



REGULAR MEETING OF COUNCIL AGENDA

Monday, November 27, 2023 at 6:30 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

2. RESOLUTION TO PROCEED TO CLOSED MEETING

Recommended Resolution:

THAT the meeting be closed to the public to consider matters pursuant to Sections 90(1)(c) [labour relations or other employee relations] of the *Community Charter* re: Collective bargaining and for the purpose of receiving and adopting closed meeting minutes.

3. RETURN TO OPEN MEETING

Mayor to reconvene the Regular Council Meeting at 7:00 p.m.

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

4. APPROVAL OF AGENDA

Recommended Resolution:

THAT the November 27, 2023, Regular Council Meeting Agenda be adopted, as presented.

5. ADOPTION OF MINUTES

(a) Regular Council Meeting

(1)

Recommended Resolution:

THAT the Minutes of the Regular Council Meeting held November 14, 2023, be adopted, as presented.

6. DELEGATIONS

(a) Enbridge (9)

Representatives from Enbridge’s Community and Indigenous Engagement team will be in attendance to present an update to Council on Enbridge’s BC operations and an introduction of the Sunrise Expansion Program.

7. STAFF REPORTS

(a) Report dated November 22, 2023 from the Director of Corporate Services (31) Re: 2024 Regular Council Meeting Schedule

Recommended Resolution:

THAT the 2024 Regular Council Meeting schedule be approved.

8. COMMITTEE REPORTS

There are no Committee Reports.

9. MAYOR AND COUNCIL REPORTS

10. PERMITS AND BYLAWS

(a) Report dated Nov. 15, 2023 from the Acting Director of Community Development Re: Rail & Highway Service Corridor Development Permit – 1040 3rd Avenue (33)

Recommended Resolution:

THAT a Rail and Highway Service Corridor Form and Character Development Permit for a five (5) storey, forty-eight (48) unit motel and restaurant be approved for the property legally described as Lot 1 Section 9 TWP 5 RGE 26 W6M YDYG Plan EPP122302; PID 032-031-297; 1040 3rd Avenue; Hope, BC subject to the developer complying with all of Canadian National Railway’s requirements; 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 November 27, 2025; 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.

**(b) Report dated Nov. 17, 2023 from the Acting Director of Community Development
Re: Intensive Residential Development Permit and Geotechnical Hazard
Development Permit – 65741 Gardner Drive (39)**

Recommended Resolution #1:

THAT a Hope Intensive Residential Development Permit (form and character) be approved for the property legally described as Lot A Section 11 TWP 5 RGE 26 YDYG W6M Plan KAP55361; PID 023-172-118; 65741 Gardner Drive for the proposed seven (7) Single Family Residential with Secondary Dwelling (RS-1S) zoned subdivision; and

FURTHER THAT the Director of Community Development be authorized to endorse the Hope Intensive Residential Development Permit; and

FURTHER THAT the Director of Community Development be authorized to approve minor amendments to the Hope Intensive Residential Development Permit; and

FURTHER THAT for purposes of the Hope Intensive Residential Development Permit validity period, the conditions of the Development Permit shall expire on November 27, 2025; and

FURTHER THAT for purposes of any associated building permit, that “substantially start of any construction” shall mean the completion and successful registration of the subdivision.

Recommended Resolution #2:

THAT a Geotechnical Hazard Development Permit be approved for the property legally described as Lot A Section 11 TWP 5 RGE 26 YDYG W6M Plan KAP55361; PID 023-172-118; 65741 Gardner Drive for the proposed seven (7) Single Family Residential with Secondary Dwelling (RS-1S) zoned subdivision subject to the District of Hope receiving an acceptable signed and sealed certified report from a professional engineer determining safe building sites for each of the dwellings; and

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

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on November 27, 2025; and

FURTHER THAT for purposes of any associated building permit, that “substantially start of any construction” shall mean the completion and successful registration of the seven (7) lot subdivision of the property at 65741 Gardner Drive.

- (c) **Report dated Nov. 21, 2023 from the Acting Director of Community Development
Re: Geotechnical Hazard Development Permit – 63450 Flood Hope Road (54)**

Recommended Resolution:

THAT a District of Hope Geotechnical Hazard Development Permit be approved for the property legally described as Lot B Section 5 TWP 5 RGE 26 W6M YDYG Plan EPP85897, PID 030-631-416, 63450 Flood Hope Road, in order to upgrade and expand an existing structure 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 November 27, 2025; 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.

- (d) **District of Hope Sanitary Sewer Regulation Bylaw No. 1563, 2023 (60)**

Recommended Resolution:

THAT *District of Hope Sanitary Sewer Regulation Bylaw No. 1563, 2023*, be adopted this 27th day of November, 2023.

- (e) **Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023 (84)**

Recommended Resolution:

THAT *Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023*, be adopted this 27th day of November, 2023.

- (f) **Municipal Ticket Information Amendment Bylaw No. 1567, 2023 (89)**

Recommended Resolution:

THAT *Municipal Ticket Information Amendment Bylaw No. 1567, 2023*, be adopted this 27th day of November, 2023.

- (g) **Report dated November 21, 2023 from the Director of Finance
Re: Fees and Charges Amendment Bylaw No. 1568, 2023 (94)**

Recommended Resolution:

THAT *Fees and Charges Amendment Bylaw No. 1568, 2023*, be read a first, second, and third time this 27th day of November, 2023.

- (h) **Report dated November 22, 2023 from the Director of Corporate Services
Re: Fraser Valley Inter-Municipal Business Licence Bylaw No. 1569 (98)**

Recommended Resolution:

THAT *Fraser Valley Inter-Municipal Licence Bylaw No. 1569, 2023*, be read a first, second and third time this 27th day of November, 2023.

11. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

(109)

Recommended Resolution:

THAT the For Information Correspondence List dated November 27, 2023, be received.

12. OTHER PERTINENT BUSINESS

13. QUESTION PERIOD

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

14. NOTICE OF NEXT REGULAR MEETING

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

15. ADJOURN REGULAR COUNCIL MEETING

MINUTES OF THE REGULAR COUNCIL MEETING

Tuesday, November 14, 2023
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 Zachary Wells

Council Members Absent: Councillor Pauline Newbigging
Councillor Heather Stewin

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Richard Zerr, Acting Director of Community Development
Mike Olson, Director of Finance
Kevin Dicken, Director of Operations
Branden Morgan, Deputy Corporate Officer/EA

Others in attendance: 14 members of the public

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:00 p.m. and opened by acknowledging 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 October 23, 2023, Regular Council Meeting Agenda be adopted, as amended, to add items 8(e), regarding *District of Hope Sanitary Sewer Regulation Bylaw No. 1563, 2023*, 8(f), regarding *Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023*, and 8(g), *Municipal Ticket Information Amendment Bylaw No. 1567, 2023*. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held October 23, 2023 be adopted, as presented. **CARRIED.**

4. DELEGATIONS

(a) Hope Communities in Bloom

Teresa Williams and John Mason from Hope Communities in Bloom were in attendance to present to Council regarding the 5-Bloom Banner and a special community award. In their presentation, the following items were discussed:

- Thanking the District, CAO John Fortoloczky, Director of Operations Kevin Dicken, and Mayor Victor Smith for their contributions.

- Accomplishments this year:
 - Cleanups around town attended by volunteers.
 - Planting daffodils around the Expo sign on the 6th Avenue berm.
 - Planting bulbs near the Silver Creek Travel Centre.
 - Planting perennials in planters around town.
 - Painting of the Expo sign at the Highway 7 junction.
 - Purchased new vests that are used during litter pickups, plantings, and weeding.
 - The 2023 Chain Saw Carving Event, which featured many volunteers.
- 5-Bloom Banner and Special Recognition:
 - Judges arrived in June and awarded the District of Hope with a 5-Bloom Banner.
 - Special recognition was received for “The Community that Works Together” due to the enormous number of volunteers and sponsors.
 - Presented with Buddy the Golden Gnome as an award.
- The Mayor and the Director of Operations have received the full judges report.

Teresa Williams and John Mason presented Council with the 5-Bloom Banner and photos were taken.

(b) Fraser Valley Regional District

Robin Beukens, Planner with the Fraser Valley Regional District was in attendance to present the Fraser Valley Future 2050 Regional Growth Strategy to Council. In their presentation, the following items were discussed:

- Regional Growth Strategy
 - Promotes coordination between municipalities, regional districts and Indigenous communities.
 - Identifies common goals.
 - Create stronger links to the Province.
 - Promote the region to investors, residents, and visitors.
 - Strong advocacy on regional issues of common interest.
- Regional 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.
- Collaboration
 - Build and strengthen relationships with Indigenous communities and governments.
 - Work together to ensure success.
- Economic Strength and Resiliency
 - Create opportunities for employment and education.
 - Promote growth and development in agriculture.
 - Protect and support employment lands.
 - Work to attain the region’s full tourism potential.

- Living Well
 - Promote healthy living.
 - Support arts and culture initiatives.
 - Protect and enhance parks and recreation land.
- Community Building
 - Concentrate growth in Urban Centres.
 - Maintain the character of rural communities in Electoral Areas.
 - Promote sustainable regionally-scaled resort development.
 - Ensure housing choice and affordability.
- Ecosystem Health
 - Monitor, study, protect and improve air quality.
 - Protect watershed health.
 - Protect biodiversity.
- Transportation and Mobility
 - Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods.
 - Promote active and alternative forms of transportation that prioritizes pedestrians and cyclists.
- Infrastructure and Services
 - Provide safe and efficient access to basic utilities.
 - Ensure responsible management of solid waste.
 - Ensure public safety through emergency management planning.
 - Minimize the impact of large-scale utility corridors that traverse the region.
- Climate Change
 - Mitigate the region's impact on global climate changes.
 - Adapt to the impacts of climate change.
- Next Steps
 - December 2023 – 2nd reading of the Regional Growth Strategy Bylaw
 - January 2024 – start of the 60 day referral period for local governments to accept the Regional Growth Strategy.
 - March-April 2024 – 3rd reading and adoption of Fraser Valley Future 2050 Regional Growth Strategy.
 - Regional Context Statements – 2 years for member municipalities to update after Regional Growth Strategy.

5. STAFF REPORTS

- (a) **Report dated October 25, 2023 from the Director of Corporate Services
Re: E-Mail Poll of Council for the 1926 Alexandra Bridge Rehabilitation Project
Moved / Seconded**

THAT Council ratify the e-mail poll of October 24, 2023;

THAT Council of the District of Hope issue a letter of support to the New Pathways to Gold Society and a coalition that includes the Ministry of Transportation and Infrastructure, BC Parks, community groups, local businesses and the District of Hope.

CARRIED.

**(b) Report dated October 27, 2023 from the Director of Finance
Re: Grants-in-Aid 2024**

The Director of Finance advised that four applications were received, with the amount requested totaling \$11,600, exceeding the budgeted limit by \$1,600. Council inquired as to whether the Art Crawl was related to the Hope & District Arts Council. The Director of Finance advised that they are separate organizations, and therefore not disqualified from the grants. Council inquired as to the breakdown of the Hope Art Crawl’s request; the Director of Finance advised that it includes \$2,000 for website design, \$250 for web hosting, and \$2,000 for the production and printing of a brochure.

Moved / Seconded

THAT Council maintains the current level of grant funding (\$10,000) through to 2024; and FURTHER THAT Council authorizes a disbursement of \$10,000 of the 2024 Grants-in-Aid, as follows:

- Hope Community Choir \$600
Purpose: For purchase of sheet music and other practice assets.
- Mount Hope Senior Citizens Housing Society \$2,000
Purpose: To update resident door locks.
- Hope Art Crawl \$2,400
Purpose: To build a website to promote the Art Crawl and to produce the brochure for the following year.
- Fraser Canyon Hospice Society \$5,000
Purpose: To provide support for annual Camp Skylark, a bereavement camp for youth ages seven through twelve.

CARRIED.

**(c) Report dated November 8, 2023 from the Director of Finance
Re: Cascade Lower Canyon Community Forest Application – Ruth Renwick**

The Director of Finance advised that the recommendation of the report is to clarify Mrs. Renwick’s application to the Cascade Lower Canyon Community Forest grant. Her application is a targeted project instead of a community application, therefore does not fit the volunteerism requirements. Council concurred with Staff’s recommendation that the application does not meet the criteria of the grant.

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He attended the Remembrance Day Service, and thanked the Hope Royal Canadian Legion for their work so the community can pay their respects to all that have fought for our country.
- He attended the 37th Hope Hospital Auxiliary silent auction at the Legion Hall, thanking

the community for the auction items that were donated and noted that over \$20,000 was raised to go towards medical equipment and needs at the hospital.

- He attended Chawathil First Nation Councillor Aaron Pete's Bigger Than Me podcast in Chilliwack, noting that it was his 110th show.
- He met with the Career 10 class at Hope Secondary School where he spoke on changing workplaces and Council working with staff at District Hall to get work done in a timely manner.
- He noted that he is working with groups for the Hope Holiday Fest to take place on December 2nd at District Hall. He added that tree lighting will take place at 5:00 p.m., and events such as Rides with Santa will take place until 8:30 p.m. and that the December Event Calendar will be published in the Hope Standard.
- He noted that the first Advance Voting Opportunity for the 2023 By-Election will be taking place on November 15th from 8:00 a.m. to 8:00 p.m. at the Legion Hall, with other opportunities taking place on November 18th and 25th from 8:00 a.m. to 8:00 p.m. at District Hall. He urged the community to exercise their democratic right to vote.

Councillor Skoglund Reported:

- She attended the 37th Annual Hope Hospital Auxiliary Silent Auction and contributed to the amount raised.
- She announced that there will be a Pancake Breakfast held at Kal Tire on December 2nd during the Stuff the Cruisers event for the Food Bank.

Councillor Medlock Reported:

- He noted that it was nice to see people out on Remembrance Day, adding that it is always good to see the community come out and show their respect.

Councillor Wells had nothing to report.

8. PERMITS AND BYLAWS

**(a) Report dated Nov. 8, 2023 from the Acting Director of Community Development
Re: Development Variance Permit – 1040 3rd Avenue**

The Mayor called for any questions or comments from those in attendance.

Esther Carr, resident of 3rd Avenue, inquired as to whether the building will be a hotel or a motel. The Director of Community Development advised that in the zoning bylaw there is no difference between a hotel, motel, or motor hotel. She also expressed concerns regarding the added building height, removal of parking in the adjacent laneway, and the shadow cast by the building. Ms. Carr also submitted a 16-signature petition against the proposal.

The applicant spoke regarding their proposal, noting that due to the elevator and stairs to the top floor being exempt from the height, the variance is really only for 1.5 metres from what the bylaw allows. He added that there will be a sidewalk and crosswalk added at the front of the building, as well as a fire access lane.

Moved / Seconded

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

1. Relax the front yard setback requirement from 7.5 metres to 2.5 metres;

2. Relax the landscape lot line setback/siting provision from 1.0 metres to 0.0 metres;
3. Relax the drive isle width from 7.0 metres to 6.1 metres;
4. Relax the small car percentage requirement from 15% to 29%;
5. Relax the building height from 15 metres to 21 metres; and
6. Relax the required number of parking stalls for the restaurant patrons and employees from 11 stalls to 5 stalls.

on the property legally described as Lot 1 Section 9 TWP 5 RGE 26 W6M YDYG Plan EPP122302; PID 032-031-297; 1040 3rd Avenue; Hope, BC in order to construct a motel and restaurant subject to the developer complying with all of Canadian National Railway's requirements; and

FURTHER THAT the Director of Community Development be authorized to endorse the Development Variance Permit; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, "substantially start" shall mean the completion of the footings or foundation for the motel and restaurant development. **CARRIED.**

(b) Bylaw Notice Enforcement Amendment Bylaw No. 1564, 2023

Moved / Seconded

THAT *Bylaw Notice Enforcement Amendment Bylaw No. 1564, 2023*, be adopted this 14th day of November, 2023. **CARRIED.**

(c) Municipal Ticket Information Amendment Bylaw No. 1565, 2023

Moved / Seconded

THAT *Municipal Ticket Information Amendment Bylaw No. 1565, 2023*, be adopted this 14th day of November, 2023. **CARRIED.**

**(d) Report dated Nov. 8, 2023 from the Acting Director of Community Development
Re: Form & Character Development Permit – 455 Coquihalla Street**

Moved / Seconded

THAT a Hope Intensive Residential Form and Character Development Permit be approved for the property legally described as Lot 26 Block 1 Sec 16 TWP 5 RGE 26 W6M Yale Division Yale District Townsite of Hope Suburban Except: (1) Parcel K Plan A128 (2) Plan B5277 (3) that Party Lying to the North and East of Parcel K (Plan A128); PID 012-871-362; 455 Coquihalla Street, and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Hope Intensive Residential 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 November 14, 2025; and

FURTHER THAT for purposes of any associated building permit, that the "substantially start of any construction" shall mean the completion of an approved foundation for the proposed structures as certified safe by a qualified professional. **CARRIED.**

(e) District of Hope Sanitary Sewer Regulation Bylaw No. 1563, 2023

Moved / Seconded

THAT *District of Hope Sanitary Sewer Regulation Bylaw No. 1563, 2023*, be read a first, second, and third time this 14th day of November, 2023. **CARRIED.**

(f) Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023

Moved / Seconded

THAT *Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023*, be read a first, second, and third time this 14th day of November, 2023 **CARRIED.**

(g) Municipal Ticket Information Amendment Bylaw No. 1567, 2023

Moved / Seconded

THAT *Municipal Ticket Information Amendment Bylaw No. 1567, 2023*, be read a first, second, and third time this 14th day of November, 2023. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated October 23, 2023 be received. **CARRIED.**

(b) Accounts Payable Cheque Listing – October, 2023

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of October 1 – 31, 2023, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

There was no other Pertinent Business.

11. QUESTION PERIOD

Andrew Friend, resident of Flood Hope Road, inquired as to whether staff had found any information regarding the missed public hearing notices for the Public Hearing held on February 27, 2023, regarding the redesignation and rezoning of 61954 Estall Road.

The Mayor advised that Mr. Friend will receive a written response to his inquiry.

12. NOTICE OF NEXT REGULAR MEETING

Monday, November 27, 2023 at 7:00 p.m.

13. RESOLUTION TO PROCEED TO CLOSED MEETING AT 7:59 P.M.

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Sections 90(1)(c) [labour relations or other employee relations] of the *Community Charter* re: Collective bargaining, staffing, and for the purpose of receiving and adopting closed meeting minutes. **CARRIED.**

14. RETURN TO OPEN MEETING

Mayor Smith reconvened the Regular Council Meeting at 8:39 p.m.

15. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 8:40 p.m.

CARRIED.

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held November 14, 2023 in Council Chambers, District of Hope, British Columbia.

Mayor

Director of Corporate Services

DRAFT

Enbridge update

District of Hope

November 27, 2023

Land acknowledgement



Our projects and operations span Treaty and Tribal lands, the National Métis Homeland, unceded lands and the traditional territories of Indigenous Nations, Tribes, Governments and Groups (Indigenous groups)¹ across North America.

¹In this IRAP we are using the term "Indigenous groups" when referring to Indigenous nations, governments or groups in Canada and/or Native American Tribes and Tribal associations in the United States. We have the utmost respect for the unceded rights and individual names of Indigenous groups across Turtle Island. This collective term is used solely for the purpose of the readability of the IRAP.

Natural gas transmission in British Columbia



- Westcoast Energy Inc., an Enbridge company, owns and operates the major natural gas transmission system in British Columbia (BC), referred to as the Westcoast (or BC Pipeline) system.
- The Westcoast system spans over 2,900 kilometres (km) from near Fort Nelson in northeast BC and from Gordondale near the Alberta-BC border, south to the Canada-U.S. border at Huntingdon/Sumas.
- Comprised of a 30" and 36" pipeline that operate in parallel.
- For 67 years, the gas transported by the Westcoast system has been used to heat homes, businesses, hospitals and schools. This gas is also used for electric power generation and is a staple in numerous industrial and manufacturing processes that produce hundreds of products that improve our lives.



We help connect people with the energy they need to live their lives

Economic impacts to BC (2022)



- Jobs

- Enbridge’s workforce included **206** BC-based permanent and temporary employees, and provisioned contractors, at year’s end.
- Enbridge paid more than **\$20.3 million** in total wages to BC-based permanent and temporary employees.

- Tax and Economic Benefits

- Enbridge paid **\$67.2 million** in property tax across BC for energy projects, pipelines and related facilities, such as compressor stations.
- Enbridge’s capital expenditures on items such as pipe steel, equipment purchases and replacements, system integrity-related investments, and capital leases totaled **\$341.7 million**.

Enbridge is committed to supporting and strengthening the communities near our pipelines and facilities

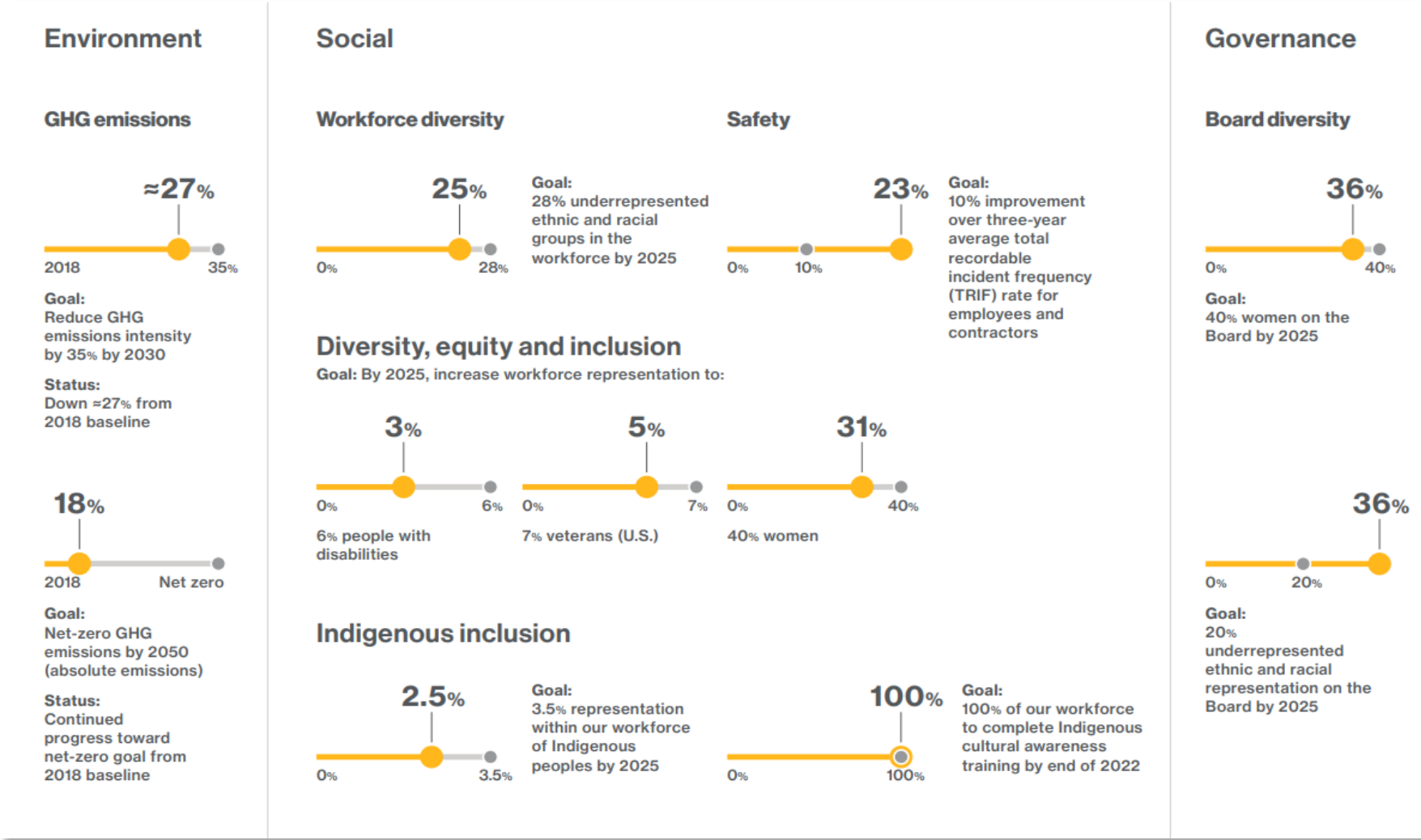
Economic impacts to BC (2022)

- Tax amounts
 - \$1,509,357.80 paid to the District of Hope in the 2022 tax season.
- This revenue can be used for schools, infrastructure (roads and bridges), health and wellness, recreation, transportation and other services that help strengthen the fabric of the community.



Enbridge is committed to supporting and strengthening the communities near our pipelines and facilities

Environment, Social and Governance (ESG) Progress Dashboard



At Enbridge, we believe that we play a key role in bridging to a cleaner energy future and this focus drives our strategy.

We are hard at work finding and applying new technologies to reduce our own emissions while also building new energy business platforms for the future.

Find out more: [Enbridge 2022 Sustainability Report](#)

Safety 24/7/365



• Eyes in the sky

We regularly survey all 27,500 km of our pipeline rights-of-way, including the 2,953 km of our BC Pipeline natural gas transmission system. We also use satellite imagery to help identify, monitor and address any instances of incremental slope movement.



Prevention practices

- Aerial patrols
- Public awareness programs and emergency preparedness
- Community engagement



• Eyes on the ground

We monitor and respond to any potential problems along our rights-of-way.

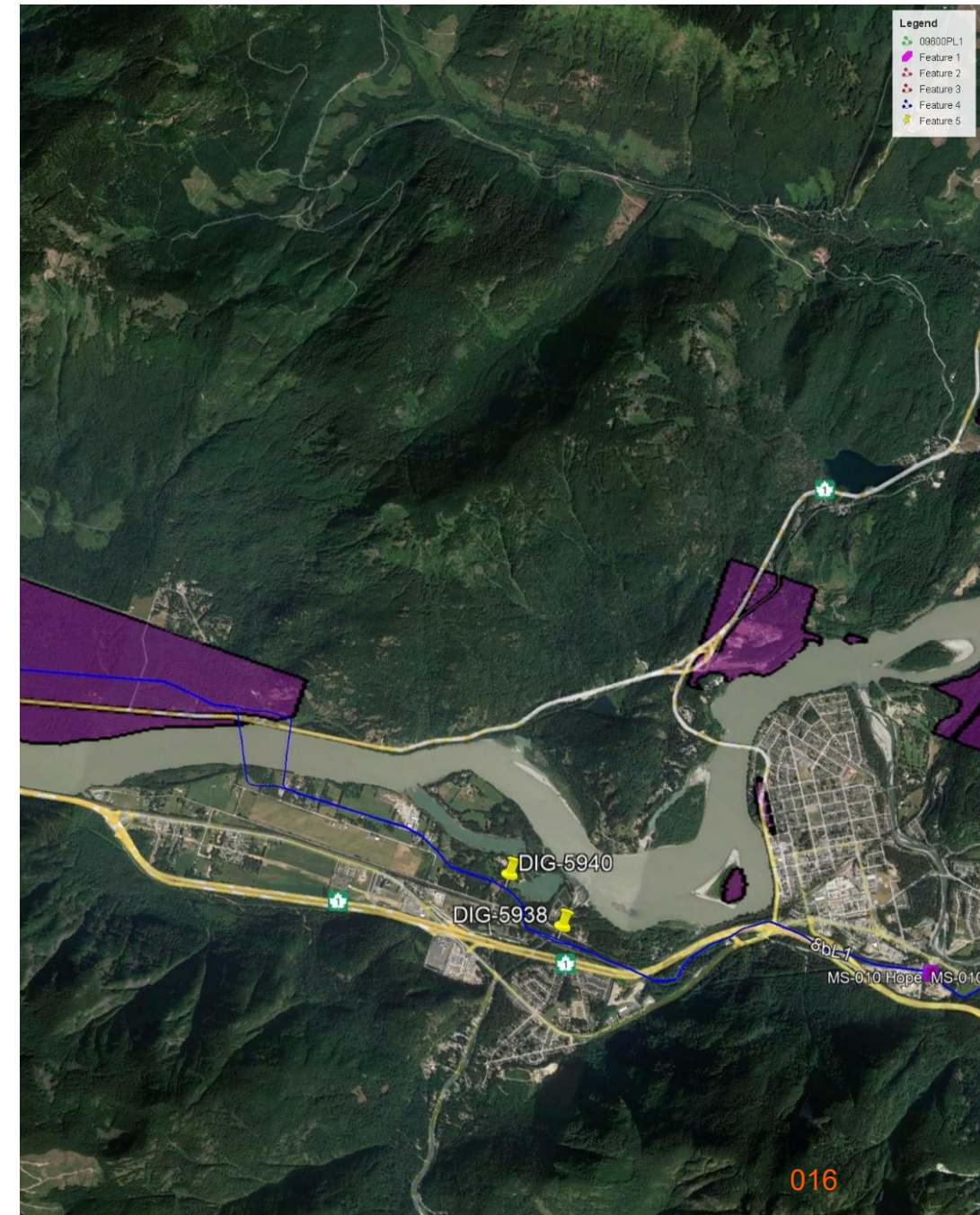


• Talking to our neighbours

We regularly communicate with neighbours and customers about how to stay safe around our pipelines and facilities.

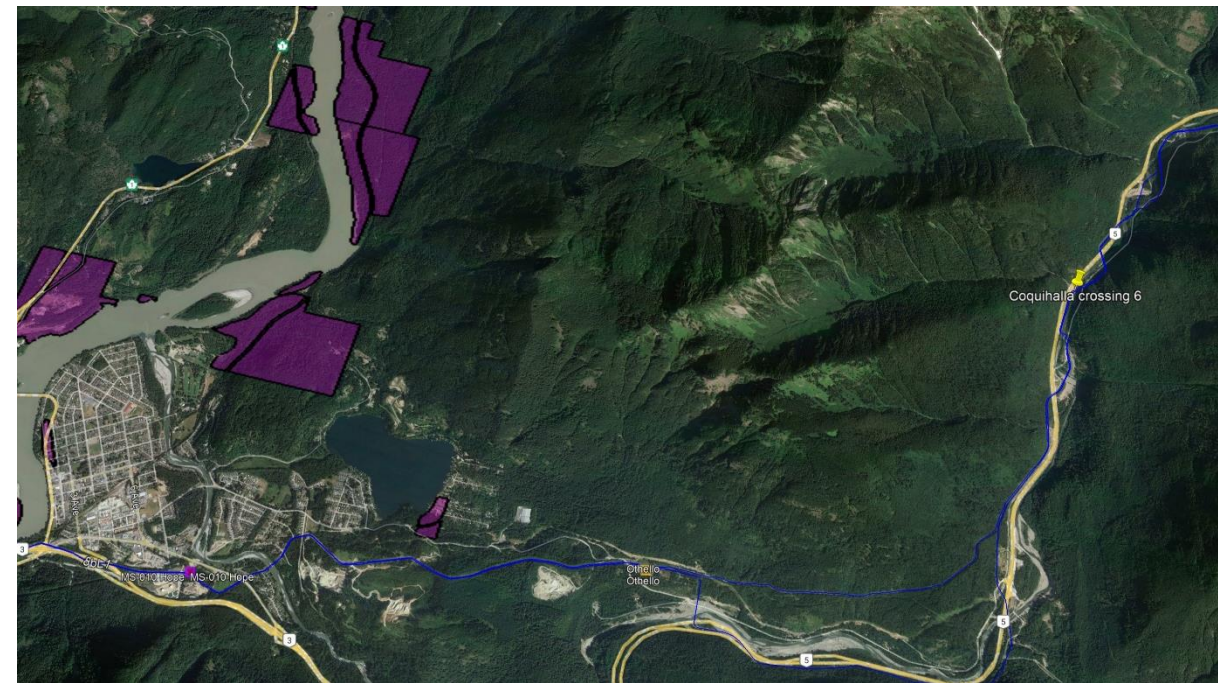
Pipeline Integrity

- Since the fall of 2018, Enbridge has completed a comprehensive integrity program of our natural gas pipeline system in BC as part of an improved approach to pipeline safety.
- During pipeline inspections, high-resolution inline inspection tools are used to inspect the BC Pipeline system to monitor the interior and exterior of our pipes.
- When data from these inspections indicate a change, or detect an anomaly that requires a closer look, we undertake a maintenance dig to physically examine the integrity of the pipe segment and determine if a repair or other action is needed.



Coquihalla 6 Crossing

- The Coquihalla 6 crossing is located immediately adjacent to 9 Mile Creek – a debris flow-prone tributary of the Coquihalla River.
- The tributary crosses Highway 5 upstream of the pipeline and discharges into the Coquihalla River approximately 25 m upstream of the aerial crossing.
- During the November 2021 flooding event, a debris flow occurred on 9 Mile Creek which covered the highway and deposited debris around the pipeline where it exits the ground for the aerial crossing. The debris flow contacted the pipeline, but no clear signs of damage were observed.
- Enbridge is now looking to conduct maintenance work at this crossing as well as general site remediation.



Sunrise Expansion Program

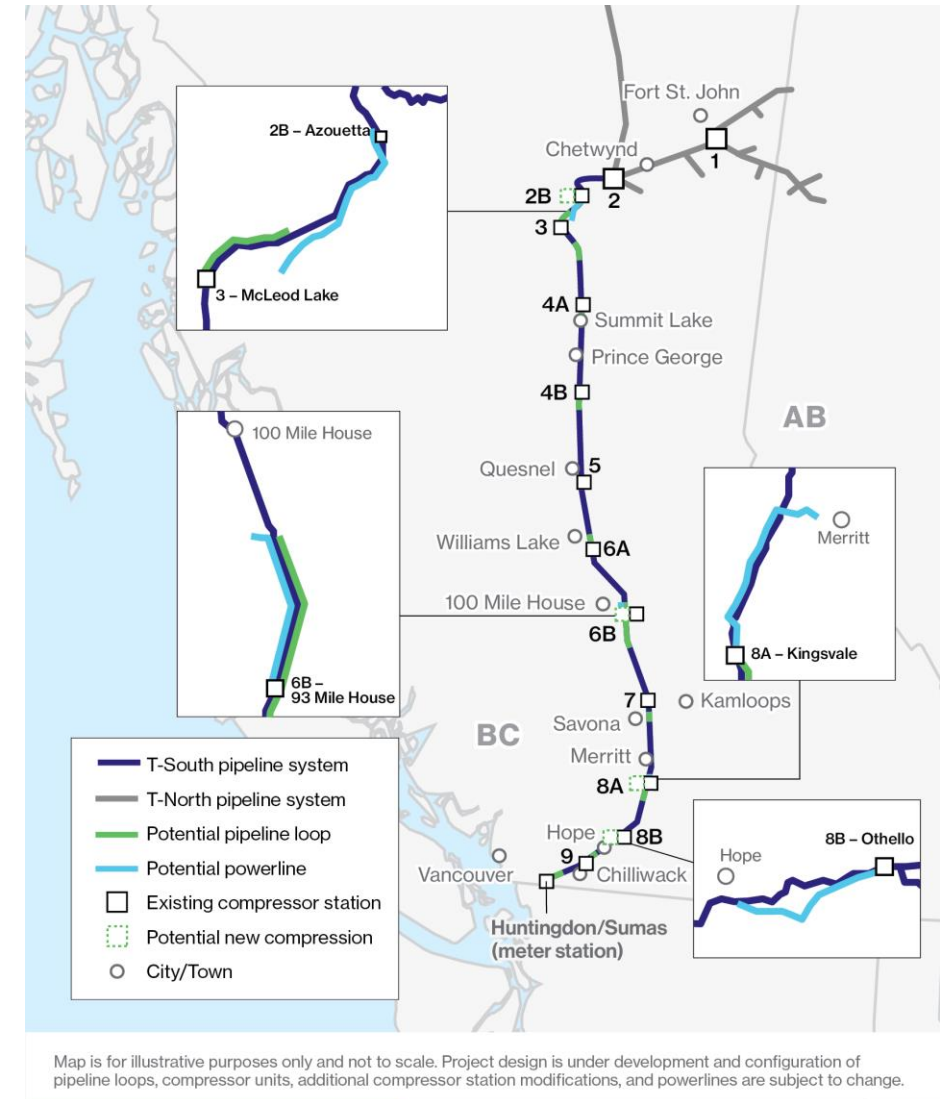
Sunrise Expansion Program

- Sunrise Expansion Program (the Project) is a proposed expansion of the southern portion of the Westcoast or BC Pipeline system known as “T-South.”
- The Project is being driven by the demand for additional incremental natural gas transportation capacity, preventing shortages and natural gas spikes during peak demand periods.
- Includes the addition of 42” diameter pipeline looping and additional compression to provide up to 300 million cubic feet per day of natural gas transportation service.

Preliminary project timelines

- Environmental studies began: Q2 2023
- Geotechnical studies began: Q4 2023
- Regulatory application submission (CER): Q2 2024
- Construction: Q4 2026 – Q4 2028
- In-service: Q4 2028

Project timelines are subject to change.



Project Components

Project design is under development and configuration of the Project components, including looping, transmission lines and compressor additions and modifications, are subject to change.

Pipeline looping



Compression



Power transmission



What is it?

The addition of segments of pipeline that are connected to the existing pipeline system in order to increase the capacity.

Natural gas is highly pressurized as it travels through a pipeline by using compressor stations to move the gas from one point to the next.

Powering new compressor stations units with electricity would significantly decrease greenhouse gas (GHG) emissions at these sites. In order to electrify the new compressor units, new powerline infrastructure would need to be constructed.

Where?

Approximately 176 kilometres of 42-inch diameter pipeline to be added to the existing system in multiple loop segments.

Potential additional compression at existing compressor stations:

- CS-2B (Azouzetta Lake)
- CS-6B (93 Mile)
- CS-8A (Kingsvale)
- CS-8B (Othello)

Evaluating new compression at CS-9.

Powerline routing decisions are under development and will require environmental field studies and engagement with Indigenous groups and local stakeholders. Powerlines would be constructed near the compressor stations that will have new electric compressor units.

Electric compression and powerline infrastructure

- A new electric-driven compressor unit is being proposed at CS-8B (Othello), located 6 km east of Hope.
- The introduction of electric-driven compression along the system is being evaluated to align with Westcoast's environmental sustainability goals.
- To power electric compression, new powerline infrastructure would be required.



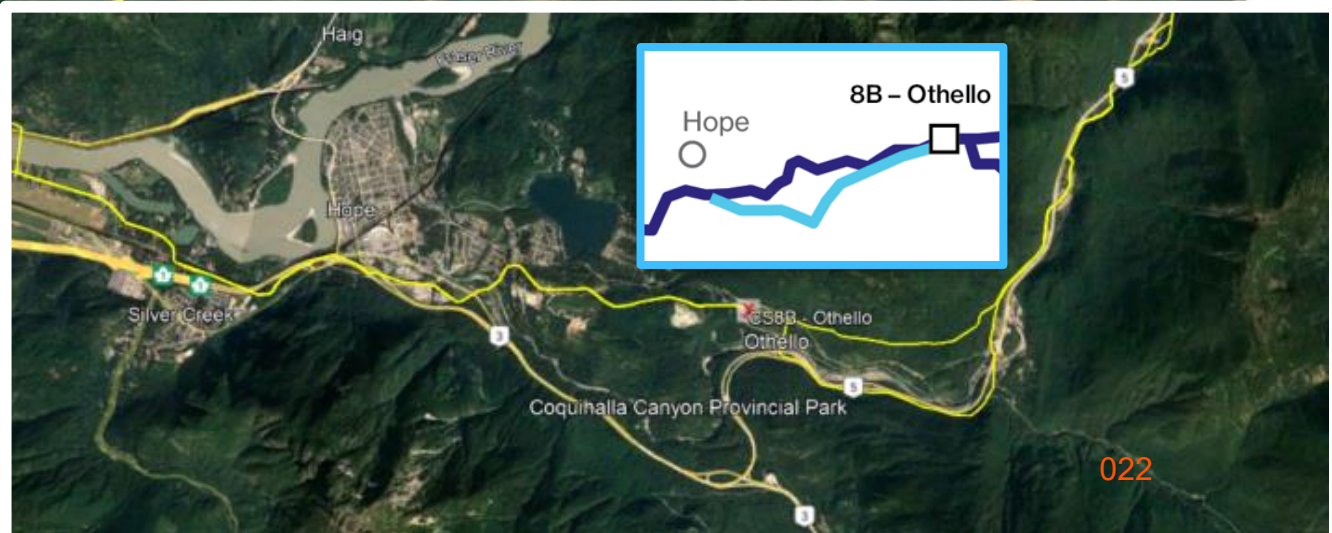
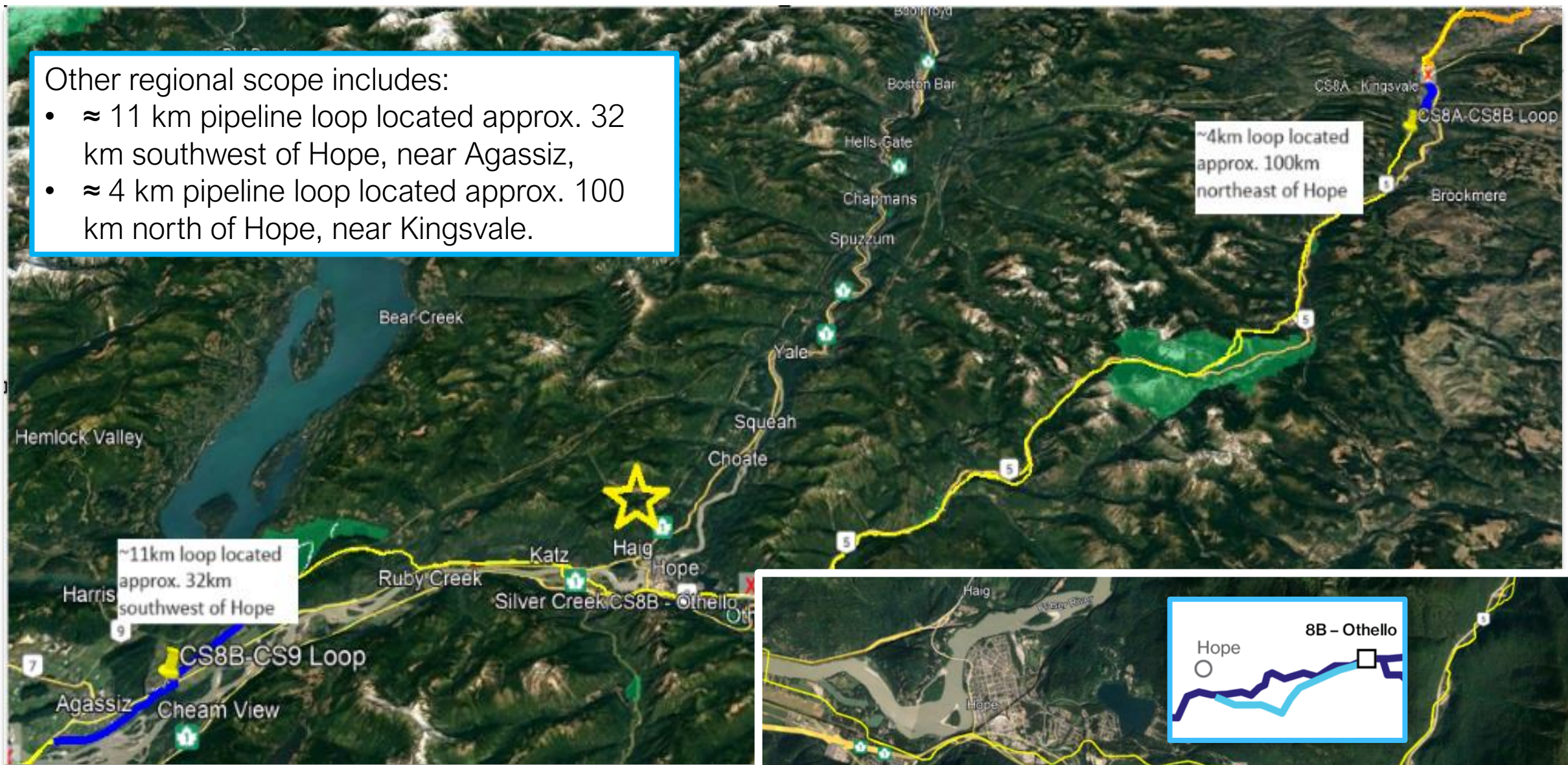
Compressor station "8B"

- A new ~8 km (69 kV) electric power transmission line is being evaluated from CS-8B, connecting to the BC Hydro grid on the south side of Hope.
- Routing decisions will require environmental and geotechnical field studies and ongoing engagement with stakeholders and Indigenous groups.
- We plan to follow existing right-of-way to the greatest extent possible.
- We are still in the feasibility and preliminary design phase and do not yet have a final proposed powerline route.



Other regional scope includes:

- \approx 11 km pipeline loop located approx. 32 km southwest of Hope, near Agassiz,
- \approx 4 km pipeline loop located approx. 100 km north of Hope, near Kingsvale.



Investigative field studies

- Surveys, environmental studies and archaeological assessments will continue in 2024
- The goal of these investigations is to establish the routing and construction feasibility and gain an understanding of the Project's potential effects on the environment
- This work will determine any environmental or geotechnical considerations that may need to be factored into the planning and design of the Project such as stream crossings or slope stability
- The environmental field studies include air and water quality assessments, biodiversity surveys, and habitat evaluations, all geared towards ensuring that ecological sensitivities are taken into account and effective mitigation measures are developed, if required



Socio-Economic and Gender-Based+ Analysis (GBA+)



Enbridge is seeking to obtain any additional baseline information that can support our ability to address and mitigate:

- Direct and indirect socio-economic effects.
- Effects to subgroups of the population including differential impacts to gender, sex, culture, and identity considerations.

We are seeking information related to any **key social issues in the community right now** (health, social and cultural well-being, employment and economy, etc.).

- Suggestions for mitigation that Enbridge might be able to implement to reduce negative social issues, as well as any support Enbridge can offer to increase the positive social impacts in the community.



Contest Alert!

Visit our virtual open house: www.sunrise-program.com to complete our Socio-economic assessment questionnaire. Fill out the questionnaire before December 22 for a chance to win a new Chromebook laptop!

Local Engagement with the District of Hope

- We need your feedback into the Project – local input is invaluable!
- We welcome the opportunity to host a community engagement event in Hope this spring – let us know your recommendations (attendance at events, BBQ, booth, etc.)
- Letters of support for the Sunrise Expansion Program to support the regulatory application (planned for May 2024) are welcomed.



Enbridge looks forward to continuing to work with the District of Hope as we advance planning for the Project.

Contact us



Have an idea or a suggestion? Get in touch with us anytime!

Rikki Beaudet, Strategist, Community and Indigenous Engagement

Rikki.Beaudet1@enbridge.com

Aaron Letendre, Community and Indigenous Engagement Advisor

Aaron.Letendre@enbridge.com

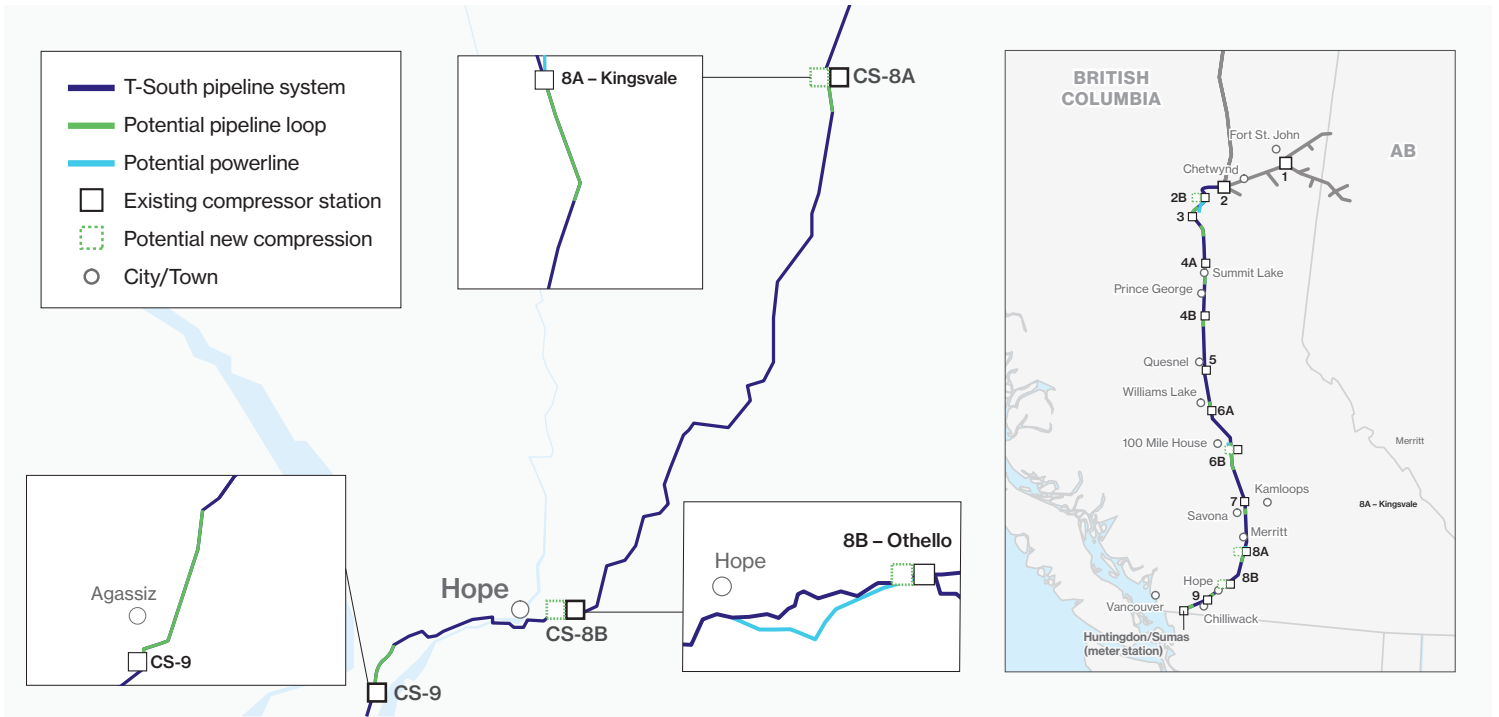
Toll Free: 1-833-267-0333

General inquiries: BCProjects@enbridge.com

Virtual Open House: www.Sunrise-Program.com

Q&A





Sunrise Expansion Program: District of Hope factsheet

Westcoast Energy Inc. (Westcoast), an Enbridge company, is proposing to expand the southern portion of its natural gas pipeline system – known as the Westcoast or BC Pipeline system. The proposed Project, called Sunrise Expansion Program, is being done to meet demand for natural gas in BC and the U.S. Pacific Northwest. This gas is used to heat homes, businesses, hospitals and schools. This gas is also used for electric power generation and is a staple in a number of industrial and manufacturing processes that produce hundreds of products that improve our lives.

The Project will add up to 300 million cubic feet per day of incremental natural gas transportation capacity on the T-South system, preventing shortages and natural gas price spikes during peak demand periods. Westcoast intends to submit a regulatory application to the Canada Energy Regulator (CER) in Q2 2024.

Project scope near the District of Hope

In the District of Hope, a new electric-driven compressor unit is proposed at an existing compressor station – known as compressor station 8B (CS-8B “Othello”) – which is located 6 km east of Hope. The additional compression is needed to move the natural gas from one point to the next.

The introduction of electric-driven compression along the system is being evaluated to align with Westcoast’s environmental sustainability goals.



> Compressor Station 8B (CS-8B “Othello”)

Powerlines

To power new electric-driven compression, powerline infrastructure would be required. Westcoast is currently evaluating the feasibility of building an approximately 8 km long power transmission line (69 kilovolt) from CS-8B, connecting to the BC Hydro grid on the south side of Hope. The overhead powerlines will follow existing linear infrastructure to the greatest extent possible, such as roads or other right-of-ways (ROW), to minimize environmental and local community impacts (see sample photo below).

The current scope and routing will be determined pending investigative field studies starting in 2024. This includes geotechnical surveys, environmental studies and archaeological assessments.



> An example of overhead powerlines

Pipeline looping

In order to increase transportation capacity, pipeline loops will be added along Westcoast's existing ROW. The additional loop segments will run parallel and connect to the existing pipeline system.

A total of approximately 176 km of 42-inch pipeline looping in various segments along the system is currently being evaluated. The planned loops nearest Hope include:

- Approximately 11 km pipeline loop, located about 30 km southwest of Hope near Agassiz.
- Approximately 4 km pipeline loop, located about 100 km north of Hope near Kingsvale.

Project timelines near District of Hope

Environmental and geotechnical investigative studies at CS-8B and proposed powerline are planned to occur in 2024.

- Regulatory application submission (CER): Q2 2024
- Construction: Q3 2026 – Q4 2028
- In-service: Q4 2028

Project timelines are subject to change.

Contact us

Virtual Open House

sunrise-program.com



Email

BCprojects@enbridge.com

Phone

1-833-267-2220 (toll-free)

Mail

Enbridge Inc.
3985 22 Ave
Prince George, BC V2N 1B7



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 22, 2023

FILE: 550-01

SUBMITTED BY: Director of Corporate Services

MEETING DATE: November 27, 2024

SUBJECT: 2024 Regular Council Meeting Schedule

PURPOSE:

The purpose of this report is to outline the 2024 Regular Council Meeting schedule.

RECOMMENDATION:

Recommended Resolution:

THAT the 2024 Regular Council Meeting schedule be approved.

ANALYSIS:

A. Rationale:

As per section 127 of the *Community Charter* and section 6.1 of the *District of Hope Council Procedure Bylaw No. 1447, 2019*, Council must make available to the public a schedule of the date, time and place of regular Council meetings and give notice at least one time per year. Once approved, staff will post notice on the District's news page in the Hope Standard Newspaper for December and January, as well, post on our web site, and front door bulletin board.

B. Attachments:

2024 Regular Council Meeting schedule

Prepared by:

Approved for submission to Council:

Original Signed by Donna Bellingham

Donna Bellingham
Director of Corporate Services

Original Signed by John Fortoloczky

John Fortoloczky
Chief Administrative Officer

2024 REGULAR COUNCIL MEETINGS

JANUARY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
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FEBRUARY						
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NOVEMBER						
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DECEMBER						
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29	30	31				

Regular Council Meetings

Statutory Holidays
*If a Stat falls on the weekend,
District Hall will close on Monday*

UBCM Convention

Regular Council Meetings start at 7:00 p.m., unless otherwise posted.

Meetings are held in Council Chambers at the District of Hope Municipal Office, located at 325 Wallace Street, Hope, BC.

Please Note: If a statutory holiday falls on the weekend, District Hall will be closed on the Monday and a scheduled Council meeting will be held on the Tuesday. Any and all amendments to the above schedule will be posted on the District of Hope Council Bulletin board at the Municipal Office, 325 Wallace Street, Hope, BC and on the District of Hope website at www.hope.ca.



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 15, 2023 **FILE:** LDP 7/23

SUBMITTED BY: Richard Zerr, Acting Director of Community Development

MEETING DATE: November 27, 2023

SUBJECT: **RAIL & HIGHWAY SERVICE CORRIDOR DEVELOPMENT
PERMIT FOR FORM AND CHARACTER
1040 3RD AVENUE
HARD PACKED INVESTMENT LTD**

PURPOSE:

To obtain Council's approval for a Rail & Highway Service Corridor Development Permit (DP) in order to construct a five (5) storey, forty-eight (48) unit motel and restaurant.

RECOMMENDATION

THAT a Rail and Highway Service Corridor Form and Character Development Permit for a five (5) storey, forty-eight (48) unit motel and restaurant be approved for the property legally described as Lot 1 Section 9 TWP 5 RGE 26 W6M YDYD Plan EPP122302; PID 032-031-297; 1040 3rd Avenue; Hope, BC subject to the developer complying with all of Canadian National Railway's requirements; 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 November 27, 2025; 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.

ANALYSIS:

A. Rationale:

Proposal – The applicant would like to construct a new five (5) storey, forty-eight (48) unit motel with a restaurant on the property. At the November 14, 2023 meeting, Council approved the issuance of six variances in order for the developer to design this commercial asset on an odd shaped site.

Background – The subject property is zoned Highway Commercial (C-2) which supports the proposed new use. This proposal replaces an automotive repair shop, some derelict houses and a gathering place for homeless activity.

Form & Character Development Permit – The proposed development meets the general expectation of the Rail and Service Corridor Form & Character Development Permit. The Canadian National Railway (CNR) has a few requirements which the District of Hope will ensure that the developer complies with to the satisfaction of the CNR.

Ministry of Transportation Infrastructure (MOTI) – The Ministry of Transportation & Infrastructure reported that they had no objections on the proposed development.

B. Official Community Plan (OCP) Bylaw 1378

As per the Official Community Plan, the three questions to be consistently asked in all levels and types of decision are:

1. Does the development move Hope toward our vision and goals for success and sustainability?

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

Is it aligned with our OCP objectives and policies?

Yes, it touches on the following:

- *To ensure a sufficient and adequately serviced commercial and industrial land base to attract and encourage economic opportunities.*
- *To ensure that Hope's commercial areas are inviting, vibrant, and safe.*
- *To create jobs that contribute to the diversity and strength of the local economy.*
- *Help to attract visitors to the community.*

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

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

3. Will it provide a good return on investment?

From a commercial tax base perspective, it will provide a return on investment once the motel and restaurant are built.

C. Attachments:

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

D. Property Information:

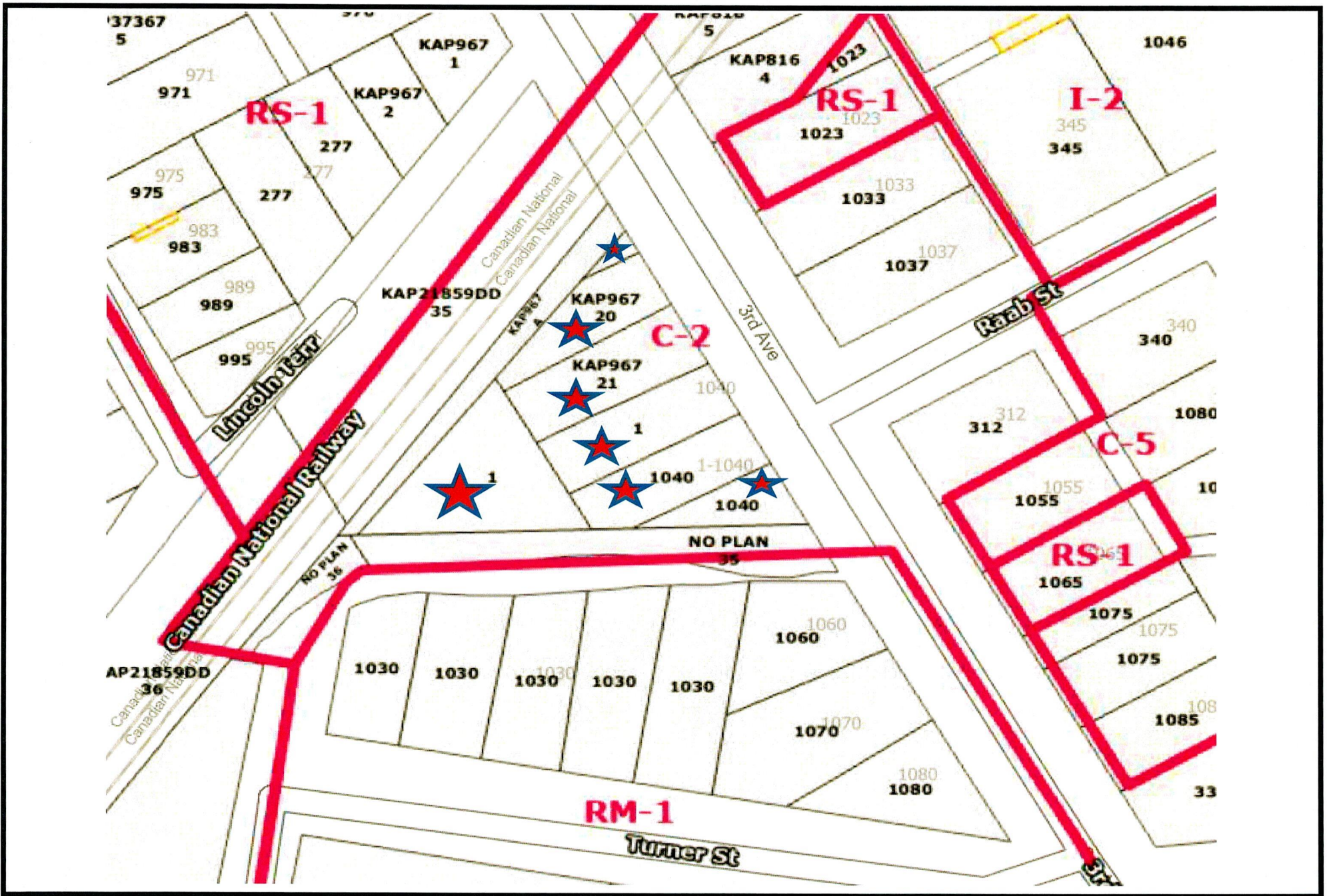
- | | |
|-----------------------------|---------------------------------------------------------|
| 1) Civic Address: | 1040 3 rd Avenue |
| 2) Legal Description: | Lot 1 Section 9 TWP 5 RGE 26 W6M YDYD Plan
EPP122302 |
| 3) PID Number: | 032-031-297 |
| 4) Current Zoning: | Highway Commercial (C-2) |
| 5) Current OCP Designation: | Urban/Suburban Residential (USR) |

Prepared by:

Approved for submission to Council:

Original Signed by Richard Zerr
Acting Director of Community Development

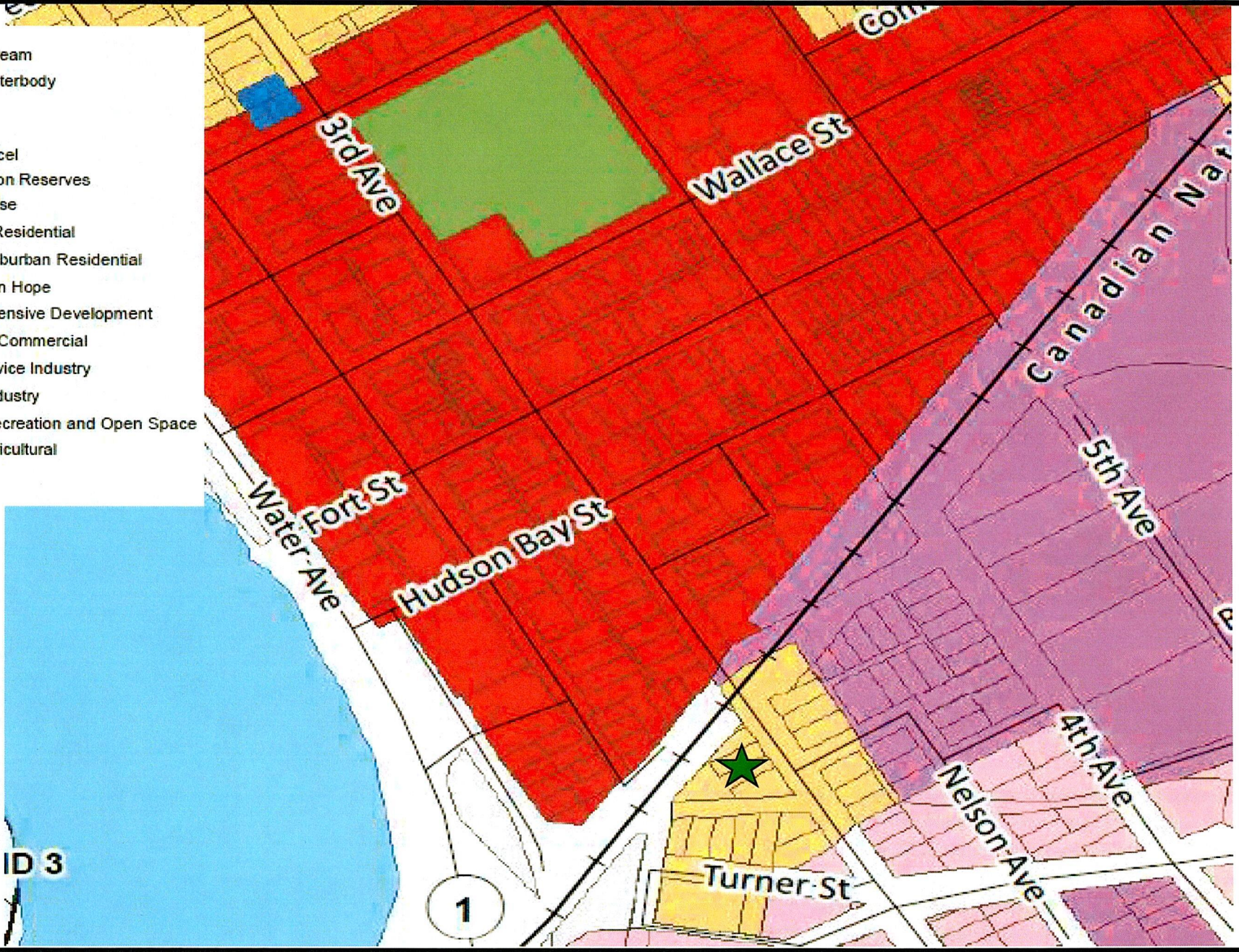
Original Signed by John Fortoloczky
Chief Administrative Officer



1040 3rd Avenue
Applicant: Hard Packed Investment Ltd.

Location & Zoning Map Excerpt

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



1040 3rd Avenue
Applicant: Hard Packed Investment Ltd.

OCP Land Use Map Excerpt



east corner perspective



north-east elevation



HARDPACKED HOTEL
1040 3RD AVENUE, HOPE B.C.

RENDERINGS
SCALE: N.T.S.

ISSUED FOR DEVELOPMENT PERMIT

23-01-13 REVISION #:
PROJECT NUMBER: 21-198.1



SD1.21



DISTRICT OF HOPE
REPORT/RECOMMENDATION TO COUNCIL

DATE: November 17, 2023

FILE: LDP 4/23

SUBMITTED BY: Richard Zerr, Acting Director of Community Development

MEETING DATE: November 27, 2023

SUBJECT: **INTENSIVE RESIDENTIAL DEVELOPMENT PERMIT (DP)
AND GEOTECHNICAL HAZARD DP
65741 GARDNER DRIVE
TERRAFORMA DEVELOPMENTS (AGENT)**

PURPOSE:

To obtain Council's approval to issue the necessary Development Permits (DP) in order to permit over ten (10) new dwellings on the subdivided property.

RECOMMENDATION #1:

THAT a Hope Intensive Residential Development Permit (form and character) be approved for the property legally described as Lot A Section 11 TWP 5 RGE 26 YDYD W6M Plan KAP55361; PID 023-172-118; 65741 Gardner Drive for the proposed seven (7) Single Family Residential with Secondary Dwelling (RS-1S) zoned subdivision; and

FURTHER THAT the Director of Community Development be authorized to endorse the Hope Intensive Residential Development Permit; and

FURTHER THAT the Director of Community Development be authorized to approve minor amendments to the Hope Intensive Residential Development Permit; and

FURTHER THAT for purposes of the Hope Intensive Residential Development Permit validity period, the conditions of the Development Permit shall expire on November 27, 2025; and

FURTHER THAT for purposes of any associated building permit, that "substantially start of any construction" shall mean the completion and successful registration of the subdivision.

RECOMMENDATION #2:

THAT a Geotechnical Hazard Development Permit be approved for the property legally described as Lot A Section 11 TWP 5 RGE 26 YDYD W6M Plan KAP55361; PID 023-172-118; 65741 Gardner Drive for the proposed seven (7) Single Family Residential with Secondary Dwelling (RS-1S) zoned subdivision subject to the District of Hope receiving an acceptable signed and sealed certified report from a professional engineer determining safe building sites for each of the dwellings; and

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

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on November 27, 2025; and

FURTHER THAT for purposes of any associated building permit, that “substantially start of any construction” shall mean the completion and successful registration of the seven (7) lot subdivision of the property at 65741 Gardner Drive.

ANALYSIS:

A. Rationale:

Proposal – The applicant’s intent is to construct over ten (10) dwelling units on seven (7) new RS-1S Single Family Residential with Secondary Dwelling zoned lots. The applicant is proposing the primary dwelling be two story while the secondary dwelling being either one or two story.

In accordance with the November 9th 2023 attached proposal from Terraforma Developments Ltd., the proposal includes:

- Buildings and structures sharing a common architectural theme, required parking spaces that ensures compatibility within the new residential development and also having access to all municipal and private utility services from Gardner Drive.
- The addition of potential secondary dwellings will be a very gentle densification and will help with families seeking flexible housing options.
- The orientation and aesthetics of the project are intended to apply current trends in color and massing of buildings and will have an urban presence.

Zoning – The subject property is approximately 1.19 hectare (2.94 acres) in size. In anticipation of a seven (7) lot subdivision of the land, Bylaw 1548 adopted in June 2023 rezoned the property to RS-1S Single Family Residential with a Secondary Dwelling. All the requirements of the RS-1S zone including the maximum height, setbacks, density, site coverage and parking requirements of the District of Hope Zoning Bylaw will be met.

Form & Character Development Permit (DP)– The development meets the objectives, expectations and guidelines of the Hope Intensive Residential Form and Character Development Permit Area #3.

All dwellings will face Gardner Drive with entrances oriented toward the street frontage. The design also includes secondary dwelling opportunities for families seeking accessory building options.

Flood and Erosion Development Permit (DP)-

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

B. Official Community Plan (OCP) Bylaw 1378

As per the Official Community Plan, the three questions to be consistently asked in all levels and types of decision are:

1. Does the development move Hope toward our vision and goals for success and sustainability?

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

Is it aligned with our OCP objectives and policies?

Yes, it touches on the following:

- *To concentrate and mix compatible land uses to enable cost-effective and economically sustainable maintenance of public infrastructure.*
- *To support a variety of housing types, lot sizes and densities to meet the changing needs of current and future residents.*
- *To ensure that Hope has a suitable land base to meet its future residential, commercial, industrial and open space needs.*
- *To promote and facilitate the development of market and non-market affordable housing.*
- *To encourage proposals that integrates affordable housing throughout the community, rather than segregates or concentrates it in specific areas.*

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

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

3. Will it provide a good return on investment?

From a residential tax base perspective, it will provide a return on investment once the contemplated development has been constructed. Furthermore, it will provide the community with much needed housing.

C. Attachments:

- Location Map Excerpt
- OCP Land Use Map Excerpt
- Flood and Erosion Map Excerpt
- Applicant's Intensive Residential DP Submission Dated November 9, 2023

D. Property Information:

- | | |
|-----------------------|------------------------------------------------------|
| 1) Civic Address: | 65741 Gardner Drive |
| 2) Legal Description: | Lot A Section 11 TWP 5 RGE 26 YDYD W6M Plan KAP55361 |
| 3) PID Number: | 023-172-118 |
| 4) Current Zoning: | Single Family Residential with a Secondary Dwelling |

(RS-1S)

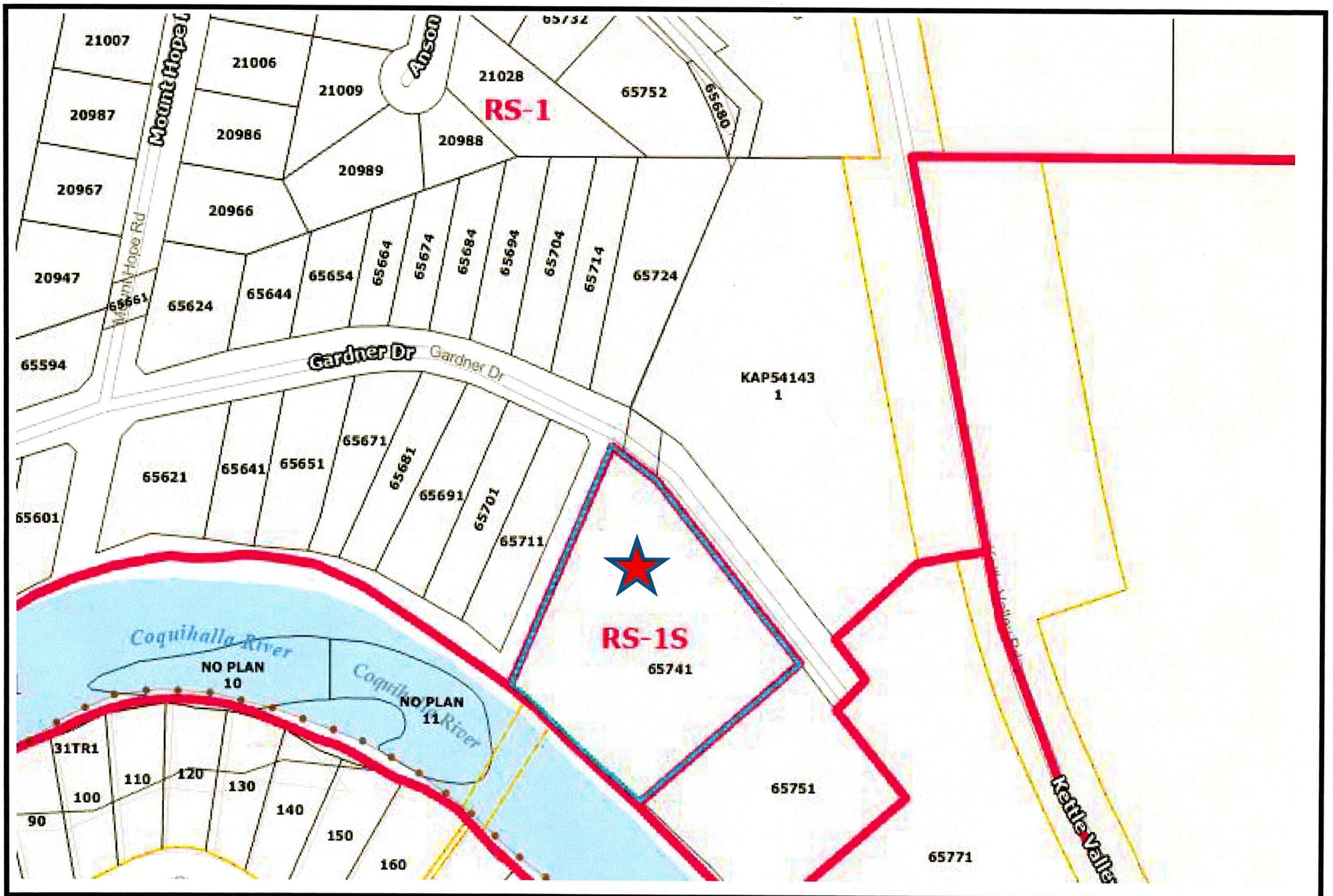
5) Current OCP Designation: Urban/Suburban Residential (USR)

Prepared by:

Approved for submission to Council:

Original Signed by Richard Zerr
Acting Director of Community Development

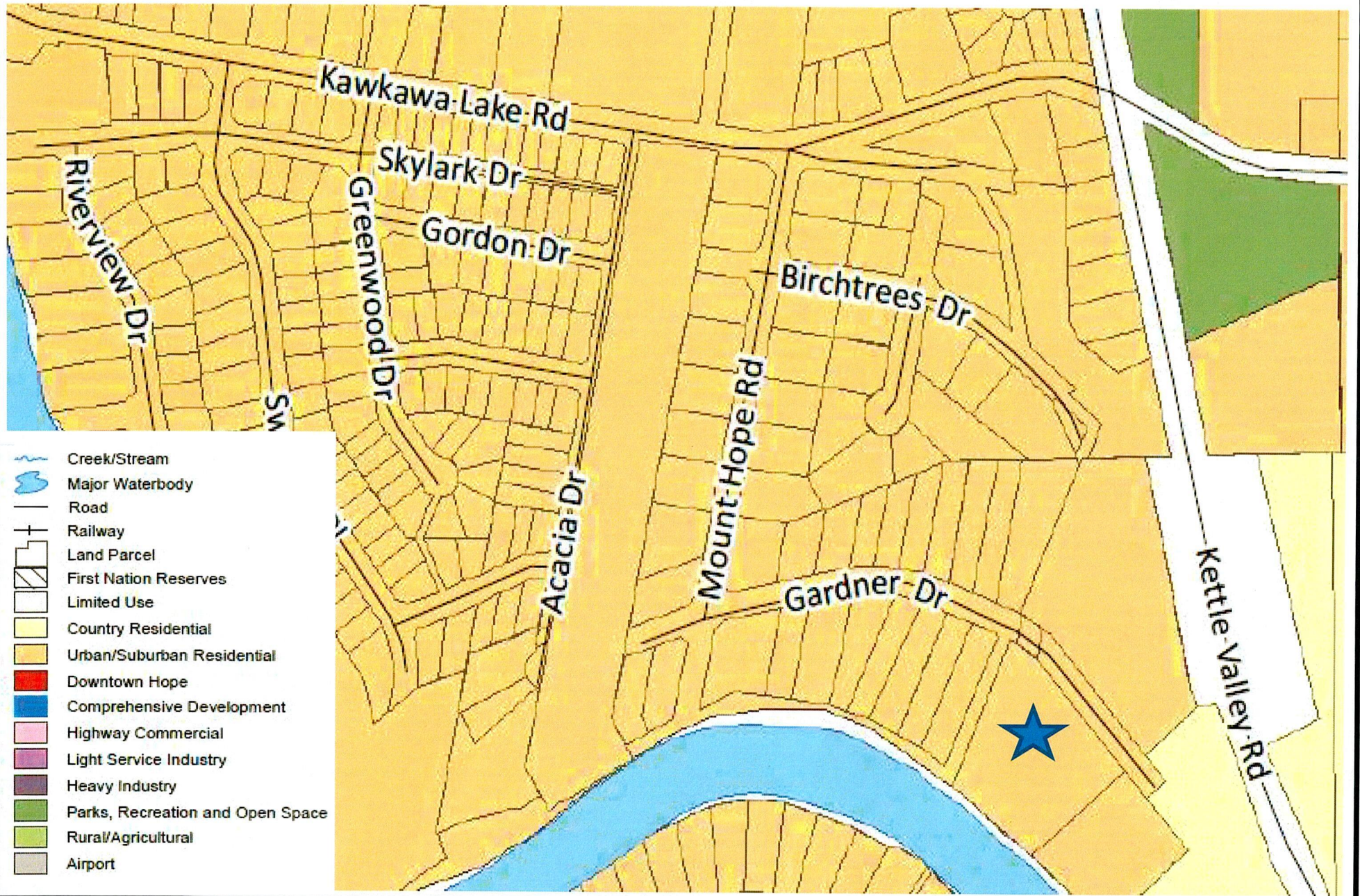
Original Signed by John Fortoloczky
Chief Administrative Officer



65741 Gardner Drive

Applicant: Terraforma Developments Ltd.

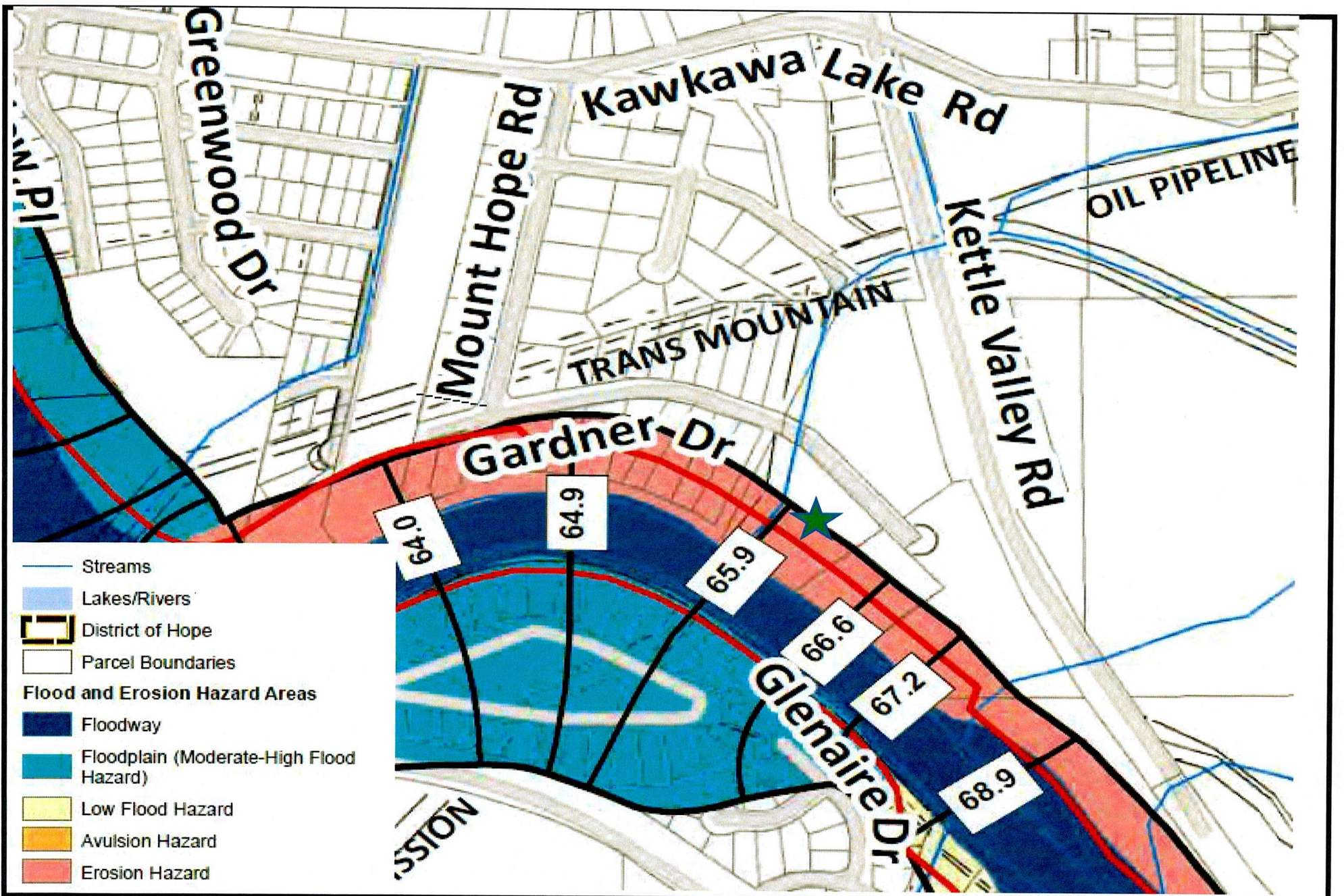
Location & Zoning Map Excerpt



65741 Gardner Drive

Applicant: Terraforma Developments Ltd.

OCP Land Use Map Excerpt



65741 Gardner Drive

Applicant: Terraforma Developments Ltd.

Floodplain and Erosion Area Map Excerpt

045

Nov 09 2023

District of Hope

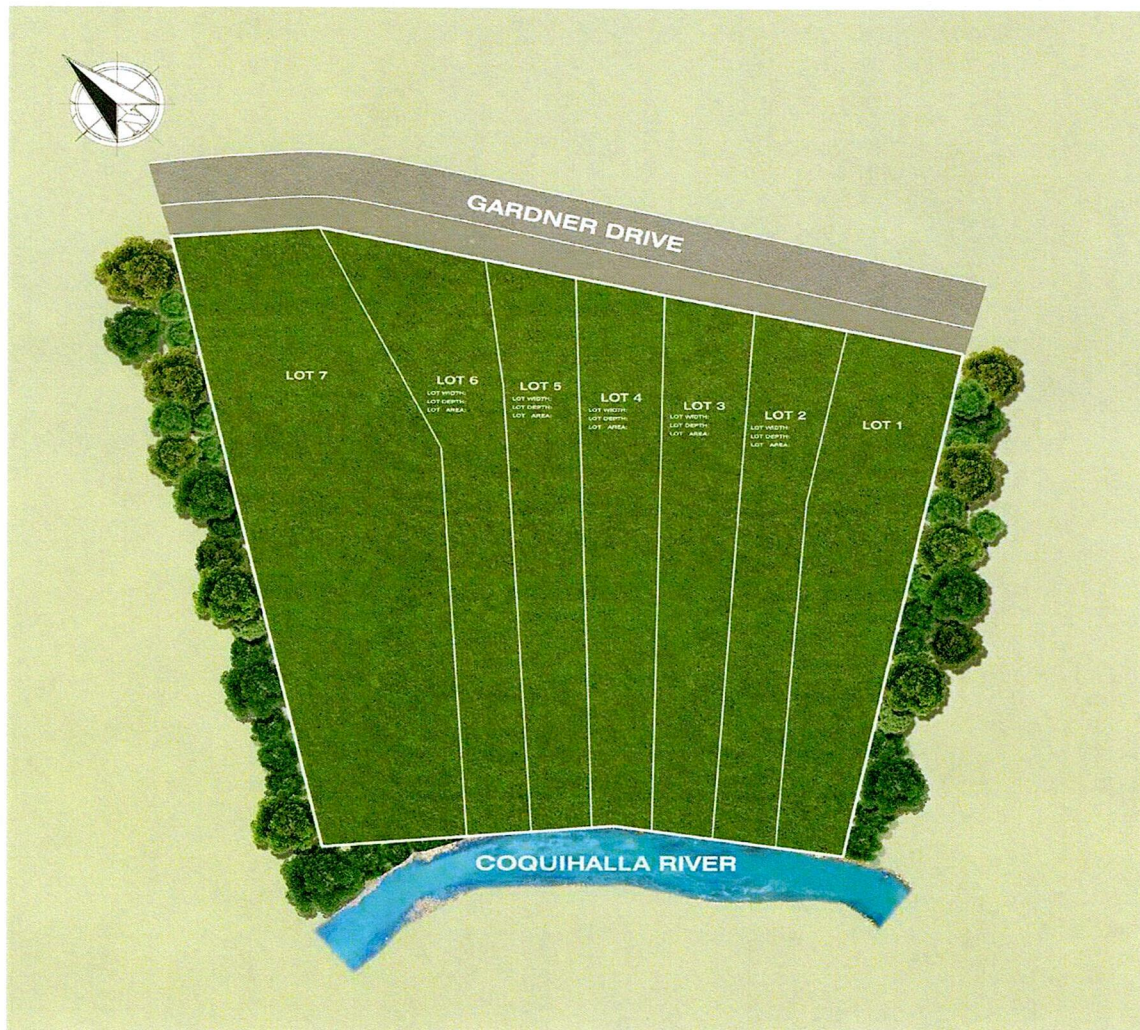
325 Wallace Street Hope BC V0X 1L0

Attention: Richard Zerr, Acting Director of Community Development

Regarding: Future Seven Lot Subdivision at 65741 Gardner Drive Hope BC V0X1L1

Mr. Zerr,

Please accept this letter as Terraforma Developments Ltd.'s submission for the required Development Permit for the new single family residential lots with secondary dwellings on Gardner Drive in the District of Hope.



Introduction

The Hope Intensive Residential Development Form & Character Development Permit Area No. 3 is designated "Urban/Suburban Residential" (USR) in the Official Community Plan Bylaw No. 1378, 2016, where the project is intended to have more than 10 dwelling units. The suggestion is that developments over 10 dwelling units require a higher order of design due to increased densities, preservation of environmentally sensitive areas, and planned unit nature of the project.

The objectives of the Hope Intensive Residential DPA#3 is to ensure that the design and execution of the project is of a high quality and to give future residents confidence of the quality of development.

The purpose of the Form & Character DPA is to ensure high quality residential development and establishing compatibility between residential and adjoining land uses and projects.

The purpose of this package is to present a development scheme for the Gardner Drive project that is in line with the above objectives and purposes and that:

- (1) Creates a high quality residential project that gives neighbors and residence confidence
- (2) Incorporates best practices in all aspects of design, development and construction.
- (3) Provides much needed housing stock with secondary dwellings that can help with affordability for families.
- (4) Respects the Environment by incorporating low impact development standards.
- (5) Takes advantage of the unique location in Hope, the surrounding natural features, topography, greenspace, and views of the river and trees.
- (6) Improves the existing neighborhood with infrastructure while being integrated inot the existing and potential future developments in the area.

Site Context

The site is located close to the end of Gardner Drive which is a dead-end street. The site is approximately 2.77 acres (1.12 hectares) in size, all of which is relatively flat with a gentle slope at the back of the property down to the Coquihalla River. The property is bordered by residential to the East and West, undeveloped forest to the North and the Coquihalla River to the South. The area is predominantly residential.

Policy Context

The subject property is designated as USR in the OCP, which is in keeping with the predominant residential land use of the subdivision. The property is zoned RS-1S, Single Family Residential with a Secondary Dwelling Zoning. The proponents plan to enter into a servicing agreement with the District of Hope and move forward with the creation and servicing of the seven individual lots.

The District of Hope's OCP contains a number of policies pertaining to the nature and form of residential housing, with provisions for additional low and medium density housing in the community. The proponents for this development have over 20 years of experience in the development and construction industry and have completed single family projects in the District of Hope. We have completed a larger development in Hope that consisted of creating 16 single family residential building lots known as "Cypress Woods" on Beech Avenue and Beacon Road.

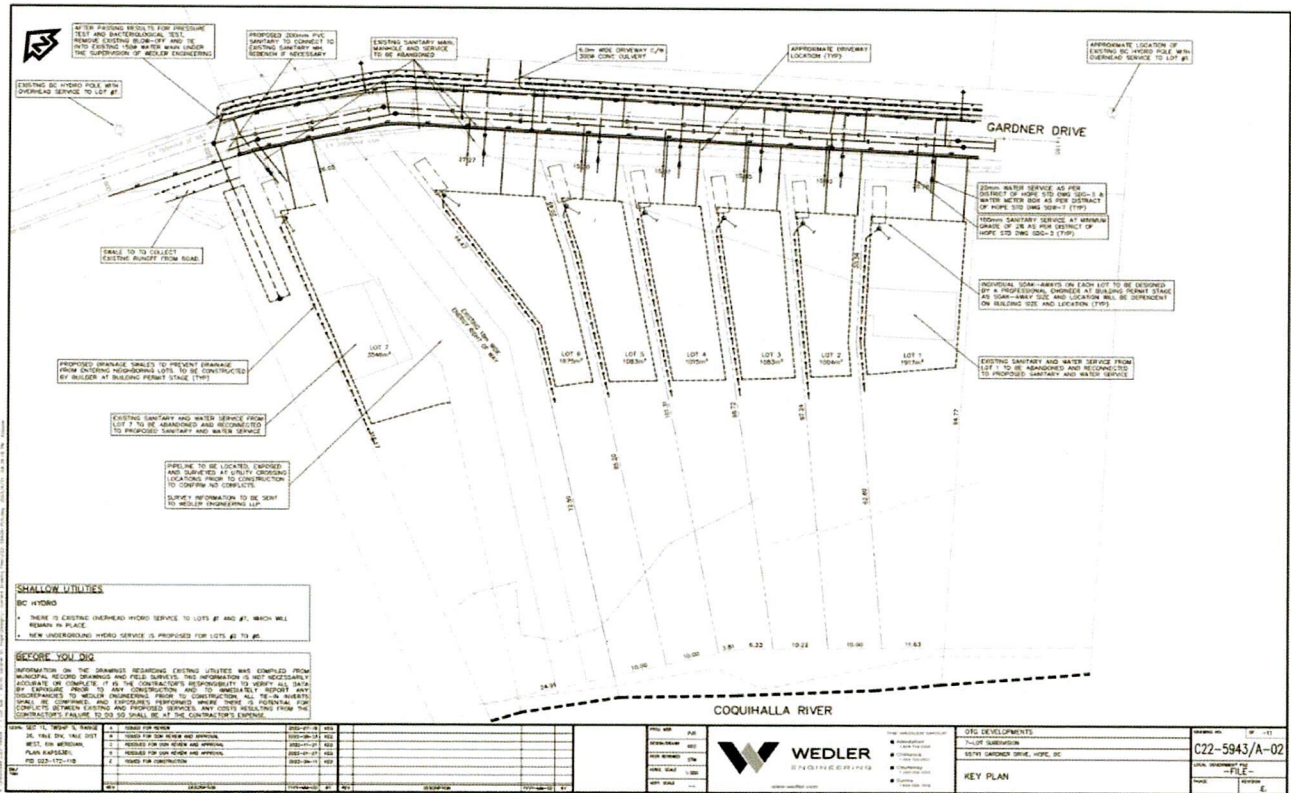
The proposed project has been developed with the following guidelines:

(1) Comprehensive Plan Compatibility:

The subject property density and design is consistent with the goals, objectives and policies of the OCP and has been laid out to with due consideration of the location and topography of the site.

(2) Density:

The site has been designed with lots that meet or exceed the current requirements in the zoning bylaw. The addition of secondary dwellings is a very gentle densification and will help with families seeking flexible housing options.



(3) Preservation of Natural Features:

The subject property is a beautiful private setting with many natural features. A lot of time and resources have been spent consulting and planning with geotechnical, hydrological , and environmental professionals. The riparian area will be protected and as many trees as possible retained.



(4)Adjoining Land Use Compatibility:

The properties to the North, East and West are zoned RS-1 single family residences. The property directly to the North is undeveloped forested land. The Coquihalla River is to the South and there is currently a 60 M covenant on title that prohibits any building within that setback from the River. It is to be noted that there is currently an existing Single family home on proposed Lot 1 and an existing barn on proposed Lot 7 of the subdivision. These two existing structures will remain. There are no constraints to development with respect to service capacity.



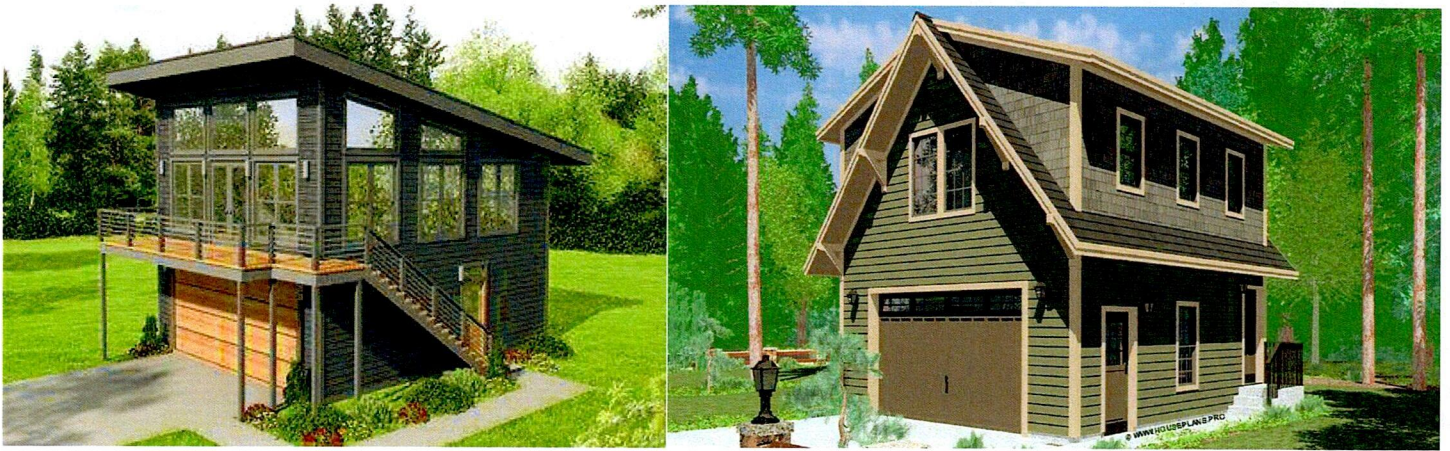
(5) Common Architectural Theme:

All buildings and structures in the project will share a common architectural theme that ensures compatibility within the new residential development. To date, the exact details have not been finalized. However, the proponents are proposing to apply current trends in color and massing of buildings and structures. All buildings and structures will have an urban presence. The proponent(s) has proposed to build two story homes on the lots and have the choice of 1 or 2 story secondary dwellings that conform to zoning bylaws.

(a) Potential Single Family Home Plans



(b) Potential Secondary Dwelling Plans



(6) Buffering & External Linkages:

There is forested tree buffer to the East and West of the subject property that provides privacy from the neighboring properties. Directly to the North is an undeveloped forested property and to the South, the Coquihalla River. All access is from Gardner Drive which forms a cul-de-sac just past the subject property.

(7) Professional Assurance:

The proponents have retained the services of:

- Wedler Engineering for civil design and construction inspection;
- Cornerstone Engineering for Geotechnical Assessments
- OTG Developments and RedCedar Environmental
- LCI Engineering Group
- Brian LaCas a Hydrotechnical Engineer has sealed a report that will be registered on title that addresses all flood hazard requirements, Flood Construction Levels (FCL) and a Flood Assurance Statement.

All the firms and groups are all qualified professionals.

Infrastructure and Servicing:

The subject property has access to all municipal and private utility services from Gardner Drive. The developer has engaged a civil engineer and worked with the District of Hope Engineering and Operations department to coordinate and have approved Civil drawings. The developer will be responsible for the costs and construction of sewer, water, storm-water, hydro, gas, road paving, and streetlights for the development. Attached are the approved Civil Drawings.

The proponent will also contribute the necessary municipal fees to the District of Hope as required.

Thank you for your time and consideration. If you have any questions or concerns or required additional information please do not hesitate to contact us.

Sincerely,

Josh Hall

Terraforma Developments Ltd.

604 316 7769



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 21, 2023 **FILE:** LDP 31/23

SUBMITTED BY: Richard Zerr, Acting Director of Community Development

MEETING DATE: November 27, 2023

SUBJECT: **GEOTECHNICAL HAZARD DEVELOPMENT PERMIT
63450 FLOOD HOPE ROAD – 1209075 BC LTD.**

PURPOSE:

To obtain Council's approval to issue the necessary Development Permit in order to upgrade and expand an existing structure.

RECOMMENDATION:

THAT a District of Hope Geotechnical Hazard Development Permit be approved for the property legally described as Lot B Section 5 TWP 5 RGE 26 W6M YDYD Plan EPP85897, PID 030-631-416, 63450 Flood Hope Road, in order to upgrade and expand an existing structure 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 November 27, 2025; 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 subject property is occupied with a structure consisting of an automobile bay, two commercial bays, and offices. The applicant intends to upgrade this structure.

Flood and Erosion and Geotechnical Hazard Development Permits (DP) – As identified in the District of Hope Official Community Plan (OCP) Bylaw 1378, the subject property is in the Surface Flow Floodway of the Silverhope Creek. All buildings and structures are to be setback a minimum of 60 metres from the natural boundary of Silverhope Creek, or 30 metres from the edge of the floodway, whichever is greater. Additionally, all buildings and structure must have a minimum flood construction level; however, shops and garages are exempt from meeting the required flood construction level.

The property also falls within the Uncertain 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 Flood & Erosion and Geotechnical Development Permit Guidelines.

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

This platform is rigid but a must do as it mitigates risk and liability.

3. Will it provide a good return on investment?

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

C. Attachments:

- Location Map
- Flood & Erosion Hazard Map Excerpt
- Geotechnical Hazard Map Excerpt
- Proposed Shop Drawing

D. Property Information:

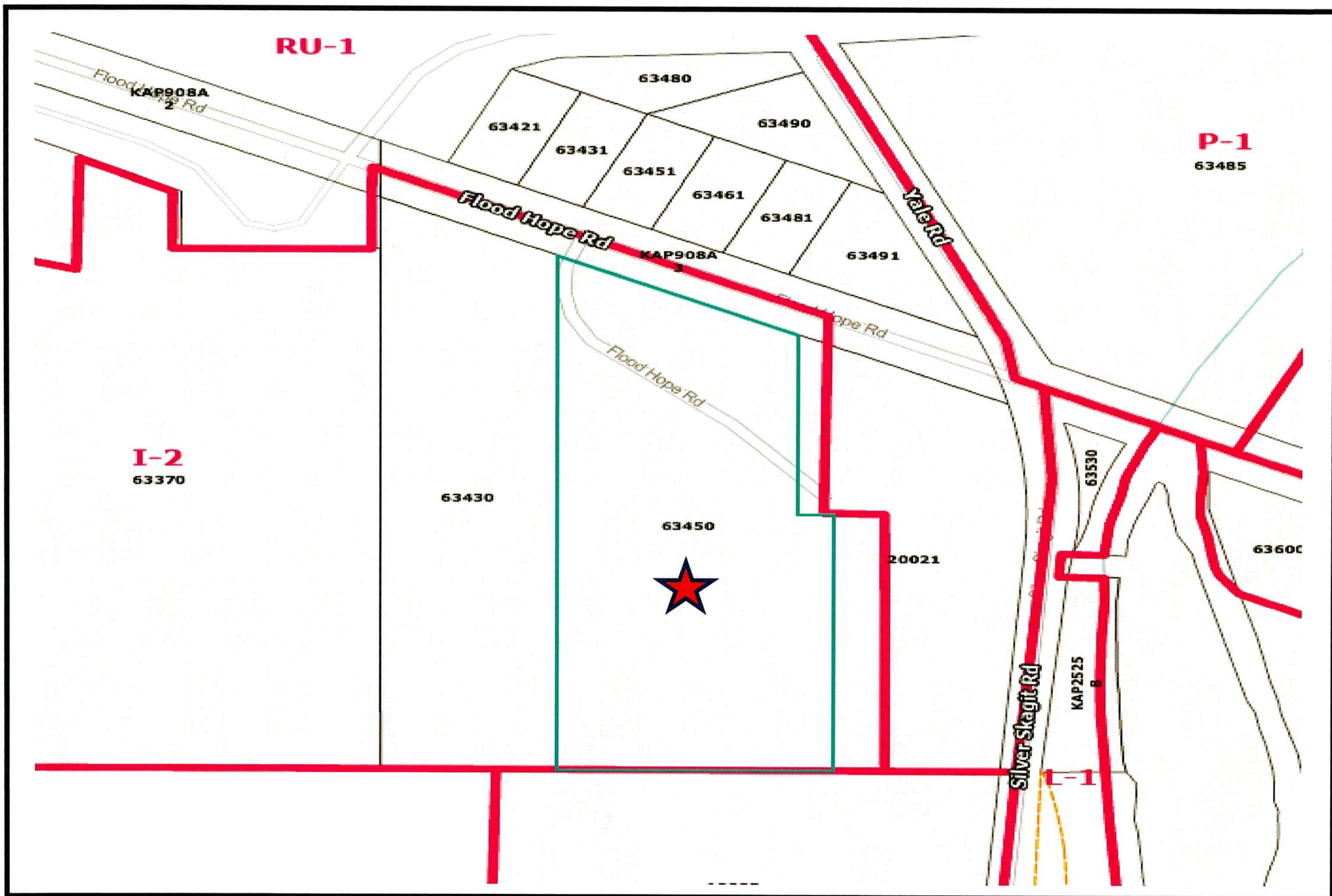
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|-----------------------------|-------------------------------------------|
| 1) Civic Address: | 63450 Flood Hope |
| 2) Legal Description: | Lot B Sec 5 RGE 26 W6M YDYD Plan EPP85897 |
| 3) PID Number: | 030-631-416 |
| 4) Current Zoning: | Light/Service Industrial (I-2) |
| 5) Current OCP Designation: | Light/Service Industry |

Prepared by:

Approved for submission to Council:


















Original Signed by Richard Zerr
Acting Director of Community. Development.

Original Signed by John Fortoloczky
Chief Administrative Officer



63450 Flood Hope Road
Applicant: 1209075 BC LTD.

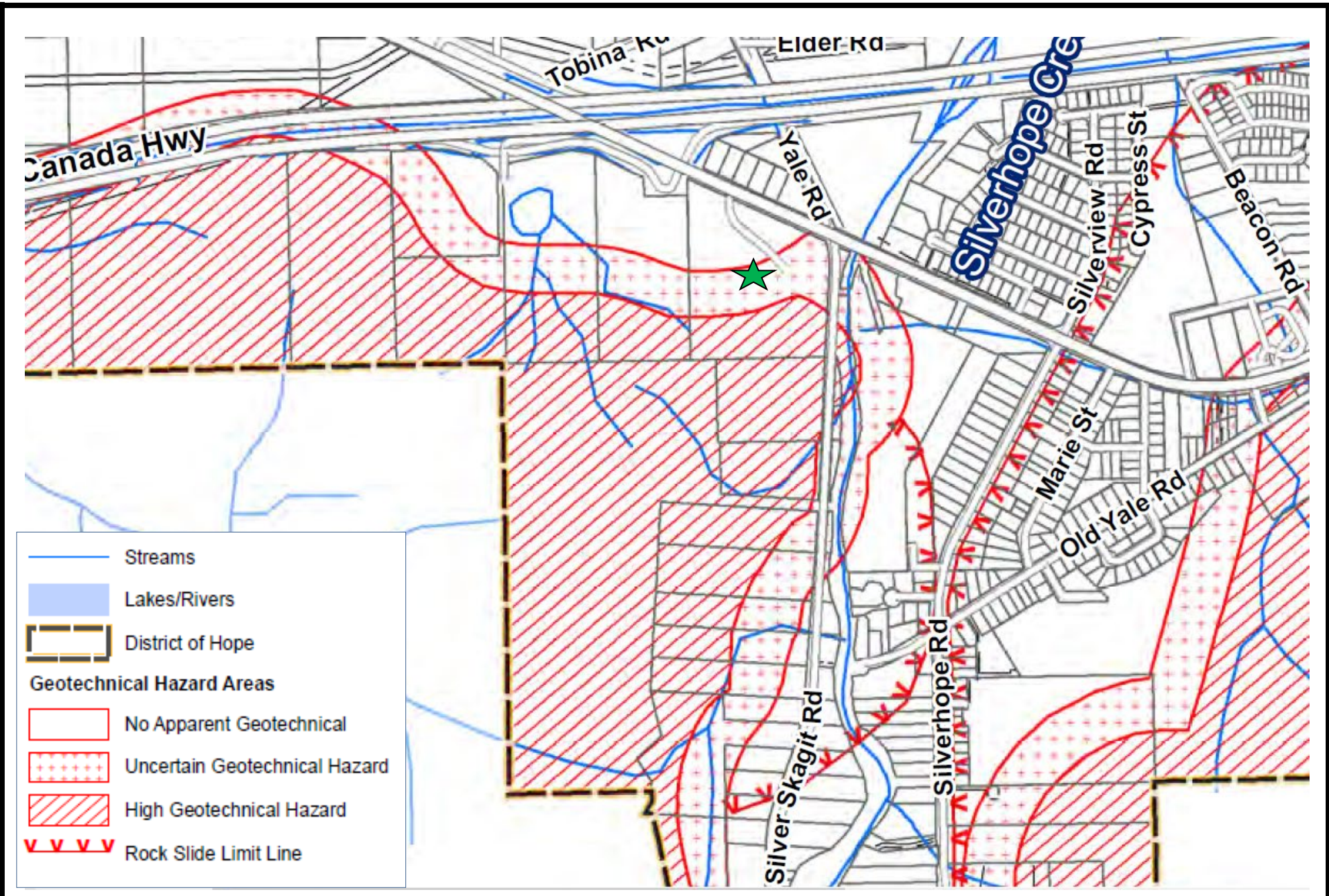
Location and Zoning Map Excerpt

-  Streams
-  Lakes/Rivers
-  District of Hope
-  Parcel Boundaries
- Flood and Erosion Hazard Areas**
-  Floodway
-  Floodplain (Moderate-High Flood Hazard)
-  Low Flood Hazard
-  Surface Flow
-  Avulsion Hazard
-  Erosion Hazard
-  Avulsion Hazard and Floodplain
-  Avulsion Point
-  Break-through Point
-  Flood Construction Level
 -  FCL Isoline
 -  Flood Construction Level (FCL)
-  Fraser/Coquihalla/Silverhope Flood Setback Line



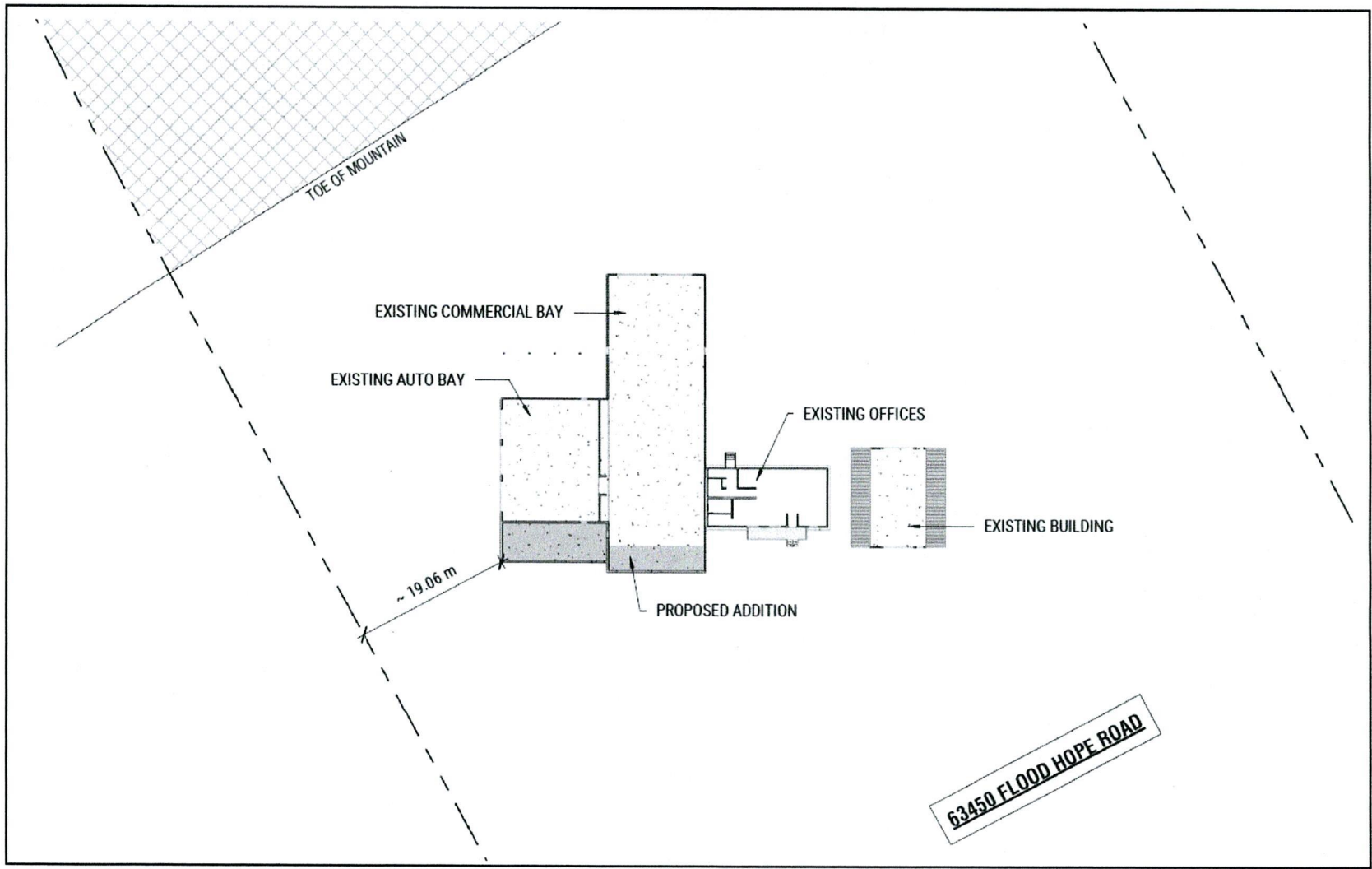
63450 Flood Hope Road
 Applicant: 1209075 BC LTD.

Flood & Erosion Hazard



63450 Flood Hope Road
 Applicant: 1209075 BC LTD.

Geotechnical Hazard Map Excerpt



63450 Flood Hope Road
Applicant: 1209075 BC LTD.
Proposed Shop Drawing

A bylaw for the establishment, regulation, and use of the Sanitary Sewer System

WHEREAS under the *Community Charter S.B.C. c26* authorizes Council to regulate, prohibit and impose requirements in relation to municipal services;

AND WHEREAS, Council considers it desirable to regulate sanitary sewer services in the District of Hope to the extent provided herein;

NOW THEREFORE the Council of the District of Hope, in open meeting assembled, enacts as follows:

CITATION

1. This bylaw may be cited as the ***District of Hope Sanitary Sewer Regulation Bylaw No. 1563, 2023.***

DEFINITIONS

2. In this bylaw:

“Best Management Practices (BMP)” means an integrated plan to control and reduce the release of restricted and prohibited waste into the wastewater treatment plant to a practicable extent, through methods including physical controls, pretreatment processes, operational procedures, and staff training;

“Billing Period” means a billing cycle in which consumption is measured and charges, rates and fees are assessed accordingly under the provisions of this bylaw;

- annually for residential utility connections
- quarterly for industrial, commercial, and institutional connections

“Biochemical Oxygen Demand (BOD)” means the quantity of oxygen, expressed in milligrams per litre, utilized in the biochemical oxidation of organic matter under standard laboratory procedure according to Standard Methods;

“Building Sewer” means the portion of the pipe and appurtenances to it outside a building or structure which connect it to the Sanitary Sewer System, or other place of disposal, commencing 1 metre from the outer face of the wall of the building or structure to the real property line;

“District Sewer Connection” means that part of any pipe leading from the private sewer connection and connected to the District sewer and located within the limits of the public road allowance, or other public lands or public land interests held for sewerage purposes;

“Clear-Water Waste” means non-contact cooling water and other water that has not come into contact with wastewater contaminant sources;

“Collector” means the Collector for the District of Hope or designate;

“Commercial Use” means office, retailing, restaurant, personal service, and professional service uses;

“Compliance Program” means the necessary steps undertaken by a discharger to bring wastewater discharged into the District’s sanitary sewer into compliance with the terms and conditions of this bylaw or related permit;

“Composite Sample” means a volume of wastewater, uncontaminated water, clear-water, or effluent made up of 3 or more grab samples that have been combined automatically or manually and taken at intervals during the sampling periods;

“Council” means the Council of the District of Hope;

“District” means the District of Hope;

“Discharge Abatement Order” means an order issued by the Director of Operations instructing a person to discontinue or modify the discharge of sewage into the Sanitary Sewer System;

“Domestic Wastewater” means waste produced on residential premises, or sanitary waste and wastewater from showers and restroom washbasins produced on a non-residential property;

“Director of Operations” means the Director of Director of Operations for the District of Hope or designate.

“Extra Strength” means refers to wastewater released to the sewer that is higher in concentration for 1 or more constituent concentrations set out in Schedule “B” or containing constituents identified in Schedule “B” of this bylaw;

“Forcemain” means a sanitary sewer line in which waste water is pushed through the line by external pressure;

“Grab sample” means a single sample collected without consideration to the flow in the waste stream or without consideration of time;

“Hazardous substances” means:

- a. any substance or mixture of substances, other than a pesticide, that exhibits characteristics of flammability, corrosivity, reactivity or toxicity; and,
- b. any substance that is designated as a hazardous substance within the meaning of federal and provincial regulations, as amended from time to time;

“Hazardous Waste” means any hazardous substance disposed of as waste;

“Industrial Discharge” means any sewage or waste, other than domestic sewage, generated from the manufacture of a product or the processing of a material;

“Industrial use” means manufacturing, production, assembly, testing, warehousing, distribution, or storage of products (including information technology) and materials;

“Infill Lot” means a lot which exists, or is created by further subdivisions, within an existing subdivision;

“Inspector” means a person authorized by the District to carry out observations and inspections and take samples as prescribed by this bylaw;

“Institutional Use” means a non-profit cultural, recreational, social religious, governmental, public hospital, or educational use;

“Medical Health Officer” means the Medical Health Officer, or designate, for the Provincial Ministry of Health in the District of Hope;

“Monitoring Access Point” means an access point, such as a chamber, in a private sewer connection to allow for observation, sampling and flow measurement of the wastewater or uncontaminated water therein;

“Community Development” means the Community Development Department of the District of Hope;

“Non-Domestic Wastewater” means all wastewater except domestic wastewater, uncontaminated water, and septic tank waste;

“Oil and Grease” means any type of oil or grease, or any substance derived from a petroleum source or n-Hexane extractable matter as described in Standard Methods;

“Owner” means the person or persons, including a corporation or company, registered in the records of a land title office as owner in fee simple of a real property or, where there is a registered agreement for sale and purchase of the real property, the registered holder of the last registered agreement for sale and purchase, and includes that person's authorized agent;

“Parcel” includes a parcel under the Land Title Act and a strata lot under the Strata Property Act;

“Pollution Prevention Plan” means a plan prepared by an Environmental Engineer containing measures to control or eliminate the release of industrial discharge into the Sanitary Sewer System;

“Pretreatment” means the reduction, elimination, or alteration of pollutants in wastewater prior to discharge into the sanitary sewer;

“Pretreatment Processes” means one or more treatment processes or devices designed to remove sufficient matter from wastewater discharged into the District sewer to enable compliance with effluent limits established in this bylaw;

“Private Sewer Connection” means that part of any pipe or system of pipes, lying within the limits of the private lands and leading to the District sewer connection whose responsibility for maintenance is the property owner’s;

“Prohibited Waste” means prohibited waste as defined in Schedule “A” of this bylaw;

“Restricted Waste” means restricted waste as defined in Schedule “B” of this bylaw;

“Sampling Port” means a valve, tap, or similar device on equipment, a pipe or at another suitable location, to allow for sampling, consistent with technical guidelines that the District may establish from time to time.

“Sanitary Sewer” means a sewer for the collection and transmission of domestic or industrial wastewater or any combination thereof.

“Sanitary Sewer System” means the wastewater works and all appurtenances to it owned and operated by the District of Hope, its agents, or contractors, within any highway, municipal right of way or easement, including pumping stations, treatment plants, lagoons, and sewer effluent outfalls;

“Septic Tank Waste” means any waste extracted from a cesspool, septic tank, sewage holding tank, seepage pit, interceptor or other containment for human excretion and wastes;

“Approved Service Connection Application” means an application completed by the property owner or agent requesting services to a Parcel and has been approved by the District of Hope and paid in full.

“Service Connection” means the pipe and appurtenances which connect a Building Sewer to the Sanitary Sewer System;

“Sewage” means any wastewater but does not include storm water;

“Sewer” means a pipe or conduit for the collection and transmission of wastewater or sewage, contaminated water, or any combination thereof but does not include a service connection;

“Spill” means a direct or indirect discharge into the wastewater works, or the natural environment which is abnormal in quantity or quality in light of all the circumstances of the discharge;

“Standard Methods” means a procedure or method set out in the current edition of the publication “Standard Methods for the Examination of Water and Wastewater” published jointly by the American Public Health Association, American Water Works Association and the Water Environment Federation or approved in writing by the Director of Operations;

“Total Suspended Solids” (TSS) means the quantity of suspended solids in wastewater, expressed in milligrams per litre, under standard laboratory procedure according to standard methods;

“Trucked Wastewater” means waste removed from a wastewater system, including a cesspool, a septic tank system, a privy vault or privy pit, a chemical toilet, a portable toilet, a wastewater holding tank, or any industrial waste approved by the Director of Operations for discharge into the Sanitary Sewer System which is transported to a designated discharge location;

“Waste Discharge Permit” means a permit issued pursuant to this Bylaw for the discharge of non-domestic sewage into the Sanitary Sewer System or a watercourse, or into a disposal system connected to the Sanitary Sewer System or a watercourse.

“Wastewater” means the composite of water and water-carried wastes from residential, commercial, industrial, or institutional premises or any other source; **“wastewater sludge”** means solid material recovered from the wastewater treatment process;

“Wastewater Treatment Plant” means any structure or thing used for the physical chemical, biological or radiological treatment of wastewater, and includes sludge treatment, wastewater sludge storage and disposal facilities;

ESTABLISHMENT OF SEWERAGE WORKS

3. The District hereby establishes a system of sewage works for the collection, conveyance and disposal of sewage referred to as the Sanitary Sewer System and including the Wastewater Treatment Plant (Pollution Control Center).

SANITARY SEWER REQUIREMENTS

4. No Person shall release, or permit the release of, any wastewater into the Sanitary Sewer System except:
 - 1) domestic wastewater;
 - 2) non-domestic wastewater that complies with the requirements of this bylaw;
 - 3) trucked wastewater, including septage, that complies with the requirements of this bylaw, or where a Waste Discharge Permit has been issued by the Director of Operations;
 - 4) clear-water waste, subsurface water, or other matter where a Waste Discharge Permit has been issued by the Director of Operations;
 - 5) extra strength wastewater where a Waste Discharge Permit has been issued by the Director of Operations.
5. No person shall release, or permit the release of, any prohibited substance listed in Schedule “A” of this bylaw.

6. No person shall release, or permit the release of, any restricted substance which exceeds the respective concentrations listed in Schedule “B” of this bylaw into the sanitary sewer system.
7. If required by the District, all non-domestic and trucked wastewater dischargers shall complete and submit an Abbreviated Discharger Information Report to the Director of Operations in the form designated by the District for that purpose.
8. If required by the District, non-domestic and trucked wastewater dischargers shall complete and submit a Complete Discharger Information Report to the Director of Operations in the form designated by the District for that purpose.
9. No non-domestic or trucked wastewater discharger shall discharge into the Sanitary Sewer system until the discharger has obtained a Waste Discharge Permit from the Director of Operations in the form designated by the District for that purpose.

DISCHARGE ABATEMENT

10. The Director of Operations may issue a Discharge Abatement Order to:
 - 1) require a person to alter the quantity, composition, duration, and timing of the discharge or cease discharge of non-domestic wastewater or trucked wastewater to a sewer or wastewater treatment plant;
 - 2) include any terms or conditions that could be included in a Waste Discharge Permit; and
 - 3) shut down all non-compliant releases.
11. The Director of Operations may amend or cancel a Discharge Abatement Order.
12. The Director of Operations may request a discharger of industrial waste to prepare a Pollution Prevention Plan and submit a copy to the District with respect to the premises from which the discharge occurs unless such Industry continually meets the requirements of Schedules “A” and “B” of this bylaw.
13. The Pollution Prevention Plan shall be in the form designated by the District for that purpose.
14. An existing Industry may be required to submit to the Director of Operations a proposed Compliance Program setting out activities to be undertaken by the industry that would result in the prevention or reduction and control of the discharge of wastewater from the industry’s premises into District or private sewer connections to any sanitary sewer.

PERMISSION REQUIRED TO CONNECT

15. No person shall make any connection to the Sanitary Sewer System or a service connection without first obtaining written permission from the Director of Operations as set out in this bylaw.

CONNECTION FOR NEW CONSTRUCTION

16. Where the Sanitary Sewer System adjoins a real property on which a building or other structure is constructed for any human occupancy or use, or is intended for any human occupancy or use, the owner shall connect the Building Sewer of the building or structure to the Sanitary Sewer System in accordance with the provisions of this bylaw.

CONNECTION FOR AN EXISTING BUILDING

17. Where the District extends the Sanitary Sewer System to a real property on which a building or structure already exists for any human occupancy or use, or is intended for any human occupancy or use, the owner shall connect the Building Sewer of the building or structure to the Sanitary Sewer System in accordance with the provisions of this bylaw.

PRE-EXISTING SERVICE CONNECTION

18. Where an owner is required to connect a building or structure to the Sanitary Sewer System and a service connection already exists, the owner shall make Application for a Service Connection in accordance with the provisions of this bylaw prior to connecting to the service connection.

REQUIRED TO USE SANITARY SEWER SYSTEM

19. Where the Building Sewer of a building or structure has been connected to the Sanitary Sewer System, all sewage from the building or structure shall be discharged through the Building Sewer and no person shall cause or permit any sewage to be drained, discharged, or disposed of in any other manner.

FAILURE TO CONNECT

20. Where an owner is required by this bylaw to connect a building or structure to the Sanitary Sewer System and fails or neglects to connect the building or structure in the time or manner specified in this bylaw or in any notice issued by the District, the District may, by its workers or others, perform the work at the expense of the owner.

APPLICATION FOR SERVICE CONNECTION

21. Every owner required to connect and/or alter the Building Sewer of a building or structure to the Sanitary Sewer System shall prior to connecting *or undertaking work*:
 - 1) make Application for a Service Connection and receive approval for connection.
 - 2) submit any plans, specifications, or information which the Director of Operations considers pertinent to the application; and,
 - 3) pay the fee set out in Schedule "I" of the District Fees and Charges Bylaw

- 22.** Every holder of an approved Service Connection Application shall:
be responsible for the cost of construction and maintenance of the Building Sewer;
- 1) ensure the correct elevation of the Building Sewer for connection to the Sanitary Sewer System, and where the elevation does not permit gravity flow, shall install, operate, and maintain a sewage pumping system or device as approved by the Director of Operations; and,
 - 2) notify the Operations Department when the work authorized by the Approved Service Connection Application is ready for inspection and no work shall be covered until it has been inspected and passed.

REFUSAL TO ISSUE SERVICE CONNECTION APPROVAL

- 23.** The Director of Operations may refuse to issue approval of a sewer connection application, if in the opinion of the Director of Operations:
- 1) the Sanitary Sewer System would be incapable of handling the additional load or the load would cause danger of sewer overflow and flooding of the real property.
 - 2) the sewage proposed to be discharged is or may be injurious to, or may impair the efficiency of, the Sanitary Sewer System.
 - 3) the sewage does not comply with the terms and conditions set out in this bylaw.
 - 4) the proposed connection constitutes excess or extended services under Section 939 of the *Local Government Act* and has not been issued a Certificate of Acceptance pursuant to the District's Subdivision and Development Servicing Bylaw, in force from time to time.

PRIVATE DISPOSAL SYSTEMS

- 24.** Where the Sanitary Sewer System is not available, every owner on which a building or structure exists for any human occupancy or use, or is intended for any human occupancy or use, shall connect the Building Sewer to a private sewage disposal which shall be installed, operated and maintained by the owner in accordance with all applicable District bylaws, the *Health Act* and any other applicable regulation.
- 25.** Where a real property has been served by a septic tank system and is subsequently connected to the Sanitary Sewer System, the owner shall within 1 month of the connection, remove or clean out the septic tank system and fill in the tank or excavation with clean fill so that no danger of a cave-in shall exist.
- 26.** No person shall connect any septic tank system to the Sanitary Sewer System or a Service Connection.

SEPTAGE RECEIVING

- 27.** The District of Hope has a septage receiving facility at the Wastewater Treatment Plant (Pollution Control Center) available for approved carriers to dispose of Trucked Wastewater. The District accepts trucked wastewater as

defined in this bylaw. Prohibited and restricted wastes as outlined in the bylaw are not accepted.

28. The facility is only available for waste originating within the District of Hope municipal boundaries.
29. Requirements to access the septage receiving facility include:
 - 1) account with the District of Hope
 - 2) completed Declaration Form
 - 3) waste originating from within District of Hope boundaries
 - 4) trucked wastewater must comply with this bylaw
30. Failure to accurately declare the source of trucked wastewater being deposited may result in revoking access to the septage receiving station and/or issuance of fines.

DISCONNECTION

31. No person shall disconnect or in any manner discontinue the sewage service of any building or structure connected to the Sanitary Sewer System without the written permission of the Director of Operations.
32. Where any building or structure which is connected to the Sanitary Sewer System is to be demolished, or the building or structure may be disconnected from the Sanitary Sewer System, the owner shall first make application to the Community Development Department for a Demolition Permit and pay a disconnection fee as set out in Schedule "I" of District's Fees and Charges Bylaw.
33. Where wastewater which:
 - 1) is hazardous or creates an immediate danger to any person;
 - 2) endangers or interferes with the operation of the wastewater collection system; or
 - 3) causes or is capable of causing an adverse effect;is discharged to the Sanitary Sewer System, the Director of Operations may, in addition to any other remedy available, disconnect, plug, or seal off the sewer line discharging the unacceptable wastewater into the Sanitary Sewer System or take such other action as is necessary to prevent such wastewater from entering the Sanitary Sewer System.
34. The wastewater may be prevented from being discharged into the Sanitary Sewer System until evidence satisfactory to the Director of Operations has been produced to assure that no further discharge of hazardous wastewater will be made to the Sanitary Sewer System.
35. Where the Director of Operations takes action pursuant to Section 30, the Director of Operations may, by notice in writing, advise the owner or occupier of the premises from which the wastewater was being discharged, of the cost of taking such action and the owner or occupier, as the case may be, shall forthwith reimburse the District for all such costs which were incurred.

ABANDONED BUILDING SEWER

- 36.** Where any Building Sewer is abandoned, the owner shall block the Building Sewer at the Service Connection with a watertight seal and shall have the seal inspected by the Director of Operations prior to covering the site.

INTERCEPTORS

- 37.** Where any building or structure on any real property is used, or intended to be used, for any industrial, commercial, or institutional purpose, the Director of Operations may require the use of interceptors in the Building Sewer for the control of sewage containing grease, flammable substances, sand, grit, or any other harmful ingredient.
- 38.** Interceptors required, pursuant to this bylaw, shall be installed and maintained by the owner at the owner's expense and shall be of the quantity and type as prescribed by the Director of Operations and shall be located so as to be easily accessible for inspection.

PROHIBITED DISCHARGE

- 39.** No person shall discharge, deposit, or throw, or allow or permit to be discharged, deposited, or thrown into any part of the Sanitary Sewer System:
- 1) any sewage or waste of any kind except as provided for in this bylaw;
 - 2) any substance which, in the opinion of the Director of Operations, may obstruct, injure, or interfere with the Sanitary Sewer System or Wastewater Treatment Plant;
 - 3) any prohibited waste, or restricted waste as set out in Schedules "A" and "B" of this bylaw; or,
 - 4) any trucked wastewater except where authorized by the Director of Operations and subject to the fees set out in Schedule "I" of the District's Fees and Charges Bylaw

DIRECTOR OF OPERATIONS MAY IMPOSE SPECIFIC REQUIREMENTS

- 40.** No person shall discharge trucked wastewater to the Sanitary Sewer System unless the carrier meets all conditions for discharge that are or may be set from time to time with respect to the trucked wastewater by the District;
- 41.** No person shall discharge or permit the discharge of trucked wastewater at a location other than a trucked wastewater discharge location approved by the District.
- 42.** No person shall discharge or permit the discharge of sanitary waste from recreational vehicles except at a facility which has been approved by the Director of Operations through a Waste Discharge Permit.

- 43.** Every person wanting to discharge trucked wastewater at the wastewater Treatment Plant (Pollution Control Center) shall:
- 1) establish and maintain a valid credit account with the District of Hope
 - 2) prior to discharge, provide a signed declaration for each truck load identifying the date, origin, and type of waste - this declaration shall be signed by the owner or occupier of real property at the origin of the waste; and,
 - 3) obtain annual written authorization from the Director of Operations for all non-domestic trucked wastewater - this authorization shall be obtained prior to trucking waste.
- 44.** Where, in the opinion of the Director of Operations, any person discharges or proposes to discharge any sewage into the Sanitary Sewer System which does not comply with the terms and conditions set out in this bylaw, the Director of Operations may:
- 1) prohibit the sewage from being discharged;
 - 2) require the person, at the person's expense, to install, operate and maintain:
 - a) flow-equalizing equipment and facilities to control the quantity and rate of sewage;
 - b) pre-treatment equipment and facilities to provide pretreatment of the sewage to meet the terms and conditions set out in this bylaw; and
 - c) monitoring equipment and facilities to monitor the quantity and content of the sewage.
 - 3) with the approval of Council, charge an additional fee to cover the added cost of handling and treating the sewage; and,
 - 4) require the person to obtain a professional consultant's report on the effect of the sewage on the Sanitary Sewer System.
- 45.** Where any person discharges any sewage or waste into the Sanitary Sewer System which requires treatment or removal by the District, that person shall be responsible to pay to the District the costs of treatment or removal which shall be:
- the actual cost to treat or remove all substances which must be treated or removed to comply with the terms and conditions set out in this bylaw;
- 1) in the case of BOD, and TSS which exceeds the limits set out in Schedule "B" of this bylaw, an additional treatment charge as set out in Schedule "I" of current District Fees and Charges Bylaw
 - 2) the actual cost to repair or replace any part of the Sanitary Sewer System or Wastewater Treatment Plant damaged, injured or rendered inoperable by the discharge.
- 46.** Every person who is charged a fee for the discharge of sewage or waste pursuant to Sections 39 and 45 of this bylaw, may dispute the Director of Operations' analysis of the sewage or waste by appealing to Council through the office of the District Corporate Officer and submitting an analysis from a competent recognized laboratory documenting substance descriptions and values and the method of calculation, and Council shall hear and decide upon the appeal and the decision of Council shall be final.

INDUSTRIAL DISCHARGE

47. No person shall discharge into the Sanitary Sewer System any industrial discharge without first obtaining a Waste Discharge Permit from the Director of Operations.

WASTE DISCHARGE PERMITS

48. Every person wanting to discharge industrial discharge or trucked wastewater into the Sanitary Sewer System, shall first make application to the Director of Operations for and obtain a Waste Discharge Permit at least 60 days prior to the discharge and pay the fee set out in Schedule "I" of the District's Fees and Charges Bylaw.
49. The Director of Operations may issue and amend a Waste Discharge Permit to allow the discharge of non-domestic waste and trucked wastewater into a sewer upon such terms and conditions as the Director of Operations considers appropriate and without limiting the generality of the foregoing, may in the Waste Discharge Permit:
- 1) place limits and restrictions on the quality, composition, frequency, and nature of the water permitted to be discharged; and,
 - 2) require the holder of a Waste Discharge Permit to repair, alter, remove, or add to works or construct new works.
50. Every Waste Discharge Permit shall be subject to the following:
- 1) the permit shall be valid for a period of 5 years unless otherwise specified on the permit.
 - 2) where required by the Director of Operations, the owner of the real property shall install, operate and maintain on the property, holding facilities, pumps, valves, and flow regulating and measuring devices to determine flow rate.
51. Every holder of a Waste Discharge Permit shall meet the following requirements as set out in the permit, including but not limited to:
- 1) control the quantity and content of the discharge;
 - 2) install sampling chambers and meet sampling program requirements;
 - 3) provide spill control measures and accidental spill prevention plans;
 - 4) provide sludge control plans and solvent management plans;
 - 5) meet maintenance requirements;
 - 6) install monitoring equipment and meet monitoring requirements;
 - 7) keep records and meet reporting requirements;
 - 8) conduct or allow studies to evaluate discharge limits or compliance; and,
 - 9) comply with all applicable Federal, Provincial, and local regulations.

SAMPLING

- 52.** Every holder of a Waste Discharge Permit shall, where and as directed by the Director of Operations, provide:
- 1) a monitoring access point to facilitate inspection, sampling, and measurement of the discharge;
 - 2) sampling chambers which shall be located on a highway and in such a manner that flow measuring and sampling equipment, and a shutoff gate or screen, can be readily installed by the District; or,
 - 3) an automatic sampler and analyzer or flow measurement device to monitor the discharge.
- 53.** Samples of sewage shall be taken at the sampling chamber of the real property as provided for in this bylaw, and where a sampling chamber is not required or does not exist, samples shall be taken from the sewer at the nearest downstream manhole from the Service Connection of the real property:
- 1) where sampling is required for the purposes of determining the concentration of constituents in the wastewater or uncontaminated water, the sample may:
 - a) be collected manually or by using an automatic sampling device; and
 - b) contain additives for its preservation;
 - 2) for the purpose of determining compliance with Schedule "B" of this bylaw discrete wastewater streams within premises may be sampled, at the discretion of the Director of Operations.
 - 3) any single grab sample may be used to determine compliance with Schedules "A" and "B" of this bylaw.
 - 4) all tests, measurements, analyses and examinations of wastewater, its characteristics or contents pursuant to this bylaw shall be carried out in accordance with "Standard Methods" and be performed by a laboratory accredited for analysis of the particular substance(s) using a method which is within the laboratory's scope of accreditation or to the satisfaction of the Director of Operations as agreed in writing prior to sample analysis.

DISCHARGER SELF-MONITORING

- 54.** The discharger shall complete any monitoring or sampling of any discharge to the Sanitary Sewer System as required by the Director of Operations and provide the results to the District in the form specified by the District.
- 55.** The obligations set out in or arising out of Section 54 shall be completed at the expense of the discharger.

TESTING AND ANALYSIS

- 56.** All testing, analysis and measurement of sewage made pursuant to this bylaw shall be in accordance with the standard methods.

RECORD KEEPING

- 57.** Every holder of a Waste Discharge Permit shall maintain records relating to the discharge as set out in the permit, including:
- 1) routine maintenance;
 - 2) flow and disposal records;
 - 3) self-monitoring reports;
 - 4) analytical lab results;
 - 5) dates and times of sample collection and batch discharges;
 - 6) PH and equipment calibration and PH monitoring records;
 - 7) any other information or data requested by the Director of Operations.
- 58.** Records required to be kept pursuant to Section 57 of this bylaw shall be retained for a minimum of 5 years and shall be made available to the Director of Operations at all reasonable times.

CHANGES TO A WASTE DISCHARGE PERMIT

- 59.** Every person with an existing Waste Discharge Permit who proposes to:
- 1) change the volume of the waste flow by 20% or more;
 - 2) change the characteristics of the waste;
 - 3) establish a new point of discharge;
 - 4) add a new or different process, product, or manufacturing line that will increase or decrease the concentration of pollutants in the waste stream or require modification in the operation of the pre-treatment system;
 - 5) add new or different pre-treatment equipment; or
 - 6) alter a sample site;

shall first make an application to the Director of Operations for a new Waste Discharge Permit at least 30 days prior to making any change, addition or alteration.

DILUTION

- 60.** No person shall discharge directly or indirectly or permit the discharge or deposit of wastewater into a Sanitary Sewer System where water has been added to the discharge for the purposes of dilution to achieve compliance with Schedules "A" or "B" of this bylaw.
- 61.** Where a person has been required by the Director of Operations to provide pre-treatment of sewage, that person shall not dilute the sewage in any way as a substitution for the required treatment, unless dilution is expressly authorized by the Director of Operations as part of the pre-treatment process.

AUTHORITY TO INSPECT

- 62.** The Director of Operations or their designate may enter at all reasonable times upon any real property, or into any building or structure, for the purpose of any inspection, observation, measurement, sampling, and testing relating to this bylaw.

- 63.** The Director of Operations has the authority to carry out any inspection reasonably required to ensure compliance with this bylaw, including but not limited to:
- 1) inspecting, observing, sampling, and measuring the flow in any private
 - a) wastewater disposal system, and,
 - b) flow monitoring point;
 - 2) determining water consumption by reading water meters;
 - 3) testing flow measuring devices;
 - 4) taking samples of wastewater, clear-water waste and subsurface water being released from the premises;
 - 5) performing on-site testing of the wastewater, clear-water waste, and subsurface water within private property and, pre-treatment facilities;
 - 6) collecting and analyzing samples of trucked wastewater coming to a discharge location;
 - 7) inspecting and copying documents or removing documents from premises to make copies;
 - 8) inspecting the premises where a release of prohibited or restricted wastes or of water containing prohibited or restricted wastes has been made or is suspected of having been made, and to sample any or all matter that in his/her opinion could have been part of the release.
- 64.** No person shall hinder or prevent the Director of Operations from carrying out any of his/her powers or duties.

NOTIFICATION OF DISCHARGE

- 65.** Any person who becomes aware of the discharge of regulated or prohibited substances directly or indirectly into the Sanitary Sewer System shall immediately report the discharge to the Director of Operations.

NON-CONTACT COOLING WATER

- 66.** No person shall discharge non-contact cooling water or uncontaminated water into a Sanitary Sewer System from any residential property.
- 67.** The discharge of non-contact cooling water or uncontaminated water to a Sanitary Sewer System from industrial, commercial, or institutional properties is permissible where:
- 1) in the case of a proposed building, no storm sewer exists adjacent to the building and no opportunity exists to discharge to yard drainage; or
 - 2) in the case of an existing building, no storm connection exists to the building.

WATER ORIGINATING FROM A SOURCE OTHER THAN THE DISTRICT WATER SUPPLY

- 68.** No person shall discharge water originating from a source other than the District water supply, including storm water or groundwater, directly or indirectly to the Sanitary Sewer System, unless:
- 1) the discharge is in accordance with a Waste Discharge Permit;
 - 2) the discharge does not exceed the limits set out under Schedule B, with respect to biochemical oxygen demand, total phosphorus, or total suspended solids; or,
 - 3) in the event the discharge does exceed the limits set out under Schedule "B," with respect to any of biochemical oxygen demand, total phosphorus or total suspended solids, the discharge is in accordance with a Waste Discharge Permit.

FOOD-RELATED GREASE INTERCEPTORS

- 69.** Every owner or operator of a restaurant or other industrial, commercial or institutional premises where food is cooked, processed or prepared, for which the premises is connected directly or indirectly to a Sanitary Sewer System, shall take all necessary measures to ensure that oil and grease are prevented from entering the Sanitary Sewer System in excess of the provisions of this bylaw.
- 70.** The owner or operator of the premises as set out in Section 65 shall:
- 1) install, operate and properly maintain an oil and grease interceptor in any piping system that connects directly or indirectly to a sewer;
 - 2) submit maintenance records and waste disposal records to the District annually;
 - 3) ensure that grease interceptors do not discharge to storm sewers.
- 71.** No person shall use enzymes, bacteria, solvents, hot water, or other agents to facilitate the passage of oil and grease through a grease interceptor.
- 72.** In the case of failure to adequately maintain the grease interceptor to the satisfaction of the Director of Operations, the Director of Operations may require an alarmed monitoring device to be installed, at the expense of the owner.

VEHICLE AND EQUIPMENT SERVICE OIL AND GREASE INTERCEPTORS

- 73.** Every owner or operator of a vehicle or equipment service station, repair shop or garage or of industrial, commercial or institutional premises or any other establishment where motor vehicles are repaired, lubricated or maintained and where the sanitary discharge is directly or indirectly connected to the Sanitary Sewer System shall take all necessary measures to ensure that motor oil and lubricating grease are prevented from passing into the Sanitary Sewer System in excess of the limits in this bylaw.

74. The Director of Operations may require the owner or operator of the premises as set out in Section 73 to:
- 1) install, operate and properly maintain an oil and grease interceptor in any piping system that connects directly or indirectly to a sewer;
 - 2) submit maintenance records and waste disposal records to the District annually;
 - 3) ensure that grease interceptors do not discharge to storm sewers.
75. No person shall use enzymes, bacteria, solvents, hot water, or other agents to facilitate the passage of oil and grease through an oil and grease interceptor.
76. In the case of failure to adequately maintain the oil and grease interceptor to the satisfaction of the Director of Operations, the Director of Operations may require an alarmed monitoring device to be installed, at the expense of the owner.

FOOD WASTE GRINDERS

77. In the case of industrial, commercial, or institutional properties where food waste grinding devices are installed in accordance with the Building Code, the effluent from such food waste grinding devices must comply with Schedules “A” and “B” of this bylaw.

PRETREATMENT FACILITIES

78. Where required by the Director of Operations, the owner or operator shall install on the premises, and prior to the sampling point, a wastewater pretreatment facility.
79. The owner or operator shall ensure the design, operation and maintenance of the pretreatment facility achieves the treatment objectives and is in accordance with the manufacturer’s recommendations.
80. No person shall dispose of any waste products from a pre-treatment facility in an unsafe manner.
81. The maintenance records and waste disposal records shall be available to the Director of Operations upon request.
82. The owner or operator shall keep documentation pertaining to the pretreatment facility and waste disposal for 2 years.

USER FEES, RATES AND CHARGES

83. Every owner or occupier of a real property which is connected to the Sanitary Sewer System shall pay a user fee as set out in Schedule “K” of the District’s Fees and Charges Bylaw

84. User fees and rates are subject to the following terms:

- 1) rates shall be billed annually for residential accounts and quarterly for industrial, commercial, and institutional accounts and are due and payable by the due date.
- 2) the owner of a real property is responsible for the payment of all accounts in arrears, and the District may refuse to provide sewer service to an owner or occupier until such arrears have been paid in full;
- 3) upon issuance of an occupancy permit or approval achieved through the authority of the Building Inspector for a building that will be serviced under this bylaw, the owner of the subject parcel shall pay the appropriate fees under Schedule “L” of the District’s Fees and Charges Bylaw prorated from the date of the occupancy permit.
- 4) the prepayment of any sewer service to a real property shall not prevent the amount of any rate or fee increase applicable to the prepayment period from being charged;

All rates and fees imposed under this bylaw may be collected in the same manner and with the same remedies as ordinary taxes on land and improvements under the *Local Government Act, Community Charter* or other legislation governing taxation by the District.

85. Every carrier of trucked waste with a valid credit account shall be billed monthly on the basis of user fees as set out in Schedule “I” of the District’s Fees and Charges Bylaw. Fees are due and payable upon receipt of an invoice. The carrier is responsible for the payment of all accounts in arrears, and the District may refuse service until such arrears have been paid in full.

86. Where an owner or occupier of real property advises the District that a leak has occurred in a waterline on the property which has increased the volume of water into the Sanitary Sewer System, the Collector may adjust the consumption rate for 1 billing period, for the sewer portion of the bill only, which shall be 90% of the average consumption of the last 2 meter readings immediately preceding the report of the leak.

EFFECTIVE DATE

87. This bylaw shall come into effect upon its adoption.

ENFORCEMENT

88. The Bylaw Enforcement Officer(s) or RCMP may give notice to any person ordering or directing that person to:

- 1) discontinue or refrain from proceeding with any work or using or occupying any land or building or doing anything that contravenes this bylaw; or
- 2) carry out any work or do anything to bring any land or building into conformity with this bylaw; within the time specified in such notice.

- 89.** The Bylaw Enforcement Officer or RCMP may serve a notice under this bylaw:
- 1) by mailing it, by registered post, to an owner who is the addressee of the notice at the address of the owner shown on the real-property assessment roll prepared pursuant to the *Assessment Act*;
 - 2) by handing it to the person who is the addressee of the notice; or
 - 3) if the notice refers to real property, by posting it on the real property.

OFFENCE AND PENALTY

- 90.** Notwithstanding the offence and penalties as provided under the *Community Charter* or *Local Government Act*, the following will apply:
- 1) a violation of any of the provisions identified in this bylaw will result in liability for penalties and late payment amounts established in the District's Bylaw Notice Enforcement Bylaw and Municipal Ticket Information Bylaw;
 - 2) a violation of any of the provisions identified in this bylaw will be subject to the procedures, restrictions, limits, obligations, and rights established in the Bylaw Notice Enforcement Bylaw, in accordance with the Local Government Bylaw Notice Enforcement Act, SBC 2003, c. 60;
 - 3) a person who: contravenes, violates, or fails to comply with any provision of this bylaw;
 - a) suffers or allows any act or thing to be done in contravention or violation of this bylaw; or
 - b) fails or neglects to do anything required to be done under this bylaw, is deemed to have committed an infraction of, or an offence against, this bylaw; and is liable on summary conviction to a fine of not more than Five Thousand Dollars (\$5,000.00); and
 - 4) each day such infraction is caused, or allowed to continue, constitutes a separate offence.

SEVERABILITY

- 91.** If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause, or phrase.

Read for a first, second and third time this 14th day of November, 2023.

Adopted this XX day of XXXXX, 2023.

Mayor

Director of Corporate Services

Schedule "A"

PROHIBITED WASTE, RESTRICTED WASTE AND SPECIFIED WASTE

1. No person shall discharge directly or indirectly or deposit or cause or permit the discharge or deposit of wastewater into a sanitary sewer, District or private sewer connection to the sanitary sewer system in circumstances where:
 - 1) To do so may cause or result in:
 - a) a health or safety hazard to a person authorized by the District to inspect, operate, maintain, repair, or otherwise work on the Sanitary Sewer System;
 - b) an offence under the *Provincial Environment Protection Act*, as amended from time to time, or any regulation made thereunder;
 - c) wastewater sludge from the Wastewater Treatment Plant works to which either wastewater discharges, directly or indirectly, fail to meet the objectives and criteria as listed in the *Provincial Environment Protection Act*, as amended from time to time;
 - d) interference with the operation or maintenance of the Sanitary Sewer System, or which may impair or interfere with any wastewater treatment process;
 - e) a hazard to any person, animal, property, or vegetation;
 - f) an offensive odour to emanate from the Sanitary Sewer System, and without limiting the generality of the foregoing, wastewater containing hydrogen sulphide, carbon disulphide, other reduced sulphur compounds, amines or ammonia in such quantity as may cause an offensive odour;
 - g) damage to the Sanitary Sewer System;
 - h) an obstruction or restriction to the flow in the sanitary sewer system.
 - 2) The wastewater has 2 or more separate liquid layers.
 - 3) The wastewater contains:
 - a) hazardous substances;
 - b) combustible liquid;
 - c) biomedical waste, including any of the following categories: human anatomical waste, animal waste, untreated microbiological waste, waste sharps and untreated human blood and body fluids known to contain viruses and agents listed in "Risk Group" as defined in "Laboratory Biosafety Guidelines" published by Health Canada, dated, 2004.
 - d) specified risk material for bovine spongiform encephalopathy as defined in the federal Fertilizers Regulations (C.R.C., c. 666), as amended from time to time, including material from the skull, brain, trigeminal ganglia, eyes, tonsils, spinal cord, and dorsal root ganglia of cattle aged 30 months or older, or material from the distal ileum of cattle of all ages.
 - e) dyes or coloring materials which may or could pass through the Sanitary Sewer System and discolor the Wastewater Treatment Plant effluent;
 - f) fuel;
 - g) ignitable waste.

- h) pathological waste.
- i) PCBs.
- j) pesticides which are not otherwise regulated in this Bylaw.
- k) reactive waste.
- l) toxic substances which are not otherwise regulated in this Bylaw.
- m) waste radioactive substances in excess of concentrations greater than those specified for release to the environment under the *Nuclear Safety and Control Act* and Regulations as amended from time to time.
- n) solid or viscous substances in quantities or of such size to be capable of causing obstruction to the flow in a sewer, including but not limited to ashes, bones, cinders, sand, mud, soil, straw, shaving, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, animal parts or tissues, and paunch manure.

The wastewater contains a concentration, expressed in milligrams per liter, in excess of any one or more of the limits in Schedule "B" of this bylaw, unless:

- a) the discharge is in accordance with a valid Waste Discharge Permit;
- b) the discharge is authorized in a Code of Practice approved by the District;

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Schedule "B"

RESTRICTED WASTES – SANITARY SEWER DISCHARGES

Table A - CONVENTIONAL CONTAMINANTS & PHYSICAL PARAMETERS

Substance	Concentration Limit - [mg/L, except as
Biochemical Oxygen Demand	500
Oil and grease - animal and vegetable	150
Oil and grease - mineral and synthetic/hydrocarbon	15
Total Suspended Solids	300
pH	5.5 – 9.5 (unitless)
Temperature	60 Degrees Celsius

Table B – ORGANIC CONTAMINANTS

Substance	Concentration Limit - [mg/L, except as
Benzene	0.01
Chloroform	0.04
Dichlorobenzene (1,2-)	0.05
Dichlorobenzene (1,4)	0.08
Ethylbenzene	0.16
Hexachlorobenzene	0.0001
Methylene chloride (dichloromethane)	0.2
PCBs (chlorophenyls)	0.004
Phenols, Total (or Phenolic compounds)	0.1
Tetrachloroethane (1,1,2,2-)	1.4
Tetrachloroethane	1.0
Toluene	0.02
Trichloroethylene	0.06
Xylenes, total	1.4

Table C - INORGANIC CONTAMINANTS

Substance	Concentration Limit- [mg/L, except as noted]
Arsenic, total	1.0
Cadmium, total	0.2
Chromium, total	4.0
Cobalt, total	5.0
Copper, total	2.0
Cyanide, total	1.0
Lead, total	1.0
Mercury	0.05
Molybdenum, total	1.0
Nickel, total	2.0
Nitrogen, Total Kjeldahl	100
Phosphorus, total	10
Selenium, total	0.8
Silver, total	1.0
Sulphide (as H ₂ S)	1.0
Zinc, total	3.0

Schedule "C"

**MAXIMUM WASTEWATER STRENGTH LIMITS UNDER
WASTE DISCHARGE PERMIT**

Substance	Maximum Concentration Limits under a Waste Discharge Permit mg/l
Biochemical Oxygen Demand (BOD)	1200
Chemical Oxygen Demand	2500
Total Suspended Solids (TSS)	1200
Oil and grease - animal and vegetable (O&G)	450
Total Phosphorus (TP)	75
Total Kjeldahl Nitrogen (TKN)	200

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A bylaw to amend the Bylaw Notice Enforcement Bylaw

NOW THEREFORE, the Municipal Council of the District of Hope, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “***Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023***”.
2. That Bylaw Notice Enforcement Bylaw No. 1454, 2019 be amended as follows:
 - (a) Add Schedule A (18), attached to and forming part of this bylaw.
3. This bylaw comes into force and takes effect on the date of its adoption.

Read a first, second and third time this 14th day of November, 2023

Adopted this XX day of XXXXX, 2023

Mayor

Director of Corporate Services

SCHEDULE A (18)
Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023

Bylaw	Section	Description	A1 Penalty	A2 Late Payment Penalty	A3 Compliance Agreement Available
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	4	Illegal release of unauthorized wastewater	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	5	Illegal release of prohibited substance	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2021	6	Illegal release of restricted substance	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	9	Illegal discharge of non-domestic wastewater without a valid Waste Discharge Permit	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	9	Illegal discharge of trucked wastewater without a valid Waste Discharge Permit	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	15	Making a connection to the sanitary sewer without first obtaining an approved Sewer Connection Application	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	25	Failure to decommission septic tank	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	26	Illegal septic tank connection to sewer system	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	30	Failure to accurately declare the source of trucked wastewater	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	31	Illegal disconnection of sewage service	500	510	Yes

SCHEDULE A (18) - continued
Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023

District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	32	Failure to obtain a demolition permit	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	32	Failure to pay disconnection fee	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	36	Failure to block abandoned building sewer	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	39(1)	Deposit of sewage or waste into the sanitary sewer system	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	39(2)	Interference with the sanitary sewer system	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	39(3)	Deposit of any prohibited or restricted waste	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	40	Discharge of trucked wastewater into the sanitary sewer system without approval	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	41	Discharge of trucked wastewater to an unapproved location	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	42	Discharge of sanitary waste from recreational vehicle	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	47	Discharge of industrial discharge without a Waste Discharge Permit	500	510	Yes

SCHEDULE A (18) - continued
Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023

District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	60	Discharge of diluted wastewater	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	61	Dilute sewage as a substitution for required treatment	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	64	Obstruct or prevent the Director of Operations from carrying out their duties	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	65	Failure to notify of a discharge	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	67	Discharge of non-contact cooling water or uncontaminated water	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	68	Discharge of water originating from a source other than the District's water supply without a Waste Discharge Permit	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	69	Failure to prevent oil and grease from passing into the sanitary sewer system	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	70(1)	Failure to maintain oil and grease separator	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	70(2)	Failure to submit maintenance and disposal records	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	70(3)	Allowing oil and grease to discharge into storm sewers	500	510	Yes

SCHEDULE A (18) - continued
Bylaw Notice Enforcement Amendment Bylaw No. 1566, 2023

District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	71	Illegal use of enzymes, bacteria, solvents, hot water or other agents	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	73	Failure to prevent motor oil or lubricating grease from entering the sanitary sewer system	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	74	Failure to install an alarmed monitoring device	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	80	Illegal disposal of waste products from a pretreatment facility	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	81	Failure to produce maintenance records	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	81	Failure to produce waste disposal records	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	82	Failure to retain documentation pertaining to pretreatment facility and waste disposal for 2 years	500	510	Yes
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	83	Failure to pay user fees	500	510	Yes

A bylaw to amend the Municipal Ticket Information Bylaw

NOW THEREFORE, the Municipal Council of the District of Hope, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as “***Municipal Ticket Information Amendment Bylaw No. 1567, 2023***”.
2. That Municipal Ticket Information Bylaw No. 1453, 2019 be amended as follows:
 - a) Add Schedule “R”, attached to and forming part of this bylaw.
3. This bylaw comes into force and takes effect on the date of its adoption.

Read a first, second and third time this 14th day of November, 2023

Adopted this XX day of XXXXX, 2023

Mayor

Director of Corporate Services

SCHEDULE “R”
Municipal Ticket Information Amendment Bylaw No. 1567, 2023

Bylaw	Section	Description of Offence	A1 Penalty	Designated Enforcement Officer
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	4	Illegal release of unauthorized wastewater	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	5	Illegal release of prohibited substance	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	6	Illegal release of restricted substance	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	9	Illegal discharge of non-domestic wastewater without a valid Waste Discharge Permit	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	9	Illegal discharge of trucked wastewater without a valid Waste Discharge Permit	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	15	Making a connection to the sanitary sewer without first obtaining an approved Sewer Connection Application	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	25	Failure to decommission septic tank	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	26	Illegal septic tank connection to sewer system	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	30	Failure to accurately declare the source of trucked wastewater	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	31	Illegal disconnection of sewage service	500	D.O./B.E.O./RCMP

SCHEDULE "R" - continued
Municipal Ticket Information Amendment Bylaw No. 1567, 2023

District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	32	Failure to obtain a Demolition Permit	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	32	Failure to pay disconnection fee	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	36	Failure to block abandoned building sewer	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	39(1)	Deposit of sewage or waste into the sanitary sewer system	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	39(2)	Interference with the sanitary sewer system	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	39(3)	Deposit of any prohibited or restricted waste	100	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	40	Discharge of trucked wastewater into the sanitary sewer system without approval	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	41	Discharge of trucked wastewater to an unapproved location	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	42	Discharge of sanitary waste from recreational vehicle	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	47	Discharge of industrial discharge without a Waste Discharge Permit	500	D.O./B.E.O./RCMP

SCHEDULE "R" - continued
Municipal Ticket Information Amendment Bylaw No. 1567, 2023

District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	60	Discharge of diluted wastewater	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	61	Dilute sewage as a substitution for required treatment	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	64	Obstruct or prevent the Director of Operations from carrying out their duties	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	65	Failure to notify of a discharge	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	67	Discharge of non-contact cooling water or uncontaminated water	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	68	Discharge of water originating from a source other than the District's water supply without a Waste Discharge Permit	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	69	Failure to prevent oil and grease from passing into the sanitary sewer system	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	70(1)	Failure to maintain oil and grease separator	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	70(2)	Failure to submit maintenance and disposal records	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	70(3)	Allowing oil and grease to discharge into storm sewers	500	D.O./B.E.O./RCMP

SCHEDULE “R”- continued
Municipal Ticket Information Amendment Bylaw No. 1567, 2023

District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	71	Illegal use of enzymes, bacteria, solvents, hot water or other agents	500	D.O./B.E.O./RCMP
Regulation Bylaw No 1563, 2023	73	Failure to prevent motor oil or lubricating grease from entering the sanitary sewer system.	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	74	Failure to install an alarmed monitoring device	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	80	Illegal disposal of waste products from a pretreatment facility	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	81	Failure to produce maintenance records	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	81	Failure to produce waste disposal records	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	82	Failure to retain documentation pertaining to pretreatment facility and waste disposal for 2 years	500	D.O./B.E.O./RCMP
District of Hope Sanitary Sewer Regulation Bylaw No 1563, 2023	83	Failure to pay user fees	500	D.O./B.E.O./RCMP



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 21, 2023 **FILE:** 3900-01

SUBMITTED BY: Mike Olson, Director of Finance

MEETING DATE: November 27, 2023

SUBJECT: Fees & Charges Amendment Bylaw No. 1568

PURPOSE:

The purpose of this report is to provide a review of the current water, sewer and waste fees and propose amendments the sewer fees in Schedule “K” of the Fees and Charges Bylaw for 2024.

RECOMMENDATION:

Recommended Resolution:

THAT *Fees and Charges Amendment Bylaw No. 1568, 2023* be read a first, second and third time this 27th day of November 2023.

ANALYSIS:

In 2022, the District of Hope updated the user fees related to the utility charges for the 2023 year. The intention of this bylaw was to continue required annual updates to asset manage the utilities. Municipal utilities are to be self-sustaining.

For comparative purposes, the cost for these three utilities for residents for the coming period is recommended to be:

Residential impact

	Revised	Current	Difference
Water	284.16	284.16	-
Sewer	344.88	245.40	99.48
Waste	372.00	372.00	-
	1,001.04	901.56	99.48

The increase in sewer fees is due to the increase in costs for maintenance that relate mainly to the Pollution Control Center. The funds are necessary to continue to meet provincial regulations and standards. In the previous year, the Sewer Fund had been brought up to a self-sustaining level but did not allocated funds to increase the Sewer Capital Reserve. The increase in costs for the current year, do not allow us to contribute our desired amount to the Sewer Capital Reserve. Subsequent yearly fees and charges reviews will address the Sewer Capital Reserve replenishment.

Solid waste fees are consistent with the costs provided by our contractor and are projected in the upcoming budgeted costs. For the current year there is no projected fee increase and as a result, fees remain consistent with the 2023 rates.

Water fees were reviewed in conjunction with all utilities, and with the increase in sewer fees, an increase was not deemed necessary at this time. The Water Capital Reserve is being contributed to but the expectation is that in the subsequent year, an increase will be necessary.

ATTACHMENTS:

Fees and Charges Amendment Bylaw No. 1568, 2023

Prepared by:

Approved for submission to Council:

Original Signed by Mike Olson
Director of Finance

Original Signed by John Fortoloczky
Chief Administrative Officer



BYLAW NO. 1568

A bylaw to amend Fees and Charges Bylaw 1363

WHEREAS the Council of the District of Hope has determined to amend “Fees and Charges Bylaw No. 1363, 2015”; amend fees and charges for Administrative Service Fees; 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 **“Fees and Charges Amendment Bylaw No. 1568, 2023”**.

ENACTMENT

2. That Schedule “K” – Sewer User Fees, attached to and forming part of “Fees and Charges Bylaw No. 1363, 2015”, be **deleted** and **replaced** with Schedule “K” attached to and forming part of “Fees and Charges Amendment Bylaw No. 1568, 2023”.

READ A FIRST, SECOND & THIRD TIME this day of , 2023.

ADOPTED this day of , 2023.

Mayor

Director of Corporate Services

Fees and Charges Amendment Bylaw No. 1568, 2023

SCHEDULE “K” – Sewer User Fees

Sewer Rates		
1. <u>Unmetered Rates:</u> The following scale of monthly charges shall apply to all unmetered sewer users:	Monthly	Effective January 1, 2024
(a) Residential dwelling unit	\$20.45	\$28.74
(b) General retail stores and offices	\$21.72	\$30.52
(c) Fraternal halls, churches, church halls	\$20.45	\$28.74
(d) Licenced premises, cinema, cafes and restaurants	\$21.72	\$30.52
(e) Schools, per classroom	\$21.72	\$30.52
(f) Beauty shop, barber, nursery, bakery	\$29.35	\$41.25
(g) Stores and businesses with living quarters	\$42.16	\$59.25
(h) Community art & recreation facilities and halls	\$21.72	\$30.52
(i) Curling rink	\$36.36	\$51.10
(j) Arena	\$72.72	\$102.20
(k) Campgrounds, per site	\$1.95	\$2.74
(l) Church camp, including principle residence (private water system)	\$87.98	\$123.65
(m) Other uses where metering is required	\$21.72	\$30.52
2. <u>Metered Rates:</u> The following scale of quarterly rates shall apply to all metered users (consumption prorated where necessary)	Quarterly	
(a) Minimum quarterly charge for up to 1101 cubic meters (m ³)	\$62.61	\$87.99
(b) In excess of 1,101 cubic meters (m ³)	\$0.60/ m ³	\$0.65/ m ³

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: November 22, 2023

FILE: 3900-01

SUBMITTED BY: Director of Corporate Services

MEETING DATE: November 27th, 2023

SUBJECT: Fraser Valley Inter-Municipal Business Licence Bylaw No. 1569

PURPOSE:

The purpose of this report is to update the Fraser Valley Inter-Municipal Business Licence Bylaw to reflect the regional meeting decisions.

RECOMMENDATION:

Recommended Resolution:

THAT *Fraser Valley Inter-Municipal Business Licence Bylaw No. 1569, 2023* be read a first, second and third time this 27th day of November 2023.

ANALYSIS:

A. Rationale:

The member municipalities have met and agreed to some updates to the Fraser Valley Inter-Municipal Business Licence scheme, which needs to be reflected in the bylaw; which is a bylaw that is adopted within each of the participating municipalities.

While the initial bylaw is attached for reference (Bylaw No. 1366), the updates reflect minor definition changes and the addition of the Village of Harrison Hot Springs as a Participating Municipality.

B. Attachments:

- *Fraser Valley Inter-Municipal Business Licence Bylaw No. 1569, 2023; and*
- *Fraser Valley Inter-Municipal Business Licence Bylaw No. 1366, 2015 (bylaw that is being repealed).*

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



BYLAW NO. 1366

A bylaw to enter into an Inter-Municipal Business Licence scheme

WHEREAS Fraser Valley municipalities wish to enter into an agreement with one-another to permit certain categories of businesses to operate across municipal jurisdictions within the Fraser Valley region while minimizing the need to obtain a separate Municipal Business Licence in each jurisdiction;

AND WHEREAS each of the undersigned local governments (herein called singularly the Participating Municipality or as a group the "Participating Municipalities") has adopted this bylaw;

NOW THEREFORE the Municipal Council of the District of Hope, in open meeting assembled, enacts as follows:

1. There is hereby established an inter-municipal business licence scheme, pursuant to section 14 of the *Community Charter* and according to the terms and conditions of this bylaw.
2. This bylaw may be cited for all purposes as ***Fraser Valley Inter-Municipal Business Licence Bylaw No. 1366, 2015.***
3. In this bylaw:

"Business" has the meaning as defined by the *Community Charter*,

Community Charter" means the *Community Charter*, S.B.C. 2003, c.26;

"Mobile Business" means a trades contractor or other professional (related to the construction industry) or a contractor who performs maintenance and/or repair of land and buildings from other than their premises;

"Inter-Municipal Business Licence" means a business licence which authorizes a mobile business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities in accordance with this bylaw;

"Municipal Business Licence" means a licence or permit, other than an Inter-Municipal Business Licence, issued by a Participating Municipality that authorizes a business to be carried on within the jurisdictional boundaries of that Participating Municipality;

“*Participating Municipality*” means those of the following municipalities that have adopted this bylaw:

City of Abbotsford	Township of Langley
City of Chilliwack	City of Maple Ridge
Corporation of Delta	District of Mission
District of Hope	City of Pitt Meadows
District of Kent	City of Surrey
City of Langley	

“*Person*” has the meaning as defined by the *Interpretation Act*, S.B.C. 1996, c. 238;

“*Premise(s)*” means a fixed or permanent location where the person ordinarily carries on business; and;

“*Principal Municipality*” means the Participating Municipality where a business is located or has a premises.

4. Subject to sections 6 and 8, a person who has obtained an Inter-Municipal Business Licence may carry on business within any Participating Municipality for the term authorized by the Inter-Municipal Business Licence without obtaining a Municipal Business Licence in the other Participating Municipalities.
5. A Principal Municipality may issue an Inter-Municipal Business Licence to an applicant for an Inter-Municipal Business Licence provided the applicant is a mobile business and meets the requirements of this bylaw in addition to the requirements of the Municipal Business Licence Bylaw of the Principal Municipality.
6. Notwithstanding that a person may hold an Inter-Municipal Business Licence that would make it unnecessary to obtain a Municipal Business Licence in other Participating Municipalities, the person must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the person carries on business.
7. A person that operates a mobile business may only apply for an Inter-Municipal Business Licence from the Participating Municipality in which they maintain a premise.
8. Neither this bylaw nor the issuance of an Inter-Municipal Business Licence eliminates a requirement of a holder of an Inter-Municipal Business Licence to obtain a Municipal Business Licence for each premise that is maintained within the jurisdiction of the Participating Municipality.
9. The Inter-Municipal Business Licence fee is \$250 and is payable to the Principal Municipality. The Inter-Municipal Business Licence fee is separate and additional to any Municipal Business Licence fee that may be required.

10. Notwithstanding that some Participating Municipalities pro-rate their Municipal Business Licence fee, the Inter-Municipal Business Licence fee must not be pro-rated.
11. The revenue generated from Inter-Municipal Business Licence fees is shared amongst all Participating Municipalities using the revenue sharing formula referred to in Schedule "A" of this bylaw.
12. The Participating Municipalities agree that the revenue sharing formula will be reviewed from time to time, and will be altered as necessary upon agreement of all Participating Municipalities.
13. The revenue generated from Inter-Municipal Business Licence fees collected by the Participating Municipality will be distributed by each Participating Municipality to the other Participating Municipalities as follows:
 - (a) The revenue generated from Inter-Municipal Business Licence fees collected January 1 to December 31 inclusive will be distributed by February 28 of the year following the year in which the fees were collected.
14. The term of the Inter-Municipal Business Licence is the same as the term for the Municipal Business Licence issued by the Principal Municipality for that business category.
15. An Inter-Municipal Business Licence issued within the 12 month term of the Inter-Municipal Business Licence scheme established by this bylaw shall, until its term expires, remain valid within the jurisdictional boundaries of any or all of the Participating Municipalities.
16. Each Participating Municipality shall provide the other Participating Municipalities with information regarding the Inter-Municipal Business Licences that it issues by way of regular updates on a shared database that is available to all Participating Municipalities.
17. A Participating Municipality may exercise the authority of the Principal Municipality and suspend an Inter-Municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to suspend a business licence under the *Community Charter* or the Municipal Business Licence Bylaw or regulation of the Participating Municipality. The suspension shall be in effect throughout all of the Participating Municipalities and it shall be unlawful for the holder to carry on the business authorized by the Inter-Municipal Business Licence in any Participating Municipality for the period of the suspension.
18. If the Council of a Participating Municipality is of the opinion that reasonable cause exists to cancel an Inter-Municipal Business Licence issued by another of the Participating Municipalities, then it may by resolution reciting the details of such reasonable cause request the Principal Municipality that issued the licence to consider whether or not the licence should be cancelled pursuant to section 15 or section 60(2) of the *Community Charter*.

19. Any resolution made under section 19 of this bylaw shall be communicated in writing to the Principal Municipality that issued the Inter-Municipal Business Licence, together with such documentary evidence of the reasonable cause as may be available, and such Principal Municipality shall as soon thereafter as reasonably possible consider whether the Inter-Municipal Business Licence should be cancelled.
20. In making any decision as to whether to cancel an Inter-Municipal Business Licence under section 19 of this bylaw or section 15 or section 60(2) of the *Community Charter*, the Principal Municipality shall approach the matter as if the conduct complained of had occurred within its own jurisdictional boundaries.
21. The Principal Municipality will retain the authority to hear related reconsiderations or appeals of suspensions and cancellations of Inter-Municipal Business Licences.
22. Nothing in this bylaw affects the authority of a Participating Municipality to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of business under section 15 of the *Community Charter*.
23. The invalidity or unenforceability of any provision of this bylaw shall not affect the validity or enforceability of any other provisions of this bylaw and any such invalid or unenforceable provision shall be deemed to be severable.
24. In the event of an inconsistency between this bylaw and any other bylaw relating to business licensing of a Participating Municipality, the provisions of this bylaw shall take precedence.
25. That "Inter-Municipal Business Licence Bylaw No. 1328, 2012" and all amendments thereto are hereby repealed.

READ A FIRST TIME this 26th day of October, 2015

READ A SECOND TIME this 26th day of October, 2015

READ A THIRD TIME this 26th day of October, 2015

ADOPTED this 9th day of November, 2015



MAYOR

CORPORATE OFFICER

Schedule "A"

The revenue generated from Inter-Municipal Business Licence fees is shared based on the following formula:

The Principal Municipality is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the Participating Municipalities.



BYLAW NO. 1569

A bylaw to enter into an Inter-Municipal Business Licence Scheme

WHEREAS Fraser Valley municipalities wish to enter into an agreement with one another to permit certain categories of businesses to operate across municipal jurisdictions within the Fraser Valley region while minimizing the need to obtain a separate Municipal Business Licence in each jurisdiction;

AND WHEREAS each of the undersigned local governments (herein called singularly the Participating Municipality or as a group the "Participating Municipalities") has adopted this bylaw;

NOW THEREFORE, the Municipal Council of the District of Hope, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. There is hereby established an Inter-Municipal Business Licence Scheme, pursuant to section 14 of the *Community Charter*, and according to the terms and conditions of this bylaw.
2. This bylaw may be cited for all purposes as ***Fraser Valley Inter-Municipal Business Licence Bylaw No. 1569, 2023.***
3. In the bylaw:

"Business" has the meaning as defined by the *Community Charter*;

"Community Charter" means the *Community Charter*, S.B.C. 2003, c.26;

"Mobile Business" means a trades contractor or other professional related to the construction industry or a contractor that performs maintenance and/or repair of land and buildings from other than their Premises;

"Inter-Municipal" means a business licence which authorizes a "mobile business licence" business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities in accordance with the bylaw and will be in addition to a municipal business licence.

"Municipal Business Licence" means a licence or permit, other than an Inter-Municipal Business Licence, issued by a Participating Municipality that authorizes a business to be carried on within the jurisdictional boundaries of the Participating Municipality;

"Participating Municipality" means those of the following municipalities that have adopted this bylaw:

City of Abbotsford	Township of Langley
City of Chilliwack	City of Maple Ridge
City of Delta	District of Mission
District of Hope	City of Pitt Meadows
District of Kent	City of Surrey
City of Langley	Village of Harrison Hot Springs

“Person” has the meaning as defined by the *Interpretation Act*, R. S.B.C. 1996, c. 238;

“Premises” means a fixed or permanent location where the person ordinarily carries on business; and

“Principal Municipality” means the Participating Municipality where a business is located or has a Premises.

4. Subject to the provisions of the Inter-Municipal Business Licence Bylaw, the Participating Municipalities will permit a Person who has obtained an Inter-Municipal Business Licence to carry on Business within any Participating Municipality for the term authorized by the Inter-Municipal Business Licence without obtaining a Municipal Business Licence in the other Participating Municipalities.
5. A Principal Municipality may issue an Inter-Municipal Business Licence to an applicant for an Inter-Municipal Business Licence provided the applicant is a Mobile Business and meets the requirements of this bylaw, in addition to the requirements of the Municipal Business Licence bylaw of the Principal Municipality.
6. Notwithstanding that a Person may hold an Inter-Municipal Business Licence that would make it unnecessary to obtain a Municipal Business Licence in other Participating Municipalities, the Person must still comply with all other regulations of any municipal business licence bylaw, or regulation, in addition to any other bylaws that may apply within any jurisdiction in which the Person carries on Business.
7. A Person that operates a Mobile Business may only apply for an Inter-Municipal Business Licence from the Participating Municipality in which they maintain a Premises.
8. Neither this bylaw, nor the issuance of an Inter-Municipal Business Licence, eliminates a requirement of a holder of an Inter-Municipal Business Licence to obtain a Municipal Business Licence for each Premises that is maintained within the jurisdiction of the Participating Municipality.
9. The Inter-Municipal Business Licence fee is \$250 and is payable to the Principal Municipality. The Inter-Municipal Business Licence fee is separate and additional to any Municipal Business Licence fee that may be required.
10. Notwithstanding that some Participating Municipalities pro-rate their Municipal Business Licence fee, the Inter-Municipal Business Licence fee must not be pro-rated.
11. The revenue generated from Inter-Municipal Business Licence fees is shared amongst all Participating Municipalities using the revenue sharing formula referred to in Schedule “A” of this bylaw.
12. The Participating Municipalities agree that the revenue sharing formula will be reviewed from time to time, and will be altered as necessary upon agreement of all Participating Municipalities.
13. The revenue generated from Inter-Municipal Business Licence fees collected by the Participating Municipalities will be distributed by each Participating Municipality to the other Participating Municipalities as follows:
 - a. The revenue generated from Inter-Municipal Business Licence fees collected from January 1 to December 31 inclusive will be distributed by February 28 of the year following the year in which the fees were collected.

14. The term of the Inter-Municipal Business Licence is the same as the term for the Municipal Business Licence issued by the Principal Municipality for that business category.
15. An Inter-Municipal Business Licence issued within the 12-month term of the Inter-Municipal Business Licence Scheme established by this bylaw shall, until its term expires, remain valid within the jurisdictional boundaries of any or all of the Participating Municipalities.
16. Each Participating Municipality shall provide the other Participating Municipalities with information regarding the Inter-Municipal Business Licences that it issues by way of regular updates on a shared database that is available to all Participating Municipalities.
17. A Participating Municipality may exercise the authority of the Principal Municipality and suspend an Inter-Municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to suspend a business licence under the *Community Charter* or the Municipal Business Licence Bylaw or regulation of the Participating Municipality. The suspension shall be in effect throughout all of the Participating Municipalities and it shall be unlawful for the holder to carry on the Business authorized by the Inter-Municipal Business Licence in any Participating Municipality for the period of the suspension.
18. If the Council of a Participating Municipality is of the opinion that reasonable cause exists to cancel an Inter-Municipal Business Licence issued by another of the Participating Municipalities, then it may by resolution reciting the details of such reasonable cause request the Principal Municipality that issued the licence to consider whether or not the licence should be cancelled pursuant to section 15 or section 60(2) of the *Community Charter*.
19. Any resolution made under section 18 of this bylaw shall be communicated in writing to the Principal Municipality that issued the Inter-Municipal Business Licence, together with such documentary evidence of the reasonable cause as may be available, and such Principal Municipality shall as soon thereafter as reasonably possible, consider whether the Inter-Municipal Business Licence should be cancelled.
20. In making any decision as to whether to cancel an Inter-Municipal Business Licence under section 19 of this bylaw or section 15 or section 60(2) of the *Community Charter*, the Principal Municipality shall approach the matter as if the conduct complained of had occurred within its own jurisdictional boundaries.
21. The Principal Municipality will retain the authority to hear related reconsiderations or appeals of suspensions and cancellations of Inter-Municipal Business Licences.
22. Nothing in this bylaw affects the authority of a Participating Municipality to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of Business under section 15 of the *Community Charter*.
23. The invalidity or unenforceability of any provision of this bylaw shall not affect the validity or enforceability of any other provisions of this bylaw and any such invalid or unenforceable provision shall be deemed to be severable.
24. In the event of an inconsistency between this bylaw and any other bylaw relating to business licensing of a Participating Municipality, the provisions of this bylaw shall take precedence.

25. "Fraser Valley Inter-Municipal Business Licence Bylaw No. 1366, 2015" and all amendments thereto, are hereby repealed.

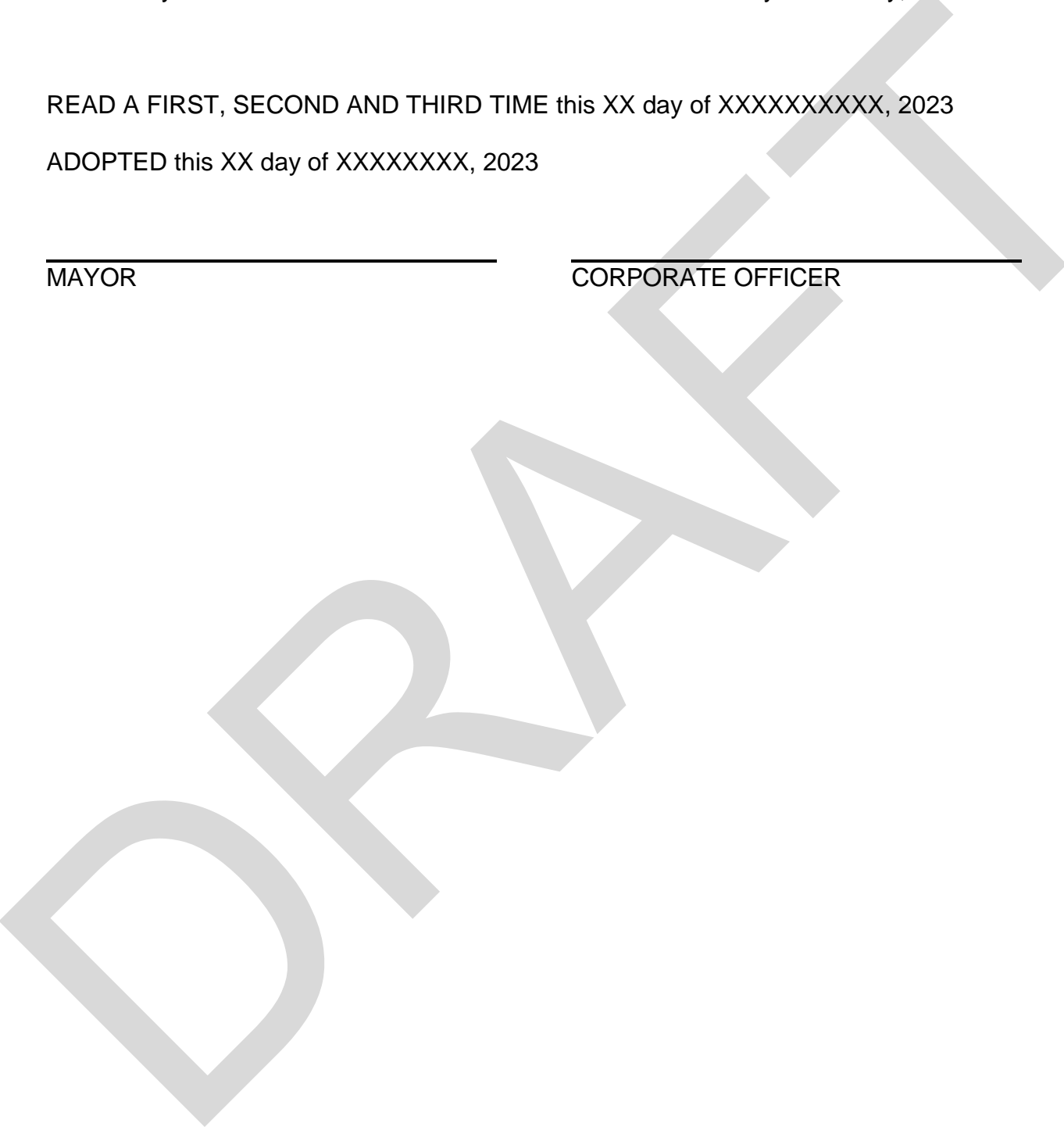
26. This bylaw shall come into force and take effect on the 1st day of January, 2024.

READ A FIRST, SECOND AND THIRD TIME this XX day of XXXXXXXXXXXX, 2023

ADOPTED this XX day of XXXXXXXXXXXX, 2023

MAYOR

CORPORATE OFFICER



Schedule “A”

The revenue generated from Inter-Municipal Business Licence fees is shared on the following formula:

- (a) The Principal Municipality is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the Participating Municipalities.

1. News Release dated November 14, 2023 from the Ministry of Mental Health and Addictions and the Ministry of Public Safety and Solicitor General re: More supports coming to Abbotsford for mental-health, substance-use crises.
2. News Release dated November 15, 2023 from the Ministry of Water, Land and Resource Stewardship re: B.C. prioritizing ecosystem health, biodiversity.
3. News Release dated November 15, 2023 from the Ministry of Transportation and Infrastructure re: Permanent climate-resilient bridges completed on Coquihalla Highway.
4. News Release dated November 15, 2023 from the Office of the Premier, the Ministry of Attorney General, and the Ministry of Public Safety and Solicitor General re: Government taking action to protect communities against hate, violence.
5. News Release dated November 16, 2023 from the Ministry of Housing re: New standardized designs will help build homes quicker.
6. News Release dated November 16, 2023 from the Ministry of Energy, Mines and Low Carbon Innovation re: Province creating new opportunities in hydrogen economy, commercial trucking.
7. News Release dated November 16, 2023 from the Ministry of Labour re: Fairness coming for gig workers.
8. News Release dated November 16, 2023 from the Ministry of Mental Health and Addiction and the Ministry of Public Safety and Solicitor General re: More supports coming to Chilliwack for mental-health, substance-use crises.
9. News Release dated November 17, 2023 from the Ministry of Jobs, Economic Development and Innovation re: B.C. strengthening manufacturing sectors in Fraser Valley.
10. News Release dated November 17, 2023 from the Ministry of Health re: Seniors will benefit from age-friendly grants.
11. News Release dated November 17, 2023 from the Ministry of Health re: Relational security officers foster safer workplaces for health-care workers.
12. News Release dated November 20, 2023 from the Ministry of Labour re: Legislative changes will bring fairness to app-based gig workers.
13. News Release dated November 21, 2023 from the Ministry of Tourism, Culture and Sport re: Public engagement begins for new South Asian Canadian Museum.
14. Letter dated November 9, 2023 from the Ministry of Housing re: New legislation to support local government housing initiatives.
15. Letter dated November 15, 2023 from the Ministry of Citizens' Services re: 2023 Grant-in-Lieu of property tax.
16. Letter dated November 7, 2023 from the Town of View Royal re: Value-for money audit on Bill 44.
17. Email dated November 3, 2023 from Fraser Health re: MEDITECH Expanse System.

**BRITISH
COLUMBIA**

VIA EMAIL

Ref: 62641

November 9, 2023

Their Worship Victor Smith
Mayor of the District Municipality of Hope
Email: vsmith@hope.ca

Dear Mayor Victor Smith:

RE: New legislation to support local government housing initiatives

Over the past week, I have introduced several pieces of legislation to support local governments to get more homes built faster while enabling updated and new tools to effectively fund the costs of infrastructure and amenities to support increased housing supply and growth. Taken together, these changes are critical to getting more of the right kind of housing built in the right places to provide homes for British Columbians.

Last week, I introduced Bill 44, to support communities to deliver the homes people need quickly by allowing small-scale multi-unit housing across BC. These homes, including townhomes, triplexes, and secondary suites, can generally be built in a reasonable timeframe and blend more seamlessly into neighbourhoods. The legislation will apply to many areas of the province, and we anticipate it will allow up to 4 units in single-detached and duplex zones (or 3 depending on the size/type of lot) and up to 6 units permitted in single-detached and duplex zones close to bus stops with frequent service. It will also allow secondary suites or an accessory dwelling unit on single-detached lots throughout BC.

Bill 44 will also speed up the approvals process by moving away from spot zoning to ensure more comprehensive upfront planning and zoning to meet current and future housing needs. The changes include using a robust, standard methodology for calculating long-term housing needs for all Housing Needs Reports to ensure consistency across the

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**Office of the
Minister of Housing**

Website:
www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
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Victoria BC V8V 1X4
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Their Worship Victor Smith
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province. Municipalities will also be required to update Official Community Plans (OCPs) and zoning bylaws to ensure their communities have sufficient land designated and zoned to meet long-term housing needs and continue to make these updates on a regular basis. The new legislation will also remove the option for local governments to hold public hearings for rezonings for housing projects consistent with OCPs.

Today, I announced new legislation, Bill 47, to support new housing to get built near high-frequency transit, and yesterday Bill 46, to ensure local governments have tools to collect amenity and infrastructure contributions outside of the re-zoning process.

Bill 47 will require local governments to designate areas near high frequency transit stations as 'TOD Areas.' TOD Areas are near SkyTrain stations and busy bus exchanges and are expected to be identified in 29 municipalities in BC. This is different from the 6-unit requirements in the small-scale multi-unit housing legislation which will focus on properties within 400 metres of bus stops with frequent service. TOD areas will include minimum levels of density, size, and dimension prescribed by regulation. Similar to implementing small-scale multi-unit housing requirements, local governments will have a comprehensive provincial policy manual to assist in making bylaw amendments consistent with the TOD legislation. Off-street parking spaces in TOD areas will be determined by the market; local governments will not be able to require off-street residential parking, other than spaces for other uses like commercial, spaces for disabled persons and loading spaces. These changes will help get more of the right kind of housing built in the right places to provide homes for British Columbians. A subsequent letter will notify the identified municipalities in December.

The new legislation will expand the scope of infrastructure for which Development Cost Charges (DCCs) can be collected to include fire protection facilities, police facilities, and solid waste facilities. It also allows local governments to collect DCCs for provincial highway infrastructure projects where there is a cost-sharing arrangement between the municipality and the Province.

The new Amenity Cost Charges (ACCs) tool will allow local governments to collect monetary and in-kind contributions for amenities (e.g., community centres, recreation centres, libraries) to support liveable communities in areas where new housing is going. This tool will provide certainty and transparency for local governments and developers.

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Their Worship Victor Smith
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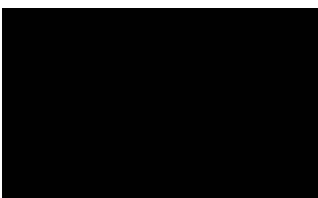
We are aware that local governments require tools and supports to facilitate the delivery of affordable housing in their communities. We are currently exploring policy options and additional tools, including the potential for inclusionary zoning, and I look forward to sharing more about this in the coming months.

I know that the new housing initiatives announced over the past week will take work to implement and require additional resources for your local government to meet the requirements. We have committed to \$51 million in funding for local governments to support planning and capacity to meet these new requirements. The funding will be allocated based on population and the volume of work needed because there are different requirements for municipalities and regional governments. The funding will be distributed in early 2024.

The Province has also provided another \$10 million for a second intake of the Local Government Development Approvals Program (LGDAP), managed by the Union of B.C. Municipalities (UBCM). This funding is in addition to the \$1 billion provided to local governments through the Growing Communities Fund to support the delivery of infrastructure projects needed to support increasing density.

The Ministry of Housing is committed to working together and supporting every community as we move forward with new approaches and new ways to deliver the housing supply our province needs. In the coming weeks, we will be providing policy manuals detailing the site-level specifications for small-scale multi-unit housing and TOD areas. Further guidance will be coming in the new year to support implementation of the development finance tools and pro-active zoning requirements. Ministry of Housing staff will be in touch with your administration in the coming weeks to provide more detail about the changes and about funding and educational support and opportunities.

Sincerely,



Ravi Kahlon
Minister of Housing

pc: Honourable Rob Fleming, Minister of Transportation and Infrastructure
Honourable Anne Kang, Minister of Municipal Affairs
Teri Collins, Deputy Minister, Ministry of Housing
Kaye Krishna, Deputy Minister, Ministry of Transportation and Infrastructure
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing
Kevin Volk, Assistant Deputy Minister, Ministry of Transportation and Infrastructure
John Fortoloczky, Chief Administrative Officer, District Municipality of Hope
(jfortoloczky@hope.ca)

Links:

Local Government Housing Initiatives Webpage: [Local government housing initiatives - Province of British Columbia](#)

Bill 44 Announcement: news.gov.bc.ca/releases/2023PREM0062-001706

Bill 46 Announcement: news.gov.bc.ca/releases/2023HOUS0063-001737

Bill 47 Announcement: news.gov.bc.ca/releases/2023HOUS0063-001748



Ref: 120987

Nov. 15, 2023

His Worship Victor Smith
Mayor and Council, District of Hope
PO Box 609
Hope, BC, V0X 1L0
Via Email: vsmith@hope.ca

Dear Mayor Smith and Council,

We recognize and value the work your municipality does to provide the services and infrastructure your residents count on, which is why I'm pleased to advise you that the Province is in the process of issuing your municipality's 2023 Grant-in-Lieu of property tax payment by electronic funds transfer.

These funds are planned to be transferred on November 15, 2023. Your municipality should receive the funds shortly thereafter. Based on the property identified in the attached Grant Payment Details Report, your payment for 2023 is \$15,347.62.

This payment is for provincially owned properties in your community and is made in accordance with the *Municipal Aid Act*. If your payment has changed from last year, it is likely due to a revised valuation by the BC Assessment Authority, a change in the property tax rates, or through changes in responsibility for real property. Included in this payment is \$2,892.47, due to your Regional District. This amount is to be transferred to them at your earliest convenience.

If you have any questions or concerns, please contact the Real Property Division at RPDPropertyTax@gov.bc.ca.

Sincerely,



Lisa Beare
Minister

Attachment: Grant Payment Details Report

pc: Sunny Dhaliwal, Assistant Deputy Minister, Real Property Division

Province of British Columbia
Ministry of Citizens' Services

Grant Payment Details Report

Fiscal Year 2324



Jurisdiction: 432 - District of Hope

Tax Class	Municipal	Regional Land	Regional Improvements
06 - Business and Other	6.500600	1.509640	1.509640

Assessment Roll Number	Tax Class	Location	Address	Taxable Values						Grant Amounts						
				General			School/Other			Municipal			Regional			
				Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Total GIL
6430-20430	06	Crthouse_Office	999 Water St	1,693,000	223,000	1,916,000	1,693,000	223,000	1,916,000	11,005.52	1,449.63	12,455.15	2,555.82	336.65	2,892.47	15,347.62
Totals for 432				1,693,000	223,000	1,916,000	1,693,000	223,000	1,916,000	11,005.52	1,449.63	12,455.15	2,555.82	336.65	2,892.47	15,347.62



Mayor's Office
Town of View Royal

November 7, 2023

Auditor General of British Columbia
Office of the Auditor General
623 Fort Street
Victoria, BC V8W 1G1

Dear Mr. Pickup,

This evening the duly elected Council of the Town of View Royal voted unanimously to endorse the following request for audit. I have included the Leaders of the Opposition and all Mayors and Councilors in the Province with the opportunity to reinforce this request by way of a letter to you if their respective Parties and Councils support the request.

I am writing to request a comprehensive value-for-money audit on the Government's Bill 44, known as the Housing Statutes (Residential Development) Amendment Act. The legislation's implications, particularly concerning the absence of public and municipal engagement, warrant a thorough investigation to ensure transparency, accountability, and alignment with governmental priorities. A similar request was made to the Auditor General of Ontario recently.

Our community in View Royal is deeply concerned about the lack of public and municipal engagement in the formulation of Bill 44. It's crucial to understand who was consulted during the development of this legislation and why there was an apparent omission of wider public and municipal input.

The absence of broad engagement raises questions about the foundational basis of Bill 44. It is essential to investigate whether the formulation of this bill aligns with evidence-based practices and is consistent with the government's stated priorities, especially in areas such as climate action and other policies. Furthermore, it is crucial to assess if these regulations are harmonious with the smooth functioning of municipal and provincial planning and approval processes. In addition to scrutinizing the bill's alignment with governmental priorities, I request an investigation into the decision-making process. This should focus on ensuring that the standards of conduct expected in positions of public trust are adhered to. Specifically, the audit should inquire into whether there were any breaches regarding conflicts of interest and the possibility of preferential treatment in the formulation of Bill 44.

Moreover, it's imperative to evaluate the potential burden placed on municipalities to create the necessary infrastructure to support this legislation. Understanding the financial and operational impact on local governments is essential. This investigation should include a comprehensive

analysis of whether these infrastructure requirements are in the public interest and economically feasible for municipalities as a recognized third order of Government.

The residents of View Royal and I strongly believe that the government's legislative decisions must be made in collaboration with and for the benefit of the communities they serve. Your audit will serve as an essential mechanism to ensure accountability, transparency, and the protection of public interest. I would ask that subject legislation be tabled until such time that your work can be completed.

Your urgent attention to this matter is greatly appreciated, and I look forward to the Auditor General's insights and recommendations following this investigation.

Thank you for your prompt consideration.

Sincerely,



Sid Tobias MSM, CD
Mayor
View Royal

Cc: Lieutenant Governor of British Columbia
Premier of British Columbia
Leader of the Opposition
Leader of the Conservative Party
Leader of the Green Party
MLA Esquimalt-Metchosin
All Mayors and Councilors of British Columbia
Minister of Housing

Subject: Fraser Canyon goes digital

You may have seen this news story in your local newspaper: <https://www.missioncityrecord.com/local-news/mission-memorial-hospital-goes-digital-6830894>

I am reaching out today to share some information regarding a significant step we are taking at Fraser Canyon to modernize our health system.

On Saturday, November 4, as part of the digital transformation work Fraser Health has undertaken across our region, Fraser Canyon Hospital is upgrading to a new, comprehensive electronic health record system called MEDITECH Expanse. We implemented this new system at Eagle Ridge Hospital in April 2023 and will be rolling it out throughout our region over the coming years.

A key advantage of a comprehensive electronic health record is the ability to capture a complete patient record digitally, which then becomes available much more widely and efficiently than information that is locked up on paper. The ability to access that information at the point of care improves the patient experience as well as the provider/clinician experience.

The implementation of MEDITECH Expanse will benefit our patients, clients, staff and medical staff by compiling all of a patient's information into one consolidated historical record, helping ensure a patient's care team can make informed decisions regarding their care and patients will know that all of their clinical care will be captured and accessible in one health file.

We thank our patients and their families for their patience and understanding while we implement this important work to modernize our health system at Fraser Canyon and Mission Memorial Hospitals.

Yogita Grover
Senior Consultant, Government and Community Relations
Communications and Public Affairs

Fraser Health | Better health. Best in health care.

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