



DISTRICT OF 100 MILE HOUSE

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE MUNICIPAL COUNCIL HELD IN DISTRICT COUNCIL CHAMBERS

Tuesday September 9th, 2025, AT 3:30 PM

PRESENT:	Mayor	Maureen Pinkney
	Councillor	Donna Barnett
	Councillor	Jenni Guimond
	Councillor	Dave Mingo
	Councillor	Marty Norgren
STAFF:	CAO	Tammy Boulanger
	Dir. Of Community Services	Todd Conway
	Dir. of Ec. Dev. & Planning	Joanne Doddridge
	Dir. of Finance	Sheena Elias
OTHERS:	(1 - Delegation)	MEDIA: (1)

	<u>CALL TO ORDER</u> Mayor Pinkney called the Committee of the Whole meeting to order at 3:30 PM Mayor Pinkney acknowledged that this meeting is being held on Tsqescencúlecw.
A	<u>APPROVAL OF AGENDA</u>
	A1 Res: 24/25 Moved By: Councillor Seconded By: Councillor BE IT RESOLVED THAT the September 9th, 2025 Committee of the Whole agenda <u>be approved</u>. CARRIED.

B	<u>INTRODUCTION OF LATE ITEMS</u>
C	<u>DELEGATIONS</u>
Stantec – Draft OCP & Zoning Bylaw Workshop	C1 Chris Wilcott, from Stantec joined Council via Teams to review outstanding items requiring council direction. Director of Ec. Dev & Planning Joanne Doddridge assisted in facilitating the discussion. A series of one-page topic areas assisted in highlighting the areas staff required direction to proceed with the final drafts for Councils consideration. The following directions were provided by Council: 1. Does Council wish to re-introduce the Residential-Commercial Transition Development Permit Area for Cedar Ave? ✓ Council does not want to add another DP area as per the recommendation. 2. Does Council wish to re-introduce the Medium & High-Density Residential Development Permit Area? ✓ Council agreed with recommendation on re-introducing an amended version of the Medium & High Density Residential Development Permit area, that applies only to larger developments with 10 or more dwellings. 3. Does Council wish to add Temporary Use Permits? ✓ Council does <u>not</u> wish to add TUP's at this time. Overall concerns related to enforcement and administration. 4. Does Council wish to add regulations for Short Term Rentals (STR's) ✓ Council agreed with the recommendation and are overall supportive of additional options for visitors and temporary workers.

5. Does Council wish to update the CD-1 Zone?
 - ✓ Council agreed to update the CD-1 Zone by:
Deleting Convention facility, caretaker residence
and restaurant in specific use regulations.
6. Does Council wish to remove selected uses from the C-2
and C-3 zones.
 - ✓ Council does not agree with the recommendation
and would prefer to improve definitions of
club/lounge and address office uses as preferred
upstairs in the DP area guidelines.
7. Does Council wish to allow a staffed residential facility in
every residential zone?
 - ✓ Council all agreed that a clear definition should be
created and leave the use as a site-specific
application whereas a public hearing would be a
requirement to allow for residential feedback on a
case-by case basis.
8. What is Council's direction regarding shipping
containers?
 - ✓ Council agreed to the following recommendations:
 - i. No containers permitted in residential zones
 - ii. Remove the allowance for a shipping
container during an active building permit
 - iii. Permit in industrial zones, restricting height
 - iv. Permit in certain commercial zones (not in
downtown core/Birch Ave) and create an
application process whereas the
commercial business must indicate the
location of the container their screening
proposal. District could provide a listing (5-
10) of screening options that the business
can select from. Final approval of
application to be born by Council.
 - v. The number of shipping containers shall be
exempt for industrially zoned properties
whereas their primary business is the
sale/rental of shipping containers.

Mayor and Council were thanked for their thoughts and recommendations on the highlighted items. Consultant and staff will proceed with preparing the final draft of the OCP & Zoning Bylaw for Councils further review and approval.

D	<u>UNFINISHED BUSINESS</u>
E	<u>CORRESPONDENCE</u>
F	<u>STAFF REPORTS</u>
G	<u>BYLAWS</u>
H	<u>OTHER BUSINESS</u>
I	<u>QUESTION PERIOD</u>
J	<u>ADJOURNMENT</u> Res: 25/25 Moved By: Councillor Barnett Seconded By: Councillor Guimond BE IT RESOLVED THAT this Committee of the Whole meeting for September 9 th , 2025 be adjourned at 5:05 PM CARRIED
I hereby certify these minutes to be correct.	
_____ Mayor	_____ Corporate Officer