



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

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7:00 PM, Tuesday, October 10th, 2023
Minutes of Committee of the Whole

Present:

Councillor Brigid Cumming - via conferencing
Councillor Kazamir Falconbridge
Councillor Wayne Nicol – via conferencing

Not Present:

Mayor Scott Cabianca
Councillor Dennis Reindl

CAO Marjorie Dobson
Deputy CAO Elizabeth Cumming

Members of the public: Maureen Bailey, Marilyn Bliss, Bev Lore, Linda Berston.

Meeting Called to Order at 7:04 PM

Councillor Kazamir Falconbridge: I call to order this committee of the whole meeting of the Council of the Village of Port Clements being held on the traditional territory of the Haida People.

1. ADOPT AGENDA

2023-10-239—Moved by Councillor Cumming,
THAT the Committee adopts the October 10th, 2023, Committee of the Whole Agenda as presented.
CARRIED

2. REPORTS & DISCUSSIONS

D-1-Bayview/Dyson Corner

- Discussion began with identification of materials included in the agenda package and read out report aspects to public to clarify what the meeting is about, that it is looking for proposals/suggestions from the committee on the property that could be forwarded to strategic planning.
- The discussion brought up that people were pretty sure that the property is a brownfield, given its known history and it is suspected that it has old gas tanks on site. Even a concrete pad might be a challenge with brownfield potential; anything that disturbed the soil may be an issue, which limits development potential. Staff identified that it was important to have brownfield testing if the Village wanted to pursue development. However, discussion identified that it might be a big mistake to start digging/testing as it may take decades to remediate and lose access to the site while it is occurring (ex. it might take a while to test for volatile compounds and remove the waste). The chevron site (which has old gas tanks) started remediation in the 80s/90s and is still ongoing; the chevron site across from the pub had the top 2-3 metres of ground scrapped away and hauled to the landfill to sit (naturally removes itself over time). Might be able to get some funding to help with it but would prefer to feign ignorance unless forced to recognize it.
- The discussion touched on how the Vibrant Community Commission (VCC) previously put in a grant application to develop the property in the past but was unsuccessful. At the time the plan was a single-level building on the existing concrete slab on the property for a passive information centre/notice board and school bus shelter as the main priority. The plan was to have a few loads of soil, parking on perimeter (with highways to culvert the area on Dyson/Bayview). While there was an initial idea for a laundromat/shower facility, they moved away from that and amended the plan as they felt those facilities would be better located in the campground. They had architectural renderings of this proposal as well – parking, roads and building were the main elements but plan to bring in materials to plant grass, to level without excavating and build and open building. Signs would be driven into the

ground (no excavating). Idea was that there would be parking on 3 sides (on two entrances on property, and then in laneway). They had applied for the maximum amount in case they got it, but not projects that they applied for got grant funding (they were very competitive grants).

- Ideas brought up in the discussion: passive information kiosk (with poster spot), parking space (for overflow parking, carpooling – using thick, seal coated crush), showers/laundromat facilities, electrical vehicle charging, table/kiosks, building some surface concrete (ex. two or three booths for farmer market or food truck – slab on grade), picnic tables, benches, flowers/landscaping (in above ground planters that can be moved and general greenspace), large community map (showing locations and distances from location), simple shelter/bus stop, welcome sign (big one), information table (covered with plexi-glass and shows attractions, roads, parks, campgrounds), and Christmas lights. There was also identified that would like to see the long ditches around the property culverted and holes filled around the corner, as well as consideration of wind directions when it comes to location of things like bus stops. There was also discussion that some things like the idea of a bus shelter could be multipurpose – doubling as a sign and map (one either side of the bus stop, on the inside/outside) rather than being separate structures. A bus stop shelter could be developed on the existing concrete slab (12 m x 6 m), and could be angled away from prevailing winds.
- Discussion also brought up identification of things that they did not want to see developed, due to safety (property is one of the worst corners for trucks/traffic) and maintenance cost concerns: do not want a park or children's playground area.
- There was some areas of debate on some of the ideas brought forward. Some people did not want to see a laundromat/shower facility at the property or generally being undertaken by the Village (some suggested that such facility would be better at campground, while others identified that campground is 1-2 metres above the tide without a sewer system in area and cannot do septic so the community park would be the better location for such as facility (maybe combined with building new, winterized, year-round washrooms or other development of the Community Park); but then it was questioned on how such a facility would be looked after by the Village and the maintenance/operational burden it would be, especially given that there is a history of private laundromats going out of business in the community and generally being misused by people). There was also some objection to the idea of charging stations (unless it could be done without digging holes), as such development could trigger permits/soil testing, but also that they may be more appropriate to be located closer to the town centre (such as at the Museum). It was identified that putting crush down can be an issue unless fabric liner and other steps are taken as weeds can grow through, and then there is ongoing maintenance with sediment buildup and weed management that way (however, it was countered that crush can be seal coated to help with weed management). There was also clarification that there are existing welcoming signs at the entrances to the Village at the highway turnouts (but with low visibility due to branches being in the way), as well as entrance/directional signage at Dyson corner (across the street from the property). Some identified preference for in-ground landscaping and not having planter boxes due to maintenance as they do not last long if they are not concrete.
- General discussion attitude was to keep the development minimal and simple so that it has minimal upkeep needs. Especially as previous survey of residents for the 5-year strategic plan overwhelmingly (63%) identified it as not important to develop the property.

2023-10-240—Moved by Councillor Cumming,

THAT the Committee recommends to Council that the Village looks at putting down seal-coated crush, make a bus shelter on the slab, and that the bus shelter include a map of Port, an information board, some directional signage and welcome signage and that the whole project include some landscaping and to not disturb the land.

CARRIED

Meeting end at 7:54 PM


Councillor Kazamir Falconbridge


CAO Marjorie Dobson