



CORPORATION OF THE VILLAGE OF POUCE COUPE

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Minutes of Regular Council Meeting October 19, 2009 Held in the Village Council Chambers

ATTENDANCE: Mayor Lyman Clark
Councillor Ken Drover
Councillor Laura Hamann
Councillor Peter Kut
Councillor Red Merrick

Peter Thomas, Chief Administrative Officer
Harry Hamilton, Public Works Supervisor

1. **CALL TO ORDER**
Mayor Clark called the meeting to order at 7:00 p.m.
2. **APPROVAL OF AGENDA**
MOVED by Councillor Drover, and seconded, THAT
the Agenda for the Regular Council meeting of October 19, 2009 be adopted as
presented. **CARRIED**
3. **ADOPTION OF MINUTES**
 - a) Minutes of the Regular Council Meeting of October 5, 2009.
MOVED by Councillor Hamann and seconded THAT
the Minutes for the Regular Council meeting of October 5, 2009, 2009 be adopted as
presented. **CARRIED**
4. **INTRODUCTION OF LATE ITEMS**
Add items: 8c Infrastructure Stimulus Fund – Reservoir Grant
8d Northeast News Re: Remembrance Day Advertisement
14a Fire Hall Plaque
14b Closed Meeting of Council
5. **PUBLIC HEARING – NIL**
6. **DELEGATIONS**
 - a) Brian Hanna Re: Placement of Modular Homes at 5423 – 49th Street and 5320, 5322 and 5324
on Elevator Road.
Mr. Hanna stated that he had investigated the requirements of the Village zoning bylaw before
he decided to purchase the land. The old home was removed, the property was landscaped,
and the lot was subdivided and serviced. He has placed a modular home on one property. He
went to apply for another permit to place another home, and was advised that Council has
placed a hold on the placing of modular homes. He asked why this was happening.

The Mayor replied that there was some public concern raised when the modular was placed,
and Council wants to ensure that they are following the bylaw.

Mr. Hanna said that he had units ready to move onto the other properties. He questioned Council as to why the modular homes were offensive. His goal has always been to improve the looks of the neighbourhood.

The Mayor asked if the homes were to be rental properties or for sale. Mr. Hanna replied that the homes were for sale.

Mr. Hanna agreed that he would not want a mobile home next to a nice large home. He feels that the modular does fit well into the neighbourhood building appearance, compare to the surrounding homes. He noted that he does have an investment in the property, and is not interested in seeking legal action to resolve this issue. This is not to be perceived as a threat to Council in any way.

Councillor Merrick noted that manufactured homes are allowed in the R2 zone.

Mr. Hanna replied that this is a modular home, not a manufactured home. By definition, a manufactured home is built on a non removable steel chassis and conforms to CSA standard Z-240. A modular home is built in a factory and conforms to a CSA A277 standard. Modular homes are built to the same standard as stick built homes. He then said that all the homes he is planning to place on the properties are newer than 10 years old.

Councillor Drover commented that the residents in objection felt that R1 zone homes should be stick built, and he sees the concerns of all parties.

Councillor Merrick suggested that Mr. Hanna have an Open House to demonstrate to all those concerned the quality of the home.

Mr. Hanna provided Council with contacts at the Manufactured Housing Institute Association and the Manufactured Housing Association of Canada, and suggested we call them for more information.

Mayor Clark thanked Mr. Hanna for his presentation to Council.

7. UNFINISHED BUSINESS AND BUSINESS ARISING FROM THE MINUTES

a) Peace River Basin Trust

- Report of CAO

The CAO explained that the Peace River Municipal Association has requested a motion to endorse the participation of the Village in establishing the Peace River Basin Trust.

MOVED by Councillor Drover and seconded THAT

Council supports the creation of the Peace River Trust, and directs Administration to participate in the establishment of a regional committee.

CARRIED

b) Peace Country Memorials - Quote for Grave Markers.

MOVED by Councillor Hamann and seconded THAT

Council direct Administration to order 50 of the small granite monuments at a cost of \$3,000 plus delivery and taxes, to be delivered and installed in the Spring of 2010, and that these funds come from the cemetery account.

CARRIED

Council **DIRECTED** Administration to investigate delivery costs, and determine if we can save shipping costs by having Public Works go and get the markers.

8. CORRESPONDENCE

- a) Tourism Dawson Creek Re: Northeast BC Regional Road Map and Park Guide.
MOVED by Councillor Hamann and seconded THAT
Council proceeds with our participation in the Northeast BC Regional Road Map and Park Guide for 2010 at a cost of \$1200 + GST, and that these funds come from the 2010 tourism budget. **CARRIED**
- b) City of Coquitlam Re: Introduction of the Harmonized Sales Tax
ACCEPTED for information by consensus of Council.
- c) Infrastructure Stimulus Fund – Reservoir Grant
ACCEPTED for information by consensus of Council.
- d) Northeast News Re: Remembrance Day Advertisement
ACCEPTED for information by consensus of Council.

Council **DIRECTED** Administration to create posters advertising Remembrance Day, honouring the contribution of the veterans and in commemoration of those who have given their lives for our freedom, and place them around the Village, advertising the November 11 Service at the Legion.

9. RESOLUTIONS

- a) Accounts Payable Report, October 15, 2009, \$260.00.
MOVED by Councillor Kut and seconded THAT
Council approves the Accounts Payable Report from October 15, 2009 in the amount of \$260.00. **CARRIED**

10. BYLAWS

- a) Bylaw No. 929, 2009 Tax Exemption Bylaw, a Bylaw to Exempt Certain Lands and Improvements within the Village from Taxation, Final Reading.
MOVED by Councillor Hamann and seconded THAT
Council passes the final reading of Bylaw No. 929, 2009 Tax Exemption Bylaw, a Bylaw to Exempt Certain Lands and Improvements within the Village from Taxation. **CARRIED**

11. REPORTS

- a) Public Works Progress Report
- Report of the Public Works Supervisor
- Upon questioning, the Public Works Supervisor stated that he takes his direction from the CAO position through work orders.
Mr. Hamilton suggested that Council go and look at the hole dug by the hoe for the water line on 57 Avenue so they can see the size of machine required to do the work. Our machine is too small for that size of project. We will be grading 52nd Avenue as soon as the water line project is gone from the site.
- b) Councillor Kut Portfolio Report – Verbal
Pouce Park still has patrons with the warm weather. The water line project is coming along. The Northern Lights College house in the Pederson subdivision has poured its concrete foundation, and they hope to start the floors and walls this week.

- c) Councillor Hamann Portfolio Report – Verbal
Councillor Hamann is working on the Denny Winiandy memorial, in conjunction with the family. The Christmas party will be at the Legion this year. She is also working towards raising \$5,000 to purchase new curtains for the Community Centre stage. The Wine for Books event went well, with lots of community volunteer support. There are storage and kitchen equipment issues that need some attention.
Council **DIRECTED** Administration to send a letter to School District 59 outlining our concern with the items being stored on the stage space, having a key to the janitorial room for emergency clean up needs, and the status of the stove.
- d) Councillor Merrick Portfolio Report – Verbal
Councillor Merrick had nothing to report at this time.
- e) Councillor Drover Portfolio Report – Verbal
Councillor Drover had nothing to report at this time.
- f) Mayor Clark Portfolio Report – Verbal
We are considering having the Fire Hall Grand Opening in December, when the Mayor will be present. The Mayor attended the last PRRD meeting, and will be attending another this week.

12. REPORT OF CHIEF ADMINISTRATIVE OFFICER

- Progress Report to October 14, 2009

Council **DIRECTED** Administration to plan for a budget meeting on Saturday November 7 at 1 pm in the Council Chambers. The DPW Supervisor and DCAO will be requested to attend. The Administrative Assistant and DPW Operators are welcome to attend.

Council **DIRECTED** Administration to arrange for some Christmas cards with a nice picture.

MOVED by Councillor Kut and seconded THAT the meeting proceeds past 9 pm as required.

CARRIED

13. QUESTION PERIOD – NIL

14. NEW BUSINESS

- a) Fire Hall Plaque

MOVED by Councillor Hamann and seconded THAT

Council purchases a 16" x 22" bronze plaque commemorating the towns for tomorrow contribution for the Fire Hall in the amount of \$2950, and that these funds come from the Fire Hall capital contingency account.

CARRIED

The Mayor called for a recess at 9:04 pm.

The meeting resumed at 9:11 pm.

- b) Closed Meeting of Council, as per section 90 (1) (g)-(legal issue) and also per section 90 (1) (c)-(labour issue) of the Community Charter.

MOVED by Councillor Hamann and seconded THAT

Council move to a Closed Meeting of Council, as per section 90 (1) (g)-(legal issue) and also per section 90 (1) (c)-(labour issue) of the Community Charter

CARRIED

The Regular meeting of Council resumed at 9:50 pm.

15. ADJOURNMENT

The meeting adjourned at 9:51 p.m.

Chairperson
Mayor Lyman Clark

Recorder
Chief Administrative Officer
Peter Thomas

CERTIFIED a true copy of the Minutes of the Corporation of the Village of Pouce Coupe from a meeting held in Council Chambers, Pouce Coupe, B.C.

Chief Administrative Officer
Peter Thomas