



## CORPORATION OF THE VILLAGE OF POUCE COUPE

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### Minutes of Regular Council Meeting March 22, 2010 Held in the Village Council Chambers

**ATTENDANCE:** Mayor Lyman Clark  
Councillor Ken Drover  
Councillor Laura Hamann  
Councillor Red Merrick  
  
Peter Thomas, Chief Administrative Officer

**GALLERY:** Larry Fynn  
Joe Tremblay

1. **CALL TO ORDER**  
Mayor Clark called the meeting to order at 7:00 p.m.
2. **APPROVAL OF AGENDA**  
Move item 14b to be heard first.  
**MOVED** by Councillor Drover, and seconded, THAT  
the Agenda for the Regular Council Meeting of March 22, 2010 be adopted as amended.  
**CARRIED**
3. **ADOPTION OF MINUTES**
  - a) Minutes of the Regular Council Meeting of March 1, 2010.
  - b) Minutes of the Special Council Meeting of March 9, 2010.**MOVED** by Councillor Hamann and seconded THAT  
the Minutes of the Regular Council Meeting of March 1, 2010 and the Minutes of the  
Special Council Meeting of March 9, 2010 be adopted as presented.  
**CARRIED**
4. **INTRODUCTION OF LATE ITEMS**
  - 8c) PRRD Re: To Rezone an 18 acre Portion of the Property from A-2 (Large Agricultural Holdings Zone) to R-4 (Residential 4 Zone) to Accommodate a Proposed Subdivision, Tea Creek (Fort St. John), Dated March 22, 2010.
  - 8d) Pacific Institute for Climate Solutions Re: Invitation to an Open Discussion "Responding to Global Warming: The Challenge, the Opportunity and the Politics.", March 29 at the Dawson Creek City Hall.
  - 10a) OCP Changes
    - Report of CAO
5. **PUBLIC HEARING**
6. **DELEGATIONS**

**7. UNFINISHED BUSINESS AND BUSINESS ARISING FROM THE MINUTES**

**14. NEW BUSINESS**

- b) Proposed 2010 Budget and 2009 Annual Report for the Pouce Coupe Museum. Joe Tremblay addressed Council regarding the Museum Society and advised that they are experiencing volunteer burnout. He outlined all of the accomplishments of the Museum Society for 2009. The Museum is requesting \$41,412.93 as a grant in aide for 2010. (The 2009 Grant was \$37,432.00 according to Museum books). In 2009, there were 1323 visitors that signed the guestbook. Mr. Tremblay noted that they plan to hire the Curator for an additional 1 week per month to support the Society with meetings and follow up. Mayor Clark thanked Mr. Tremblay for his presentation.

**8. CORRESPONDENCE**

- a) NCLGA Re: Silent Auction Request – NCLGA AGM and Convention. Council **DIRECTED** Administration to arrange a quality donation for the silent auction for the NCLGA for up to \$100, and that these funds come from the Council Public Relations Account. Council discussed a framed photograph of a Village scene as an option.
- b) PRRD Re: Proposed Temporary Industrial Use Permit to Operate a 250 Man Work Camp Associated with Oil and Gas Exploration Operations in the Area, Sunset Prairie, Dated March 5, 2010.  
**ACCEPTED** for information by consensus of Council, as interests are unaffected.
- c) PRRD Re: Rezone an 18 acre Portion of the Property from A-2 (Large Agricultural Holdings Zone) to R-4 (Residential 4 Zone) to Accommodate a Proposed Subdivision, Tea Creek (Fort St. John), Dated March 22, 2010.  
**ACCEPTED** for information by consensus of Council, as interests are unaffected.
- d) Pacific Institute for Climate Solutions Re: Invitation to an Open Discussion “Responding to Global Warming: The Challenge, the Opportunity and the Politics.”  
**ACCEPTED** for information by consensus of Council. Any Council member interested should attend on the Village’s behalf.

**9. RESOLUTIONS**

- a) Accounts Payable Report, March 4, 2010, \$87,354.04.  
**MOVED** by Councillor Hamann and seconded THAT  
Council accepts the Accounts Payable Report from March 4, 2010 in the amount of \$87,354.04. **CARRIED**

**Council Drove left the Council Meeting at 7:45 p.m., in response to a work-related call out.**

**10. BYLAWS**

- a) Bylaw #930, 2010, A Bylaw to Amend Village of Pouce Coupe Official Community Plan, First Reading.  
Council agreed to the following changes to the Official Community Plan prior to the first reading:

Page 6 – Objective CORE-1 and CORE-2; delete, as the vision is based on the Comprehensive Development zoning which Council has deleted. Adjust the numbering of all future CORE policies.

Page 8 – Delete from HRTG-2: “Maintain staff resources to allow a volunteer and business development coordinator, who will”, and adjust wording to “Encourage and coordinate community members in maintaining: a farmers’ market; high tea event, agri-tourism development, a trail to Pouce Coupe, the efforts of the Beautification & Recreation Committee, the Canada Day BBQ in Pouce Coupe Park, and events on the new trail system.” Initiative and support for these extracurricular events is to come from the community, not the staffing level.

Page 8 – Delete Policy LIVE-1, reference Comprehensive Development zone.

Page 8 – Delete “The population of Pouce Coupe is in slow decline. This OCP therefore does not focus on ensuring adequate housing space, but on concentrating and focusing demand for residential products in order to foment a transition to modern, heritage-themed, mixed-use construction in the core area. It does this through a combination of strong restrictions on mobile homes, and encouraging careful design of new development in the core area.”, as Council is not in agreement with this statement.

Page 9 – delete sentence start “ In addition”.

Page 9 – delete “According to statistics Canada, twenty (20) % of households in Pouce Coupe are in some sort of financial distress” from policy LIVE-2.

Page 9 – delete objective INDS-1; to avoid a condition where someone is legally non conforming in a situation that is working well now.

Page 11 – change reference to indicate we get our water supply from the City of Dawson Creek.

Page 11 – delete 4.1, delete explanation referencing state of decline in population, as Council is not in agreement with this statement.

Page 12 – change reference, as the waste transfer station is in the PRRD, not the Village

Page 12 – change Greenhouse gas reduction targets to match the Province’s goals. Through Bill 44, the Provincial government has set targets for BC to achieve a 33% reduction in greenhouse gas emissions below 2007 levels by 2020 and by 80% below 2007 levels by 2050.

Page 14 – Policy AGR-1, change to promote “a” Farmer’s market, there is no existing one at this time.

Page 14 – Objective ECDEV-2, delete specific goal of first attracting a dental office.

Page 14 – delete policy INDS-3, requirement of screening, as per Council’s request.

Page 15 – delete from INDS-5 “or alternatively, Council may consider self-contained systems. For example, the Village may permit septic tanks, or groundwater supply in some industrial areas. Or, the community could develop a storm water collection system which would hold water for industrial uses.” Everyone is to use our water and sewer system, so we have control.

Page 15 – Policy AGRI-3; delete “but excluding intensive agriculture.”

Page 15 – delete Policy AGRI-8; as Council is not in agreement with this policy.

Page 17 – policy ACSS-2; delete requirement for auditory traffic signals. This would be Highways responsibility, which would be encouraged.

Page 17 – delete ENV-7; re: storm water management.

Page 18 – Policy ENV-9, change from “Incorporate one or more of the following sustainability features:” to “Incorporate sustainability features as available, such as...”

Page 18 – delete Policies ENV-10 and -11, as we do not own the land adjacent to the creek, and creating a trail through that terrain would be a significant undertaking.

Page 19 – delete 2 paragraphs and ENV-16, as per above.

Page 20 – delete policy HRTG-7 and -8, as per Council direction.

Page 20 – 5.10, change in second to last bullet reference VOPC to City of Dawson Creek as partner in SPCDP.

Page 20 and 21 – delete AGRI-12, points 1,2,3, and last sentence, as they are repeated in the policies ENV-17 to LIVE-9. Then delete repeat sentence “In order to maintain a strong working relationship with nearby communities, the Village will:”

Page 22 – add “The Village of Pouce Coupe will” to policy LIVE-11

Page 23 – The group of agencies to contact is to be adjusted. Some can be sent a copy of the bylaws via email, to save on cost and waste:

Under the bullet “At least one (usually two) direct contacts by phone, visitation, and/or by email, including copies of draft versions of this bylaw, with:”, delete these contacts:

- BC Environment
- CN Rail
- Agriculture Canada
- BC Agriculture
- BC Ministry of Children and Family Development
- Service Canada
- Industry Canada
- Oil & Gas Commission BC
- Pouce Coupe Chamber of Commerce
- Rural BC
- BC Forestry
- The Council of the Village of Pouce Coupe
- All businesses in Pouce Coupe

We will make contact with the following:

- BC Ministry of Transportation
- The Peace River Regional District (PRRD)
- Chamber of Commerce
- Pouce Coupe Community Church
- The Seniors Centre of Pouce Coupe

- The Museum Society of Pouce Coupe
- Pouce Coupe Elementary School
- Pouce Coupe Métis
- City of Dawson Creek
- Agricultural land commission

Page 24 - correct grammar in history write up.

**MOVED** by Councillor Merrick and seconded THAT  
Council passes the first reading of Bylaw #930, 2010 to Amend Village of Pouce Coupe  
Official Community Plan. **CARRIED**

- b) Bylaw #931, 2010, A Bylaw to Amend Village of Pouce Coupe Zoning Bylaw, First Reading.  
Council agreed to the following changes to the Zoning Bylaw prior to the first reading:

Page 3 - 2.3, use original description for measurements, include Imperial measurements.

Page 16 – delete 4.7 – Urban Agriculture. Council believes residents can manage their own garden space without requirements.

Page 18 – 4.10 ADD to secondary suite point 6) “if you are running a business.”

**MOVED** by Councillor Merrick and seconded THAT  
The meeting proceeds past 9:00 as required **CARRIED**

Page 18 – 4.11 delete all “Lane way home” references.

Page 20 – 5.1.1 delete screen requirements and replace with “dumpsters must at all times be clean, well maintained, and locked during off hours”.

Page 25 – 6a delete reference to CD zone.

Page 25 – Multifamily dwelling parking regulations, change to 2 spaces per dwelling.

Page 26 – 6.1 “Location and cash in lieu”, delete 2<sup>nd</sup> paragraph requiring cash in lieu of parking space.

Page 27 – 6.4 “Landscaping, Fencing, and Curbing”, delete 1) and 6) requirements

Page 30 and on – delete maximum number of buildings, for every zoning category. Maintain the requirements of “maximum parcel coverage” in the existing bylaw in all zones. Also maintain all current setbacks in all zones.

Page 31 – Minimum width of a building in an R1 zone is 7.32 meters or 24 feet.

Page 36,37 – M1 Light Industrial zone, change maximum primary building height to 15 m, and maximum accessory building height to 8.5 m. Change maximum accessory building height in C2 zone to 8.5 m.

Note that “Single security personnel housing” is allowed in M1 zone.

Delete references to the allowance of “Shed, garage, and greenhouse” in all zones, as they are accessory buildings.

Delete all references to "Cluster housing".

Remove uncommon references from Permitted uses in all zones, and refer to what has been working in the existing zoning bylaw.

**MOVED** by Councillor Hamann and seconded THAT  
Council passes the first reading of Bylaw #931, 2010 to Amend Village of Pouce  
Coupe Zoning Bylaw. **CARRIED**

- c) Bylaw #932, 2010, A Bylaw to Amend Village of Pouce Coupe Water Frontage Parcel Tax, First Readings.

**MOVED** by Councillor Hamann and seconded THAT  
Council passes the first three readings of Bylaw #932, 2010 to Amend Village of Pouce  
Coupe Water Frontage Parcel Tax. **CARRIED**

- d) Bylaw #933, 2010, A Bylaw to Amend Village of Pouce Coupe Sewer Frontage Parcel Tax, First Readings.

**MOVED** by Councillor Hamann and seconded THAT  
Council passes the first three readings of Bylaw #933, 2010, to Amend Village of Pouce  
Coupe Sewer Frontage Parcel Tax. **CARRIED**

## 11. REPORTS

- a) Staff/Council Portraits

- Report of Administrative Assistant

Council tabled this item for discussion at a later date.

- b) Investment Strategy

- Report of CAO

Council tabled this item for discussion at a later date.

- c) Industrial Park Power

- Report of CAO

**MOVED** by Councillor Hamann and seconded THAT  
Council add the cost of installing three power poles to the Pouce Coupe Industrial Park to  
the 2010 capital budget. **CARRIED**

- d) Councillor Hamann Portfolio Report – Verbal  
Councillor Hamann had nothing to report at this time.

- e) Councillor Kut Portfolio Report – Verbal  
Councillor Kut was not present.

- f) Councillor Merrick Portfolio Report – Verbal  
Councillor Merrick had nothing to report at this time.

- g) Councillor Drover Portfolio Report – Verbal  
Councillor Drover was not present.

- h) Mayor Clark Portfolio Report – Verbal  
Mayor Clark had nothing to report at this time.

**12. REPORT OF CHIEF ADMINISTRATIVE OFFICER**

- Progress Report to March 17, 2010  
**ACCEPTED** for information by consensus of Council.

**13. QUESTION PERIOD – NIL**

**14. NEW BUSINESS**

- a) Proposed 2010 Budget for the Pouce Coupe Library.  
Council tabled this item for discussion at a later date.
- b) Proposed 2010 Budget and 2009 Annual Report for the Pouce Coupe Museum. – *Discussed after item 7.*
- c) 2010-2014 Budget.  
Council tabled this item for discussion at a later date.

**15. ADJOURNMENT**

The meeting adjourned at 10:15 p.m.

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Chairperson  
Mayor Lyman Clark

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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.

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Chief Administrative Officer  
Peter Thomas