



MINUTES OF THE REGULAR COUNCIL MEETING

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

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

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

Others Present: 7 members of the Public and 1 Media

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Moved / Seconded

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

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

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

(b) Public Hearing

Moved / Seconded

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

4. DELEGATIONS

There were no Delegations.

5. STAFF REPORTS

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

Moved / Seconded

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

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

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

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

Moved / Seconded

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

Mayor Smith Reported:

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

Councillor Medlock Reported:

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

Councillor Smith Reported:

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

Councillor Stewin Reported:

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

Councillor Newbigging Reported:

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

Councillors Skoglund and Wells had nothing to report.

8. PERMITS AND BYLAWS

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

Moved / Seconded

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

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

Moved / Seconded

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

Moved / Seconded

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

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

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

Moved / Seconded

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

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

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

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

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

Moved / Seconded

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

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

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

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

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

Moved / Seconded

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

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

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

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

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

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

Moved / Seconded

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

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

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

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

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

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

Moved / Seconded

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

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

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

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

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

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

Moved / Seconded

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

9. FOR INFORMATION CORRESPONDENCE

- (a) **For Information Correspondence**

Moved / Seconded

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

- (b) **Accounts Payable Cheque Listing – February 2024**

Moved / Seconded

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

10. OTHER PERTINENT BUSINESS

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

Moved / Seconded

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

11. QUESTION PERIOD

There were no questions.

12. NOTICE OF NEXT REGULAR MEETING

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

13. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

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

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

Original Signed by Victor Smith
Mayor

Original Signed by Donna Bellingham
Director of Corporate Services