



AGENDA

Regular Meeting of Council

Village of Clinton Council Chambers, 1423 Cariboo Highway
Wednesday, January 14, 2026 at 6:30 pm

Mission Statement: *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

Vision Statement: *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

Call to Order

"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation"

Adoption of Agenda

Adoption of the Minutes

	Minutes of the Regular Meeting dated December 10, 2025	Page 4
--	--	---------------

Delegations

	None	
--	------	--

Question Period

***Only questions related to items on the agenda are permitted.**

Correspondence and Reading File

Action	Clinton Community Forest – Request for use of Council Chambers	Page 8
--------	--	--------

Information	City of Quesnel – Letter of Support – Prince George-North Vancouver Railway Engagement and Assessment	Page 9
	Jeremey Valeriote MLA – Update from November Rail Roundtable	Page 11

Reading File	December 5, 2025 to January 8, 2026	Page 14
--------------	-------------------------------------	---------

Administrative Reports

CAO	None	
CFO	None	
DCO	None	
CDC	None	
Public Works	None	
Fire Department	December Report	Page 15
FireSmart Coordinator	None	
Bylaw Officer	None	
Committees	None	

Bylaws/Policies

	Sign Bylaw Working Group Minutes dated December 17, 2025	Page 17
	Clinton Development Permit Delegation Bylaw No. 608, 2026 – For First, Second and Third Readings	Page 19

Council Reports

Mayor Stanke	Council Report – Written	Page 40
Councillor Burrage	Council Report – Verbal	
Councillor Kosovic	Council Report - Verbal	
Councillor Park	Council Report – Verbal	
Councillor Schapansky	Council Report – Verbal	

New Business

None

List of Outstanding Council Previous Action Items

	Current List of Motions	Page 43
--	-------------------------	---------

Calendar of Events

Feb 07 – CMSA Nerf/Movie Night @ Memorial Hall 2-9pm

Feb 14 – BINGO & 50/50 Draw – Memorial Hall 1-4 pm

Mar 25 – Spring Tea (formerly Daffodil Tea) Memorial Hall

Notice to Proceed to In-Camera

- Motion to proceed to a Closed Meeting as per Section 901. (e) of the Community Charter.

Re-call Regular Meeting**Adjournment**



MINUTES

Regular Meeting of Council

Clinton Council Chambers, 1423 Cariboo Highway

Wednesday, December 10, 2025 at 6:30 pm

In Attendance: Mayor Stanke, Councilors: Burrage, Kosovic, Park, Schapansky

Absent:

Staff: CAO Doddridge, DCO Smith, CFO McKague

Media: 0 Public: 0

Mission Statement: *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

Vision Statement: *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

Call to Order

The meeting was called to order at 6:30 pm

"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation."

Adoption of the Agenda

Moved and Seconded

R143-25 **That Council approves Agenda dated December 10, 2025.** CARRIED

Adoption of the Minutes

Moved and Seconded

R144-25 **That the Minutes of the Regular Council Meeting dated November 26, 2025, be adopted.** CARRIED

Question Period

None

Action Items

TNRD requesting an advocacy letter from TNRD Municipalities to Minister of Emergency Management and Climate Readiness.

Moved and Seconded

R145-25 **THAT, the Village of Clinton issues a letter to the Minister of Emergency Management and Climate Readiness advocating for a shift toward performance-based evaluations and certification processes as it would alleviate unnecessary costs, ensure continued safety, and better support the operational realities of local fire departments.** CARRIED

Information

SILGA – 2026 Community Excellence Awards Submissions Information.

Received for information.

Reading File

Received for Information.

Administrative Reports

CAO

None

Chief Financial Officer

None

Community Development Coordinator

2026 Grant-in Aid Applications

Council discussed the options presented for the 2026 Grant-in-Aid applications.

Moved and Seconded

R146-25 THAT, Council approves the 2026 Grant-in-Aid applications in the amount of \$5470 which includes granting the Clinton Annual Ball three days of reduced hall fees as in 2025.

DEFEATED

Moved and Seconded

R147-25 THAT, Council approves the 2026 Grant-in-Aid applications in the amount of \$5070 which includes all Council Chamber requests, ONE discounted day use of the hall for each event, plus the full “Get With It” program ask.

CARRIED

Deputy Corporate Officer

None

Public Works

None

Fire Department

None

FireSmart Coordinator

None

Bylaw Officer

None

Committees

Spirit of Clinton Minutes dated November 4, 2025.

Spirit of Clinton Minutes dated December 2, 2025.

Received for information.

Bylaws/Policies

Policy Committee Minutes dated November 28, 2025.

Received for information.

Council Reports

Mayor Stanke – Verbal

Dec 11-12 - Will be attending the Hospital and Board meetings at the TNRD.

Will have a report for the next meeting.

Received for information as presented.

Councillor Burrage – Verbal

Attended the Shop Local event – was good but was quieter than last year.

Received for information as presented.

Councillor Kosovic – Verbal

Nothing to report.

Received for information as presented.

Councillor Park – Verbal

Nothing to report.

Received for information as presented.

Councillor Schapansky – Written

Attended the Shop Local event – quieter than last year.

Attended the Firesmart Meeting on Dec 8.

New Business

Kudos to staff for the building decorations this year.

List of Outstanding Council Previous Action Items

Received for information.

Calendar of Events

Dec 14 – Legion Kids Christmas Party @ Memorial Hall 12-3 pm

Dec 24 noon to January 4, 2026 – Annual Village Office Closure. We will re-open at 8am on Monday, January 5, 2026.

Dec 31 – Cut-Off Valley New Year's Eve Rendezvous – Doors open at 5:30 pm @ Memorial Hall.

Notice to Proceed to Closed Meeting

Moved and Seconded

R148-25 Motion to proceed to Closed Meeting as per Section 90.1 (c)&(l) of the Community Charter at 7:30pm. **CARRIED**

Adjournment

Moved and Seconded

R149-24 That the Regular Meeting of Council be adjourned 7:51 pm. **CARRIED**

MAYOR

CORPORATE OFFICER



January 06, 2026

Village of Clinton
PO Box 309
Clinton, BC V0K 1K0

Dear Mayor Stanke and Members of Council,

Re: Request for Use of Council Chambers

The Clinton and District Community Forest Board of Directors appreciates Council's support in allowing the Board to hold regular meetings in the Village Council Chambers over the past several years. Thank you for your continued support of the Clinton Community Forest.

The Board is once again requesting use of the Village Council Chambers for regular board meetings in 2026. The Board meets once a month and is requesting use of the Chambers for all meetings.

Please do not hesitate to contact me at adventuresports@shaw.ca or at 250-706-9251 if you have any questions or require any further information. We thank you for your consideration and look forward to hearing from you.

Yours truly,

Steve Law, RPF
General Manager
Clinton & District Community Forest of BC Ltd



RECEIVED
Dec 19/05

ACTION CORRESP.
GENERAL CORRES
READING FILE
MAYOR/COUNCIL/STAFF
FINANCE

Office of Mayor and Council

December 18, 2025

Via email: ben@northerndevelopment.bc.ca

Ben Campbell, CEO
Northern Development Initiative Trust
301 – 1268 Fifth Avenue,
Prince George, BC
V2L 3L2

Re: Letter of Support - Prince George–North Vancouver Railway Engagement and Assessment

Dear Mr. Campbell;

At the December 16, 2025, Regular Meeting of Quesnel City Council, Council resolved:

J.2) Railroad from Prince George to North Vancouver - Mayor Paull to discuss

26-06-44 MOVED Councillor Vik, Seconded Councillor McKelvie and resolved:
THAT Council direct staff to prepare a letter to Northern Development Initiative Trust in support of their granting the funding necessary to conduct the study to save the Prince George to North Vancouver railroad.

CARRIED UNANIMOUSLY

Quesnel City Council supports the funding request to Northern Development Initiative Trust for the proposed assessment of the Prince George to North Vancouver rail corridor, including the section CN plans to return to BC Rail in July 2026.

This line from Vancouver to Prince George not only has benefits for freight, but also for passenger movement, taking into account the Rocky Mountaineer that stops overnight in Quesnel. The restoration of this rail line would enhance passenger travel, especially given the Rocky Mountaineer's existing overnight stop in Quesnel. Building on this established tourism connection, renewed rail service would improve mobility between communities, support local businesses that benefit from increased visitor traffic, and offer residents a reliable alternative to long highway trips.

The restoration of passenger rail service along the Prince George and North Vancouver corridor would significantly enhance mobility for Indigenous communities throughout the region. Many Nations are dispersed across vast distances, and reliable transportation is

Mayor Ron Paull

Councillors Scott Elliott, Tony Goulet, Debra McKelvie, Laurey-Anne Roodenburg, Martin Runge, Mitch Vik,

410 Kinchant Street, Quesnel, BC V2J 7J5 • Phone: 250-991-7477 • Fax: 250-991-7496 • quesnel.ca

Executive Assistant: Laura Long



essential for accessing education, health care, cultural events, and inter-community gatherings. Improved passenger service would support stronger connections between Indigenous communities, foster greater participation in regional economic and cultural activities, and contribute to long-term reconciliation efforts by honouring Indigenous needs for safe and dependable transportation.

On behalf of Quesnel City Council, please give favourable consideration to the Prince George–North Vancouver Railway Engagement and Assessment.

Thank you for your time,

Mayor Ron Paull
City of Quesnel

Cc:
BC Municipalities and Regional Districts
reception@lhtako.com
BandAdmin@nazkoband.ca
bandmanager@esdilaghfn.com
bandadministrator@lhooskuz.com

From: Valeriote.MLA, Jeremy <Jeremy.Valeriote.MLA@leg.bc.ca>
Sent: January 5, 2026 4:43 PM
To: Valeriote.MLA, Jeremy <Jeremy.Valeriote.MLA@leg.bc.ca>
Subject: Follow-up from November rail roundtable

Dear all,

Happy New Year!

Many thanks to those of you who were able to attend our virtual meeting on the future of the rail line from Vancouver's North Shore to Prince George, in late November. And apologies in taking so long to follow up.

We had almost 50 participants including two MPs, two MLAs, four First Nations' Chiefs, six mayors, plus many other elected representatives and staff.

WHAT WE HEARD

Clearly there was a sense of urgency, for many participants, as mill closure announcements brought home how important it is for communities to have functioning infrastructure that supports businesses and jobs, and provides some measure of economic resilience. While for some, rail offers opportunity, for others it's a matter of survival.

Actions

- To advocate for the preservation of the existing rail line with all of its associated infrastructure. No transfer / disposal should happen without the consent of the communities along this corridor.
- While the Ministry of Transportation and Transit has said it is "in active discussions with CN Rail, BC Rail, First Nations, and local governments", few have heard from them. We will ask for MOTT to provide clarity over the process.
- To further ask the Province to fund a feasibility or business plan for passenger rail, consistent with previous commitments, and to consider designating the rail line as critical infrastructure.
- Several participants had already signed the draft letter; some electeds wanted to take [an updated draft](#) back to their councils, while others wanted to see a clear, simple message delivered to the province.

Economic case

- CN Rail has failed to harness the potential of the rail line (particularly between Hundred Mile And Squamish) and under-served communities and businesses who want to use freight.
- Freight is an essential component of a resilient regional economy, especially for forestry/ mills, and can provide cost-effective transportations for First Nations and others looking to develop new businesses.

- Rail could boost tourism - a sector that has considerable potential for further growth across the region.
- A strong business case can also be made for passenger rail - which has provided a vital link in the past - and easier access than road. Rail remains critical for emergency planning in the Sea to Sky and beyond.

First Nations

- Several participants spoke about passenger rail as a lifeline, particularly for emergencies and medical visits.
- However given the long history of land being taken away for rail and children transported by rail to residential schools, early consultation is critical for building trust and long-term partnerships.
- If the line is abandoned, there is a strong desire for land to be returned to Indigenous communities.

Operators

- The CN/ CPKC duopoly has not served communities well - but when they move out, there are opportunities for others to move in.
- The short-line sector has been growing and multiple operators are now providing services across Canada.
- At least some of these short-line railroads use governance models which include First Nations leadership, something that would be vital in the BC context.

NEXT STEPS

- Please review [the revised, draft roundtable letter](#) - we will send it to Premier Eby/ Mike Farnworth by January 9th.
- We will propose the next meeting - with the inclusion of business and tourism leaders in the corridor - once we have a response from MOTT.

BACKGROUND

Two documents help explain the context behind the current situation.	<ol style="list-style-type: none"> 1. BC Rail Revitalization Agreement (2003) - This is the contract that governs the arrangement between BC Rail (owned by the province), and CN Rail. 2. Canada Transportation Act (1996) - Which sets out the process for transfer and discontinuance of railway lines.
Discontinuance	<p>CN issued its discontinuance notice of lease with BC Rail on July 11th, 2025.</p> <p>The options available to the BC government (Section 3.5 Termination on Discontinuance of Operations) are:</p> <ol style="list-style-type: none"> 1. Transfer ownership to CNR for a nominal amount (\$1) <ul style="list-style-type: none"> • This is entirely up to the Province/ MOTT, and they have a year to communicate this.

	<ul style="list-style-type: none"> ○ <i>"At any point following delivery of the notice of Discontinuance... and up to one (1) year prior to Discontinuance, the Landlord shall have the right, in its sole discretion, to deliver notice of its intention to transfer all of its right, title and interest in such Discontinued Lands to the Tenant, on an "as is, where is" basis, for \$1.00."</i> ● 2. Once the initial 12 months have passed, CN will need to publicly advertise the availability of the line for sale or lease for continued rail operations. Interested parties will have 60 days from the date of public notice to make their interest known. If no party has made an interest known, CN will offer the line for the net salvage value to the various levels of government in accordance with the Canada Transportation Act. 3. If nothing happens, title is automatically transferred to the Province. They must then: <ul style="list-style-type: none"> a. Find a new operator, or b. Instruct BC Rail Properties to dispose of the land and rail infrastructure.
Other possibilities	<p>CN could:</p> <ol style="list-style-type: none"> 1. Decide not to proceed with discontinuing the lease, 2. Seek approval from the province to transfer to another party.

Best,

Jatinder Sidhu,
 Constituency Lead,
 Jeremy Valeriote MLA - West Vancouver-Sea To Sky,
 Phone: 778 655 5768

CLINTON VOLUNTEER FIRE DEPARTMENT



MONTHLY REPORT DECEMBER 2025

CLINTON FIRE DEPARTMENT

DECEMBER 2025 MONTHLY REPORT

TRAINING:

DATE	HOURS	PERSON-HOURS
1 st – MVI Scenario	2	12
8 th – Auto Extrication Basics	2	22
15 th – Driving/Truck Cleaning	2	16
22 nd – Social Night	2	22
29 th – Hall Clean-out	2	16

CALL-OUTS:

DATE	HOURS	PERSON-HOURS
4 th – MVI (Hwy 97S – Powder Canyon S)	1	7
6 th – MVI (Hwy 97N – 70 Mile)	1	11
12 th – MVI (Hwy 97S – Maiden Creek)	4	23
17 th – MVI (Hwy 97S – 4 Mile)	1	8
19 th – MVI (Meadow Lake Rd.)	3	14
27 th – Structure Fire (McDonald Ave.)	1	9

FIRE INSPECTIONS:

INSPECTIONS COMPLETED	TOTAL
3	\$150

GENERAL COMMENTS:

- Food Hampers
 - 5 Hours
 - 6 Members

KARL HANSEN, FIRE CHIEF

DATE



Sign Bylaw Working Group

MINUTES

3:00 PM, Wednesday, December 17th, 2025

Present:

CAO Doddridge

Mayor Stanke

Councillor Park

Bylaw Officer Amyotte (non-member)

Absent:

Councillor Burrage

1. Elect a Chair

CAO Brian Doddridge was chosen as Chair.

2. Call to Order

CAO Doddridge called the meeting to order at 3:02 PM.

3. Roundtable on Issues with Current Bylaw

The working group discussed the issues with the current bylaw, including:

- Missing sign types
- Unclear process
- Enforcement challenges
- The need for form and character standards
- The need to ensure the bylaw matches community and Council standards

The working group agreed that updating the sign bylaw is needed.

4. Proposed method of reviewing bylaw

The working group discussed the method for reviewing and updating the bylaw and agreed upon the following process:

- a. Walking tour to identify problem signs and discuss thresholds
- b. Bylaw review (Staff to prepare summary)
- c. Public Engagement
- d. Draft Presented to Committee, edits made
- e. Draft presented to Council
- f. Adoption

Councillor Park wanted to include signage at each entrance to town in the tour.

5. Adjournment

Meeting adjourned at 3:51 PM

Brian Doddridge, Chair



Staff Report to Council Regular Meeting

Date: January 14, 2026

From: CAO

Subject: Delegation Bylaw – Development Permits

Attachments:

Draft Village of Clinton Development Permit Delegation Bylaw no. 608, 2026.

Excerpts from OCP: Relevant Development Permits

Recommendations:

That Council gives first Reading to Village of Clinton Development Permit Delegation Bylaw no. 608, 2026; [Separate Resolution] That Council gives second reading to Village of Clinton Development Permit Delegation Bylaw no. 608, 2026; AND [Separate Resolution] That Council gives third reading to Village of Clinton Development Permit Delegation Bylaw no. 608, 2026.

Background:

During the process of updating the Official Community Plan, Staff identified several key issues that are important to address during this implementation phase of the bylaw development. In order to streamline the application process and facilitate enforcement activities, Staff have put forward the attached delegation bylaw for Council's consideration.

If approved, the Bylaw will permit the CAO the authority to approve three types of Development Permits. All three of these permits require professional determinations on technical matters. They are subject to a standard process, and Council's approval is a formality to satisfy the requirements under the Community Charter. The following are the permits

1. Slopeside Hazard Development Permits. These require the applicant to have a geotechnical report completed which indicates the site is safe for the intended use.
2. Streamside Development Permits. These require the applicant to have a Qualified Environmental Professional provide a report showing that either a site is not within a streamside riparian area, or otherwise indicate what mitigating measures can be undertaken to ensure the protection of streams and the surrounding riparian areas.
3. Wildfire Hazard Development Permits. For this Development permit area, anyone looking to perform work within the scope of the DPA must either meet the FireSmart guidelines or hire a registered professional to provide a custom plan to mitigate the effect of wildfire on the property. Alternatively, the proponent can effectively reduce their wildfire risk in consultation with the firesmart coordinator and sign a restrictive covenant requiring the use of specific firesmart materials, the maintenance of a 10-meter fuel-reduced defensible buffer around structures, and a liability waiver.

Staff recommends delegating these three Development Permits to the CAO for the following reasons:

1. Staff anticipates that as enforcement becomes more consistent, the number of these permits will increase. Delegating these permits will reduce red tape and processing times.
2. As these Development Permits are technical in nature and rely on the formal determination of a registered professional, they generally do not warrant additional, non-technical input from Council or Staff.

Highway Commercial Development Permits and Multi-Family Development Permits are subject to interpretation of the guidelines and Council will retain issuing authority for them.

Administration has built into the draft bylaw a notification procedure to ensure Council is informed if development permits are issued. Staff have not included a reconsideration process for applicants who are denied their permits. This is because the determinations are based on factual considerations and any appeal will not change those facts.

Financial Impacts:

None.



Brian Doddridge
CAO

CFO Initial 

THE VILLAGE OF CLINTON
"Village of Clinton Development Permit Delegation Bylaw No. 608, 2026"
A Bylaw to delegate approving authority of select development permits.

The Council of the Village of Clinton, in open meeting assembled, enacts as follows:

1. TITLE

1.1 This Bylaw may be cited as the "Village of Clinton Development Permit Delegation Bylaw No. 608, 2026".

2. DELEGATION

2.1 Subject to the conditions under section 2.3, 2.4, and 2.5 of this Bylaw, Council delegates authority to the Chief Administrative Officer to issue, amend, or cancel any of the following:

- a. Slopeside Hazard Development Permits;
- b. Wildfire Hazard Development Permits; And
- c. Streamside Development Permits.

2.2 Council further delegates to the Chief Administrative Officer authority to duly execute the permits issued, amended, or cancelled under section 2.1.

2.3 Prior to issuing a development permit under section 2.1, the Chief Administrative Officer shall ensure the application meets or exceeds the Development Permit Area Guidelines for the permit outlined in Village of Clinton Official Community Plan Bylaw no. 606, 2025, as amended.

2.4 The Chief Administrative Officer must provide rationale to the applicant in the event a permit application is denied.

2.5 Within one month following approving a permit under section 2.1, the CAO shall communicate to Council the details of the permit application and approval, including any conditions placed on the permit holder.

READ A FIRST TIME this ____ day of _____

READ A SECOND TIME this ____ day of _____

READ A THIRD TIME this ____ day of _____

RECONSIDERED and FINALLY ADOPTED this ____ day of _____

Mayor, Roland Stanke

Deputy Corporate Officer

Village of Clinton Development Permit Delegation Bylaw no. 608, 2026

G2 Streamside Development Permit Area

G2.1 Purpose

- .1 The purpose of this Development Permit Area designation is to establish guidelines to protect the natural environment, its ecosystems, and biological diversity; in particular, fish, fish habitat, and riparian areas.

G2.2 Objectives

- .1 The intention of this DPA is to preserve natural features, ecosystem functions, and conditions that support fish habitat by:
 - .a Reducing or eliminating erosion
 - .b Maintaining the tree canopy and ground level vegetation
 - .c Protecting ground and surface water from contamination

G2.3 Area

- .1 A Streamside Development Permit shall be required for all development that is:
 - .a Residential, Commercial, or Industrial in nature, and
 - .b Proposed to occur in a riparian assessment area (i.e., is located within 30m of a mapped watercourse as shown on Schedule C Streamside Development Permit Area).

G2.4 Exemptions

- .1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Streamside development permit is not required for the following:
 - .a Any development that:
 - i. Has already been issued a permit, has gained Provincial or Federal approval, or has a covenant that addresses riparian area protection to the satisfaction of the Village
 - ii. Is located on a property which has a submitted a completed Declaration for Riparian Areas Protection Regulation exemption
 - iii. Is limited to repairs or other non-structural alterations or additions to a building or other structure, if the structure:
 - .1 Will remain on its existing foundation and within its existing footprint, and
 - .2 Has not been damaged or destroyed to the extent described in Section 532(1) of the Local Government Act [repair or reconstruction if damage or destruction is

Village of Clinton Official Community Plan Draft v2

Section G Development Permit Area Guidelines

greater to or equal 75% of value above foundation]

- .a Maintenance of an area of human disturbance, other than a building or other structure, if the area is no extended and the type of disturbance is not changed (e.g., trail maintenance)
- .b Forest management activities that are:
 - i. On lands subject to the Forest Act or Private Managed Forest Land Act and
 - ii. Assessed as Forest Lands under the BC Assessment Act
- .c Procedures required to prevent, control, or reduce erosion or other immediate threats to life and property. This may include emergency flood protection works, and any emergency works to be undertaken in accordance with the *Provincial Water Sustainability Act* and *Wildlife Act*, and the *Federal Fisheries Act*. Does not include preventative measures that have not been reviewed or approved.

G2.5 General Definitions

The following definitions are taken from the Riparian Areas Protection Regulation and are intended to enhance understanding of the following guidelines.

Qualified Environmental Professional (QEP) An individual may serve as a Qualified Environmental Professional for the purposes of carrying out part of an assessment under the RAPP if:

- .a the individual is registered under the Professional Governance Act as any of the following professionals:
 - i. an agrologist;
 - ii. an applied science technologist or certified technician;
 - iii. a registered professional biologist or registered biology technologist;
 - iv. a professional engineer or professional licensee engineering;
 - v. a professional forester or registered forest technologist;
 - vi. a professional geoscientist or professional licensee geoscience,
- .b the individual is in good standing with the regulatory body under that Act for the individual's profession, and
- .c when carrying out that part of the assessment, the individual is acting
 - i. within the individual's area of expertise,
 - ii. within the scope of professional practice for the individual's profession, and
 - iii. under the code of ethics of the regulatory body referred to in paragraph (b) and is subject to disciplinary action by that regulatory body.

Village of Clinton Official Community Plan Draft v2

Section G Development Permit Area Guidelines

Riparian Assessment Area consists of a 30 m strip on each side of the stream, measured from the stream boundary.

- .d. If a stream is in a ravine, the riparian assessment area for the stream consists of the following areas, as applicable:
 - i. if the ravine is less than 60 m wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 30 m beyond the top of the ravine bank;
 - ii. if the ravine is 60 or more metres wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 10 m beyond the top of the ravine bank.

Stream means

- .e. a watercourse or body of water, whether or not usually containing water, and
- .f. any of the following that is connected by surface flow to a watercourse or body of water referred to in paragraph (a):
 - i. a ditch, whether or not usually containing water;
 - ii. a spring, whether or not usually containing water;
 - iii. a wetland;

Streamside Protection and Enhancement Area (SPEA) for a stream is the portion of the riparian assessment area for the stream that:

- .g. includes the land, adjacent to the stream boundary, that
 - i. links aquatic to terrestrial ecosystems, and
 - ii. is capable of supporting streamside vegetation, and
- .h. in the case of a simple assessment, extends far enough upland from the stream that development outside the streamside protection and enhancement area will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in the area referred to in paragraph (a) that support the life processes of protected fish.

Without limiting subsection (a) (ii), an area of human disturbance must be considered to be capable of supporting streamside vegetation if the area would be capable of supporting streamside vegetation were the area in a natural condition.

G2.6 Guidelines

- .1 A Qualified Environmental Professional (QEP) must be retained at the expense of the

Village of Clinton Official Community Plan Draft v2

Section G Development Permit Area Guidelines

applicant for the purpose of determining if the proposed development falls within the provincially-regulated Riparian Assessment Area.

- .2 If the proposed development does not fall within the Riparian Area Regulation Assessment Area, the QEP shall prepare a letter certifying that further assessment is not required.
- .3 If the development falls within the assessment area, the QEP shall prepare a report on the riparian area pursuant to the RAR Assessment Methodology Guidebook and submit it to the relevant federal ministry and the Village of Clinton.
 - .a Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) to fish habitat pursuant to the federal Fisheries Act and/or other applicable federal regulations, the Development Permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada.
 - .b In order to apply for a HADD, the Village must express support in principle for the HADD and identify the context as identified by the QEP report.
- .4 Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the Development Permit will not allow any development activities to take place therein, and the owner will be required to provide a plan for protecting the SPEA over the long term through measures to be implemented as a condition of the Development Permit, such as:
 - .a dedication back to the Crown, the Province, or the Village of Clinton
 - .b gifting to a nature protection organization such as a conservation authority
 - .c the registration of a restrictive covenant over the SPEA to secure it as a riparian buffer to remain free of development
- .5 Where the QEP report describes an area as suitable for development with mitigating measures, the Development Permit shall allow the development if it is in strict compliance with the measures described in the report. Monitoring and regular reporting by professionals retained by the applicant may be required, as specified in the Development Permit.
 - .a In accordance with Section 920 (7) (d) of the Local Government Act, the Village of Clinton may require the provision of works, including fencing, to be constructed at the boundary of the SPEA, to preserve and protect it without risk of encroachment.
 - .b Variances to the Zoning Bylaw may be granted in compliance with the QEP report.
- .6 If the nature of a proposed project in a riparian assessment area changes, the QEP will be required to re-assess the proposal with respect to the Streamside Protection and Enhancement Area.
- .7 New landscaping covering 100 m² or more in total site area will require landscape plans



Village of Clinton Official Community Plan Draft v2
Section G Development Permit Area Guidelines

prepared by a registered landscape architect.

.8 SPEA areas may not be donated in lieu of the 5% parkland requirement.

DRAFT V2



Page 64 of 89

G3 Slopeside Hazard Development Permit Area

G3.1 Purpose

Steep slopes, those identified at 30% or over, are at higher risk of erosion and slope failure; as such, development in these areas presents several challenges related to construction, landscaping, and drainage.

The purpose of the Slopeside Hazard Development Permit Area is to identify the area in the community that is subject to slope hazards and establish guidelines for development in that area which can protect lives and property from potential failures.

This Development Permit Area is designated under Section 919.1(1)(b) of the Local Government Act for the protection of development from hazardous conditions.

G3.2 Objectives

The objectives of requiring Hazardous Condition Development Permits for Slopeside areas are to:

- Identify areas in the community that may be subject to slopeside failure
- Mitigate the risk to people and property from slopeside failure by requiring development modifications
- Increase awareness for property owners about other steps they can take to reduce the potential slopeside failures on their properties.

G3.3 Area

The Slopeside Hazard Development Permit Area applies to all properties in Clinton which include slopes greater than 30%, as illustrated on Schedule D Slopeside Hazard Development Permit Area.

G3.4 Exemptions

.1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Slopeside Hazards development permit is not required for the following:

- .a Any development that:



Village of Clinton Official Community Plan Draft v2

Section G Development Permit Area Guidelines

- i. Has already been issued a permit, has gained Provincial or Federal approval, or has a covenant that addresses slope protection to the satisfaction of the Village
- ii. Is limited to repairs or other non-structural alterations or additions to a building or other structure, if the structure:
 - .1 Will remain on its existing foundation and within its existing footprint, and
 - .2 Has not been damaged or destroyed to the extent described in Section 532(1) of the Location Government Act [repair or reconstruction if damage or destruction is greater to or equal 75% of value above foundation]
- i. Is an accessory buildings and structures
- ii. Specific land alterations

.b Maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed (e.g., trail maintenance)

.c Forest management activities that are:

- i. On lands subject to the Forest Act or Private Managed Forest Land Act and
- ii. Assessed as Forest Lands under the BC Assessment Act

.d Procedures required to prevent, control, or reduce erosion or other immediate threats to life and property. This may include emergency flood protection works, and any emergency works to be undertaken in accordance with the *Provincial Water Sustainability Act* and *Wildlife Act*, and the *Federal Fisheries Act*. Does not include preventative measures that have not been reviewed or approved.

G3.5 Guidelines

- .1 All development in the slope hazard development permit area shall be required to submit a geotechnical report prepared by a qualified professional engineer, outlining required mitigations for the development to follow.
- .2 Development approvals should require certificates of approval on all construction works under the direct supervision of a qualified professional. Restrictive covenants may also be required to notify property owners of any specific conditions or concerns related to the geotechnical issues of the project or property.
- .3 Areas with natural slopes of 30% or more should be preserved as natural open space.

G4 Wildfire Hazard Development Permit Area

G4.1 Purpose

Due to its location within a well-forested surrounding area, Clinton has a relatively high proportion of Wildland-Urban Interface (WUI). While the surrounding forested landscape provides a unique lifestyle and opportunities that many British Columbians are drawn to in rural areas, it also delivers an inherent risk of wildfire. In 2017, the Elephant Hill fire, which burned over 192,000 hectares, came within 1km of the village and required an emergency evacuation. Many of the communities around Clinton have only one road in and out of the community, greatly prohibiting emergency evacuation and assistance in the event of a wildfire.

The purpose of the Wildfire Hazard Development Permit Area is to identify the area in the community that is subject to wildfire hazard and establish guidelines for development in that area which can protect lives and property during an emergency event.

This Development Permit Area is designated under Section 919.1(1)(b) of the Act for the protection of development from hazardous conditions.

G4.2 Objectives

The objectives of requiring the Wildfire Hazard Development Permit Area are to:

- Increase awareness for property owners about the hazards associated with wildfires.
- Mitigate the risk to people and property from wildfire hazards by requiring development modifications , as guided by FireSmart.
- Increase awareness for property owners about other steps they can take to reduce the potential wildfire risks on their properties.

G4.3 Area

In accordance with the *Clinton Community Wildfire Resiliency Plan (2023)*, which identifies the areas of interest and risk levels for the community, the Wildfire Hazard Development Permit Area applies to all properties in Clinton.

G4.3.1 Exemptions

- .1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Wildfire Hazard Development Permit will not be required if the development consists of:



Village of Clinton Official Community Plan Draft v2

Section G Development Permit Area Guidelines

- .a Subdivisions where no additional lots are created;
- .b A development with a restrictive covenant in place which effectively mitigates the hazardous condition(s) and harm to the Village of Clinton;
- .c Construction, addition, or alteration not exceeding 30m² (323 ft²) where no variance(s) of the Zoning Bylaw is (are) required.
- .d Construction, addition, or alterations not requiring a Building Permit.
- .e Minor landscaping works.

.2 For the Village to determine whether the proposed development qualifies for an exemption, applicants are encouraged to meet with the Village's FireSmart Coordinator.

G4.4 Alternatives

- .1 Where a Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer qualified by training or experience in wildland fire protection, has undertaken an assessment and determined the fire hazard to be low provided specific conditions are met, the requirements noted in Section 4.5 may be relaxed. Any relaxation of guidelines requires that provisions are in place to ensure that development is carried out in accordance with the conditions noted in the professional's assessment.
- .2 Proposed deviations from the guidelines outlined can be submitted to the Village as an alternative solution and will be considered if the applicant can verify that the expected level of performance meets or exceeds the level of fire safety conferred by the below measures.

G4.5 Guidelines

Design

Design and construct subdivisions, multi-family residential, commercial, industrial, and public use developments in accordance with the following key objectives and guidelines.

- .1 Provide access in areas of the community that are considered isolated and that have inadequate developed access for evacuation and fire control.
- .2 Where wildland areas abut new subdivisions, consider placing roadways and/or trails adjacent to the wildland areas. These roads and or trails improve access to the interface for emergency vehicles and provide a fuel break between the wildland and the subdivision;
- .3 Design subdivisions so building sites are located on the flattest areas of the property. Avoid gullies or draws that accumulate fuel and funnel winds.
- .4 For wildland areas to be transferred to the Village, mitigate fire hazards, through wildfire fuel modification, to a level deemed acceptable by a qualified professional in a wildfire

Village of Clinton Official Community Plan Draft v2

Section G Development Permit Area Guidelines

hazard assessment prior to the transfer.

- .5 If deemed necessary by the qualified professional for the purpose of reducing wildfire risk, create a defensible space of at least 10 metres between development and the top of ridgelines, cliffs, ravines or slopes, with the goal of reducing risks from approaching wildfire.
- .6 Reduce wildfire hazards in a way that restores the natural environment. Typical methods include thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches to a minimum height of 2.5 meters.
- .7 Register a restrictive covenant for areas that have been identified as hazardous when required.

Buildings

- .1 New development shall follow prescribed fire-resistant design requirements as defined in the Building Code and utilize the following building materials on, at a minimum, all occupied buildings:

.a Roofing

Roof coverings should conform to Class A or B fire resistance as defined in the BCBC or materials meeting CAN/ULC-S114, “test for determination of non combustibility in building materials”

.b Chimneys

Construct chimneys for wood burning fire appliances with spark arrestors made of 12 gauge (or better) welded or woven wire mesh, with openings not exceeding 12 mm.

.c Gutters

Gutters should be constructed out of non-combustible material and either screened or closed to prevent the accumulation of leaves or needles.

.d Vents

All vents should be screened with corrosion resistant, minimum 3millimetre non-combustible wire mesh (excluding dryer vents).

.e Eaves

All eaves should be enclosed with properly fitted soffits and fascia. Soffits should be non-combustible.

.f Building siding

Any material used for exterior wall finishes should be non-combustible such as stucco, metal siding, brick, cement shingles, or non-combustible cladding.

.g Exterior Windows and Doors

Use double paned or tempered exterior windows and glazing, and use exterior doors and garage doors constructed of non-combustible materials.

.h Deck and Porch

Decks should be constructed of non-combustible, Class A or B fire-rated materials.

.i Unenclosed Spaces

Open areas under decks, porches, and manufactured homes should be skirted with a fire-resistant material.

.j Overhanging Projections

Use heavy timber construction as defined in the BC Building Code for structural components (post & beam) of decks, balconies and porches. Alternatively, clad the structural components with fire resistant material.

.k Fencing

Fencing within 1.5 metres of a structure should be constructed with non-combustible material.

.l Building Separation

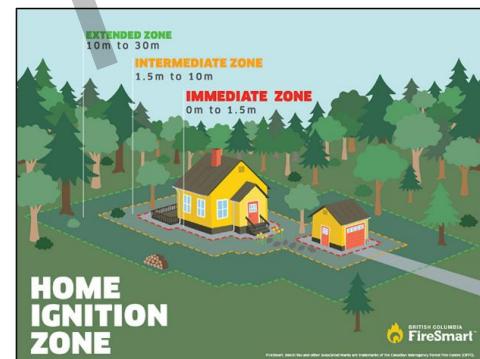
Where possible, outbuildings should be located 10 meters or more away from residential buildings or primary structures.

Landscaping

.1 Vegetation around the home shall utilize the following guidelines as much as possible:

.a Immediate Zone (0 – 1.5 metres)

A 1.5 metre non combustible surface should extend around the structure and any attachments such as decks. Vegetation and other flammable materials should not be present in this zone.



.b Intermediate Zone (1.2 – 10 metres)

Coniferous trees can be present in this zone provided they are limbed up to two metres from branch to ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the home is non-combustible. If this cannot be accomplished, coniferous trees should not be present in this zone.

.c Extended Zone (10 – 30 metres)

Coniferous trees can be present in this zone provided there is pruned to 2 metres, and crown spacing is greater than 3 metres (where ecologically appropriate).

.2 Spacing and Slope Setback and Other Items should utilize the following guidelines as much as possible:

Village of Clinton Official Community Plan Draft v2

Section G Development Permit Area Guidelines

.a Outbuildings and Sheds

Build outbuildings and sheds to the guidelines outlined in Section "c" or build outside the Intermediate and Immediate zone. (0-10 metres)

.b Juniper and Cedar Hedges

Juniper and cedar hedges should not be planted in any of the 3 zones.

.c Bark Mulch

Bark mulch should be avoided and at minimum should not be present in the immediate and intermediate zone.

.d Slope Position

Construction of homes or decks and attachments should not be directly abutting slopes greater than 10 degrees. The immediate and intermediate zone distances should be doubled if abutting a slope greater than 10 degrees.

DRAFT V2

Sworn Declaration

Declaration for Riparian Areas Regulation Exempt Property

Subject Property Civic Address: _____

Legal Description: _____

Declaration

As the registered owner(s) of the above described property, I(we) solemnly affirm that the development proposed for the subject property neither is nor will be located within a **"riparian assessment area,"** as defined by the *B.C. Riparian Areas Regulation* (the "Regulation") as appended to the *Fish Protection Act*:

And moreover,

I (we) understand that under the Regulation **"development"** means any of the following activities associated with TNRD regulation/approval of residential, commercial or industrial activities to the extent that they are subject to local government authority under the *Local Government Act*:

- a. removal, alteration, disruption or destruction of vegetation;
- b. disturbance of soils;
- c. construction or erection of buildings and structures;
- d. creation of non-structural impervious or semi-impervious surfaces;
- e. flood protection works;
- f. construction of roads, trails, docks, wharves, and bridges;
- g. provision and maintenance of sewer and water services;
- h. development of drainage systems;
- i. development of utility corridors; or
- j. subdivision as defined in Section 872 of the Local Government Act.

I (we) understand that a **"riparian assessment area"** is defined by the Regulation as follows:

- a. for a stream, 30 metres on both sides of the stream, measured from the high water mark;
- b. for a **"ravine"** (a narrow, steep sided valley commonly eroded by running water with a slope greater than 3:1) less than 60 metres wide, a strip on both sides measured from the high water mark to a point that is 30 metres beyond the top

of the ravine bank; and

- c. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point 10 metres beyond the top of the ravine bank.

I (we) understand that a “**stream**” that provides fish habitat is defined under the *Regulation* as any of the following:

- a. a watercourse, whether it usually contains water or not;
- b. a pond, lake, river, creek or brook; or
- c. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).

DRAFT V2

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT WILDFIRE INTERFACE COVENANT

WHEREAS:

- A. The Transferor is the registered owner of the land and premises situate in the Village of Clinton as shown in paragraph 2 of the Form C (hereinafter called the "Land");
- B. The consent of the Approving Officer for the Village of Clinton is first required with respect to the Transferor's proposed subdivision of the Land and, as a condition of such consent, a Covenant is required to be charged against the Land in priority to any financial charges pursuant to Section 219 of the Land Title Act, Chapter 250, R.S.B.C. 1996, which covenant is for the purpose of preventing any use of the lands unless certain conditions have been complied with and to ensure potential purchasers are made aware of potential wildfire issues and the ongoing role that property owners must assume to protect their property investment.
- C. The Land is located in an area where the Transferor acknowledges and accepts that the risk of wildfires is evident and that efforts should be undertaken to reduce and/or mitigate this potential hazard.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of TWO (\$2.00) DOLLARS of lawful money of Canada and other good and valuable consideration paid by the Transferee to the Transferor, the receipt of which is hereby acknowledged, the Transferor does hereby covenant and agree with the Transferee, in accordance with section 219 of the *Land Title Act*, as follows:

1. The Transferor shall establish and maintain a minimum 10 metre fuel-reduced defensible buffer around all buildings and structures on the Land by:
 - (a) removing any accumulation of debris, needles, dead twigs and branches, and other combustible materials such as woodpiles;
 - (b) removing mature coniferous trees, or where retained:
 - (i) ensuring that all limbs are pruned at least 2 metres above the ground;
 - (ii) ensuring that all such trees are thinned to at least 3 metres between crowns (tips of branches of adjacent trees); and
 - (iii) ensuring that there are no limbs within 3 metres of buildings or structures, including balconies, decks, eaves or other projections, and



Village of Clinton Official Community Plan Draft v2

0 Appendix B Wildfire Interface Covenant

- (c) utilizing non-combustible landscape materials, such as deciduous shrubs, perennials and annuals, mowed lawns, gravel or paved driveways, and open space.
- 2. The Transferor shall ensure that all new buildings and structures constructed on the Lands shall comply with the following construction guidelines:
 - (a) Roofing – Shall conform to Class A, B or C fire resistance rating as defined in the BC Building Code;
 - (b) Exterior Wall Finish – Siding materials should maximize the use of fire resistant material such as stucco, metal siding, brick, cement shingle, concrete block, poured concrete logs or heavy timber and minimize the use of wood siding products;
 - (c) Eaves, Attics, Vents and Openings – All eaves, attic, vents, and underfloor openings shall be screened with non-combustible wire mesh to prevent the accumulation of combustible materials and the entry of burning embers;
 - (d) Windows and Glazing – Windows shall be double paned or tempered; and
 - (e) Wood burning Appliances shall be installed with spark arrestors.
- 3. The Transferor shall ensure that all authorities having jurisdiction have unrestricted access to the Land for the purposes of fighting, suppressing, controlling and preventing fires.
- 4. The Transferor shall register this Covenant as a charge on the Land in priority to all financial charges, charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Covenant.
- 5. The Transferor does remise, release and forever discharge the Transferee and its officers, employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferor or its heirs, executors, administrators, successors and assigns may have against the Transferee and its officers, employees, servants or agents from and by reason of any damage suffered personally or in connection with any building, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Land.
- 6. The Transferor, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby indemnifies and saves harmless the Transferee and its employees, servants and agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferor or the Transferee or any of their employees, servants or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Transferor or his heirs, executors, administrators, successors and assigns contained in this agreement or arising out of or in connection with any personal injury, death or loss or damage to the Land, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Land which is caused by any matter or thing addressed in the preceding paragraphs as the subject- matter of this restrictive covenant.

Village of Clinton Official Community Plan Draft v2

0 Appendix B Wildfire Interface Covenant

The Transferor's covenants contained in this agreement shall burden and run with the Land and shall ensure to the benefit and be binding upon the Transferor, his or her heirs, executors, administrators, successors and assigns and the Transferee and its assigns.

No term, condition, covenant or other provision of this agreement will be considered to have been waived by the Transferee unless the waiver is expressed in writing by the Transferee.

Any waiver by the Transferee of any term, condition, covenant or other provision of this agreement or any waiver by the Transferee of any breach, violation or non-performance of any term, condition, covenant or other provision of this agreement does not constitute and will not be construed as a waiver of any further or other term, condition, covenant or other provision of this agreement or any further or other breach, violation or non-performance of any term, condition, covenant or other provision of this agreement.

Nothing in this agreement shall prejudice or affect the rights, powers and remedies of the Transferee in relation to the Transferor, including his or her heirs, executors, administrators, successors and assigns, or the Land under any law, bylaw, order or regulation or in equity, all of which rights, powers and remedies may be fully and effectively exercised by the Transferee as if this agreement had not been made by the parties.

7. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of section 219(9) of the *Land Title Act*.
8. The Transferor or any of his heirs, executors, administrators and assigns, as the case may be, shall give written notice of this agreement to any person to whom he proposes to dispose of the Land or any part thereof, which notice shall be received by that person prior to such disposition. For the purposes of this paragraph, the word "dispose" shall have the meaning given to it under Section 29 of the *Interpretation Act*.
9. Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.
10. This agreement will be interpreted according to the laws of the Province of British Columbia. If any section or any part of this agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this agreement and the remaining sections or parts of this agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this agreement.
11. Where there is a reference to an enactment of the Province of British Columbia in this agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise



Village of Clinton Official Community Plan Draft v2

0 Appendix B Wildfire Interface Covenant

requires, all statutes referred to herein are enactments of the Province of British Columbia.

12. The Transferor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this agreement.
13. The parties agree that the Transferee is not responsible to inspect the Land or to otherwise ensure compliance with this agreement, nor is the Transferee required to remedy a default of this agreement and a failure to enforce this agreement by the Transferee shall not constitute a waiver of its rights hereunder.

END OF DOCUMENT

DRAFT V2



Page 89 of 89



Council Report

January 5, 2026

From: **ROLAND STANKE, MAYOR**

Subject: Council Report from

Portfolio\Working Groups Update:

- A. Community & Government Liaison:
- B. Emergency Planning
- C. TNRD -Director
- D. Seniors

Meetings Attended TNRD committee of the whole: reviewed the 2026-2027 parks and trails strategic plan covering 6 goals for the coming period. To engage 25 first nations groups to discuss their own parks and trails initiatives. Currently working with High Bar to discuss arks and trails development in the Clinton area. Reviewing the winter and summer maintenance plans, mixed usage enforcement as the new trend is e-bikes which are silent and create problems with ATV's and horse usage. Currently looking at all TNRD properties as well as reviewing all lake access points in the region.

Housing strategy in the TNRD in that secondary housing is being used for short term rentals as well as B&B's, discussed water lines and sewer lines or septic pro's and con's, same character fit in the community. With the prospect of a change in ownership, who may have different ideas in respect to secondary housing as well as being viewed as mortgage helpers.

BC assessment in their 2026 pipeline assessment changes in that the tax burden by the rate reduction shifts to the residential and business class.. This also affects the distribution of school tax, policing tax and hospital taxation. A letter has been sent requesting a one-year postponement so that municipalities/regions have time to review internal adjustments to meet their bottom line. At time of writing this, the province has agreed to delaying this assessment change for one year.

The board also reviewed their advocacy realignment in that it uses valuable staff time, establishes regional priorities and allows staff to focus on priorities. The three area of focus in Egress routes, highway safety as well as the Kamloops cancer centre. Each community has their own advocacy priorities depending on their financial ability and current needs.



Council Report

TNRD received a referral from front counter BC proposing an investigative license to assess the feasibility of developing a solar license 30 km's from Clinton in Area E. it is referral #775: Bowman solar project. As part of the process the proponent must undertake a communication and consultation process.

2026-2030 financial plan was reviewed with a 6.67% increase in the net tax requisition. Area of concern are that emergency services operational costs are up by 63.26%, E 911 services is up by 9.13% and solid waste management is up by 15.88%. 48% of the TNRD budget is from municipalities, 43% from areas and the remaining 9% from specified areas. Clinton's net requisition is \$98,547.00 which is a 10.63 % increase.

OTHER: the board approved a 3-year contract for a multi-tenant software with UKG Canada Inc. for \$ 360,265. It is a full-service software system that centralizes workforce functions to include HR, payroll, scheduling, and talent management to improve efficiency and helps make informed decisions regarding staff. It replaces an ageing fragmented software program that has been used for 30 years.

Attended virtual meeting with West Vancouver MLA in regards to discontinuation of the CN rail line in July 2026. CN gave 1 year notice on July 11 2025 of discontinuing the rail line. Possibilities that may occur at that time is that CN will advertise publicly the availability of the rail line and at that time interested parties have 60 days to make their interest known. If no one shows interest the line will be sold for net salvage value to the various levels of government in accordance with the Canada transportation act. Failing all this title automatically is reverted to the province. The province then can find a new operator or dispose of the rail line properties and assets. There is still so much to be sorted through as to land titles, responsibility of assets and infrastructure.

As this does not affect Clinton directly but we are on the spur from Squamish to Prince George and with the chasm section in our boundaries it opens other doors for economic opportunities.



Council Report

Planned Activities:

New Business:

Financial Implications:

Respectfully submitted,

Roland Stanke

Action items arising from Council Meetings

Date updated: January-8-26

Resolution/Direction to Staff	WHO/DONE
November 2025	
Heritage Registry – <i>In progress. Plan is set to work with the Clinton Museum on this.</i>	CAO In progress
Multi-Use Court – <i>New RFP going out in early 2026 due to unfavorable bids the first time.</i>	CAO In progress
Recreation Costs – <i>The Village of Clinton to issue a letter to the TNRD and Area E Director Jim Smith requesting the establishment of a Local Service Area Bylaw to help cover the cost of recreation in Clinton.</i>	CAO In progress
TNRD – <i>The Village of Clinton issues a letter to the Minister of Emergency Management and Climate Readiness advocating for a shift toward performance-based evaluations and certification processes as it would alleviate unnecessary costs, ensure continued safety, and better support the operational realities of local fire departments.</i>	CAO In progress

Fire Truck Replacement: Waiting for Grant Decision

Long-term Financial Plan Project: Waiting for Grant Decision

Hall Electrical Upgrades: Underway

One-ton Truck Replacement: Looking at options

Flood Early Warning System Project: Grant approval delayed to next intake

Wastewater Lagoon Armouring Project: Grant approval delayed to next intake

Wayfinding and marketing project: Obtaining Quotes and designing signage

Official Community Plan and Zoning Bylaw Project: Waiting for Legal and ALC comments.

Whispering Pines Clinton Indian Band MOU Development: Underway

Food Hub Development: Agrispirit grant application denied. Seeking other funding sources

Reg Conn Park Multi-Use Court Project: New RFP being developed

Reg Conn Park Pond Dredging Project: Waiting for Grant Decision

Lot 9 Development: Waiting for Canada Housing Infrastructure Fund Grant Decision. Next steps are in planning phase regardless of grant outcome

Indigenous Engagement Requirements in Emergency Management: Consultant's final report completed and under review. More work to be done in-house

Dam Safety Review: Fieldwork and test drilling complete. Awaiting final Dam Safety Review in the next few weeks

Alternate Water Supply Feasibility Study: Study Complete. Undergoing revisions before being presented to Council in January.

Fire Department Equipment Upgrade Project: Waiting for Grant Decision

Grant Writing Project: Complete for 2025, will reapply for 2026 funding in the new year.

BC Hydro Property (Clinton Station Road): Preparing background information to inform an application for Crown Land Grant

Bell Street Extension Project: Waiting for final title transfer by Province

The above projects are not exhaustive.