions reduction targets and actions.

Through a combination of efforts to reduce the consumption of energy, increase energy efficiency, prioritize clean energy, and reduce GHG emissions, the region will work toward achieving its GHG reduction targets. Taking action will help to reduce energy costs, and contribute to a healthier future for both FVRD residents and our neighbours.

There is also a need for increased climate change resiliency. The region is expected to have drier, warmer summers and wetter winters, with more extreme weather events. In 2021, the region experienced a heat dome with record high temperatures and drought, and then a series of atmospheric rivers in the fall that delivered record rainfall that resulted in significant flooding, landslides, and riverbank erosion. These types of events are expected to be more frequent in the future and something the region will need to address.



Regional GHG Emissions Reduction Targets (Per Capita)

8.1 Mitigate the region’s impact on global climate change

- a. Ensure that land use, transportation, and other planning decisions at the regional level consider the impacts of GHG emissions on global climate change.
- b. Work with municipalities to achieve a region-wide per capita reduction in GHG emissions of 50% by 2050, relative to 2007 levels.
- c. Update regional GHG reduction targets to better align with Clean BC Roadmap to 2030.
- d. Update the FVRD’s GHG monitoring methodology.
- e. Promote development and sustainable management of local, clean, non-combustive, and renewable energy supplies that reduce GHG emissions and protect air quality.
- f. Encourage senior governments and energy providers to promote energy efficient incentive programs on a region-wide basis.
- g. Support community design that facilitates active transportation to reduce GHG emissions.
- h. Encourage use of high energy efficiency building standards to reduce energy costs and GHG emissions in all new developments.
- i. Encourage individual, municipal, Indigenous community, and region-wide efforts to improve energy and water conservation and efficiency through education and other initiatives.
- j. Work with the Province to encourage and incentivize best practices in farming that reduce greenhouse gas emissions and protect environmentally sensitive areas, air quality, soil, and water resources.

8.2 Adapt to the impacts of climate change

- a. Ensure that land use, transportation, water supply management, and other planning decisions at the regional level take climate change impacts into account.
- b. Collaborate with member municipalities, Indigenous governments and agencies, and senior governments to develop a regional Climate Change Resiliency Plan.
- c. Research and promote best practices for climate change mitigation and adaptation.
- d. On an annual basis, ensure that provincial infrastructure maintenance scheduling takes climate change into account in order to mitigate the impacts of potential extreme weather events and reduce disaster risk.
- e. Advocate that senior governments improve weather forecasting and risk level communications to better prepare the public, local governments, Indigenous communities, and businesses for extreme weather events.



DRIER, WARMER SUMMERS

- Increased drought risk
- Greater frequency and intensity of extreme heat events
- Disrupts flowering and pollination
- Increased pest and disease pressures



WETTER WINTERS

- Increased freshet flood risk
- Increased precipitation and extreme events
- Erosion and nutrient leaching
- Crop damage



2021 Atmospheric River Event, Coquihalla Highway at Juliet

Ministry of Transportation and Infrastructure

Implementation

Regional Context Statements

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

Once the RGS has been formally accepted by all affected local governments, each member municipality has two years to adopt a Regional Context Statement in their OCP. The Regional District Board in turn must accept the Regional Context Statements. Electoral area planning and zoning must be consistent with RGS policies.

In order to simplify the process and apply a level of consistency across the region, Regional Context Statements shall, at a minimum, include:

- A written description of how the OCP relates to each of the goals and objectives of the RGS; and
- Where there are inconsistencies, a description of how the OCP will become consistent over time.

Once the RGS has been adopted, all bylaws adopted by the regional district must be consistent with the RGS. However, as set out in Section 445 of the *Local Government Act*, the RGS does not commit or authorize a regional district to proceed with any project or action specified within the plan.

Implementation Agreements

Implementation Agreements can be used to implement aspects of an RGS. An IA is a partnership agreement between a regional district and other levels of government, their agencies, Indigenous governments, or other bodies which spell out the details of how certain aspects of a regional growth strategy will be carried out. The primary focus, however, is on provincial ministries and agencies.

According to the Province, such agreements are an important tool designed to promote coordinated local/provincial actions. These agreements are the primary means for the regional district and the provincial government to commit to actions on implementation of the RGS.

Monitoring and Evaluation

Under British Columbia's *Local Government Act*, every regional district with a regional growth strategy is required to review and monitor the RGS periodically. The FVRD will work on a continuing basis with local municipalities and provincial agencies to achieve the objectives outlined in the RGS and to track progress.

Although the RGS takes a long-term perspective, it is important that the RGS is periodically reviewed and updated to ensure that the policies remain relevant. The FVRD will take the following actions to monitor progress on a region-wide level:

- Work with municipalities to develop Regional Context Statements for official community plans;
- Prepare an annual monitoring report to evaluate progress in achieving the goals outlined in the RGS;
- Maintain a GIS database with up-to-date spatial information; and
- Consider a review of the RGS every five years.

Figure 2. Relationship Between the Regional Growth Strategy and Official Community Plans



Amendment Process

Section 437 of the *Local Government Act* allows for both major and minor amendments to the Regional Growth Strategy. In both cases, the process to initiate amendments to the Regional Growth Strategy is by resolution of the regional board. Municipalities are encouraged to discuss the reasons for an amendment with the regional district prior to submitting a request for amendment.

Should a local government wish to request an amendment, it must be forwarded to the regional board as a resolution of Council. Submissions must be accompanied by a report explaining the planning justification and rationale for the amendment request. It is encouraged, but not mandatory, that referral requests be given after first reading by the municipal council.

All proposed amendments to the Regional Growth Strategy will be forwarded to the Board. Where the Board resolves to proceed with a request, the Board will:

- Agree whether the request should be treated as a minor or major amendment.
- Provide written notice to affected local governments of the proposed minor amendment along with any other relevant supporting documentation and the date, time, and place of the first reading.
- Provide a minimum of 30 days for affected local governments and agencies to respond.
- Consider comments provided by affected local governments prior to giving first reading to the proposed amendment bylaw.
- Consider the need for a public hearing.

Criteria and Procedures for Major Amendments

An amendment to the RGS is considered major if the proposed change includes one or more of the following:

- The addition or deletion of Regional Growth Strategy goals;
- Amendments to the minor amendment process as outlined below;
- Proposed changes to Regional Growth Boundaries pertaining to land that is not adjacent to the existing Regional Growth Boundary, unless identified in the RGS as a municipal special study area; or
- Other criteria as specified in Section 437 of the *Local Government Act*.

Major amendments to the RGS must be accepted by all affected local governments in accordance with the provisions of Section 436 of the *Local Government Act* and must follow the same process that is required to adopt the RGS.

Criteria and Procedures for Minor Amendments

Minor amendments may be made to the Regional Growth Strategy provided they fit one or more of the following criteria:

- Amendments to population or employment projections, tables, figures, grammar, or numbering that do not alter the intent of the RGS;
- Policy amendments that do not alter the intent of the RGS;
- Text and map amendments required to correct errors or to update information;
- Amendments resulting from a full official community plan process;
- Changes to evaluation and monitoring of RGS goals; or
- Minor changes to lands adjacent to the existing Regional Growth Boundary.

Minor Amendment Process

The procedure for minor amendments is as follows:

Public Hearing Required

If at first reading, the amending bylaw receives an affirmative vote by the Board, and it is determined that a public hearing is necessary, a public hearing will take place after the second reading. In consideration of public comments, the bylaw may then be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy bylaw under Section 207 and the Board’s procedure bylaw.

No Public Hearing Required

If at first reading, the amending bylaw receives, by simple majority, an affirmative vote of the Board and it is determined that no public hearing is necessary, the bylaw may be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy bylaw under Section 207 of the *Local Government Act* and the Board’s procedure bylaw.

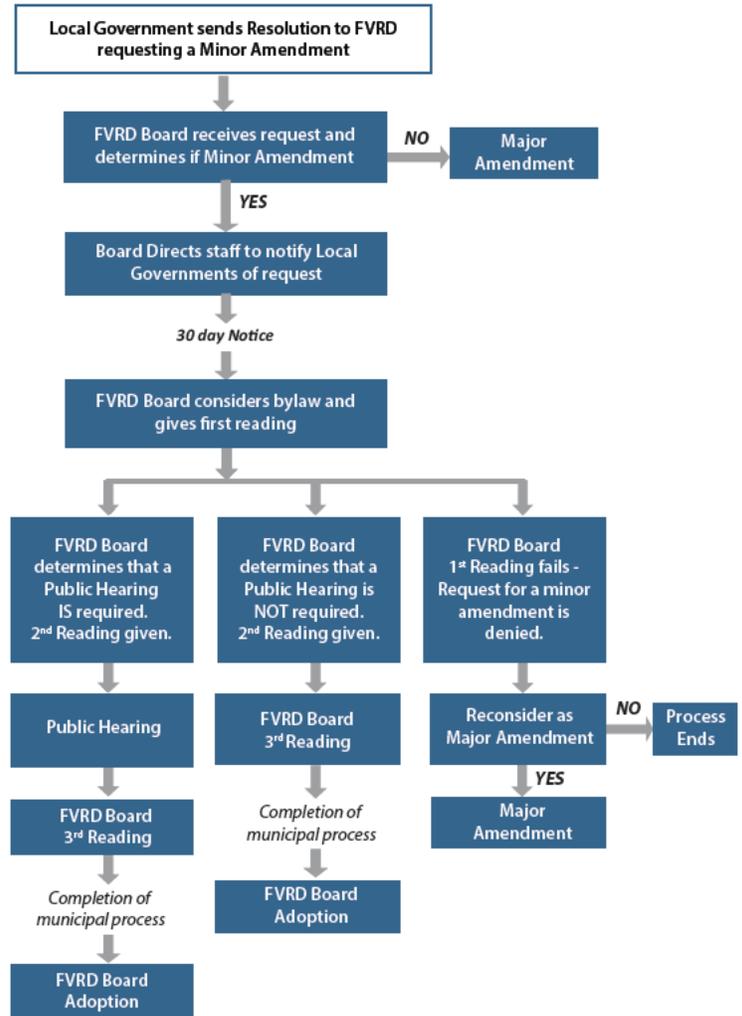
Final Adoption

In either of the above two cases, final adoption of the minor amendment on the part of the Board will take place only after the municipal council has given final approval to the municipal application or initiative for which the amendment is requested. This is to ensure that the reason for the RGS amendment is first upheld at the municipal level.

If at first reading, the amending bylaw does not receive an affirmative vote of the Board, the bylaw may only be adopted in accordance with the major amendment procedure established by Section 432 in which case acceptance by affected local governments is required. *(Please refer back to Criteria and Procedures for Major Amendments)*

Where an RGS amendment is tied to a municipal process, the RGS amendment bylaw will not be adopted until the municipal process is complete.

Figure 3. RGS Minor Amendment Process





Fraser Valley Regional District

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DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 20, 2024 **FILE:** 6440-02
SUBMITTED BY: Robin Beukens, Director of Community Development
MEETING DATE: February 26, 2024
SUBJECT: **HOUSING LEGISLATION OVERVIEW**

PURPOSE:

To provide an introductory overview of *Bill 44, 2023 Housing Statutes (Residential Development) Amendment Act* and *Bill 46, 2023 Housing Statutes (Development Financing) Amendment Act*, and outline what is required of the District of Hope to comply with the legislation.

RECOMMENDATION RESOLUTION:

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.

A.

ANALYSIS:

Bill 44, 2023 Housing Statutes (Residential Development) Amendment Act:

On November 30, 2023 Bill 44, 2023 *Housing Statutes (Residential Development) Amendment Act*, received royal assent.

Public Hearings (Immediate):

As of the reading of the legislation on November 30, 2023 a local government must not hold a public hearings for residential rezonings if the OCP is consistent with the proposed use. This applies to projects that are fully residential or where the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development. The District will be amending Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93 to align with these changes. Other forms of public engagement such as public information meetings, open houses, pop up booths, etc., can still be used.

Small-Scale Multi-Unit Housing (Zoning Bylaw updated by end of June 2024):

The following must be permitted in zones currently allowing for single family and duplex housing within the regional growth boundary and connected to community sewer and water:

- Parcels of land 280 m² or smaller must allow a minimum of 3 units.
- Parcels of land larger than 280 m² must allow a minimum of 4 units.

All municipalities that are over 5,000 in population as of the 2021 census are required to comply with the housing legislation related to small-scale multi-unit housing.

Previously, if a property owner wanted to add more housing to their property, they would have to apply to rezone the property. The new housing rules mean that the District must change the zoning on those properties to allow up to 4 housing units, so that property owners do not have to rezone their property to build more housing.

Affected zones include:

- Single Family Residential (RS-1) Zone
- Single Family Residential with Secondary Dwelling (RS-1S) Zone
- Single Family Residential with Secondary Suite (RS-1T) Zone
- Compact Single Family Residential (RS-2) Zone
- Compact Single Family Residential with a Secondary Suite (RS-2T) Zone
- Two Family Residential (RT-1) Zone
- Comprehensive Development (CD-3) Zone
- Comprehensive Development (CD-7) Zone

The new housing rules mean that up to 4 housing units will be allowed on most properties in single-family neighbourhoods. As shown below, examples could include secondary suites, coach houses, garden suites, duplexes, triplexes, and fourplexes.



Source: BC Ministry of Housing

While up to 3 or 4 units must be permitted depending on lot size, owners still have the option to construct fewer units on the parcel if they wish. An owner can choose to construct one single family home on a parcel with no suites if they want to.

In order for the development of up to 3-4 units to be feasible, the Province has put out a Provincial Policy Manual & Site Standards that includes recommendations for parking; front, rear, and side yard setbacks; lot coverage; and height. The more flexibility provided, the more feasible these developments are. Municipalities can consider their local context and develop regulations that are reasonable in nature for the local setting. Development permit areas will continue to apply.

For residential zones in rural areas outside the regional growth boundary, and not connected to community sewer and water, the District must permit at least one accessory dwelling unit, such as a secondary suite or stand-alone accessory dwelling unit in rural land use zones where single family houses are permitted. One accessory dwelling unit is already permitted in the following rural zones:

- Limited Use (L1) Zone
- Agricultural (AG-1) Zone
- Rural (RU-1) Zone
- Country Residential (CR-1) Zone

Council will be involved in the coming months to receive further information and provide direction on the zoning bylaw changes.

Housing Needs Report (End of 2024):

Housing Needs Reports were first introduced as a requirement in 2019. The first versions of housing needs reports required a 5-year forecast for housing needs. The new legislation has changed this to a 20-year forecast for housing needs, and includes a requirement that these reports be updated every 5 years.

Alignment of OCP and Zoning bylaw with Housing Needs Report (End of 2025):

Municipalities will be required to align their Official Community Plan (OCP) and Zoning Bylaw with their Housing Needs Report. This will require OCPs and Zoning Bylaws to allow for enough housing for the next 20 years as outlined in the Housing Needs Report.

Bill 46, 2023 Housing Statutes (Development Financing) Amendment Act:

On November 30, 2023, Bill 46, 2023 *Housing Statutes (Development Financing) Amendment Act*, received royal assent. Bill 46 was introduced to update legislation for development cost charges and to introduce amenity cost charges, formerly known as community amenity contributions.

Development Cost Charge Bylaw (immediate):

Hope currently has a Development Cost Charge (DCC) Bylaw in place. Traditionally DCCs were collected for:

- water,
- sewer,
- drainage,
- highways,
- and parkland (restricted).

With the new legislation that has now been expanded to include:

- fire,
- police,
- solid waste,
- and recycling.

The DCCs for fire, police, solid waste, and recycling can be applied to facilities, but not operations.

Amenity Cost Charge Bylaw (immediate):

Amenity cost Charges are new, replacing Community Amenity Contributions. Formerly municipalities could negotiate amenity contributions as part of the development process. Amenity Cost Charge Bylaws will outline how and what amenity costs are collected for. Amenity cost charges can be collected for including, but not limited to the following:

- community youth or seniors centre,
- recreation or athletic facility,
- library,
- day care,
- and public square.

The development of an Amenity Cost Charge Bylaw must include a land economic assessment to ensure that the amounts collected for amenity cost charges does not inhibit development. An annual financial report must be provided on amenity cost charges by the Director of Finance.

Other Updates:

Subdivision Servicing Bylaw

The Subdivision Servicing Bylaw will be updated to align with the changes in the above noted bylaws.

Public Engagement:

Many of the projects listed above include a legislative requirement to consult with the public. District staff will ensure that these requirements are met, and that the public is informed and engaged on these projects as they move forward.

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?
The District is required to comply with the legislation.
2. Is it a flexible platform for future steps towards our vision, goals and objectives?
The District is required to comply with the legislation.
3. Will it provide a good return on investment?
The District is required to comply with the legislation.

C. Links:

- *Bill 44, 2023 Housing Statutes (Residential Development) Amendment Act*
[Bill 44 - Housing Statutes \(Residential Development\) Amendment Act, 2023, 4th Session, 42nd Parliament \(2023\) \(leg.bc.ca\)](#)
- *Bill 46, 2023 Housing Statutes (Development Financing) Amendment Act*
[Bill 46 - Housing Statutes \(Development Financing\) Amendment Act, 2023, 4th Session, 42nd Parliament \(2023\) \(leg.bc.ca\)](#)
- Provincial Policy Manual & Site Standards (SMMUH)
[Provincial Policy Manual & Site Standards: Small-Scale, Multi-Unit Housing \(gov.bc.ca\)](#)

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development

Original Signed by John Fortoloczky
Chief Administrative Officer



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 21, 2024

FILE: LDP 01/24
Bylaw 1573

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: February 26, 2024

SUBJECT: **APPLICATION FOR ZONING BYLAW TEXT AMENDMENT;
MIKE MAMMONE - AGENT**

PURPOSE:

To give Bylaw No.1573, 2024 third reading.

RECOMMENDATION:

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.

ANALYSIS:

A. Rationale:

Background – At the February 12, 2024, meeting, Council gave first and second reading to Bylaw No.1573, 2024 to amend the definition of a Hotel, Motel, or Motor Inn and to amend the minimum lot area for a parcel for hotel, motel, or motor inn within the Downtown Commercial (CBD) Zone. The developer’s ambition is to construct a two-story building for a café and motor inn at 320 Fort Street.

Staff proposed to add the requirement for an on-site overnight caretaker. This is consistent with other hotels, motels, and motor inns throughout the community and provides clarity moving forward when determining if a proposal is for a hotel, motel, or motor inn, or short-term rental accommodation. It also helps ensure hotels, motels, and motor inns are properly monitored and managed. This definition will apply to the entire zoning bylaw.

The applicant requested a change to reduce the minimum lot area for a parcel to be created by subdivision for a hotel, motel or motor inn from 1000 square meters (~10,760

square feet) to 550 square meters (~5920 square feet) in the Downtown Commercial (CBD) Zone. The applicant's parcel at 320 Fort Street is 557 sq meters (~6,000 square feet). The text amendment for the parcel size change will apply to the entire Downtown Commercial (CBD) Zone. Staff support this, as this will allow hotels, motels, or motor inns on more parcels within the downtown, potentially increasing the number of visitors to the downtown.

If the proposal for a zoning text amendment to reduce the parcel size from 1,000 sq meters to 550 sq meters is successful, there will be forthcoming a request for parking variance and Downtown Hope Revitalization form and character development permit as part of their application.

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 February 16, 2024 and February 23, 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.1573, 2024. The District of Hope has received no submissions from the public. District staff continues to support this request for zoning text amendment.

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:
 1. *Compact, connected, and walkable built environment; and*
 2. *Economic and community development*
2. Is it a flexible platform for future steps towards our vision, goals and objectives?
This updated definition of hotel, motel or motor inn is rigid but provides better regulation moving forward, while the decrease in parcel size is flexible and provides more opportunities for development on smaller parcels.
3. Will it provide a good return on investment?
This proposal will encourage development in the downtown core.

C. Attachments:

- Bylaw No.1573, 2024

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens

Director of Community Development

Original Signed by John Fortoloczky

Chief Administrative Officer

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 XX day of XXXXX, 2024.

Read a third time this XX day of XXXXX, 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



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 20, 2024 **FILE:** LDP 01/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: February 26, 2024

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

PURPOSE:

To obtain Council's approval for Development Variance Permit (DVP) for a parking variance in order for the applicant to proceed with a mixed-use building.

RECOMMENDATION

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.

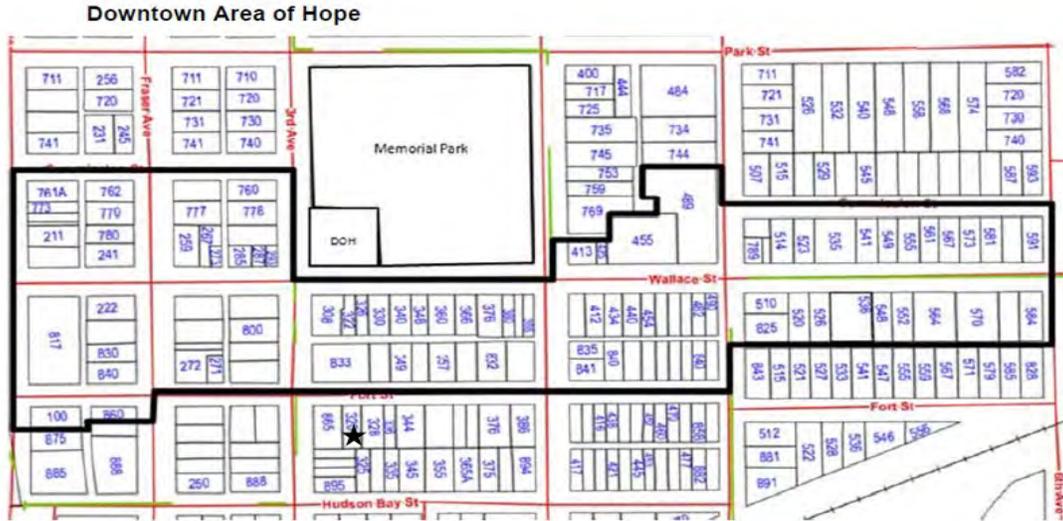
ANALYSIS:

A. Rationale:

Proposal –

The applicant would like to construct a mixed-use building consisting of a commercial ground floor and a motor inn above. The commercial ground floor is intended to be a café for motorcycle enthusiasts. The motor inn component above the ground floor is to have four (4) units and is also targeted at motorcycle enthusiasts.

Parking Variance – 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.

Staff support the variance because of the benefit that this development could provide for the area. 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 YDYD Plan 753 |
| 3) PID Number: | 012-083-399 |
| 4) Current Zoning: | Downtown Commercial (CBD) |
| 5) Current OCP Designation: | Downtown Hope |

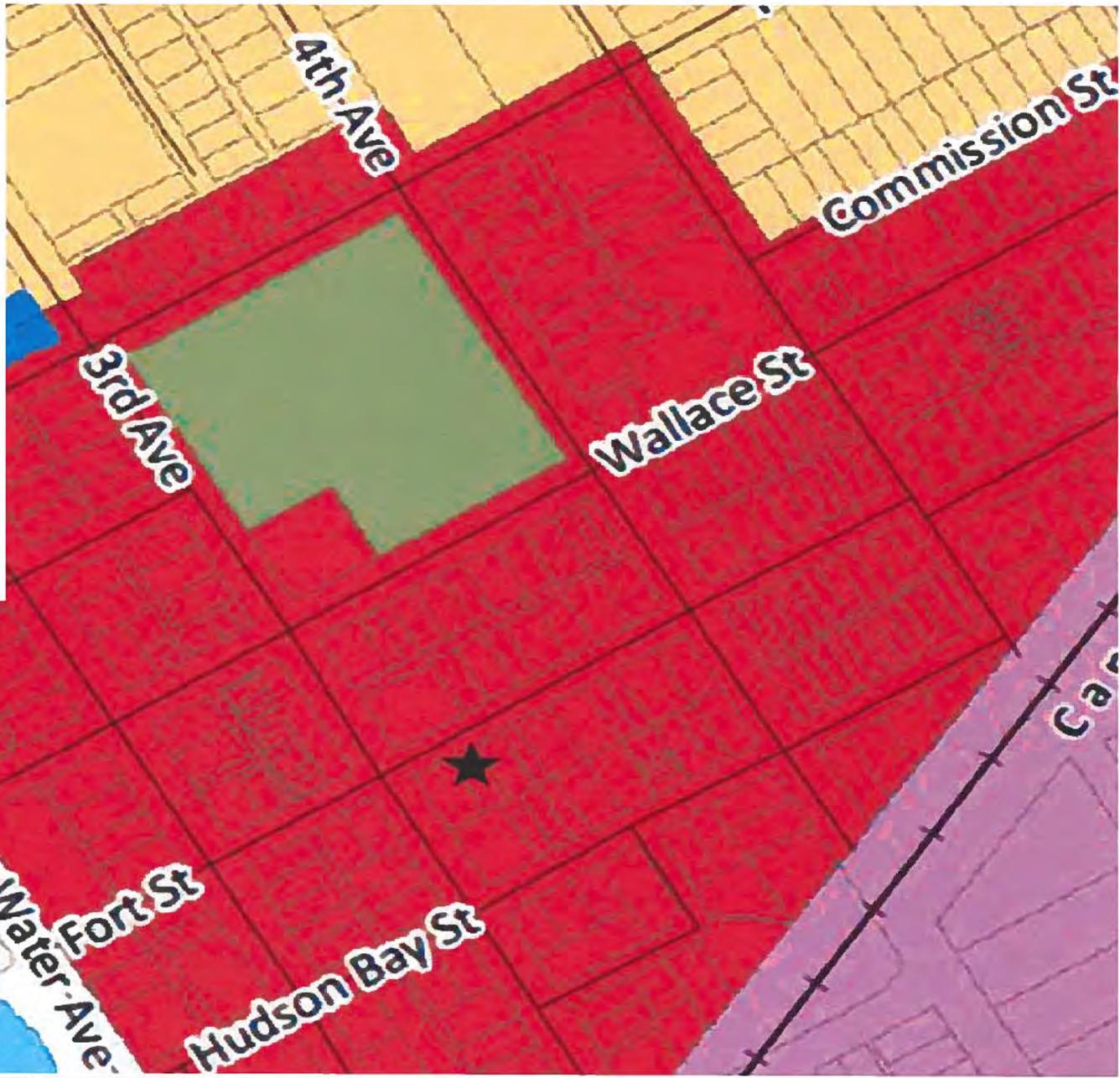
Prepared by:

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

REPORT DATE: February 16, 2024 **FILE:** LDP 4/24

SUBMITTED BY: Robin Beukens, Director of Community Development

MEETING DATE: February 26, 2024

SUBJECT: **GEOTECHNICAL HAZARD DEVELOPMENT PERMIT
66422 OTHELLO ROAD - DANIEL DIACONU-AGENT**

PURPOSE:

To obtain Council's approval to issue a Geotechnical Hazard Development Permit in order to construct a new single family dwelling.

RECOMMENDATION:

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.

ANALYSIS:

A. Rationale:

Background – The property is zoned as Country Residential (CR-1). The owner/developer intends to construct a new single family dwelling and is required to obtain an assessment by a qualified professional for their geotechnical hazard development permit.

Geotechnical Hazard Development Permit (DP) – As identified in the District of Hope Official Community Plan (OCP) Bylaw 1378, the subject property falls within the Uncertain and High Geotechnical Hazard area. The applicant has retained the services of a qualified professional to determine the geotechnical hazard(s) to which the site is subjected. A covenant saving the District harmless must be registered on the property title.

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 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
- OCP Map
- Geotechnical Hazard Map Excerpt
- Site Plan Excerpt

D. Property Information:

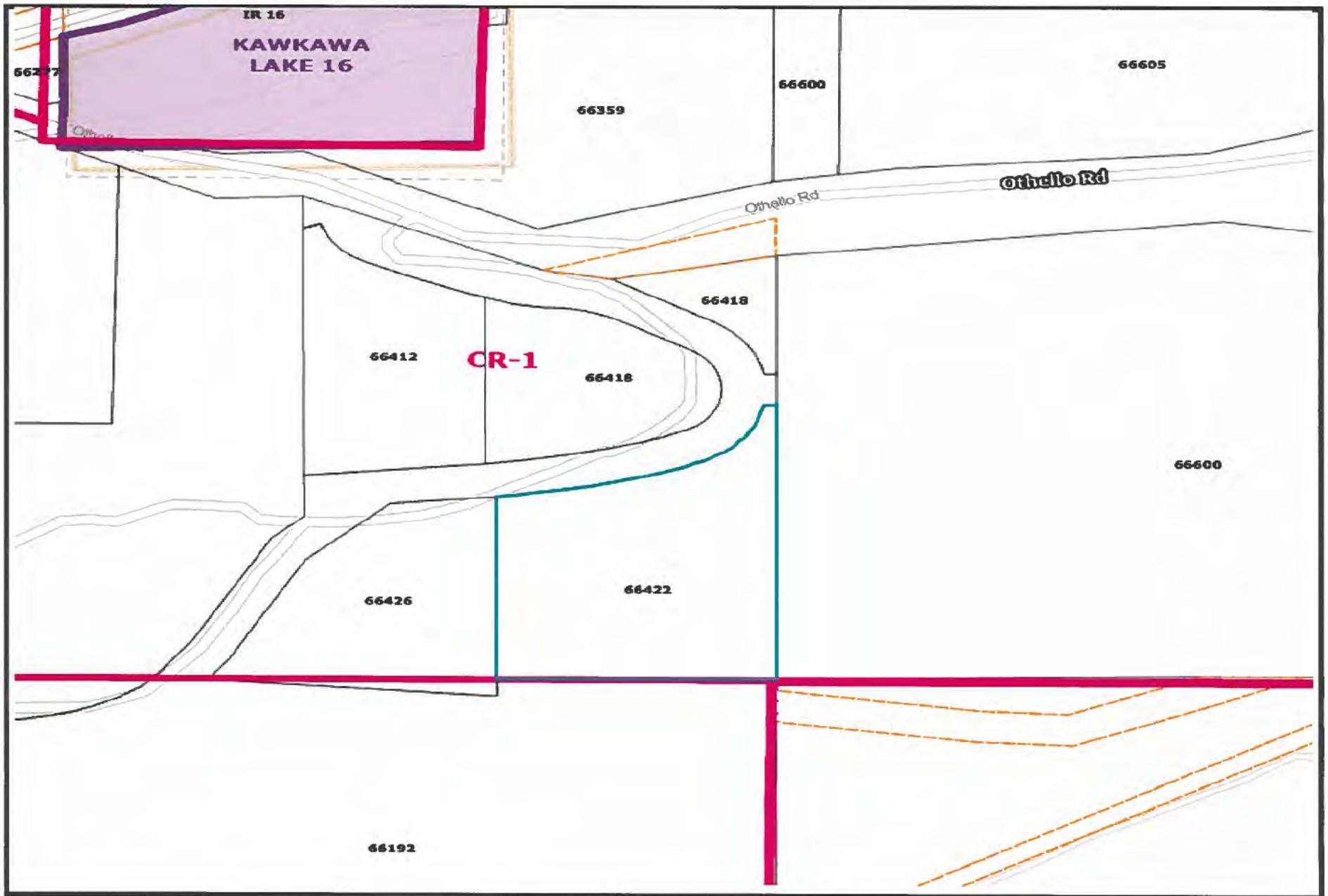
- 1) Civic Address: 66422 Othello Road
- 2) Legal Description: Lot 3 Sec 11 TWP 5 RGE 26 W6M YDYD Plan EPP42543
- 3) PID Number: 029-675-961
- 4) Current Zoning: Country Residential (CR-1)
- 5) Current OCP Designation: Country Residential

Prepared by:

Approved for submission to Council:

Original Signed by Robin Beukens
Director of Community Development.

Original Signed by John Fortoloczky
Chief Administrative Officer



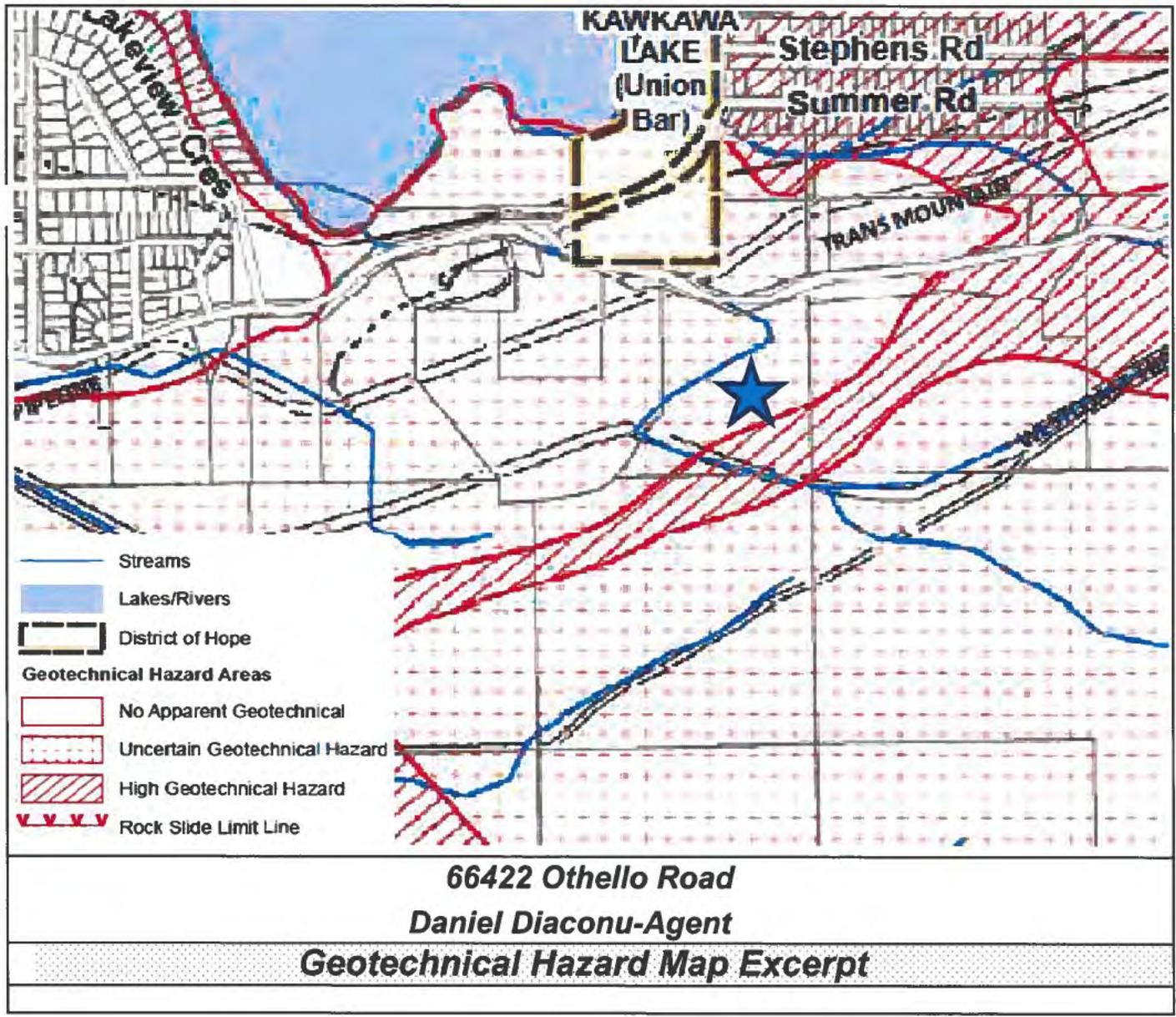
66422 Othello Road
Daniel Diaconu-Agent

Location & Zoning Map Excerpt



**66422 Othello Road
Daniel Diaconu-Agent**

OCP Land Use Map Excerpt



66422 Othello Road
Daniel Diaconu-Agent
Geotechnical Hazard Map Excerpt

1. Bulletin dated February 14, 2024 from the Liquor and Cannabis Regulation Branch re: Bulletin 24-01: Promoting cannabis-friendly spaces and consuming cannabis on public patios.
2. Letter dated February 2, 2024 from the City of Campbell River re: Community Safety Act and Community Safety Amendment Act.
3. News Release dated February 13, 2024 from the Office of the Premier and the Ministry of Housing re: BC Builds will deliver more lower-cost, middle-income rental homes faster.
4. Information Bulletin dated February 13, 2024 from the Ministry of Water, Land and Resource Stewardship re: New restrictions for region affected by chronic wasting disease: update.
5. Information Bulletin dated February 14, 2024 from the Ministry of Public Safety and Solicitor General re: Province works with industry to stop catalytic converter thefts.
6. News Release dated February 14, 2024 from the Ministry of Housing re: Additional shelter beds coming for people experiencing homelessness in Vancouver.
7. News Release dated February 14, 2024 from the Ministry of Forests and the Ministry of Emergency Management and Climate Readiness re: B.C. boosts wildfire-fighting fleet, equipment.
8. News Release dated February 14, 2024 from the Officer of the Premier and the Ministry of Emergency Management and Climate Readiness re: Improvements to Abbotsford pump station build resilience, make people safer.
9. News Release dated February 14, 2024 from the Ministry of Tourism, Arts, Culture and Sport re: Province strengthens sport opportunities for youth.
10. News Release dated February 15, 2024 from the Ministry of Attorney General, the Centre for Family Equity and Legal Aid BC re: \$29 million legal aid expansion for people experiencing family violence.
11. News Release dated February 15, 2024 from the Ministry of Energy, Mines and Low Carbon Innovation re: Province updates act to prioritize affordability, clean energy.
12. News Release dated February 15, 2024 from the Ministry of Public Safety and Solicitor General re: Funding available to organizations targeted by hate, violence.
13. News Release dated February 16, 2024 from the Ministry of Public Safety and Solicitor General re: Firefighters get better access to training.
14. News Release dated February 16, 2024 from the Ministry of Finance and the Land Title and Survey Authority of BC re: Improved transparency will fight money laundering.
15. News Release dated February 16, 2024 from the Ministry of Environment and Climate Change Strategy re: Fewer emissions, cleaner future with updated rules for industry.
16. News Release dated February 20, 2024 from the Office of the Premier, the Ministry of Housing and the Office of the Prime Minister of Canada re: BC Builds will deliver thousands more homes with Canada contribution.

17. Information Bulletin dated February 20, 2024 from the Ministry of Water, Land and Resource Stewardship re: B.C. seeks public input on proposed hunting regulation updates.

Bulletin 24-01: Promoting cannabis-friendly spaces and consuming cannabis on public patios

 Last updated on February 14, 2024

Issue date: February 14, 2024

Who's impacted

This change applies to the following licences:

- Cannabis Retail Store (CRS) licensees and authorization holders
- Producer Retail Store (PRS) licensees and authorization holders

What's changing

To support the legal cannabis industry in the province, the Liquor and Cannabis Regulation Branch (LCRB) is making gradual changes to improve hospitality and tourism opportunities for the cannabis industry.

With changes to the [Cannabis Control Regulation](#), licensees are able to promote a place to consume cannabis or to spend time after consuming cannabis.

Additionally, [smoking and vaping cannabis on public patios](#) is now permitted where smoking and vaping tobacco are already allowed, subject to local or Indigenous government bylaws and other rules.

Local governments, Indigenous nations, and police agencies are notified of these changes. If local authorities in your area have not heard about these changes, you can direct them to our website or email cannabisregs@gov.bc.ca.

What's not changing

Cannabis consumption is still not allowed in cannabis stores. Licensees must ensure any cannabis consumption near their store is not within their establishment.

Terms and conditions

The restrictions on associations with another business in Section 5.1.7 of the [CRS and PRS Licensee Handbooks](#) are removed to ensure licensed and non-licensed businesses have equal opportunity to participate in cannabis advertising. For example, cannabis stores can now promote an outdoor consumption space (e.g., patio) at another business.

The language restricting the promotion of a place to consume cannabis or spend time after consuming cannabis is also removed from the [CRS and PRS Licensee Handbooks](#).

Helpful information

It's important to note that smoking and vaping cannabis on public patios is subject to Indigenous and local government bylaws and other rules, such as the [Tobacco and Vapour Products Control Act and Regulation](#).

[Read the Public Consumption Fact Sheet \[626KB,PDF\]](#) to learn more about public consumption restrictions in B.C.

Licensees must continue to comply with the federal Cannabis Act and relevant local bylaws with respect to restrictions around cannabis advertising and promotions.

Examples

The following examples are subject to local or Indigenous government bylaws and other rules, such as the [Tobacco and Vapour Products Control Act and Regulation](#).

Consumption near a cannabis store

A cannabis store that has a picnic area next to their establishment can tell their customers they can consume cannabis at the picnic area as long as:

- The picnic area is not part of the establishment

- The picnic area abides by other rules, such as the [Tobacco and Vapour Products Control Act and Regulation](#)
- Local and Indigenous bylaws do not prohibit cannabis consumption in that space

Smoking or vaping cannabis in designated smoking areas

Hospitality personnel (e.g., hotel staff) can tell customers that they can smoke or vape cannabis in designated smoking areas.

Cannabis events and tourism

A cannabis store or licensed producer can tell their customers about an upcoming cannabis event, cannabis-friendly accommodations and venues.

Disclaimer

Bulletins are for general information and may not apply to all situations. Bulletins do not constitute legal advice nor are they a comprehensive statement of the legal obligations that arise under the Liquor Control and Licensing Act, Cannabis Control and Licensing Act, regulations, or any other applicable laws.

When interpreting and applying the information contained in the Bulletins, you are encouraged to seek advice from your professional advisors as appropriate in the circumstances.

Questions

If you have questions about this policy change, email cannabisregs@gov.bc.ca.

Did you find what you were looking for?

The B.C. Public Service acknowledges the territories of First Nations around B.C. and is grateful to carry out our work on these lands. We acknowledge the rights, interests, priorities, and concerns of all Indigenous Peoples - First Nations, Métis, and Inuit - respecting and acknowledging their distinct cultures, histories, laws, and governments.



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City of Campbell River
From the Office of the Mayor

February 2, 2024

The Honourable Minister Farnworth
Minister of Public Safety and Solicitor General
Via email: PSSG.Minister@gov.bc.ca

Dear Minister Farnworth,

Re: Community Safety Act and Community Safety Amendment Act

You recently received a letter from the Mayor of Fort St. John, Lilia Hansen, highlighting crime-related challenges in their community stemming from specific properties. Mayor Hansen recounts a specific case where a much-loved community space has become the center of frightening and unsettling incidents and asks the Province to reconsider the *Community Safety Act and Community Safety Amendment Act* to help address challenges such as these.

Mayor Hansen's letter resonated with Campbell River City Council, as we tragically see similarities within our own community. Like Fort St. John, Campbell River has experienced a rise in criminal and illegal activity and associated threats to public safety from specific properties. These properties can be a hub for organized crime and drug trafficking, opioid use and sadly deaths, and weapons-related violence, and they serve to undermine the sense of safety and wellbeing of immediate neighbors and the wider community. Despite police, bylaw and fire services interventions, the challenges with these properties persist and escalate over time if left unchecked, as we have seen here in Campbell River. As Mayor Hansen relates, the compounding risks can lead to tragedy and leave local governments wondering why there aren't more tools available.

The province of BC previously drafted the *Community Safety Act and Community Safety Amendment Act*, similar to legislation which is in force in several Canadian provinces and the Yukon. The powers within this legislation are an effective and reasonable response from provincial authorities to chronic and illegal behavior from problem properties. To echo the words of Mayor Hansen, it is frustrating and disheartening that the tools set out in this Act are not available to local governments, and as a result, we are unable to address the community safety challenges we face today.

We feel compelled to add the City's voice to the call for stronger support from the Province to better meet persistent threats of crime and disorder within our local communities. We ask you to consider bringing into force the *Community Safety Act* and *Community Safety Amendment Act* along with the necessary law enforcement resources to effectively implement such legislation. If this is not possible, we request that the Province look at other effective tools and interventions which could help us respond to problem properties in the future.

Sincerely,



Kermit Dahl
Mayor

DISTRICT OF HOPE
A/P Cheque Listing
January 1-31, 2024

Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
Dec/23 BCHydro	01/04/2024	BC HYDRO	400003867640	Dec/23 BC Hydro services	\$39,004.68	\$39,004.68
Dec/23 TelusLan	01/04/2024	TELUS	December 2023	Dec/23 Telus land line services	\$1,732.88	\$1,732.88
Dec/23FortisBC	01/04/2024	FORTIS BC-NATURAL GAS	December 2023	Dec/23 Fortis BC Services	\$4,020.37	\$4,020.37
Jan/24Shaw2710	01/04/2024	SHAW CABLESYSTEMS GP	Jan/24-2710	Jan/24 Shaw-2710 internet & cable	\$204.40	\$204.40
PP#26/23RP0001	01/04/2024	RECEIVER GENERAL FOR CANADA	PP#26-2023	PP#26 December 11-24 2023	\$3,356.06	\$3,356.06
PP#26/23RP0002	01/04/2024	RECEIVER GENERAL FOR CANADA	PP#26-2023	PP#26 December 11-24 2023	\$34,144.39	\$34,144.39
029923	01/10/2024	A & G FENCING	SI-7187	supply/install-comm.galv.chainlink	\$1,595.55	\$1,595.55
029924	01/10/2024	ALS CANADA LTD	3311416955	Dec 15/23 Monthly effluent monitoring	\$332.22	\$332.22
029925	01/10/2024	AMAZON.COM.CA INC.	CA32VOS3QWYI	rubber coating tool dip	\$50.38	\$587.25
			CA33F7LSYACII	wireless mouse & keyboard	\$84.76	
			CA3377ORBY6C	Return of iphone 14 pro max case	-\$19.03	
			CA3SFOLPKOZI	USB flash drive	\$46.68	
			CA315Y954QRUI	Mounted wheelchair-med.lift rack ramp	\$379.68	
			CA3G4ROPYWI	anti-slip nosing for outdoor stairs	\$44.78	
029926	01/10/2024	ANDREW SHERET LIMITED	12-038945	brass tee/brass nipple/PVC bush	\$50.61	\$50.61
029927	01/10/2024	ATCO STRUCTURES & LOGISTICS LTD	VAN-SR 47454512	Jan/24 12x60 office rental	\$876.02	\$876.02
029928	01/10/2024	CHILL-AIR CONDITIONING (2014) LTD.	48786	repair heating at PW	\$1,325.22	\$1,325.22
029929	01/10/2024	CANADIAN ASSOCIATION OF FIRE CHIEFS	300007801	2024 Annual retired membership-DESORCY	\$84.00	\$409.50
			300008241	2024 annual individual dues-CAMERON T	\$325.50	
029930	01/10/2024	CANYON CABLE 1988 LTD.	H5056577	Dec 15/23 freight from Hope to ALS	\$31.50	\$1,316.08
			H5056664	scratch brush	\$6.88	
			H5056748	Metal retaining plat.	\$13.17	
			H5056822	3in dozer hole/lg ARB HS	\$58.77	
			H5056865	M18XC5.0 BAT 2-pk/M18XC8.0 High Out	\$601.44	
			H5056970	Dec 20/23 freight from Hope to VIMAR	\$31.50	
			H5057041	ZMAN handlers L	\$14.25	
			H5053242	batteries	\$24.05	
			H5049029	Med metal 24 TPI/adj hacksaw	\$40.84	
			H5053103	circulation heater	\$414.93	
			H5052878	Nov 7/23 freight from Braber to Hope	\$47.25	
			H5052880	Nov 7/23 freight from EMCO to Hope	\$31.50	
029931	01/10/2024	CANYON CABLE 1988 LTD.	H5057095	7 pole trailer end	\$15.77	\$366.22
			H5057174	Dec 22/23 freight from Hope to VIMAR	\$42.00	
			H5057085	Dec 21/23 freight from Langley Precast	\$42.00	
			H5057481	gear clamps	\$31.62	
			H5057482	187L050 Positive Dri	\$56.75	
			H5057567	mini-standard/15W 4IN Rnd work Fld	\$138.20	
			H5057601	nitrile 2XL gloves	\$39.88	
029932	01/10/2024	COBRA ELECTRIC REGIONAL SERVICES LTD	14529	Oct-Dec/23 Prevent.maint.Wallace&3rd	\$525.00	\$525.00
029933	01/10/2024	CAMPBELL KEITH	2023 Rain/Boot	2023 Rain Gear & Boot allow.CAMPBELL K	\$325.00	\$325.00
029934	01/10/2024	CANADIAN NATIONAL RAILWAY	91719600	Jan-Mar/24 signal w & w/o gate-maint	\$4,728.00	\$4,728.00

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Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
029935	01/10/2024	COMTEL INTEGRATED TECHNOLOGIES INC.	23121	2024 Mitel Software Assurance Renewal	\$423.36	\$959.41
			445681	Jan/24 Comtel phone line services	\$536.05	
029936	01/10/2024	CHILLIWACK PEST CONTROL	450889	PW yard-pest control rats/mice	\$393.75	\$393.75
029937	01/10/2024	CUPE LOCAL #458	PP#26-2023	PP#26 December 11-24 2023	\$1,597.29	\$1,597.29
029938	01/10/2024	DOUGNESS HOLDINGS LTD.	9549	Coq.& 3rd-unplug sanitary sewer	\$1,411.20	\$1,411.20
029939	01/10/2024	DOUG'S KEY MART & LOCKSMITH SERVICE	48595	919 Water Ave-re-key & match deadbolt	\$191.63	\$382.03
			48636	4 inch flat steel astagral	\$190.40	
029940	01/10/2024	ERICA PUBLISHING INC.	27357	bus.cards-HR & IT/4 boxes #10 widow env	\$441.28	\$1,167.04
			27398	Bus.cards-SMITH D & BEUKENS R	\$107.52	
			27209	signs/decals/risk eval. brief-duration	\$618.24	
029941	01/10/2024	EMPYRION TECHNOLOGIES INC.	193067	laptop setup/new user/slow comp./remote	\$1,819.13	\$13,608.37
			193175	PW slow network	\$86.63	
			193228	2024 Adobe Pro DC renew subscription	\$11,702.61	
029942	01/10/2024	FASTENAL CANADA LTD.	BCCHA136540	nylok/fender/HCS316S/S	\$211.45	\$285.15
			BCCHA136542	CB 316SS x 8	\$73.70	
029943	01/10/2024	FIRE CHIEFTS ASSOCIATION OF BC	FC1071	2024 FACBC membership-CAMERON T	\$300.00	\$300.00
029944	01/10/2024	FORTOLOCZKY John	Jan/24 Phone	Jan/24 use of personal phone-CAO	\$88.93	\$88.93
029945	01/10/2024	FOSTER Tina	Aug-Dec/23 Km's	Aug-Dec/23 192km use of persn.vehicle	\$130.56	\$130.56
029946	01/10/2024	FRASER INCLUSIVE AND SUPPORTIVE	PP#26-2023	PP#26 December 11-24 2023	\$60.00	\$60.00
029947	01/10/2024	FVBS HOPE RONA	48217	stakes 1 x 2 spruce 25pcs	\$42.56	\$352.20
			48246	shut off valve/couplings	\$35.23	
			48263	2 x 4 spruce	\$14.19	
			48316	carriage bolt/nut/hex nut/washers	\$6.01	
			48319	flip down door stop	\$18.13	
			48325	bolts	\$1.34	
			48350	2x4 spruce	\$44.80	
			48358	zinc screws - various	\$14.06	
			48368	wedge anchor/ PC anchors	\$18.85	
			48404	male adapter/transition cement ABS-PVC	\$18.54	
			48436	cultivator/shovel/bush broom	\$132.92	
			48437	5 gallon bucket	\$5.57	
029948	01/10/2024	FRASER VALLEY REGIONAL LIBRARY	PSINV-001301	Jan-Mar/24 Q1 FVRL member assess	\$106,553.75	\$106,553.75
029949	01/10/2024	HIGH VOLTAGE WELDING INC.	10540	modify lid opening so pump will fit thro	\$3,647.70	\$3,647.70
029950	01/10/2024	HOPE COMMUNITIES IN BLOOM	2023-03	Feb-Dec/23 Comm.in Bloom Supplies	\$3,200.98	\$7,765.25
			2023-11	May-Dec/23 Chainsaw carv.supplies	\$4,564.27	
029951	01/10/2024	KROPPSHOP LTD	23007	sign "gate hours"	\$53.76	\$355.61
			23008	sign "septage"	\$130.49	
			23009	sign "washrrom men/women"	\$119.84	
			23144	sign "boil water advisory"	\$51.52	
029952	01/10/2024	HOPE STANDARD PUBLICATIONS LTD.	2024 PW Subscri	2024 PW 52 issues-Hope Standard paper	\$52.50	\$52.50
029953	01/10/2024	INDUSTRIAL MACHINE INC	47095	base axle/bearing/flange/take up roller	\$2,062.17	\$2,062.17

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029954	01/10/2024	KHRONOS SECURITY SERVICES	2565	remove & replace barricades on Stn house	\$277.20	\$277.20
029955	01/10/2024	KAL TIRE	067183281	hub and nut covers	\$271.01	\$238.98
			067183546	4 x 17.5/19.5 balance/torque	\$247.97	
			067183548	RTD radial casing	-\$280.00	
029956	01/10/2024	L. B. J. SERVICES LTD	2334	Dec/23 Janitorial contract services	\$4,977.00	\$4,977.00
029957	01/10/2024	LANGLEY CONCRETE & TILE LTD.	455877	C478 manhole	\$322.47	\$322.47
029958	01/10/2024	LORDCO AUTO PARTS	7100021360	dot log books x 3	\$39.37	\$388.55
			7100021932	retainer ring	\$14.10	
			7100021943	retainer rings	\$23.84	
			7100021963	38x2 SLTD S	\$4.99	
			7100021406	plated tubular lug	\$5.92	
			7100021843	2024 Cylinder lease	\$96.32	
			7100020426	wypall specialty wipers 180 sheets	\$204.01	
029959	01/10/2024	MAGNUSON FORD	138531	wheel bolt & nut	\$435.90	\$565.01
			138546	wheel nut	\$129.11	
029960	01/10/2024	MUNICIPAL INSURANCE ASSOCIATION OF BC	36964	serv to Nov/23 MIA claim#2019-0467	\$1,079.14	\$6,547.56
			36965	serv to Dec/23 MIA claim#2017-0334	\$741.36	
			36966	serv to Dec/23 MIA claim#2021-0417	\$4,727.06	
029961	01/10/2024	PETTY CASH	PW May-Dec/23	PW May-Dec/23 Petty cash expenses	\$51.10	\$51.10
029962	01/10/2024	PETTY CASH	Sep-Dec/23 Exp	Office-petty cash expenses Sep-Dec/23	\$23.30	\$23.30
029963	01/10/2024	COASTAL MOUNTAIN FUELS	208784	Dec 15/23 404.2L Diesel Clear	\$651.64	\$9,068.67
			208792	Dec 15/23 Diesel Clear for Gensets	\$2,320.24	
			208795	Dec 15/23 1216.9L Regular Gasoline	\$1,856.69	
			210360	Dec 21/23 1664.1L Diesel Clear	\$2,747.46	
			210361	Dec 21/23 963.7L Regular Gasoline	\$1,492.64	
029964	01/10/2024	PRAETORIAN SECURITY INC.	0000023115	install wireless outdoor motion det.	\$593.25	\$593.25
029965	01/10/2024	PERSONAL TOUCH ANSWERING SERVICE	231200122101	Jan/24 Personal touch answer service	\$137.09	\$137.09
029966	01/10/2024	UNIFIRST CANADA LTD	4524443	Dec 21/23 Unifirst uniform & mat cleanin	\$285.70	\$595.41
			4526614	Dec 28/23 Unifirst uniform & mat cleanin	\$285.70	
			4528797	Jan 4/24 Unifirst mat cleaning	\$24.01	
029967	01/10/2024	SKORO CINDY	Dec 27/23	Dec 27/23 3hrs contract serv.SKORO C	\$225.00	\$225.00
029968	01/10/2024	SOUTHERN IRRIGATION LP	S-INV577308	push fit inline check valve 3/8"	\$50.49	\$50.49
029969	01/10/2024	SPERLING HANSEN ASSOCIATES	23830	Nov/23 Landfill monitoring	\$1,621.29	\$1,621.29
029970	01/10/2024	SILVER SKAGIT MECHANICAL	15266	repair broken beacon light/mount/bolt	\$588.00	\$588.00
029971	01/10/2024	SPECTRE UTILITIES INC	1696	Pipe inspection-696 Hudson Bay St	\$756.00	\$1,716.75
			1698	Pipe inspct/report-Fraser Ave blockage	\$960.75	
029972	01/10/2024	STAPLES PROFESSIONAL	65173732	monthly calendar	\$34.72	\$234.97
			65234764	lables/tissue/post it flags/paper	\$183.70	
			65245152	screen cleaning wipes	\$16.55	
029973	01/10/2024	TRUE CONSULTING LTD	1239-1123-285	Nov/23 serv. 7th & K/Lake Storm connect	\$6,396.63	\$35,232.66
			1239-1123-286	Nov/23 serv.Othello Rd Improvements	\$641.55	

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Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
			1239-1123-287	Nov/23 serv. Richmond Hill pathway	\$810.62	
			1239-1123-288	Nov/23 serv. PCC capacity improvmts	\$1,306.20	
			1239-1123-289	Nov/23 serv.Transportation master plan	\$4,097.99	
			1239-1123-290	Nov/23 serv.Forrest Cres.Drain improve	\$21,979.67	
029974	01/10/2024	TRUSTY OX SYSTEMS LTD	11371070124	20 worker subscription	\$112.00	\$112.00
029975	01/10/2024	ULINE CANADA CORPORATION	13370190	jars/2 channel cable protector	\$626.82	\$626.82
029976	01/10/2024	VALLEY WASTE & RECYCLING INC	0000416248	Dec 12/23 1225 Nelson-comm.roll off	\$257.78	\$1,079.93
			0000416423	Nov 21-Dec 14/23 K/Lake restroom serv	\$194.25	
			0000416728	Dec 19/23 1225 Nelson-comm.roll off	\$240.45	
			0000416944	Nov 28-Dec 22/23 Water Ave-restroom serv	\$210.00	
			0000417030	Dec 26/23 1225 Nelson-comm.roll off	\$177.45	
029977	01/10/2024	VALLEY WATER	12168151	Jan/24 hot/cold cooler rent	\$13.44	\$13.44
029978	01/10/2024	VERTEC TRANSPORT LTD	0000008438	Dec 6/23 comm. Hy-Vac service	\$862.31	\$862.31
029979	01/10/2024	VIMALAN Sheeja	2024 PIBC Dues	2024 PIBC dues-VIMALAN Sheeja	\$633.00	\$633.00
029980	01/10/2024	WESTCOTT Joshua	Dec/23 Mileage	Dec/23 mileage 184km WESTCOTT J	\$125.12	\$125.12
029981	01/10/2024	WESTERN EQUIPMENT LTD.	CWK-03142719	web sling x 4	\$76.63	\$76.63
029982	01/10/2024	XEROX CANADA LTD.	F61644355	Dec/23 copier C8155 B&W & Color copies	\$161.50	\$2,504.39
			L02334535	Jan-Mar/24 Qrtly pymt 2 of 22	\$2,342.89	
PP#1/24 MPP251	01/12/2024	MUNICIPAL PENSION PLAN	PP#1-2024-251	PP#1 December 25 2023-January 7 2024	\$22,190.19	\$22,190.19
PP#1/24MPP50251	01/12/2024	MUNICIPAL PENSION PLAN	PP#1-2024-50251	PP#1 December 25 2023-January 7 2024	\$2,094.56	\$2,094.56
2023 Shl.Tx.Rem	15/01/24	MINISTRY OF FINANCE-PROPERTY TAX BRANCH	2023 Sch.Tx.Rmt	2023 School Tx Remit-remaining balance	\$213,126.46	\$213,126.46
Dec/23 MC0863	15/01/24	MASTERCARD - COLLABRIA	December 2023	Dec/23 Mastercard 0863 payment	\$5,703.07	\$5,703.07
Jan/24Shaw0613	18/01/24	SHAW CABLESYSTEMS GP	Jan/24-0613	Jan/24 Shaw-0613 internet & cable servic	\$160.72	\$160.72
Jan/24Shaw0663	18/01/24	SHAW CABLESYSTEMS GP	Jan/24-0663	Jan/24 Shaw-0663 internet & cable servic	\$233.52	\$233.52
PP#1/24RP0002	18/01/24	RECEIVER GENERAL FOR CANADA	PP#1-2024	PP#1 December 25 2023-January 7 2024	\$43,237.90	\$43,237.90
PP#1/24RP0001	18/01/24	RECEIVER GENERAL FOR CANADA	PP#1-2024	PP#1 December 25 2023-January 7 2024	\$1,703.96	\$1,703.96
Jan/24TelusGov.	18/01/24	TELUS	Jan/24 Gov.List	Jan/24 Gov.List: Office/Bylaw/Fire	\$22.68	\$22.68
Jan/24PitneyWrk	22/01/24	PITNEY WORKS	January 2024	Dec 20/23 Postage meter fill	\$997.50	\$997.50
029983	25/01/24	NICKEL BROS HOUSE MOVING LTD	deposit 1	Deposit on Station House move	\$67,444.99	\$67,444.99
029984	25/01/24	LOU Toby Tip	Txred201063961	Tax Sale redemption 201063961	\$165,178.82	\$165,178.82
029985	29/01/24	1054408 BC LTD	LDP 15/19 Rfnd	Refund LDP 15/19 Riverview Drive	\$5,200.00	\$5,200.00
029986	29/01/24	1296134 BC LTD.	LDP#33/23 Rfnd	Refund Dev.App.for Rezone LDP#33/23	\$1,500.00	\$1,500.00
029987	29/01/24	604 TRAFFIC CONTROL LTD	3759	Traffic control-K/Lake & Othello	\$462.00	\$462.00
029988	29/01/24	AMAZON.COM.CA INC.	CA3KA0W794I-fee	import fee re:inv#CA3KA0W794I	\$5.55	\$342.32
			CA310UAAMB4OI	3D printer filament	\$41.64	
			CA49JQ68LYI	iPhone 14 case	\$21.27	
			CA428BQQOGI	liftmaster wireless keypad 5 code	\$273.86	
029989	29/01/24	ANDREW SHERET LIMITED	12-030723	Metraflex 6x6 FLG	\$1,841.03	\$1,841.03
029990	29/01/24	BARCLAY FLETCHER CONTRACTING LTD.	799/23	BP#799/23 Municipal Deposit Refund	\$500.00	\$500.00
029991	29/01/24	BLACK Matthew	584/21	BP#584/21 Municipal Deposit Refund	\$500.00	\$500.00
029992	29/01/24	BLACK PRESS GROUP LTD.	BPI86364	Dec/23 Black Press Advertising	\$3,435.56	\$3,435.56

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Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
029993	29/01/24	BRANDT Kevin	2024 Safe.Allow	2024 Safety allowance-BRANDT Kevin	\$400.00	\$400.00
029994	29/01/24	CANYON AUTOMOTIVE LTD.	51274	incident support/tires/oil change	\$4,112.55	\$7,259.72
			51252	commercial vehicle inspct/oil change	\$1,072.33	
			51260	commercial vehicle inspct/oil change	\$1,116.59	
			51263	commercial vehicle inspct/oil change	\$958.25	
029995	29/01/24	CANYON CABLE 1988 LTD.	H5056977	ball mount reducer	\$22.74	\$551.45
			H5057555	Jan 2/24 freight from Harbour Internatio	\$31.50	
			H5058032	GR 8 yellow BY 0.01lbs	\$3.70	
			H5058235	Jan 9/24 freight from Harbour Internatio	\$31.50	
			H5058245	GR 8 yellow BY 0.01lbs	\$26.03	
			H5058309	poly blanket	\$46.23	
			H5058381	fittings-B2/ 2 wire	\$50.60	
			H5058510	Jan 11/24 freight from Southern Drip	\$94.50	
			H5058512	Jan 11/24 freight from Morfco to Hope	\$94.50	
			H5058995	8 bosch wiper blades	\$107.43	
			H5058668	Jan 12/24 freight from Hope to ALS	\$31.50	
			H5057571	clamp	\$11.22	
029996	29/01/24	CAPILANO UNIVERSITY	100112839-2024	Student#100112839-Loc.Gov.Admin-DICKEN	\$1,425.15	\$1,425.15
029997	29/01/24	CAMPBELL KEITH	Jan/24 Reimburs	reimbursement for driveway markers	\$117.60	\$117.60
029998	29/01/24	CANADIAN NATIONAL RAILWAY	9500258810	2024 Base rent-mile 40.50-684 Yale	\$31.50	\$94.50
			9500258834	2024 Base rent-mile-39.88-684 Yale	\$31.50	
			9500258859	2024 Base rent-mile-40.58-684 Yale	\$31.50	
029999	29/01/24	COLUMBIA BUSINESS SYSTEMS	IN287200	Dec/23 Copier C3835i B&W & Color copies	\$91.34	\$91.34
030000	29/01/24	COMPUTROL	INV-37538	2024 Computrol Support plan	\$1,118.88	\$1,118.88
030001	29/01/24	CUPE LOCAL #458	PP#1-2024	PP#1 Dec 25/23-January 7 2024	\$1,713.80	\$1,713.80
030002	29/01/24	DOUGNESS HOLDINGS LTD.	563	clean sewer lines/clean pump station	\$5,827.50	\$5,827.50
030003	29/01/24	DICKEN Kevin	Jan/24 Expense	Jan 16-19/24 meals-DICKEN K	\$270.00	\$270.00
030004	29/01/24	EMPYRION TECHNOLOGIES INC.	193242	scanning/set up laptop/signature/DUO	\$1,126.13	\$3,968.55
			193489	Jan/24 manage backup/anti-virus/spam	\$2,842.42	
030005	29/01/24	FAST TRACK TIRE	2745	225/70R195 tire x 2 H933 winter	\$1,372.90	\$1,372.90
030006	29/01/24	FIRST ONSITE RESTORATION	684/22	BP#684/22 Municipal Deposit Refund	\$500.00	\$500.00
030007	29/01/24	FRASER VALLEY INVASIVE SPECIES SOCIETY	FVISS-2023-22	invasive plant mgmnt(knotweed)	\$4,105.50	\$4,105.50
030008	29/01/24	FRASER INCLUSIVE AND SUPPORTIVE	PP#1-2024	PP#1 Dec 25/23-January 7 2024	\$60.00	\$60.00
030009	29/01/24	FVBS HOPE RONA	48445	blank key	\$6.23	\$306.70
			48474	liquid bleach	\$5.02	
			47988	power bar/tremclad rust paint	\$70.08	
			48028	lockback knife/utility blades/waste bags	\$24.66	
			48121	spray foam/premium max	\$29.76	
			48507	cable ties	\$17.63	
			48515	cable ties	\$48.34	
			48525	cable ties	\$40.79	

**DISTRICT OF HOPE
A/P Cheque Listing
January 1-31, 2024**

Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
			48527	return defective cable ties	-\$17.63	
			48549	craftsman hammer 16oz	\$15.10	
			48609	PVC elbow/cement/female cap/adapter	\$24.76	
			48629	organic ice melter 10kg	\$41.96	
030010	29/01/24	FRASER VALLEY FIRE CHIEF'S ASSOC.	2023 Annual Due	FVFCFA 2023 dues-CAMERON & WESTCOTT	\$50.00	\$50.00
030011	29/01/24	GARDNER CHEVROLET PONTIAC BUICK GMC LTD	303895	bolt/nut-metric	\$14.81	\$14.81
030012	29/01/24	GENTIS WATER COMPANY LTD.	24-3550	solenoid 1" valve hallet 30	\$324.90	\$324.90
030013	29/01/24	HOPE BUSINESS AND DEVELOPMENT SOCIETY	2024-001	Jan-Mar/24 1stQ AdvHope & Visitor Cntre	\$84,000.00	\$84,000.00
030014	29/01/24	HARBOUR INTERNATIONAL TRUCKS	390089H	Harness cable y-cord	\$366.52	\$991.79
			390615H	sensor kit	\$625.27	
030015	29/01/24	HOPE READY MIX LIMITED	708750	12 yrds pro soil planter blend	\$690.66	\$690.66
030016	29/01/24	HOPE STANDARD PUBLICATIONS LTD.	2024 Office Sub	52 issues of Hope Standard paper-office	\$52.50	\$52.50
030017	29/01/24	KEGC HOLDINGS LTD.	774/23	BP#774/23 Municipal Deposit Refund	\$500.00	\$500.00
030018	29/01/24	KHRONOS SECURITY SERVICES	2588	signage rental/property management	\$353.12	\$3,132.76
			2575	Jan/24 commercial patrol services	\$2,779.64	
030019	29/01/24	LAKE OF THE WOODS PROPERTY LTD	738/23	BP#738/23 Municipal Deposit Refund	\$500.00	\$500.00
030020	29/01/24	LANGARA COLLEGE	CI-005478	Langara animal control course-PADGETT Q	\$1,428.70	\$2,857.40
			CI-005479	Langara animal control course-GAUVIN D	\$1,428.70	
030021	29/01/24	LORDCO AUTO PARTS	7100017708	raised panel combo wrench	\$17.79	\$695.79
			7100022262	3 blade fuse holder/flex strip black	\$45.26	
			7100022289	hitch pin w/clip	\$4.02	
			7100022290	grooved pin clip card	\$8.05	
			7100022410	Hardware insulator/power steering fluid	\$24.89	
			7100022438	exterior door handle-front left	\$76.44	
			7100022673	flare swivel/male NPT/tough cover hose	\$87.58	
			7100022674	safety glasses	\$13.75	
			7100022685	safety glasses	\$7.11	
			7100022842	lock ASM-FRT	\$351.32	
			7100022855	electrical tape x 4	\$59.58	
030022	29/01/24	MCGREGOR HARDWARE DISTRIBUTION	3455079	best 7pin uncombinated core x 6	\$380.21	\$380.21
030023	29/01/24	MAINROAD MAINTENANCE PRODUCTS LP	AR20635	salt shipping & handling	\$6,993.70	\$6,993.70
030024	29/01/24	METAL SUPERMARKETS LANGLEY	1353138	hot rolled bar	\$252.45	\$252.45
030025	29/01/24	MOUNT HOPE SENIOR CITIZENS' HOUSING S	Lease Renewal	renew land lease to 2045	\$21.00	\$21.00
030026	29/01/24	MT. HOPE ELECTRIC	2943	Dec/23 electrical contract services	\$5,240.95	\$5,240.95
030027	29/01/24	MINISTRY OF TRANSPORTATION	7523	Oct-Dec/23 Hudson/Coq.cost share	\$546.63	\$546.63
030028	29/01/24	LIDSTONE & COMPANY	52135	Dec/23 serv re:file#10111-035	\$695.52	\$7,130.88
			52136	Dec/23 serv. re:file#10111-113	\$221.76	
			52137	Dec/23 serv.re:file#10111-114	\$6,184.63	
			52138-1	Dec/23 serv. re:file#4273	\$28.97	
030029	29/01/24	MUNICIPAL INSURANCE ASSOCIATION OF BC	L2024-158	2024 Municipal insurance w/casual legal	\$67,073.00	\$67,073.00
030030	29/01/24	MCRAE'S SEPTIC TANK SERVICE (FV) LTD.	195348	pump station clean outs	\$2,504.25	\$2,504.25

**DISTRICT OF HOPE
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Cheque #	Pay Date	Vendor Name	Invoice #	Description	Invoice Amount	Paid Amount
030031	29/01/24	PARDY DJ CO.	0202360	5hrs DJ play time-holiday event	\$840.00	\$840.00
030032	29/01/24	COASTAL MOUNTAIN FUELS	213797	Jan 4/24 1100.1L Diesel Clear	\$1,807.05	\$6,827.48
			215014	Jan 11/24 1877.2L Diesel Clear	\$3,006.65	
			215015	Jan 11/24 1345.8L Regular Gasoline	\$2,013.78	
030033	29/01/24	PETER KIEWIT SONS ULC	2024 Util Ovrpy	Utility AcCnt#1104-refund overpayment	\$1,872.90	\$1,872.90
030034	29/01/24	PRAETORIAN SECURITY INC.	0000023162	2024 basic alarm-PW Yard (Shop)	\$378.00	\$756.00
			0000023161	2024 Basic Alarm-PW-office & hut	\$378.00	
030035	29/01/24	DECKER Diana	457417	Feb/24 Kennel contract services	\$1,854.86	\$1,854.86
030036	29/01/24	RICOH CANADA INC.	INV91215084	2024 LSAP Basic/Email & Snapshot	\$7,948.58	\$7,948.58
030037	29/01/24	UNIFIRST CANADA LTD	4522449	Dec 14/23 Toilet rolls/hand towels/soap	\$154.93	\$440.63
			4528800	Jan 4/24 Unifirst uniform & mat cleaning	\$285.70	
030038	29/01/24	SKORO CINDY	Jan 2-10/24	Jan 2-10/24 28hrs-SKORO-contract hrs	\$2,240.00	\$2,240.00
030039	29/01/24	SOUTHERN IRRIGATION LP	S-INV580513	repair coupling/ultra RIB pipe/freight	\$902.62	\$902.62
030040	29/01/24	SILVER SKAGIT MECHANICAL	15362	2 axle truck inspection	\$235.20	\$235.20
030041	29/01/24	SOLIDCAD	91396517	Civil 3D commercial annual subscription	\$3,556.00	\$3,556.00
030042	29/01/24	SPECTRE UTILITIES INC	1701	pipe inspection/video fee	\$735.00	\$735.00
030043	29/01/24	STAPLES PROFESSIONAL	65223387	planer/paper-2 boxes	\$206.52	\$206.52
030044	29/01/24	STATTONROCK CONSTRUCTION LTD	726/22	BP#726/22 Municipal Deposit Refund	\$500.00	\$500.00
030045	29/01/24	A-MAIS TECHNOLOGIES INC.	2024054	Feb-Dec/24-Jan/25 Online services	\$5,300.45	\$5,300.45
030046	29/01/24	TERRAFORMA DEVELOPMENTS LTD	Reduction No.1	65741 Gardner Dr.LDP 10/22 Reduct No.1	\$230,858.77	\$230,858.77
030047	29/01/24	TRUE CONSULTING LTD	1239-1223-291	Dec/23 7th & K/Lake storm connections	\$6,878.06	\$6,878.06
030048	29/01/24	ULINE CANADA CORPORATION	13519395	2 Adjustable height desks	\$3,763.25	\$3,763.25
030049	29/01/24	VALLEY WASTE & RECYCLING INC	0000001313	Dec/23 Transfer station services	\$401.37	\$166,796.66
			0000419353	Dec/23 Valley waste services	\$166,007.24	
			0000419532	Jan 9/24 1225 Nelson-comm.roll off	\$245.18	
			0000419655	Jan/24 portable washroom-K/Lake Rd	\$194.25	
			0000419324	Jan 2/24 1225 Nelson-comm.roll off	\$254.63	
			0000419267	remove portable washroom prepay rfnd	-\$306.01	
030050	29/01/24	VECTOR GEOMATICS LAND SURVEYING LTD	48759	prof.serv. Field survey/aerial imagery	\$21,592.68	\$28,685.96
			51666	Dyke infrastructure/add.req./prep sketch	\$7,093.28	
030051	29/01/24	VIMAR EQUIPMENT LTD.	P21253	pin clevs/cotter pin/washer/nuts/HHCS	\$401.60	\$401.60
030052	29/01/24	ALUMICHEM CANADA INC	23937	Wes-Floc 3x204kg/PAC 8000 2x1364kg	\$14,176.74	\$14,176.74
030053	29/01/24	XEROX CANADA LTD.	F61656891	Nov-Dec/23 Copier C7130 B&W & Color copi	\$41.62	\$64.77
			F61668392	Nov-Dec/23 Copier C7130 B&W & Color cop	\$23.15	
Total January 2024 Payments					\$1,540,415.35	\$1,540,415.35

Office of the Mayor

February 26, 2024

To Whom it May Concern:

On behalf of the District of Hope, please accept this letter of support for the Legacy Platform Project. This project, consisting of the construction of a wrap-around deck on the Historic Hope Station House, is a partnership between Hope Mountain Centre for Outdoor Learning and the Tashme Historical Society.

The Hope Station House is a known landmark within the District of Hope and a key piece of the Japanese Canadian Internment history. The restoration of the Station House and the addition of a deck will not only add value to Hope, it will also provide a location to showcase the Japanese history, tell their story and provide an education centre.

This is one of many important points in history. Providing a venue in which to showcase history and historic monuments is invaluable.

Yours truly,

Mayor Victor Smith

cc: Council