



Agenda

Regular Meeting of Council

Tuesday, December 17, 2024

Council Chambers - City Hall
413 Fourth Street, Kaslo

Page

1. CALL TO ORDER

We respect and recognize the First Nations within whose unceded lands the Village of Kaslo is situated, including the Ktunaxa, Sinixt, and Sylix People, and the Indigenous and Metis Residents of our community.

The meeting is called to order at _____ p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the agenda

Recommendation:

THAT the agenda for the 2024.12.17 Special Meeting of Council be adopted as presented.

3. INFORMATION ITEMS

3.1 Staff Presentation

3.2 Correspondence

[2024.12.09 Letter from South Beach Working Group](#) 

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4. DELEGATIONS

4.1 CTQ Consultants Re: RV Park Proposal

[2024-12-13-20090 - SK-010.pdf](#) 

[2024-12-13-20090 - SK-011.pdf](#) 

5 - 6

5. QUESTION PERIOD

Thirty minutes for members of the public to ask questions regarding items on the agenda.

6. BUSINESS

- 6.1 Purchase and Sale Agreement - Village of Kaslo and QP Developments 7 - 26

To provide Council with information and seek direction related to the RV Park proposal and conditions of a Purchase and Sale Agreement.

[Staff Report - RV Park Proposal - Purchase and Sale Agreement](#) 

Recommendation:

THAT staff fully execute a Purchase and Sale Agreement with QP Developments to enable development of their RV Park under the conditions detailed in the Staff Report titled RV Park Proposal - Purchase and Sale Agreement, dated December 13, 2024.

- 6.2 Staff Report - Kaslo Aerodrome Regulation Bylaw 27 - 36

To present the Kaslo Aerodrome Regulation Bylaw, 2024, for Council's consideration.

[Staff Report - Kaslo Aerodrome Regulation Bylaw](#) 

[6.2 Kaslo Aerodrome Regulation Bylaw 1309, 2024.pdf](#) 

Recommendation:

THAT Kaslo Aerodrome Regulation Bylaw No. 1309, 2024, be adopted.

- 6.3 2024 Reserve Transfers 37 - 40

To finalize transfers to/from reserves so they can be booked to the 2024 fiscal year end.

[Staff Report - Reserve Transfers](#) 

Recommendation:

THAT Council approve the 2024 Reserve Fund transfers as presented in the staff report "2024 Reserve Transfers" dated December 13, 2024.

7. LATE ITEMS

8. IN CAMERA NOTICE

9. RAISED FROM IN CAMERA MEETING

10. ADJOURNMENT

Recommendation:

THAT the meeting be adjourned at _____ p.m.

South Beach Working Group

e-mail: southbeachworkinggroup@gmail.com

phone: [REDACTED]

South Beach Working Group Proposal to the Mayor and Council of the Village of Kaslo 9 December 2024

An outstanding accomplishment of municipal planning in recent years has been the repurposing of previous industrial waterfront land into public places accessible to the entire community. In Kaslo we enjoy the benefits of this repurposing in Kaslo Bay and the extensive waterfront preservation that make it an outstanding feature enjoyed regularly by residents and visitors alike.

The north end of Kootenay Lake—for all its stunning beauty—offers a very limited amount of waterfront property that is accessible by land and even less that is undeveloped. To have the 14.7 acre parcel of pristine, waterfront land known as South Beach within the boundary and jurisdiction of Kaslo presents a rare opportunity to incorporate that remaining undeveloped waterfront property into the public domain—a gift to all local and regional residents as well as visitors, for present and future generations.

The South Beach Working Group, after dialogue with many citizens, is proposing a **community park/preserve** that will return most of the area to its natural state, respecting the wildlife and birdlife that inhabit the area. This would align favourably with both the intent and spirit of the Village of Kaslo Official Community Plan while providing for a designated area to support the Kaslo Jazz & Music Festival's patrons, offering low impact camping as has been the tradition for many years.

Section 16.4.3, paragraph 4 of the Village of Kaslo Official Community Plan states: **“Development in the Development Permit Area, from Moyie Beach, east and south to beyond the mouth of Kaslo River except for the Logger Sports Ground, shall be limited to passive recreational amenities, such as walking and multi use trails, natural parks areas, non-motorized pleasure craft launches, and park benches.”**

The South Beach Working Group has offered on December 9 to QP Developments to purchase 8.3 acres of their flat, low level privately owned portion of the South Beach property at the current appraised price of \$52,500 per acre, for a total of \$435,750.

Upon acceptance of our offer to QP Developments, our intention is to gift the land to the Village of Kaslo and ask the Village to consolidate the property with the adjacent South Beach Village-owned land so the entire parcel can be rezoned as “Park and Recreation.”

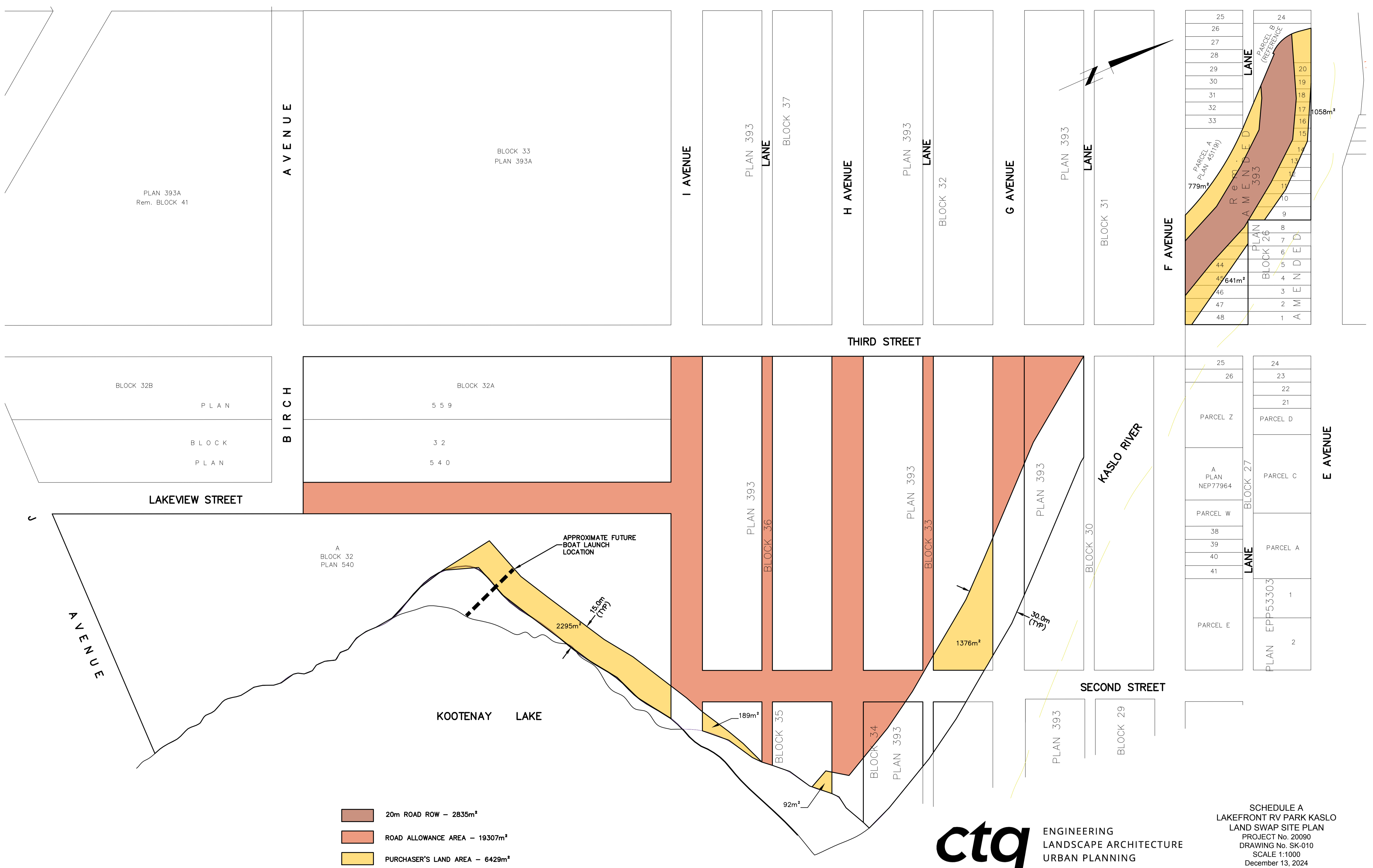
The South Beach Working Group wishes to engage with the Village to determine the optimum way to manage and care for the property. One option could be the creation of a non-profit Society that would assume full responsibility for the Park/Preserve such that the village would be free of financial and operational burdens.

We feel strongly that our proposal represents an outcome that will be enthusiastically embraced by residents now and praised in the years to come.

South Beach Working Group

Laura Douglas, Jim Holland, Linda Ullo Lynch, Emily Mattas, Russell Precious, Doug Roberts & Donald Scarlett

C:\Projects-2020\20090 - Lakefront RV Park Kaslo\CAD\SKETCHES\20090 - SK-010.dwg December 13, 2024, Tabi Friesen



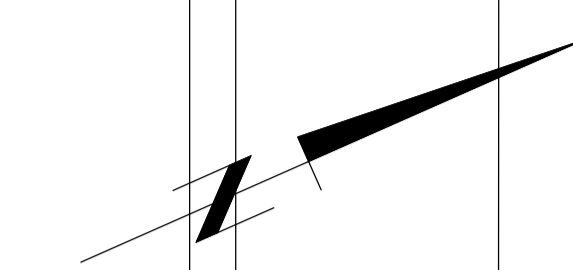
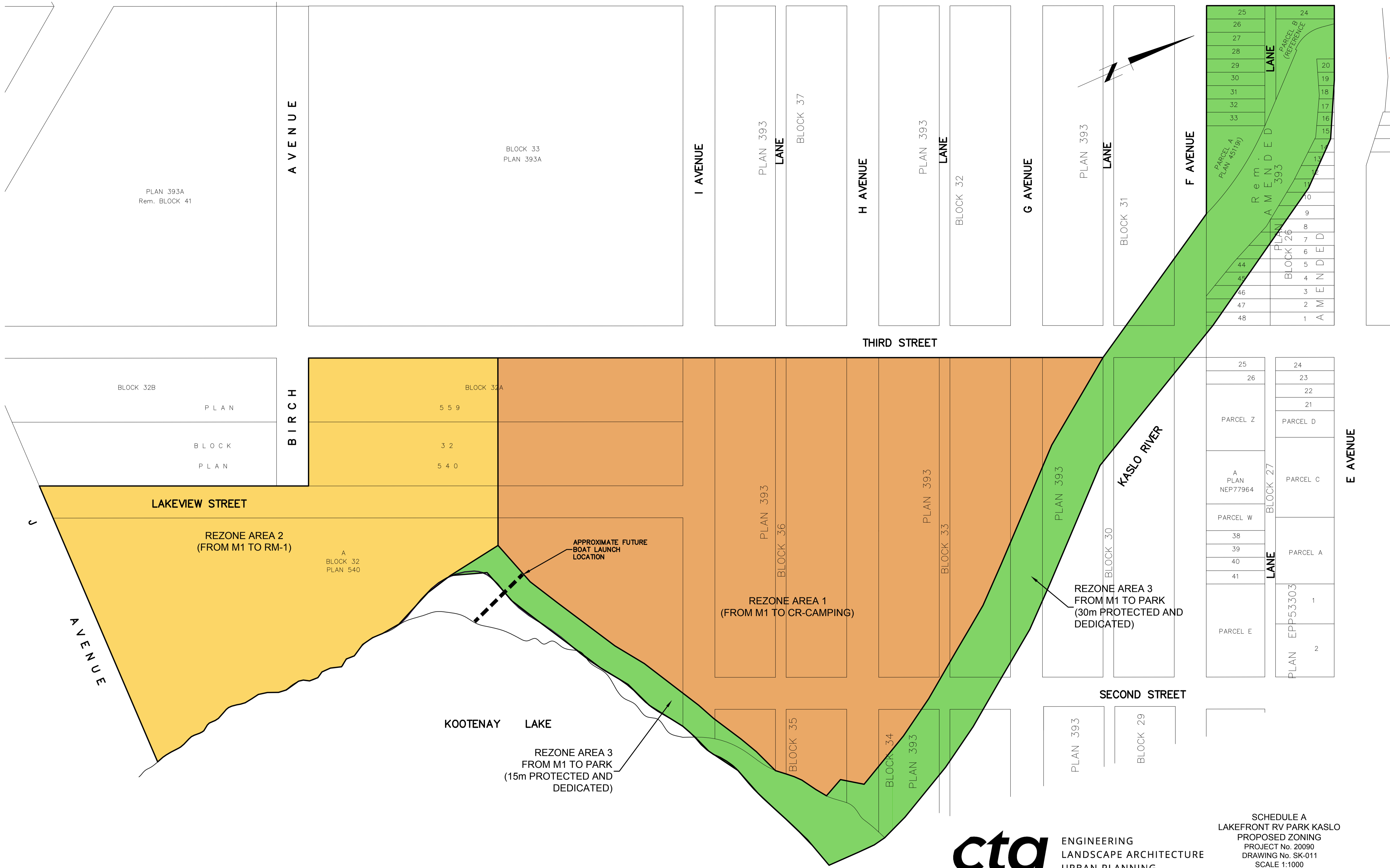
- 20m ROAD ROW - 2835m²
- ROAD ALLOWANCE AREA - 19307m²
- PURCHASER'S LAND AREA - 6429m²

ctq ENGINEERING
 LANDSCAPE ARCHITECTURE
 URBAN PLANNING

SCHEDULE A
 LAKEFRONT RV PARK KASLO
 LAND SWAP SITE PLAN
 PROJECT No. 20090
 DRAWING No. SK-010
 SCALE 1:1000
 December 13, 2024

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PARCEL Z	PARCEL D
A PLAN NEP77964	PARCEL C
PARCEL W	PARCEL A
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PARCEL E	PLAN EPP53303
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ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

SCHEDULE A
LAKEFRONT RV PARK KASLO
PROPOSED ZONING
PROJECT No. 20090
DRAWING No. SK-011
SCALE 1:1000
December 13, 2024

C:\Projects\2020\20090 - Lakefront RV Park Kaslo\4-CAD\SKETCHES\20090 - SK-011.dwg December 13, 2024 Tobi Fritsen
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DATE: December 13, 2024

FILE NUMBER: 3030-20

TO: Mayor and Council

FROM: Robert Baker, Chief Administrative Officer

SUBJECT: RV Park Proposal – Conditions of Purchase and Sale Agreement

1.0 PURPOSE

To provide Council with information and seek direction related to the RV Park proposal and conditions of a Purchase and Sale Agreement.

2.0 RECOMMENDATION

THAT staff fully execute a Purchase and Sale Agreement with QP Developments to enable development of their RV Park under the conditions detailed in the Staff Report titled RV Park Proposal - Purchase and Sale Agreement, dated December 13, 2024.

3.0 BACKGROUND

At the August 27, 2024, Council meeting, a resolution was passed to finalize the conditions of a Purchase and Sale Agreement with QP Developments for the exchange of land that would enable their proposed RV Park development to proceed. This was followed by a Council tour of the site with the developer on September 24th, and a meeting between staff and the developer on September 25th to discuss conditions of the Agreement. On October 11th, the developer provided the Village with an updated appraisal that took into consideration the road right-of-way at the entrance to the subject lands, as well as an updated sketch plan. Since then, there have been negotiations related to the Lake Protection Setback area and the two parties are working towards a final determination of the net land transfer area. The information within this Staff Report is provided to help Council determine whether sufficient public input has been received and to present the most up to date information regarding conditions that would have to be satisfied for a land transfer to be completed.

4.0 DISCUSSION

If Council has received sufficient public input over the last year and agrees with the conditions described in this Staff Report, then direction can be given to staff to fully execute a Purchase and Sale Agreement with the developer. The developer would then send the Village a deposit, and both parties would begin working on the conditions that must be met before closing documents can be prepared. If any conditions are not met, then the land transfer would not be completed.

Land Disposition

The Village owns road allowances which are of interest to the developer, QP Developments, and the developer has offered land to the Village in exchange. Since staff's meeting with the developer on September 25th, an amendment letter was issued by the Appraiser to remove the 20-meter road right of way from the net land transfer area. The average value of each acre remains \$52,500, but the final net land transfer area and financial compensation has not been determined. Council is seeking to own all land within the Stream and Lake Protection Setback areas, which is 30-meters and 15-meters respectively. The developer is

agreeable to Council's request to own the Lake Protection Setback area if a boat launch is permitted to be constructed through the land for the benefit of RV Park users. A non-motorized pleasure craft launch is a permissible passive recreation amenity identified in the Village's official community plan (OCP) Section 16.0 Development Permit Areas, and could be enabled with a license of occupation, lease, or easement.

Paths/ Walkways

As part of their offer, the developer has proposed that they construct a multi-use path within the 30-meter Stream Protection Setback along the public road, from the highway to the RV Park entrance, that enables pedestrian and bike connectivity. They estimate the cost to be \$29,700. They have also offered to construct a walkway from this path to the lakeshore at the mouth of the river. The cost of this extension is estimated to be \$15,000. All of this is to ensure the public has access to the river and lakeshore.

Lakeshore - Statutory Right-of-Way OR Dedication

The developer currently owns the land along the lakeshore. Earlier this year, the developer offered to give the Village a statutory right of way along the lakeshore as a path for public use. During a meeting on August 27, 2024, Council expressed satisfaction with the offer. However, the developer recently affirmed its desire to subdivide the RV Park area as bare land strata, which would be a condition precedent in the Purchase and Sale Agreement. This type of subdivision enables the Village's Approving Officer, by regulation, to require a dedication of land not exceeding 7-meters in width along the lakeshore for the purpose of providing public access, if, in the Approving Officer's opinion, it is in the public interest to do so. The dedication would occur at the time of subdivision. For clarity, a *statutory right of way* would provide public access, but ownership of the land would remain private, whereas a *dedication* would give public access, and the Village would acquire ownership of the land. Please refer to the Staff Report dated August 21, 2024, for commentary on why the Village might want the developer to retain ownership of all the land within the Lake Protection Setback area. Further to those comments, there are reasons why the Village may prefer that the public have ownership of land along the lakeshore, including control above and beyond the restrictions the Village has in place through its OCP for Waterfront Development Areas, Lakefront Protection Development Permit Areas, environmental restrictions imposed on the Lake Protection Setback area, and covenants that would be on titles. The types of things the Village might want greater control of are:

- (a) Possible access to a 12.9 acre water parcel owned by the Crown which could be leased to the owner of adjacent land, and
- (b) Possible construction of a non-motorized boat launch by the developer. If the Village owns the land along the lakeshore, it will have greater control over whether and where the RV Park can construct a boat launch.



Image depicting Crown water parcel along the lakeshore

With respect to lakeshore *statutory right of way* or *dedication*, Council was recently presented with the following options:

1. Decide that it is comfortable with a statutory right of way along the lakeshore and leave it up to the Approving Officer to decide, at the time of subdivision, whether a strip of land up to 7-meters wide shall be dedicated. The width of a statutory right of way for the purpose of a public path would be 3-meters, unless Council provides other direction.
2. Require a strip of land along the lakeshore to be dedicated as a condition of land transfer.

The key question is whether Council is agreeable to disposing of Village road allowances or rezone the land regardless of whether a strip of land be dedicated for public access. If yes, then option 1 is agreeable. However, Council has decided that it would prefer a 15-meter strip of land, which is concurrent with the Lake Protection Setback area, be dedicated for public access to the waterfront, rather than leaving it up to the Approving Officer to decide whether a 7-meter strip of land would be a condition of subdivision. It should be noted that Council cannot force the Approving Officer to require land dedication as a condition of subdivision, and since Council wants to guarantee public access to the lake, it has decided to exercise its control through land exchange.

Zoning Amendment Bylaw

Although the conditions of a Purchase and Sale Agreement have evolved over the last year, the proposed zoning amendment bylaw #1298 for *C4 Commercial Recreation – RV Camping* has not changed. It received its first reading in November 2023, and Council passed a resolution at its August 21st, 2024, meeting to proceed to second reading. Village staff are refraining from scheduling second reading until Council has decided on the conditions of a Purchase and Sale Agreement because if the land transfer is not going to proceed then there may be no need to proceed with rezoning. During the second reading of bylaw #1298, Council may revise the bylaw to regulate the number of RV sites, seasonal use, storage, etc. The details of this can be determined as a condition of the Purchase and Sale Agreement.

Public Engagement

A public hearing is sometimes required when there is a proposed amendment to a zoning bylaw. The purpose of a public hearing is to allow citizens to make representations to their local government respecting matters contained in the bylaw. More specifically, a public hearing allows people who believe that their interest in property is affected by the proposed bylaw to be afforded a reasonable opportunity to be heard or present written submissions. However, a public hearing is not required when the proposed bylaw is consistent with the OCP as public input has already been received through development of the OCP and its bylaw adoption process. With respect to proposed bylaw #1298, Council can be assured that it is congruent with the OCP and a public hearing is not a statutory requirement of the process.

Although a public hearing is not required for proposed bylaw #1298, Council was keen to receive public input on the RV Park development proposal and so the developer was asked to conduct a public information session in November 2023. At the meeting, the public was given an opportunity to learn about the proposed RV Park and ask questions. A summary was provided to Council in December 2023. Over the last year, the Village has made available on its website all the information provided to Council in open meetings and has received numerous written submissions from citizens. Staff have also met in-person with citizens and had discussions over the phone and via email to clarify information.

Notwithstanding the meeting summary and written submissions that Council has received, a public hearing is permitted between first and third readings of the proposed bylaw #1298. It is staff's opinion that some of the public contention regarding the RV Park is not in relation to the rezoning application, but rather the construction of an RV Park on lands that some would like to remain undeveloped. As the root of their concern is not re-zoning, a public hearing would not be the most appropriate way to prompt public input on the RV Park proposal. The most appropriate way would be through a public information session, which occurred in November 2023.

If Council would like more public input than what it has already received throughout the last year, then staff would suggest Council hold in abeyance a decision regarding the Purchase and Sale Agreement, and the developer be asked to conduct another public information session to prompt feedback. If it's the will of Council, its members and staff could be in attendance. Their primary role would be to observe and receive input.

In recent weeks, discussion with Council has occurred regarding an Open House to provide an informal opportunity for citizens, Council, and staff to communicate. An Open House typically doesn't have an agenda or speakers, and so this form of public engagement might not be appropriate for the subject matter. Moreover, an Open House would be at the expense of the Village, whereas a public information session would be coordinated by the developer at their expense. A key question for Council is whether another public information session is required, or does Council believe it has received sufficient public input over the last year.

Conditions

Council's endorsement of the conditions detailed in this Staff Report and direction for staff to fully execute a Purchase and Sale Agreement does not guarantee that the land transfer will be completed. There are conditions that must be met by both parties, and public notices must be issued for road closures, land disposal, and RV Park regulations. These public notices are intended to prompt public input and will occur regardless of whether another public information session is held by the developer. If all conditions of a Purchase and Sale Agreement are met, then closing documents can be prepared and the land transfer will be complete. The key conditions for Council to consider are as follows:

Village's Conditions

- a. A land survey be performed that withstands the scrutiny of the Village, including the location of the natural boundary.
- b. An independent third-party calculates the land transfer areas.
- c. The Village receives fair compensation based on the net land transfer and appraiser's estimated fair market value of \$52,500/acre. The lake protection setback area is not intended to be included in the calculation.
- d. Stream and Lake Protection Setback areas become public land.
- e. The developer has conducted Archaeological, Environmental, Flood Hazard, and Sewerage Dispersal assessments. They will be scrutinized by the Village, and the developer will be required to abide by all recommendations.
- f. Developer to comply with the Environmental Management Act Contaminated Sites Regulation.
- g. Issue a notice to adopt a road closure bylaw, as well as a notice of disposition for road allowances. The public will have an opportunity to provide input for Council's consideration when these notices are issued.

- h. Referrals to Ministries, including approval of road closure bylaw, and then Council adoption. If the road closure bylaw is not adopted, then the Village cannot dispose of the road allowances.
- i. Second and third readings to proposed bylaw #1298 for *C4 Commercial Recreation – RV Camping*. Council may amend the bylaw to regulate the number of RV sites, seasonal use, storage, etc. Council may choose to conduct a public hearing as part of the process, although the public has already been afforded an opportunity to provide input through development of the OCP and bylaw adoption process in 2022, and the proposed bylaw is congruent with the OCP, so staff would suggest that this is not necessary.
- j. Walkways and pathways along river to be constructed.
- k. Road to be constructed from highway to RV Park by the developer at their expense.
- l. The Village must be satisfied with developer’s indigenous people’s consultation.

Developer’s Conditions

- m. Satisfied with the condition of road allowances.
- n. Satisfied with any conditions imposed by Approving Officer for approval of the consolidation plan and bare land strata subdivision plan.

Mutual Conditions

- o. Agreement on the net area of land exchange.
- p. Agreement on the terms of service right of way for raw water line, and register the right of way on titles.
- q. Adoption of proposed bylaw #1298 for *C4 Commercial Recreation – RV Camping*.
- r. RV Park regulations enacted through existing or new bylaws, and/or placing covenants on title. If a bylaw is required, the public will have an opportunity to provide input for Council’s consideration. Regulations may include the number of RV sites, seasonal use, watering restrictions, amenities, etc. The Village has considerable control over the specific features of the proposed RV Park.
- s. Approving Officer approval of consolidation plan and subdivision plan. Further conditions may apply.

5.0 OPTIONS

If Council believes it has received sufficient public input over the last year, then its attention can focus on the conditions identified in this Staff Report, and consider passing a resolution that provides direction to staff.

[Recommendation is indicated in **bold**. Implications are in *italics*.]

1. **Council endorses the conditions of the Purchase and Sale Agreement.** *Staff will fully execute the Agreement. The developer will then send the Village a deposit, and both parties will begin working on conditions that must be met before closing documents can be prepared.*
2. Council does not approve of the land transfer. *The developer will be notified, and the zoning amendment bylaw will die unless the developer wishes for it to proceed without land transfer. Council may choose to provide a counter-offer to purchase the developer’s land in hopes of turning the property into a park or other public service. The counter-offer could come now, or at a later date.*
3. Council holds a decision in abeyance. *Staff will advise the developer. Council direction is required if it would like the developer to conduct another public information session to receive feedback, or if there’s other information required to make a decision.*

6.0 FINANCIAL CONSIDERATIONS

All costs associated with developing the Purchase and Sale Agreement and satisfying its conditions are the responsibility of the developer, excluding Village staff time. If the developer doesn't declare that their conditions have been met or they are not otherwise satisfied, then the developer would forfeit a portion of their deposit to the Village.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Legislation

Community Charter, Part 4 — Public Participation and Council Accountability

Division 1 — Elections, Petitions and Community Opinion

Council may seek community opinion

83 (1) A council may seek community opinion on a question that the council believes affects the municipality, by voting or any other process the council considers appropriate.

(2) The results of a process under this section are not binding on the council.

Division 3 — Public Hearings on Planning and Land Use Bylaws

When public hearing is required

464 (2) A local government is not required to hold a public hearing on a proposed zoning bylaw if

(a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and

(b) the bylaw is consistent with the official community plan.

BC Land Act - Definitions

"Natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

Bylaws

#1298 C4 Commercial Recreation – RV Camping [at first reading]

#1280 Official Community Plan

#1193 Floodplain Management Provisions

Policy

Official Community Plan, Section 11.0 Waterfront Development Area

Subsection 11.2 Policies – Development on a floodplain within Waterfront Development Areas is limited to passive recreational uses, which may include seasonal campgrounds/RV Parks and require appropriate flood mitigation measures as determined by a qualified professional. Map F of the OCP depicts the Waterfront Development Area, and the Lakefront Protection Area which exists within it.

Section 16.0 Development Permit Areas [DPA]

Subsection 16.4 Lakefront Protection – The guidelines for development within the lakefront protection area state that it shall be limited to passive recreational amenities, such as walking and multi-use trails, natural parks areas, non-motorized pleasure craft launches, and park benches. This means the developer is not permitted to construct its RV Park or a 'motorized' boat launch within the DPA; the boundary of the RV Park would stop at the DPA. An Environmental Impact Assessment (EIA) has been prepared by a qualified professional, Ecoscape Environmental Consultants, and the developer will be required to adhere to all recommendations of the EIA for a Development Permit to be issued by the Village.

8.0 STRATEGIC PRIORITIES - 2023-2026

Planning & Development – campground expansion

Economy – waterfront development, land disposition, business retention & expansion

Parks & Natural Area – options for removing golf course irrigation from municipal system, Kaslo River dike and bank flood and erosion improvements

9.0 OTHER CONSIDERATIONS

The Public Information Session that occurred in November 2023 identified areas of public concern. Over the last year, emails and letters have been received which have been provided to Council. The following information is in response to some of the questions and concerns raised over the last year.

Public Input

The development site is on a floodplain and construction is limited by the environmental constraints imposed by provincial and federal legislation. The Village has adopted bylaws to further regulate the use of this land, including #1193 Floodplain Management Provisions and #1280 Official Community Plan. These bylaws received public input and three readings of Council before they were adopted. Through these processes, the public has influenced the type and extent of development that can occur on the subject lands. The public process for adoption of bylaw #1193 and #1280 resulted in the proposed RV Park being a permitted use of the subject lands.

The summary report for the Public Information Session is attached to this Staff Report. Since that meeting, Council has discussed the proposed RV Park development during open meetings, considered questions from the public, made all Staff Reports available to the public, as well as all emails and letters addressed to Council.

Public Access to River and Lake

A primary concern for Council has been ensuring public access to the river and lake. The proposed land exchange provides legal and improved public access to the river and lakeshore through continuous land ownership. More specifically, the Village would own all land within the Stream and Lakefront Protection Setback areas. Along the river, the developer has offered to construct a path and trail, as well as provide public parking at the entrance to the RV Park.

Environmental Protection

Environmental protection of the river and lake is provided through provincial and federal legislation including the BC Building Code. Further, the Village's OCP was developed in accordance with the Kootenay Lake Shoreline Guidance Document. It directs shoreline development of docks, retaining walls, and dredging activities to protect high value shoreline habitats. The developer would be required to adhere to an Environmental Impact Assessment (Ecoscape Environmental), Flood Hazard Assessment (Watershed Engineering), a Sewerage Dispersal Assessment (Deanstech Consulting).

Capacity of Water Supply System

A report developed for the Village's OCP identifies that its water supply system can support a population of around 1,500. The system can reach capacity during hot, dry summer days due to lawn watering. To mitigate the risk to water supply, watering restrictions should be applied to the RV Park, and the Village has negotiated a statutory right of way to be registered on titles for a raw water line between the lake and golf course. This will enable the golf course's irrigation to be removed from the Village's treated water system, however the cost of installation is currently unknown.

Economic Development

The role of local government in economic development is to initiate the community's planning efforts through an OCP which in effect shapes community growth and land use. As a facilitator of economic development, Council is being asked to assess whether the proposed RV Park is aligned with the Village's OCP, and if so, facilitate the development process through zoning, subdivision, and permitting. If Council enables the proposed RV Park development to proceed, it would be facilitating the economic development that the Village's OCP is intended to initiate. More specifically, the proposed RV Park would contribute to seasonal tourism, which in turn supports the sustainability of the SS Moyie, Visitor's Centre, and golf course. Local businesses that rely on tourism, including restaurants and stores, would also benefit.

Historically, Jazz Fest has used the subject lands for camping, and their organizers have indicated that they will find alternate land for camping and can use buses to transport participants as needed. No major concerns have been expressed.

Present Natural Boundary of Lake

The fair compensation estimate provided by Dedora Schoenne in May 2022, and amended in October 2024, indicates that the developer's consultant has calculated land transfer areas using CAD drawings of the legal Posting Plan that was reportedly certified by Hango Land Surveying in 2023. Dedora Schoenne assumes the accuracy of the consultants' calculations. Upon further investigation, the most recent land survey was carried out in 2017. The Village has not scrutinized the 2017 survey or verified the accuracy of consultant's calculations. Of particular interest to the Village would be the present natural boundary of the lake as its location determines where the Lake Protection Setback area begins and the net area for land transfer. Conditions of the Purchase and Sale Agreement should include a current land survey that withstands the scrutiny of the Village, and that an independent third-party calculate the land transfer areas.

RESPECTFULLY SUBMITTED



Robert Baker, Chief Administrative Officer

Attachments: *Public Information Meeting - Summary*
Sketch Plan, 2024-12-12
Official Community Plan, 2022 - Map F



Quality Property Developments Inc – Rezoning Application for Old Sawmill Site, Kaslo, BC

REPORT SUMMARIZING PUBLIC INFORMATION MEETING OUTCOMES

November 29, 2023

This report is provided to the Village of Kaslo as a requirement of the rezoning application to amend the permitted land use from the current M1 (Industrial) zone to: P1 (Park and Open Space); RM1 (Multiple Residential) and C4 (Commercial Recreation – RV Park).

1.0 Awareness of Meeting

The Meeting intent, date/time and location was advertised for the previous weeks before the meeting date as per bylaw requirements. The Notice was posted on at least the following with follow up communication for each, confirming all had been carried out:

- The Valley Voice Newspaper
- Pennywise
- The Kaslo and District Chamber of Commerce Website/Newsletter
- The Village of Kaslo Website
- Direct Invitations to Staff and Council of the Village of Kaslo
- The Legion Hall Officials

2.0 Meeting Location and Details

The Information Meeting was held at the Kaslo Legion Hall on November 29, 2023. The session involved an Open House format advertised to run from 5 pm to 8 pm, with a brief presentation to be held at 6:30 pm. A series of Poster Boards with maps and graphics along with the complete application submission were on display for all meeting participants to view. A power point presentation was used along with presenters from the consulting team and the development proponent. Those individuals included, Dave Cullen, Senior Engineer and Ed Grifone, Senior Planner/Agent from CTQ Consultants Ltd, and Dale Unruh, CEO and President of Quality Property Development Inc. All details and materials are available to the Village. An exit Comment Form was used to solicit feedback. (Attached) Participants were asked to leave to completed forms in a drop box, drop them at the Village Office or submit by email to CTQ Consultants: *attn Ms Anne McTaggart, by December 8.*

3.0 Attendance

It was estimated that the attendance was 43 people with possibly a few more that came and left in advance of the presentation. Several people had the opportunity to discuss the project and asked questions of the consultants and the proponent in advance of and after the presentation. At least the Mayor and one councillor, plus the Village CAO was noted to be in attendance.

4.0 Comment Sheets

The comment sheet included two pages. 16 residents responded, some completed the form, while a few attached further written comments in email versions of their responses. Some referenced that they were responding for two people (likely same household). 8 people identified themselves. Two further respondents contacted the consultant in advance of the meeting date. Questions were answered directly and/or information was provided.

5.0 Topics

A series of 9 topic areas were offered to help participants provide comments or ask questions about the proposed development/rezoning. Generally, they were as follows:

1. Overall Proposed Use of the Land
2. Protection of the Riparian Area along the River
3. Dedicated parkland and Public Trail Connection to the Lakefront
4. Idea of the RV Park as a Seasonal Use Camping Facility
5. The small Residential Area at end of Birch Ave
6. Environmental Impact Concerns that we should address in DPs
7. Flood Mitigation and Controls
8. Infrastructure
9. Other

6.0 Responses

Generally, the responses in support vs objection/non support were as follows:

Support/In Favor - 13

Non-Support/Objections - 3

7.0 Areas of Concern/Questions

1. Proposed Land Use : Although most respondents recognized that (1) the RV Park made sense for the lower lands, (2) there are opportunities for some residential up top and (3) that protection of the River's edge is necessary, issues noted were as follows:

RV Camping/C-4 Zone

- Can we drop the number of sites to 65 or 70
- Desire to have more tent camping included
- Concern for increased population
- Less density to avoid unsightliness
- Feels RVs can be a liability to the municipality, but Tiny homes would not be as people would live there full time
- Desire to have Tiny homes (with wheels)
- Kaslo does not need more RV camping facilities as Municipal Campground barely full
- Storage of RVs not wanted (as year round)
- RV park is a good use of land for short term, but look at long term potential (e.g. housing)

Residential/RM-1

- Desire for more affordable housing, Tiny homes anywhere on site
- Desire for more Tiny homes up top
- Do we have enough water to support growth

Park/Open Space /P1

- Desire for wider protection than the 30 meters from River's edge
- Desire to see Lakefront become a park or protect wider area for public use
- Desire to see River protected with Rip rap
- Keep RVs away from Lakefront
- Desire to see public trail connect to Lakefront

2. Protection of Riparian Area along River

- Was there any idea of a foot bridge over the river at 3rd Street
- More green space desired
- Concern for effect of septic on river
- Rip rap to be paid for by developer
- Wider park strip for access
- Community recreation next to river
- 30 m band should continue along lakefront too
- Take more of the lot for public access
- Thinks flood wall is only 15 from river's edge (concern for intensity of flow)
- Size/length of RV pads could be made shorter along the riverside

3. Dedicated Parkland and Trail Connection

- Need access to lakefront too
- Make lakefront a public park

4. Idea of RV Park for Seasonal Use

- Some people want housing, so how about full year RVs
- Tiny homes instead of RVs
- View impact/unsightliness
- RV versus camping, more space for tent camping (overnight camping/short term?)
- Water and septic use implications
- Concern that RVs are parked and uninhabited most of the year, and still not contributing to the community and housing needs
- Set aside part of the RV park for Tiny homes

5. Residential Area at end of Birch

- Concern that homes, even if only a few, will not address need for affordable housing
- Water availability
- Squeeze in more units

6. Environmental Impact Concerns

- Protect as much as possible
- Protect lakefront
- Ensure septic system will not be affected if flooded
- Make river buffer larger to protect wildlife passage
- Responsibility of protection of river's edge and beach given to the Municipality
- No mention of consultation with local authorities (Ecoscape well aware of all legislation)
- Have soils where mill was located been tested....main concern.
- Animal access to the water must be protected

7. Flood Mitigation and Controls

- Rip rap on south side should not extend any further than it does on the north side. The river in flood should be expected to expand after the rip rap area ends.
- Deal with flood mitigation on the south side as the Village has done on north side

8. Infrastructure

- No major concern for boat launch but protect lakefront for public access
- Road access to be made wide enough to access with large units (or tiny homes on wheels)
- Water availability re fire protection
- Impact on septic system from potential flood

9. Other

- General concern about impact of more part residents , above and beyond the additional tourists
- Questions tourism benefit vs quality of life
- Feeling that Kaslo does not have the resources to support the increase in population
- Impact of traffic and access onto the highway from the site
- Linking public access and green space should be a priority
- Protection of the riverbank riparian zone and (concern for) possible flood damage.

(All written material /forms available upon request , however names of respondents should be kept confidential)

NOTE: The consultants and the proponent are prepared to answer questions or address any concerns to the best of our ability, through the municipality. Specialist consultants can also be called upon to elaborate on detailed information that was provided at the Open House.

Deanstech has already provided comment to the Peer Review conducted for the municipality with regards to the proposed septic system concept.

COMMENT SHEET

Rezoning Application – Public Information Meeting

November 29, 2023

Dear Residents, Property Owners and Businesses:

Please kindly take a few minutes to provide us your comments regarding this development proposal. Although you may have talked to us (Owners, Consultants or Municipal Officials) this evening, do write down your comments in the interest of the community and/or project.

PLEASE familiarize yourself with the information provided here this evening prior to completing your comments.

All inputs collected will form part of a report to the Village for their consideration in reviewing this application.

*****Drop Box is located on the table by the EXIT DOOR.*****

You can also submit your comments by not later than **December 8, 2023** to: amctaggart@ctqconsultants.ca

1. Overall Proposed Use of the Land (RV Camping; Residential; Park/Open Space)

2. Protection of Riparian Area along the Kaslo River

3. Dedicated Park and Public Trail Connection to Lakefront (Currently access is restricted by trespass issue and severe topography)

4. RV Park as a Seasonal Use Camping Facility (Strata and Rental)

5. Small Residential Area at end of Birch Avenue (Townhouse format)

6. Environmental Impact Concerns (River, Lake foreshore or Land, To Address in DP)

7. Flood Mitigation and Controls

8. Infrastructure (Water, wastewater, power, roads/access)

9. Other (Design, Subdivision, Parking, RV Park Management, Lake Access/Dock, Amenities, Connection to Golf Course, etc)

RESIDENT of the Village of Kaslo []Yes []No

THANK YOU !

Invitation to Attend

- INFORMATION MEETING -

Wednesday, November 29, 2023

Rezoning of "Old Sawmill Site"

Dear Madam Mayor and Council Members (The Village of Kaslo):

We are pleased to extend a sincere invitation to you and community members to attend an Information Meeting regarding our proposed Rezoning of lands at the Old Sawmill Site. In keeping with the requirements of the Local Government Act of BC and Village of Kaslo Bylaw #1283, this public Information Meeting will serve to inform the community about the intended development, answer questions and solicit opinion about the project in the interest of the community and the project itself.

Quality Property Developments Inc along with its team of consultants, led by CTQ Consultants Ltd (Engineering, Landscape Architecture and Planning), have worked with Village Administration over the past 2.5 years to ensure all critical development information was addressed. We are now prepared to share the vision and supporting details before moving forward with necessary steps towards full approval. We welcome your input and trust we can answer most of your questions. Any questions that we may not be able to address at the meeting will be brought back to the Planning and Engineering team for their consideration and response. Display materials and maps will be on hand For Review during the Drop-In Session. Comments will be collected in writing.

We look forward to the opportunity of meeting you soon.

Please add the following in your Calendars:

Location: Kaslo Legion Hall

Date: Wednesday, November 29, 2023

Time: 5 PM to 8 PM (Brief Presentation at 6:30)



NOTICE OF DEVELOPMENT PROPOSAL INFORMATION MEETING – Kaslo, BC Former Sawmill Site

Quality Property Developments Inc is inviting interested residents of Kaslo to attend an information meeting regarding a land development proposal and rezoning of property known as the Old Sawmill Site. The rezoning application received First Reading by the Village of Kaslo Council on October 24, 2023. In accordance with the Local Government Act of BC and Village Bylaw #1283, this information session provides an opportunity to residents and nearby property owners to learn about the intended development and land use changes, ask questions of the owners and consultants or make comments in the interest of the community and the project.

The property consists of approximately 30 acres, the majority of which is in the interest of the private owner. Another portion is in the interest of the municipality largely in roadway allowances that have never been used since platting in the 1800s. The rezoning approval will be conditional upon consolidation of these properties. Approximately 15 acres will be subject to development. The current zoning of the subject area is Industrial (M-1) in keeping with its former use as a Sawmill. The Village Official Community Plan designation was amended in 2022 to support Waterfront Development.

The proposed uses include a Strata RV Park for Camping (C-4); Multi-family Residential (RM-1) and Park/Open Space. The concept calls for approximately 80 RV lots, a dedicated park and trail system along the River's riparian area, and 4 to 8 residential units in the upper area near the Golf Course. Options are available for a small boat launch and a golf cart path connecting the RV park to the Kaslo Golf Course.

Numerous studies, planning and engineering has been undertaken by specialist consultants, and feedback solicited from the Village of Kaslo and senior government agencies. All information can be viewed at the information meeting.

Your comments will be accepted and provided as public record to assist in moving the application forward towards an acceptable land use change by the Village.

Location: Kaslo Legion Hall , 403 5th Street

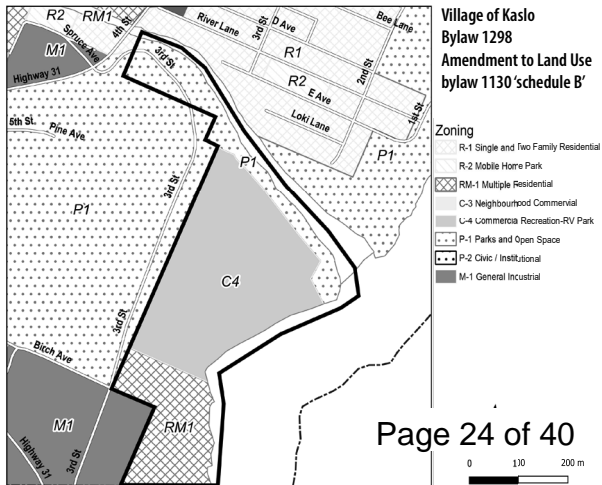
Date: Wednesday, November 29, 2023

Time: 5 PM to 8 PM (Brief Presentation @ 6:30 PM)

PLEASE SEE ATTACHED FIGURE FOR PROPOSED ZONING





Preliminary Enquiries: Ed Grifone, Senior Consultant, CTQ Consultants Ltd, Kelowna, BC

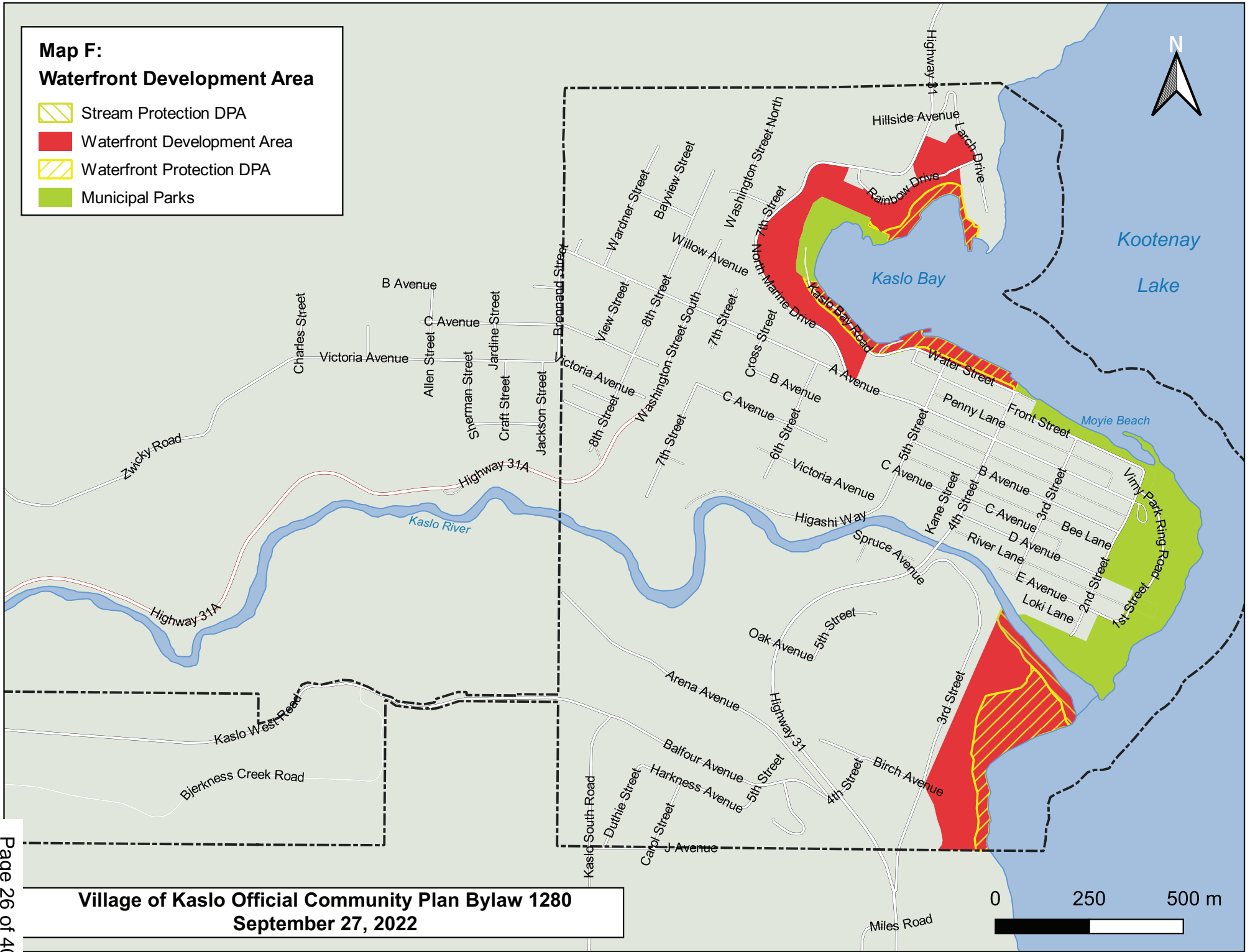
egrifone@ctqconsultants.ca



Map F:

Waterfront Development Area

-  Stream Protection DPA
-  Waterfront Development Area
-  Waterfront Protection DPA
-  Municipal Parks



Kootenay
Lake

Kaslo Bay

Moyle Beach

Village of Kaslo Official Community Plan Bylaw 1280
September 27, 2022



VILLAGE OF KASLO

BYLAW NO. 1309

A BYLAW TO REGULATE THE KASLO AERODROME

WHEREAS the *Community Charter* provides that Council may, by bylaw, regulate, prohibit and impose requirements in relation, but not limited, to municipal services, public spaces, buildings and other structures,

AND WHEREAS Council desires to regulate activities at the Kaslo Aerodrome,

NOW, THEREFORE, Council of the Village of Kaslo, in open meeting duly assembled, ENACTS AS FOLLOWS:

1. Citation

1.1. This bylaw may be cited as "Kaslo Aerodrome Regulation Bylaw No. 1309, 2024".

2. Definitions

2.1. In this bylaw, the forms of words will be construed and have the same effect as those contained in the Aeronautical Act and Canadian Aviation Regulations.

3. Interpretation

3.1. Enactments:

A reference to an enactment of British Columbia or Canada, or regulations thereto, or a bylaw of the Village of Kaslo, is a reference to the enactment, regulation or bylaw, as the case may be, as amended, revised, consolidated or replaced from time to time.

3.2. Severability:

If any part, section or phrase of this bylaw is for any reason held to be invalid by the decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

3.3. Headings:

The headings given to the parts, sections and paragraphs in this bylaw are for convenience of reference only and shall not form part of this bylaw or be used in the interpretation of this bylaw.

3.4. Schedules:

The following Schedules attached to this bylaw form part of this bylaw:

- Schedule A – Kaslo Aerodrome Lands

4. Application and statutory provisions

4.1. This bylaw applies to the Kaslo Aerodrome located on lands as shown in Schedule A, referred to as the 'Aerodrome':

- 4.2. The Village of Kaslo (“Village”) shall register the Aerodrome by providing the Minister of Transport with information respecting its location, markings, lighting, use and operation.
- 4.3. The Village shall notify the Minister of Transport immediately after any change is made to the location, marking, lighting, use or operation of the Aerodrome that affects the information published by the Minister in the Canada Flight Supplement.
- 4.4. The Village shall maintain the Aerodrome in accordance with Canadian Aviation Regulations Part III - Aerodromes, Airports and Heliports, Subpart 1 - Aerodromes.

5. Service establishment

- 5.1. The Village hereby establishes the service of Kaslo Aerodrome, with the service to be undertaken at the Aerodrome, to:
 - (a) Facilitate the movement of aircraft for unscheduled commercial air transport, general aviation, medical evacuations, and other purposes;
 - (b) Provide infrastructure to support aircraft movement, passenger services, and emergency services.

6. Regulation of service

- 6.1. No person without permission of the Village may:
 - (a) conduct any business or undertaking, commercial or otherwise at the Aerodrome;
 - (b) advertise or solicit anything at the Aerodrome on their own behalf or on behalf of another person;
 - (c) fix, install, or place anything at the Aerodrome for the purpose of any business or undertaking;
- 6.2. No person shall injure, deface, or remove any flowers, plants, trees, shrubs, pavement, road or any building or structures upon the Aerodrome without the permission of the Village.
- 6.3. Provided that all prerequisites of the Community Charter, Local Government Act, Aeronautical Act, Canadian Aviation Regulations, other applicable federal and provincial enactments, Village bylaws and policies have been met, the Chief Administrative Officer for the Village, or designate, is delegated with the authority to regulate services respecting the Kaslo Aerodrome including:
 - (a) negotiation, approval, execution, and amendment on behalf of the Village of:

- i. Licencing agreements (including advertising, occupation of land and improvements, or filming rights) that have a term of five (5) years or less (including renewals or extensions), and have a value of less than \$250,000;
 - ii. Lease agreements (including land) that have a term of five (5) years or less (including renewals or extensions), and have a value of less than \$250,000;
 - iii. Operating agreements (including with air carriers, airshow parties, glider operations, and other operations) that have a term of five (5) years or less (including renewals or extensions);
 - iv. Permits (including vehicle operator, development, facility, environmental, safety, operations, construction) that have a term of five (5) years or less.
- (b) The development and implementation of systems, processes, and procedures for the effective operation of the Aerodrome, including but not limited to emergency preparedness & response, airside inspections, wildlife management, foreign object debris control, snow removal and ice control, construction control and safety, aircraft refueling safety, safety management, airside vehicle operation, apron management, maintenance, disabled aircraft removal, altimeter and wind readings, aeronautical information, and quality assurance.
- (c) Impose fees in accordance with the Village's Fees & Charges Bylaw, as amended from time to time.
- 6.4. The Chief Administrative Officer shall provide a report to Council to be received for information regarding any license, agreement, or permit pursuant to this bylaw, on an annual basis.
- 6.5. Council will make the final decisions on:
- (a) Approval of strategic plans;
 - (b) Approval of the acquisition and disposition of real property;
 - (c) Aerodrome fees and charges.

7. Effective Date

This bylaw shall take effect upon adoption.

READ A FIRST TIME this ____ day of _____, 202_.

READ A SECOND TIME this ____ day of _____, 202_.

READ A THIRD TIME this ____ day of _____, 202_.

RECONSIDERED AND ADOPTED this ____ day of _____, 202_.

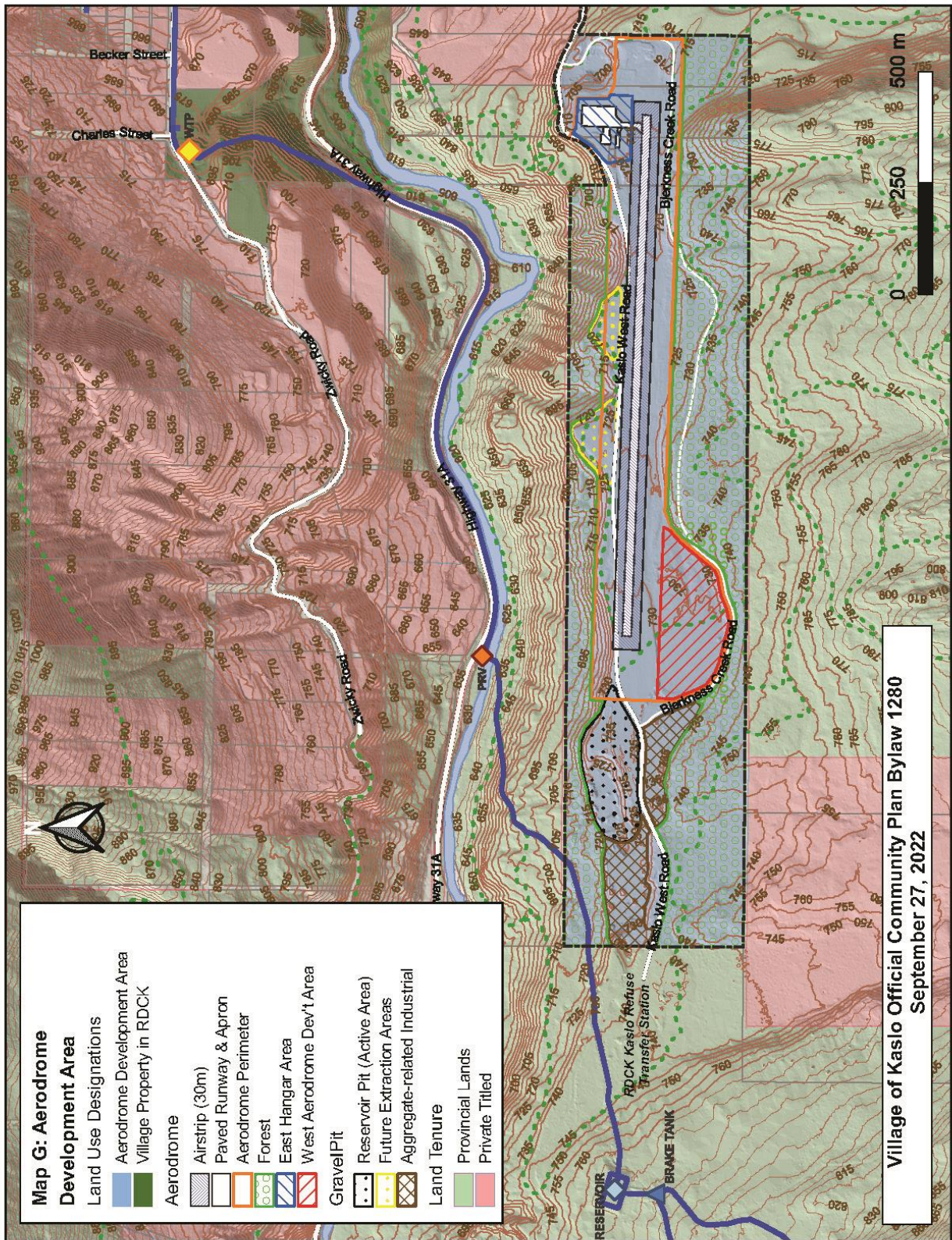
MAYOR

CORPORATE OFFICER

Certified to be a true copy of "Kaslo Aerodrome Regulation Bylaw No. 1309, 2024"

CORPORATE OFFICER

Schedule A – Kaslo Aerodrome Lands



Village of Kaslo Official Community Plan Bylaw 1280
 September 27, 2022

VILLAGE OF KASLO

BYLAW NO. 1309

A BYLAW TO REGULATE THE KASLO AERODROME

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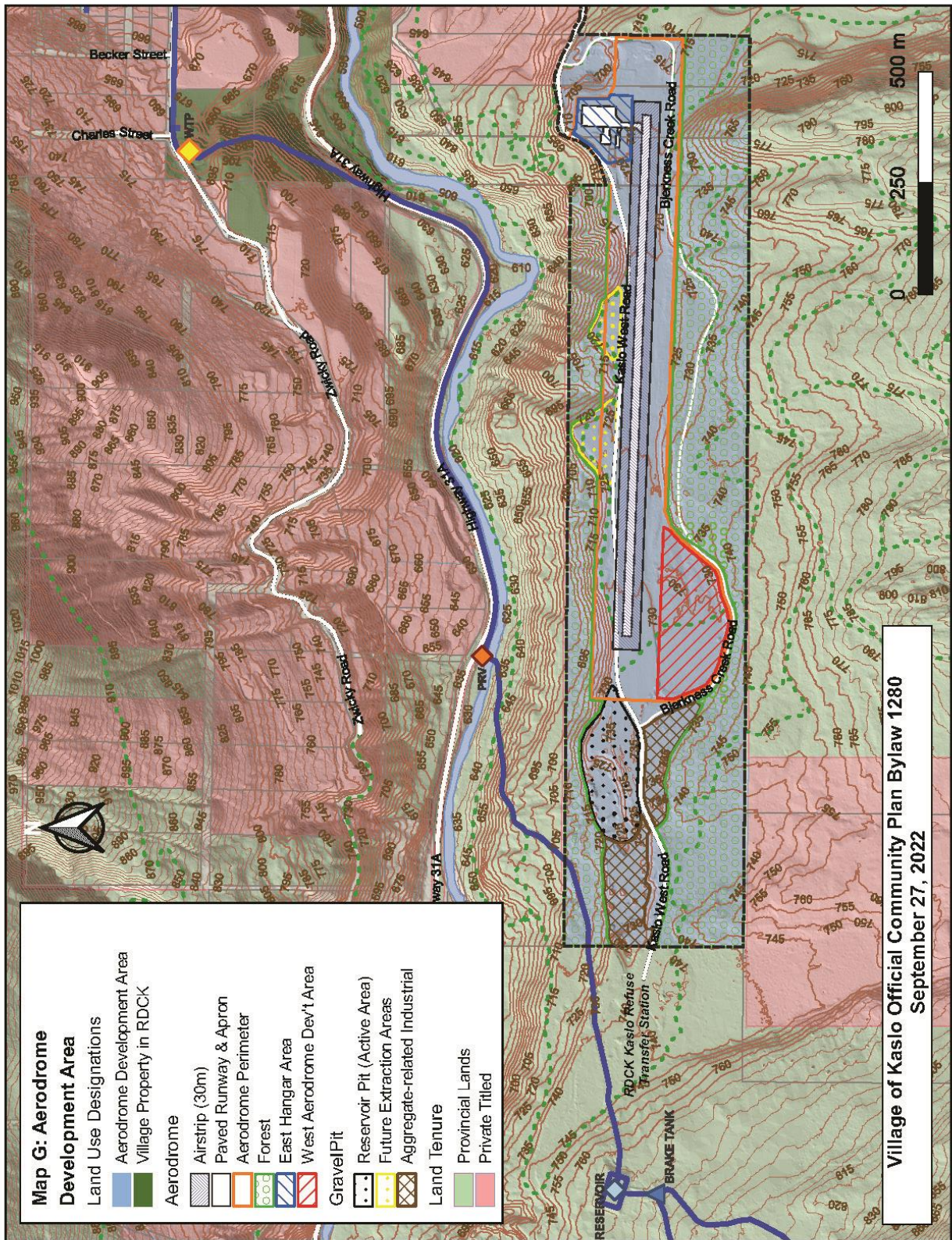
MAYOR

CORPORATE OFFICER

Certified to be a true copy of "Kaslo Aerodrome Regulation Bylaw No. 1309, 2024"

CORPORATE OFFICER

Schedule A – Kaslo Aerodrome Lands



DATE: December 13, 2024

FILE NUMBER: 1840-20

TO: Robert Baker, Chief Administrative Officer

FROM: Geri Aasen, Deputy Treasurer

SUBJECT: 2024 Reserve Transfers

1.0 PURPOSE

To finalize transfers to/from reserves so they can be booked to the 2024 fiscal year end.

2.0 RECOMMENDATION

THAT Council approve the 2024 Reserve Fund transfers as presented in the staff report “2024 Reserve Transfers” dated December 13, 2024.

3.0 BACKGROUND

Most transfers into the reserve accounts are already included in the annual budget. Other transfers, such as when the actual amount is not anticipated at budget time, and withdrawals for capital projects, can be completed by resolution of Council pursuant to the Reserve Bylaws.

4.0 DISCUSSION

Current reserve account balances, prior to these transfers, are summarized on the last page. The recommended transfers are as follows:

Transfers to Reserve Funds		
1	Transfer to the Parks and Recreation Capital Reserve a. 80% of net campground revenue \$19,307.11, b. \$10,000 RDCK contribution towards trails and Moyie beach	\$29,307.11
2	Transfer to Carbon Offset Reserve a. \$140,884.00 received from Local Government Climate Action Program (budgeted)	\$140,884.00
3	Transfer to Kaslo and Area D Arena Property Reserve a. \$10,000 RDCK contribution	\$10,000.00
4	Transfer to Transportation Reserve (budgeted)	\$5,000.00
5	Transfer to Sewer Capital Infrastructure Reserve (not to exceed budgeted amount of anticipated net Sewer Utility surplus)	\$41,738.83
6	Transfer to Water Capital Infrastructure Reserve (not to exceed budgeted amount of anticipated net Water Utility surplus)	\$162,049.86

7	Transfer to the Kemball Memorial Centre Reserve Fund (budgeted)	\$5,000.00
8	Transfer to the City Hall National Historic Site Reserve Fund (budgeted)	\$5,000.00
9	Transfer to the Library Building Reserve Fund (donations)	\$303,353.55
10	Transfer to the Cemetery Care reserve will be completed at year-end based on the statutory requirements and actual revenue for the year. The amount is currently \$1,525.00.	
11	Transfer to the Community Works Reserve (grants funds to be received by year end will be \$2,970.27 more than budgeted)	\$111,176.48
12	Transfer to the Buildings, Machinery, Vehicles & Equipment Reserve Fund (budgeted)	\$39,000.00
13	Transfer to Contingency Reserve Fund of land sale proceeds. (Contingency Reserve Funds can be transferred to other Reserves at Council's discretion)	\$718.00

Transfers from Reserve Funds		
14	Transfer from Community Works Reserve a. \$11,518.62 towards retrofit of 14 streetlamps to LED	\$11,518.62
15	Transfer from the Parks and Recreation Reserve a. \$35,848.00 Village portion of 2024 Front Street Park construction costs b. \$3,715.75 Prior year's unspent Recreation Grant funds from RDCK	\$39,563.75
16	Transfer from the Water Capital Infrastructure Reserve a. Village portion (26.7%) of Water Treatment Plant UV Project with more expenses anticipated before year-end, not to exceed budgeted \$229,501.00	\$42,258.80
17	Transfer from the Kaslo and Area D Arena Property Reserve a. \$2,181.96 Ice surfacer repair (Resolution #93/2024) b. \$15,000 of Curling Club funds returned to Curling Club (Resolution #121/2024)	\$17,181.96
18	Transfer from the Sick Leave Reserve to reach the payout amount to balance to payout amounts at year end. Payouts to retiring staff have reduced this liability	\$30,679.35
19	Transfer from the Buildings, Machinery, Vehicles & Equipment Reserve Fund a. \$10,574.00 for snowblower purchase	\$10,574.00
20	Transfer from the Carbon Offset Reserve a. \$27,353.00 for completion of the Kaslo River Dike Project b. \$12,960.92 for expenses to date for Active Transportation Project, not to exceed budgeted \$15,000	\$40,313.92

5.0 OPTIONS

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Council approves the reserve transfers as presented.** *Staff will make the journal entries to transfer the funds before the current fiscal year end. Procedurally, Council can approve the transfers “as presented” rather than reading them out individually.*
2. Council approves some of the transfers but refers the remaining transfers to the next meeting retroactive to 2024. *The approved transfers will be completed before year-end and staff will report back at the next meeting to address Council’s concerns on the referred transfers. Procedurally, the transfers that are approved must be read out individually.*
3. Council rejects the transfers. *Staff will not make the transfers before year end. The auditor will subsequently review the reserves and may provide adjusting entries for transfers that should have been made based on the approved budget and statutory requirements.*
4. Refer back to staff for further review and report.

6.0 FINANCIAL CONSIDERATIONS

Reserve Bank Accounts <i>As of November 29, 2024</i>	Balance Prior to Transfers	Balance After Transfer
Growing Communities Reserve	\$984,386.54	\$984,386.54
Carbon Offset Reserve	\$55,867.20	\$156,437.28
Cemetery Care (Statutory Reserve)	\$100,438.30	\$101,963.30
Library Building Reserve	\$280,967.96	\$584,321.51
Municipal Aerodrome Reserve	\$140,156.93	\$140,156.93
Buildings, Machinery, Vehicles and Equipment Reserve	\$66,624.30	\$95,050.3
City Hall National Historic Site Reserve	\$71,674.84	\$76,674.84
Community Works Reserve (Canada Building Fund)	\$232,773.13	\$332,430.99
Sewer Capital Reserve	\$196,262.68	\$238,001.51
Transportation Capital Reserve	\$166,125.29	\$171,125.29
Water Capital Reserve	\$511,350.13	\$631,141.19
Kaslo and Area D Arena Property Reserve	\$196,509.83	\$189,327.87
Contingency Reserve	\$131,871.10	\$132,589.10
Kemball Memorial Centre Reserve	\$49,985.09	\$54,985.09
Public Arts Reserve	\$3,001.02	\$3,001.02
Recreation, Parks and Open Space Reserve	\$213,473.22	\$203,216.58
Sick Leave Bank and Settlement Reserve	\$76,324.43	\$45,645.08
Total reserve funds	\$3,477,791.99	\$4,140,454.42

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Legislation

The mayor is responsible for the Village's finances, including creating and proposing the annual budget. The mayor works with council to ensure that funds are distributed efficiently to meet the community's needs. Council is responsible for making decisions that address the community's needs, including the five-year financial plan (budget). Council has appointed a Chief Financial Officer, who is responsible for the financial administration of the Village. The Chief Financial Officer's duties include receiving and disbursing funds, keeping records, and investing funds.

Bylaw

Consolidated Reserve Fund bylaw #1159 (as amended) establishes 15 distinct reserve funds. The bylaw includes schedules that outline the purpose of each reserve fund and identifies eligibility criteria for contributions to and withdrawals from the fund. There is an additional reserve fund established by Bylaw 1144 "Greenhouse Gas Emission Reduction Statutory Reserve" (aka Carbon Offset Reserve) and also a Cemetery Care Fund which acts as a reserve fund for cemetery improvements.

8.0 STRATEGIC PRIORITIES

None

9.0 OTHER CONSIDERATIONS

None

RESPECTFULLY SUBMITTED

Geri Aasen

Geri Aasen, Deputy Treasurer

CAO COMMENTS:

Further review of the reserve funds will occur with Council during the 2025 budget development process. If Council does not have any concerns with the proposed transfers, it is asked to provide a resolution.

APPROVED FOR SUBMISSION TO COUNCIL:



Robert Baker, Chief Administrative Officer

December 13, 2024

Date