

**DISTRICT OF BARRIERE**  
**MINUTES OF A REGULAR COUNCIL MEETING & PUBLIC HEARING**  
Held on Monday October 4, 2021 at 7:00pm in the Council Chambers at Municipal Hall  
4936 Barriere Town Road, Barriere, B.C.

*“We acknowledge and respect the indigenous peoples of Simpcw First Nation  
within whose traditional lands we are meeting today.”*

Present: Mayor Ward Stamer  
Councillor Judy Armstrong – *via telephone*  
Councillor Scott Kershaw  
Councillor Rob Kerlake  
Councillor Donna Kibble  
Councillor Amanda Sabyan

Regrets: Councillor Al Fortin

Staff: Bob Payette, Chief Administrative Officer  
Tasha Buchanan, Corporate Officer  
Chris Matthews, Parks & Roads Manager

*Mayor Stamer called the meeting to order at 7:00pm*

**1. ADOPTION OF AGENDA**

Moved by Councillor Sabyan  
Seconded by Councillor Kerlake  
That Council approve the October 4, 2021 Regular Council Meeting & Public Hearing  
Agenda.

CARRIED

**2. ADOPTION OF MINUTES**

- a. Moved by Councillor Sabyan  
Seconded by Councillor Kerlake  
That Council adopt the minutes of a September 20, 2021 Regular Council Meeting

CARRIED

**3. PUBLIC HEARING – OCP Bylaw No. 85, Amendment Bylaw No. 207 and Zoning Bylaw No. 111, Amendment Bylaw No. 208 - Re: RZ-21-05 BMI, 4329 Yellowhead Hwy**

**Moved by Councillor Sabyan**  
**Seconded by Councillor Kershaw**  
**That Council convene into a Public Hearing at 7:02pm**

**CARRIED**

The Mayor made an opening statement and staff provided an overview of the application along with the attached planning report. No written submissions were received from the public, however, a few verbal comments and questions had been presented to staff:

- “Will reducing available commercially designated properties unintentionally add to the majority of the tax burden on the residential base?”
- “Will there be an increased cost to taxpayers to handle the maintenance requirements of the increased traffic of Railway Ave. or will the Developer assist in this expense?”
- “Barriere needs more multi-family housing options like this.”
- “This sounds like a good idea but I hope the Developer will agree to maintain some greenery between this lot and the neighbouring residential lots to protect privacy.”
- “If Railway Ave. isn’t going to be paved anytime soon, I hope the District will impose a 20km/hr speed zone on it because people drive too fast on it and Lilley as it is.”
- “Will there be some streetlights finally added to Lilley Rd. and will Railway Ave. get a few too? If so, who pays for that?”

Staff reported that should the rezoning and reclassification be successful, some of the concerns presented could be addressed in the required, Development Permitting process.

The Mayor called for any representations from the public. The following was presented:

Shawn Fadear – 648 Dixon Creek Rd.

- In favor of the rezoning but voiced some questions: **Q: Residential on that side of the highway in the Commercial Corridor was, in previous administration, discouraged. What is the different viewpoint with this new administration?** *A: Balancing commercial and residential is a challenge. However, in light of the extreme housing shortage identified in the recent Housing Report and in the trend of the region, staff are in support of this application. This is also partially due to the access restraints of this parcel where a commercial enterprise may pose even more of an access challenge than other parcels further south.* **Q: MOTI has told him that a frontage road would be required through his Timbermart property in order to access his other property south of that parcel. What would this administration and Council support in that regard?** *A: That discussion can be had outside of this Public Hearing, however, the CAO noted that these items are things that staff and Council will be bringing up in conversations with MOTI.*

The Mayor called three (3) more times for any more representations from the public. No more were presented.

**Moved by Councillor Sabyan  
Seconded by Councillor Kerlake  
That the Public Hearing adjourn at 7:20pm**

**CARRIED**

#### **4. RECONVENE REGULAR COUNCIL MEETING**

*The Regular Council Meeting reconvened at 7:20pm.*

## 5. PETITIONS AND DELEGATIONS

*None scheduled.*

## 6. BYLAWS and POLICIES

- a. District of Barriere Official Community Plan Bylaw No. 85, Amendment Bylaw No. 207 – 2<sup>nd</sup> & 3<sup>rd</sup> readings.  
*Amendment to re-designate 4329 Yellowhead Hwy from Commercial to Residential*

The Developer was in attendance and reported that his anticipated total build-out would be approximately 24 units in a 2 story building.

A desire for increased lighting was noted and staff reported that each streetlight (without a pole) is approximately \$3,000. The Roads Manager also stated that the un-paved road condition is relatively good but some of the corners may be a bit tight for sight lines. It was noted that should the property remain zoned for commercial use, access would still be required to come from Railway Ave. and could result in the same, or more, traffic. Drainage, landscaping/privacy greenery and lighting planning will all be required as part of the required Development Permit.

**Moved by Councillor Sabyan**

**Seconded by Councillor Kerslake**

**That District of Barriere Official Community Plan Bylaw No. 85, Amendment Bylaw No. 207 be given 2<sup>nd</sup> reading.**

**CARRIED**

**Moved by Councillor Sabyan**

**Seconded by Councillor Kerslake**

**That District of Barriere Official Community Plan Bylaw No. 85, Amendment Bylaw No. 207 be given 3<sup>rd</sup> reading.**

**CARRIED**

- b. Zoning Bylaw No. 111, Amendment Bylaw No. 208 – 2<sup>nd</sup> & 3<sup>rd</sup> readings.  
*Amendment to rezone 4329 Yellowhead Hwy. from Yellowhead Corridor Commercial (C2) to Multi-Family Residential (RM).*

**Moved by Councillor Sabyan**

**Seconded by Councillor Kerslake**

**That Zoning Bylaw No. 111, Amendment Bylaw No. 208 be given 2<sup>nd</sup> reading.**

**CARRIED**

**Moved by Councillor Sabyan**

**Seconded by Councillor Kerslake**

**That Zoning Bylaw No. 111, Amendment Bylaw No. 208 be given 3<sup>rd</sup> reading.**

**CARRIED**

- c. Council Procedure Bylaw No. 100, Amendment Bylaw No. 209 – 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> readings.  
*Amendment to add electronic meetings*

**Moved by Councillor Sabyan**

**Seconded by Councillor Kibble**

**That Council Procedure Bylaw No. 100, Amendment Bylaw No. 209 be given 1<sup>st</sup> reading.**

**CARRIED**

**Moved by Councillor Sabyan**

**Seconded by Councillor Kibble**

**That Council Procedure Bylaw No. 100, Amendment Bylaw No. 209 be given 2<sup>nd</sup> reading.**

**CARRIED**

**Moved by Councillor**

**Seconded by Councillor**

**That Council Procedure Bylaw No. 100, Amendment Bylaw No. 209 be given 3<sup>rd</sup> reading.**

**CARRIED**

*Councillor Armstrong left the meeting at 7:37pm*

## **7. STAFF REPORTS**

- a. CAO Update – B. Payette, CAO  
*\*Submitted for information*

The CAO provided an overview of the written report.

## **8. PROCLAMATIONS**

*None scheduled.*

## **9. CORRESPONDENCE**

- a. For Information  
b. For Action

*None submitted.*

## 10. COUNCIL REPORTS

- a. Councillor Kershaw reported that he participated in the ***Walk for the Children*** on Sunday.
- b. Councillor Kerslake reported that he participated in the ***Walk for the Children*** on Sunday.
- c. Councillor Kibble provided a verbal report on the following:
  - Attended the ***Walk for the Children*** on Sunday.
  - Volunteered for the Barriere Literacy Program at the AG Foods fundraising table.
  - Attended the Agri-Festival.
- d. Councillor Sabyan reported that she regrets she was unable to attend the ***Walk for the Children*** on Sunday due to being scheduled to work that day.

## 11. MAYOR'S REPORT

The Mayor provided a verbal report on the following:

- Participated in the ***Walk for the Children*** on Sunday.
- Participated in various TNRD Board Meetings where a Task Force is still being developed to bring forward various concerns and thoughtful change to the BC Wildfire Service's firefighting strategies.

## 12. PUBLIC INQUIRIES

- a. Mr. Shawn Fadear – *"You guys are doing a good job. Thank you."*

## 13. NOTICE OF MOTION

*None presented.*

## 14. CONVENE INTO CLOSED SESSION

**Moved by Councillor Sabyan**

**Seconded by Councillor Kerslake**

**That pursuant to Section 90(1)(c) of the Community Charter, that the public interest requires that persons other than Council Members and required staff be excluded from the meeting and that Council continues the meeting in closed session to discuss confidential matters at 8:10pm.**

## 15. RECONVENE OPEN MEETING

*The meeting reconvened into open session at 9:20pm*

**16. NEXT MEETING**

- a. Regular Council Meeting – Monday, October 18, 2021 @ 7pm

**17. ADJOURNMENT**

**Moved by Councillor Kerslake that the meeting adjourn at 9:20pm**

**CARRIED**

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Mayor Ward Stamer

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Bob Payette, CAO