

MINUTES OF A COMMITTEE OF THE WHOLE MEETING

Monday, May 12, 2025
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Bonny Graham
Councillor Scott Medlock
Councillor Pauline Newbigging
Councillor Angela Skoglund
Councillor Dusty Smith

Council Members Absent: Councillor Heather Stewin

Staff Present: Kevin Dicken, Director of Operations/Deputy CAO
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Corporate Officer
Danielle Laporte, Communications System Analysis Advisor

Others Present: 12 members of the public

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:46 p.m.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the May 12, 2025 Committee of the Whole Meeting Agenda be adopted, as presented. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Committee of the Whole

Moved / Seconded

THAT the Minutes of the Committee of the Whole Meeting held March 24, 2025, be adopted, as presented. **CARRIED.**

4. STAFF REPORTS

(a) Report dated April 30, 2025 from the Planner III Re: Official Community Plan and Zoning Bylaw Update – Engagement Summary

The Director of Community Development presented the following:

- First round of engagement
 - 1 public survey
 - 3 pop-up events at cafes
 - 2 open houses

- 4 working sessions
 - AdvantageHOPE & Chamber of Commerce
 - Hope Mountain Centre
 - School District 78
 - Chawathil First Nation
 - 1 Council workshop
- Survey Summary
 - Open for two weeks in March
 - 128 responses received
 - Included questions about Vision & Values, Housing, Short-Term Rentals, Economic Development, Parks & Recreation, and Community Well-Being
- Survey Results
 - Most respondents found affordable housing and housing diversity to be a high priority
 - 1/3 opposed, 1/3 neutral, and 1/3 in support of short-term rentals
 - 79% of respondents support short-term rentals in a secondary unit if the main unit is owner-occupied, while only 36% of respondents supported short-term rentals as a standalone use
 - Attracting new customers and business-supportive infrastructure were issues identified as a high priority for economic development
 - Public space aesthetics, safety and security, and walkability were identified as the highest priorities for downtown revitalization
 - Connectivity of trails and year-round recreation were identified as the highest priorities for parks and recreation
 - Connection to nature and crime prevention were identified as the highest priorities for community well-being
- Engagement – Key Themes
 - Preserve community character
 - Support community well being
 - Attract residents and businesses
 - Downtown vibrancy and sense of place
 - Compact land use
 - Increase multi-use connections
- Second round of engagement
 - Use survey and engagement results from the first round to create the draft Official Community Plan (OCP)
 - Once the draft is completed, a second round of engagement will be undertaken including First Nation engagement, public events, and community partners

Council inquired as to whether residents of the Fraser Valley Regional District (FVRD) are invited to take part in the survey as many of them visit the District for

shopping and recreation. The Director of Community Development advised that the FVRD is involved as a referral agency for input, and that FVRD residents can take part by responding to surveys or attending public events. He added that the District advertises these opportunities in the newspaper and on social media.

Council inquired as to whether the contents of the Downtown Revitalization Plan are being considered as part of the OCP update. The Director of Community Development advised that portions of the Revitalization Plan are being reviewed and integrated into the OCP to make it easier for the private sector to follow. Council inquired as to whether there is any method to limit the number of similar establishments in the District. The Director of Community Development advised that some municipalities try to limit chain establishments to maintain community character but generally leave those decisions to the market.

Council inquired as to whether the Zoning Bylaw update will be informed by the OCP update once it is adopted. The Director of Community Development advised that the District is undertaking a full OCP update, while the Zoning Bylaw update will focus on residential zones. He added that while other zones may be looked at in the future, they are not currently part of the work plans. Council inquired as to the timeline for the District to meet Provincial housing target requirements. The Director of Community Development advised that the District does not have a housing target that they are expected to meet but is required to provide space for housing to meet the 20-year housing demand.

Moved / Seconded

THAT Council receive, for information, the staff report summarizing the first round of engagement activities for the Official Community Plan and Zoning Bylaw update project. **CARRIED.**

(b) Airbnb Discussion

The Director of Community Development noted that there was some feedback within the OCP engagement and surveys respecting short-term rentals, noting that approximately 1/3 of respondents opposed short-term rentals, 1/3 were neutral and 1/3 in support. There was strong support for short-term rentals located in a secondary unit when the primary unit is owner occupied; less support for short-term rentals when the use occupied the entire dwelling/property.

The Director of Community Development advised that the restriction on using an entire home as a short-term is only in place by default for municipalities with populations over 10,000. He added that the District can still implement that restriction should Council wish to.

Council inquired as to what restrictions are currently in place regarding short-term rentals in the District. The Director of Community Development advised that the District's Zoning Bylaw does not allow any uses that are not listed, which includes short-term rentals. This prevents them from obtaining a business license, which is a requirement for the short-term rental registry. Short-term rentals who have failed to register will have their listings taken down starting June 2, 2025, and future bookings cancelled starting June 23, 2025. He added that the intent was to include

short-term rental provisions in the OCP update at the end of the year, but that the Provincial short-term rental registry is now being implemented on May 1st.

Council engaged in discussion regarding short-term rental requirements in other municipalities, the importance of alternative accommodations in the District, and creating a framework to get ahead of any issues. The Director of Community Development advised that some municipalities have received temporary extensions to comply with the short-term rental registry requirements. Council directed Staff to request an extension from the Province to allow time to draft and implement a short-term rental policy. Council also directed Staff to research policies implemented by other municipalities and create a draft for Council's consideration.

Moved / Seconded

THAT Council direct staff to request an extension from the Province for the enactment of the Provincial Short-Term Rental Registry to allow for the implementation of short-term rentals;

AND FURTHER THAT Council rise and report to the May 12, 2025, Regular Council Meeting. **CARRIED.**

Moved / Seconded

THAT Council direct staff to explore options for short-term rentals for the District of Hope. **CARRIED.**

5. QUESTION PERIOD

There were no questions from the public.

6. CLOSE

Moved / Seconded

THAT the May 12, 2025 Committee of the Whole Meeting adjourn at 8:19 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Committee of the Whole meeting held on May 12, 2025 in Council Chambers of the District of Hope, British Columbia

Original Signed by Victor Smith
Mayor

Original Signed by Donna Bellingham
Director of Corporate Services