

DISTRICT OF BARRIERE
MINUTES OF A PUBLIC HEARING & REGULAR COUNCIL MEETING

Held on Monday, October 16, 2023 at 7:00pm in the Council Chambers at Municipal Hall
4936 Barriere Town Road, Barriere, B.C.

*"We acknowledge and respect the indigenous peoples of Simpcw First Nation
within whose traditional lands we are meeting today."*

Present: Mayor Ward Stamer
Councillor Judy Armstrong
Councillor Scott Kershaw
Councillor Rob Kerslake
Councillor Donna Kibble
Councillor Louise Lodge
Councillor Colin McInnis

Staff: Bob Payette, Chief Administrative Officer
Tasha Buchanan, Corporate Officer
Chelsea Young, Finance Officer – *via Zoom*
Chris Matthews, Public Works Manager

Mayor Stamer called the meeting to order at 7pm.

1. ADOPTION OF AGENDA

A late entry agenda item was presented by the Fire Chief for approval: 7b UBCM Community Emergency Preparedness Plan (CEPF).

Moved by Councillor Kershaw
Seconded by Councillor Kibble

That Council approve the October 16, 2023 Regular Council Meeting & Public Hearing Agenda as amended.

CARRIED

2. PUBLIC HEARING

- a. RZ-23-03 P2 – Zoning Bylaw No. 111, Amendment Bylaw No. 237: Portion of DL1570 from Small Holdings (SH) to Residential (R)

Moved by Councillor Armstrong

Seconded by Councillor Lodge

That Council recess the Regular Council Meeting and convene into a Public Hearing at 7:02pm.

CARRIED

A Public Hearing opening statement was read by the Mayor. There were approximately 6 members of the public in attendance, both in person and online.

The Corporate Officer provided an overview of the application and attached planning report.

Doug Randall, a representative from the contracted engineering firm acquired by the applicant, made a power point presentation to Council and those in attendance (attached for public record).

Public attendance comments (in person and electronic attendees) presented were as follows:

Chris Delaney (via online) – Summarized his written submission that was included in the agenda package. He expressed that his main point is that he is still in litigation with the applicant and neither party can develop the land until the dispute is resolved. He suggested that if the court sides with him, then that ruling may impact the application and feels it needs to be resolved before rezoning occurs.

Suzanne Turenne (in person / TNRD resident) – Dixon Creek Rd is her subdivision's only way in and out. She expressed her opinion that the road is terrible as it is. She feels it is poorly maintained and worries that the increased traffic will only make it worse. She also stated that during the construction phase and road paving, it will be an inconvenience.

Norm Keinitz (in person / TNRD resident) – Explained that the issue is less about details of the development and servicing issues but is about "use" through rezoning. He stated the question is whether or not the increase of density in that location is appropriate for the District of Barriere and that the benefits vs the disadvantages should be weighed carefully during the debate. He stated that while he does see some advantages, that it is his belief that the proposal isn't a great fit for Barriere, nor does it align well with the TNRD Regional Growth Strategy in his opinion. He concluded his comments that he advocates against the rezoning.

The Mayor called three times for any additional public comment on the rezoning application. No more comments were presented.

Moved by Councillor Kershaw

Seconded by Councillor McInnis

THAT the Public Hearing adjourn and that Council reconvene into its Regular Council Meeting at 7:50 p.m.

CARRIED

3. RECONVENE REGULAR COUNCIL MEETING - reconvened at 7:50 p.m.

4. ADOPTION OF MINUTES

a. Moved by Councillor Kerslake

Seconded by Councillor Kershaw

That Council adopt the minutes of an October 3, 2023 Regular Council Meeting

CARRIED

5. PETITIONS AND DELEGATIONS – *none scheduled.*

6. BYLAWS and POLICIES

a. Zoning Bylaw No. 111, Amendment Bylaw No. 237 re: RZ-23-03 P2 – 3rd reading

Council debated the application as well as the comments received from the applicant and the public received during the Public Hearing. The discussion included the following:

- It was questioned if there is a timeline for the completion of the Servicing Strategy and it was answered by staff that it would be at the discretion of the applicant.
- It was asked if the subject site should be densified, and it was suggested that there are indeed reasons for a 'yes' answer but there are also some good points for a 'no' answer that were raised tonight by those in attendance.
- It was stated that it does flow with the residential areas below its location as presented.
- The point was made that within the jurisdictional boundary of the municipality, there aren't too many places left to add density.
- The current housing crisis factors into this debate as housing availability is needed and this potential development could attract skilled workers, entrepreneurs and doctors to the area.
- The opinion was voiced that if the zoning of Small Holdings was maintained, the cost to the developer to service those few lots with municipal water would likely not be financially feasible. Other water service options would be challenging.
- The addition of a reservoir to the municipal water system that would be made possible with this development can enhance wildfire protection efforts and increase reserve water for the community as a whole.
- The trail development available in the ALR portion of the parcel is another benefit to the community.
- The statement was made that this new application addresses the majority of the concerns raised by Council during the last application that was ultimately unsuccessful.

Moved by Councillor Kerslake

Seconded by Councillor Lodge

THAT Zoning Bylaw No. 111, Amendment Bylaw No. 237 be given 3rd reading; and THAT Zoning Bylaw No. 111, Amendment Bylaw No. 237 be held at 3rd reading pending the submission and approval of a Servicing Strategy to the District of Barriere prior to final bylaw adoption.

CARRIED

7. STAFF REPORTS

a. CAO Update – B. Payette, CAO

**Submitted for information*

The CAO provided an overview of the written report. Mr. Payette elaborated on the reported meeting with BC Hydro where the larger than normal number of outages and power surges Barriere has been experiencing were discussed at length.

Councillor Kibble expressed that she was very appreciative of the excellent job the CAO did in the discussion with the Seniors Society and helping to dispel the misinformation and confusion regarding the Crown Land application and its impact on the Seniors Centre. Councillor Kibble reported that she has been informed by the Society that they are willing to write a letter of support for the remainder of the Crown Land, but wish to exclude the property that the Senior's Hall and grounds reside.

A budget status update for the Flume Business Centre construction will be brought forward in an upcoming Council Meeting.

The Public Works Manager reported that a hydrogeological assessment is required by the Province for the renewal of the Bradford Well Licences. The CAO suggested advocating for removal or reduction of well licenses for municipal governments providing residential drinking water.

- b. UBCM Community Emergency Preparedness Plan (CEPF) Resolution – A. Wohlgemuth, Fire Chief

Moved by Councillor Kerslake

Seconded by Councillor McInnis

THAT staff be directed to apply for funding in the amount of \$30,000 under the UBCM Community Emergency Preparedness Plan (CEPF) – Volunteer and Composite Fire Departments Equipment & Training.

CARRIED

8. PROCLAMATIONS – *none submitted*

9. CORRESPONDENCE

- a. For Information
- b. For Action

Mayor Stamer declared a conflict of interest as the spouse of the applicant and left the meeting at 8:40 p.m. Councillor McInnis temporarily assumed the Chair as Acting Mayor in Mayor Stamer's absence.

- i. Better Beginnings Kitten Rescue Society – C. Stamer re: Request for Grant Funding in the amount of \$500.00

Moved by Councillor Armstrong

Seconded by Councillor Kerslake

That Council award a \$500.00 grant to Better Beginnings Kitten Rescue Society.

CARRIED

Mayor Stamer returned to the meeting at 8:42p.m.

10. COUNCIL REPORTS

- a. Councillor Armstrong provided a verbal report that the Annual Santa's Workshop will once again be running at the Ridge this year and they are looking for donations. The exact dates are yet to be determined.
- b. Councillor Kershaw provided a verbal report that he attended a Barriere & Area Chamber of Commerce Meeting, as well as a Community Forest Meeting.
- c. Councillor Kerslake provided a verbal that work at the Flume Business Centre is progressing rapidly. Framing should be complete next week sometime, and the electrician is scheduled for next week as well.
- d. Councillor Kibble provided a verbal report that she participated in a Seniors Society Meeting with the CAO regarding the District & Simpcw's Crown Land Tenure Application.
- e. Councillor Lodge provided a verbal report on the following:
 - Noted that this month marks one year on Council for herself and Councillor McInnis.
 - Attended the Fire Department Open House held last week.
 - Participated in a Rec Committee Meeting where two new public members may be joining the Committee.
- f. Councillor McInnis provided a verbal report on the following:
 - Attended the Fire Department Open House held last week.
 - His exterior painting of the Flume is nearly completed.

11. MAYOR'S REPORT

The Mayor provided a verbal report on the following:

- Met with BC Hydro with Mr. Amos and the CAO.
- Submitted a list of concerns to TNRD CAO Hildabrand who has been appointed to the BC Wildfire Task Force.
- Attended a Flood Mitigation Conference in Vancouver last week.
- Participated in a TNRD Board and Committee Meeting.
- MOTI truck count seems to have stimulated the Ministry's increase in presence and maintenance in the area.
- Asked staff to request the Schools let the Mayor know what's happening as the media contacted him.
- He and CAO met with RCMP Cpl. Camalush who will be presenting his community policing report to Council at the November 20th, 2023 meeting.

12. PUBLIC INQUIRIES – *none presented*

13. NOTICE OF MOTION – *none presented*

14. CONVENE INTO CLOSED SESSION

Moved by Councillor Kerslake

Seconded by Councillor McInnis

That pursuant to Section 90(1)(k) of the Community Charter, that the public interest requires that persons other than Council Members and required staff be excluded from the meeting and that Council continues the meeting in closed session to discuss confidential matters at 9:00p.m.

CARRIED

15. RECONVENE OPEN MEETING

The meeting reconvened into open session at 9:40 p.m.

16. NEXT MEETING

- a. Committee of the Whole Meeting – Monday, November 6, 2023 @ 5pm
- b. Regular Council Meeting – Monday, November 6, 2023 @ 7pm

17. ADJOURNMENT

Moved by Councillor Kerslake that the meeting adjourn at 9:40p.m.

CARRIED

Mayor Ward Stamer

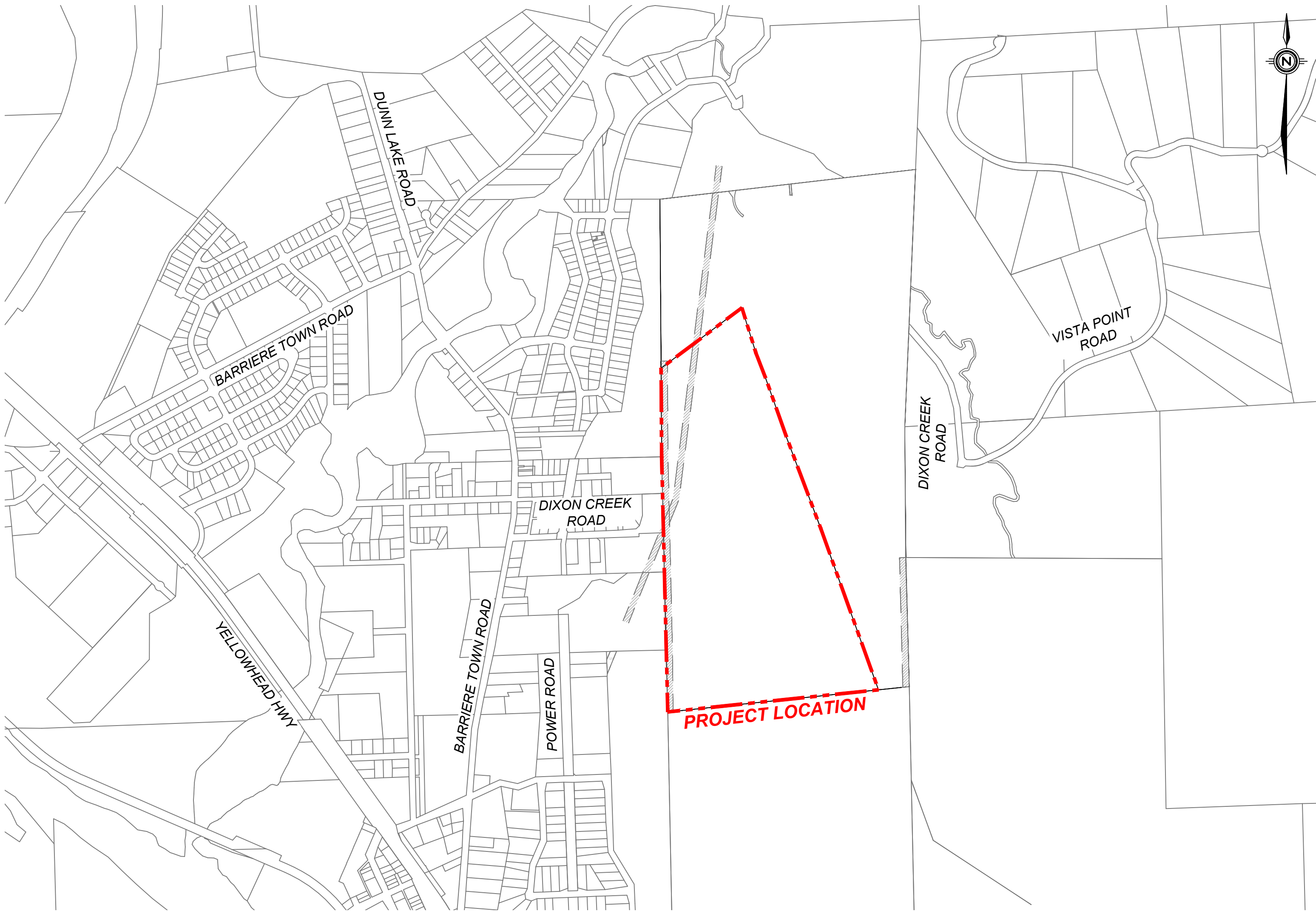
Bob Payette, CAO

DIXON CREEK

BARRIÈRE, BC

FOR INFORMATION

WSP Project No: CA0005773
Date: 2023-09-15

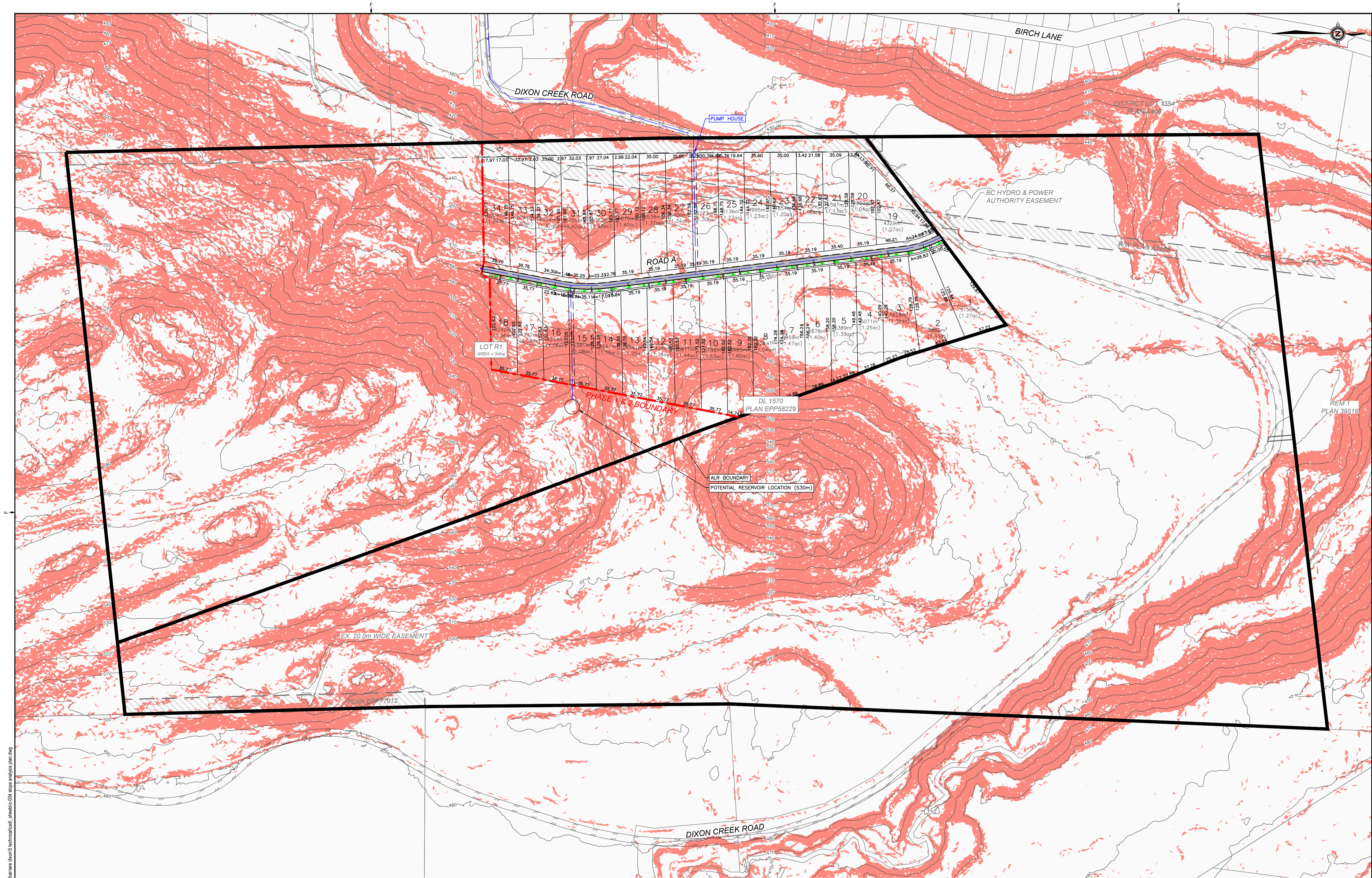


DRAWING LIST:

Sheet Number	Sheet Title
CA0005773- C-000	TITLE SHEET
CA0005773- C-001	EXISTING CONDITIONS PLAN
CA0005773- C-002	PROPOSED ZONING PLAN
CA0005773- C-003	SITE PLAN
CA0005773- C-004	SLOPE ANALYSIS PLAN
CA0005773- C-005	TYPICAL ROAD SECTION
CA0005773- C-006	ROAD A PLAN & PROFILE

We see the future more clearly and design for it today.





SLOPE ANALYSIS		
MIN SLOPE	MAX SLOPE	RANGE
0.001%	35.0%	
35.000%	1222.7%	

"NOT FOR CONSTRUCTION"
FOR INFORMATION 2023-09-15

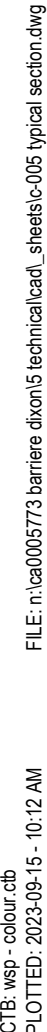
LEGEND:			
EXISTING	PROPOSED	EXISTING	PROPOSED
Sanitary Manhole	Sanitary Manhole	Fire Hydrant	Drain Lamp
Sanitary Cleanout	Sanitary Cleanout	Fire Release	Post-Top Lamp
Storm Manhole	Storm Manhole	Fire Valve	Pole W/ Gauge
Storm Cleanout	Storm Cleanout	Cap W/ Rain-Off	Test Pit
Inspection Chamber (20m)	Inspection Chamber (20m)	Curb Stop	Monitoring Well
Sanitary	Sanitary	Edge of Gutter	Swale
Storm	Storm	Edge of Pavement	Gravel
Water	Water	Edge of Road	Channel
Irrigation	Irrigation	Top of Slope	Spillway
Force Main	Force Main	Bottom of Slope	Spillway
Drain	Drain	Basement	Spot Elevation
Survey Hub	Survey Hub	Drain Lamp	Post-Top Lamp
Service Box	Service Box	Fire Release	Pole W/ Gauge
Service Box	Service Box	Cap W/ Rain-Off	Test Pit
Service Box	Service Box	Curb Stop	Monitoring Well
Service Box	Service Box	Edge of Gutter	Swale
Service Box	Service Box	Edge of Pavement	Gravel
Service Box	Service Box	Edge of Road	Channel
Service Box	Service Box	Top of Slope	Spillway
Service Box	Service Box	Bottom of Slope	Spillway
Service Box	Service Box	Basement	Spot Elevation

REVISION:			
REV	DATE	DESCRIPTION	BY
C	2023-09-15	FOR INFORMATION	EBF
B	2023-06-09	FOR COORDINATION	EBF
A	2022-10-17	FOR CONCEPTUAL	EBF

SEAL:	
DISCLAIMER:	
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EBF	
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wsp	
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PROJECT NUMBER: CA0005773	
CLIENT:	
DISTRICT OF BARRIÈRE	
CLIENT REF. #:	

PROJECT:	
DIXON CREEK	
TITLE:	
SLOPE ANALYSIS PLAN	
DRAWING NUMBER:	
C-004	
REV:	
C	




LEGEND:

REVISION:			
REV	DATE	DESCRIPTION	BY
C	2023-09-15	FOR INFORMATION	EBF
B	2023-06-09	FOR COORDINATION	EBF
A	2022-10-17	FOR CONCEPTUAL	EBF

SEAL:

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PROJECT NUMBER: CA0005773

CLIENT

DISTRICT OF BARRIÈRE

CLIENT REF. #: #####

DIXON CREEK

TITLE:

TYPICAL ROAD SECTION

DRAWING NUMBER:	REV.
C-005	C

