

VILLAGE OF RADIUM HOT SPRINGS

REGULAR COUNCIL MEETING MINUTES FROM APRIL 12TH, 2017.

PRESENT: Mayor Clara Reinhardt, Councillors Logan, Verboom, McCauley and Gray, Sgt Bob Vatamaniuck, Sue Miller, Tim Richards, Craig Becker, Karen Sharp, Cathy Chow, Nikki Fredrikson, Jill Logan, Dave Dixon and Mark Read.

1. ORDER:

Mayor Clara Reinhardt brought the meeting to order at 7:29 p.m.

2. ADDITIONS TO AGENDA:

Resolved, that we accept the agenda, as presented.
(Moved by Councillor Gray) Carried.

3. MINUTES:

Resolved, that we approve the Council meeting minutes from March 22nd, 2017, as circulated.
(Moved by Councillor Logan) Carried.

4. DELEGATIONS:

RCMP Sgt. Bob Vatamaniuck provided the quarterly policing report and responded to concerns over staffing levels and the anticipated increased number of visitors expected this coming summer.

5. COMMITTEE REPORTS:

Councillor Verboom provided the REDK Board meeting report. Ron noted that the Columbia Valley Visitor Services agreement was approved. The Board also discussed increasing the public participation process for development approvals. Ron advised that the RDEK will be considering trailhead enhancements (waste, dog poop bag dispensers et cetera) for the Old Coach trailheads.

6. UNFINISHED BUSINESS / BUSINESS ARISING FROM THE MINUTES:

Councillor Gray declared a conflict of interest for the next agenda item, advising that he runs a business that would compete with the proposed development. Mike left Council Chambers at 8:07 p.m.

Mayor Reinhardt summarized the changes made to the development permit application since the last council meeting. The receipt of written submissions from Cathy Chow, Kerry Ellingboe and Tim Richards was acknowledged. Clara invited a resolution from Council regarding the proposal.

Resolved, that we approve an amended Development Permit No. 145, 2017, Old Church Property, with the hard surfacing variance clauses removed.
(Moved by Councillor Verboom, Seconded by Councillor McCauley)

Mayor Reinhardt next invited verbal submissions regarding the development permit application from the audience.

Cathy Chow stated her opinion that it would be “unfair” to other businesses in Radium for Council to grant the variance on hard surfacing because those other businesses met the Zoning Bylaw requirements. Cathy advised that dust originating from the unpaved parking area would negatively impact the patio area of her business and the patio of an adjacent business. Cathy opined that a \$5,000 financial guarantee would be insufficient to pave the parking area. Cathy concluded that having pavement versus not having pavement would affect the tax base, which should be “equal across the board”.

VILLAGE OF RADIUM HOT SPRINGS

Council Meeting Minutes from April 12th, 2017 continued...

6. UNFINISHED BUSINESS continued:

Sue Miller expressed her support for Cathy Chow's position and advised that the proposed business "should not get preferential treatment". Sue stated her concerns regarding additional competition in the restaurant sector and potential negative impacts to existing businesses.

Tim Richards advised that he agreed with the positions taken by Cathy and Sue. Tim emphasized that he felt the \$5,000 financial guarantee was minimal.

Mayor Reinhardt next opened the floor for discussion amongst Council members.

Councillor Verboom noted that he was against providing a variance at the last meeting and that this was still his position. Ron asked what would happen with the next developer who might "expect the same treatment". Ron opined that allowing this variance would "set precedence" for future development permit applications. Ron noted that he agreed with the positions expressed by members of the audience and that he feels that gravel surfaces do not portray a good standard for a restaurant or for the town. Ron further noted that the estimated costs of hard surfacing are probably closer to \$30,000 and that this factor should be taken into account.

Councillor Logan advised that he has considered both the Zoning Bylaw requirements and the verbal and written submissions that have been received. Todd opined that the additional costs to hard surface would represent a relatively small portion of the larger investment in the project. Todd noted that we need to recognize the investments made by existing businesses and that, if an exception is made by providing the variance, Council may have challenges dealing with development permit applications in the future.

Councillor McCauley noted that he had not previously considered the tax implications of hard surfaced versus graveled parking areas. Tyler noted that he was curious as to why the developer has not trimmed the project back, so as to accommodate the budget and meet the requirements of the municipality.

Councillor Verboom advised that the issue raised about increased competition in the restaurant sector was not for Council to decide and that Council should focus on the merits of the proposed variance. The members of Council agreed with Ron's position.

Mayor Reinhardt sought clarification regarding the tax implications of hard surfacing. CAO Mark Read advised that, theoretically, hard surfacing would be an improvement to a property which should increase the assessed value.

Mayor Reinhardt noted that she has evaluated the history of financial contributions provided by businesses that could not meet the parking requirements on their properties. Clara noted that these 'in lieu of parking' contributions have primarily involved businesses located along Main Streets East and West, and that, in her opinion, the variance application before Council is a distinct matter. Clara further advised that the parking variance provided in a former development permit involved residential parking requirements, which also represents a slightly different scenario. Clara noted her excitement at the prospect of renovations occurring on a derelict property. Clara also noted that the variance proposal before Council was largely the result of staff working with the applicant to formulate a compromise solution that might be acceptable to all parties.

After confirming that no one had additional comments, Mayor Reinhardt called the vote on the resolution. The resolution was carried. Councillor Gray returned to the meeting at 8:33 p.m.

7. BYLAWS:

Resolved, that we provide the first three readings to Financial Plan Bylaw No. 431, 2017.
(Moved by Councillor Verboom) Carried.

VILLAGE OF RADIUM HOT SPRINGS

Council Meeting Minutes from April 12th, 2017 continued...

7. BYLAWS continued:

Resolved, that we provide the first three readings to Tax Rates Bylaw No. 432, 2017.
(Moved by Councillor Verboom) Carried.

8. MISCELLANEOUS CORRESPONDENCE & REPORTS:

CFO Karen Sharp provided an overview of her quarterly Finance Department Report.

9. NEW BUSINESS:

Resolved, that we appoint Clara Reinhardt as our primary, and Tyler McCauley as the alternate, representatives on the Ktunaxa/Kinbasket Local Government Treaty Advisory Committee.
(Moved by Councillor Gray) Carried.

Resolved, that we provide the following 2017 Grant in aid allocations:

- Hospice Society \$1,000, and;
- Radium Public Library \$21,100.

(Moved by Councillor Verboom) Carried.

Resolved, that we accept the March cheque register in the amount of \$109,900.30.
(Moved by Councillor McCauley) Carried.

Resolved, that we contribute to the Federation of Canadian Municipalities Legal Defense Fund.
(Moved by Councillor Verboom) Carried.

Council confirmed our spring clean-up for Saturday, April 22nd, 2017.

10. SUNDRY MATTERS & QUESTIONS:

Councillor Logan provided an update on Community Garden activities. The Committee will work with staff to develop polices and confirm liability insurance requirements for events taking place within the Community Garden.

Councillor Verboom noted his attendance at the CV Greenways Trail Alliance. The Alliance has produced a "Trails Vision" document which explains their plans for collaborative trails development in the area.

Councillor Gray noted his attendance at the Columbia Valley Community Economic Development Advisory Commission meeting. The Commission is in the process of hiring a contractor to implement the Resident Attraction and Retention Strategy.

Mayor Reinhardt noted her attendance at the BC Council of Forest Industries conference.

11. ADJOURNMENT:

The meeting adjourned at 9:07 p.m.

HEREBY CERTIFIED CORRECT:



Mayor Clara Reinhardt



Clerk Mark Read