

*DISTRICT OF HUDSON'S HOPE
COUNCIL MEETING
AGENDA*

*January 23, 2012 at 7:00 PM
Council Chambers*

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **DECLARATION OF CONFLICT OF INTEREST**
4. **ADDITIONS / DELETIONS**
5. **PUBLIC HEARING**
6. **ADOPTION OF MINUTES**
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7. **BUSINESS ARISING FROM THE MINUTES**
8. **DELEGATIONS AND PETITIONS**
9. **RECOMMENDATIONS FROM COMMITTEES**
10. **STAFF REPORTS**
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11. **BYLAWS**
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B2 Rezoning Bylaw No. 807, 2012 Page 19
12. **CORRESPONDENCE**
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C2 North Peace Savings & Credit Union – Invitation to 65th Annual General Meeting Page 28
C3 Northern Health – Tent Donation Page 29
13. **COUNCIL REPORTS**
CR1 Councillor Gillis – Verbal Report LGLA Conference
14. **NEW BUSINESS**
15. **PUBLIC INQUIRIES**
16. **IN CAMERA MEETING** under Section 90 1 (c) of the Community Charter
17. **ADJOURNMENT**

**DISTRICT OF HUDSON'S HOPE
MINUTES OF THE REGUAL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
Monday, JANUARY 9, 2012 AT 7:00 P.M.**

Present: **Council:** Councillor; Gwen Johansson (Chair)

Councillor; Darryl Johnson
Councillor; Nicole Gilliss
Councillor; Dave Heiberg
Councillor; Kelly Miller
Councillor; Travous Quibell

Staff: CAO; John Locher
Director of Public Works; Mike Carter
Director of Protective & Inspection Services & Fire Chief; Robert Norton
Deputy Clerk; Laurel Grimm

Other: 30 in gallery

CALL TO ORDER

The meeting was called to order at 7:00 pm with Acting Mayor Gwen Johansson presiding.

ADOPTION OF AGENDA

M/S Councillors Johnson/Quibell

THAT:

001/12

"The agenda for the Council meeting of January 9, 2012, be adopted."

CARRIED

ADDITIONS/DELETIONS

M/S Councillors Heiberg/Miller

002/12

THAT:

"Council approve Agenda item B1: Official Community Plan Amendment Bylaw 804, 2011 be moved to follow item PH1"

CARRIED

Councillor Johansson requested that a letter from Alaska Highway Community Society be added to the agenda under Staff Reports.

Councillor Johansson requested that correspondence between the Chair and Talisman in regards to an upcoming meeting be added under New Business.

PH1

PUBLIC HEARING

(0550-01)

Acting Mayor Johansson read the Public Hearing opening statement for proposed Official Community Plan Amendment Bylaw No. 804, 2011.

John Locher provided a brief synopsis of the proposal.

The Chair called for Verbal Submissions from the Gallery and the following were heard:

Robert Pringle of 4269 Beryl Prairie Rd.

- Opposed to proposed Official Community Plan Amendment Bylaw No. 804, 2011.
- Clarify "Heavy Industrial" permitted uses so that there would be no confusion with residents and industry alike.
- Would like to see more input from the Public.
- Concerns over possible toxic fumes and noise affecting the Beryl Prairie Subdivision.
- An increase in traffic could be hazardous as this road is a school bus route.
- Proposed to remove Heavy Industrial from the North of Canyon Drive and into Beryl Prairie and move to Gething Road.
- Propose to implement buffer zones between all Industrial areas and Highways/residential.
- Concerns over proposed Future Industrial overlapping ALR.
- Look into alternate access routes outside of residential areas.

Allison Hildebrandt & Rodney Rice of 10709 Forfar Street

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Some concerns include the storage of chemicals, fabrication, welding fumes, noise, commercial traffic and associated noise around residential areas.
- Would like to see Heavy Industrial areas removed from OCP where it is adjacent to residential.
- Stated that unsatisfied community members will leave the community.
- Opposed to rezoning of their property to Light Industrial.

Ross Tremblay of 10307 Boynton Street

- The Proposal states there is over 2000h set aside for Heavy Industrial. This is too excessive.
- There is a creek on the South side of the Peace River that would be impacted and environmental concerns may be raised if Industrial use is approved for this area.
- Look into benefits for residents in revising the Official Community Plan not just suggested demands from Oil & Gas Companies.
- Suggested trying to focus on Green Industries. Is it possible to bring in some eco-friendly Industries i.e. Water Bottling Plant.
- Make this a collective agreement between all parties involved. Community, Council, Industry and Staff. Would like to see it looked at as a whole.

Doug Summer of 6235 Beryl Prairie Road

- Stated he understands the importance of Industry in the community but that a comprehensive review of the entire OCP would be beneficial. We need to look at residential, commercial and Industry.

Pat Enderlin of 6235 Beryl Prairie Road

- Bylaw No. 804 is too excessive in total land required for Industrial. Stated we need to look at Residential, Commercial and Industrial areas. We need the OCP reviewed as a whole.
- The maps provided were not clear enough. Would like to see user-friendly proposals so that there is no future confusion.
- We need to determine which permitted uses fall under which category. Heavy Industrial and Light Industrial need to be examined and permitted uses clearly identified.

Ruth Vince of 21079 Tomkins Road

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Ruth Vince presented a petition containing 68 signatures. It stated:

"We the undersigned are opposed to the Official Community Plan Amendment

Bylaw No. 804, specifically to the proposal to designate land near the Beryl Prairie subdivision as Heavy Industrial.

Darcy Summer of 4742 Millar Road

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Would like to suggest we look at the entire community plan before designating certain areas as Industrial.
- Need more public input.

Acting Mayor Johansson called for verbal submissions from the Public and having heard from no one else in the gallery the Acting Mayor gave the floor to John Locher to read all written submission received to date.

Coleman Mercereau of 5147 Beryl Prairie Road

- OCP bylaw is too focused on Industrial Areas. Suggested to look into Commercial as well as residential at the same time.
- Inform residents of how many companies are looking to purchase industrial land in Hudson's Hope so that residents are more aware of the amount of tax dollars we are missing out on.
- Concerns regarding fire hazards and water supply available in Beryl Prairie. As Fire Captain any contained chemicals, propane tanks, diesel tanks and ethyl methyl products pose a hazard.
- Lack of buffer zones between potential Industrial zone and residential area. Noise and traffic will affect resale values and homeowner contentment.
- South side of the Peace is slated for Coal Mine development; the area around the gravel pit on the east side of Hwy 29 (South of Johnson Creek Road) may be more suitable.
- Would like to see the schools full, programs and curriculums available, sports leagues, art programs etc. available. Approves of growth but recommends building family housing instead of camp grounds and RV parks for transient workers.
- In support of the OCP but recognises that it needs some work. Focus on residential, commercial and Industrial.

Neil & Earlene Bitterman of 10016 Gaylor Avenue

- Are in support of Official Community Plan Amendment which modifies their land designation to Light Industrial.
- Property Part NW ¼, Legal Subdivision 14, Section 13, Township 81, Range 26, Meridian W6 is currently within the ALR and is marginal farm land comprised of a sand ridge, glacial silt and small gravel reserves in which farming is not viable. The OCP modifications enable flexibility of future exploration of other options. We suggest that all property be included within the amendment as it currently excludes a section to the North.

Marilyn Middleton of 21060 Coulson Road

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Would like to see a buffer zone in Beryl Prairie.
- Residents in this area moved here because of the privacy and isolation, we do not want that to change. Look at cosmetic appeal for the downtown area.
- Too much land proposed for Heavy Industrial.
- To remove all Industrial area except for at the head of Beryl Prairie and leave that as Light Industrial.

Steven Metzger of 10109 Macintosh Crescent

- Gas Patch and coal field activities should be restricted to industrial park areas, which are not along Hwy 29 both east and west of Hudson's Hope.
- Prevent the first impression of Hudson's Hope as being an Industrial town. We need to

keep the aesthetic beauty.

- In regards to Property 13: A community needs green space. Leave this area undeveloped as it is few and far between. If this area is to expand recreational activities will be in demand if deemed necessary to restrict development to highway portion of property.

Michael & Edith Rosa of 19592 Lesage Road

- Property #15: Zone as Residential not Light Industrial. Industry would have negative impact with increase of noise and traffic.
- The extension of Lynx Creek Subdivision would make for good residential lots.

Kathy Burseth of 21023 Coulson Road

- Too much property set aside for Industrial use. Cut by 50% and utilize as residential and commercial.
- Implement Industrial park away from town and residential areas. Consider traffic volumes and other possible areas where there are not as many hills making traffic flow congested for Beryl Prairie residents.

Nancy Smith of 9005 Jamieson Avenue

- The area proposed for Jamieson to remain residential.
- Industries should not be close to residences.

Donna Gould of 9511 Jamieson Avenue

- Opposed to proposed industrial zoning around residential areas and entering/exiting the town. (Suggested to) move industrial outside of town, away from residents, and implement buffer zones. Bring in consultant to look at outlying areas and best possible location for said use.
- (Keep in mind that) with industrial growth there will be a demand for commercial and residential and that would be better situated in the town.

Kelly Newsholme of 12305 Beaton Street

- Concerns over visual approach to Hudson's Hope on either end of Hwy 29. Situate all Oil, Gas, Mines and industrial areas outside of town in an Industrial Park not visible from the road. Signs/maps etc. can be placed for easy navigation.
- Past the Beryl Prairie turnoff would be a preferential area with a buffer zone. (As this would reduce noise and traffic down town)
- The reason why residents stay in this town is for the community, its beauty, the size and its quaintness.

Terry Webster of 5594 Beryl Prairie Road

- Concerns over the amount of land being proposed for industrial land. Cleared land at the beginning of Beryl Prairie road is cleared already; (utilize this?)
- Heavy Industrial in BP is too close to residential, BP originally planned for second loop, already has amenities for rural development, School bus route (problems already noted with industrial traffic)
- Downtown – We don't want to change the appearance of our community into just another Oil & gas community.
- We do not know what uses will be permitted under Heavy Industrial. An Industrial zone must meet the need of the industry using it. Storing of chemicals could be potentially dangerous.
- Suggestions include: Talk to industry to find out exact demands, identify small areas to meet the needs of industrial pressure, wait for major review of OCP to allow for balanced approach, develop one light industrial park away from residential areas, the highway, and out of view. Heavy Industrial areas need to be well removed from residential areas and residents, ask the surrounding residents to get involved to ensure that local

knowledge is well used.

Anatoli & Elvira Hocha

- We are in support of the Official Community Plan Amendment Bylaw No. 804 which modifies our property into light Industrial.

Greta Goddard & Mr. Robert Fequet of 10013 Gaylor Avenue

- Has 32 acres of property stretching from Darryl Johnsons to Birosh's property with the proposed Amendment going straight through the middle. Would like Council to consider including her entire property as Light Industrial.
- Concerns over lack of residential land available in town.

Rebecca Brough of 19587 Lesage Road

- Disagrees with the amount and location of land designated for industrial use. Would like to see planning for residential as well as commercial reviewed at the same time. Implement buffers along all highways and residential areas.

Michael Nichols of 19655 Lesage Road

- Objections with the proposed Amendment include the following: aesthetics, waste management as areas along the highway are not serviced by water or sewer, safety concerns in regards to traffic and lack of residential development.
- Suggested the development of an Industrial park to the North West of town with a single, controlled access.

Kim Hawkins of 6793 Beryl Prairie Road

- Concerns over the excessive amount of land and locations designated for Industrial use.
- Concerns over safety hazards in regards to traffic
- Would like community input throughout the entire process.

William Lindsay of 10106 Dudley Drive

- Would expect to see space for a date when Bylaw No. 804 is approved by the Provincial Agricultural Land Commission. If the Commission is not reviewed by the Bylaw, it may be necessary to make changes to the Schedules. Other agency referrals are required under the Local Government Act so as to avoid bylaws being rerun through the process. Hwy 29 north is a controlled access hwy, therefore, it will be important to know the positions and requirements of the MOT and infrastructure for Industrial properties that are proposed to be sited adjacent to this highway. Frontage roads are likely to be a consideration.
- Advertisements needs to be clearer and state precisely what steps we are taking and the next steps to be taken IF there is no opposition.
- Opposed to Industrial location adjacent to Highway 29. These are never aesthetically pleasing.
- Industrial lots should be located in a subdivision that is screened and away from the public view.
- Schedule B and C conflict with provisions in the adopted OCP.
- Land is most likely to be needed for residential so this needs to be taken into account.

Burton & Heather Middleton of 4188 Summer Road

- To have Council consider a buffer zone on Parcel No. 16 in Beryl Prairie. This is very close to residential area.
- A buffer zone between ANY residential area and proposed Industrial area.
- Transition between light and heavy industrial so as not to abut residential.
- Leave area for residential expansion.
- Location of proposed green space behind the arena (parcel 13) is a very positive decision and is supported.

Margaret & James Vince – 21008 Coulson Road

- Do not appreciate Industrial area so close to residents. The proposed OCP has too much area set aside for Industrial without taking into consideration residential and commercial.
- Would like to see buffers in between and on the south side of the Beryl Prairie road.

D'Arcy & Carol Wyant – 4480 Longstreet Road

- Opposed to Official Community Plan Amendment Bylaw No. 804, 2011.
- Concerns over becoming a "Quesnel like" community with Light Industrial surrounding the town. Opposed to Lynx creek becoming a gravel pit as this is not the reason they bought the property or what residents look for when purchasing.
- Industrial to be set back from the highway as to not be so visible and implement adequate noise and pollution bylaws that can be easily enforced.
- Opposed to Industrial designation being close to residential areas.

After calling three times for submission from the Public and having heard from no one in the gallery the acting Mayor closed the Public Hearing.

BYLAWS

B1 Official Community Plan Amendment Bylaw No. 804, 2011 (3900-02)

DISCUSSION:

CARRIED

Acting Mayor Johansson put forth options to Council including the following:

- To accept Official Community Plan Amendment Bylaw No. 804, 2011 as written.
- To accept Official Community Plan Amendment Bylaw No. 804, 2011 as amended.
- To rescind the 1st and 2nd readings of the Official Community Plan Amendment Bylaw No. 804, 2011 and refer the matter back to Staff.

M/S Councillors Heiberg/Quibell

THAT:

"Council to rescind the 1st and 2nd readings of the Official Community Plan Amendment Bylaw No. 804, 2011 and refer the matter back to Staff."

It was unanimously agreed upon that given the amount of public input received Council would refer the matter back to staff.

A brief recess was called at 8:20 p.m. and the meeting reconvened at 8:27 p.m.

ADOPTION OF MINUTES

M1 Minutes of the Regular Council Meeting held Monday, December 12, 2011 (0550-01)

M/S Councillors Gillis/Heiberg

THAT:

"The minutes of the Regular Council meeting held Monday, December 12, 2011 be adopted as amended."

CARRIED

M2 Minutes of the Special Council Meeting held Wednesday, December 14, 2011 (0550-01)

M/S Councillors Gillis/Heiberg

THAT:

as written."

CARRIED

BUSINESS ARISING FROM THE MINUTES

(6660-20)

B1 NB3 - Gravel and Coal Study

Councillor Johnson questioned as to why \$30,000 had been allocated within the budget for the Gravel and Coal study. He put forth the suggestion that \$10,000 would be sufficient for our current demands.

B2 NB2 – Fortis BC – Amalgamation of Natural Gas Utilities

Refer to C2 of Agenda.

DELEGATIONS AND PEITIONS

NONE

STAFF REPORTS

(0390-01)

SR1 Council Orientation Sessions

Acting Mayor Johansson made some clarifications in regards to the time and date of the upcoming George Cuff Elected Officials Training Workshop. Council will attend the workshop on January 19, 2012.

Information was also provided regarding a two day workshop by Rick Beauchamp of R.A. Beauchamp & Associates for Council and Staff on February 13 & 14, 2012. Council to advise staff of their attendance.

SR2 Canadian Kailuan Dehua: Coal Bulk Sample Gething

(6660-20)

M/S Councillors Johnson/Heiberg

THAT:

"The Ministry of Energy and Mines be advised that the District of Hudson's Hope Council does not have any objections to the proposed 100,000 tonne underground coal bulk sample as proposed by Canadian Kailuan Dehua International Mines Group Inc."

CARRIED

DISCUSSION:

- Ministry of Environment engaged.
- The proposed area is not within the municipality.
- It was noted that it will not be subject to an Environmental review as the quantity falls under the trigger of 250,000 tonnes but is still required to follow the Provincial Environmental Standards Act.
- Comments provided are for a referral. Staff to issue comment to Ministry of Environment

SR3 Alaska Highway Community Society Board Appointment

(0400-30)

M/S Councillors Miller/Heiberg

THAT:

"Council to appoint Councillor Johnson as the Alaska Highway Community Society board member".

CARRIED

M/S Councillors Johnson/Heiberg

(0400-30)

THAT:

0039*2 "Council to appoint Councillor Gillis as the Alaska Highway Community Society board member alternate".

CARRIED

Councillor Johnson explained to Council the purpose of AHCS and the advantages of designating the Alaska Highway as a historic route.

CORRESPONDANCE

C1 **Hudson's Hope Health Care & Housing Society: Sale of Property on Garbitt Crescent** (0400-80) xref (3220-20)

Acting Mayor Johansson asked to refer this matter to the Medical Services Working Group and to report back to Council when more information was available.

Councillor Gillis agreed to contact Elaine Ferguson and let her know of the intentions of the Health Care Committee to discuss this matter further on the 31st of January with the Medical Services Working Group.

C2 **Fortis BC - Rate Design Application: Impact on Customers Natural Gas Bills** (0510-20)

Acting Mayor Johansson informed Council that this issue would be pursued at the Peace River Regional District meeting as it is already on their Agenda.

C3 **The County of Grande Prairie No. 1 – Invitation to Conference** (0390-01)

FOR INFORMATION

C4 **Terri Clark Letter: Street Light in Lynx Creek** (6440-01)

M/S Councillor Quibell/Miller

THAT:

0039*2 "To refer the matter back to Staff for a report back to Council"

CARRIED

COUNCIL REPORTS

NONE

NEW BUSINESS

NB1 **Talisman Meeting** (6660-20)

Acting Mayor Johansson informed Council that Talisman put in a request to meet for Informative purposes only.

- Staff to contact Council with particulars as they become available.

NB2 **RCMP Contract Webinar** (7010-01)

CAO John Locher has signed up for this session and will provide a brief note to Council.

PUBLIC INQUIRIES

PI1 Bob Bach – Street Lights (6440-01)

- Mr. Bach made the suggestion to Council that a street light was also supposed to be put in up in Thompson subdivision years ago. It was decided that Staff will look into this at the same time as the street light in Lynx Creek and report back to Council.
- Could this be placed in the budget with plans to erect street lights in stages?

DIARY

	<i>Diarized</i>	<i>Last Review/Action</i>
<i>January 19 – Elected Officials Workshop in FSJ</i>		
<i>February 13&14 – Rich Beauchamp Workshop</i>		
<i>February 13 – Council Meeting</i>		
<i>February 27 – Council Meeting</i>		
<i>July/August 2011 – District Office Open House</i>		
<i>October 2011– Coalhunter Mining Corporation</i>		
<i>Plan to Reduce Greenhouse Gas Emissions</i>	<i>Feb 2007</i>	
<i>Road Allowance for Oil & Gas Activity</i>	<i>July 2009</i>	<i>To review April 2011</i>
<i>Identify Community Heritage Sites</i>	<i>2010</i>	<i>To review April 2011</i>
<i>District Highway Signs Committee</i>	<i>2010</i>	<i>March 31, 2011- Submit</i>

ADJOURNMENT

Motion to adjourn, Councillor Johnson

THAT:

01/09/12 "This Regular Meeting of the Council be adjourned." (9:22 p.m.)

CARRIED

Certified Correct:

Minute Taker

Chair

THE DISTRICT OF HUDSON'S HOPE

REPORT TO: Administrator
DATE: January 18, 2012
FROM: Mike Carter, Director of Public Works
SUBJECT: Lynx Creek Street Lighting

RECOMMENDATION:

It is suggested that District Council consider this report as preliminary background information at this time. It is preferred that staff has an opportunity to meet the proponents on-site and to review, with them, the options that may be available to address their safety concerns. A quick decision that is based on an issue that has not been not fully investigated could result in setting a costly precedent for the District. We will continue to try to contact the resident and set up that site visit at the earliest opportunity. Subsequent to that information gathering meeting, we will be able to analyse the options and the future impacts the proposed resolution could have on the District in the future.

BACKGROUND:

A letter dated Jan. 4, 2011 has come before Council requesting street lighting be installed at the Lynx Creek Campground over concerns arising from school children waiting for a bus on a dark highway.

BC Hydro's engineering department was contacted in order to get current pricing for this type of installation. Because of their work load they said that to get detailed pricing for an installation that wasn't ordered would require a Design Deposit of up to \$2000 plus HST. They did give some "ballpark" numbers that range from a couple of hundred dollars for best case scenario to 10 to 15 thousand dollars for the worst case. Best case scenario would be an existing pole that could support a light with the proper voltage, worst case would be having to install a new pole run new line and have add transformers to change voltage. There is also number of variations in between depending on what's required. In both cases with District involvement the ongoing lighting charges would be added to existing bill for District street lighting.

It was mentioned that the light in question would be along Highway 29 at Lynx Creek. They indicated that because this is a Ministry of Highways right of way that the request should come from them. That said if the District decides to move ahead it will require Ministry approval.

There are a couple of other options that they could explore, one of which could be having the school bus drive into their yard to pick up the kids and another could be to install a yard light at their property line to provide some light to the area in question. Neither of these options would require District involvement.

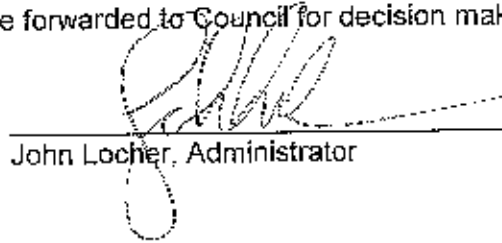
Council should be aware that if it is decided to move ahead with this installation that it could quite possibly turn in to an ongoing capital item with a potentially high long term cost. This would be due to others in the District that would also like to have lighting at the end of their driveways. These requests have come up in past with Council reluctant to bare the potentially high cost of this type of program.

Report prepared by:


Mike Carter, Director of Public Works

ADMINISTRATOR COMMENTS:

I support the Director's comments and would be hesitant to recommend any potential solutions until we have had an opportunity to meet with the proponents and to explore all potential remedies to improve safety. We need a bit more time to investigate this issue further in order that a complete report may be forwarded to Council for decision making.


John Locher, Administrator

THE DISTRICT OF HUDSON'S HOPE

REPORT TO: Mayor Anderson & Council
DATE: January 16TH, 2011
FROM: John Locher
SUBJECT: Rezoning Bylaw No.806, 2012 – Lots 9 & 10, Block 1, Plan 14304, and Lot 1, Plan PGP39983

RECOMMENDATION

THAT:

"Council give 1st and 2nd readings be given to Zoning Amendment Bylaw No.806, 2012."

AND THAT:

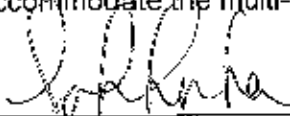
"That staff be authorized to schedule a public hearing for the proposed Zoning Bylaw Amendment on Monday, February 13, 2012 at 7:00pm in Council Chambers."

ADMINISTRATOR COMMENTS

The development of these lots will be one of the more significant projects in the District's recent history. It will address the severe shortage of rental accommodation in the District, provide new seniors' housing and provide space for a daycare in addition to a new playground. It should be noted that the developer is now planning to construct the seniors' housing in Phase I of the project.

I apologize that the new Council is called upon to approve the change in zoning. Due to staff changes the re-zoning process was not initiated in a timely manner.

The next step in realizing these additions to our community is the change in zoning to accommodate the multi-family dwellings. I fully support the recommendation.



John Locher, CAO

STAFF REPORT

At the August 4, 2011 meeting District Council declared three lots to the west of the clinic as surplus and authorized staff to dispose of the parcels through responses to a proposal call from interested developers. That proposal call was issued on August 8th with a closing date of August 25th. A summary of the proposal is as follows:

- Apartment type building with a minimum of 30 units to be part of the first phase of any phased development
- 4 senior' housing unit to be built in the 2nd phase of any development and ready for occupancy not more than 3 years from the transfer of the property.

The following items were also indicated as added value to the proposal:

- A daycare centre with room for a minimum of 20 children
- LEED certified buildings
- Looping the water line from Paquette through the property to the dead end on Robison at the north-west corner of the property.

At a Council meeting held on September 12th, 2011 Council authorized staff to accept the proposal for the purchase and development of Lots 9 and 10, Block 1, Plan 14304 and Lot 1 PGP39983 submitted by Karl Wein and Gecosa Management. And further that staff, with the assistance of the District's solicitors were authorized to prepare and execute the required Purchase and Development Agreement. In summary the proposal offered:

- Phase 1 to consist of a 3 storey 34 unit apartment building with 136.9 square meters to provide for a daycare center. In the northwest corner they are also proposing a playground for the entire project.
- The second phase consists of a 3 storey 36 unit apartment building of which 4 units would be dedicated to senior's housing.
- The third phase would be another 3 storey 36 unit apartment building.
- The exterior of the buildings would be a non-combustible cladding (hardy panel) and the facades would be accented with architectural features like different cladding textures at the gables.
- They would consider geo-thermal heating for the development and incorporate solar panels on the roofs.
- They have indicated that they would incorporate storm water retention on the site.

PROJECT DETAILS

Project Proposal:	The RFP that went out for this property stated that it was to be rezoned from P-1 (Parks, Recreation and Institutional) to R-2 (Medium Density Residential) to allow for greater density.
Address:	Paquette Ave/Robison Ave
Legal Description	Lot 9 and 10, Block 1, Plan 14304, Section 13, Township 81, Range 26, West of the 6 th Meridian Lot 1, Plan PGP39983, Section 13, Township 81, Range 26, West of the 6 th Meridian
Owner:	District of Hudson's Hope
Applicant:	District of Hudson's Hope
Application Received:	
Parcel Size (each):	Lot 09: 1323 m ² Lot 10: 1220 m ² Lot 01: 10375 m ²
Existing Use of Parcel:	Vacant Land

Existing Use of Adjacent Parcels:	North: Low Density Residential & Central Business Commercial South: Central Business Commercial (Shop Easy) East: Parks Recreation and Institution (Clinic) West: Medium Density Residential
Current Zoning:	P1 (Parks Recreation and Institutional)
Minimum Lot Size	900 m ²
Proposed Zoning:	R-2 (Medium Density Residential)
Proposed Minimum Lot Size:	900 m ²
OCP Designation	Residential & Seniors Anticipated
Proposed OCP Designation	Residential & Seniors Anticipated

PLANNING POLICIES

Section 4.1 – Land Use Designation of the Official Community Plan states:

"The future use and development of land within the District of Hudson's Hope shall be consistent with the overall pattern of land use shown in Schedules B and C."

Schedule "B" – Land Use for the Townsite identifies the subject property as Senior – Anticipated (Lot 1, Plan PGP39983) and Residential (Lot 9 & 10, Block 1, Plan 14304).

COMMENT AND ANALYSIS

Proposal

The RFP that went out for this property stated that it was to be rezoned from P-1 (Parks, Recreation and Institutional) to R-2 (Medium Density Residential) to allow for greater density.

Background

This site is made up of 3 rectangular shaped lots bordered by Robison Avenue to the North and Paquette Avenue to the South; a bank to the North, medium density residence and grocery store to the South, a clinic to the east and medium residential to the west.

The site is within 800m of a controlled access highway and access will require Ministry of Transport approval.

This land is not part of the Agricultural Land Reserve.

Land Use Considerations

The current Official Community Plan (OCP) is five years old.

On pages 30, the OCP states "It is the policy of Council

- To encourage any further residential development to occur on the empty townsite lots as infill, thereby creating more cohesive neighbourhoods;"

The developer is interested in constructing 3 apartments in 3 phases on empty lots and is including seniors' housing and a daycare space.

SERVICING

These lots are serviced by a 8" water main and a 10" sanitary sewer line off of Paquette Avenue.

Access to the properties is off of Paquette Avenue and Robison Avenue.

SUMMARY

These properties have been vacant for many years. The lots are serviced and the area has the potential to address pressing housing issues in the District and in particular rental accommodation and seniors' housing.

First and second readings of the bylaws and scheduling a Public Hearing are the next steps to be followed.

Attachment:

- R-2 Zoning Uses from the Zoning Bylaw
- Excerpts relating to residential use in the R2 Zone.



Tracey Rutherford, Deputy Clerk

SECTION 11: MEDIUM DENSITY RESIDENTIAL - R2

Permitted Uses

11.1 In the R2 zone, the following uses and no other uses are permitted:

- .1 bed and breakfast;
- .2 day care centre;
- .3 duplex;
- .4 home occupation;
- .5 multiple-housing;
- .6 single-detached dwelling;
- .7 accessory buildings and uses.

Comments under R2 re Residential Use (Mixed Use as a permitted use in C1)

11.2 The following signs and notices are permitted:

- .1 One (1) "for rent" or "for sale" sign not exceeding 1 m² in area on any parcel;
- .2 One (1) day care centre, school, religious assembly facility or hospital signboard not exceeding 3 m² in area on any parcel;
- .3 one (1) home occupancy sign, not exceeding 1 m² in area on any parcel.

DISTRICT OF HUDSON'S HOPE

Bylaw No. 806

A bylaw to amend the Zoning Bylaw.

WHEREAS under Part 26 of the *Local Government Act*, (the "Act") the Council may, by bylaw, amend a zoning bylaw; and

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

1. This Bylaw shall be cited as the "Zoning Amendment Bylaw No. 806, 2012".
2. Zoning Bylaw No. 750 is hereby amended as follows:
 - a) by amending the existing zoning designation of P1 (Parks Recreation & Institution) to R-2 (Medium Density Residential) for the following lands:

Parcel Identifier: 012-203-289
Lot 9, Block 1, Plan 14304, Section 13, Township 81, Range 26, West of the 6th Meridian

Parcel Identifier: 012-203-319
Lot 10, Block 1, Plan 14304, Section 13, Township 81, Range 26, West of the 6th Meridian

Parcel Identifier: 023-424-133
Lot 1, Plan PGP39983, Section 13, Township 81, Range 26, West of the 6th Meridian

shown shaded on Schedule "A", as which is attached to and forms part of this bylaw
(10101, 10103 and 1010 Paquette Ave)

Read for a First Time on the 23rd day of January, 2012.

Read for a Second Time on the 23rd day of January, 2012.

A Public Hearing was held on the ___ day of _____, 2012.

Approved by the Ministry of Transportation on the ___ day of _____, 2012.

Read for a Third Time on the ___ day of _____, 2012.

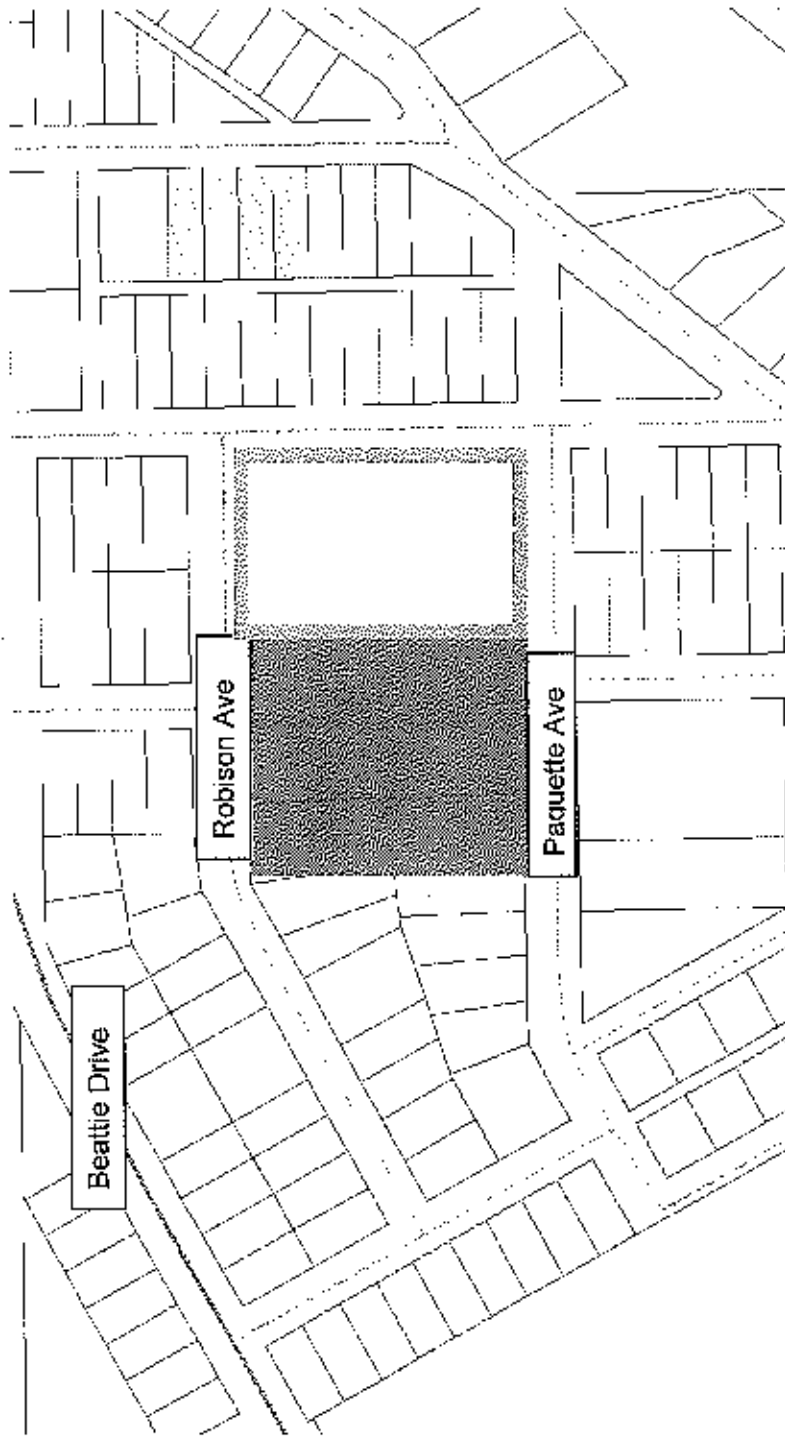
Adopted on the ___ day of _____, 2012.


MAYOR


CLERK

Certified a true copy of Bylaw No. 806, 2012
this ___ day of _____ 2012.

Clerk



 Subject Property

 Hudson's Hope Clinic

THE DISTRICT OF HUDSON'S HOPE

REPORT TO: John Locher, CAO
DATE: January 19, 2012
FROM: Tracey Rutherford, Deputy Clerk
SUBJECT: Rezoning Bylaw No.807, 2012 – Lots 1 & 2, Block 4 Plan 12086

RECOMMENDATION

THAT:

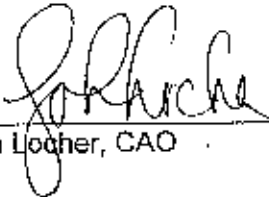
"Council give 1st and 2nd readings to Zoning Amendment Bylaw No.807, 2012."

AND THAT:

"That staff be authorized to schedule a public hearing for the proposed Zoning Bylaw Amendment on Monday, February 13, 2012 at 7:00pm in Council Chambers."

ADMINISTRATOR COMMENTS

The proposed re-zoning is in compliance with the Official Community Plan and the application is therefore supported. As detailed in the staff report, the District's Zoning Bylaw is silent on the issue of basement suites. Basement suites can have a negative impact on neighbouring properties as they increase density in what may otherwise be a low density area and can lead to parking issues. The suites also increase water consumption and wastewater discharge but do not contribute to the operating costs of the utilities unless the residence is equipped with a water meter. It is for those reasons that basement suites are usually only permitted in zones that allow multi-family units. A number of municipalities do not regulate basement suites and that can lead to a preponderance of *illegal suites*. Where basement suites or secondary suites are not regulated, health and safety standards required under the Building Code may not be adhered to. In this particular instance, the properties are in a multi-family residential zone (allows for a duplex) but the parcel size limits the residence to a single family. It is suggested that an amendment to the Zoning Bylaw addressing basement suites be considered. Should that amendment not result in basement suites being permitted on the smaller parcel sizes the other option available to the proponents would be to apply for a Development Variance Permit to vary the minimum parcel size for a duplex for their property.



John Locher, CAO

STAFF REPORT

PROJECT DETAILS

Project Proposal:	The owner plans to rezone this property to allow for single family units with basement suites on current vacant lots.	
Address:	10407 & 10405 Lemieux Street	
Legal Description	Lot 1, Block 4, Section 13, Township 81, Range 26, West of the 6 th Meridian, Plan 12086	
	Lot 2, Block 4, Section 13, Township 81, Range 26, West of the 6 th Meridian, Plan 12086	
Owner:	Mrs. Angela Watson Box 450 Hudson's Hope, BC V0C 1V0	
Applicant:	Mrs. Angela Watson Box 450 Hudson's Hope, BC V0C 1V0	
Application Received:	January 11, 2012	
Parcel Size (each):	Lot 1: 675 m ² Lot 2: 675 m ²	
Existing Use of Parcel:	Vacant Land	
Existing Use of Adjacent Parcels:	North:	Vacant
	South:	Currently Parks Recreational & Institutional (Empty lot behind the clinic; there is a proposed zoning amendment change to Medium Density Residential for the development of apartment buildings)
	East:	Central Business Commercial (NPS & Credit Union)
	West:	Low Density Residential
Current Zoning:	C1 (Central Commercial)	
Minimum Lot Size		
-Single-detached	500 m ²	
-Duplex	750 m ²	
Proposed Zoning:	R1 (Low Density Residential)	
Proposed Minimum Lot Size:	No change proposed	
OCP Designation	Residential	

Proposed OCP Designation

Residential

PLANNING POLICIES

Section 4.1 – Land Use Designation of the Official Community Plan states:

“The future use and development of land within the District of Hudson’s Hope shall be consistent with the overall pattern of land use shown in Schedules B and C.”

Schedule “B” – Land Use for the Townsite identifies the subject property as Residential

COMMENT AND ANALYSIS

Proposal

The applicant proposes to rezone the properties from C1 (Central Commercial) to R1 (Low Density Residential) to allow for single family dwellings with basement suites. The current zoning regulations state only 1 dwelling unit/parcel and includes duplex units. The parcel sizes do not meet the minimum area for a duplex and thus without a Development Variance Permit a duplex could not be constructed on the parcels. There are no provisions for basement suites in the District’s zoning bylaw.

Background

This site is made up of 2 rectangular shaped lots bordered by Canyon Drive to the North and Lemieux Street to the east; a vacant lot to the North, a residence to the south and an empty lot with proposed development of apartments, credit union to the east and low density residential to the west

The site is within 800m of a controlled access highway and access will require Ministry of Transport approval.

This land is not part of the Agricultural Land Reserve.

Land Use Considerations

The current Official Community Plan (OCP) is five years old.

On pages 30, the OCP states “It is the policy of Council

- *To encourage any further residential development to occur on the empty townsite lots as infill, thereby creating more cohesive neighbourhoods;”*

The owner is interested in constructing 2 single family dwellings with basement suites on empty lots within the townsite.

SERVICING

These lots are serviced by a 8” water main and a 10” sanitary sewer line off of Beattie Drive. Access to the properties is off of Lemieux Street.

SUMMARY

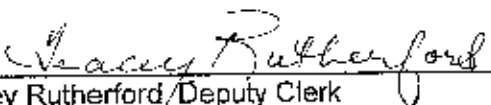
These properties have been vacant for many years and were originally subdivided to allow for commercial expansion in the area. The lots are serviced and have the potential to provide the need for rental dwellings within the townsite area.

First and second readings of the bylaws and scheduling a Public Hearing are the next steps to be followed.

Attachment:

- R1 Zoning Uses from the Zoning Bylaw
- Definitions: dwelling (single-detached & duplex) and duplex

Report Prepared by:


Tracey Rutherford/Deputy Clerk

SECTION 8: LOW DENSITY RESIDENTIAL - R1

Permitted Uses

8.1 In the R1 zone, the following uses and no other uses are permitted:

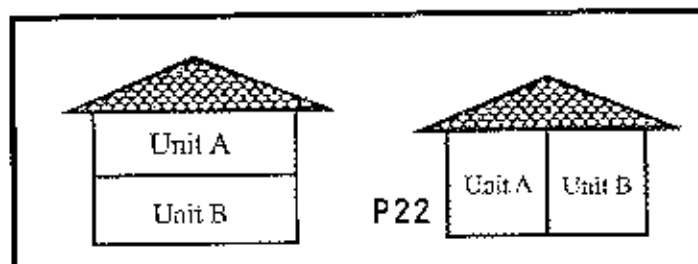
- .1 bed and breakfast;
- .2 day care centre;
- .3 duplex;
- .4 home occupation;
- .5 single-detached dwelling; and
- .6 accessory buildings and uses.

DWELLING, SINGLE-DETACHED - means a building consisting of not more than one dwelling unit which is occupied or intended to be occupied as a permanent home or residence of one household.

DWELLING, DUPLEX - means a building divided into not more than two dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence of not more than one household.

DUPLEX - means a building, as illustrated in Figure 2.1 that is divided horizontally or vertically into two separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.

Figure 2.1 – Illustration of Duplex



DISTRICT OF HUDSON'S HOPE
Bylaw No. 807

A bylaw to amend the Zoning Bylaw.

WHEREAS under Part 26 of the *Local Government Act*, (the "Act") the Council may, by bylaw, amend a zoning bylaw; and

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

1. This Bylaw shall be cited as the "Zoning Amendment Bylaw No. 807, 2012".
2. Zoning Bylaw No. 750 is hereby amended as follows:
 - a) by amending the existing zoning designation of C1 (Central Commercial) to R1 (Low Density Residential) for the following lands:

Parcel Identifier: 012-505-161
Lot 2, Block 4, Section 13, Township 81, Range 26, West of the 6th Meridian, Plan 12086

Parcel Identifier: 012-505-145
Lot 1, Block 4, Section 13, Township 81, Range 26, West of the 6th Meridian, Plan 12086

shown shaded on Schedule "A", as which is attached to and forms part of this bylaw

(10407 & 10405 Lemieux Street)

Read for a First Time on the 23rd day of January, 2012.

Read for a Second Time on the 23rd day of January, 2012.

A Public Hearing was held on the ___ day of _____, 2012.

Approved by the Ministry of Transportation on the ___ day of _____, 2012.

Read for a Third Time on the ___ day of _____, 2012.

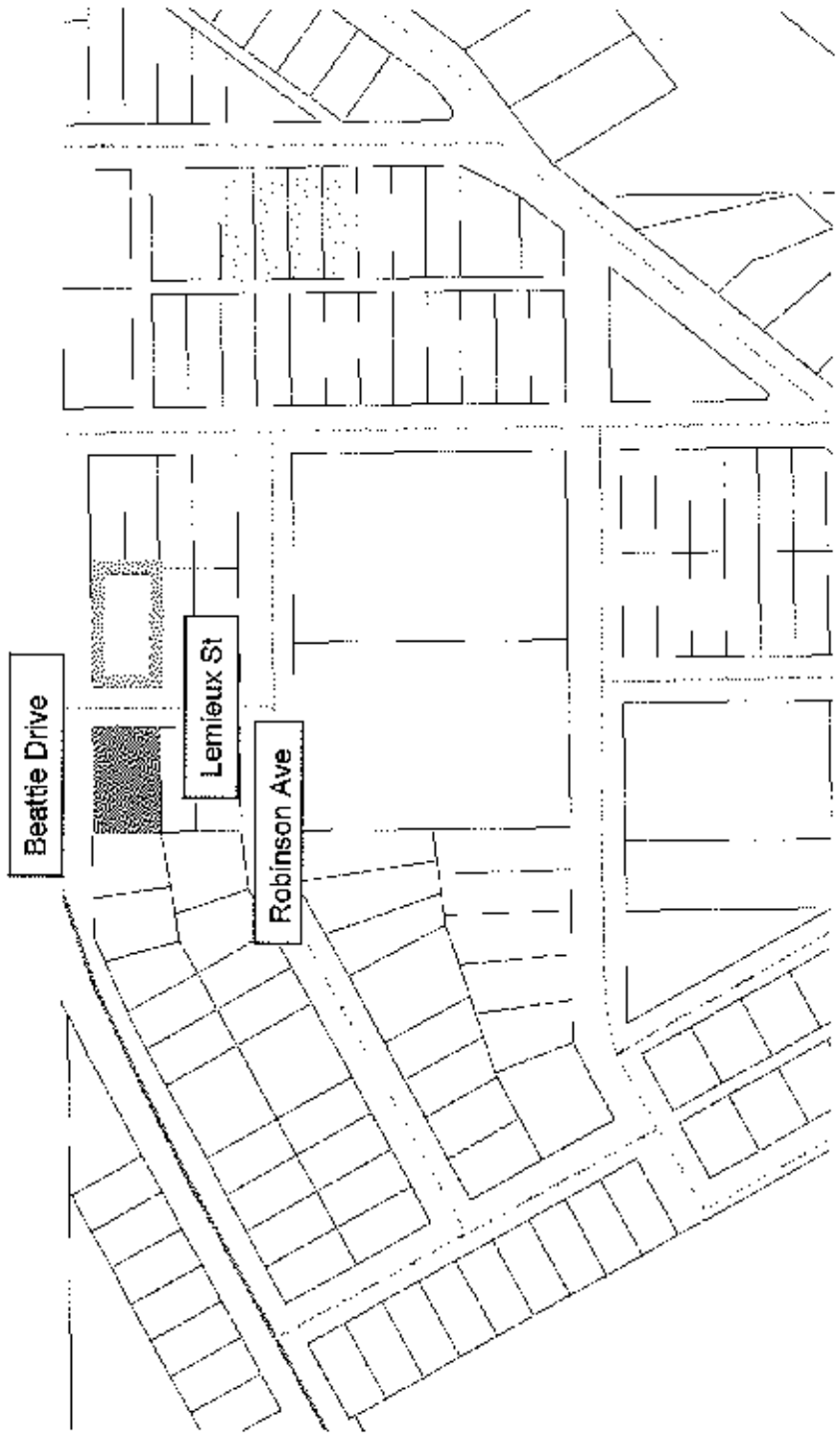
Adopted on the ___ day of _____, 2012.

MAYOR

CLERK

Certified a true copy of Bylaw No. 807, 2012
this ___ day of _____ 2012.

Clerk



■ Subject Property

■ North Peace Savings & Credit Union

RECEIVED
JAN 12 2012

Eileen Gallant
Box 393
Hudson's Hope BC, V0C 1V0
(250) 783-5204

January 11, 2012

To The District of Hudson's Hope Council and Public Works:

My interest of flowers faded in early summer 2011 after speaking with Lanny as she told me no one tells her what plants to buy as she was the only one who knew. Also she said she was the grounds keeper and had nothing to do with dandelions and didn't care about them.

At a council meeting previously I had suggested incorporating some perennials, spending less on flowers and more for dandelion control.

I never told your worship or anyone to use pesticides so therefore I did not need the information on Pesticides and Cancer.

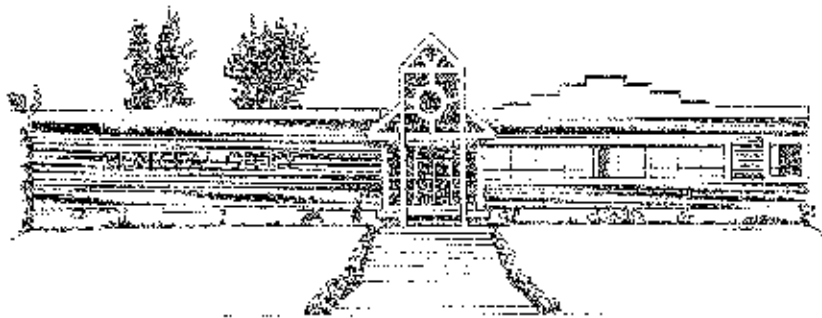
I am still concerned with the dandelions in the pool area and dandelions and grass growing through the paved path into the pool building.

At a previous council meeting 5-6 years ago I was told about Corn Gluten Meal. How much are we spending on it, where is it being used and by whom? I would think there would be some notice of dandelions dying by now.

Thank you for you time and I look forward to hearing from someone.

Regards,

E. Gallant



District of Hudson's Hope

9904 - 100th Avenue
PO Box 330
Hudson's Hope, BC V0C 1V0
Phone: (250) 783-8901
Fax: (250) 783-5741

Office of the Mayor

17 November 2011

Mrs. Eileen Gallant
Box 393
Hudson's Hope BC
V0C 1V0

Dear Mrs. Gallant:

It is my understanding that you still have concerns regarding the District's planting of annual flowers, in lieu of perennials, on boulevards in select areas of the District. The flowers that are planted in the District, by our staff and by residents, provide a unique and very appealing landscape for residents and visitors alike. We receive a large number of compliments on the flowers and appreciate any ideas that are put forward that could enhance the program.

I did discuss your idea of using perennials on the boulevards with staff. We do plant perennials in many of the flower beds that we maintain but there are concerns about trying to maintain perennials on the boulevards adjacent to the streets. The biggest concern is damage to the plants that would be caused by our snow removal operations. Not only would there be the risk of mechanical damage but the salt that is used as an anti-icing agent would have a deleterious impact on the perennials.

The other concern that you raised was in regards to dandelions. Dandelions are generally controlled through the use of pesticides (pesticides that kill weeds are herbicides, the more common terminology). The Provincial Government is currently undertaking Public Consultation on the Cosmetic Use of Pesticides. In the August 25th, 2009 Speech from the Throne, the government committed to consult British Columbians on "new statutory protection to further safeguard the environment from cosmetic chemical pesticides". One of the major consultation issues for discussion is potential regulatory restrictions on the cosmetic use of pesticides. The cosmetic use of pesticides can be considered as the use of pesticides for non-essential or aesthetic purposes, for example, treating for dandelions to improve the appearance of lawns.

For a number of years there has been considerable opposition by the public of the application of pesticides to public spaces. The British Columbia Integrated Pest Management (IPM) Act and regulation require that:

"Pesticides used on public land (e.g., schools, parks, boulevards), and those used by pest control services (e.g., lawn-care or tree-care companies), be applied under the direct supervision of a person trained in the safe use of pesticides and that they be used in an IPM program – under the IPM process a pesticide can be used only when it is determined to be critical to control a pest and no practical alternatives are available"

There is little chance that we could convince authorities that it is critical to control dandelions using a pesticide.

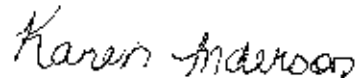
In addition to the public opposition to the use of pesticides on common land, the Canadian Cancer Society has expressed their position as follows:

"The Canadian Cancer society is very concerned about the cosmetic and non-essential use of potentially cancer-causing substances on green spaces. Our position is based on the current body of scientific evidence suggesting that some substances used in pesticides may increase the risk of developing cancer. This includes studies linking childhood leukemia and childhood brain cancer with the use of pesticides at home or by a parent at work. Cosmetic chemical pesticides are used to control weeds and other unwanted plants on lawns and gardens and can contain carcinogens. Cosmetic use does not include pesticides used for agricultural purposes, forestry or to protect human health."

We will continue to monitor the progress of the Provincial consultations and also the lawn care industry to ascertain if there are any cost effective and environmentally benign alternatives to the chemical pesticides. At the present time, corn gluten meal and soaps have been indicated as potential alternatives but their effectiveness on large spaces is questioned. In the meantime, our best approach to control dandelions is to maintain our lawns and green spaces as healthy as possible thereby allowing the grasses to prevent dandelion seeds from taking root.

We thank you for your suggestions and look forward to any other ideas that you may have to enhance and maintain the appearance of our community.

Yours Sincerely;



Karen Anderson
Mayor

RECEIVED JAN 10 2011

January 6, 2012

Karen Anderson
Mayor, District of Hudson's Hope
9904 - 100 Street
Hudson's Hope, BC V0C 1V0

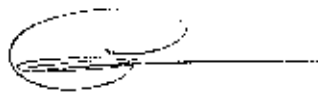
Dear Karen:

The Board of Directors, staff and management would like to invite you to our 65th Annual General Meeting. This year's AGM will be held Tuesday, February 7, 2012 at the

Pomeroy Hotel Convention Centre
Fort St. John, BC

The meeting begins at 7:30 pm, preceded by dinner at 6:30 pm. Dinner tickets are limited, so please RSVP to Sharol Hofstrand at 250-794-3762. We hope you will join us and help celebrate our 65th Anniversary.

We look forward to your attendance.



Mitchel Chilcott
Chief Executive Officer

sh

C2

Mayor Karen Anderson and Council
District of Hudson's Hope
Box 330
Hudson's Hope, BC V0C 1V0

13JAN2012

RE: District of Hudson's Hope Tent

Madam Mayor,

The Hudson's Hope Health Centre has an opportunity to put together another **Heart Health / Wellness Fair** in conjunction with our **10th Anniversary** with Northern Health.

This would be a big event for us, and our entire community will benefit from this Open House celebration and Wellness Fair.


So far we have asked for many 'stations' set up in and on the Clinic grounds:

Physiotherapy	Low impact aerobics instruction
Respiratory	Fitness
Public Health	Dietary:
Dental Health	Mental Health
Holistic	Naturopathic
Entertainers	

Round this out with perhaps corn on the cob, and a BBQ, it will be a wonderful celebration under the District of Hudson's Hope massive white Big Top Tent!

Thank you for your time and consideration.

Susan Worrall


Nurse Manager
Hudson's Hope Health Centre
10309 Kylo St.
Hudson's Hope, B.C. V0C1V0
250 783 9991

RECEIVED
JAN 13 2012

District of Hudson's Hope Council Committees

2011-2012

LIASONS	
Agricultural, Business and Industrial Liaisons	Councillor Johansson / Quibell / Heiberg
Community services, development and environment: library, museum	Councillor Gilliss / Johansson / Miller
Library	Councillor Miller
Medical Services Working Group	Mayor Anderson / Councillor Heiberg / Gilliss
Museum	Councillor Johansson
North Peace Airport Society	Mayor Anderson / Councillor Johnson
North Peace Economic Development Commission	Councillor Johnson / Quibell
Site "C" Environmental Review	Councillor Heiberg / Johnson
Site "C" Regional & Local Government Liaison Committee	Mayor Anderson / Councillor Johansson
Tourism and Recreation: (includes) <i>parks, recreation facilities, trails</i>	Councillor Miller / Johnson / Heiberg
Northern Development Trust	Councillor Quibell / Gilliss

ACTING MAYOR	
Councillor Johnson	December -
Councillor Johansson	January and July
Councillor Johnson	February and August
Councillor Quibell	March and September
Councillor Gilliss	April and October
Councillor Heiberg	May and November
Councillor Miller	June and December

February 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13 Council Meeting	14	15	16	17	18
19	20	21	22	23	24	25
26	27 Council Meeting	28	29			

March 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12 Council Meeting	13	14	15	16	17
18	19	20	21	22	23	24
25	26 Council Meeting	27	28	29	30	31

