



Regular Meeting of Council – May 27, 2024

Public persons are welcome to attend in person or via electronic means, zoom upon request.

We acknowledge that our gathering takes place on the unceded and traditional territory of the indigenous peoples of that region as well as the Metis people whose footprints have marked these lands.

The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

1. **Call to Order 18:45 Hours, Council Chambers 661 Eighth Ave., Midway BC**
- 1a. **In-Camera** - Section 90(1)(m) a matter that, under another enactment, is such that the public may be excluded from the meeting
2. **Introduction of Late Items**
3. **Adoption of Regular Meeting Agenda of May 27, 2024**
4. **Delegation** – Presentation of Audited Financial Statements by Trevor Martens, Manger, Grant Thornton LLP
5. **Question Period**
6. **Adoption of Minutes**
Regular Meeting of May 6, 2024 (Page 6883 - 6885)
Special Budget Meeting of May 7, 2024 (Page 6886 - 6887)
Special Budget Meeting of May 9, 2024 (Page 6888 - 6890)
Special Meeting of May 13, 2024 (Page 6891)
Special Meeting of May 15, 2024 (Page 6892)
7. **Business Arising**
Regular Meeting of May 6, 2024 (Page 6883 - 6885)
Special Budget Meeting of May 7, 2024 (Page 6886 - 6887)
Special Budget Meeting of May 9, 2024 (Page 6888 - 6890)
Special Meeting of May 13, 2024 (Page 6891)
Special Meeting of May 15, 2024 (Page 6892)
8. **New and Unfinished Business**
 - a) Staff Report – Zoning Amendments & Implementation Plan for New Provincial Housing Legislation.
9. **Correspondence**
 - a) Elly Macmaster, Coordinator, West Boundary Community Forest – Invitation to ribbon cutting ceremony for newly built WBCF Outdoor Classroom
10. **Administrator's Report**
11. **Mayor and Council Reports**
12. **Question Period**
13. **Financial Report**
14. **Bylaws & Policies**
 - a) Bylaw No. 561, 2024 – Zoning Amendment Bylaw No. 561, 2024 – For Three Readings.
15. **Planning**
16. **Budgets/Accounts** – \$76,546.11
17. **Correspondence for Info Only**
 - a) Regional District of Kootenay Boundary – Building Inspection Report to the end of April 2024
18. **Correspondence for Info Only – to be held for two weeks only**
19. **In-Camera**
20. **Adjournment**

Mayor, Doug McMynn opened the Regular Meeting of Council at 19:00 hours on May 6, 2024, Midway Council Chambers, 661 Eighth Ave., Midway, BC.

We acknowledge that our gathering takes place on the unceded and traditional territory of the indigenous peoples of that region as well as the Metis people whose footprints have marked these lands.

The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

Present: Mayor McMynn
Councillors Dunsdon, Willsey, Metcalf and Pownall

Staff: Lisa Teggarty, CAO
Cam Kamigochi, Administrative Assistant

Delegation: Wayne Robert, Lochaven Consulting
Nick Schmidt, Lochaven Consulting
Sarah Dinsdale, Boundary Community Futures

Gallery: Martin Fromme

Introduction of Late Items – **Moved/Seconded** for one late item be added: New and Unfinished Business - 8(c) Name for Disc Golf recreation area. **Carried**

Adoption of Agenda
Moved/Seconded that the May 6, 2024, Regular Meeting agenda be adopted as amended. **Carried**

Delegation

Wayne Robert and Nick Schmidt from Lochaven consulting attended to answer any outstanding questions from Council, regarding the Boundary Economic Diversification Plans. Council agreed that they would like to proceed with the plan, but they don't know how to. Concerns about resources and having the expertise to take the project through to the next stages was discussed. Wayne Robert agreed that a diversification team would need to be created. Ideally, the team would be made of smaller groups who focus on one portion of the project. Councillor Willsey felt that the project needs to be a regional project. Sarah Dinsdale confirmed that Midway owns both plans, and if they felt comfortable, they could delegate the actions from the Regional Plan to another group. The next step is for the Village to decide if it wants to pass the project on to a group at the Regional District and if it is determined that there is capacity within the region, then a funding application to move the plan forward could be applied for. Staff confirmed that there is a fall funding intake, and an application can be put in at any time. Wayne recommended acting sooner than later. Costs never go down. Council decided to discuss further in the upcoming meetings. Sarah Dinsdale and CAO Teggarty will go over options next week.

Wayne Robert, Nick Schmidt and Sarah Dinsdale leave at 19:41 hours.

Question Period

Martin Fromme asked if the report from Lochaven was available to the public? No, the report is still currently in draft form. It will be put on the Village website, when it is finalized.

Martin Fromme asked what the name of the funding source is for the Diversification plan? Rural Economic Diversification and Infrastructure Program.

Adoption of Minutes

Moved/Seconded that the minutes from the Regular Meeting of April 15, 2024, be adopted as circulated. **Carried**

Business Arising

Regular Meeting of April 15, 2024 (Page 6879-6882) – None

New and Unfinished Business

- a) 2023 Annual Water Report. Councillor Willsey asked if our water is treated? No, it is not. She noticed on one of the graphs that it says, "Water Treated." Staff will check with the Public Works Foreman on the terminology and report back to Council.

Moved/Seconded that the Village of Midway Council accepts the 2023 Annual Water Report and releases it to the public.

Carried
018-2024

- b) Wendy Higashi, Grant Writer – Carriage House Report. Wendy met with RDKB Building Inspector, Robert Silva, Aaron Pownall and Doug McMynn to discuss the status of the Carriage House. Upon inspection it was decided that the building has deteriorated to a stage that is past restoration and that the building should be torn down for safety reasons. If Council decided to rebuild a similar building so that the Senior's Centre have a storage building, it would be at the Village's expense.

Moved/Seconded that the Village of Midway Council decides not to proceed on rehabilitating the Carriage House. **Carried**

019-2024

- c) Name for Disc Golf recreation area. Email was received today from Ross Elliot, West Boundary Community Forest Secretary regarding a possible name for the recreational area where the new disc golf course is. WBCF has included mapping and signage in their budget and would like to get a large sign made up. Name options were provided to Council. Council determined that they would like to think about it and bring the topic back for discussion.

Correspondence – None

Administrator's Report – Written Report on file

1. Audit 2023 update – The audit is at the final stages. The audit file is currently being reviewed by the Grant Thornton's Audit Manager. A special meeting to present the 2023 financial statements will be scheduled.
2. Power outage/Emergency Plan – Fire Chief Daloise met with Mark Stephens RDKB, Manager of Emergency Programs to discuss a Village Business Continuity Plan and there was discussion during the monthly safety meeting on areas of improvement. Chief Daloise will be taking the lead on this project. Councillor Willsey asked what the long-term plan is to stabilize the situation? Are the temporary transformers capable? Mayor McMynn heard that one replacement transformer is here, and the other is on order. Councillor Metcalf said the temporary transformers are operating at capacity and they are marginally capable. The ETA for a full repair is 4-6 weeks.
3. Request for camping for reunion – Public Works staff do not recommend allowing use of the park for this type of function. They are concerned about damage to grass, there is also the consideration of the irrigation system. CAO recommended that the field next to the arena could be offered to the reunion party. Council discussed possible alternatives.
4. Boundary Economic Diversification Plan – CAO provided further information funding opportunities through REDIP and additional funding for Economic Development positions will be coming available July 2024 – early 2025. This could help with Midway specific projects that were outlined in the Plan.
5. Housing Legislation update – Discussion around Randy Houle bringing back a report for the May 27th meeting, with the intent to adopt an Amended Zoning Bylaw by June 17th. Councillor Willsey would like to have input regarding the section regarding two units on one lot. On the smaller Residential 1 lots (500m²), we should allow suites only and not a second building. Residential 2 lots (800m²), should we allow secondary buildings or suites only? Rural zones should be permitted to have two buildings. Councillor Pownall said if there is enough room on the lot, two buildings should be permitted. If a person were to purchase an empty lot and put their main dwelling at the front of the lot, there should be enough room for a second building. However, most of the existing lots in town, that won't be possible as most houses are centred in the lot, not allowing enough room for a second building.
6. Regional Emergency Management Indigenous Engagement – CAO confirmed that RDKB had reached out and asked if we would be interested in pooling funds for the Emergency and Disaster Management Act Indigenous Engagement Requirements Funding. The RDKB will centrally lead the project, and Fire Chief Daloise will be a member of the Working group to working to complete the activities.
7. 2023 Annual Water report.
8. The Village has received another \$200,000 dividend from West Boundary Community Forest.
9. CAO gave a verbal update on the Deputy Finance position.
10. Draft Financial Plan 2024-2028 is being presented on 7th May.
11. BMHA –The letter from BMHA and the financials for the hockey season will be provided to Council during the budget meeting.
12. Strategic Planning update – draft template will be provided to Council for review.
13. Community Centre project – to be discussed at the In-camera meeting.
14. Summer Student grant – the advertisement for a Public Works Summer Student will be going out in the next week or so.
15. Accessibility Advisory Committee – Next meeting is scheduled for June 3rd at 2:00pm. Members from the Committee have completed a tour around the Village and have noted areas of concern.
16. Property Taxes to be run once the budget is finalized, and bills will be mailed at the end of May 2024.

Mayor and Council ReportsCouncillor Pownall – NoneCouncillor Willsey - Verbal

- Attended the AKBLG Convention in Radium Hot Springs. The theme was "Resilience." The meeting subjects were centered around emergency situations and how to prepare for them, such as: Flooding, wildfires, smoke, supply chain disruption, pollution, drugs, climate change, housing, homelessness, funding shortfalls, government debt, high interest rates. Will send Council the resolutions to be voted on to take to UBCM, they want to take 5.

Councillor Dunsdon – Written

- Policy review: 1. EOC wage overtime payment. 2. Alcohol serving Village and Fire Hall. 3. Bylaw enforcement. 4. Electronic sign policy.
- Area E Grants: Seniors, \$4800 for painting. BCSS, \$2000 for travel.
- Logging on the old Wallace property?
- Asked to bring some MRDT money to the village. Help with signage?
- Do we have a Park Plan for the Village? I think not but we should have one.
- Mosquito control is an issue in Area D and C, using drone technology.
- Border Bruins went to Junior A, our arena could be advertised.
- Did we have any land use issues with disc golf? Other areas have.
- Do we need to look at animal control again?
- How active should we be in Boundary transit development and planning? Councillor Dunsdon will bring more info to Council.
- Should we look at a shared regional fire training service? Councillor Pownall said it's difficult to get members to commit on weekends.

Councillor Dunsdon – Continued

- Keeping It Rural, May 21-23 in Kelowna, is anyone going? Councillor Willsey is.
- What is our overtime policy? Is it contractual? Time and a half is the policy, employees usually bank the time and use it for time off. If an employee reaches their anniversary date and they have accumulated more than one week of time off, they must be paid out a portion of that time so only a maximum one week of time off is carried into their next year.
- Volunteer appreciation BBQ budget, \$600?

Mayor McMynn – Verbal

- Elementary school yard needs maintenance.
- Had a family member go to the GF hospital and all they had on staff was a Registered Nurse, no doctor.

Councillor Metcalf – Verbal

- Outdoor Education Centre will be having an official grand opening on June 19, time to be determined.
- Next West Boundary Community Forest meeting, May 28, 6:30pm, in Midway.
- WBCF has put up some advertising at the curling rink, who do they contact to put a sign up at the arena? Cam.
- Disc golf project update: mapping is laid out, 17 of the 18 concrete pads are poured. Still looking for some volunteer help to clear some of the fairways. Total materials cost has been \$15,800. The basket supplier gave a \$4600 sponsorship discount. Ross is advertising work bees on Facebook.
- WBCF provided a dividend of \$200,000 to the Village of Midway.

Question Period

Martin Fromme asked if Council would like an update and the Parkview Manor Expansion? Yes please. Mr. Fromme confirmed that he had a meeting with their Operations Manager and a member from the committee who reviews the applications. The reason they were given for not making it by the first step of the application process was they did not have an energy model. They have another meeting on Wednesday with the representatives who will help them take the project forward. Next funding intake is early 2025.

Financial Reports – NoneBylaws & Policies – NonePlanning – NoneBudgets/Accounts

Moved/Seconded that budgets and accounts totaling \$198,795.76 to be drawn on the general account and be paid. **Carried**

Correspondence for Info Only

Moved/Seconded the following Correspondence for Info Only items:

- a) Regional District of Kootenay Boundary – Building Inspection Report to the end of March 2024.
- b) Ravi Kahlon, Minister of Housing
 - i. Bill 16 – More affordable and liveable communities
 - ii. Small Scale Multi-Unit Housing

be rec'd and filed.

Carried

Correspondence for Info Only – to be held for two weeks only

Moved/Seconded the following Correspondence for Info Only – to be held for two weeks only items:

- a) Mark Stephens, Emergency Programs Manager, RDKB – Boundary Freshet Dashboard May 1, 2024.

be rec'd and filed.

Carried

Moved/Seconded that Council move In-Camera at 20:54 hours under Section 90(1)(e) – acquisition, disposition of land or improvements. **Carried**

Martin Fromme leaves at 20:54

Return to Regular Meeting at 21:07 hours.

Adjournment

Moved to adjourned at 21:07 hours.

Mayor McMynn

CAO Teggarty

Mayor McMynn opened the Special Meeting of Council at 18:22 hours on May 7, 2024, Midway Council Chambers, 661 Eighth Ave., Midway, BC.

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The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

Present: Mayor McMynn
Councillors Dunsdon, Willsey, Metcalf, and Pownall

Staff: Lisa Teggarty CAO
Tamara Lovett, Administrative Assistant

Gallery: Martin Fromme *arrived at 18:58 hours*

Introduction of Late Items – None

Adoption of Agenda

Moved/Seconded that the May 7, 2024, Special Meeting agenda be adopted as circulated.

Carried

Discussions

Budget - Presentation of Draft 2024-2028 Five Year Financial Plan

- **Reviewed the General Operating Funds**

REVENUE

- **General Taxation** - estimated the increase of 5% in order to balance this budget but Council to decide on actual rate. Includes property taxes and penalties on taxes.
- **Grant in lieu of Taxes** – includes RCMP building, Fortis gas and electricity and Telus.
- **Interest in Investments** – estimated based on investments - reasonable return on the investments.
- **Provincial Grants** – Small Community grants - estimated as per Ministry; Street Light Assistance; FLNRO Wildland Fires Recovery decreased this year; Climate Action grant significantly increased this year and will discuss with council possible uses for the spending; Development Approval Process Grant (DAP) funds to assist with development of an approval process and a housing assessment study as per the Provincial requirements; ICIP/Rural & Northern Communities Fund and the Heritage Canada Legacy Fund grants allotted for the Community Center upgrade; 2022 CEPF Grant - funds carried over from 2022 will be spent on driver training; 2024/2025 CRIP (FireSmart) grant applied for but not approved yet; Province of BC – REDIP FIT carried completion of Boundary Economic Diversification project in 2024; UBCM Next Generation 911 grant; SPARC Accessibility grant – access improvement at the Library/Pharmacy with automatic doors, non-slip mats, and paving works.
- **Other Grants** – various grants for projects; Special Events - WBCF; RDKB - Arena grant; Community Garden grant; MIA Risk Management grant – no allocation of grant money at this time; and Road Rescue service.
- **Federal Grants** - Community Works Fund (Gas Tax) Agreement ends in 2024 – grant may be replaced with a new one.
- **Ambulance Building Lease** – continues.
- **Other building Rentals** – includes the airport hangers, pharmacy, and library.
- **Arena Revenue** – includes ice bookings, rentals, and tree planter income for Arena use.
- **Other Sundry Income** – includes Midway Community Gardens, Sale of Services – adopt a Bench, Subdivision fees, medical center revenue, and Fortis Gas Operating Agreement, admin recovery from RDKB Fire Services and Victim services.
- **Campground fees** – Riverfront Park – administration/duties considered.
- **Licences and Permits** – includes building permits, business licences, sale of tax certificates, and dog licences.
- **Protection Services** – includes Rural Fire Protection: KVFPS (increased revenue), Police Victim Service program.
- **ICBC Commissions** - slight increase.
- **Sale of Tangible Capital Assets** – nothing anticipated this year.
- **Equity income from WBCF** – only a portion of dividends acknowledged with a probability of more to come.
- **Transfers from Other Funds** – prior year surplus – release of Covid-Restart grant for Operational items.
- **Transfers from Reserve Funds** – includes monies released from Growing Communities Fund, Equipment replacement reserve, other non-statutory reserve – CF, Community Hall Reserve.
- **Estimated Total Revenue** - \$4,975,326

- **Reviewed the General Operating Funds**

EXPENDITURES

- **Administrative & Common Services** – increases in wages & benefits and succession planning; includes Council indemnities, audit and legal counsel, insurance, office expenses, building expenses, Conventions & travel, elections (included just in case), subdivision expenses, economic development (advertising) computer equipment/maintenance/IT and Special Event celebrations.
- **Protective Services** – includes Midway Fire Protection & Wages/Benefits, Emergency Services recognition, Rural Fire Protection – KVFPS, Road Rescue Service, Police based Victims Services - administered by Office staff, Bylaw Enforcement, Building inspections - increased costs due to increase in RDKB staffing, Animal control includes signage and bags/dispensers; Emergency Measures/Recovery; Weed program; Risk management; Firehall building maintenance/repair, and Ambulance building maintenance/repair.

- **Transportation Services** – street maintenance/snow removal/dust control (includes wages); street lighting expenses; airport and airport hangar maintenance.
 - **Public Works** – includes wages, benefits, equipment maintenance and insurance, supplies and materials, public works building expenses, risk management; cemetery maintenance; along with landfill maintenance.
 - **Municipal Building Expenses** – includes costs for the museum, medical building, library, Community Hall (at this time no costs for Community Hall project is under a Capital Work-in-Progress), Seniors Centre, the Bunkhouse, also includes the Kettle Valley golf course.
 - **Parks and General Recreation** – Arena wages and benefits; Arena utilities, maintenance, supplies, and risk management; Parks wages and benefits; materials and supplies, risk management (increase for Spray Park signage), Riverfront Park, Trails, Community Gardens.
 - **Grants to Community Groups** – Added 2%. Increase benefits to Midway Public Library, Kettle River Museum Society, Midway Seniors Branch, Grant-In-Aids to Community groups, Midway Partnership fund, along with a few other miscellaneous grants.
 - **Special Projects** -2023 RDIP project carried forward; 2022 CEPF – Fire training and Equipment; DARPR - Development Approval Process Grant; UBCM Next GEN 911; and 2024/205 CRIP Grant (FireSmart). New category this year, to show expenses relating to projects.
 - **General Capital Expenditure** - \$1,963,850
 - **GCF Debt Repayment** - for fire equipment repayment – MFA - to complete this year.
 - **Transfers to Other Funds (Reserves)** – Fire Truck from surpluses, Carbon Tax offset, Capital equipment, Depreciation equipment, Building Replacement, Community Hall reserve, Gas Tax received to reserve, WBCF reserve for Community Centre project.
 - **Estimated Total Expenditures** - \$4,975,326
- Deferred the review of Water Operating Fund and the Sewer Operating Fund to the next meeting.
 - Reviewed the General Capital Expenditures & Funding Sources.
 - **Administration & Information Technology** – Computer/Server upgrades, iPads, Muniware upgrade. From the Covid restart grant.
 - **Fire Protection** – Lockers for firehall - from General Operating or a Grant.
 - **Paving Program** – none allocated for this year, scheduled in 2025 Capital Plan from Gas Tax funding.
 - **Public Works** – Equipment upgrades from Equipment replacement reserve. Public works Hybrid truck would be from the Gas Tax funding.
 - **Recreation, Parks & Green Spaces** – Riverfront Park campground improvements from the Covid restart grant. Campground Business Plan and Expansion from the Growing Communities Fund. Playground Equipment to come from Grant funding options.
 - **Municipal Buildings** – Community Hall upgrade funds from the Community Centre Reserve/ICP Heritage grant/WBCF dividends. Library Accessibility improvements would come from the SPARC Accessibility grant. Municipal Office renovation would come from the Growing Communities fund. Public works shop/office replacement would come from the Growing Communities fund.
 - **Total General Capital Estimated** - \$1,963,850.
 - **Sewer Capital Estimated** – nil
 - **Water Capital Estimated** – New well rehabilitation from Gas Tax Funds. Back-up generator for the lift station at pump house #1 with funds from the Gas Tax fund. For an estimate of \$140,000.
 - **Total General, Sewer & Water Capital Estimated** - \$2,103,850.
 - Deferred the review of Request letters to the next meeting.

Martin Fromme suggested considering putting in some type of gazebo/shelter at the newly established disc golf location.

Moved to adjourned at 20:12 hours.

Mayor McMynn

CAO Teggarty

Mayor McMynn opened the Special Meeting of Council at 18:11 hours on May 9, 2024, Midway Council Chambers, 661 Eighth Ave., Midway, BC.

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The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

Present: Mayor McMynn
Councillors Dunsdon, Willsey, and Pownall
Councillor Metcalf *arrived at 19:00*

Staff: Lisa Teggarty CAO
Tamara Lovett, Administrative Assistant

Gallery: Martin Fromme

Introduction of Late Items – None

Adoption of Agenda

Moved/Seconded that the May 9, 2024, Special Meeting agenda be adopted as circulated.

Carried

Discussions

- Fire Chief Daloise gave Council a visual tour of the Firehall bays highlighting space available for the proposed capital expenditure of Firehall lockers.

- **Water Operating Fund review**

REVENUE

- Water user fees
- Interest received higher rates
- Other/Water connections – was higher last year due subdivision costs. Not anticipated this year.
- Grant Contributions – for remediation of previously damaged waterline on Boundary Creek – money from disaster relief fund that we have. Lots of permitting is required – water/fish etc.
- Contribution to Water Infrastructure Reserve - nil
- Transfer from Gas Tax funds - \$140,000 for well upgrade.
- Estimate Revenue - \$293,967

EXPENDITURES

- Wages & Benefits – increase from last year anticipated for possible well upgrade.
- Maintenance & utilities – increase from last year anticipated for possible well upgrade.
- Administration & Other – includes cost for training.
- Contribution to Water Infrastructure Reserve – from surplus.
- Capital Expenditure -\$140,000 for well upgrade.
- Estimated Expenditures - \$293,967

- **Reviewed the Sewer Operating Fund**

REVENUE

- Sewer user fees
- Sani dump income
- Sewer Frontage taxes – this is the last year, ends in 2025.
- Interest received higher rates
- Other/Sewer Connections – possible costs/unknown.
- Grant Contributions - nil
- Transfer in from Gas Tax Funds - nil
- Estimated Revenue - \$147,477

EXPENDITURES

- Wages & Benefits – sewer issues may require extra work.
- Maintenance & utilities
- Debt principal payments – debt will be completed in 2025.
- Debt Interest payments – debt will be completed in 2025.
- Administration & other – includes cost of training
- Contribution to Sewer Infrastructure Reserve – balancing of account.
- Sewer Capital Expenditure - nil
- Estimated Expenditures - \$147,477

Discussion on the need for a sewer-line maintenance unit. Public works foreman exploring costs and options. This can be adjusted with an amendment to the budget.

- **Reviewed the General Operating Funds – updates and changes only.**

REVENUE

- **Provincial Grants** – Small Community grants - reduced to actual 2024 grant disbursement.

- **Other Grants** – Miscellaneous grants for Community Hall elevator and playground equipment slight decrease in allocated revenue.
 - **Arena Revenue** – costs for 2023 were updated with actual costs for ice bookings, drop-in rates & Other revenue rentals. This includes costs for rental of the arena by the tree planters.
 - **Other Sundry Income** – medical center revenue updated with 2023 actual costs.
 - **Estimated Total Revenue** – revised from \$4,975,326 to \$4,968,326.
- Reviewed the General Operating Funds – updates and changes only.
EXPENDITURES
 - **Administrative & Common Services** – minor adjustment in office expenditure for a donation to the Greenwood Appreciation dinner.
 - **Protection Services** – confirmed costs included only for our building related maintenance.
 - **Public Works** – slight increase in equipment maintenance costs for grader repair and sweeper brooms. Grader in good working order now.
 - **Parks and General Recreation** – Materials & supplies increased allocation due to upcoming installation of EV charging station. Risk management increased due to McMynn park danger tree removal.
 - **Grants to Community Groups** – Midway Public Library funds discussed and expenditures to be revised. Midway Seniors Center increased funds.
 - **GCF Debt Repayment** – removed expenditures as debt repayment accounted for under the Fire Department section.
 - **Estimated Total Expenditures** – revised from \$4,975,326 to \$4,968,326.

Request Letters

- a. Boundary Minor Hockey Association requested early opening of the arena in the fall of 2024. Council discussed the request with information provided from financial information compiled by year for 2020 to 2023. Information included Revenue costs for grants, concession rental, ice rental, non-ice rental and utility reimbursements. Expenditures included wages, building maintenance, utilities, insurance, Zamboni costs, materials & supplies along with risk management costs. Financial figures included yearly comparisons, seasonal comparisons, and energy consumptions costs. Council discussed issues and options available for opening October 1st, 2024 – options for keeping arena cool during icemaking, limiting heat inside of building for beginning of ice use, times of use for practice, and increased costs for energy consumption. Some upgrades may be required if higher level teams utilize the arena.

Moved/Seconded that Council approve an early opening of the Boundary Expo Recreation Centre, for the 2024/2025 hockey season, with additional operating costs to be funded from the Covid Restart Fund. The start date will be scheduled for October 1st, 2024, on the condition that the Boundary Minor Hockey Association will not turn on the heat in the Arena until November 1st, 2024.

Carried
020-2024

- b. A request for a covered bench with a location part way to the post office, hardware and library that would encourage Parkview Manor residents to walk and be able to rest along the way was made by Ed Lautard. A covered bench option would be preferred for all all-seasons use. Council discussed options for design of the bench but would require more information on costs before a decision could be made.

Moved/Seconded that Council direct staff to research costs and options for available designs and bring back to council for direction

Carried
021-2024

- Reviewed 2024 Tax Rate & Revenue Analysis
 - Actual costs for 2023 were reviewed with options for possible tax increases of 5, 6, or 7 percent. There was an overall decrease in the 2024 Assessed property values split between all property classes found in Midway. The Budget balances with a 6% increase.

Moved/Seconded that the Council of the Village of Midway approves a 6% tax increase for 2024 taxation year.

Carried
022-2024

Martin Fromme leaves at 19:25

Councillor Dunsdon leaves at 19:38

Request Letters

- c. The Midway Public Library requested that a considerable increase in consistent and unrestricted funding be made by the Village of Midway. Council discussed several aspects of funding options for the library. At present the Village allocates \$15,542.00 for the library. Council had concerns and questions regarding the Library information, numbers of patrons, statistics for costs per capita and their existing funding sources.

Moved/Seconded that Council will agree to allocate \$15,542.00 Grant-in-Aid from operating expenses to the Midway Public Library with another \$17,958.00 to come from the Covid Restart funds for a total disbursement of \$33,500.00 for 2024.

Carried
023-2024

- d. The Midway Seniors Center wants to sign up for a two-year internet plan with Rogers Communications with a cost of approximately \$2,000.00 and the Village of Midway to fund their request.

Moved/Seconded that Council agree to allocate \$2,000 from the Covid Restart funding to support the application of a two-year internet package from Rogers Communications for the Midway Seniors Center.

Carried
024-2024

- Reviewed the Reserves and Non-statutory Reserves to December 31, 2023.
 - Reserves include building, capital equipment, depreciation equipment, sick & severance, community works gas tax, land sale capital, community hall, contaminated sites, carbon tax credits, fire truck reserve, community forest and growing communities' fund.
 - General Capital Reserves = \$3,043,951
 - Sewer Infrastructure Reserve = \$450,198
 - Water Infrastructure Reserve = \$976,231
 - Total General Capital Reserves = \$4,470,380
 - West Boundary Community Forest Dividends received = \$2,172,307. More dividends paid out in 2024.
 - Covid Restart grant balance = \$302,428.
 - Wildland Fire Department Fund = \$122,193
 - Council discussed and CAO clarified that Vehicle purchases are a Capital expense and Covid Restart funds are only for Operational projects.

- Reviewed the General Capital Expenditures & Funding Sources – Updates and changes only.
 - **Fire Protection** – Lockers for firehall - from General Operating or a Grant.
 - After the Firehall visual tour, Council discussed the viability of the proposed locker configuration.

Moved/Seconded that Council direct staff to reevaluate the area available for storage and explore other options for volunteer fire fighters' gear storage.

Carried
025-2024

- **Recreation, Parks & Green Spaces** – Riverfront Park campground improvements were discussed but no changes to the costs over the two years were made.
- **Municipal Buildings** – Municipal Office renovation allocations increased from \$50,000 to \$100,000 with funds coming from the Growing Communities fund. Public works shop/office replacement – Council discussed options and increased allocated costs from \$70,000 to \$80,000 with funds coming from the Growing Communities fund.

Moved to adjourned at 20:48 hours.

Mayor McMynn

CAO Teggarty

Mayor McMynn opened the Special Meeting of Council at 18:10 hours on May 13, 2024, Midway Council Chambers, 661 Eighth Ave., Midway, BC.

We acknowledge that our gathering takes place on the unceded and traditional territory of the indigenous peoples of that region as well as the Metis people whose footprints have marked these lands.

The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

Present: Mayor McMynn
Councillors Willsey & Pownall
Absent: Councillor Dunsdon & Metcalf
Staff: Lisa Teggarty, CAO
Cam Kamigochi, Administrative Assistant
Gallery: None

Introduction of Late Items – None

Adoption of Agenda

Moved/Seconded that the May 13, 2024, Special Meeting agenda be adopted as circulated.

Carried

Bylaws for Three Readings

a) Bylaw 562, 2024 – The Village of Midway Five-Year Financial Plan Bylaw No. 562, 2024.

CAO summarized the alterations that came out of the two previous Budget meetings: Boundary Minor Hockey's early opening request, COVID restart funds, library increase, removed lockers from capital, increased municipal office and public works capital amounts. Equipment for Fire Dept was put back in, funds will come from FLNRO.

Moved/Seconded that Bylaw 562, 2024 – The Village of Midway Five-Year Financial Plan Bylaw No. 562, 2024 be **READ A FIRST TIME** this 13th day of May, 2024.

Carried

Moved/Seconded that Bylaw 562, 2024 – The Village of Midway Five-Year Financial Plan Bylaw No. 562, 2024 be **READ A SECOND TIME** this 13th day of May, 2024.

Carried

Moved/Seconded that Bylaw 562, 2024 – The Village of Midway Five-Year Financial Plan Bylaw No. 562, 2024 be **READ A THIRD TIME** this 13th day of May, 2024.

Carried

b) Bylaw 563, 2024 – Annual Property Tax Rates Bylaw No. 563, 2024.

Moved/Seconded that Bylaw 563, 2024 – Annual Property Tax Rates Bylaw No. 563, 2024 be **READ A FIRST TIME** this 13th day of May, 2024.

Carried

Moved/Seconded that Bylaw 563, 2024 – Annual Property Tax Rates Bylaw No. 563, 2024 be **READ A SECOND TIME** this 13th day of May, 2024.

Carried

Moved/Seconded that Bylaw 563, 2024 – Annual Property Tax Rates Bylaw No. 563, 2024 be **READ A THIRD TIME** this 13th day of May, 2024.

Carried

c) Name for Disc Golf recreation area.

Council feels "Midway" should be in the title. Council discussed whether the title should mention the hiking and biking trails specifically or with a general term such as "recreation." To keep it simple and for the ease of the public searching for information and to leave the possibility of further expansion it was **Moved/Seconded** the Council approves the naming of the new disc golf area to be "Midway Disc Golf and Recreation Area."

Carried

026-2024

Moved/Seconded that Council move In-Camera at 18:29 hours under Section 90(1)(k) of the Community Charter – Discussions respecting the provision of a municipal service.

Moved to adjourned at 18:46 hours.

Mayor McMynn

CAO Teggarty

Mayor McMynn opened the Special Meeting of Council at 08:30 hours on May 15, 2024, Midway Council Chambers, 661 Eighth Ave., Midway, BC.

We acknowledge that our gathering takes place on the unceded and traditional territory of the indigenous peoples of that region as well as the Metis people whose footprints have marked these lands.

The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

Present: Mayor McMynn
Councillors Dunsdon, Willsey & Pownall
Absent: Councillor Metcalf
Staff: Lisa Teggarty, CAO
Tamara Lovett, Administrative Assistant
Gallery: None

Introduction of Late Items

Moved/Seconded for one late item be added: 4 c) – Draft Financial statements update.

Carried

Adoption of Agenda

Moved/Seconded that the May 15, 2024, Special Meeting agenda be adopted as amended.

Carried

Bylaws for Adoption

a) Bylaw 562, 2024 – The Village of Midway 2024 – 2028 Five-Year Financial Plan Bylaw No. 562, 2024.

Moved/Seconded that Bylaw 562, 2024 – The Village of Midway Five-Year Financial Plan Bylaw No. 562, 2024 **BE ADOPTED** this 15th day of May 2024.

Carried

027-2024

b) Bylaw 563, 2024 – Annual Property Tax Rates Bylaw No. 563, 2024.

Moved/Seconded that Bylaw 563, 2024 – Annual Property Tax Rate Bylaw No. 563, 2024 **BE ADOPTED** this 15th day of May 2024.

Carried

028-2024

c) Financial Statement update

The draft financial statements will be late as the auditors are behind. This year brought additional Financial standard changes such as Asset retirement obligations for Asbestos and lead paints in village owed buildings, which has taken extra time. The due date for submissions is May 15, 2024. The draft Financial statements will be presented at the May 27th Regular Council meeting.

Moved to adjourned at 08:45 hours.

Mayor McMynn

CAO Teggarty



Staff Report – Item 8 a)

Date: May 27, 2024

File No: 3360-01

To: Council

From: Randy Houle, RPP, MCIP, Contract Planner

Subject: Zoning Amendments & Implementation Plan for New Provincial Housing Legislation

RECOMMENDATION:

That Zoning Amendment Bylaw 561, 2024 be read a first, second and third time; and

That prior to adoption, the bylaw be forwarded to the Ministry of Transportation and Infrastructure for approval.

ISSUE/PURPOSE:

The purpose of this report is to discuss an implementation plan for the new Provincial Housing Legislation and to introduce required amendments to the zoning bylaw to allow for two dwelling units per parcel in the Residential 1 and 2, Rural Residential 1, Agricultural Resource 2 and Open Space 3 Zones.

BACKGROUND:

On December 7, 2023, Bill 44 was given Royal Assent by the Provincial Legislature. This involves amendments to the *Local Government Act* that include but are not limited to:

- Two dwelling units must be permitted on all properties in the Province that are currently restricted to single family dwellings. This applies to several zones in the Village of Midway.
- Four to six dwelling units must be permitted on properties in a municipality over 5,000 in population, or properties within an urban containment boundary established by an OCP. Midway does not fall into this category.
- Public Hearings are no longer permitted for zoning amendment bylaws for housing projects that are consistent with the Official Community Plan.
- A Housing Needs Report must be completed by January 1, 2025 for all communities, including Midway. This must project housing needs out to 20 years.
- A new/amended OCP must be completed by December 31, 2025 for all communities, including Midway, and include the findings of the Housing Needs Report.

To complete this work, Midway was provided with a grant of \$153,271.00 from the Provincial Government through the Ministry of Housing Capacity Funding Program. It is recommended that the following implementation plan be followed in terms of utilization of the funds:

	Q1-Q2 (2024)	Q3-Q4 (2024)	2025
Required Zoning Amendments			
Housing Needs Report			
Official Community Plan Update			
New Development Procedure Bylaw			
New Zoning Bylaw			
New Development Cost Bylaw			
Subdivision Bylaw Update			

The Capacity Funding will enable the Village of Midway to better understand housing needs over the next 20 years and update the official community plan and zoning bylaw to reflect those needs. It will enable a development procedure bylaw to be created which will outline the necessary steps required in the processing of land use applications. The funding will provide an opportunity for a development cost charge bylaw to be created which will ensure future development pays their share towards capital upgrades to the water, sewer, roads and parks systems. Lastly, the funding will enable the subdivision bylaw to be updated to reflect current servicing requirements.

Pursuant to Section 481.3 (2) of the *Local Government Act*, the Council of the Village of Midway must adopt a zoning amendment bylaw by June 30, 2024 to allow for Provincial Small-Scale Multi-Unit Housing. For Midway, this means allowing up to two dwellings per parcel on all properties that are currently restricted to single family dwellings.

Pursuant to Section 464 (4) of the *Local Government Act*, a Public Hearing must not be held for the sole purpose of complying with the provisions for Small-Scale Multi-Unit Housing. Pursuant to Section 467 of the *Local Government Act*, notice of the Public Hearing not being held must be given prior to first reading of the bylaw. In this case, the notice was advertised in two editions of the local newspaper.

The proposed zoning amendments permit a maximum of two dwellings per parcel in the Residential 1 and 2, Rural Residential 1, Agricultural Resource 2 and Open Space 3 zones. Council has the authority to require that the two units be located within the same building rather than as two separate detached dwellings.

Since the bylaw amendments were proposed on April 15, 2024, two amendments have been revised:

- Two dwelling units are now required to be located in the same building in the Residential 1 zone, due to existing small lot sizes and the lack of space to accommodate two separate detached units.
- Reducing maximum lot coverage in the RS2 zone from 50% to 45%, which is aligned with the RS1 zone and slightly above the provincial recommendations of 40%.

Section 481.3 of the *Local Government Act* states that a local government must consider the Provincial Policy Manual & Site Standards when adopting a zoning bylaw to permit the use and density required by legislation. [SSMUH Provincial Policy Manual](#). Site Standards Package A (Table 5) of the Policy Manual highlights the recommended zoning bylaw provisions for properties that are required to allow up to two dwelling units. Midway's existing zoning bylaw provisions are generally consistent with the Provincial recommendations, with the exception being a two-storey height maximum rather than the three-storeys recommended by the Province. Properties in Midway are generally larger than most urban areas and maintaining a two-storey maximum keeps with the character of the area while still allowing the two units permitted by legislation.

In summary, the proposed zoning amendments allow for the density required by legislation and given that a Public Hearing is not permitted to be held, it is recommended that the bylaw be given first, second, and third reading.

FINANCIAL/BUDGETARY IMPLICATIONS:

N/A

COMMUNICATION:

N/A

GOVERNANCE CONSIDERATIONS:

N/A

ATTACHMENTS:

Bylaw 464 with track changes
Zoning Amendment Bylaw 561, 2024

402. R 1

RESIDENTIAL 1 ZONE

1. Subject to compliance with the provisions of Part Three (General Regulations) of this Bylaw, every use of land and every building or structure located or proposed within the Residential 1 Zone shall conform with the following provisions.

2. **Permitted Uses**

In the Residential 1 Zone, the following uses only shall be permitted:

- (a) Single family dwelling
- (b) ~~Two family dwelling~~
- (a)(c) Home-based business;
- (b)(d) Bed and Breakfast;
- (e)(e) Accessory uses, buildings and structures.

3. **Minimum Parcel Area**

In the Residential 1 Zone, the minimum parcel area shall be:

- (a) 500 m² where a parcel is connected to the community and water services;
- (b) 2000 m² if the parcel will only be serviced by either the community water system or sewer system;
- (c) 1 hectare where no community sewer or water services are connected to the parcel.

4. **Buildings-Dwellings Per Parcel**

- (a) Not more than ~~one-two~~ dwelling units shall be located on a parcel in the Residential 1 Zone and must be located within the same building.

5. **Setbacks**

- (a) Excepting subsections 402.5(b) and 402.5(c), no building or structure in the R 1 Zone shall be located within:
 - (i) 4.5 metres of a front, exterior side and rear lot line;
 - (ii) 1.5 metres of an interior side lot line.
- (b) No accessory building or structure, excluding garages and carports, shall be located within 1.5 metres of the rear lot line.
- (c) No garage or carport shall be located within 3 metres of a rear lot line.

6. **Height**

- (a) No principal building in the R 1 Zone shall exceed a height of 9 metres or two storeys.
- (b) No accessory building in the R 1 Zone shall exceed a height of 5 metres or one storey.

7. **Parcel Coverage**

Buildings and structures together shall not cover more than 45 percent of parcel area in the R 1 Zone.

8. **Parking**

Parking shall be in accordance with the provisions of Sections 313 and 314 of this Bylaw.

403. R 2

RESIDENTIAL 2 ZONE

1. Subject to compliance with the provisions of Part Three (General Regulations) of this Bylaw, every use of land and every building or structure located or proposed within the Residential 2 Zone shall conform with the following provisions.

2. Permitted Uses

In the Residential 2 Zone, the following uses only shall be permitted:

- (a) Single family dwelling;
- (b) Two family dwelling;
- (c) Home-based business;
- (d) Bed and Breakfast;
- (e) Accessory uses, buildings and structures.

3. Minimum Parcel Area

In the Residential 2 Zone, the minimum parcel area shall be 800 m².

4. Services

All parcels in the Residential 2 Zone shall be connected to the Village's sewer and water services.

5. Buildings-Dwellings Per Parcel

(a) Not more than two dwelling units shall be located on a parcel in the Residential 2 Zone.

(b) Dwelling units shall be located within the same building on parcels less than 1 hectare in area that are not connected to community sewer.

6. Setbacks

- (a) Excepting subsections 403.6(b) and 403.6(c), no building or structure in the R 2 Zone shall be located within:
 - (i) 4.5 metres of a front, exterior side and rear lot line;
 - (ii) 1.5 metres of an interior side lot line.
- (b) The setback from an interior side lot line which is contiguous with a vertical common party wall separating dwelling units in a two family dwelling shall be zero metres;
- (c) No accessory building or structure, excluding garages and carports, shall be located within 1.5 metres of the rear lot line.
- (d) No garage or carport shall be located within 3 metres of a rear lot line.

7. **Height**

- (a) No principal building in the R 2 Zone shall exceed a height of 9 metres or two storeys.
- (b) No accessory building in the R 2 Zone shall exceed a height of 5 metres or one storey.

8. **Parcel Coverage**

Buildings and structures together shall not cover over ~~50~~45% percent of parcel area in the R 2 Zone.

9. **Subdivision of two family dwellings and parcels**

Notwithstanding anything to the contrary in this Bylaw, a parcel with an existing two family dwelling may be subdivided such that each dwelling is located on a separate parcel, provided that all of the following conditions are met:

- (a) the common vertical party walls and the common interior side lot line(s) between the parcels, after subdivision, are coincidental;
- (b) the minimum area of each parcel, after subdivision, is not less than 400 m²;
- (c) all other regulations of the R 2A Zone are complied with.

10. **Parking**

Parking shall be in accordance with the provisions of Sections 313 and 314 of this Bylaw.

407. RUR 1

RURAL RESIDENTIAL 1 ZONE

1. Subject to compliance with the provisions of Part Three (General Regulations) of this Bylaw, every use of land and every building or structure located or proposed within the Rural Residential 1 Zone shall conform with the following provisions.

2. **Permitted Uses**

In the Rural Residential 1 Zone the following uses only shall be permitted:

- (a) Agriculture and silviculture;
- (b) Single family dwelling;
- (c) ~~Two family dwelling;~~
- (de) Home-based business;
- (ed) Bed and Breakfast;
- (fe) Animal hospitals and veterinary clinics;
- (gf) Accessory uses, buildings and structures.

3. **Minimum Parcel Area**

The minimum parcel area in the Rural Residential 1 Zone shall be:

- (a) 2,000 m² if the parcel is connected to the community water system and sewer system;
- (b) 1 hectare if the parcel will only be serviced by either the community water system or sewer system, or neither.

4. **Dwellings Per Parcel**

- (a) Not more than ~~one two~~ dwelling units shall be located on a parcel is permitted per parcel in the Rural Residential 1 Zone;
- (b) Dwelling units shall be located within the same building on parcels less than 1 hectare in area that are not connected to community sewer.
- (c) For parcels located within the Agricultural Land Reserve, the maximum gross floor area of dwelling units shall be determined by the Agricultural Land Commission.

5. **Setbacks**

In the Rural Residential 1 Zone, no building or structure (except a fence) shall be located within 7.5 metres of any lot line.

6. **Parcel Coverage**

All buildings and structures together in the Rural Residential 1 Zone shall not cover more than:

- (a) 40 percent of the parcel area;

- (b) the above 40% standard may be increased to 75% where an adequate greenhouse stormwater management plan, prepared by the landowner, is approved by Council.

7. Height

- (a) No principal building in the Rural Residential 1 Zone shall exceed a height of 10 metres or two storeys.
- (b) No accessory building in the Rural Residential 1 Zone shall exceed a height of 5 metres or one storey.

8. Parking

Parking shall be in accordance with the provisions of Sections 313 and 314 of this Bylaw.

408. AGR 2

AGRICULTURAL RESOURCE 2 ZONE

1. Subject to compliance with the provisions of Part Three (General Regulations) of this Bylaw, every use of land and every building or structure located or proposed within the Agricultural Resource 2 Zone shall conform with the following provisions.

2. **Permitted Uses**

In the Agricultural Resource 2 Zone, the following uses only shall be permitted:

- (a) Agriculture and silviculture;
- (b) Single family dwelling;
- ~~(c) Two family dwelling;~~
- ~~(de)~~ Manufactured home as a secondary dwelling only, if permitted under Section 408.4(a) below;
- ~~(ed)~~ Home-based business;
- ~~(fe)~~ Bed and Breakfast;
- ~~(gf)~~ Accessory uses, buildings and structures.

3. **Minimum Parcel Size**

The minimum parcel size in the Agricultural Resource 2 Zone shall be 8 hectares.

4. **Dwellings Per Parcel**

- (a) Not more than two dwelling units shall be located on a parcel in the Agricultural Resource 2 Zone;
- (b) Dwelling units shall be located within the same building on parcels less than 1 hectare in area that are not connected to community sewer.
- (c) For parcels located within the Agricultural Land Reserve, the maximum gross floor area of dwelling units shall be determined by the Agricultural Land Commission.

PARCEL-AREA	MAXIMUM-NUMBER-OF PRINCIPAL-DWELLINGS	MAXIMUM-NUMBER-OF SECONDARY-DWELLINGS	MAXIMUM-GROSS-FLOOR AREA-OF-SECONDARY-DWELLINGS
Less than 1.0 ha	1	0	N/A
1.0 ha – 40.0 ha	1	1	90.0m ²
Greater than 40.0 ha	1	1	186.0m ²

(d) Despite Section 408.4 (a), the maximum number of ~~secondary~~ dwellings per parcel ~~and gross floor area~~ may be exceeded if the Agricultural Land Commission determines the dwelling(s) to be necessary for farm labour.

5. **Setbacks**

In the AGR 2 Zone, no building or structure (except a fence) shall be located within 10 metres of any lot line.

6. Height

No principal building in the AGR 2 Zone shall exceed a height of 11 metres.

7. Parcel Coverage

All buildings and structures together in the AGR 2 Zone shall not cover more than:

- (a) 40 percent of the parcel area;
- (b) the above 40% standard may be increased to 75% where an adequate greenhouse stormwater management plan, prepared by the landowner, is approved by Council.

8. Parking

Parking shall be in accordance with the provisions of Sections 313 and 314 of this Bylaw.

409. OS 3

OPEN SPACE 3 ZONE

1. Subject to compliance with the provisions of Part Three (General Regulations) of this Bylaw, every use of land and every building or structure located or proposed within the Open Space 3 Zone shall conform with the following provisions.

2. **Permitted Uses**

The following uses only shall be permitted in the Open Space 3 Zone:

- (a) Agriculture and silviculture;
- (b) Single family dwelling;
- ~~(c) Two family dwelling;~~
- ~~(de)~~ Manufactured home;
- ~~(ed)~~ Home-based business;
- ~~(fe)~~ Accessory uses, buildings and structures.

3. **Minimum Parcel Area**

The minimum parcel area in the Open Space 3 Zone shall be 8 hectares.

4. **Dwellings Per Parcel**

- (a) Not more than ~~two~~ dwelling units shall be ~~permitted-located on a parcel~~ in the Open Space 3 Zone;
- ~~(b) Dwelling units shall be located within the same building on parcels less than 1 hectare in area that are not connected to community sewer.~~
- ~~(c) For parcels located within the Agricultural Land Reserve, the maximum gross floor area of dwelling units shall be determined by the Agricultural Land Commission.~~
- ~~(d) Despite Section 409.4 (a), the maximum number of dwellings per parcel may be exceeded if the Agricultural Land Commission determines the dwelling(s) to be necessary for farm labour.~~

5. **Setbacks**

No building or structure in the OS 3 Zone shall be located within 7.5 metres of any lot line.

6. **Parking**

Parking shall be in accordance with the provisions of Sections 313 and 314 of this Bylaw.

From: Elly Macmaster

Date: Thursday, May 9, 2024 at 4:30 PM

To: Lisa Teggarty CAO <midwaybc@shaw.ca>

Subject: Invitation to Ribbon-cutting ceremony for newly built WBCF Outdoor Classroom

Dear Mayor and Council,

On behalf of the West Boundary Community Forest (WBCF) Board of Directors, you are cordially invited to the WBCF Grand Opening and Ribbon Cutting Ceremony for the newly built Outdoor Classroom at our Wilgress Outdoor Education Centre on June 19th. Please see the invitation attached.

We look forward to having the Midway Mayor and Council in attendance. As the Village of Midway is one of the joint-shareholders of West Boundary Community Forest, we would be honoured if you would participate in the ribbon-cutting and share official remarks on behalf of Midway.

Please note that Greenwood Elementary School's grade 6/7 class will be on site for a field trip the same day. This will be a great opportunity for you to see the Outdoor Education Centre facilities in use, and meet some of the teachers and students who reside in the Midway and West Boundary area.

Please RSVP by June 12th to this email, _____ You may also reach me on my cell at _____ with any questions. Directions to the OEC are on the invitation.

For further information about WBCF, please visit our [website](#).

Regards,

Elly Macmaster, Coordinator
WBCF Outdoor Education Centre



You're invited to the
WEST BOUNDARY COMMUNITY FOREST



GRAND OPENING

& Ribbon Cutting Ceremony for our newly built Outdoor Classroom



The celebration will take place on
WEDNESDAY, JUNE 19, 2024
From 1:00 to 2:30pm

at the
WILGRESS OUTDOOR EDUCATION CENTRE
6275 BC Mines Rd - East of Wilgress Lake Rest Area
Turn Right off Hwy 3 - Follow 1 km to Entrance

Official Remarks & Tour of Outdoor Education Centre
RSVP by June 12

Light refreshments provided



**THE VILLAGE OF MIDWAY
BYLAW No. 561, 2024**

A Bylaw to Amend the Village of Midway Zoning Bylaw No. 464, 2015

WHEREAS the Village of Midway may amend its Zoning Bylaw pursuant to the provisions of the *Community Charter*;

NOW THEREFORE the Council of the Village of Midway, in open and public meeting assembled, enacts the following:

1. This bylaw may be cited for all purposes as Zoning Amendment Bylaw 561, 2024.
2. The Village of Midway Zoning Bylaw 464, as amended, is further amended by:
 - i) Adding Two family dwelling as a permitted use in Section 402.2 of the Residential 1 Zone.
 - ii) Revising Section 402.4 (Dwellings Per Parcel) in the Residential 1 Zone to read:
 - (a) Not more than two dwelling units shall be located on a parcel in the Residential 1 Zone, and must be located within the same building.
 - iii) Revising Section 403.5 (Dwellings Per Parcel) in the Residential 2 Zone to read:
 - (a) Not more than two dwelling units shall be located on a parcel in the Residential 2 Zone.
 - (b) Dwelling units shall be located within the same building on parcels less than 1 hectare in area that are not connected to community sewer.
 - iv) Reducing Section 403.8 (Parcel Coverage) in the Residential 2 zone from 50% to 45%.
 - v) Adding Two family dwelling as a permitted use in Section 407.2 of the Rural Residential 1 Zone.
 - vi) Revising Section 407.4 (Dwellings Per Parcel) in the Rural Residential 1 Zone to read:
 - (a) Not more than two dwelling units shall be located on a parcel in the Rural Residential 1 Zone.
 - (b) Dwelling units shall be located within the same building on parcels less than 1 hectare in area that are not connected to community sewer.
 - (c) For parcels located within the Agricultural Land Reserve, the maximum gross floor area of dwelling units shall be determined by the Agricultural Land Commission.
 - vii) Adding Two family dwelling as a permitted use in Section 408.2 of the Agricultural Resource 2 Zone.
 - viii) Revising Section 408.4 (Dwellings Per Parcel) in the Agricultural Resource 2 Zone to read:
 - (a) Not more than two dwelling units shall be located on a parcel in the Agricultural Resource 2 Zone.
 - (b) Dwelling units shall be located within the same building on parcels less than 1 hectare

in area that are not connected to community sewer.

- (c) For parcels located within the Agricultural Land Reserve, the maximum gross floor area of dwelling units shall be determined by the Agricultural Land Commission.
- (d) Section 408.4 (a), the maximum number of dwellings per parcel may be exceeded if the Agricultural Land Commission determines the dwelling(s) to be necessary for farm labour.

ix) Adding Two family dwelling as a permitted use in Section 409.2 of the Open Space 3 Zone.

x) Revising Section 409.4 (Dwellings Per Parcel) in the Open Space 3 Zone to read:

- (a) Not more than two dwelling units shall be located on a parcel in the Open Space 3 Zone.
- (b) Dwelling units shall be located within the same building on parcels less than 1 hectare in area that are not connected to community sewer.
- (c) For parcels located within the Agricultural Land Reserve, maximum gross floor area of dwelling units shall be determined by the Agricultural Land Commission.
- (d) Despite Section 409.4 (a), the maximum number of dwellings per parcel may be exceeded if the Agricultural Land Commission determines the dwelling(s) to be necessary for farm labour.

READ A FIRST, SECOND AND THIRD TIME THIS 27th DAY OF MAY, 2024

PUBLIC HEARING NOT HELD AS PER SECTION 464 (4) of the *Local Government Act*.

NOTICE OF PUBLIC HEARING NOT HELD ADVERTISED THE 4th & 10th DAY OF APRIL, 2024

Approved pursuant to section 52(3)(a) of the *Transportation Act* this day of 2024

for Minister of Transportation & Infrastructure

ADOPTED THIS DAY OF 2024

Mayor

Chief Administrative Officer



VILLAGE OF MIDWAY

Cheque Listing For Council

2024-May-16

1:58:30PM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
20240422	2024-05-08	BOLTZ, JOHN M				
20240423	2024-05-09	AMAZON.COM.CA INC		PAYMENT		39.24
			CA43H6QDJV7MI	MED CLINIC - HDMI TO DP CABLE	13.38	
			CA4WO5K8ACCU	OFFICE - WHITE BINDERS	25.86	
20240424	2024-05-09	BLACK PRESS GROUP LTD		PAYMENT		1,800.81
			BPI138452	BOUNDARY VISITOR GUIDE 2024	1,260.00	
			BPI138453	NOTICE OF PUBLIC HEARING - ZONI	421.26	
			BPI138454	NOTICE OF SPECIAL MEETING - BUC	119.55	
20240425	2024-05-09	CANADA POST		PAYMENT		61.85
			9913421784	APR 11 NEWSLETTER	61.85	
20240426	2024-05-09	DUNSDON, RICHARD		PAYMENT		60.40
			5310617	COMM GARDEN - MIRACLE GRO	60.40	
20240427	2024-05-09	FORTISBC-NATURAL GAS		PAYMENT		542.95
			APRIL 2024	APRIL 2024 NATURAL GAS	542.95	
20240428	2024-05-09	FREEMAN'S COUNTRY SUPPLY		PAYMENT		468.92
			APR 2024	APRIL 2024 PURCHASES	468.92	
20240429	2024-05-09	GFL ENVIRONMENTAL INC		PAYMENT		26.63
			WP0000058585	MEDICAL CLINIC RECYCLING APRIL	26.63	
20240430	2024-05-09	GRANT THORNTON LLP		PAYMENT		11,445.00
			IBC-37728	YEAR END AUDIT	11,445.00	
20240431	2024-05-09	GRANTON MOTORS LTD		PAYMENT		3,149.33
			96690	RURAL FIRE - T331 SERVICE CALL, J	280.02	
			96709	PUBLIC WORKS - 06 CHEVY MAINTENANCE	2,592.36	
			96731	RURAL FIRE - T331 MAINTENANCE, I	276.95	
20240432	2024-05-09	ICESOFT TECHNOLOGIES HOLDINGS LTD		PAYMENT		1,232.00
			V-1538	VOYENT ALERT SUBSCRIPTION	1,232.00	
20240433	2024-05-09	KETTLE RIVER CONCRETE LTD		PAYMENT		923.66
			2620	RIVERFRONT PARK BATHROOM SID	923.66	
20240434	2024-05-09	REYNOLDS, CAROLYN		PAYMENT		431.25
			4	ASSET RETIREMENT OBLIGATION C	431.25	
20240435	2024-05-09	ROCKY MOUNTAIN PHOENIX		PAYMENT		14,218.40
			IN0145864	ROAD RESCUE - CUTTER (GIA & DOI)	14,218.40	
20240436	2024-05-09	SHAW BUSINESS		PAYMENT		316.34
			2504289	MAY 2024 LANDLINES	316.34	
20240437	2024-05-09	TELUS COMMUNICATIONS INC		PAYMENT		305.45
			MAY 2024	LANDLINES MAY 2024	305.45	
20240438	2024-05-09	TELUS HEALTH SOLUTIONS INC		PAYMENT		328.16
			7300078743	BALANCE OF APRIL 2024 EMR AFTEI	1.12	
			9702316835	MEDICAL CLINIC EMR MAY 2024	327.04	
20240439	2024-05-09	TELUS MOBILITY		PAYMENT		212.42
			F/C MAY 2024	FIRE CHIEF CELL, TABLETS & WATC	212.42	
20240440	2024-05-09	VIRGIN PLUS		PAYMENT		75.41
			MAY 2024	V/S CELL PHONE MAY 2024	75.41	
20240441	2024-05-09	WALLY'S PRIVATE PARTS		PAYMENT		1,260.00
			635345	GRADER PARTS	1,260.00	
20240442	2024-05-13	PETERS, TAMI				
20240443	2024-05-13	BOLTZ, JOHN M				
20240444	2024-05-13	WALKER, LESLIE				
20240445	2024-05-13	CAMERON, PHIL				
20240446	2024-05-13	KAMIGOCHI, CAMERON				
20240447	2024-05-13	LOVETT, TAMARA N				



VILLAGE OF MIDWAY

Cheque Listing For Council

2024-May-16
1:58:30PM

Cheque					Invoice	Cheque
Cheque #	Date	Vendor Name	Invoice #	Invoice Description	Amount	Amount
20240448	2024-05-13	DALOISE, MICHAEL S				
20240449	2024-05-13	KREUZER, MARIE				
20240450	2024-05-13	JOHNSON, STEVEN M				
20240451	2024-05-13	TEGGARTY, LISA M				
20240452	2024-05-13	COTE, DAVID				
20240453	2024-05-15	JENKS, SUZANNE A				
20240454	2024-05-16	RIDDLE, CATHY				
20240455	2024-05-16	CARO ANALYTICAL SERVICES		PAYMENT		1,794.71
			IC2408017	APRIL 9 WATER TEST	195.30	
			IC2408079	APRIL 9 WELL #1 TEST	447.30	
			IC2408380	APRIL 16 WATER TEST	195.30	
			IC2408832	APR 16 UV DISCHARGE	314.21	
			IC2409264	APRIL 23 WATER TEST	195.30	
			IC2409404	APRIL 23 WELL #2 TEST	447.30	
20240456	2024-05-16	FORTISBC-ELECTRICITY		PAYMENT		1,370.12
			MAR28-APR28/24	POWER FROM MAR 28 - APR 28	1,370.12	
20240457	2024-05-16	KOOTENAY FIRE CHIEF ASSOCIATION		PAYMENT		165.00
			16	FIRE DEPT & RURAL - MEALS AT ZOI	165.00	
20240458	2024-05-16	MINISTER OF FINANCE		PAYMENT		419.91
			WSI597705	NATHAN HARPUR FIELD WATER LIC	300.91	
			WSI597706	GOLF COURSE WATER LICENCE	119.00	
20240459	2024-05-16	MUNICIPAL PENSION PLAN		PAYMENT		4,512.31
			20240511+V/S	PAY PERIOD ENDING MAY 11/24 + V/	4,512.31	
20240460	2024-05-16	REGIONAL DISTRICT, KOOTENAY BOUNDARY		PAYMENT		8,092.94
			57015	SEWER DEBT INTEREST PAYMENT,	751.66	
			57018	SEWER INTEREST & DEBT PAYMENT	7,341.28	
20240461	2024-05-16	TELUS COMMUNICATIONS INC		PAYMENT		79.38
			BP MAY-JUN/24	MAY - JUN BLUE PAGES	79.38	
20240462	2024-05-16	TUMBLEWEED GALLERY		PAYMENT		613.41
			515	COMM CENTRE - INTERPRETIVE MA	613.41	
20240463	2024-05-16	Y & R WATER SALES & SERVICES		PAYMENT		84.43
			INV-07634	COMMUNITY GARDEN - DRIP TUBE,	84.43	
20240464	2024-05-17	REGIONAL DISTRICT, KOOTENAY BOUNDARY		PAYMENT		87.60
			57076	MARCH 2024 LANDFILL FEES	58.20	
			57188	APRIL 2024 LANDFILL FEES	29.40	

Total 76,546.11

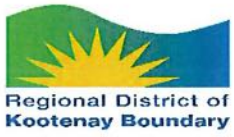
*** End of Report ***

TOTAL TO DATE MIDWAY
TO THE END OF APRIL, 2024

NUMBER OF PERMITS TO DATE:	3	
PERMIT FEE VALUE TO DATE:	\$538.00	
TOTAL SEARCHES TO DATE:	\$58.00	
PERMIT FEE VALUE TO DATE (MINUS SEARCH FEES):	\$480.00	
2024 ACTUAL BUILDING VALUE TO DATE:	\$59,000.00	
2023 ACTUAL BUILDING VALUE TO DATE:	\$0.00	✓
2023 TOTAL PERMITS TO DATE:	0	✓

	PERMIT FEE	#	UNITS	ACTUAL PERMIT VALUE
NEW (SFD)				
(MFD)				
(MH)				
ADDITIONS/ALTERATIONS	\$106.00	2		\$9,000.00
ACCESSORY BUILDINGS	\$432.00	1		\$50,000.00
COMMERCIAL-NEW ADD'S & ALT'S				
INDUSTRIAL ADD'S & ALT'S				
INSTITUTIONAL ADD'S & ALT'S				
RENEWAL				
TOTAL:	\$538.00	3	0	\$59,000.00





VILLAGE OF MIDWAY
APRIL 2024
Addition / Alteration / Repair Residential

PERMIT #	ADDRESS	FEE	CONSTRUCTION VALUE
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Total Constructuon Value	\$0
Total Pemit Fee	\$0
Total Permits	0