

**Village of Valemount  
Minutes of the Regular Council Meeting**

**Date:** August 11, 2009  
**Time:** 7:00 PM  
**Place:** Community Hall

**Those Present:** Mayor Smith  
Councillor Capstick  
Councillor Piper  
Councillor Roe  
Councillor Tchir

**Others:** D.B. Fleming, Chief Administrative Officer  
Sandy Salt, Deputy Director of Corporate Services  
Silvio Gislimberti, Economic Development Officer

Media (5)  
General Public (66)

1. **Call to Order** Mayor Smith called the meeting to order at 7:03 PM
2. **Adjourn for the Public Hearing** Mayor Smith adjourned the Regular Council meeting for the Public Hearing for "Village of Valemount Zoning Amendment Bylaw No. 642, 2009 (SAAS FEE)".
3. **Recall Meeting to Order** Mayor Smith recalled the meeting to order at 8:20 PM  
  
Media (2)  
General Public (32)
4. **Adoption of Minutes**
  - a) **Regular Council Meeting, July 28, 2009** **Res # 368/09**  
MOVED BY Councillor Piper  
SECONDED BY Councillor Tchir  
THAT the minutes of the Regular Council Meeting held July 28, 2009 be adopted as printed and circulated.  

CARRIED.
5. **Business Arising from the Minutes** Councillor Tchir referenced Res # 357/09 and inquired if the letter from Adventure Management regarding Public Works Crew Appreciation has been forwarded to the Public Works Department. The Deputy Director of Corporate Services responded yes.  
  
Councillor Tchir referenced Res # 358/09 and inquired if a letter of support has been sent to the British Columbia Recreation And Parks Association regarding Recreation Infrastructure Renewal. The Deputy Director of Corporate Services responded that this is still in progress.

Councillor Tchir referenced Res #360/09 and inquired if a letter has been sent to the Valemount Volunteer Fire Department commending them on their Muscular Dystrophy Canada fundraising efforts. The Deputy Director of Corporate Services responded yes.

6. **Petitions & Delegations**

a) **Christine Torgerson**  
**Re: Valemount**  
**Sports Day**  
**Committee Request**  
**for Resolution of**  
**Support for Grant**  
**Applications**

Mayor Smith invited Ms. Christine Torgerson forward.

Ms. Torgerson thanked Mayor and Council. She reported on coming before Council earlier in the year to obtain approval from Council for new buildings on the sports grounds, and that they are now at the grant application process and require a resolution from Council in support of this proposal to be submitted along with two of the grant applications.

**Res # 369/09**

MOVED BY Councillor Roe

SECONDED BY Councillor Capstick

THAT the verbal and written presentation from Ms. Christine Torgerson regarding Valemount Sports Day Committee Request for Resolution of Support for Northern Development Initiative Trust \$30,000.00 Grant Application and Building Canada Fund \$51,578.00 Grant Application, be received: AND THAT letters stating resolution of support be sent.

CARRIED.

Mayor Smith thanked Ms. Torgerson.

b) **Jarvis Ronacher of**  
**CTQ Consultants**  
**Ltd. Re: Downtown**  
**Revitalization Update**

Mayor Smith invited Mr. Jarvis Ronacher forward.

Mr. Ronacher provided an update on the progress of the Downtown Revitalization project over the last two weeks. He reported that the water service connections and all water works along 5<sup>th</sup> Avenue are now complete. Mr. Ronacher reported that they have finished installing the storm mains and manholes along 5<sup>th</sup> Avenue and have installed perforated pipe every second length and imbedded it with drain rock in order to alleviate some of the pressure on the rock pit that is going to be installed at Centennial Park. He also reported that over half of the catch basins have been installed to date and they are currently doing excavation to the sub grade elevation to allow placement of 150mm of pit run rather than the 300mm originally called for. Mr. Ronacher reported that the remainder of the catch basins would be installed as the sub grade excavation moves down 5<sup>th</sup> Avenue. He reported that a BC Hydro crew has been around for the last couple of days doing work on poles at the intersection of Dogwood Street and 5<sup>th</sup> Avenue in preparation for the power lines to go underground. Mr. Ronacher answered a question Councillor Capstick previously inquired about regarding corrosion protection.

**Res # 370/09**

MOVED BY Councillor Capstick

SECONDED BY Councillor Roe

THAT the verbal presentation from Mr. Jarvis Ronacher of CTQ Consultants Ltd. regarding Downtown Revitalization Update be received for information purposes.

CARRIED.

Mr. Andru McCracken inquired what the overall project completion date is. Mr. Ronacher responded the second or third week of September now.

Ms. Rashmi Narayan inquired when the asphalt would be finished. Mr. Ronacher responded that they are planning that for the end of August and that the sidewalks will be going in after the asphalt.

**7. Correspondence**

**a) Columbia Basin  
Trust Re: 2008/2009  
Annual Report**

**Res # 371/09**

MOVED BY Councillor Tchir

SECONDED BY Councillor Piper

THAT the letter from Columbia Basin Trust regarding 2008/2009 Annual Report be received for information purposes.

CARRIED.

Councillor Tchir extended a special thanks to Columbia Basin Trust for their generous consideration of contributions to our community.

**b) Regional District of  
Fraser-Fort George  
Re: Regional Parks  
Technical Advisory  
Committee**

**Res # 372/09**

MOVED BY Councillor Piper

SECONDED BY Councillor Tchir

THAT the letter from Regional District of Fraser-Fort George regarding Regional Parks Technical Advisory Committee, be received; AND THAT Councillor Roe be appointed to the Regional District of Fraser-Fort George Regional Parks Technical Advisory Committee.

CARRIED.

**c) Valemount New Life  
Centre Re: Gospel  
Music Concert**

Councillor Roe excused herself from the meeting at this point citing a potential conflict of interest.

**Res # 373/09**

MOVED BY Councillor Capstick

SECONDED BY Councillor Tchir

THAT the letter from Valemount New Life Centre regarding Gospel Music Concert, be received; AND THAT the request to use Centennial Park and the Village's large tent on Saturday, August 29, 2009 be approved.

CARRIED.

Councillor Roe returned to the meeting.

8. Bylaws

- a) **Village of Valemount Zoning Amendment Bylaw No. 642, 2009 (SAAS FEE), (3<sup>rd</sup> Reading)** **Res # 374/09**  
MOVED BY Councillor Piper  
SECONDED BY Councillor Tchir  
THAT Bylaw No. 642, 2009 cited as "Village of Valemount Zoning Amendment Bylaw No. 642, 2009 (SAAS FEE)" be given 3<sup>rd</sup> reading.

CARRIED.

9. General Correspondence

- Res # 375/09**  
MOVED BY Councillor Piper  
SECONDED BY Councillor Tchir  
THAT the General Correspondence be received for consideration.

CARRIED.

10. Reports

- a) **Deputy Director of Corporate Services Re: Development Variance Permit #02-2009** **Res # 376/09**  
MOVED BY Councillor Piper  
SECONDED BY Councillor Capstick  
THAT the report from the Deputy Director of Corporate Services regarding Development Variance Permit #02-2009 be received for consideration.

CARRIED.

Mayor Smith called for any questions, concerns, opposition or support from the public regarding the Development Variance Permit #02-2009 Application.

Mr. Junior Osadchuk inquired why is there such a drop in the parking requirement for the SAAS FEE project. The Chief Administrative Officer responded the entire unit requirement was 337 and the developer has requested to provide 255; it is a big variance but for the type of use 255 parking spaces provided is quite a few. The developer responded that they would never be one hundred percent occupied.

The Builder commented that they have done an extensive study on how the building will function and they are very comfortable with the number of parking stalls and believe that they are in excess of what will be needed. The change in the zoning to the hotel drops the need for as many stalls to begin with, so some of the counts have come down just on that basis, and the remainder is what they feel is required to run their business; they do not want to have too few parking stalls.

Mr. Osadchuk questioned if SAAS FEE are not coming across with money for the drop in the number of parking stalls. The Chief Administrative Officer responded that there has not been a request for cash in lieu parking at this time. Mr. Osadchuk questioned if cash in lieu has been suggested. The Chief Administrative Officer responded no.

The developer commented that part of the traffic study that they have done would require a traffic light at the intersection of Hwy 5 and 5<sup>th</sup> Avenue, which they will have to contribute towards.

Mr. Osadchuk questioned the policy for cash in lieu for parking. The Chief Administrative Officer responded that there is an opportunity that if a business is short of parking, they may purchase parking through a Village parking policy, which is \$1,500.00 per stall.

Mr. Maurice Hill questioned if the \$1,500.00 per parking stall in lieu collected by the Village goes into an account for developing parking. The Mayor responded that it goes into a specific fund for parking.

Ms. Rashmi Narayan questioned why SAAS FEE has not been requested cash in lieu instead of a variance.

Mr. Peter Felmark questioned if the Village has verified the developers parking calculations to the Villages requirements. The Chief Administrative Officer responded that the parking plan lays out the requirements and parking provisions for commercial and residential and this has all been taken into consideration and the Village is planning for higher use.

Discussions continued.

**Res # 377/09**

MOVED BY Councillor Roe

SECONDED BY Councillor Tchir

THAT the report from the Deputy Director of Corporate Services regarding Development Variance Permit #02-2009 be deferred to a later Council meeting date for consideration.

CARRIED.

**b) Building Inspector  
Re: July 2009  
Report**

**Res # 378/09**

MOVED BY Councillor Roe

SECONDED BY Councillor Tchir

THAT the report from the Building Inspector regarding July 2009 be received for consideration.

CARRIED.

**c) Public Works  
Superintendent Re:  
July 2009 Report**

**Res # 379/09**

MOVED BY Councillor Piper

SECONDED BY Councillor Roe

THAT the report from the Public Works Superintendent regarding July 2009 be received for consideration.

CARRIED.

## **11. New Business**

Councillor Tchir reference Res # 343/09 and inquired if the Village has received any response yet regarding the Olympic Torch Relay Community Grant Application. The Deputy Director of Corporate Services responded that the application deadline was just July 31, 2009 and that well over 200 applications have been submitted, and suspects it may be a little while yet before the Village gets a response.

Councillor Tchir inquired if the Village has received any information regarding the Seniors housing units. The Chief Administrative Officer responded with nothing heard lately, but the Village has notified the Province about the Villages interest in getting three more units and utilizing Lot 10; and Council meetings are set up for UBCM on that particular issue.

Councillor Piper reported on attending a Valemount Community Forest Company Ltd. meeting on Monday, August 10, 2009.

Councillor Capstick inquired about the gravel laneway added to the property between 2<sup>nd</sup> and 3<sup>rd</sup> Avenue wondering if that is an easement. The Chief Administrative Officer responded yes, and that the lane servicing the future Seniors Housing project had been improved with available equipment from the Downtown Revitalization project.

Councillor Roe reported on attending the Valemount Community Forest Company Ltd. meeting on Monday, August 10, 2009. She also reported on the upcoming Community Health Committee meeting on Wednesday, August 12, 2009.

The Chief Administrative Officer presented Council with one late item.

### **Res # 380/09**

MOVED BY Councillor Roe

SECONDED BY Councillor Capstick

THAT the report from the Chief Administrative Officer regarding Tender Award for Water Treatment Plant, be received; AND THAT the tender for Valemount Water Treatment Plant construction be awarded to Greyback Construction Ltd. of Penticton, BC, in the amount of \$1,996,773.32 subject to Council satisfaction of references received from Village Engineers.

CARRIED.

**12. In Camera Meeting**

**Res # 381/09**

MOVED BY Councillor Piper  
SECONDED BY Councillor Tchir  
THAT the Regular Council meeting be closed to the public to permit consideration of two additional agenda items as In Camera items pursuant to Section 90.1 of the Community Charter and that members of the public be excluded from the In Camera session of Council.

CARRIED.

**13. Adjournment**

MOVED BY Councillor Piper  
That the Regular Council meeting held August 11, 2009 be adjourned.

CARRIED.

The meeting was adjourned at 9:11 PM.

ADOPTED BY COUNCIL  
AT A REGULAR MEETING  
HELD ON \_\_\_\_\_  
RESOLUTION NUMBER \_\_\_\_\_

CERTIFIED CORRECT

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer