



ELECTORAL AREA DIRECTORS' COMMITTEE MEETING MINUTES

Note: The following minutes are subject to correction when endorsed by the Committee at the next Electoral Area Directors' Committee meeting.

Date: March 5, 2019
Time: 9:30 AM
Location: CSR D Boardroom
555 Harbourfront Drive NE, Salmon Arm

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|-------------------|------------------------|--|
| Directors Present | K. Cathcart | Electoral Area A |
| | D. Brooks-Hill | Electoral Area B |
| | P. Demenok, Chair | Electoral Area C |
| | R. Talbot | Electoral Area D |
| | R. Martin | Electoral Area E |
| | J. Simpson, Vice Chair | Electoral Area F |
| Staff Present | L. Shykora | Deputy Manager, Corporate Administration Services |
| | J. Sham | Assistant Deputy Corporate Officer |
| | J. Pierce* | Manager, Financial Services |
| | D. Mooney* | Manager, Operations Management |
| | G. Christie | Manager, Development Services |
| | C. Paiement* | Team Leader, Development Services |
| | M. Herbert* | Team Leader, Building and Bylaw Services |

*Attended a portion of the meeting only.

1. Call to Order

The Assistant Deputy Corporate Officer called the meeting to order at 9:30 AM.

2. Election of Chair and Vice Chair

The Assistant Deputy Corporate Officer called for nominations for the position of Chair for 2019.

Director Martin nominated Director Demenok.

Director Demenok consented to the nomination.

The Assistant Deputy Corporate Officer called three times for nominations. Hearing no further nominations for the position of Chair, the Assistant Deputy Corporate Officer declared Director Demenok as Chair of the Electoral Area Directors' Committee for 2019 by acclamation.

The Assistant Deputy Corporate Officer called for nominations for the position of Vice-Chair for 2019.

Director Talbot nominated Director Simpson.

Director Simpson consented to the nomination.

The Assistant Deputy Corporate Officer called three times for nominations. Hearing no further nominations for the position of Vice-Chair, the Assistant Deputy Corporate Officer declared Director Simpson as Vice-Chair of the Electoral Area Directors' Committee for 2019 by acclamation.

3. Adoption of Agenda

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the agenda of March 5, 2019 Electoral Area Directors' Committee meeting be approved.

CARRIED

4. Meeting Minutes

4.1 Adoption of Minutes

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the minutes of the December 11, 2018 Electoral Area Directors' Committee meeting be adopted.

CARRIED

5. Reports by Staff

5.1 LR Regulation Changes

Effective February 22, 2019, new ALR Regulation changes bring the newly amended ALC Act (Bill 52 - November 27th, 2018) into force and effect.

Staff have noted the most significant changes in the email attached. A copy of the ALC Information Bulletin #5 - Residences in the ALR is also attached for reference.

For discussion.

Team Leader, Planning Services, gave a brief overview of some of the proposed changes to the ALC Act. Noting the most significant change is second dwelling as a mobile home will no longer be permitted for family members as of February 22, 2019. The Team Leader also noted that a secondary suite above a farm building is also no longer permitted. A dwelling for farm help is an option but landowners need to apply to the ALC for a "non-adhering residential use", as opposed to non-farm use. Secondary suites are still permitted in the ALR.

Discussion regarding the justification for these changes, the Team Leader responded that they are to protect agricultural land. He also noted that building permit application checklists will need to be updated to reflect these changes.

Moved By Director Martin

Seconded By Director Cathcart

THAT: the Committee invite a representative of the Agricultural Land Commission to attend a Board meeting to explain the changes to the ALC Act in greater detail.

CARRIED

6. Reports by Electoral Area Directors

6.1 Vacation Rentals

Requested by Director Brooks-Hill.

For discussion on the possibility of imposing a tax on vacation rentals and

use the revenue to enforce the bylaws.

Manager of Development Services report on Vacation Rentals Guiding Principles dated July 4, 2016 attached for reference.

Director opened the floor for discussion on possibly taxing vacation rentals and using the revenue for more enforcement because it seems the CSRD doesn't have the capacity to enforce their own bylaws.

Lengthy discussion around non-compliance of vacation rentals. The Manager of Development Services explained that building permits is our most powerful tool to enforce the bylaws. The idea behind this is renovations that are being done such as adding a secondary suite require building permits. The Manager also noted that we have received minimal complaints regarding vacation rentals.

Director comment regarding Temporary Use Permitting system not being effective and the Rezoning process being time consuming and expensive. Some Directors noted that vacation rentals are needed in the electoral areas to promote tourism and growth but that the CSRD should not be too restrictive with regulations.

The Committee directed staff to research if the CSRD can tax vacation rentals, such as through the MRDT (hotel) tax, and the restrictions on how the revenue can be used and report back at a future Electoral Area Directors Committee meeting with more information.

6.2 First Responders, North Shuswap

Requested by Director Simpson

Director Simpson explained that he has been getting concerns from North Shuswap First Responders that they are not getting the calls they used to. Apparently the Province made a policy change so they don't have to send out them necessarily and just send an ambulance instead which can have longer wait times for medical help, especially in rural areas. Main concern is there may be loss of skills or interest altogether.

Moved By Director Martin

Seconded By Director Cathcart

THAT: staff be directed to put this topic on the next regular Board meeting agenda to get a resolution to write a letter asking the Province to give more information on the rationale to make this change.

CARRIED

6.3 Community Child Care Planning Program

Requested by Director Martin

Follow up discussion on topic from the December 11, 2018 Electoral Area Directors' meeting, ie future opportunities/partnership(s).

Disappointment was expressed by the Directors on the member municipalities not willing to partner with the CSRD to apply for funding for childcare. Discussion around what the Committee would like to do if the opportunity for funding came up again. Director comments regarding possibly using Special Projects budget for a childcare feasibility study to establish a service or Rural Dividend funding. Staff need direction now as the budget must be adopted by the March Board meeting.

Committee agreed to bring forward to the Economic Development Committee for consideration of a feasibility study; need to find out what the cost is.

6.4 Electoral Area Directors' Priorities for this Term

For discussion

Chair started a roundtable discussion on EA priorities.

The Chair opened the floor to each Director to list the priorities for the next four years for their areas. After each Director spoke the main priorities were:

- Improved access for medical services in rural areas
- Improved telecommunications
- Hydro rates for Area F residents with no natural gas availability
- Flood (especially Newsome Creek in Sorrento) and fire mitigation
- Development Services workshop to educate rural area residents on this function
- Unsightly premises bylaw for Area D
- Road maintenance issues for all areas; invite senior management from

the Ministry of Transportation and Infrastructure to speak to the Committee

- Withdraw of Building Regulation service from Area B and taxation of vacation rentals for additional revenue to help enforce CSRD bylaws
- Electric charging station and possibly a Sani-dump for Falkland
- Develop Official Community Plan bylaws for Area D and Area E
- Work with staff to develop new park opportunities for Area B and Area E
- Childcare funding and affordable housing
- Sewer service top priority for Area C
- Incorporation study for Area C
- Recreation Centre feasibility study for Area C
- Water service expansion for systems in Area C
- Development of more parks and trails in Area C
- Curbside garbage and recycling pickup in Area C .

The Manager of Development Services and some Directors questioned how this information would be integrated and prioritized into the currently ongoing development of the CSRD Strategic Plan.

6.5 Electoral Area Directors' Committee Topics for the Year

Discussion on listing and prioritization of topics, identify needs for staff support, further information, and guest speakers.

Chair noted that there should be more action after the Committee meetings. Development Services workshops would be good to educate residents on CSRD Development Services application processes and to look for ways to streamline the process and make it more user friendly to mitigate frustration from the public. Would like to see more added incentive to encourage development and sustainable growth. We may be putting ourselves at a competitive disadvantage. The Manager of Development Services noted that staff would be open to discussions with the Directors on ways to make the process simpler for applicants while ensuring the CSRD meets its statutory obligations. The Manager of Development Services noted that a review of the Development Services Procedures Bylaw is a 2019 workplan item as is a review of the CSRD's application fees as staff are aware that these fees are significantly lower than other local governments and do not adequately recoup staff time spent on these applications.

Further discussion on other possible Electoral Area Directors' Committee topics for 2019 include:

- Workshop on exploring other Economic Development models
- Exploring more grant opportunities
- Childcare feasibility study and available funding– stating objectives and provide more direction to staff
- High priority would be to invite a representative from BC Housing to come speak to the Committee
- Invite a representative from Telus to speak to the Committee on improvements to cellular service in rural areas.

7. Adjournment

Meeting adjourned at 12:38 PM.

Moved By Director Cathcart

Seconded By Director Talbot

THAT: the March 5, 2019 Electoral Area Directors' Committee meeting be adjourned.

CARRIED

CHAIR

CHIEF ADMINISTRATIVE OFFICER