

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, July 8, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

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

Council Members Absent: Councillor Dusty Smith
Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Corporate Officer

Others Present: 8 members of the Public and 1 Media

1. CALL TO ORDER

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

The Mayor acknowledged 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

Moved / Seconded

THAT the July 8, 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 June 24, 2024, be adopted, as presented.
CARRIED.

4. DELEGATIONS

(a) Hope & Area Transition Society

Gerry Dyble, Executive Director, was in attendance to present to Council regarding the Hope & Area Transition Society Annual General Meeting Report. In the presentation, the following items were discussed:

- Programs and Services
 - Domestic Violence
 - 671 clients served
 - 181 group presentations
 - 987 individual sessions
 - 642 calls received
 - Addiction Services
 - Homelessness
 - 190 clients served
 - House of Hope Shelter
 - 74 clients sheltered, with 5518 total stays.
 - Temporary Winter Shelter
 - 91 clients sheltered, with 1196 total stays.
 - Colonial 900 Motel
 - 25 clients sheltered, with 6097 total stays.
 - Mental Health Liaison Nurse
 - 104 clients assessed, with 303 calls made for services and 168 files reviewed.
 - Youth and Family Services
 - 1351 clients served
 - 501 group presentations
 - 1157 individual sessions
 - Substance Use
 - 313 clients served
 - 781 homeless outreach interactions
 - 1475 substance use sessions
 - 45 group presentations
 - 2722 harm reduction kits distributed
 - 394 naloxone kits distributed
 - 663 hygiene kits distributed
- Funders
 - BC Housing
 - Ministry of Public Safety and Solicitor General
 - Ministry for Children and Family Development
 - Fraser Health Authority
 - Service Canada
- Human Resources and Financials
 - 67 total staff, with 34 working in homelessness services.
 - Revenue totalling \$5,535,555, an increase of 47.72% over five years.
 - Expenses totalling \$5,005,261, an increase of 53.38% over five years.

- Fraser-East Affordable Housing Society
 - Sister agency of Hope and Area Transition Society.
 - Operates the Ryder Apartments, which were purchased in September 2023.
 - Served 74 clients with a variety of low, moderate, and market income housing.
 - 107 applications were received, and the building is currently at 0% vacancy.
 - Revenue of \$428,011, with expenses of \$276,683.
 - A \$140,906 grants was received to assist with initial costs after purchase.
- The Next 30 Years
 - Update to the Strategic Plan in 2028.
 - Enhance communication and visibility in the community.
 - Complete the re-branding project.
 - Introduce various housing options.
 - Build partnerships and community engagement.
 - Continue the delivery of services.
- Fundamental Principles
 - Upstream & Downstream
 - Preventing the build up of harm, as well as addressing its consequences.
 - Making the Connection
 - Behind visible challenges are invisible systems. Behind all flourishing is unseen support.
 - Deep Roots
 - What we need to grow strong, to build pride, purpose and identity. Roots make us resilient. When they run deep, we can weather storms, reach out, stand tall, and bear fruit.
 - Radical Optimism
 - Hope is inherently progressive, because it believes in better. It isn't all sunshine and rainbows: it acknowledges challenges but know that change is possible. To choose hope – to choose better – exhibits grit, tenacity and resourcefulness.

5. STAFF REPORTS

(a) Report dated June 27, 2024 from the Director of Corporate Services Re: 689 Hazel Street – Remedial Order for Demolition

Council inquired as to how the District knows that the insurance investigation for the property has been completed. The Director of Corporate Services advised that one of the property owners, who is in attendance at the meeting, may be able to share more information regarding the investigation. Council inquired as to how the District would recover costs associated with the remediation of the property. The Director of Corporate Services advised that if Council approves the resolution, the property owners would have 60 days to bring the property into compliance. If, after that deadline, the works have not been completed, the District would issue a Request for Proposal to undertake the works, and the costs would be invoiced by the contractor. The District would then invoice the property owners the full amount plus an administration fee which, if not paid within 30

days, would be transferred to property taxes. She added that if the taxes are not paid within three years, the property would go for tax sale.

Council noted that this would result in the District waiting for repayment for at least 3 years and that if there are other creditors on the property, such as a bank mortgage, the District may not receive the money back. The Director of Corporate Services noted that the property owner has had the tall grass and vegetation on the property cut back this last weekend, and that the demolition is the next item to be completed. She advised that the property owner has completed a hazardous material inspection report and has engaged in conversations with Tri-West Contracting to complete the works.

The property owner addressed and thanked Council for the opportunity to speak, noting that it has been a challenging time and that he is still dealing with the effects of the loss. He added that he has worked with Tri-West Contracting in the past, and is looking forward to working with them for the structure demolition and cleanup. Additionally, he confirmed that he will be providing the Director of Corporate Services with weekly progress updates. Council inquired as to whether the insurance investigation has been completed, and if that would impact the process moving forward. The property owner advised that the investigation is still ongoing but confirmed that the demolition can move forward. The Director of Corporate Services assured Council that she had a meaningful meeting with the property owner on July 5th, and stressed to them that communication is key. She added that Mr. Lasser, representative from Tri-West Contracting, is well-versed in remedial order and abatement processes.

Mr. Lasser advised Council that he has been in communication with the property owner and has placed a HAZMAT team on standby for the demolition and cleanup and that he is prepared to file the work order with WorkSafeBC. He noted that the work, which will take approximately 14 days, can begin within the next two weeks with approval from WorkSafeBC and the property owner securing funding. Council inquired as to whether the 60-day timeline would be enough to complete all of the necessary works. The property owner confirmed that 60 days would be sufficient. Mr. Lasser noted that due to the project taking place during a heat wave with a tight timeline, he may require extended manual non-machinery work hours. The Director of Corporate Services advised that Council could approve an exemption from the time limits set in the *Good Neighbour Bylaw* to allow manual non-machinery works to be completed on the remedial order from 4:30 a.m. to 7:00 a.m. and 9:00 p.m. to 10:00 p.m. She added that the contractors would be required to notify neighbouring properties in the vicinity of the works as indicated in the resolution.

Moved / Seconded

THAT Council, under the authority provided in Section 73 & 74 of the *Community Charter* and after viewing the photographs of the property, declares that the property located at 689 Hazel Street and legally described as Lot D, DL. 14, Plan KAP17238, PID: 008 419 167, is a hazardous condition and a nuisance to the community and neighbourhood, and as a result, is a “hazard” and “declared nuisance” that requires remedial action to demolition all structures that remain from the property fire, remove any accumulation of debris and discarded materials, level the lands and cut the vegetation that is overgrown on the property;

AND FURTHER THAT Council imposes the remedial action upon the registered property owners, Kamaljit Aujala and Reetika Khanna, in respect of the property noted above, to demolition and remove all the burnt structures, remove any accumulation of debris and

discarded materials, as well as level the lands and cut all overgrown vegetation;

Municipal Action at Defaulter's Expense:

AND FURTHER THAT Council authorizes staff to take all appropriate actions in accordance with Section 17 (Municipal Action at Defaulter's Expense) of the *Community Charter* to ensure the property is brought into compliance with the Remedial Action specified above provided that:

- a. The property owner has not fully complied with the remedial action order on or before the compliance date specified in the applicable Council resolution; and
- b. That all costs incurred by the District to bring the property into compliance shall be at the expense of the property owner and, as per Section 17 of the *Community Charter*, these costs shall be treated as a debt owed to the District of Hope.

Compliance & Notice Time Limit Recommendations:

AND FURTHER THAT Council sets the time limit for compliance with all of the above remedial actions at 60 days commencing July 8, 2024;

AND FURTHER THAT Council sets the time limit for a notice of a request for Council to reconsider the remedial action requirement be set at 14 days, commencing July 8, 2024.

CARRIED.

Moved / Seconded

THAT Council exempt the property owners and their contractors for the remedial order works at 689 Hazel Street from the noise regulation timelines in *District of Hope Good Neighbour Bylaw No. 1240, 2008* for the non-machinery works;

AND FURTHER the noise exemption period be granted so that the non-machinery works can be undertaken no later than September 30, 2024 between 4:30 am – 7:00 am and from 9:00 pm to 10:00 pm;

AND FURTHER the property owners, and their contractors, provide notice of the noise exemption works to the residents at 649, 655, 669, 640, 650, 660, 670, 680, 690 Hazel Street and 695, 685, 675, 665, 655, 645 Willow Street;

AND FURTHER THAT this noise exemption applies only for the remedial order works at 689 Hazel Street, all machinery activities follow the noise regulation as set out in the *Good Neighbour Bylaw*: not to commence, on any day, before 7 a.m. or after 9 p.m.

CARRIED.

- (b) **Report dated July 3, 2024 from the Chief Administrative Officer**
Re: 2024-2034 Canada Community-Building Fund Agreement Authorization

Moved / Seconded

THAT Council authorize the Mayor and Corporate Officer to sign the 2024-34 Canada Community-Building Fund Agreement (Community Works Fund), covering the period 15 July 2024 to 31 March 2034;

AND FURTHER THAT Council acknowledges the District is to receive a total of \$183,925 for the purpose of investment in local infrastructure and capacity-building priorities.

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

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 noted that the Hope Bottle Depot's last day at the Fortin's location will be July 19th, after which they will be located at 517 Corbett Street.
- He announced that the Communities in Bloom judges will be in the District on July 9th and 10th, noting that he is looking forward to showing off the town and all of the improvements that have been completed. He thanked District Operations staff for their extra work, and added that the CN bear carving is back on 6th Avenue and a raven carving has replaced the ram on 4th Avenue.
- He attended the FISH fundraiser dinner at the Silver Chalice on June 25th.
- He noted that the Indigenous artwork on the Kingpin Lounge wall on Wallace Street will continue to be used by the film crew for further shooting.
- He wished Councillor Medlock, and his wife Crystal, a happy 24th anniversary.
- He announced that the Chamber of Commerce, in partnership with Enbridge, Hope Crime Prevention, Hope RCMP and the Hope Standard, will be hosting a document shredding event on July 20th on Wallace Street beside the bear carving. He noted that the shredding will be by donation, with all proceeds going towards the Spray Park Fund.

Councillor Medlock Reported:

- He attended the Canada Day Car Show, noting that it was a great event and they had 211 registered vehicles.

Councillor Skoglund Reported:

- She noted that Cathy Harry will be hosting a block party to raise funds for her Tour de Cure Ride. The party will take place on July 13th and will include a silent auction and raffles.

Councillor Newbigging Reported:

- She noted that the Fraser Valley Regional Library in Hope will be hosting a variety of events throughout the summer, including:
 - July 12th – Decorating Garden Pots and Planting Seeds
 - July 24th – Inter-arts maestro Candice Roberts performing Oopsie!
 - August 6th – Decorating a Picnic Bag and Picnic Food Ideas
 - August 17th – SRC Performer – Norden the Magician
- She added that the public can check the library website for more information and other upcoming events.

Councillor Stewin had nothing to report.

8. PERMITS AND BYLAWS

- (a) *District of Hope Highway Closure and Removal of Highway along a portion of Fifth Avenue Bylaw No. 1578, 2024***

Moved / Seconded

THAT *District of Hope Highway Closure and Removal of Highway along a portion of Fifth Avenue Bylaw No. 1578, 2024*, in order to close the road and remove the road dedication for a portion of 5th Avenue legally shown on the reference plan to accompany *District of Hope Highway Closure and Removal of Highway along a portion of Fifth Avenue Bylaw No. 1578, 2024* Closing Part of Road Dedicated on the Townsite of Hope Plan Sections 9 and 10 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District, be adopted this 8th day of July, 2024. **CARRIED.**

- (b) *District of Hope Cross Connection Control Bylaw No. 1574, 2024***

Moved / Seconded

THAT *District of Hope Cross Connection Control Bylaw No. 1574, 2024* be adopted this 8th day of July, 2024. **CARRIED.**

- (c) *Bylaw Notice Enforcement Amendment Bylaw No. 1575, 2024***

Moved / Seconded

THAT *Bylaw Notice Enforcement Amendment Bylaw No. 1575, 2024* be adopted this 8th day of July, 2024. **CARRIED.**

- (d) *Municipal Ticket Information Amendment Bylaw No. 1576, 2024***

Moved / Seconded

THAT *Municipal Ticket Information Amendment Bylaw No. 1576, 2024* be adopted this 8th day of July, 2024. **CARRIED.**

- (e) Report dated July 8, 2024 from the Planner III
Re: Development Variance Permit for 62505 Airport Road**

Moved / Seconded

THAT Council approve the preparation of a Development Variance Permit to reduce the side lot line setback for an animal shelter from 30m to 14m on the property at 62505 Airport Road legally described as Lot 1 Section 7 Township 5 Range 26 west of the 6th Meridian Kamloops Division Yale District Plan 9903; and

FURTHER THAT in accordance with the *District of Hope Application Procedures & Public Hearing/Information Meeting Procedural Bylaw*, the *Local Government Act* and the *Community Charter*, Council authorize staff to issue a notice of intent to consider the approval of the Development Variance Permit to the neighbouring property owners. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated July 8, 2024, be received. **CARRIED.**

(b) Accounts Payable Cheque Listing – June 2024

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of June 1 - 30, 2024, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

11. QUESTION PERIOD

There were no questions.

12. NOTICE OF NEXT REGULAR MEETING

Monday, August 12, 2024 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 7:49 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held July 8, 2024 in Council Chambers, District of Hope, British Columbia.

Original Signed by Victor Smith

Mayor

Original Signed by Donna Bellingham

Director of Corporate Services