

DISTRICT OF HUDSON'S HOPE
MINUTES OF THE REGULAR MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
Monday, July 25, 2011 AT 7:00 P.M.

Present: **Council:** Mayor; Karen Anderson (Chair)
Councillor; Gwen Johansson
Councillor; Darryl Johnson
Councillor; Clayton Stacey
Councillor; Doug Summer

Staff: Chief Administrative Officer; John Locher
Director of Public Works; Mike Carter
Manager of Protective & Inspection Services; Alan Stebbing
Minute Taker/Deputy Clerk; Tracey Rutherford

Other: 17

Regrets: Councillor; Terry Webster
Councillor; Travous Quibell

CALL TO ORDER

The meeting was called to order at 7:00 pm with Mayor Anderson presiding.

ADOPTION OF AGENDA

M/S Councillors Johansson/Summer

THAT:

284/11

"The agenda for the Regular Council meeting of July 25, 2011 be adopted to include late agenda item SR7."

CARRIED

DECLARATION OF CONFLICT OF INTEREST

None

ADOPTION OF MINUTES

M1

Minutes of the Regular Council Meeting held Monday, July 11, 2011 (0550-01)

M/S Councillors Johansson/Summer

THAT:

285/11

"The minutes of the Regular Council meeting held Monday, July 11, 2011 be adopted, as amended."

CARRIED

BUSINESS ARISING FROM MINUTES

BR1

BR2 – Beryl Prairie Road Issues (5400-01 xref. 0400-20)

Beneficial to meet with the Ministry of Transportation to discuss Beryl Prairie road issues; plan to do so during yearly meeting in the fall.

Staff to issue a letter requesting they speak to their plans for the Beryl Prairie Road upgrades.

D1 DELEGATIONS

Residents of Lynx Creek – Zoning of property at 19587 Lesage Road (0220-01)

Mr. Bob McCormick of 4646 Reschke Road spoke on behalf of the residents of Lynx Creek regarding their concerns about the zoning of property at 19587 Lesage Road, the expansion of its shop and the possible intended use of the property.

- Property development has created extensive noise
- Residents of Lynx Creek have not been consulted
- Is heavy industrial activity to occur at said property?
- The driveway has been expanded and includes turnaround
- Concerned about child safety with the possible increase in business traffic

Alan Stebbing referred to his reports, SR1 and SR7, which included a portion of the District's current zoning and noise bylaw, household definition and information stating the property is subject to the Agriculture Land Commission's (ALC) regulations as it is within the Agricultural Land Reserve. He added he was informed the shop was intended for storage and minor work which is in conformance with the District's zoning bylaw. He encouraged community members to contact the District or him with their concerns in order have them addressed. He further added he sent a letter to the property owners listing concerns raised.

John Locher informed Council that the ALC is senior legislation and the landowner would have to adhere to its regulations.

M/S Councillors Johansson/Stacey

THAT:

"Council authorize the allowance of other gallery attendees to address Council at his time."

CARRIED

286/11

Raymond Gallant of 4548 Reschke Road addressed Council and asked if the business to be set up was a corporation and stated if the land was titled to the company then it was not personal.

Mr. Locher informed Council that because the ALC has seniority the owner must get input from them on nonfarm use of the land.

Terry Turvey of 19631 Lesage Road addressed Council and enquired if the property owner went to the ALC would the ALC contact the District and request input.

Mr. Locher replied stating the ALC processes are determined by them and he is not aware of the steps they would follow.

Councillor Johansson addressed the Lynx Creek residents referring to the letter they submitted and hoped they were satisfied that staff and Council are addressing their concerns. She suggested that a meeting be held between the landowner and Lynx Creek residents.

Darin Thompson of 4633 Reschke Road addressed Council declaring he thought the onus of communication would be on businesses coming into the community.

Jeff David the developer for the owners of the property offered the following information:

- Working for Frank & Mike's Installation (FMI), not a corporation, privately held co.
- Working long and hard to complete construction project as soon as possible for his employers, local hire insisted on working late at night
- Only two people have approached him and he is available until Sunday when job is expected to be completed
- FMI is working for Hydro

Edith Rosa of 19592 Lesage Road informed Council that the quiet country lifestyle in Lynx

Creek has been disrupted and the change has been overwhelming.

Councillor Johnson added that he is always available and welcomed calls from community members.

Mayor Anderson concluded the delegation portion of the meeting by informing staff they are to keep Council and Mr. McCormick updated.

STAFF REPORTS

SR1/SR7 Alan Stebbing – Lynx Creek Zoning and Noise Concerns (3220-20)

M/S Councillor Johnson/Stacey

THAT:

287/11

"Council instruct staff to continue to monitor the situation of Lesage Road to ensure that no bylaws are contravened by the landowners."

CARRIED

Discussion ensued:

- Other businesses in the community operating within the ALR?
- In future inform developers if property is within ALR
- Developers need to be aware of all regulations
- Need to take residential subdivisions out of the ALR
- Need to make commercial/industrial land available

M/S Councillors Summer/Johnson

THAT:

288/11

"Council authorize Bob Bach to address Council."

CARRIED

Bob Bach of 9605 Dudley Drive informed Council:

- The landowner was concerned about the noise of development
- Change is being looked upon negatively
- Owner plans to do work inside the shop and area outside would be used to lay out projects

M/S Councillors Johnson/Stacey

THAT:

289/11

"Council instruct staff to draft a letter to the owner of the property advising him of the permitted uses in the Agricultural Land Reserve."

CARRIED

Discussion:

- ALC have said they are willing to work with Council to take land out of ALR
- Hire professional planners to assist with updating the Official Community Plan
- Funds in budget
- Planners take Council's & public's input and assist with volumes and considerations

Council agreed this situation required further attention.

SR2 Alan Stebbing – Rezoning of 9502, 9504, 9506, 9508 Canyon Drive (3900-02)

Alan Stebbing reviewed his report with Council.

M/S Councillors Johnson/Stacey

THAT:

290/11

"Council give 1st and 2nd reading to Zoning Amendment Bylaw No. 800, 2011."

CARRIED

M/S Councillors Stacey/Johnson

THAT:

291/11

"Council grant Mr. Brar permission to address Council."

CARRIED

Mr. Brar of Peace Enterprises, Fort St. John, provided Council with engineering site plans for the proposed construction of a 20 unit mini Inn & Suites and provided the following information:

- A need for this type of business has been expressed to the company
- Is a locally based business and developer with a great reputation
- Plan to use local trades and material
- Discouraging as a developer to see the lack of communication as expressed earlier in today's meeting, plan to have open communication
- Suites will be standard size, may be able to get more suites by adding another level
- Community needs more R2, medium density residential, lots for anticipated increase in business activity

Council was satisfied with staff's report and the information they received from Mr. Brar

Staff to schedule a public hearing for the proposed Zoning Bylaw Amendment.

SR3 Alan Stebbing – Rezoning, District House on Dudley Drive (10001 Dudley Drive) (3900-02)

M/S Councillor Stacey/Johnson

THAT:

292/11 "Council give 1st and 2nd readings to Official Community Plan Amendment Bylaw No. 789, 2010."

AND THAT:

293/11 "Council give 1st and 2nd readings to Zoning Amendment Bylaw No. 790, 2010."

CARRIED

Council recognized that in order to locate the new water treatment plant at 10001 Dudley Drive the property must be rezoned to P1, Parks, Recreation and Institutional.

If Council wishes to have property rezoned back to residential they could do so in the future.

Staff to arrange public hearing for the proposed OCP and Zoning amendments.

SR4 John Locher – Council Board Appointments (0360-01)

M/S Councillors Johnson/Johansson

THAT:

294/11 "Further to resolution 399/08, the remaining members of Council are appointed as Alternate Directors in the event that the Direct and Alternate Director are not available to attend a Peace River Regional District Board meeting."

CARRIED

Discussion:

- Gives more flexibility and support for board members
- No restrictions on who can attend as an audience member
- Councillor would have to get permission from Council to attend a meeting to receive a stipend if they are not responsible for that committee
- Directors, voting representatives, are paid by Peace River Regional District

Council agreed that to pay a stipend to members of Council who participated as an audience member was an unnecessary expense.

SR5 W.K. Lindsay, Chief Election Officer – Invitation to Potential Candidates for Municipal Government (4200-01 xref 0390-01)

M/S Councillors Johansson/Stacey

THAT:

295/11

"Council authorize the election officers to organize and information meeting in early September for persons interested in running for the Council."

AND THAT:

296/11

"Council authorize a second meeting after the nomination period with all candidates to explain in more detail the election process, critical dates, appointing agents and scrutinisers, and the requirement to file a financial statement of elections expenses."

CARRIED

Council unanimously agreed that the information sessions would be beneficial to candidates who were considering on running for Council.

Staff to make necessary arrangements.

SR6

Becky Mercereau, Office Assistant – 2011 UBCM Conference (0400-01)

Council received the report.

FOR INFORMATION

CORRESPONDENCE

C1

Community Futures – 2011 Community Futures BC Annual Conference (5010-02)

Council asked staff to include this information in the upcoming bulletin as the conference was thought to be beneficial for business owners.

C2

Peace River Regional District – Consent to Regional Heritage Conservation Service (5010-02)

This item was referred to staff to report back to Council with more information and to notify the Peace River Regional District that at this time Council needed to consider this matter further.

This item is to be referred to a future Council meeting.

C3

Spectra Energy – T-North 2011 Expansion Project Construction Start (6660-20)

Council received the letter.

FOR INFORMATION

C4

North Peace Economic Development Commission – Workshop: The North Peace – Moving Forward (0360-01)

Staff to ask Councillor Webster if she will be attending this workshop.

COUNCIL REPORT

CR1

Minutes of Meeting with Tembec & Residents of 12 Mile Road (6660-20)

Council received the report.

FOR INFORMATION

NEW BUSINESS

NB1

Councillor Johnson - Tree Removal (4251-01)

Councillor Johnson enquired how the tree removal to the west of the Sportsman's and across from the school was proceeding.

Staff to report back to Council.

PUBLIC ENQUIRIES

Mr. Bob Bach informed Council that there would be rezoning requests in the future.

PE1

DIARY *Diarized* *Last Review/Action*

Conventions/Conferences/Holidays

DY1 *July 18 – Meeting with West Moberly First Nation*

DY2 *July 25 – Council Meeting*

DY3 *July/August – District Office Open House*

DY4 *October 2011– Coalhunter Mining Corporation*

DY5 *Plan to Reduce Greenhouse Gas Emissions* *Feb 2007*

DY6 *Road Allowance for Oil & Gas Activity* *July 2009* *To review April 2011*

DY7 *Identify Community Heritage Sites* *2010* *To review April 2011*

DY8 *District Highway Signs Committee* *2010* *March 31,2011-
Submit*

ADJOURNMENT

M/S Councillors Johnson/Stacey

297/11

THAT:

"This Regular Meeting of the Council recess to an In Camera meeting pursuant to the Community Charter Section 90 1 (k)." (8:37 p.m.)

CARRIED

The Regular Meeting reconvened with Acting Mayor Johansson presiding. (9:41 p.m.)

Motion by Councillor Summer

3/11

THAT:

"This Regular Meeting of the Council be adjourned." (9:41 p.m.)

CARRIED

Certified Correct:

Minute Taker

Chair