



MINUTES OF THE REGULAR MEETING OF COUNCIL FOR THE CORPORATION OF THE VILLAGE OF BURNS LAKE HELD IN COUNCIL CHAMBERS ON Tuesday, February 04, 2020 AT 7:00 PM

PRESENT

Mayor D. Funk
Councillor D. Hill
Councillor K. White
Councillor C. Rensby
Councillor H. Wiebe
CAO S. Worthing
Director of Public Works D. Ross
Director of Recreation L. Jones
Economic Development Officer L. Watson
Deputy Corporate Officer V. Anderson

GUESTS

None

PUBLIC

No members of the public

MEDIA

No media

CALL TO ORDER

Mayor Funk called the Regular Meeting of Council to order at 7:00 p.m.

APPROVAL OF AGENDA

It was moved and seconded by Council

2020-02-04: 52

THAT additional item (f) be added to item 11 ORIGINAL COMMUNICATIONS RECEIVED AND FILED;

AND THAT the agenda for the February 4, 2020 meeting be approved as amended.

CARRIED

PUBLIC AND STATUTORY HEARINGS AND READINGS OR ADOPTIONS - None

PUBLIC COMMENT

None

DELEGATIONS

Chinook Community Forest Update – *Ken Neilson General Manager and Karl Garrett, Village of Burns Lake representative*

- Chinook's AAC is 580,000 over 5 years, 150,000m³ over 3 years and 63,000m³ in the final two years.
- Chinook is harvesting fire salvage within Nadina and Verdun fires, sold logs to BFP
- Chinook working with Forests for Tomorrow, to complete work on plantations that had reached free to grow. Of the

800 ha, 500 ha required site prep, work will be completed March 2020.

- Chinook has developed a 5-year plan with Forest for Tomorrow (FFT) to rehab roughly 4,000ha within the Verdun and Nadina fires.
- By the summer of 2023, Chinook expects to have planted 6 million seedlings on 3,269ha of the 9,000ha impacted by the 2018 wildfires.
- The estimated cost of the Forest for Tomorrow projects is \$6M. The funds are allocated year by year and are dependant on the provincial budget. The 5-year plan is approved, but the government has not committed to the full budget of 6M.
- Burnt plantations are site prepped using mechanical knockdown or handwork. Site preparation is completed, so seedlings can be planted.
- The burnt trees are piled, burned, and the land base replanted to put it back into production.
- Site preparation reduces the fuel loading and improves fire mitigation.
- Site preparation speeds up establishing a plantation
- Younger plantations do not have a seed stock to seed naturally.
- Approximately 40% of the site prepped areas have no topsoil left.
- They will plant pine, spruce, larch and possibly fir.
- There is no legal requirement to plant species for fire mitigation
- Chinook is working with UNBC on several studies, including mix species planting.
- The first research paper is ready to be published in partnership with UNBC - using LIDAR to inventory old-growth areas
- UNBC will be presenting the paper in February.
- Chinook's submission using LIDAR is complete and is currently in front of the Chief Forester. Currently, LIDAR is not an approved process.
- Chinook has started the mid-term cut calculations
- Working with BC Wildfire to develop a fire mitigation plan.
- Currently developing Chinook's 5 year plan, which is due February 2021.
- Donations to date are \$40,000 of the \$100,000 budget for this fiscal.
- K. Nielson discussed the financial documents that were provided to council. (April 01, 2019, to Dec. 31, 2019)
- Not the healthiest year, due to lower log prices and a large portion of the cut being lower value, burnt wood.
- At Chinook's AGM, it was decided that Chinook would consider broadening the investment portfolio. The GM will organize a special meeting of the partners to decide whether or not a broadening of the investment portfolio is in the best interest of the organization.

- Mayor Funk thanked the delegation for their presentation.

Lakes District Credit Union – *Nathan Way, Branch Manager – Lakes Branch*

- N. Way gave an overview of his experience. He has been the branch manager since 2017.
- N. Way discussed the challenges for those coming into the branch seeking a mortgage
- Total Debt Service (TDS) determines a clients ability to secure a mortgage.
- TDS is the sum of a household related costs, which is known as Gross Debt Service (GDS) plus TDS. TDS includes loan payments, line of credit payments and credit card payments etc.
- CMHC’s thresholds are: TDS - 42% and GDS - 35%.
- BVCU’s thresholds are: TDS – 40% and GDS – 32%
- CMHC will allow a maximum of 44% TDS and 39% GDS
- All borrowers must qualify at the 5-year benchmark, which is currently 5.19%
- Of mortgages written in 2018 and 2019, for CMHC mortgages the average TDS rate – 32.285% and the average GDS rate – 18.712%
- Non-CMHC mortgages for the same time period averages were, TDS – 30.712% and GDS – 14.714%
- Conventional Mortgages TDS 30.7% GDS 14.3%
- Across the board borrower
- There are recurring challenges in the Lakes District.
- Houses before 1960 are subjected to higher levels of scrutiny by CMHC as the standard useful life of a house is consider to be 60 years.
- Mobile homes have a 40-year useful life and are subject to enhanced scrutiny.
- Many of the houses in town are close to the 60-year mark
- The general conditions of houses (many outside of town) are questioned by CMHC. Often the questions are about unfinished renovations or the lack of renovations.
- Approved appraisers are having a difficult time to estimate value based on comparative sales, in part due to not having access to private sale data.
- Improvement costs versus value; many people are saying the cost of inputs are too high and exceed the value gain.
- Debt to income levels are at an all time high of 175.9% of income (*Sept. 2019 Financial Post*).
- If improvements are not completed, it could have a significant effect on whether the next purchaser will be able to mortgage the home.
- Longer payments for the big ticket items makes it harder to afford a mortgage.

- As properties start to age out, major repairs become an issue, and if the homeowner does not keep up the repairs, it can make it difficult to sell the home.
- Find ways to make existing housing more sustainable and last longer is vitally important.
- Home improvement grants may be an option to improve the stock of housing available.
- N. Way would like to see a unique program locally to address this situation as it is only going to get worse as so many houses will be reaching the 60-year mark.
- Council discussed CMHC scrutiny.
- CMHC's database has existed since the 1950's, they don't track private sales data.
- In the two years that he has been at the Lakes Branch, there has not been a denial from CMHC.
- The Mayor thanked the delegation for the presentation.

ADOPTION OF MINUTES

It was moved and seconded by Council

2020-02-04: 53

THAT January 21, 2020, minutes of the 5:30 p.m. Regular Meeting of Council be adopted;

THAT January 21, 2020, minutes of the Public Hearing be adopted;

AND THAT January 23, 2020, minutes of the Special Meeting of Council be adopted.

CARRIED

MAYOR, COUNCILLOR AND CAO REPORTS

Mayor Funk

- Attended the Natural Resources Forum in Prince George.
- Attended the Crisis Communication workshop at the forum.
- Met with Minister Donaldson regarding the landscape management project, the project will be reset.
- Met with Geoff Recknell today to discuss the landscape management project.
- Met with Coastal GasLink.
- Met with Dennis Johnson from CNC, starting an advisory committee for the region.
- Attended the Pathways Forward 2.0 agreement
- Attended snowshoe races in Burns Lake.

Councillor Hill

- Attended the Natural Resources Forum in Prince George.

Councillor Wiebe

- The Northern Interior Rural Division of Family Practice meeting was postponed

CAO Worthing

- Discussed a new development variance permit that was received from Copper River for an apartment within their building
- Union negotiations are starting next Wednesday.

Councillor Rensby

- Attended the Natural Resources conference in Prince George.
- Attended the meeting with Coastal GasLink
- Attended the Pathways Agreement 2.0.

It was moved and seconded by Council

2020-02-04: 54

THAT the Mayor and CAO reports be received.

CARRIED

REPORTS

Rejuvenation of Spirit Square and Radley Beach – *Director of Recreation L. Jones*

- Director Jones spoke about how the report came about.
- Trying to build some momentum to build a larger project.
- Council discussed the state of the playground equipment.
- Director Jones explained some of the issues with the playground equipment. Some of the maintenance is fairly substantial.
- Council discussed the location of the water park and the playground.
- MIA requires the playground is inspected every 3 years by a certified person.

It was moved and seconded by Council

2020-02-04: 55

**THAT Council approves staff time be used to develop a more extensive rejuvenation project for the Spirit Square/Radley Beach area;
AND THAT the final rejuvenation project proposal is brought back to Council for final approval.**

CARRIED

Recreation Facility Study – *Director of Recreation L. Jones*

- Director Jones explained that grant funding will not cover 100%.
- A life-cycle assessment is important for the proper management of the facility.
- Council discussed funding options.
- Council discussed the role of the director to assess the life of the equipment.
- The report would come from an engineer's perspective; staff do not have the qualifications to perform this type of assessment.

It was moved and seconded by Council

2020-02-04: 56

THAT Council approves spending up to \$20,000 from the Comfort Reserve Account for completion of a Life Cycle Cost Assessment & a Life Cycle Maintenance Plan for the recreation facility as a whole;

AND THAT staff pursue funding from NKDF to cover up to 50% of the project cost

CARRIED

Watson Island Land Redevelopment Report – *EDO L. Watson*

- Council discussed the current economic development plan and creating a similar type of entity.
- The Rupert project speaks to land development.
- Council discussed the small tax base and how to pay for development ideas.
- EDO Watson spoke about wealth development.
- The Keeping It Rural Conference had information on wealth building.
- Bring a group of stakeholders in the community together to discuss assets and how to develop the assets.
- Link the asset to the supply chain.
- There are wealth building consultants available to assist with this process.

It was moved and seconded by Council

2020-02-04: 57

THAT Council receive the Watson Island Land Redevelopment Report.

CARRIED

Royal Canadian Legion Liquor and Cannabis Regulation Branch
Request for Endorsement – *CAO S. Worthing*

- CAO Worthing explained the process required by the province.

It was moved and seconded by Council

2020-02-04: 58

THAT Council for the Village of Burns Lake recommends support for the application from the Royal Canadian Legion, Branch No. 50 to transition its licence from a Liquor Primary Club Licence to a Liquor Primary Licence for the property located at 158 Francois Lake Drive, legally described as Lot 1, Block 8, Plan PRP1180, District Lot 6309, Land District 14, Coast Range 5, with operating hours from 11:00am to 1:00am Monday to Saturday and 11:00am to Midnight on Sunday;

AND THAT Council's comments are as follows:

- a) The property is located in a Highway Commercial District and is zoned C2 Highway Commercial;**
- b) No adverse impacts on the community are anticipated if the application is approved, as the use is permitted in the C2 zone;**
- c) No negative noise impacts on the nearby residents are anticipated, if the application is approved, as the nature of the business is not changing;**

The views of property owners within the vicinity, as well as local First Nations and the RCMP, were gathered by way of a written invitation to attend a Public Hearing on January 21st, 2020 or otherwise provide comments in writing. Notices were mailed to property owners, and notification was provided in two (2) consecutive issues of LD News and posted on the Village website. Only one property owner responded negatively.

CARRIED

**Snow Removal and Maintenance Operations Policy Amendment –
*Director of Public Works, D. Ross***

- Director Ross explained that the policy is for clarification of the snow removal process.
- Council discussed Gilligan Rd.
- Council discussed the removal of the left turn on to Highway 16 and Highway 35.
- Discussion of installation of a roundabout in this area.
- Staff will contact the Ministry of Highways regarding the intersection.

It was moved and seconded by Council

2020-02-04: 59

THAT the Snow Removal and Maintenance Operations Policy PW2 be approved as amended.

CARRIED

It was moved and forward by Council

2020-02-04: 60

THAT staff contact the Ministry of Infrastructure and Transportation regarding the intersection at Francios Lake Drive and Highway 16.

CARRIED

Sewage Treatment Facility Improvements – Canada Infrastructure Program – Grant Authorization - *Director of Public Works, D. Ross*

- Council asked for clarification on the cost of the project and funding options.

It was moved and seconded by Council

2020-02-04: 61

THAT the Village of Burns Lake Council authorizes Staff to submit a grant application to the *Canada-British Columbia's Investing in Canada Infrastructure Program – Green Infrastructure – Environmental Quality* funding stream for Sewage Treatment Facility Improvements;

AND THAT the Village of Burns Lake will be liable for ineligible costs and any cost overages for Sewage Treatment Facility Improvements as submitted in the application to the *Canada Infrastructure Program – Green Infrastructure – Environmental Quality funding stream.*

CARRIED

Sewage Treatment Plant Loan Authorization Bylaw No. 1019, 2020 – *Director of Finance S. Meeds*

- The loan will not go any farther until funding options are in place.
- Tax implications will be determined farther along in the process

It was moved and seconded by Council

2020-02-04: 62

THAT the Sewage Treatment Plant Loan Authorization Bylaw No. 1019, 2020, be given first, second, and third readings.

CARRIED

It was moved and seconded by Council

2020-02-04: 63

THAT Council Committee appointments be as follows:

THAT Mayor Funk be appointed as the representative for the Village of Burns Lake to the BC Climate Leadership Institute Committee, the Nechako Watershed Roundtable Core Committee, the Resource Benefits Alliance, the New Gold Blackwater Project Community Liaison Committee, and the Northern Medical Program Trust Committee for 2020;

AND THAT Councillor Wiebe be appointed as the representative for the Village of Burns Lake, to the Emergency Services Management Committee, the Northern Interior Rural Division of Family Practice and the Burns Lake Fire Smart Committee for 2020;

AND THAT Councillor White be appointed as the representative for the Village of Burns Lake, to the Burns Lake Public Library Board as a liaison, Lakes District Arts Council and the CNC Program Advisory Committee for 2020;

AND THAT Councillor Hill be appointed as the representative for the Village of Burns Lake, to the Northwest Invasive Plant Council, the Six Nations Housing Committee, and the Northern Health Endoscopy and Perinatal Working Group for 2020;

AND THAT Councillor Rensby be appointed as the representative for the Village of Burns Lake, to the BVLD Airshed Management Society, the Timber Supply Review Committee, and the Nechako Watershed Engagement Initiative for 2020.

CARRIED

BUSINESS ARISING

Bioeconomy Conference Attendance – *DCO V. Anderson*

It was moved and seconded by Council

2020-02-04: 64

THAT Mayor Funk attend the Canadian Bioeconomy Conference and Exhibition in Prince George on June 9 – 11 at the Prince George Conference and Civic Centre

CARRIED

Strategic Planning Date – *CAO Worthing, verbal*

It was moved and seconded by Council

2020-02-04: 65

THAT the 2020 Strategic Planning date be set for Sunday, March 1, 9:00 am to 4:30pm.

CARRIED

Council Photos - *Mayor Funk, verbal*

- Council discussed photos that were removed until the court ruling.

It was moved and seconded by council

2020-02-04: 66

THAT staff bring back a draft policy regarding the display of council pictures in the office.

AND THAT the report includes the cost of a plaque with the names and dates of those who served on council.

CARRIED

ORIGINAL COMMUNICATIONS ACTION

College of New Caledonia – UNDRIP Seminar

It was moved and seconded by Council

2020-02-04: 67

THAT Mayor Funk and Councillor Hill attend the United Nations Declaration on the Rights of Indigenous Peoples seminar at the College of New Caledonia, Burns Lake Campus on February 19, 2020, 12:00 p.m. to 1:30 p.m.

CARRIED

ORIGINAL COMMUNICATIONS RECEIVED AND FILED

It was moved and seconded by Council

2020-02-04: 68

THAT original communications (a) through (f) be received and filed:

- a) NDIT – Grant Writing Support announcement for 2020
- b) 54 Annual BC Leadership Prayer Breakfast Invitation
- c) NCLGA – Plenary Session Expression of Interest
- d) Village of Canal Flats – resolution regarding postal service
- e) Province of BC News Release – Carrier Sekani Pathway Forward Agreement

- f) **FLNRORD – public consultation for renewal of a multi-agency Pest Management Plan for Invasive Plant Management on crownland in central/northern BC**

CARRIED

Item (d) Council discussed writing a letter of support for Canal Flats

It was moved and seconded by Council

2020-02-04: 69

THAT a support letter be sent to the Canadian Union of Postal Workers supporting the resolution made by CanalFlats council at their January 13, 2020 Regular Council Meeting

CARRIED

Item (f) Council discuss writing a letter of support for the FLNRORD process

2020-02-04: 70

It was moved and seconded by Council

THAT a letter of support be written to FLNRORD supporting the renewal of the Pest Management Plan for Invasive Plant Management on crownland.

CARRIED

NEW BUSINESS

Mayor's Breakfast

- The Mayor attended the Mayor's Breakfast in Prince George.
- Mayor Funk would like to restart having a monthly breakfast meetings in Burns Lake.
- Council discussed the idea of a Community Leadership Breakfast
- Discussion of various options for delivery.

It was moved and seconded by Council

2020-02-04: 71

THAT a meeting be set for March 3 to discuss implementing a monthly breakfast series of community engagement sessions.

CARRIED

ACCOUNTS PAYABLE

The municipal accounts dated: January 29, 2020, of \$220,153.82

Were found to be in good order.

READING FILES

February 03, 2020, Reading File

It was moved and seconded by Council

2020-02-04: 72

THAT the February 03, 2020, Reading File be received.

- 1. Disability Alliance BC - Changes to the Employment and 1
- 2. Canadian Wildfire Service, Environment and Climate
Change Canada 3
- 3. BC Community Forest Association - Newsletter January 2020 28
- 4. Whistler Centre for Sustainability - Climate Emergencies 32
- 5. BC Rural Centre - Newsletter January 2020 34
- 6. Southside Health and Wellness Centre Newsletter and Calendar
February 2020 41
- 7. Northern BC Tourism January News 43
- 8. MoTI Bulkley - Stikine District 49

CARRIED

RELEASE OF CLOSED MEETING RESOLUTIONS None


ADJOURNMENT

It was moved and seconded by Council


2020-02-04: 73

THAT the February 4, 2020, Regular Meeting is adjourned at 8:40 p.m.

CARRIED



MAYOR



CORPORATE OFFICER

Certified to be a true copy of the minutes of the Regular Meeting of Council for the Corporation of the Village of Burns Lake held on Tuesday, February 04, 2020.