

DISTRICT OF HUDSON'S HOPE
MINUTES OF THE REGUAL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBERS
Monday, October 24, 2011 AT 7:00 P.M.

Present: **Council:** Mayor; Karen Anderson (Chair)

Councillor; Gwen Johansson
Councillor; Darryl Johnson
Councillor; Travous Quibell
Councillor; Clayton Stacey
Councillor; Doug Summer

Staff: CAO; John Locher
Director of Public Works; Mike Carter
Deputy Clerk/Minute Taker; Tracey Rutherford

Other: 9 in gallery

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:

376/11

"The agenda for the Council meeting of October 24, 2011 be adopted."

CARRIED

ADDITIONS/DELETIONS

None

PUBLIC HEARING

PH1 **Bylaw No. 802, 2011 & Bylaw No. 803, 2011** **(3900-02 xref 3360-01)**
Mayor Anderson read the Public Hearing opening statement for proposed Zoning Amendment Bylaw No. 802, 2011 and Zoning Amendment Bylaw No. 803, 2011 for property located on Canyon Drive.

John Locher provided a brief synopsis of the proposal and a short overview. He advised Council the proposed changes to the Zoning Bylaw appear to be consistent with District Council's policy for infilling in the commercial area.

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

PH2 **Development Variance Permit - Sheldon** **(3900-01)**
Mayor Anderson read the Public Hearing opening statement for a proposed Development Variance Permit Application for property located on Montieth Street.

John Locher provided a brief synopsis and overview of the proposal. He advised Council that this would make the setback of the exterior parcel line the same as the setback allowed for an

interior parcel line and it would not change the character of the neighbourhood.

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

ADOPTION OF MINUTES

M1 Minutes of the Regular Council Meeting held Tuesday, October 11, 2011 (0550-01)

M/S Councillors Quibell/Johansson

THAT:

377/11

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

CARRIED

BUSINESS ARISING FROM THE MINUTES

B1 B1 – BC Hydro Berm Meeting (0400-30)

Council asked if Mr. Reid of Aspen Consulting had been contacted about possible involvement with Site C Technical Committee matters.

Staff advised they had not but will do so in the near future.

B2 B3 – Mrs. Gallant Letter (3010)

Council enquired if staff had sent a letter to Mrs. Gallant.
Council was advised that a letter was in the works.

B3 D1 – Culvert Maintenance (0220-01)

Council enquired about the status of culvert maintenance.

Staff advised Council that work has been planned for this fall.

B4 CR3 – Northern Health (3090-20)

Council was advised that there seemed to be discrepancy for doctor and nurse practitioner recruitment between information received at the Union of BC Municipalities meeting and what was obtained from the Medical Services Director.

CAO informed Council he would send out a briefing report with updates.

Council was reminded of the health services meeting on Friday, October 28th.

DELEGATIONS AND PETITIONS

D1 Pat Enderlin – New Development in Hudson's Hope (5400-01)

Pat Enderlin of 10105 Paquette Avenue provided Council with a letter stating her concerns about the proposed apartment development on Paquette Avenue:

1. Only 4/106 units designated for seniors
2. Aesthetic appeal?
3. Guidelines for setback for green space between it and existing properties?
4. Effort to plant conifers?
5. Developer to post bond?
6. Theme for development, clean and green?

7. Walkway to connecting existing businesses?
8. Right location?
9. Time element?

The CAO responded to concerns raised:

1. The developer went with proposal call of a minimum of 4 senior's units, if demand is there could possibly increase the number of units
2. Concept drawings were received from the developer, the developer's previous projects were of high calibre and expect proposed development to be of the same high standard
3. There are guidelines in place, will look into setbacks
4. Cannot commit to detailed landscaping plan yet as engineers are doing onsite servicing design and when that is complete they will be in a better position to advise on landscaping
5. Developer to provide a deposit in the amount of 125% of cost of off-site servicing
6. District always encourages green development, developer is investigating geothermal and solar hot water systems
7. Walkway is readily achievable, will monitor detailed plans to see continuity of walkway
8. This site was chosen for apartments as it is a central location and would reduce the need for vehicles to drive stores, school etc...
9. Phase 1 to start in spring of 2012, may go with the prefab route (skeleton structure could be up in 7 days) and once the first building is occupied developer will start on the second phase.

Mayor Anderson added:

- Staged development is set up so the space suits the needs
- Development will provide for the high demand for accommodations
- Council will always look out for senior's housing

STAFF REPORTS

SR1 Year End Report for Visitor Centre 2011 (8100-01)

FOR INFORMATION – DIARIZE FOR BUDGET

SR2 Peace River Regional District - Regional Energy Fund (1855-01)

M/S Councillor Johansson/Summer
THAT

378/11 "The Peace River Regional District be advised that Council does not, at this time, support the establishment of the Regional Energy Fund as presented for the reason outlined."

AND THAT

379/11 "Staff report to Council on the potential benefits of the District of Hudson's Hope being included in the Solar Hot Water Regulation."

CARRIED

Discussion:

- No indication if 100% participation is required for fund to pass
- Report estimates that 4 Hudson's Hope residents would qualify for support each year
- All properties in the municipality would be paying taxes for a fund that would only benefit a few, approximately 4 a year
- Those homeowners who have upgraded their houses or built to the energy efficient standard would not be able to benefit from the program but would be paying

SR3 Haagsman – Temporary Use Permit (6480-01)

M/S Councillor Summer/Johansson

THAT:

380/11

"The Peace River Regional District be advised that the District of Hudson's Hope does not support the James Haagsman application for a three year Temporary Use Permit for District Lot 1254 to allow the installation of a 250 man work camp as there is sufficient quantities of land within the District, and in close proximity, that are designated Industrial – Anticipated that could accommodate the proposed use described in the Temporary Use Permit."

CARRIED

Opposed Councillors Johnson and Stacey

Discussion:

- Were neighbours contacted
- Treat each application equally
- Land preparations already started for campsite
- Property available within the District's boundaries

Mayor Anderson will ask if the Peace River Regional District has any plans are for changing current Land Use to accommodate industry at the next PRRD meeting.

SR4

Site C Environmental Review

(5600-01)

M/S Councillor Johnson/Stacey

THAT:

381/11

"The District's representatives to the Site C Environmental Review process advise the committee that District Council does not have any concerns regarding the Draft Agreement as distributed."

CARRIED

Council unanimously agreed that the agreement was in order and in compliance with Council's wishes that a Joint Panel Review be undertaken.

CORRESPONDENCE

C1

Peace River Regional District – News Release Re: PRRD Parks and Trails Improvement To Meet User Needs

(0220-01)

Discussion:

- Is there an opportunity for Hudson's Hope to partner?
- Mayor Anderson will speak with PRRD's manager of Community Services
- Open House at Hudson's Hope Community Hall on Thursday, October 27th from 7:00 – 9:00 pm
- Public Service Announcement went out
- Councillor Johnson plans to attend Open House

NEW BUSINESS

NB1

Ministry of Agriculture – Feed Assistance Program

(7130-01)

Councillor Johansson advised Council of a Feed Assistance Program, for the Peace River area, sponsored by the Ministry of Agriculture and pointed out Hudson's Hope area was excluded. She advised that the ministry should be notified and the program should be amended to include Hudson's Hope.

PUBLIC ENQUIRIES

PE1

Ruth Vince – Culvert Clean Out

(0400-30)

Mrs. Vince informed Council that a beaver damn was causing water levels to rise and as a result she was concerned that a flood would certainly occur in the spring if the culverts were not cleaned out this fall.

Staff thanked Mrs. Vince for bringing this to their attention and informed her culvert clean out planned for this fall would occur.

DIARY

		<i>Diarized</i>	<i>Last Review/Action</i>
	<i>Conventions/Conferences/Holidays</i>		
DY1	<i>November 28 – Council Meeting</i>		
DY2	<i>December 5 – Inaugural Meeting</i>		
DY3	<i>December 9 – PRRD in FSJ</i>		
DY4	<i>December 12 – Council Meeting</i>		
DY5	<i>January 19 – Elected Officials Workshop in FSJ</i>		
DY6	<i>July/August – District Office Open House</i>		
DY7	<i>October 2011– Coalhunter Mining Corporation</i>		
DY8	<i>Plan to Reduce Greenhouse Gas Emissions</i>	<i>Feb 2007</i>	
DY9	<i>Road Allowance for Oil & Gas Activity</i>	<i>July 2009</i>	<i>To review April 2011</i>
DY10	<i>Identify Community Heritage Sites</i>	<i>2010</i>	<i>To review April 2011</i>
DY11	<i>District Highway Signs Committee</i>	<i>2010</i>	<i>March 31,2011- Submit</i>

M/S Councillors Quibell/Summer

THAT:

382/11

"This Regular Meeting of the Council recess to an In Camera meeting pursuant to the Community Charter Section 90 1 (k)." (8:27 p.m.)

CARRIED

The Regular Meeting reconvened. (8:28 p.m.)

ADJOURNMENT

Motion to adjourn, Councillor

THAT:

386/11

"This Regular Meeting of the Council be adjourned." (8:47 p.m.)

CARRIED

Certified Correct:

Minute Taker

Chair