

THE CORPORATION OF THE VILLAGE OF MONTROSE

**REGULAR MEETING #24-07**

A Regular Meeting of the Council of the Village of Montrose held in the Council Chambers on August 07, 2007.

Present Mayor A. Benzer  
Councillor R. Schmidt  
Councillor G. Welsh  
Councillor G. Parker  
Councillor C. Cook  
CAO B. Teasdale  
Media - None

Absent Nil

**CALL TO ORDER**

Mayor Benzer called the meeting to order at 7:00 p.m.

**AGENDA**

Agenda The CAO advised of a late item added to the agenda under correspondence. The Mayor also requested that an additional delegate speak at the meeting.

Moved by Councillor Welsh  
Seconded by Councillor Schmidt

That the agenda for Regular Meeting #24-07 be adopted as amended.

CARRIED

**DELEGATIONS**

Fire Chief Mr. Kim McLean, the Village's Fire Chief, made a presentation to Council regarding some required renovations to the Montrose Fire Hall. The proposed renovations are due to structural changes to one or both of the bay doors, as the Village will be receiving a new fire truck in 2008, but currently, is too big to fit through the existing bay doors. Modifying the new truck to fit through the door would cost in the order of \$40,000 to \$50,000. The Regional District will not order the truck until there is a commitment from Council to look at the door issue, and the Regional Fire Chief would like it as soon as possible. Would like a foot but could settle for 10 inches.

Also, the Fire Chief reiterated the fact that the fire risk in the area is among the worst in the province and recommended that Council issue a total fire ban within the Village limits on a proactive basis.

A question and answer period followed the presentation. Council thanked Mr. McLean for his presentation and advised that staff will look into the situation regarding the doors at the Fire Hall.

Berriault Mr. Don Berriault made a presentation to Council regarding concern in respect to the mismatching of various Bylaws, namely the Building Bylaw, and Zoning Bylaw.

Council thanked Mr. Berriault for his presentation and advised that staff is currently addressing the inconsistencies with those particular Bylaws.

**MINUTES**

Meeting #22-07

Moved by Councillor Schmidt  
Seconded by Councillor Cook

That the Minutes of Regular Meeting #22-07 of July 16, 2007, be approved as circulated.

CARRIED

#### **CONSENT CALENDAR**

Moved by Councillor Parker  
Seconded by Councillor Welsh

That the Consent Calendar including:

- (1) Homeowner Protection Office – Important Changes to the Homeowner Protection Act,
- (2) City of Coquitlam – TransLink Fare Increase,
- (3) Ministry of Community Services – Response to the City of Trail's Request of a Restructure Planning Grant,
- (4) District of Sooke – Local Government Access to Conflict of Interest Commissioner,
- (5) Village of Port Clements – 2007 UBCM Resolution Submission regarding Inclusion of Routine Eye Examinations,
- (6) UBCM – First Community Works Fund Payment,
- (7) IHA – Primary Health Care in Castlegar,
- (8) UBCM – New Executive Director Appointed,
- (9) UBCM – July 20 Executive Meeting Highlights,
- (10) Premier's Office – Single Business Licence Initiative,
- (11) MIA – 2006 Dividend Cheque

be accepted as circulated.

CARRIED

#### **MOTIONS & SUBMISSIONS**

Nil

#### **REFERRALS FROM PRIOR MEETINGS**

Nil

#### **REFERRALS FROM DELEGATIONS**

Fire Chief

Councillor Schmidt suggested that the Regional Fire Service should be paying for the modifying of the building and suggested that the CAO look into the wording of the lease.

The CAO retrieved the lease file and reviewed it with Council. At that time, the Mayor suggested that the building is in fact the responsibility of the Village.

Moved by Councillor Welsh  
Seconded by Councillor Parker

That the CAO get an engineering quote to modify the existing bay doors at the fire hall to allow for access of the new fire truck.

1-24-07

CARRIED

Council also directed staff to place notice of the recommended fire ban by the Village's Fire Chief in the next newsletter.

Berriault

Council advised that staff is currently working on the deficiencies.

**CORRESPONDENCE**

- S.D. No. 20      A invitation from School District 20 to attend a literacy consultation planning meeting at Selkirk College.  
 ACKNOWLEDGED  
 Council acknowledged the intent of the Mayor to attend the meeting.
- Northport, WA      An invitation from the Town of Northport, WA to their Annual Labour Day Parade.  
 Moved by Councillor Welsh  
 Seconded by Councillor Parker  
 That the Village entre their float in the upcoming Northport Annual Labour Day Parade.
- 2-24-07**      CARRIED  
 Council requested that staff look into, and complete, any necessary requirements of crossing the border with the parade float.
- UBCM      A letter from UBCM regarding the upcoming 2007 Convention and Small Talk Forum.  
 ACKNOWLEDGED  
 Council directed the CAO to submit the following issue to the Small Talk Forum: Implications of forming a District Municipality and more specifically, the role and status of current municipalities within a newly created District Municipality.
- BCSPCA      A letter from the BCSPCA regarding information on the regulation of Exotic Animals and requesting Council to support a UBCM resolution on the matter.  
 ACKNOWLEDGED
- UBCM      A letter from UBCM requesting assistance from local government in identifying impediments on the Province's commitment to reducing greenhouse emissions by 33% below current levels by 2020.  
 ACKNOWLEDGED
- UBCM      A letter from UBCM regarding Phase two of the Community Tourism Funding Program.  
 ACKNOWLEDGED  
 The CAO asked Council for feedback in respect to any programs or initiatives they would like to see as a result of this funding program.  
 Council directed the CAO to contact the Trail and District Chamber of Commerce to inquire about any further initiative being undertaken with respect to the Lower Columbia Community Development Team LCCDT
- Hayhurst      A letter from George and Beverley Hayhurst requesting permission for site explanatory work and debris clean-up on their property located at 160, 10<sup>th</sup> Avenue.  
 The CAO advised Council about previous talks with the property owner in respect to the intended work to take place on their lot.  
 The CAO also advised Council that as the property is located within a Development Permit Area, the property owner would require a resolution from Council to waive the requirement of a Development Permit where minor alterations or additions to an existing building, structure, or land use are proposed as per Section 4.2 of the Official Community Plan.  
 Moved by Councillor Parker  
 Seconded by Councillor Cook

That Council waive the requirement for a Development Permit to allow for the completion of requested activities in the August 07, 2007 letter from the owners of the property located at Lot A, Block 1, Plan 2422, D.L. 205, Kootenay District (160 10<sup>th</sup> Street).

The mover withdrew the motion with the consent of the second-der.

Council advised the CAO to inform the applicant that a Building Permit Application with sketch Plan is required for Council to waive a Development Permit.

Moved by Councillor Parker  
Seconded by Councillor Cook

That staff provide provisions in the 2008 Budget to draft a new Zoning Bylaw and Official Community Plan Bylaw.

**3-24-07**

CARRIED

**REPORTS & MEMORANDA**

LWMP

CAO – Memorandum outlining concerns with the Village's Sewer Treatment Plant.

ACKNOWLEDGED

Council directed the CAO to advise the LWMP Committee of their continued interest in the establishment of a regional sewerage system.

DVP #2007-03

CAO – Memorandum concerning a Development Variance Permit Application at 760 10<sup>th</sup> Avenue.

Moved by Councillor Schmidt  
Seconded by Councillor Cook

That Council approve the Development Variance Permit application for Lot 5, Section 32, Plan 2352, D.L. TP 7A (760 10<sup>th</sup> Avenue) and issue a Development Variance Permit to allow the placement of a manufactured home at the above-mentioned property as per the submitted Building Application

**4-24-07**

CARRIED

DP #2007-02

CAO – Memorandum concerning a Development Permit Application at 934 7<sup>th</sup> Street.

Moved by Councillor Welsh  
Seconded by Councillor Parker

That Council approve the Development Permit Application from Albert and Carol Nelson for lot 3, block 900, plan nep62575, D.L. TP 7a (934 7<sup>th</sup> Street) and issue a Development Permit subject to the following conditions:

A. That it is based on the plans submitted to the Village of Montrose contained within the Building Permit Application, and

B. That the applicant adheres to the recommendations outlined in the Geotechnical Report prepared by WSA Engineering Ltd. on July 18, 2007.

**5-24-07**

CARRIED

2007 Paving Program

CAO – Memorandum regarding the status of the 2007 Paving Program.

ACKNOWLEDGED

Staff Report

Deputy Clerk – Memorandum regarding actions taken in response to last Council Meeting.

ACKNOWLEDGED

Council advised staff of their wish to send out a letter to all homes in the Village requesting their compliance with tighter water restrictions for the months of August and September for lawn sprinkling activities from 6-8 am 6-8 pm and for underground irrigation systems from 12-4 am.

Council also requested that staff post one newsletter at the Post Office

Property Insurance CAO – Memorandum summarizing the Requests for Proposals received for the 2007-2008 Comprehensive Insurance Program.

Moved by Councillor Schmidt  
Seconded by Councillor Parker

That Council approve the renewal of the 2007-2008 Comprehensive Insurance Program with Capri Insurance for a total of TEN THOUSAND, TWO HUNDRED and FORTY-THREE dollars (\$10,243).

**6-24-07** CARRIED

Water Consumption CAO – Monthly Water Records for the month of July.

ACKNOWLEDGED

### **Financial Matters**

Accounts Payable #8578-8613 Moved by Councillor Parker  
Seconded by Councillor Welsh

That the commitments and expenditures represented by the accounts payable listed below be authorized and that the payment in the amount of FORTY-SIX THOUSAND, SIXTY-ONE dollars and NINE cents be approved:

Cheques #8578-8613 and payroll direct deposits \$46,061.09

**7-24-07** CARRIED

Financial Report Deputy Clerk – Consolidated Financial Report for Montrose Family Fun Days Activities 2007.

ACKNOWLEDGED

June Reconciliation Deputy Clerk – Financial reconciliation report for June 2007.

ACKNOWLEDGED

### **BYLAWS**

#645 Moved by Councillor Parker  
Seconded by Councillor Welsh

That Bylaw #645, cited as the Nuisance (Controlled Substance) Bylaw, having been reconsidered and having met all prerequisites for final adoption, be now finally adopted, sealed and signed by the Mayor and the Clerk.

**8-24-07** CARRIED

#658 Moved by Councillor Parker  
Seconded by Councillor Welsh

That Bylaw #658, cited as the Zoning Amendment Bylaw (Definitions 2007), be now introduced and read a first time.

**9-24-07** CARRIED

#658 Moved by Councillor Parker  
Seconded by Councillor Welsh

That Bylaw #658, cited as the Zoning Amendment Bylaw (Definitions 2007), having been given due and detailed consideration by Council, be now read a second time.

**10-24-07** CARRIED

#659 Moved by Councillor Cook

Seconded by Councillor Parker

That Bylaw #659, cited as the Official Community Plan Amendment Bylaw – Schedules 'B' & 'C' (20007), be now introduced and read a first time.

**11-24-07**

CARRIED

#659

Moved by Councillor Parker  
Seconded by Councillor Welsh

That Bylaw #659, cited as the Official Community Plan Amendment Bylaw – Schedules 'B' & 'C' (20007), having been given due and detailed consideration by Council, be now read a second time.

**12-24-07**

CARRIED

**POLICIES**

#7900

Moved by Councillor Welsh  
Seconded by Councillor Parker

That Policy #7900, cited as the Community Hall Rental Fee Waiver Policy, be confirmed unchanged.

**13-24-07**

CARRIED

#7910

Moved by Councillor Parker  
Seconded by Councillor Welsh

That Policy #7910, cited as the Canopy Rental Policy, be confirmed amended as follows:

Rental fees of \$25 per weekday be changed to \$10 per day, and Rental fees of \$40 per weekend be changed to \$25 per weekend.

**14-24-07**

CARRIED

**MEMBER REPORTS & INQUIRIES**

Councillor Schmidt

Committee Report

None.

Member Inquiry

1. Absent from the next meeting due to previous commitments,
2. Requesting information in respect to enforcement of BC Fire Code through current Building Inspection activities,

Council directed the CAO to investigate the matter with Regional District Building Officials.

Councillor Cook

Committee Report

None.

Member Inquiry

1. Concerned with bear problem in the Village.

Councillor Parker

Committee Report

None.

Member Inquiry

1. Watering notice no watering on the 31<sup>st</sup> of any month,
2. Updated Council on what other municipalities are doing to combat excessive water consumption, and
3. Viewmont Park excavation of material near current residential fence.

Councillor Welsh

Committee Report

1. Beautification - Request for design for Village entrance signs.

Member Inquiry

- 1. Retirement party for Mr. Fitzpatrick,

Council directed staff to think about combining efforts in hosting retirement activities with the family of Mr. Fitzpatrick.

Moved by Councillor Parker

Seconded by Councillor Cook

That Council waive the hall rental fee for the retirement party of Mr. Fitzpatrick.

15-24-07

CARRIED

- 2. Requested that the Retirement Bonus Policy be revisited at the next regular meeting.

Mayor Benzer

Committee Report

Publicity and Public Relations – A written report on recent activities including:

- 1. Recreation Mediation Committee Update, including the cancellation of meetings in September due to sudden medical condition of mediator. Advised Council that currently no back up plan is in place with respect to continuing mediation talks with an alternate mediator, and
- 2. Previous meeting with Fire Chief McLean regarding the issue he brought to Council (fire hall door modifications).

Member Inquiry

- 1. Trail Horseman’s Society water use, and
- 2. Inquired about the bus shelter project,

The CAO advised Council that the Rotary Club has been advised that the project is ready for them to commence work on,

- 3. Recent complaints about contractor activities at a recent project, and
- 4. Reminder of Mr. Stockmanski’s Retirement Party.

CAO

No Report.

**ADJOURNMENT**

Councillor Parker moved adjournment at 9:10 p.m.

I hereby certify the preceding to be a true and correct account of the Regular Meeting #24-07 of Council held on August 07, 2007.

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Mayor

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Corporate Officer