



**REGULAR COUNCIL MEETING**  
**District Office – Council Chambers**  
**6:00 P.M.**  
**September 13, 2021**

Present: Mayor Dave Heiberg  
Councillor Mattias Gibbs  
Councillor Pat Markin  
Councillor Kelly Miller  
Councillor Travous Quibell  
Councillor Leigh Summer

Absent: Councillor Valerie Paice (*with notice*)

Staff: Chief Administrative Officer, Mokles Rahman  
Corporate Officer, Jeanette McDougall  
Director, Public Works, Ruhul Amin  
Director, Protective Services, Brad Milton

**1. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. with Mayor Heiberg presiding.

**RESOLUTION NO. 090/21**

**M/S Councillors Summer / Gibbs**

**THAT** Council approve varying the order of the Agenda to bring Item 8 – Public Hearings to the first order of business.

**CARRIED**

**2. PUBLIC HEARING – PROPOSED ZONING AMENDMENT BYLAW NO. 924, 2021 - CANNABIS RETAIL STORES**

*Note: Public Hearing Minutes are attached.*

**3. DELEGATIONS**

**4. NOTICE OF NEW BUSINESS**

Mayor's Additions:	CR1	Strategic Planning
Councillor's Additions:	NB1	Community Hall - Councillor Gibbs
	NB2	Gates - Councillor Summer
CAO Additions:	NB3	Water Treatment Plant
	NB4	Arena Operations
	NB5	Asphalt Repair
	NB6	Garden of the Peace Cemetery

**5. ADOPTION OF AGENDA BY CONSENSUS**

**6. DECLARATION OF CONFLICT OF INTEREST**

**7. ADOPTION OF MINUTES**

**M1 REGULAR COUNCIL MINUTES**

**RESOLUTION NO. 091/21**

**M/S Councillors Miller / Quibell**

**THAT the minutes of the August 23, 2021 Regular Council Meeting be adopted as presented.**

**CARRIED**

**8. BUSINESS ARISING FROM THE MINUTES**

In response to a question from Council, the CAO advised that the East Entrance Sign was in the process of being built off-site and is to be installed on-site this week.

**9. PUBLIC HEARING**

*Note: Agenda varied to move this item to the first order of business.*

**10. STAFF REPORTS**

**SR1 CULVERT INSTALLATION AND DITCH REPAIR  
– PROPOSAL EVALUATION AND AWARD**

**RESOLUTION NO. 092/21**

**M/S Councillors Markin / Miller**

**THAT the Culvert Installation and Ditch Repair Report be received for discussion.**

**CARRIED**

The CAO provided the rationale for selecting Omar Kirkeeng, who will supply labour and equipment for the culvert installation and ditch repair and also provided an explanation for the reduction in the project's scope. The District will buy the culvert directly from the supplier.

**SR2 STATUTORY HOLIDAY RE TRUTH AND RECONCILIATION  
– SEPTEMBER 30, 2021**

**RESOLUTION NO. 093/21**

**M/S Councillors Quibell / Markin**

**THAT the District observe the new federal Statutory Holiday (National Day for Truth and Reconciliation) on September 30<sup>th</sup> for every calendar year starting in 2021.**

**CARRIED**

**11. COMMITTEE MEETING REPORTS**

## 12. BYLAWS

### B1 BYLAW NO. 924, 2021 – ZONING AMENDMENT RE CANNABIS

**RESOLUTION NO. 094/21**

**M/S Councillors Quibell / Markin**

**THAT** Council approve the Third Reading of Bylaw No. 924, 2021 - A Bylaw to Amend Zoning Bylaw 823, 2013 to include cannabis retail stores as a permitted use in Zones C1: Town Centre Commercial and C2 Zone: Service Commercial; and

**THAT** Council adopt Bylaw No. 924, 2021 - A Bylaw to Amend Zoning Bylaw 823, 2013 to include cannabis retail stores as a permitted use in Zones C1: Town Centre Commercial and C2 Zone: Service Commercial.

**CARRIED**

## 13. CORRESPONDENCE

### C1 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE – LETTER OF SUPPORT RE PINE PASS PROJECTS

**RESOLUTION NO. 095/21**

**M/S Councillors Summer / Gibbs**

**THAT** Staff draft a letter of support for the BC Ministry of Transportation and Infrastructure's grant application to the federal Disaster Mitigation & Adaptation Fund for Pine Pass Bridge projects.

**CARRIED**

### C2 LIFECYCLE EVENTS – LETTER OF SUPPORT RE FAIRS, FESTIVALS AND EVENTS RECOVERY FUND, BC MINISTRY OF TOURISM, ARTS CULTURE AND SPORT

**RESOLUTION NO. 096/21**

**M/S Councillors Miller / Markin**

**THAT** Staff draft a letter of support for LifeCycle Events' application for the Fairs, Festivals and Events Recovery Fund for the Peace Valley Folk Fest planned to be held in the summer of 2022 on the condition that no financial contribution from the District is required.

**CARRIED**

### C3 LETTER FROM S. METZGER RE POOL OPERATION 2021

Received for Information.

### C4 LETTER FROM N. FORRESTER RE POOL 2021

Received for Information.

## 14. REPORTS BY MAYOR & COUNCIL ON MEETINGS AND LIAISON RESPONSIBILITIES

### CR1 STRATEGIC PLANNING

The Mayor advised that the annual Strategic Planning Workshop is scheduled for Saturday, November 13, 2021.

## **15. OLD BUSINESS**

## **16. NEW BUSINESS**

### **B1 COMMUNITY HALL – SELECT COMMITTEE**

The Mayor appointed a Select Committee for the purpose of determining whether to replace or repair the Community Hall. Committee members will be as follows; Councillor Quibell, Chair; Councillor Gibbs, Vice-Chair, Councillor Markin, Councillor Summer, and some members of the Public will also be asked to sit on the Committee. This item will be added to the agenda for the upcoming Strategic Planning meeting.

### **B2 BC HYDRO SITE C – GATES AREA**

Councillor Summer stated that the area from Hudson's Hope down to the "Gates" could be a recreation area with a boat launch; the Mayor will raise the issue at a Board Meeting at the Peace River Regional District.

### **B3 WATER TREATMENT PLANT - UPDATE**

The CAO provided an update on the Water Treatment Plant, as follows:

- Membrane autopsy: preliminary results have been provided; 1st stage fouling is from biofouling and silica build-ups; currently waiting to receive the full report.
- The source water investigation by BC Hydro's consultant is underway and results are expected by October 9, 2021.

### **B4 ARENA OPERATIONS**

The CAO provided an update on the Arena opening as follows:

- Targeting the first week of October 2021 to open the Arena for public use; and
- Progress on the ice-making is good.

### **B5 ASPHALT REPAIR**

The CAO provided an update on asphalt repairs as follows:

- 17 locations have been selected;
- The contract has been awarded to Dynastar Blacktop, Fort St. John. DGS Astro Paving and Knelsen Sand & Gravel also submitted quotes; and
- Work expected to start soon.

### **B6 GARDEN OF THE PEACE CEMETERY**

The CAO provided an update on the Garden of the Peace Cemetery as follows:

- There is an approved Operating Budget for the construction of a concrete platform around the columbarium;
- A quotation was submitted by a local contractor; and
- Work is expected to start soon.

## **17. PUBLIC INQUIRIES**

- One member of the public requested that printed copies of the agenda be available.
- In response to a question regarding the liner in the Pool, the Mayor advised that this item will be discussed during the upcoming Strategic Planning meeting.

## 18. NOTICE OF CLOSED MEETING

### **RESOLUTION NO. 089/21**

**M/S Councillors Paice / Quibell**

**THAT Council move to a Closed Meeting for the purpose of discussing the following items:**

- **Community Charter Section 97 (1) (b):**

(b) all minutes of Council meetings, other than a meeting or part of a meeting that is closed to the public

➤ Closed Meeting Minutes – August 23, 2021

- **Community Charter Section 90 (1) (k):**

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the municipality if they were held in public

➤ Lucas Subdivision

**CARRIED**

## 19. RISE AND REPORT

## 20. ADJOURNMENT

Mayor Heiberg declared the meeting adjourned at 7:36 pm.

### **DIARY**

#### **Conventions/Conferences/Holidays**

Commercial Water Rate Increase-annual budget

Consideration

Pool Year End Report 2020

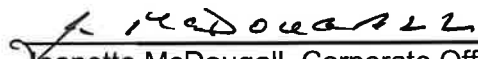
### **Diarized**

08/04/19

04/01/20

Certified Correct:

  
Dave Heiberg, Mayor

  
Jeanette McDougall, Corporate Officer

## **PUBLIC HEARING**

### **PROPOSED ZONING AMENDMENT BYLAW NO. 924, 2021 CANNABIS RETAIL STORES**

**September 13, 2021  
6:00 pm**

**Community Hall  
10310 Kylo Street  
Hudson's Hope, BC**

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The Mayor called the Public Hearing to order at 6:01 pm and read the Opening Statement regarding the proposed Zoning Amendment Bylaw No. 924, 2021. The intent of the proposed Zoning Amendment Bylaw No. 924, 2021 is to add Cannabis Retail Stores as a permitted use in Zone C1: Town Centre Commercial and Zone C2: Service Commercial.

*Verbal submissions:*

- Angie Watson, 10820 Carter Street, Hudson's Hope, BC, stated that she was in support of the proposed Zoning Amendment Bylaw No 924, 2021 – Cannabis Retail Stores as these businesses would add to the District's tax base and provide employment in the community.

*Written submissions:*

- One written submission was received from Steve Metzger which is in favour of the proposed bylaw; the written submission is attached.

The Mayor adjourned the Public Hearing at 6:08 pm.

## Jeanette McDougall

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**From:** StevenGrace <essngeom@gmail.com>  
**Sent:** September 13, 2021 3:52 PM  
**To:** Jeanette McDougall  
**Subject:** Zoning Meeting

I am in support of rezoning to support the establishment of a Cannabis shop in Hudson's hope.

I am traveling across Canada at the moment, and I see Cannabis stores in many small towns across our country. They are a good option for small communities for new businesses, as they bring people into town who probably spend money at other businesses also.

I believe the location on Fredette Street is just about the best one could choose for Hudson's Hope. It is off the main Highway, and it is not near the school.

A legal Cannabis shop in Hudson's hope helps to fight against the Cannabis black market which still exists. My reading of news stories since Cannabis has been legalized in Canada indicates that there have been zero to very few problems with Cannabis shops being established in small towns across our country, and I believe the same would be true for Hudson's hope.

Our Town needs a new businesses. They not only provide connections to other businesses when people come to shop, but they also provide revenue to the district for business permits and other fees and taxes.

Steve Metzger  
4400 Powell Road  
250-783-0790

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