



DISTRICT OF 100 MILE HOUSE

MEETING HELD IN DISTRICT COUNCIL CHAMBERS Tuesday, October 14th, 2025, AT 5:30 PM

PRESENT: Mayor Maureen Pinkney
Councillor Donna Barnett
Councillor Jenni Guimond
Councillor Dave Mingo
Councillor Marty Norgren

STAFF: CAO T. Boulanger
Dir. of Community Services T. Conway
Dir. of Planning & Ec. Dev. J. Doddridge
Dir. of Finance S.Elias

Other: (40+) Media: (1)
Many members of the gallery left the meeting after delegation concluded.

A	<u>CALL TO ORDER</u> Mayor Pinkney called the regular meeting to order at 5:30 PM Mayor Pinkney acknowledged that this meeting is being held on Tsqescencú'ecw.
B	<u>APPROVAL OF AGENDA</u> B1 Res: 218/25 Moved By: Councillor Barnett Seconded By: Councillor Mingo BE IT RESOLVED THAT the October 14 th , 2025 Regular Council agenda <u>be approved.</u> CARRIED
C	<u>INTRODUCTION OF LATE ITEMS AND FROM THE COMMITTEE OF THE WHOLE:</u>

	<u>DELEGATIONS / PUBLIC HEARINGS:</u>
Delegation – Mr. Radoszewski	D1 Mr. Radoszewski discussed his concerns with the proposed 230,000v powerline from 100 Mile House to Vavenby to supply the proposed Yellowhead Copper Mine with power. Council thanked Mr. Raszweksi for bringing his concerns to the District and will ensure that any communication with Taseko on community engagement is shared.
Public Hearing – OCP & Zoning Bylaw Amendment	D2 – Public Hearing OPEN PUBLIC HEARING @ 5:45 PM Mayor Pinkney read the opening statement to call for verbal and written submissions regarding the proposed OCP & Zoning Amendment Bylaw One written submission was received and read aloud. Verbal and written comments included the following concerns: ➤ Traffic resulting from tenants, visitors, staff. ➤ Speed of traffic in area ➤ Challenges related to Tim Hortons traffic blocking access. ➤ Parking for residents, visitors, and staff. ➤ Overall safety on roadway with ditch work and the absence of street lighting ➤ Visuals and impacts to the neighbourhood. ➤ Water pressure in area and possible impacts ➤ Emergency Access ➤ Staffing, type of facility, licencing and quality of care. ➤ Fence heights ➤ Commercial traffic, garbage collection, etc. ➤ Airport and drag race noise disturbing residents. ➤ Property values ➤ Steep drainage ditches and pedestrian safety Nancy Polyhronopoulos, accompanied by her agent Nigel

Hemingway spoke to the amendment, answered questions from the gallery and touched on the goals of the project, key highlights included:

- Main change proposed is related to density, (number of units increased by seven (7)).
- Same building size as current zoning permits.
- Do not anticipate a large volume of traffic.
- Majority of residents are not expected to own or drive vehicles.
- Licencing has not been established; first step must be to secure property.
- Goal is to attract seniors in need from the local area.
- Proponent is a RN and this is the first development she is trying to establish. Has roots in the community and believes this is a good fit. The state of health care in the province and lack of services is the inspiration for the project.
- How residents are funded has not been determined.
- The facility will have one (1) RN or LPN on staff, a cook and cleaning staff. Proponent will assist in day-to-day needs and resident care.
- The needs of each resident will be considered, they may not necessarily be a “senior”, they could be an adult with cognitive challenges and require living assistance. Goal is to be a home for seniors.
- This will not be a drug rehabilitation center.
- There will be scheduled outings for residents.
- Size of suites will enable one (1) person per room with a bedroom and small living area.
- They want residents to be part of a neighbourhood.
- Goal is to have visiting hours in place.
- Fencing will be located on back and sides of property; with lower height fencing in the front.

Staff confirmed:

- Water pressure currently meets drinking water standards and additional development will not impact others.
- Parking requirements are met as part of the congregate housing definition.
- Amendment Bylaw provides provisions that it is tied to this particular development.
- Original application package can be found on the municipal website as part of the September 9th

	Council agenda package. ➤ Solar pathway lights will be installed before year-end and will only be along pathway. ➤ Sandhill Crescent is comprised of a variety of zoning. ➤ Road right of way and remaining vacant lot are the property of the District. Council comments included: ➤ Green space doesn't necessarily determine that the District is constructing or maintaining a park in the area. ➤ Can an amenity area be reduced to provide additional parking spaces Proponent noted that it may be possible to add two (2) or three (3) more spaces if the amenity area is reduced. Mayor Closed the public hearing @ 7:00 PM
E	<u>MINUTES</u>
COW – September 9th, 2025	E1 Res: 219/25 Moved By: Councillor Mingo Seconded By: Councillor Barnett BE IT RESOLVED THAT the minutes of the Committee of the Whole meeting of September 9th, 2025 <u>be adopted</u>. CARRIED
Regular– September 9th, 2025	E2 Res: 220/25 Moved By: Councillor Mingo Seconded By: Councillor Barnett BE IT RESOLVED THAT the minutes of the regular Council meeting of September 9th, 2025 <u>be adopted</u>. CARRIED
F	<u>UNFINISHED BUSINESS:</u>

G	<u>MAYORS REPORT:</u> Mayor Pinkney noted the following: ➤ CRD Board received a presentation regarding BC Renewable Energy ➤ UBCM – Amazing sessions, Provincial Outdoor Recreation Body is working on a plan to utilize resource roads no longer in use. Watershed work in BC highlights. Councillor Mingo noted the following: ➤ UBCM – Cowichan tribe decision and impacts in BC. ➤ Go Wranglers! Councillor Norgren noted the following: ➤ UBCM – Met with the staff from the Ministry of Housing ➤ CMHA Gala this Saturday, get your tickets! Councillor Barnett noted the following: ➤ The Santa parade is scheduled for November 21st, line up at 4:00 PM for a 5:00 PM start. ➤ Working with 108 Heritage Site, 100 Mile Museum and South Cariboo Health Foundation. ➤ Attended the Tourism Task Force meeting. Councillor Guimond noted the following: ➤ South Cariboo Chamber business excellence awards were excellent and congratulations to Councillor Barnett for the lifetime achievement award.
H	<u>CORRESPONDENCE:</u>
FYI Correspondence	H1 Res: 221/25 Moved By: Councillor Guimond Seconded By: Councillor Barnett BE IT RESOLVED THAT the For Information Correspondence List dated October 9th, 2025, <u>be received;</u> CARRIED

	Councillor Barnett noted the letter from Mr. Cleven on the passenger service and P. Perras on Provincial downloading onto municipalities. Additionally, the letter received from District of West Vancouver on roles & responsibilities was great.
2025 Santa Claus Parade – Street Closure	H2 Res: 222/25 Moved By: Councillor Mingo Seconded By: Councillor Guimond BE IT RESOLVED THAT the memo from Administration dated October 7th, 2025 regarding the Santa Claus Parade <u>be received</u>; and further BE IT RESOLVED THAT the Council of the District of 100 Mile House Council approve the Santa Claus parade route and road closure of Birch Ave from First Street to Fifth Street on November 21st, 2025, between the hours of 4:00 PM and 6:00 PM to accommodate the 2025 Santa Clause parade; and further BE IT RESOLVED THAT the Chamber of Commerce be directed to coordinate all activities with the District Director of Community Services. CARRIED
I	<u>STAFF REPORTS:</u>
Development Variance Permit – 280 & 290 Industrial Rd.	I1 Res: 223/25 Moved By: Councillor Mingo Seconded By: Councillor Barnett BE IT RESOLVED THAT Council of the District of 100 Mile House authorize staff to proceed with the notification process, including notification of adjoining property owners, of Council's intent to consider issuance of a Development Variance Permit to 1318936 BC Ltd. for the properties located at 280 and 290 Industrial Road and legally described as Lot 3, Plan KAP53648, DL4181, Lillooet District and Lot 4, Plan 32999, DL 4181, Lillooet District to

	vary Zoning Bylaw No. 1290, 2016 as follows: • To vary the front parcel line for Proposed Lot 2 to be on the south side of the property facing Industrial Road; and • To vary the rear setback for Proposed Lot 2 from 6.0 metres to 3.0 metres to accommodate an existing industrial building. In substantial accordance with the application as submitted on September 12th, 2025. CARRIED
LGPS – 2025 CEPF Application	I2 Res: 224/25 Moved By: Councillor Barnett Seconded By: Councillor Mingo BE IT RESOLVED THAT Council of the District of 100 Mile House supports the submission of the LGPS – 2025 Community Emergency Preparedness Fund: 2025 Volunteer & Composite Fire Departments Equipment & Training Application for the acquisition of sprinkler protection equipment for the Structure Protection Unit cargo trailer; and further BE IT RESOLVED THAT staff be directed to provide overall grant management. CARRIED
Strategic Priorities Fund Application	I3 Res: 225/25 Moved By: Councillor Mingo Seconded By: Councillor Guimond BE IT RESOLVED THAT the Strategic Priorities Fund completed applications from the Director of Finance <u>be received</u>. CARRIED

Bylaw Report September 2025	I4 Res: 226/25 Moved By: Councillor Mingo Seconded By: Councillor Barnett BE IT RESOLVED THAT the Bylaw report for the period of September 1st to 30th, 2025 <u>be received</u>. CARRIED
2025 Budget Update	I5 Res: 227/25 Moved By: Councillor Mingo Seconded By: Councillor Guimond BE IT RESOLVED THAT the 2025 budget update from the Director of Finance <u>be received</u>. CARRIED
J	<u>BYLAWS:</u>
Tax Exemption Amendment Bylaw No. 1456, 2025	J1 Res: 228/25 Moved By: Councillor Barnett Seconded By: Councillor Mingo BE IT RESOLVED THAT Tax Exemption Amendment Bylaw No. 1456, 2025 be adopted this 14th day of October 2025. CARRIED

OCP & Zoning Amendment Bylaw No. 1457 & 1458, 2025	J2 Res: 229/25 Moved By: Councillor Barnett Seconded By: Councillor Mingo BE IT RESOLVED THAT Official Community Plan Amendment Bylaw No. 1457, 2025 third reading be postponed until October 28th, 2025; and further BE IT RESOLVED THAT Zoning Amendment Bylaw No. 1458, 2025 third reading be postponed until October 28th, 2025. CARRIED
OCP & Zoning Amendment Bylaw No. 1459 & 1460, 2025	J3 Res: 230/25 Moved By: Councillor Barnett Seconded By: Councillor Mingo BE IT RESOLVED THAT Official Community Plan Amendment Bylaw No. 1459, 2025 be read a first & second time this 14 day of October, 2025; and further BE IT RESOLVED THAT Zoning Amendment Bylaw No. 1460, 2025 be read a first & second time this 14th day of October, 2025. CARRIED Council noted/questioned the following: ➤ Is this facility for all types of needs? ➤ Will the view of neighbouring buildings be affected? ➤ 11 Parking spaces for the requested density is concerning. Proponent representatives were present and noted: ➤ BC Housing will work with a variety of tenants. ➤ One staff member will be on site (M-F) ➤ Long term rentals, with a month-to-month option ➤ Building will slightly impede the view for neighbouring property. ➤ Anticipate the demographic to have limited access

	to vehicles. ➤ Parking at Pioneer Haven is under-utilized, and BC Housing may work with them if needed for additional parking ➤ Elevator will be in property providing access to units for mobility challenged. ➤ Six (6) units will be for single occupants.
K	<u>GENERAL VOUCHERS:</u>
Paid Vouchers (September 1st – 30th) #30835 – 30870 & EFTs	K1 Res: 231/25 Moved By: Councillor Mingo Seconded By: Councillor Barnett BE IT RESOLVED THAT the paid manual vouchers #30835 to 30870 and EFT's totaling \$1,471,680.70 <u>be received</u>. CARRIED
L	<u>OTHER BUSINESS:</u>
Sandhill Concerns	L1 Councillor Guimond questioned staff on the rationale behind placing a barricade to block the cul-de-sac at the top of First Street behind Tim Hortons. If the cul-de-sac was re-opened, would it deter people from driving through Sandhill Crescent to turn around. Staff noted that numerous complaints were received from Sandhill Crescent residents on people parking and frequenting that area and requested that it was barricaded off. Res: 232/25 Moved By: Councillor Barnett Seconded By: Councillor Mingo BE IT RESOLVED THAT the Council of the District of 100 Mile direct staff to remove barrier in the cul-de-sac at the top of First Street behind Tim Hortons. CARRIED

100 Mile House District Hospital	L1 Res: 233/25 Moved By: Councillor Barnett Seconded By: Councillor Mingo BE IT RESOLVED THAT the Council of the District of 100 Mile direct staff to send a letter to the CEO of Interior Health Sylvia Weir, CC the Minister of Health Josie Osborne, MLA Lorne Doerkson and Chair of the Interior Health Board of Directors Dr. Robert Hapenny addressing the grave concerns on the state of health care and hospital closures in communities. CARRIED Councillor Norgren noted it would be beneficial to CC other affected Interior Health municipalities. Councillor provided for the record a chart illustrating 20 closures to the 100 Mile House Hospital over the past 7.5 months.
M	<u>QUESTION PERIOD:</u> No questions were received.
	<u>IN CAMERA SESSION:</u>
In Camera	Res: 234/25 Moved By: Councillor Barnett Seconded By: Councillor Mingo BE IT RESOLVED THAT, pursuant to Section 92 of the <i>Community Charter</i>, this meeting of the Council be closed to the public under Section 90 (1)(i) of the <i>Community Charter</i>. CARRIED Regular meeting called back to order at: 8:10 PM

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