

Mayor, Doug McMynn opened the Regular Meeting of Council at 19:00 hours on April 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, Metcalf and Pownall

Staff: Lisa Teggarty, CAO  
Tamara Lovett, Administrative Assistant

Consultant: Randy Houle, Houle Consulting

Gallery: Martin Fromme, Gordon Jones

**Introduction of Late Items** – None

**Adoption of Agenda**

**Moved/Seconded** that the April 15, 2024, Regular Meeting agenda be adopted as circulated.

**Carried**

**Delegation** - None

**Question Period** – None

**Adoption of Minutes**

**Moved/Seconded** that the minutes from the Public Hearing of March 25, 2024, be adopted as circulated.

**Carried**

**Moved/Seconded** that the minutes from the Regular Meeting of March 25, 2024, be adopted as circulated.

**Carried**

**Business Arising**

Public Hearing of March 25, 2024 (Page 6875) – None

Regular Meeting of March 25, 2024 (Page 6876-6878) – None

**New and Unfinished Business**

- a) Staff Report – Zoning Amendments & Implementation Plan for New Provincial Housing Legislation.

Randy Houle of Houle Consulting provided Council with an outline of the new Provincial Housing requirements. The most significant change includes permitting two-dwelling units on parcels that are currently restricted to single family dwellings. This would apply to several zones within the Village of Midway. Mr. Houle noted varying scenarios that could be considered. Council had questions and concerns. Several points were brought up and discussed. The legislation includes the requirement of the Village to complete a Housing Needs Report by January 1, 2025. A provincial grant was provided to help complete work to better understand housing needs over the next 20 years and to accommodate bylaw update changes. Council decided to table Zoning amendment Bylaw 561, 2024, until further clarifications could be made. The Provincially mandated zoning changes must be made by June 30, 2024.

- b) Rescind Motion 007-2024 – RDKB Service Establishment Bylaw 1867, A Bylaw to amend RDKB Service Establishment Bylaw No. 1678, 2018, to increase the annual requisition for the Boundary Integrated Watershed Service by 25% as per Provincial regulation 2007/13.

**Moved/Seconded** that motion 007-2024 – RDKB Service Establishment Bylaw 1867, A Bylaw to amend RDKB Service Establishment Bylaw No. 1678, 2018, to increase the annual requisition for the Boundary Integrated Watershed Service by 25% as per Provincial regulation 2007/13, be rescinded.

**Carried**

**012-2024**

- c) Motion required – Council of the Village of Midway consents to the Regional District of Kootenay Boundary Bylaw 1872, A Bylaw to amend RDKB Service Establishment Bylaw No. 1678, 2018, to increase the annual requisition limit *for the Boundary Integrated Watershed Service by 25% as per Provincial regulation 2007/13 and delete the sunset clause.*

**Moved/Seconded** that Council of the Village of Midway consents to the Regional District of Kootenay Boundary Bylaw 1872, A Bylaw to amend RDKB Service Establishment Bylaw No. 1678, 2018, to increase the annual requisition limit *for the Boundary Integrated Watershed Service by 25% as per Provincial regulation 2007/13 and delete the sunset clause.*

**Carried**

**013-2024**

- d) Midway Seniors Centre – Request for village to purchase a two-year internet package for the Midway Seniors Centre.

Council discussed their request and the CAO recommended that Council defer it to the Budget. Staff will let the Seniors Centre know that it is being deferred to the upcoming budget discussions.

- e) Fire Chief's Report – received and filed. Written report on file.

Council requested additional information such as completed inspections, hydrant maintenance, etc. on the next report. CAO noted that reports will be done on a quarterly basis.

- f) Public Works Foreman Report – received and filed. Written report on file.

- g) Public Works early budget approvals. Written report on file.

Public works staff had expressed to the CAO that they need to proceed with important Riverside campground upgrades prior to the season. There are also important repairs and maintenance required to the Zamboni including the purchase of a new tank which needs to be ordered in time for the next ice season.

**Moved/Seconded** that Council approves a Capital budget of \$12,000 for Riverside Park campground washroom building improvements.

**Carried**  
**014-2024**

**Moved/Seconded** that Council approves an Operational budget of \$10,000 for Zamboni repairs and maintenance, including the purchase of a new tank.

**Carried**  
**015-2024**

### **Correspondence**

- a) Veronika Zwick-Cooper – Sherbinin, Hadikin, Zwick Reunion (July 5,6,7).

A discussion was had on possible options as the Community Hall may not be available if the renovation goes forward. Staff will look into fees and research venue options, in consultation with Public Works staff.

**Moved/Seconded** that Council hereby give staff permission explore options for the Sherbin, Hadikin, Zwick family and descendants request to use the J.G. McMynn Park starting the evening of July 5<sup>th</sup>, 2024 to Sunday July 7<sup>th</sup>, 2024 for a family reunion.

**Carried**  
**016-2024**

### **Administrator's Report** – Written Report on file

1. The audit of our 2023 financials has begun and will continue into next week. Grant Thornton will produce draft financial statements for the CAO's review, and a Special meeting will be held for Council to be informed of the audit results and to approve the Financial Statements for year ending 31<sup>st</sup> Dec 2023. The deadline for the approved financial statements to be sent to the Ministry is May 15<sup>th</sup>, 2024.
2. Community Centre project tender closing – the contractors are still waiting on answers to questions that require Civil engineers' verification which is taking longer than anticipated. Once bids have been reviewed by Cover, a Special meeting will be scheduled.
3. OCP Bylaw 559, 2024 – third and final reading. Staff will include public notices in the Village newsletter.
4. Boundary Economic Diversification Plan – Update on the meeting with Sarah and Jennifer from Community Futures. Teams call scheduled for Monday to discuss funding opportunities with funder (REDIP), for the next stages of the project. Looks like there is more funding available. It was a lot of information from Lochaven, for Council to take in. Lochaven will come back and assist Council with the next stage. The CAO discussed the possibility of a change of "Applicant" from Midway to perhaps another group, such as Boundary Services Committee.
5. Summer Student grant application has been approved and will be advertised once the agreement has been signed.
6. Strategic Planning – staff have reached out to the consultant to get an update on the final document.
7. Deputy Finance position – interviews being scheduled for next week.
8. Budget 2024 – CAO will be back working on the Budget draft next week and will start scheduling budget meetings. *Councillor's will be available when needed.*
9. BMHA Board meeting – Nick Bosovich has reached out regarding their next Board meeting on April 19<sup>th</sup>. *The mayor and CAO will attend meeting.*
10. The grant application for the airport was not approved. However, the grant funder will be contacted to discussed further. Not enough money to go around.

### **Mayor and Council Reports**

#### **Councillor Dunsdon** – Verbal

- Put in 8 new raised garden beds. Wheelchair accessible.
- The compost pile has been sieved and soil made available to Village for their flower beds along with topping up the Community garden's resources. Some minor issues with clippings and branches being added to the pile.
- Has some updated policy copies from the RDKB.
- Went to the Invasive species meeting in Rock Creek. Happy with how Midway is looking after weeds throughout. Not clear why no funds were dispersed to the group. CAO will look into why no funds were dispersed in 2023.
- Pay Transparency Act – New BC legislation so it is standard here already.
- Every 3<sup>rd</sup> week for Council meetings is working well for Council and staff.
- West Boundary Community Forest – disc golf development progressing.

#### **Councillor Willsey** - Verbal

- Shade canopy – still interested in possibilities for water conservation within the village, with the possibility of the Village offering some sort of discount on purchasing shade trees.
- Emergency Preparedness meeting in Rock Creek was very good. Good speakers. RDKB water management speaker was excellent. Ideas for water restrictions.
- Councillor Dunsdon mentioned that the RDKB is promoting a rain barrel program this spring. Discounts on rain barrels.
- AKLBG conference is coming up and will be away till the end of next week, and in May will attend the Keeping it Rural conference.

Councillor Pownall – Verbal

- Should we consider a volunteer sign-up list and perhaps post it in the newsletter. A lot of the community groups or organization that are looking for members – Library, Community Association etc. Maybe we can give them an idea of what groups do, then maybe people who are looking to volunteer have an idea of what is being done in the community. Contact numbers for groups.

Councillor Metcalf – Verbal

- West Boundary Community Forest Spring Funding intake closed today - April 15, 2024 with 30 applications. The group will meet tomorrow and make their decisions then. Applicants were from Greenwood to Bridesville and up to Beaverdell. That is the highest number of applicants to date.
- Next West Boundary Community Forest meeting, April 30, 6:30pm, in Greenwood.
- WBCF is once again discussing a dispersal for the shareholders.
- Disc golf project is progressing. 16 volunteers showed up. Machines and trucks on the weekend preparing for the concrete pads. Dust issues for Central Ave residents. Village should consider some sort of dust control.
- The cannabis farm is active again and traffic has increased the dust issues.
- Newsletter, flyer, social media? Adding information for volunteers needed for disc golf development. Facebook and the Village web page has information already.
- Ross Elliot, WBCF secretary, is retiring this year. We should encourage possible candidates.

Mayor McMynn – Verbal

- YRB has an online Spring survey.

Question Period

## Gordon Jones

- What is the reason for the legislation and why is it compulsory to make changes to the Zoning in BC? Mr. Houle stated that the government was trying to get away from public hearings, the changes in zoning were easier to complete if they fall within the municipality's community plan. Also, getting rid of the zoning barrier accommodates changes in density without a public hearing. The provincial government had planning powers given to them from the Federal government and now the province is giving the municipalities the responsibility to combat the housing shortage.
- Request from the museum to get assistance in removing the large brick sign. Councillor Metcalf stated that once the ground is dry then he would assist with getting the sign removed. Mr. Jones would be willing to assist.
- The increase in traffic to the pot farm is creating the dust issue.

## Martin Fromme

- Shade trees – would boxing in the tree roots, to contain them, possibly limit future issues?
- Volunteer requests – perhaps establish two categories – one for activities and another for sitting on a board may encourage more interest.
- Utilize the Library sign when asking for disc golf volunteers. West Boundary Community Forest has donated the cost of busing to bring in Greenwood school kids to help with the disc golf site.

Greenpeaks Resources will be back in the Arena shortly and arrangements have been made to accommodate the graduation ceremony again this year.

Financial Reports - NoneBylaws & Policies

- Bylaw 559, 2024 – A Bylaw to Establish an Official Community Plan for the Village of Midway Bylaw No. 559 for third reading.

**Moved/Seconded** that Bylaw 559 – A Bylaw to Establish an Official Community Plan for the Village of Midway Bylaw No. 559, 2024 be **READ A THIRD TIME** this 15<sup>th</sup> day of April 2024. **Carried**

**Moved/Seconded** that Bylaw 559 – A Bylaw to Establish an Official Community Plan for the Village of Midway Bylaw No. 559, 2024 be **ADOPTED** this 15<sup>th</sup> day of April 2024. **Carried**

**017-2024**

- Bylaw 561, 2024 – Zoning Amendment Bylaw 561, 2024 – For Three Readings

Council decided to table the Zoning amendment Bylaw, pending further discussion.

Planning – NoneBudgets/Accounts

**Moved/Seconded** that budgets and accounts totaling \$117,685.63 to be drawn on the general account and be paid. **Carried**

Correspondence for Info Only

**Moved/Seconded** the following Correspondence for Info Only items:

- BC Ombudsperson – Quarterly Report: October 1 – December 31, 2023.

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:

- Ravi Kahlon, Minister of Housing – Housing Legislative Changes Update.
- Government of Canada – Increase tax credits for volunteer firefighters and search and rescue volunteers.
- Trails To The Boundary – Boundary Art Trail, Call for artists.

be rec'd and filed.

**Carried**

**In-Camera** – none

**Adjournment**

**Moved** to adjourned at 21:00 hours.

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Mayor McMynn

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CAO Teggarty