

**CITY OF REVELSTOKE**  
MINUTES OF THE REGULAR COMMITTEE OF THE WHOLE MEETING  
HELD IN COUNCIL CHAMBERS, TUESDAY, JUNE 2, 2009  
COMMENCING AT 3:00 P.M.

Present: Council: Mayor D. Raven  
Councillors: S. Bender, P. Frew, A. Halberstadt, C. Johnston,  
T. Scarcella, P. Welock

Staff: L.R. McPhee, Chief Administrative Officer/Director of Corporate  
Administration  
G. Inglis, Director of Finance  
T. LeRose, Deputy Director of Corporate Administration  
T. McCabe, Deputy Director of Finance  
B. Mallett, Director of Engineering and Public Works  
J. Guenther, Director of Planning  
D. Komonoski\*, Operations Manager  
L. Donato\*, Manager of Development Services  
A. Mason, Director of Community Economic Development  
T. Luini\*, Senior Building Inspector/Bylaw Enforcement Officer

Others: B. Adams\*, Revelstoke Times Review  
D. Sherbot, BC Hydro Generation  
J. Walker-Larsen, BC Hydro  
C. Pawlitsky\*, Revy Riders Dirtbike Club  
S. Newton\*, North Columbia Environmental Society  
J. Morris\*, North Columbia Environmental Society  
J. Pendergast\*, Revelstoke Public Art Committee  
C. Palladino\*, Revelstoke Public Art Committee  
J. Bouchard\*  
L. Good\*  
C. Stacey\*  
M. Skrypnyk\*

\*Present for portion of meeting only.

**CALL TO ORDER**

Councillor Johnston assumed the Chair and called the meeting to order at 3:00 p.m.

**ADOPTION OF THE AGENDA**

Moved by Councillor Welock that the agenda be adopted with the following addition: Planning and Culture Report: 5.d.x) Official Community Plan Hearing Date; and Administration, Policy, Bylaws and Public Relations Report: 5.g.i) City of Revelstoke Boundary Extension Evaluation Study Terms of Reference; and that the following be moved to the In Camera Agenda: Economic Development Report: 5.b.i. Request to lease City lands in the Industrial Park.

CARRIED

**DELEGATION:****1. Chris Pawlitsky, Revy Riders Dirt Bike Club Re: Motocross Track**

Mr. Pawlitsky advised that the Revy Rider Dirt Bike Club is requesting a temporary stop of the decommission of the current motocross track until the Club can find a suitable location to build a new one. They have been working with Front Counter BC on an area of interest over the last year; however, the application was denied due to the interest of that property by the Ministry of Transportation and Infrastructure. The Club continues to look for a new location.

The main complaints of the Club operating in the Industrial Park is noise, liability and careless riding on the river trails. The Club provides the following solutions: (1) to come to an agreement with the neighbours and the City on operating certain times and days of the week that the track will be used; (2) limit the number of bikes on the track at one time; (3) trailer service so the Club members can pick kids up that need a ride to the track; (4) no riding on the Greenway; and (5) mandatory sound testing (motorcycle shops sell quieter aftermarket mufflers).

Moved by Councillor Halberstadt that the Committee recommends to Council that Council agrees to allow Revy Riders Dirt Bike Club to lease the motocross track in the Industrial Park for a term up to 24 months.

Motion was withdrawn

**Moved by Councillor Halberstadt that staff be directed to investigate the pros and cons of allowing the Revy Riders Dirt Bike Club the use of the motocross track in the Industrial Park for a term up to 24 months or until such time they find a suitable location.**

**CARRIED**

The Chair thanked Mr. Pawlitsky for his presentation and he then retired from the meeting.

**2. Sarah Newton, President, North Columbia Environmental Society (NCES) Re: Cosmetic Pesticide Use on City Fields**

Ms. Newton requested that the City of Revelstoke discontinue the use of spraying cosmetic pesticides on the Track Field and Queen Elizabeth Field. She commented that the NCES has been researching pesticide use for about five years now. An eco-fact sheet was put together regarding pesticide use on lawns and gardens last year. It is available for viewing on the NCES website and at locations around town. Public education is essential.

NCES brought to Revelstoke two speakers acknowledging that there is a direct link between 2-4, D and certain types of cancer; Non-Hodgkin's Lymphoma, Breast Cancer and childhood Leukemia. The speakers were Dr. Warren Bell from the Canadian Association of Physician's for the Environment, and Jerilynn Kiely from the Canadian Cancer Society.

**DELEGATION: (Continued...)****2. Sarah Newton, President, North Columbia Environmental Society (NCES) Re: Cosmetic Pesticide Use on City Fields (Continued...)**

Letters of support were received from the Revelstoke Rod and Gun Club, Selkirk Medical Group, Illecillewaet Greenbelt Society, Friends of Mount Revelstoke and Glacier, and the Canadian Cancer Society. A copy of the School District policy and a portion of the minutes from the School District endorsing the ban of using cosmetic pesticides on School District lands in Revelstoke.

Ms. Morris commented on herbicides or pesticides sometimes have a carrier as it makes things stick. For example, it is affecting the health of frogs as they breath through their skin. Ms. Newton added that chemicals used in combination kill more than the target.

The Chair thanked Ms. Newton for her presentation. Ms. Newton and Ms. Morris then retired from the meeting.

**3. Jackie Pendergast, Revelstoke Public Art Committee (RPAC) Re: Request for Proposals for Art at the Gateway to the Extended Grizzly Plaza - Request for Funding**

Ms. Pendergast advised that the priority for the Revelstoke Public Art Committee is the installation of two pieces of art to be located at the gateway to the extension of Grizzly Plaza. The RPAC has drafted a Request for Proposals (RFP) that will be made available to local artists and artists outside the community. The RFP suggests that the art work be in the form of sculptures. Currently, there is a \$30,000 budget, however, the RPAC feels that this sum is insufficient and is requesting that Council provide an additional \$30,000 for the project.

The Chair questioned if the City has funds available. The Director of Community Economic Development responded that the gateway features were included in the budget for the extension of Grizzly Plaza.

The Chair thanked Ms. Pendergast for her presentation. Ms. Pendergast and Ms. Palladino provided pamphlets to the Committee on the Public Art Walking Tour and retired from the meeting.

**4. Darren Sherbot, BC Hydro Generation Re: Big Eddy Dyke System**

Mr. Sherbot noted that he was contacted by City staff to review and comment on the Zoning Amendment Bylaw regarding flood plain regulations. It certainly is a good time for BC Hydro and the City to address flood control and ground water management for the Big Eddy area.

**DELEGATION: (Continued...)****4. Darren Sherbot, BC Hydro Generation Re: Big Eddy Dyke System (Continued...)**

BC Hydro provides maintenance on the series of dykes and pump houses and is engaging in drafting emergency protocols. There may be inundation of lower lying areas in the Big Eddy wherein ground water management and the pump houses and dykes are very effective for flood mitigation.

The low lying Big Eddy area was naturally flooded by the Columbia River prior to construction of the dykes. In 1970, the dykes were built around the Big Eddy as part of the Upper Arrow reservoir facilities to control changing water levels. The responsibilities for water control in the Big Eddy area are: the City of Revelstoke is responsible for the underground collection network (storm water drainage from the surface/ditches and ground water); and BC Hydro is responsible for the maintenance of the dykes and the three pumphouses. It is the City's responsibility to address and manage risks related to permitted development under these circumstances.

**BUSINESS ARISING FROM THE MINUTES****1. Committee of the Whole Meeting - May 19, 2009 - Nil****REPORTS:****Finance - Councillor Bender****1. Summer Street Festival 2009**

Since the inception of the Summer Street Festival for evening entertainment in Grizzly Plaza, the City has been funding this program. The 2009 budget for entertainment from June 28 to August 30 is at \$40,000 and the additional \$2,500 is being requested from the Contingency Fund.

**Moved by Councillor Bender that the Committee recommends to Council that the Summer Street Festival budget for 2009 be approved at \$42,500.00.**

**CARRIED**

**Economic Development - Councillor Frew**

No report.

**Social and Environment - Councillor Halberstadt**

No report.

**REPORTS: (Continued...)****Planning and Culture - Councillor Johnston****1. Information from Marge Skrypnyk Re: Zoning Amendment Bylaw No. 1934**

**Moved by Mayor Raven that the Committee recommends to Council that the submission from Ms. Skrypnyk on the Zoning Amendment Bylaw No. 1934 be received as information.**

**CARRIED**

Ms. Skrypnyk was questioned by the Committee on if she has any further concerns after hearing the presentation by the BC Hydro representative. Ms. Skrypnyk questioned which agency would remove the flood plain covenants on property in the Big Eddy. The Chief Administrative Officer responded that it would be the responsibility of the City of Revelstoke. She then requested the cost of the Klohn Crippen Berger Ltd. report.

**Moved by Councillor Frew that the Committee recommends to Council that the total cost of the Klohn Crippen Berger Ltd. report dated August 13, 2008 be provided to Marge Skrypnyk.**

**CARRIED**

Ms. Skrypnyk commented on her further concern on whether there is enough water to service future development in the Big Eddy. The Chair replied that the water system is owned and operated by the Big Eddy Waterworks and that there are procedures ensuring that developers have enough water on site through the development application process.

**2. Request to Discharge Restrictive Covenant (LB255910), Lots 1-33, Plan NEP87983 - Nichol Road Holdings Ltd and Urban Enterprises Corp. Inc.**

Members were advised that the developer requested subdivision approval prior to completion of the sewer system in Arrow heights. The Approving Officer proceeded with the subdivision provided the developer registered a 'No-Build' Restrictive Covenant to ensure that no buildings were constructed, placed or erected on the lots until the sewer system in Arrow Heights was fully operational. The sanitary sewer trunk in Nichol Road and Airport Way is fully operational and can now accept the load of this subdivision.

**Moved by Mayor Raven that the Committee recommends to Council that Council approve the discharge of Restrictive Covenant (LB255910) and that the Mayor and Chief Administrative Officer be authorized to sign Form C (Release) and that all costs associated with the discharge be the responsibility of the applicant.**

**CARRIED**

**REPORTS: (Continued...)****Planning and Culture - Councillor Johnston (Continued...)****3. Development Permit No. 2009-15 (1605 Victoria Road)**

An application has been received from the owner of Helio's Rehabilitation and Performance to replace the existing fascia sign identifying the previous business name 'Got Scraps' to 'Massage-Physiotherapy'. The applicant's request has prompted staff to review the original Development Permit for the facade Improvement (DP-2006-18). Staff have confirmed that the existing signs were erected without an approved Development Permit.

**Moved by Councillor Welock that the Committee recommends to Council that Development Permit No. 2009-15 be issued for 1605 Victoria Road.**

**CARRIED**

**4. Bylaw Enforcement Tracking, Reporting and Complaint Filing**

Members were advised that subsequent to City Council review, staff would like to work with IT to establish a "hot link" to the form from the City's home page. As City Council knows Bylaw enforcement action is complaint driven and voluntary compliance based. Staff will continue to report on a monthly basis to City Council, and, sometime in June, will seek direction regarding various bylaw approaches, and notification and enforcement procedures. Various scenarios include: 1) Building without a permit; 2) Unsightly premises; 3) Derelict vehicles; 4) Stop work orders; and 5) Occupying without a permit.

**Moved by Councillor Welock that the Committee recommends to Council that the report on Bylaw Enforcement Tracking, Reporting and Complaint Filing be received as information.**

**CARRIED**

Councillor Welock suggested that staff review the inclusion of complaints on bylaw enforcement issues for fire protection.

**5. Zoning Amendment Bylaw No. 1934 - Scheduling of Public Hearing**

Members were advised that staff has received a number of inquiries regarding flood plain covenants on certain properties in the Big Eddy, and means for mitigation of water intrusion into buildings. Flood plain determinations, other than Restrictive Covenants, have been based on the current City Zoning bylaw requirements stated in Sentences 1 and 2 of the proposed bylaw (i.e. 200 year flood plain elevation of 442.25).

**REPORTS: (Continued...)****Planning and Culture - Councillor Johnston (Continued...)****5. Zoning Amendment Bylaw No. 1934 - Scheduling of Public Hearing (Continued...)**

<b>Current Requirements</b>	<b>Proposed Requirements</b>
Zoning bylaw requires all floor levels to be above 442.25	For the Big Eddy this requirement will be removed, and all restrictive covenants will be abandoned
BC Building Code requires foundations to be constructed to hydraulic specifications if they are within pressure zones	This requirement remains and is clarified in the KCB report
Storm water is to be managed according to the City's regulations	The City will be developing a storm water management plan this year - specific to the Big Eddy. The City will examine the underground piping system that transfers ground water to the dyke pumping system as part of this review.

**Moved by Councillor Welock that the Committee recommends to Council that the Public Hearing be conducted for consideration of the adoption of Zoning Amendment Bylaw No. 1934 on June 23, 2009 at 3:00 p.m. to be held in Council Chambers.**

**CARRIED**

**6. Sign Design Review Options**

The Committee has recommended that a sign review or design panel be established to expedite sign review, lend design expertise to the process and become the delegated authority for sign design review and approval. The Development Permit Procedure for Signage was reviewed by the Committee. The proposed sign review committee would include the City Building Inspector, City Planner, City Council member, and Design Consultant. It was suggested that a public appointment be considered for the proposed sign review committee.

If established in the bylaw, the design review committee will be involved in all sign review actions and become the delegated authority for that review. An appeal procedure is available to City Council.

The design review committee can serve as a robust reference group for future building and street design standards, best practices, and further other types of design review. It may be beneficial to add this review to other commission functions, such as the Heritage Advisory or the Advisory Planning Commissions. Staff is examining various models now, and will report back to City Council.

**REPORTS: (Continued...)****Planning and Culture - Councillor Johnston (Continued...)****6. Sign Design Review Options (Continued...)**

Proactive design and specification of standards and engagement with business and property owners can help coordinate City aesthetics and motifs.

**Moved by Councillor Scarcella that the Committee recommends to Council that Council direct staff to work with affected parties including the Chamber of Commerce and Sign fabrication companies on streamlining design review; and that Council direct staff to explore changes to the Zoning, Sign and other bylaws that would allow review of signs through a Council appointed committee; that would either function as a delegated authority or a referral group for City Council.**

**CARRIED**

**7. Parking Strategy**

Members were advised that the main focus has been placed on the downtown core, with the intent to look at the Highway corridor next and then into residential areas. The main concerns are as follows: 1) length of time permitted throughout the downtown core; 2) use of existing parking lots; 3) signage to available parking spots (lots and RV); 4) enforcement of parking regulations; 5) commercial place usage; and 6) future parking requirements. The proposed parking limit map was reviewed by the Committee.

**Moved by Mayor Raven that the Committee recommends to Council that the parking regulation be enforced on a regular basis; and that staff be directed to put forward the parking limit map for public comment and report back to Council after engaging the public through outreach.**

**CARRIED**

The Senior Building Inspector/Bylaw Enforcement Officer advised that, once the new parking regulations are enforced, the public may move to the next block over and park in the residential area. It was noted that some residential areas within the parking limit map should be provided with an exemption if there are no off street areas to park.

NOTE: Councillor Halberstadt advised of a conflict of interest on the following matter as she is good friends with the applicant. She then retired from the meeting at 4:47 p.m.

**REPORTS: (Continued...)****Planning and Culture - Councillor Johnston (Continued...)****8. Request to Erect Fascia Sign - 201 Victoria Road East**

Members were advised that an application has been received from the owner of Spice O'Life Emporium to erect a canopy sign within the existing canopy face. As the property is located within Development Permit Area B, approval of a Development Permit (Signage) is required.

The building located at 201 Victoria Road East is divided into five sections. There is only one other business located in the building (Body Sense Gym) and its signage fronts Victoria Road. The applicant's sign is on the other side of the building fronting Orton Avenue.

**Moved by Councillor Frew that the Committee recommends to Council that Development Permit No. 2009-14 be approved subject to: (1) modification of the sign size to create a more balanced look on the face of the canopy; and (2) receipt of a Highway Use Agreement for the existing canopy.**

**CARRIED**

NOTE: Councillor Scarcella advised of a conflict of interest on the following matter as he is good friends with one of the applicants. He then retired from the meeting at 4:50 p.m. and Councillor Halberstadt returned.

**9. Zoning Amendment Bylaw No. 1949 - First and Second Readings and Establish a Public Hearing Date**

The Committee was advised that the application for rezoning was received in October of 2007. Since then the applicant has worked with Engineering and Planning staff to address street access, set back and size questions.

The current Highway commercial C-4 zone would allow a motel/hotel development of 3 storeys or 12 meters (39 feet). The CD zone and R-4 zone to the west across the lane allow 3 storeys and 12 meter heights. Concerns regarding retaining walls, snow storage, construction quality and landscaping will be addressed in the building and development permit phases.

**Moved by Councillor Frew that the Committee recommends to Council that Zoning Amendment Bylaw No. 1949 receive First and Second Readings and that City Council establish July 14 at 3:00 p.m., for a Public Hearing to be held in Council Chambers.**

**CARRIED**

NOTE: Councillor Scarcella returned to the meeting at 4:55 p.m.

**REPORTS: (Continued...)****Planning and Culture - Councillor Johnston (Continued...)****10. Official Community Plan Bylaw No. 1950 - Establish a Public Hearing Date**

Various interest groups have asked for a little more time to offer public input on various sections of the Official Community Plan bylaw.

**Moved by Councillor Bender that the Committee recommends to Council that the Public Hearing originally scheduled for Wednesday, June 10, 2009 be rescheduled to Monday, June 22, 2009 at 7:00 p.m. at the Community Centre.**

**CARRIED**

The Director of Planning Services advised the Committee that a Special Council Meeting may need to be scheduled subsequent to the Public Hearing.

**Parks and Recreation - Councillor Scarcella**

No report.

**Public Works and Protection - Councillor Welock****1. Cosmetic Pesticide Use on City Fields**

The City of Revelstoke historically has used granular and spray application of cosmetic pesticides for the past 25 years primarily on the playing fields. These applications have never been used on park surfaces or public areas. Currently, the Provincial Government mandates Municipalities to control noxious weeds which are different targeted species than those targeted by the cosmetic pesticide application.

The City contracts a licensed pesticide applicator to perform weed control on playing surfaces at a cost of approximately \$10,000 per year. The pesticide is used to control the growth of plants which create an unlevel playing surface. If pesticide use is discontinued to achieve the same level of playing surface, the City would need to increase the amount of the budget for field maintenance annually. This includes top dressing with sports sand, aeration, and over seeding. This is contracted out once a year at the cost of \$15,000 per application. If cosmetic pesticide use is ceased, this function would also have to be performed midsummer and in the fall to maintain the playing surfaces at the current level. This will be a challenge to get the contractor in Revelstoke three times per year.

**REPORTS: (Continued...)****Public Works and Protection - Councillor Welock (Continued...)****1. Cosmetic Pesticide Use on City Fields (Continued...)**

The capital costs for the purchase of the equipment has already been included in the City's capital budget. In 2010, the field aerator is \$30,000 and a top dresser is \$30,000. A seeder will need to be included in the budget which is estimated to cost approximately \$20,000 which total \$80,000 being \$8,000 per year amortized. City staff will look for grant opportunities for this initiative.

**Moved by Councillor Frew that the Committee recommends to Council that the City of Revelstoke discontinue use of cosmetic pesticides on City-owned sports fields.**

**CARRIED**

**Opposed: Councillor Scarcella**

**Moved by Councillor Welock that the Committee recommends to Council that staff be directed to collaborate with Sicamous on purchasing and sharing the proposed equipment, look for funding opportunities and embark on a plan for a total cosmetic pesticide ban.**

**CARRIED**

**Administration, Policy, Bylaws and Public Relations - Mayor Raven****1. City of Revelstoke Boundary Extension Evaluation Study Terms of Reference**

Members were advised that in the summer of 2008 City Council directed staff to contact the Columbia Shuswap Regional District to request that the CSRD partner financial with the City to Carry out a comprehensive boundary extension study. The CSRD agreed to jointly develop a work plan for such a study and a cost estimate for the Ministry of Community Development's consideration for funding.

The Terms of Reference have been reviewed by the CSRD's Chief Administrative Officer, CSRD staff and the Area 'B' Director. No concerns or comments were brought forward.

**Moved by Mayor Raven that the Committee recommends to Council that the Terms of Reference for the City of Revelstoke Boundary Extension Evaluation Study be approved and that a request to fund the study based on these Terms of Reference be jointly submitted by the City and the Columbia Shuswap Regional District to the Ministry of Community Development.**

**CARRIED**

**OLD BUSINESS:**

Nil.

**NEW BUSINESS:****1. Revelstoke Public Art Advisory Committee Meeting - May 27, 2009****a. Request for Proposals**

The present budget for the project is \$30,000. The Public Art Advisory Committee feels that would be insufficient funds for the commission of two high quality public art pieces at the two location at Third Street and Mackenzie Avenue.

**Moved by Councillor Scarcella that the Committee recommends to Council that the City contribute \$30,000 from the Grizzly Plaza Extension project budget to the Mackenzie Avenue Public Art project.**

**CARRIED**

**b. Community Connections - Public Art Project**

The proposed project is to do a mural on the wall of the building at Beruschi Park and to paint fire hydrants with different themes that the youth would feel best represents Revelstoke and/or what they appreciate or enjoy in Revelstoke. All images will be put forward for approval by the City.

**Moved by Councillor Welock that the Committee recommends to Council that the Mural Project put forward from Community Connections Youth Art Committee be approved by Council subject to consent from the appropriate City departments.**

**CARRIED**

**IN CAMERA:**

Moved by Councillor Welock that the Committee of the Whole move into In Camera at 5:40 p.m. to consider items of business pursuant to Sections 90.1 (e) and (g) of the *Community Charter*.

**CARRIED**

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Director of Corporate Administration

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Councillor Johnston, Chair