



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

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7:00 PM, Monday February 6th, 2023
Committee of the Whole

PRESENT:

Mayor Scott Cabianca
Councillor Brigid Cumming (by conference)
Councillor Kazamir Falconbridge (by conference)
Councillor Wayne Nicol
Councillor Dennis Reindl

CAO Marjorie Dobson

Members of the Public: Sean O'Donoghue, Marilyn Bliss, Manzanita Snow, Linda Berston, Cara Goddard, Russel Norman, Gloria O'Brien, Steve Bordignon, Kayoka and Doug Daugert (by conference)

Committee of the Whole Meeting Called to Order at 7:04 PM

Mayor Scott Cabianca: I call to order the committee of the whole meeting of the Village of Port Clements being held on the traditional territory of the Haida People.

1. ADOPT AGENDA

2022-02-021—Moved by Councillor Reindl

THAT the Committee adopts the February 6th, 2023, Committee of the Whole Agenda as presented.

CARRIED

2. REPORTS & DISCUSSIONS

D-1—Housing

Key discussion points:

- *Public Works provided background on maps and M&B subdivision service level – has water and sewer main going through it, but the Village does not have as-built maps from when the infrastructure went in. Recent leak detection confirmed that there are lateral lines going off the main lines to the areas of the proposed individual lots from the map with the old M&B subdivision proposal (never legally realized, though they likely surveyed it; never subdivided). As such, these proposed lots potentially have sewer and water service at the property line already. There are 23 lots in the old subdivision proposal map.*
- *More background: M&B subdivision will be included in review of Official Community Plan. M&B Subdivision was surveyed in 1981, approximately 2.4 hectares, however, BC Land Titles confirmed that there has been no legal subdivision of the property. Reference to 1982 some work was undertaken: the land cleared and levelled, water lines partially installed, sewer lines were installed, but several deficiencies to be addressed. Hydro and telephone lines were not installed, paved streets, etc, nor were survey pins set (metal ones) or registered plan. The Village owns the property and is currently zoned as R1. There is also a fibre optic main going through owned by GwaiiTel, on the proposed road right of way, between sewer and water mains.*
- *More background: Village's Housing Needs Assessment Study identified that only 30% of respondents felt that their housing needs were not met, and they identified a lack of smaller housing options for those wanting to downsize. It was also identified that there was an interest in a Seniors Housing Complex, or those others in need, to live independent lives in some communal living.*

- Discussion of subdivision bylaw and layout of the M&B subdivision proposal map, with paved road requirements and irregular lot sizes due to cul-de-sac design. Debate on whether sticking to proposal or a modified plan may be better.
- Discussion on housing needs in Port Clements. Some attending members of public identified that there is a need for general housing for working people and families, and that it should be prioritized before supportive housing. It was also identified that supportive housing development should not be senior specific but built for broad perspective for accessibility (mobility, disability, etc.) to suit both needs for seniors and workers. Later points of discussion identified that if people (such as seniors) were able to downsize into smaller places it may result in increasing the market supply of private houses available for workers and families. Determined that more research needs to be done into finding out what housing might service the community.
- Supportive housing discussion. Questions brought up on how it would work – Who is going to build it? Who is going to manage it? Who is going to pay for it? Identification that there is provincial/federal funding availability for supportive housing. Speculated that due to population, that it is unlikely that Port Clements would get more than 15 units. Discussion of vision (motel or condos, privately owned strata-development, or not. Could be smaller places built for sale rather than subsidized rental project). Discussion suggested that BC Housing would organize construction of building, but they require the lot to be shovel-ready for building. Examples of housing in Daajing Giids and Masset. In Daajing Giids the model is that either the society or province owns the land, with construction of building funded by BC Housing program, with society operating them. BC Housing requires a society to be in place and tends not to go through municipalities. The society comes up with the plan, does the study, refines the plan and goes to the province. Clarification that the Village's role would only be to commit a portion of land (donated, leased or sold, etc) to a society for housing. The Village has land, if some of that can be reasonably used by the society, then the rest can be built and operated through provincial money and the society, but the Village is too small to get into the development and operation of it. The Village's role then may only be to get the land serviced and available to be built on. The society needs to get a vision and plan for what it wants to do for supportive and get moving on it, discussion that they should consider a call-out to volunteers. Consideration should also be given that a society wanting to develop housing is not restricted to the M&B subdivision land; the Village owns other land that may be more readily available for development; the society should look at all potential available for us, and what land the Village may be willing/best/accessible for development. The society needs to come up with the funding and organization to see it developed if they want to realize supportive housing.
- Discussion on development of the M&B subdivision. Village's role in development is get the large lot developed to where it can be subdivided into saleable lots potentially – roads and other requirements for subdivision. However, village would not be into the individual development of the lots (putting on buildings) that would be left to the purchasers. Discussion on potential for having purchase conditions – limitation on who can buy & type of structure built, how long to build, question on whether this would be done through bylaw or in purchase conditions/agreements/etc. Concern identified for tiny homes/trailer development – discussion identified that at some point the Village must establish criteria for zoning on the properties, but recognition that this is just the infant stages of considering visions for potential development. Issue identified: where to get the money and staff to develop M&B subdivision, and how to go through process. Should the Village create a committee or commission to investigate and do work to get the M&B subdivision subdivided into saleable lots. Discussion identified that Village has limited capacity and should hire a professional to undertake this for the Village (maybe a combination of professional and commission/committee?).
- Tangent discussion that any crown land within the municipality should be pursued by the Village to obtain and make municipal property.

Meeting end at 9:05 PM


Mayor Scott Cabianca


CAO Marjorie Dobson