

	<p style="text-align: center;"><b>stqa?tx<sup>w</sup>+n'iwt sqilx<sup>wi</sup></b>  <b>WESTBANK FIRST NATION</b>  515 Highway 97 South  Kelowna, B.C. V1Z 3J2  Phone: (250) 769-4999 Fax: (250) 769-4377  <a href="http://www.wfn.ca">www.wfn.ca</a>  <i>Community. Leadership. Pride.</i></p>	<p style="text-align: center;"><b>MINUTES</b>  <b>ADVISORY COUNCIL</b>  <b>sčłkstasq̓t,</b>  <b>kətc'ac'ałtən (Friday,</b>  <b>November 14th) 9</b>  <b>am, 2025</b></p>
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**ADVISORY COUNCIL MEMBERS IN ATTENDANCE:**

Rick Ould	Old Okanagan District
Steve Gilroy	Lakeridge District
Mike Wilding	Prairie District
Janice Beaton	East Boundary District
Allen Dion	Lakeshore District

**WFN STAFF MEMBERS IN ATTENDANCE:**

Jeniffer Bellingham	Director of Intergovernmental Affairs and Title & Rights
Alyssa Church	Recording Clerk I
Chloe Brogan	Intergovernmental Affairs Researcher
Julia Buck	General Legal Counsel
Brad Steele	Project Manager
Krista Derrickson	Manager of Utilities
Jing Niu	Planner III: Environment
Graeme Dimmick	Director of Planning & Development
Val Dougans	Controller
Eric Lamarche	Accounting Manager, Financial Reporting
Robert Mashohn	Director of Finance
Ernest Jack	Surveyor of Taxes
Richard Johns	Law Enforcement Officer (LEO)

**Non-Member WFN Resident**

John Scott	Prairie Resident
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<b>CALL TO ORDER</b>	<b>The agenda is attached to these minutes as EXHIBIT "A."</b>
<i>R. Ould</i>	Called the meeting to order at 9:09 am
	<b><u>Motion to Adopt the Agenda</u></b>
<b>MOTION</b>	<b>MOVED BY M. Wilding</b> <b>Seconded by S. Gilroy</b> <b>THAT the Advisory Council hereby approves the agenda.</b> <b>CARRIED</b>
<b>OLD BUSINESS</b>	
	<b><u>Motion to Adopt the Minutes of August 8<sup>th</sup>, 2025</u></b>
<b>MOTION</b>	<b>MOVED BY S. Gilroy</b> <b>Seconded by J. Beaton</b> <b>THAT the Advisory Council hereby approves the minutes of August 8<sup>th</sup> 2025</b> <b>CARRIED</b>

NEW BUSINESS	
	<u>INITIAL ADMINISTRATIVE/GOVERNANCE ITEMS</u>
	<u>Donations</u>
R. Ould	Normally, we give it to the food bank. The reason I like the food bank is that it helps many people.
ACTION ITEM	The advisory council would like the \$2000 donation to go to the Westbank Food Bank.
	<u>AGM Date (Wednesday, April 15, 2026 or Wednesday, April 22, 2026)</u>
ACTION ITEM	The advisory council decided on Wednesday, April 22.
	<u>Council to Council meeting date for December</u>
ACTION ITEM	The Advisory Council has decided on December 1st as the new date to meet Council to Council.
	<u>Meeting Frequency Discussion</u>
	Reviewed a draft schedule that Alyssa has created.
J. Bellingham	<p>The only issue is the financial meetings, and getting them to stick to a schedule has been difficult in the past. Whatever we decide, I will use and request that they understand what I need. Because I find that we're always struggling with them, so if they need to be separate, then maybe that's what we have to do to accommodate that.</p> <p>I'd like to see the LEOS and the Fire department at least twice a year. I don't want to lose the connections we've built.</p>
R. Oulds	<p>I would say twice a year is probably sufficient. I really don't want to take them away from their jobs more than I really need to.</p> <p>So you're not opposed to us meeting every second month.</p>
J. Bellingham	My caveat is if it's not worth the meeting, we're not going to do it because, as I've told you before, there's a huge administrative hurdle to get these meetings up and running. But we're not going back to monthly meetings; it's too much work.
R. Ould	The first thing is, even at every two months it's still half as often as we used to meet, which is fine.
J. Bellingham	Part of the reason we stripped down to quarterly was because the meetings, A, were not that fruitful, but all the administrative hurdle it takes for us to get here, you're just one of everything in the machine. As much as I hear what you're saying, and we're open to it, meeting monthly is huge. We budgeted for quarterly and we will do our best to accommodate, but we need to be a little more flexible to bring everybody in.
R. Ould	There was a certain value in meeting monthly, as it provided everyone with experience. By the time I became chairperson, I had attended 100 meetings over three years, but I don't believe meeting only four times a year is enough.

	<p>I want people to have more experience than they're currently experiencing at these meetings. I just found there's a bit of a disconnect when we only meet every three months.</p> <p>What I'm going to assume the main challenge is that we are stuck with quarterly meetings for finance.</p>
<i>J. Bellingham</i>	<p>We might need to separate those ones because trying to force them into a bucket is not working. That's not your problem; that's mine. But if we know they can be taken out of the regular ones, we should figure out what dates we can schedule our quarterlies and bigger financial updates. Maybe those are the offshoots.</p>
	<p>The advisory council would like to not forecast dates for the full year but will look to forecast the next 2-3 meetings.</p>
<i>R. Ould</i>	<p>Lets say we skip January because every two months and we have one scheduled for February 13<sup>th</sup> we could keep.</p>
<i>M. Wilding</i>	<p>It seems to me that we always have a rushed meeting in March to approve the budget, which has to go to Chief and Council before March 31st, and it's been a pain for the past two years.</p>
<i>J. Bellingham</i>	<p>When finance comes in, why don't we ask them where they are with the provisions?</p>
	<p><u>Waste Collection discussion</u></p>
<i>C. Brogan</i>	<p>We looked into this, and everyone is responsible for their own waste collection on reserve. WFN does have a contract with a garbage truck company that handles WFN rentals and services some areas on reserve. However, we don't have an agreement with the RDCO for waste collection.</p>
<i>M. Wilding</i>	<p>RDCO seemed to claim that they had management for all municipalities in Central Okanagan.</p>
<i>C. Brogan</i>	<p>We're not a municipality. Nor are we even a seated member of the RDCO right now.</p> <p>I assume that the parks you live in have their own trash collection services, and my understanding is that you could lobby to join Recycle BC because it is a new program aimed at enhancing recycling. Municipalities are joining, but I believe individuals can also participate through the website.</p>
	<p><u>FINANCIAL SERVICES</u></p>
	<p><b>Draft P1 budget</b></p>
<i>R. Mashohn</i>	<p>There's not much of an update because it's a draft and hasn't been formally presented to the WFN council. I'm just giving a bit of a sneak peek of where things stand, but there's actually one issue I wanted to introduce, similar to last year, to get some feedback.</p>

	<p>Right now, we've done a preliminary upload of the operating budget, and it is showing a shortfall, much like last year. What I'm proposing, is that the makeup of that shortfall will come from the contingency and reserve.</p> <p>It will be \$1.6 million to give a little bit of context; that's what's being budgeted right now.</p>
<i>R. Ould</i>	<p>So you're in the formative stages, and this relates to one of our concerns when we review the final budget. I believe last year we saw it only a few days before sending it to chief and council for approval. This gives us no time to say, "Hey, we don't like this."</p> <p>Personally, that's what the Stabilization Fund is for. I think we all expected this to happen, especially with the way prices have been lately. Also, this year is affected by the fact that we held off on occupying many properties because we couldn't supply them with water. These would have been tax-paying properties if we had been able to occupy them.</p> <p>There will be an impact that might be offset in the following year because everyone will eventually become residents and pay taxes. So, it's not a big surprise that we expect some funds to come out of the stabilization fund.</p>
<i>R. Mashohn</i>	<p>I'll let Earnest speak on the taxation part, but where there are expenditures funded by property taxation and CIRNAC, it's important to carefully review those requests for expenditures. There are quite a few increases, as you mentioned, that are contributing to the overall budget ask, but there is definitely now an opportunity to tighten the budget.</p> <p>Also, there's always this timing difference. WFN has been in a surplus position over the past few years, although not all of the requested funds have been realized. That's why I am proposing that, instead of losing our two commitments and raising taxes to cover the shortfall, we assume that we can bring the budget more in line. Additionally, WFN has been in a surplus position in recent years and would likely be again. However, for budgeting purposes, we do need to balance the budget and assume that the shortfall will be covered from the stabilization fund.</p>
<i>R. Ould</i>	<p>What is our stabilization funds at right now?</p>
<i>R Mashohn</i>	<p>6 Million.</p> <p>It's not something you can rely on year after year if you're actually pulling it out. Eventually, those reserves will run out, but that's not what's happening. They're getting bigger. This is an internal conversation we're having, but currently, there are very substantial surpluses available for budgeting.</p>
<i>C. Brogan</i>	<p>Can I ask on a timing front? Just because we're looking to schedule our advisory council meetings for the new year, we were looking at an end-of-January meeting.</p>

	Would that be an appropriate time to review the budget?
<i>R. Mashohn</i>	We can review the draft P1 that has gone to council.
<b>ACTION ITEM</b>	The Advisory Council has decided to meet on January 30th to review the draft P1 and then Finance will notify Alyssa and Chloe roughly 2 weeks before they meet with Chief and Council for a final review.
	<b>Ernest reviewed a preliminary Draft of the BC Assessment. The draft assessment is attached to these minutes as Exhibit</b>
	<b><u>Q2 financial update, presentation is attached to these minutes as Exhibit B</u></b>
<i>E. Lamarche</i>	<p>Reviewed the presentation</p> <p>Here's a quick summary of our current status. On the revenue side, we've collected about 87% of what we budgeted so far. As usual, we're front-loaded with our revenues, so our property taxes are already 100% collected as of the first three months of the year.</p> <p>On the expensive side, we're at about 57% of our total budget, so we're tracking pretty well for the middle of the year.</p> <p>For the capital assets side, a few updates. Our youth department purchased a van, funded by grants. Utilities acquired a truck. There are still upgrades ongoing to the Ir 9 Pump, with about \$846K allocated for this year, funded by ECCs, I believe. We are also working on utility water meters, funded by the Utilities reserve.</p>
<i>R. Ould</i>	If 87% of the revenues have been collected, what is left to be collected?
<i>E. Lamarche</i>	<p>On the next slide is a breakdown of our revenues solely on the LGS side; this doesn't include items like funding. A few things that stand out are building permits, development fees, and licensing, which are tracking below budget. I would say it's natural because of the moratorium on the water, so we're kind of tracking below.</p> <p>Regarding the expense side, as mentioned, midway through the year, we're at 52% of our budget, so we're pretty much on track for about 6 months into the year. A few things that stood out to me are our bank charges and interest. They're already almost fully up to budget. I looked into that, and it was mainly our fees billed to us during tax season.</p> <p>Our homeowner grant expense, I believe, is fully incurred for the entire year. Everything else, more or less is tracking as expected. Our service agreements are roughly 50% of what we had budgeted for the year. These costs naturally fluctuate, but overall, we're at nearly 50% of our expense budget, so we're on track.</p>
<i>R. Ould</i>	Regarding the bank charges, which were already at 100% is that going to be 200% over another 6 months?

<i>E. Lamarche</i>	We 'll see the largest amount during tax season.
<i>R. Ould</i>	Okay, so no concerns, and you think we are tracking all well.
<i>S. Gilroy</i>	Once everything is balanced out, will there be a surplus like in past years?
<i>E. Lamarche</i>	It's hard to say, but one thing we have been looking at is contractor fees, and we have been talking with the departments and working with them to make sure that they're using the budget.
	<u>COUNCIL SECRETARIAT</u>
	<b><u>LEO Update</u></b>
<i>R. Johns</i>	<p>Yesterday, we held our Community Consultant Group Meeting (CCG), where some law enforcement officers and community members gather to discuss issues. There were no serious problems happening on the reserve. One concern that was addressed was speeding. We've received reports of speeding at highway speeds on Elk Road.</p> <p>What I noticed was there are 4 streets on the reserve. There's, Elk Road, Louie Drive north of the traffic circle, Carrington Road north of Elk Road. There are no stop signs and no speed bumps; nothing is slowing them down, and the cars are speeding upwards of 80km. The RCMP were advised of that, and they're going to be addressing that issue and talk to their traffic team.</p>
<i>R. Ould</i>	What is the resolution to this? Speed bumps?
<i>R. Johns</i>	<p>Its enforcement, which I've been doing. I park on Carrington so people see me, and they do slow down. But I've noticed that after 10 o'clock, speeding happens more often because of traffic. During the day, cars move at the speed limit.</p> <p>Another issue we have been dealing with is unsightly premises, and notices of order have been sent out. Many residents are having large garbage bins dropped off on their property so they can dispose of all their garbage there.</p> <p>Regarding the homeless situation, last month and the month before, there were about half a dozen fires that were related to homeless people and their camps. We have been actively checking all those areas on a daily basis, moving them along and making sure they are not setting up camps. They build fires in the summer to cook on and in the winter for warmth.</p>
<i>R. Ould</i>	Are they concentrated in one area? and where do you move them to?
<i>R. Johns</i>	They're constantly moving around.
<i>R. Ould</i>	We were just talking about rescheduling our meetings to bi-monthly. Our plan is to see you guys a couple of times a year.
<i>R. Johns</i>	We're working closely with the First Nations RCMP officers. They're now fully staffed;

	<p>they just got their third officer, Dave, who is a really good officer.</p> <p>I know someone raised some of the parking issues.</p>
<i>J. Bellingham</i>	<p>We just wanted to talk about this because we know you have been receiving calls regarding the fines.</p>
<i>S. Gilroy</i>	<p>I live in Lake Ridge, and I understand where everything is heading, and it all revolves around the lease agreement. On your part, there's nothing you can do. If you receive a call, you can direct it to me if you'd like. We are having discussions regarding how the head lease was arranged, especially since the road is MOTT Road, and the agreement states no parking. I've been speaking with Ntityix, and they hope to get the road transferred to WFN and plan to relax the rules. I've also asked them to reduce the parking fine. This was a liability, which is why they had to enforce it.</p> <p>Question regarding Westrich and the construction materials flying around. Do I direct calls to bylaw or Graeme?</p>
<i>R. Johns</i>	<p>It would be Graham, because with the construction company, they can say, let's take care of this now, or we can pull a permit. This speeds up action significantly and has more impact than our \$50 or \$100 ticket.</p>
	<p><u>LEGAL SERVICES</u></p>
	<p><b><u>Laws being worked on, report is attached to these minutes as Exhibit C</u></b></p>
<i>J. Buck</i>	<p>We do have a few laws that the Council has approved for amendment. The first four, including the animal control law, were raised over a year ago by Wayne, our law enforcement officer. He asked me to consider adding provisions related to animal attractants, particularly bears. Many other municipalities and regional districts have rules about leaving garbage out that attract bears. We currently have nothing in our laws about this, so we reopened the law to include provisions on rules for leaving out animal attractants.</p> <p>Dog and Cat Control Law, I'm not sure if everyone is aware, but there have been instances in the past year of some dogs acting aggressively towards other dogs. Our law includes provisions for deeming a dog dangerous, which come with a range of restrictions on what that dog can do. A specific incident made us realize that our description of these situations could use some revisions. This law hasn't been updated since it was enacted, and I want us to focus more on the responsibilities of ownership rather than just the conduct of a dog. Additionally, over the last year, we have received questions about more exotic cats — not quite domestic cats, but not truly wild animals.</p> <p>Regarding the special events law, we need a more effective mechanism to update our fees and to implement administrative and rush charges. Many people do not realize they need to obtain a special event permit until two days beforehand. We want to include language that addresses this issue. Similarly, our business licence law relates to fees; currently, our fees are the lowest in the valley for business licences, and we lack a way to change or update them without amending the entire law. Therefore, we want to establish that fees will be set through regulation, policy, or schedule rather</p>

	than directly within the law.
<i>S. Gilroy</i>	Will we be looking into the short-term rental laws?
<i>J. Buck</i>	<p>This leads into the land use law, because the zoning needs to allow for short-term rentals. I believe that part of our ongoing land use law amendment process and land use planning involves addressing this.</p> <p>It's a question of whether it's allowed in this zone, but not necessarily in this subdivision, like Lake Ridge, your lease states that you can't have short-term rentals, but zoning-wise, you can.</p>
<i>S. Gilroy</i>	<p>I had to get approval from the Strata Council, or the Strata Council had to approve it. The Strata agreement mentioned a minimum one-week rental. After that approval, it then goes to Kelowna for the business license.</p> <p>Lake Ridge Park, for example, has quite a few STRs. And nobody knows whether or not they're approved or not approved. Yeah, that's fair. Do they have a license? Do they need a license?</p>
<i>J. Buck</i>	<p>I do like the idea of requiring strata council approval for it.</p> <p>The existing zoning regulations do contemplate accommodation. So that's what it would be falling under now. But the new one will be referencing short-term rentals.</p> <p>Moving on to the next four laws, including the land use law and the subdivision development and servicing law, both are being handled by external consultants because they are highly technical. Work is underway on these, and we will bring them back to this table.</p> <p>Regarding the Waterworks Law and Sanitary Sewer Law, we have initiated the amendment process because we are currently working on water master plan activities for both IR9 and IR10. We expect that, because of these activities, we will want to update those laws based on the findings. The updated laws will also come back to this table.</p>
<i>C. Brogan</i>	Graeme confirmed that Copper Sky and Shelter Bay have STRs.
<i>R. Ould</i>	At some point, will all these laws come into use for review at the final stages?
<i>J. Buck</i>	<p>Yes correct.</p> <p>The other laws the Council has previously raised might change because the Council is new and is currently working through its strategic priority setting, including an environmental protection law, an archaeology law, and a cannabis law or regulation.</p> <p>Regarding the Cannabis Law and the absence of shops on reserve lands, the reason is</p>

	<p>because we don't have zoning that permits it, nor do we have a business license category that allows for it. Historically, we had a policy called the Safe Premises Law, and when the exemptions for medical marijuana were added to the Criminal Code, WFN specifically stated in that law that WFN lands are excluded from the exemption. They didn't want to allow medical marijuana on WFN lands because there was a general idea that we are anti-drug. But then, cannabis became legal.</p> <p>Due to staffing capacity, these laws will take some time to finalize and bring back.</p>
<i>M. Wilding</i>	Is there an update on the RDCO?
<i>J. Buck</i>	Regarding inclusive regional governance, no, progress is very slow. The Intergovernmental Working Group, as part of our funding we've secured from the provincial support, we need to submit a report to the province by year's end. We are finalizing that report and have prepared an executive summary. We aim to complete it within the next week, after which it will be submitted to Chief and Council and the RDCO board in early or mid-December.
<b>ACTION ITEM</b>	Will look to have Julia come back in April to provide another update.
	<b><u>PROPERTIES, INFRASTRUCTURE &amp; ENGINEERING</u></b>
	<b><u>IR9 Pump Station Project Update, report attached to these minutes as Exhibit D</u></b>
<i>B. Steele</i>	<p>The project is nearing completion. Most items are finished and installed. We just experienced a few hiccups with the generators. They were commissioned, but there were some communication issues between the two of them. Also, there's a backup battery charger that needs to be upgraded. Or rather, not upgraded, but the wrong part was delivered with them, so we're waiting on that. We're hoping to close everything before the end of the month, but we have received substantial performance data and are currently finalizing all invoices.</p> <p>Pump 3 is currently out of service. We're waiting for it to be returned. We don't have an exact timeline yet, but we expect it to be back in about four months. It might be around March before it's replaced.</p>
<i>R. Ould</i>	Are we issuing occupancy permits?
<i>B. Steele</i>	There was a meeting with Chief and Council, where some of us have been working through how we're lifting that moratorium, and I believe some have been notified.
<b>ACTION ITEM</b>	Graeme Dimmick to update Chloe and Jen on what has been lifted to share with the Advisory Council.
<i>M. Wilding</i>	At our last meeting, we joked about two straws and a solution, and balancing the input with pump capabilities. Is there any progress on that?
<i>B. Steele</i>	That's all coming through the master planning process. We are also collaborating with Urban Systems and Civic AM Consulting to develop our master plan. This involves reviewing how we will address our growth. One aspect will be examining our intake. The actual project itself is just under consideration for our master plan.

<i>M. Wilding</i>	With the current capabilities, why can't we turn on all the occupancy permits?
<i>B. Steele</i>	It's mainly due to capacity. Currently, we have five pumps, but one of those needs to be a redundant pump. It's not that we are operating all five pumps constantly; rather, we now have the redundancy of a fifth pump.
K. Derrickson	<p>Just an update for you, I just received information from my staff that our 350 is now locked and out of service.</p> <p>Pump 3 is currently out of service and being repaired. The pump itself is not replaceable, so we are constructing a new one, hoping it will be compatible with the current motor. If it is, we will need to order another, which could take up to a year. We are hopeful they can just replace the worn-down impellers, which should also increase flow capacity, as the pump curve had dropped significantly due to the impellers wear, which prevented it from producing the expected amount of water. I am still waiting for an update on this.</p>
	<u>PLANNING &amp; DEVELOPMENT</u>
	<b><u>Bike Land Discussion with Prairie Resident John Scott</u></b>
J. Scott	<p>I've been a resident of Sonoma Pines for 15 years now, and riding my bike around the westside for almost 15 years.</p> <p>I have some ideas to share, along with suggestions for improving bike lanes and moving people around West Kelowna.</p> <p>John Scott reviewed his presentation.</p> <p>I want to show you a bit of our WFN infrastructure. On the left, there's the Community Core Multi-Use Park, and the kid in that park is my grandson when he was 2 years old. He's been using that park almost since it was built. On the right, he's at Lake Country Bike Park this summer at 6 years old, and you can see he's improved his cycling skills quite a bit.</p> <p>Half of this presentation is about youngsters in our community and how we get them on bikes to safely cruise around. I have reviewed the Westbank First Nation community plan and the active transportation plan, focusing on how we can encourage more bike riding.</p> <p>This all started with my requests to WFN to repaint some bike lanes. The old Okanagan Highway from Daimler to Shamrock Drive was painted around 2014, and nothing has been done since. Ridge Estates, between Elk and Boucherie, was completed in 2019. Louie Drive from Old Okanagan Highway to Smitty's Restaurant was also done in 2021. That's when I really started to pay attention because I noticed that project was completed in the fall. The lines were painted about this time of the year. But you'll see a little later, I've got pictures of that, those lines 6 months later, and they're pretty much gone.</p>

<i>R. Ould</i>	What is a Sharrow?
<i>J. Scott</i>	<p>A Sharrow is basically a large stencil that goes on a road. It's got a bike on it and a couple of chevrons in front, and it basically says, share the line. It's there so cyclists know where they're supposed to ride.</p> <p>What I've got is a few slides, a summary of what's going on the street to share with you, and then some requests for your consideration at the end of the day.</p> <p><b>Reviewing slide 4</b></p> <p>The latest infrastructure investment on WFN and West Kelowna lands highlights several features. Starting in the upper left corner, you see the old Okanagan Highway. Moving counterclockwise, you reach the bottom right. There are bike lanes on all three roadway sections. On the flat road section, which is in the upper right corner, there are no bike lanes.</p> <p>One thing that struck me is that, upon reviewing historical plans in WFN, Butt Rd was supposed to have a bike lane, and this dates back to 2020 or earlier. Now it's being built, and there's still no bike lane.</p> <p><b>Continued to review the presentation.</b></p> <p>The Old Okanagan Highway at Daimler was originally painted in 2014, and nothing has been done since. But when you think about it, considering what West Kelowna has achieved on Stevens Road, there is now a chance to essentially create a bike lane from Westlake Road on the west side of Highway 97 all the way to London Drugs.</p> <p>Just next to Sonoma Pines on Boucherie, there's a bike lane that has been installed from Elk Ridge along Boucherie right up to Sonoma Pines, then it ends. This highlights the benefit of sharrows because on the right side, you can see where the sharrows used to be. Cyclists go from a dedicated bike lane into sharing the road. It helps guide cyclists on where they should be. Helps make the drivers aware that they're supposed to be sharing with the cyclists as well.</p> <p>The next slide shows the new Carrington Rd complexes/developers. They were supposed to install a bike lane and some infrastructure, including sidewalks. These lanes were likely painted in the middle of summer, but they weren't usable at the time because the sidewalk wasn't finished and fences were still on the road. Now that they're usable, they are covered in sand and dirt.</p> <p>Just outside Sanoma Pines. It's an interesting one, the stencil you see. This is meant to help direct cyclists entering the roundabout from the street onto the sidewalk. Unfortunately, soon after it was painted, some work was done, and it was affected.</p> <p>We could use some signs again to help make drivers aware that cyclists, who are riding along the sidewalk, are also entering the bike lane. This would improve safety for both cyclists and drivers.</p>
<i>C. Brogan</i>	I presume the sign doesn't serve as a maintenance plan, but it does help mitigate

	<p>when the paint starts to disappear. At least there's signage to delineate the lines still.</p>
<p><i>J. Scott</i></p>	<p>I came across this on the WFN website, looking at past projects, you can see where bike lanes, street lights, and sidewalks were installed on various roads through WFN land. I don't think those were truly bike lanes because they were just lines, and many of those lines have disappeared over time. However, as a cyclist, I would prefer having a line there without any signs.</p> <p>The BC Active Transportation Infrastructure Grants Program has been around since 2004. During that time, WFN has received two grants I'm aware of, one for the initial \$21,000, and another for half a million dollars for the project on the Old Okinawan Highway and Louis Drive.</p> <p>The request I'm making is for repainting. The suggestion I am proposing is for maintenance, because if you review the WFN Active Transportation Plan from 2020, it includes a full page of recommendations, with the first being to audit bikeway conditions for safety, elements, and surface, and to ensure the surfaces are satisfactory.</p> <p>Then I came up with some suggested goals. The first is to hire an active transportation coordinator, either full-time or part-time. This was a recommendation in the active transportation plan that was released in 2020. I believe someone in this role could also work in coordination with West Kelowna.</p> <p>The other thing is to establish an inventory of bike lanes on WFN lands. In most recent conversations we've had on this, it seems that we're not fully aware of all the bike lanes, nor is the MOTT.</p> <p>There might be work happening in this area as well, but the government is providing grants, and we should regularly submit grant applications for some of these projects if they meet the criteria. I would like to see, and most cyclists would agree, a cycling or active transportation website where you can check on what's happening with bike lanes, pathways, sidewalks, and related infrastructure in West Kelowna.</p> <p>Here's another one, and I don't know if this might also happen, but I want to review the Active Transportation Plan. To ensure the adequate right-of-way and address inconsistencies between what's in that plan and what's actually happening with building.</p>
<p>K. Derrickson</p>	<p>All the roads you've mentioned are ministry roads. We don't have the right to put anything on their roads or to force them to move it. When we've added sidewalks, we've had to use our own source revenues to maintain them because we can't use taxation dollars for infrastructure maintenance. Butt Road, for example, was decided by the Ministry that they wouldn't maintain it, so they didn't take control of it. Many times, the wear and tear of these roads happen because the Ministry has chosen not to maintain the lines. As WFN, since I manage public works, we can't use taxation money to maintain roads that aren't WFN assets, especially without the necessary own source revenue or membership support.</p>

	<p>When the original projects started, like Old Okanagan Highway and Ridge Estates, those were sidewalk projects that we included line painting on, hoping that the Ministry would continue that. However, the Ministry has decided that they're not interested.</p>
C. Brogan	<p>I believe this is where IGA fits in because we can lobby and have a working relationship with MOTT, enabling us to advocate for these issues.</p> <p>It doesn't mean it's a lost cause; it simply means it's not solely a public works issue, an IGA issue, or a planning issue. We all need to work together. This is why it's so valuable that you're here—because now that we have these details, we can start to lobby and be a little more assertive in what we're asking for when it comes to the budget.</p> <p>We have had some preliminary discussions during our quarterly meetings. I know we have planted the seeds for bike lane conversations. Everyone recognizes that it's complicated because of the road ownership issue, but we do need to find a way to move forward. From what we understand in our regular quarterly meetings with MOTT, there is a willingness to support us.</p> <p>But we must do it in a way that (A) holds developers accountable for their role in it. Since we're sharing resources, I've learned that a lot of the issue is related to the machinery. MOTT doesn't have the equipment to maintain real bike lanes, like delineated ones.</p> <p>And it requires budgeting with the MOTT, as currently they're putting in budget asks for 2026-2027.</p> <p>I do think Graham can discuss the active transportation plan more. And I would like to introduce Jing, our new environmental planner.</p>
G. Dimmick	<p>Jing was brought on to help us address environmental concerns related to development, so we will have a better grasp of requirements as per the development process. However, also to do a lot of cross-departmental work on developing laws.</p>
R. Ould	<p>First, I did notice that I have been aware of the road issues and have previously fought for a sidewalk for 10 years. However, I also noticed that most of the roads you listed are MOTT. I'm glad Chloe said that doesn't mean nothing can be done.</p>
K. Derrickson	<p>The ministry holds the title of the road and under the road. WFN doesn't own any of them. We just have access to them, and we have a right of way with the ministry to be able to utilize those roads. All of our infrastructure that's on the roads, we have a permit through the Ministry.</p>
R. Ould	<p>I will be speaking with Chloe and Jennifer about our progress with communication at the various levels of government that need to be involved.</p>

	I'm not sure if Graeme, you're able to speak on the development requirements? Do you require them to put in bike lanes but not maintain them, and is it MOTT that deems it not necessary, or don't they want to incur the expense to maintain them?
G. Dimmick	It's a budget question; if you throw in sidewalks and bike lanes into their list of things, it will go to the bottom of the list.
J. Bellingham	<p>Not everybody can simply maintain them; you need permits to access the highway. They're actively listening to our conversations. That doesn't mean we'll resolve everything, because the decision depends on who can actually do it. However, if we can work with them to get some of it done, we can't promise all of it will be completed. We'll do what we can, but ultimately, it's a ministry issue.</p> <p>We need to present all the issues to them and see what can be done. Action is necessary to even motivate them to have the conversation. If we can provide them with some information, it might lead to progress on a budget request. That is the best outcome we can hope for at this point. But we can keep pushing, share this, and continue pursuing it.</p>
K. Derrickson	Regarding the old Okanagan highway, that's why they granted us the authority to install the sidewalks. At a minimum, it provides a safe space for kids to get off the road. I don't disagree with you; I'm just explaining how we obtained permission to add sidewalks to those roads, either through developer-built infrastructure or grants. Now that we've completed that work, they are refusing to maintain the sidewalks because they allowed us to put them there. When I say, 'Public Works is using its own source revenue to maintain those sidewalks,' it's because it benefits more than just our community — it benefits City West Kelowna, as well as non-members and members alike.
J. Bellingham	MOTT has been responsive to the conversations, and we will continue to follow up on this.
C. Brogan	Is the active transportation plan available?
G. Dimmick	Not sure at this time.
C. Brogan	I know in past quarterly we talked about holding developers to the maintenance, is that possible?
G. Dimmick	In our law, we can require them to install and maintain their frontage improvements, which may not be on their property.
K. Derrickson	We definitely make them pay for your sidewalk clearing. But I don't know what the language actually says. It clearly spells out that they have to maintain the sidewalks, though.
J. Scott	Regarding the MLA, I've gone to them, but then it comes down to who's responsible

	for it. Would I be able to get a communication from somebody that reiterates what was shared today, so that I can say to the MLA, WFN is not responsible for this and we need to get the Ministry of Highways to take responsibility.
K. Derrickson	Absolutely, the roads are listed on the Ministry's website as they own them. The Ministry's link to report potholes. If you click on that link, it gives you the link of all of their roads.
	Chloe to share the ministry website link with John Scott.
	<b><u>Development Update</u></b> , report attached to these minutes as Exhibit E
G. Dimmick	Graeme reviewed the project updates, starting with IR 10  A highlight regarding 19 greens is no longer on my map because the ownership has been changed, from my understanding.
R. Ould	Multi-use paths?
G. Dimmick	Anything wider than a sidewalk, but off the road.  Continued to review ir10.  All developments around the old ferry wharf road are contributing to the intersection that will be coming in the future.
S. Gilroy	Regarding Westrich and where the condos are going, they have put up a crane.
G. Dimmick	Recently, the Council approved a footing and foundation permit for building number 3. However, they do not have permits to start construction yet.  Another issue regarding Westrich is that we have received several complaints about the use of adjacent properties for storing construction materials, as well as the storage of those materials within the property setbacks. There have also been complaints about the tidiness of the site and concerns about safety practices. We brought this to the Council because our law states that you can store construction materials on your property, but not in a way that obstructs or infringes, as long as they are removed within 30 days of completion.  I believe this needs further clarification because, with projects of this scale, it isn't always feasible to store all the materials needed to build a structure of that size on the same property. Therefore, we presented to the Council a recommendation to support the use of adjacent properties belonging to the same development for temporary storage. The concern regarding self-storage within property setbacks was addressed by suggesting that storage in setbacks could be permitted. However, we proposed some height restrictions to manage visual impact and ensure safety.  Our recommendation, supported by Council, was to follow the existing zoning height regulations, since they vary slightly between residential and commercial areas. That

	<p>height represents the maximum height for storage, considering the required setback. I think we've addressed those issues in a reasonable way. Regarding site cleanliness, we don't have people actively patrolling each development site every day. However, when people have asked, I've recommended that they report those instances to the LEOs.</p>
S. Gilroy	<p>The LEOs shared that it should be going to you.</p>
G. Dimmick	<p>We've told the residents to call the LEO, and if we receive complaints, we will work with the LEOs and the building inspector. Its not his job but if he's out there he can make a comment.</p>
R. Ould	<p>I guess his point was that you have the ability to pull permits and stop things, as their \$50 fine won't stop them from doing it.</p>
S. Gilroy	<p>I appreciate that you got Chief and Council to approve the fence height, but it has gone higher recently. I guess everybody just assumed an inspector would go out there, notify them and come back a week later to see if anything's been done.</p> <p>The other issue is the noise from the weatherproof material that is strapped down, flying all over the place. Those are the two issues I have, and I told everyone calling me that I had a meeting today and that I'll address them.</p>
G. Dimmick	<p>I know they were having issues with the lease agreement.</p> <p>In terms of IR9, I heard there was an earlier question about approvals, etc. I attached the letter we sent to developers on IR9 to my report. Basically, the Council's resolution was that developments with existing development permits could proceed. This included phase 1 of the District, the Vintage, and Trassolini on Carrington.</p> <p>In terms of Building Permits, we are monitoring them for developments, but tenant improvements, etc., are approved on a case-by-case basis.</p> <p>Continued to review the report going into IR9.</p>
M. Wilding	<p>Regarding the egress onto Sonoma Pines access road?</p>
G. Dimmick	<p>This is for emergency access only and will be gated off.</p> <p>Continued to review the report.</p>
R. Ould	<p>Regarding the Gosset Theatre development, will there be an access road through that parking lot?</p>
G. Dimmick	<p>Yeah, it will be, and all new developments have to go through a traffic assessment. One concern raised is that the traffic circle at Louie is nearing its capacity, but nothing we can do about it. It's something that needs to get addressed, but unfortunately, we</p>

	<p>have those challenges because of multiple jurisdictions</p> <p>Continued to review the report.</p> <p>Some other projects we have been working on include the Community plan, and we expect a draft in December. We're also working on our land use law, which is our zoning regulation. There should be more information available, which will be shared with the Advisory Council once we have a better draft of that. We completed the different housing strategies last year, so we are working on compiling information for that. I included the cell tower project, but we haven't received much interest in it.</p> <p>Just to give a heads-up, some of the things we're proposing in our budget are yet to be approved.</p> <ol style="list-style-type: none"> <li>1. Fee schedule review</li> <li>2. Parks and Trails Plan</li> <li>3. Community Lands Master Plan</li> <li>4. Subdivision Development and Servicing Law Review</li> <li>5. City Works Implementation (implementing this software, which is a process control software, which would help us better manage the workload and track what's going on.</li> <li>6. Building Law Review</li> </ol>
M. Wilding	About 6 months ago, we got notified about a 29-level development on Gosset Rd. Has this been withdrawn?
G. Dimmick	This has been removed for now as it's going through rezoning and is also tied up with the fire department's capacity.
M. Wilding	Are there many like that?
G. Dimmick	There is a growing interest in higher buildings.
M. Wilding	Any movement on the fire department?
G. Dimmick	The fire department has, I believe, presented a budget to West Kelowna Council so that they can acquire new equipment and staffing, and I think West Kelowna has supported that. Then, we're working with them through an agreement between WFN and West Kelowna.
<b>DISTRICT REPORTS</b>	
	<u>Lakeridge</u>
Steve Gilroy	Chloe and I have been discussing the parking situation at LakeRidge Park. The issue is that it's a lease, and from what I understand, the original lease dates back to 1972. It was signed for 99 years for that road because that road is not owned by WFN; it's MOTT Road. The lease included a restriction stating no parking on that road. They then incorporated this into the subleases, but the new lease does not mention any restriction on parking on the street.

	I've been in contact with Ntityix, and they are currently trying to get the road transferred to them to be able to deal with this.
<i>Chloe Brogan</i>	Would you be able to get permission if you gave a notice like having a 50 <sup>th</sup> birthday party?
<i>Steve Gilroy</i>	What they're hoping is that by next year, they'll have the road transfer over to them, and then they can relax.
<i>Jen Bellingham</i>	Could we ask for an exception? Like, let's tag the car today, and then if it's still there tomorrow, then do something.
<i>Steve Gilroy</i>	And that's what we're working on.
	<u><i>Prairie</i></u>
<i>Mike Wilding</i>	Nothing at this time.
	<u><i>Lakeshore</i></u>
<i>Allen Dions</i>	Nothing at this time.
	<u><i>East Boundary</i></u>
<i>Janice Beaton</i>	Someone asked me who owns the driveway because we own our houses but lease the land. A person had their tires changed in their driveway, and the next time that company came, they were told they couldn't enter our complex since they weren't allowed to change tires in the driveway.
<i>Jen Bellingham</i>	I would ask them to review their strata rules fully.
<i>Rick Ould</i>	I don't think it's to do with who owns the driveway I think it's up to the strata rules because I think it may state they can't work on their cars.
	<u><i>Old Okanagan</i></u>
<i>Rick Ould</i>	<p>I have had two situations, one being at Village Green, where I met with a couple of gals who were concerned that the rules inside their complex had changed. When they went and talked to someone, they were told, This is the way they are, there's no negotiation. I met with them and they brought their agreement, which was a standard agreement, and when I read it, I did not have the same concerns that they had. I had asked for their old lease, which stated they have the right to change the rules whenever they want. These people were pleased that I met with them and left happy.</p> <p>My second contact was someone who lives in Sierra above Bay View, and they want WFN's help to alleviate the extremely difficult access to their park. Bayview added two speed bumps, but she doesn't like the height of the speed bumps. I live in Bayview; they were originally installed way too high. We complained, and they were lowered and widened. I told her that Bayview has the right and obligation to keep their residents safe, and this has slowed down the traffic in Bayview, which is a good thing for everyone.</p>
<b>ADDITIONAL NEW</b>	

<b>BUSINESS ITEMS</b>	
	The next meeting will take place on December 1st, Council-to-Council meeting.
<b>ADJOURNMENT MOTION</b>	<b>MOVED BY A. Dion</b> <b>Seconded by S. Gilroy</b> <b>THAT</b> the Advisory Council meeting be adjourned. <b>CARRIED</b> The meeting adjourned at 12:30 pm

<b><u>Items Requiring Closure</u></b>
Items that still require closure include the following: <ul style="list-style-type: none"> <li>• Krista Derrickson from Utilities to come to the next meeting to provide a water meter update.</li> <li>• Graeme Dimmick to update Chloe and Jen on what has been lifted to share with the Advisory Council.</li> </ul>

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**stqa?tx<sup>w</sup>4n'iw<sup>t</sup> sqilx<sup>w</sup> (Westbank First Nation)** The people (sqilx<sup>w</sup>) living where wind blows (niwt) and forms swamps or puddles alongside a large lake (stqá?tk<sup>w</sup>4). Being a windy area, the winds would wash along the shore creating puddles which would either seep into the land, creating wet, marshy areas or wash back into the lake. This area has been identified as the portion of syilx territory from Hardy Falls to around the Gellatly/Green Bay area but in reality, it includes a few other areas, including x<sup>w</sup>at mnik, the area closer to IR#10 and many other areas that have specific place names.



**stqá?tkʷłniwt sqilxʷ**  
**WESTBANK FIRST NATION**  
**ADVISORY COUNCIL AGENDA**

sćłkstasq̄t, kətc'ac'ałtən (Friday, November) 14, 2025  
 9:00 a.m.

First Floor Boardroom & Zoom  
 515 Hwy 97 South, Kelowna BC

*Community. Leadership. Pride.*

**Pages**

<b>1. CALL TO ORDER</b>	
<b>2. RECOGNITION OF ANY ABSENCES</b>	
<b>3. ADOPT THE AGENDA</b>	
<b>4. OLD BUSINESS</b>	
<b>4.1. ADOPTION OF MINUTES</b>	
<b>4.1.1. August 8<sup>th</sup> 2025 minutes</b>	3-21
<b>5. NEW BUSINESS</b>	
<b>5.1. INITIAL ADMINISTRATIVE/GOVERNANCE ITEMS</b>	
<b>5.1.1. Donations</b>	
<b>5.1.2. AGM Date (Wednesday, April 15, 2026 or Wednesday, April 22, 2026)</b>	
<b>5.1.3. Meeting Frequency Discussion</b>	
<b>5.1.4. Waste Collection discussion</b>	
<b>5.2. FINANCIAL SERVICES</b>	
<b>5.2.1. Draft P1 budget presentation - Val Dougans, Robert Mashohn @ 10:00</b>	
<b>5.2.2. Q2 Financial Statement Presentation</b>	22-26
<b>5.3. COUNCIL SECRETARIAT</b>	
<b>5.3.1. LEO Update @ 10:45</b>	
<b>5.4. LEGAL SERVICES</b>	
<b>5.4.1. Laws being worked on - Julia Buck @ 11:00</b>	27-28
<b>5.5. PROPERTIES, INFRASTRUCTURE &amp; ENGINEERING</b>	
<b>5.5.1. IR9 Pump Station Project update – Brad Steele 11:10</b>	29-30
<b>5.6. PLANNING &amp; DEVELOPMENT</b>	
<b>5.6.1. Prairie Resident to discuss Bike lanes @ 11:20</b>	
<b>5.6.2. Development Update – Graeme Dimmick @ 11: 40</b>	31-41
<b>6. DISTRICT REPORTS</b>	

- 6.1. LAKERIDGE
- 6.2. PRAIRIE
- 6.3. LAKESHORE
- 6.4. EAST BOUNDARY
- 6.5. OLD OKANAGAN

**7. ADDITIONAL NEW BUSINESS ITEMS**

**8. CLOSE AGENDA**

- 8.1. The Advisory Council moves to adjourn the meeting at 00:00 pm/am

**MEETING ATTENDEES:**

**ADVISORY COUNCIL MEMBERS:**

Rick Ould	Old Okanagan District
Steve Gilroy	Lakeridge District
Mike Wilding	Prairie District
Janice Beaton	East Boundary District
Allen Dion	Lakeshore District

**WFN STAFF MEMBERS:**

Jeniffer Bellingham	Intergovernmental Affairs and Title & Rights
Chloe Brogan	IGA Researcher
Alyssa Church	Recording Clerk
Julia Buck	General Legal Counsel
Brad Steele	Project Manager
Krista Derrickson	Manager of Utilities
Graeme Dimmick	Director of Planning & Development
Val Dougans	Controller
Eric Lamarche	Accounting Manager, Financial Reporting
Robert Mashohn	Director of Finance

**TENTATIVE MEETING SCHEDULE (2025):**

Friday, March 14, 2025	Special Advisory Council Meeting
Wednesday, April 16 <sup>th</sup> , 2025	AGM 2025 from 4-7pm in the Sensisyusten Gym & Multipurpose Room
Friday, May 9, 2025	Regular Advisory Council
Monday, July 7, 2025	Chief and Council & Advisory Council
Friday, August 8, 2025	Regular Advisory Council Meeting
Friday, November 14, 2025	Regular Advisory Council Meeting
Monday December 8, 2025 ?	Chief and Council & Advisory Council
Friday, February 13, 2026	Regular Advisory Council Meeting
Friday, May 15, 2026	Regular Advisory Council Meeting



**Advisory Council Presentation – November 14th, 2025  
FY2026 Q2 LGS Update**



## Summary of FY26 Q2

### *Draft*

- LGS Revenues: 87% of Budgeted Revenues Collected
  - ~100% of Property Taxes Collected
  
- LGS Expenses: 52% of Budgeted Expenses Incurred
  - Tracking slightly above budget. Will normalize.
  
- Main LGS Capital Asset Additions to date:
  - Vehicles - Youth Van: \$81K & Utilities Fleet: \$69k
  - IR9 Pump – Upgrades: \$826K
  - Utilities Water Meters - \$465k



# LGS Income Statement For the 6 Months Ending September 30, 2025

*Draft*

	Q2 FY2026 Actual (\$)	FY2026 Annual Budget (\$)	Budget Incurred (%)	Q2 FY2025 Actual (\$)
<b>REVENUE:</b>				
Building permits	284,717	600,000	47%	507,187
Crown Indigenous Relations and Northern Affairs Canada	968,131	968,131	100%	633,177
Development processing fees	74,730	350,000	21%	107,996
Indigenous Services Canada	90,770	56,044	162%	19,945
Interest Income - unrestricted	1,239,547	2,399,098	52%	1,432,965
Interest Income - restricted	1,108,919	1,491,737	74%	1,456,833
Licensing revenue	6,620	53,800	12%	8,166
Miscellaneous	314,036	268,100	117%	442,432
Property tax	21,872,615	21,940,200	100%	20,072,377
Water and sewer	2,027,249	4,101,600	49%	2,648,999
	<b>27,987,335</b>	<b>32,228,710</b>	<b>87%</b>	<b>27,330,077</b>



# LGS Income Statement For the 6 Months Ending September 30, 2025 *Draft*

	Q2 FY2026 Actual (\$)	FY2026 Annual Budget (\$)	Budget Incurred (%)	Q2 FY2025 Actual (\$)
<b>EXPENSES:</b>				
Amortization	769,416	1,554,067	50%	812,488
BC Assessment Authority	68,433	165,000	41%	74,493
Bank charges and interest	150,750	151,500	100%	24,914
Fire Protection agreement	1,520,953	3,050,000	50%	1,332,753
Home owner grant	3,391,883	3,400,000	100%	3,208,464
Honorariums	23,957	34,000	70%	37,285
Insurance	79,901	112,357	71%	3,049
Materials, supplies and resources	272,411	776,951	35%	188,037
Grants to members	41,627	61,000	68%	54,829
Office and administration	98,561	475,355	21%	88,136
Contractors and other professional fees	508,626	1,678,850	30%	507,248
Repairs and maintenance	59,706	348,000	17%	77,795
Service agreements	1,478,739	2,860,000	52%	1,359,923
Sewer user fees	1,017,068	1,650,000	62%	892,826
Travel and promotion	207,159	492,893	42%	144,869
Telephone and utilities	181,792	377,700	48%	176,150
Training	45,839	227,000	20%	46,772
Salaries and benefits	2,521,386	6,625,201	38%	2,374,180
	<b>12,438,206</b>	<b>24,039,874</b>	<b>52%</b>	<b>11,404,211</b>



Limlæmt

**Robert Mashohn, MBA, CPA**

Director of Finance

**Valerie Dougans, CPA**

Controller

**Eric Lamarche, CPA**

Accounting Manager, Financial Reporting

Thank You



**File Upload (If Applicable)**

**IGA - Approval \***

- Approve - No Further Notes Required
- Approve - Further Notes from IGA Required
- Reject - Send back to Initiator

**Reviewed by:**

Lisa Pastro



**IGA - Approval \***

- Approve - No Further Notes Required
- Approve - Further Notes from IGA Required
- Reject - Send back to Initiator

**Reviewed by:**

Kary Fell





# MEMORANDUM

Planning and Development

**DATE:** NOVEMBER 14, 2025

**TO:** WFN ADVISORY COUNCIL

**FROM:** Westbank First Nation, Planning and Development

**RE:** Quarterly Development Update

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## 1. IR 10 Development

- a. 19 Greens Development
  - i. 500 MF Units
  - ii. Development Approvals Process
- b. Shelter Bay
  - i. 270 MF units
  - ii. Phases 1, 2 construction
  - iii. Development Approvals Process
    1. Phase 3 DP submission
  - iv. Offsite improvements – MU path / water
- c. Katherine Road Townhomes
  - i. 141 Townhomes
  - ii. Subdivision approval process
  - iii. Development Approvals Process
    1. Stage 1 submission
- d. Brookside
  - i. Phase 1
    1. 17 Units
  - ii. Ntityix Partnership Phase 1 complete.
  - iii. Phase 2 : Under construction
    1. 46 Units
- e. Living Well Apartments
  - i. 122 units
  - ii. Subdivision process
- f. Nancee Way Mixed Use
  - i. Commercial residential
  - ii. Development Approvals Process
    1. Stage 2 review process
- g. Highstreet
  - i. 600 MF units
  - ii. Phase 1 and 2: Occupancy
  - iii. Phase 3 DP Approvals
  - iv. Connector road, highway frontage improvement
  - v. Contribution to OFW / WSR intersection

- h. Ariva
  - i. 300 Units
  - ii. Phase 1 and 2 underway
  - iii. Offsite improvement (sidewalk)
  - iv. Contribution to OFW / WSR intersection
- i. Westrich Pacific
  - i. 500 units
  - ii. Phase 1
    - 1. 335 MF units
    - 2. Building 1: Occupancy
    - 3. Building 2 nearing completion
  - iii. Contribution to OFW / WSR intersection
  - iv. Phase 2 earthworks underway.
  - v. Footings and Foundation permit.
    - 1. Approved for Building 3
- j. West Harbour
  - i. Phase 4
  - ii. 34 Units
  - iii. Under Construction
- k. The Bluff
  - i. 1500 + units / Commercial
  - ii. Neighborhood Planning process
- l. Tomat Development
  - i. 3 SF home subdivision
    - 1. Development Permit approved
- m. Boucherie Interchange
  - i. Working with MOTT
  - ii. Guiding principals – support WFN businesses
- n. Westside Road / Old Ferrywharf road intersection
  - i. Traffic Study underway
  - ii. MOTT Project
- o. Westrich Pacific – Construction Site Complaints
  - i. Storage of construction materials
  - ii. Storage within property setbacks
  - iii. Staff report attached.
    - 1. Recommended resolution passed.

## **2. IR9 Development**

- a. The Vintage - 2026 Boucherie
  - i. 100 SF units
  - ii. Phase 1 complete
    - 1. Servicing for modular units
  - iii. Red Cloud Boucherie intersection improvements
  - iv. Offsite sidewalk
- b. District Development
  - i. Maximum of 720 units / commercial
  - ii. Phase 1 under construction
  - iii. Development Approvals Process
    - 1. Phase 2
    - 2. Phase 3 initial submission

- c. Gosset Theatre redevelopment
    - i. Mixed use
    - ii. 39 units
    - iii. Development Approvals Process
      - 1. Phase 2 under review
  - d. Westrich Pacific
    - i. 530 units
    - ii. Development Approvals Process
  - e. Bering Light Industrial
    - i. Development Approvals Process
  - f. Louie Drive Hotel
    - i. Development Approvals Process
  - g. Falcon Crest
    - i. 5 Townhouse Units
    - ii. Development Approvals Process
  - h. Seclusion Place
    - i. 13 unit townhouse development
    - ii. Development Approvals Process
  - i. Shannon Lake Townhomes
    - i. 24 MF Units
    - ii. Development Approvals Process
  - j. Trassolini (Carrington) Industrial
    - i. 11,200 sq. ft light industrial
    - ii. Building 1/2 Occupancy
    - iii. Building 3 under construction
  - k. Westview MHP
    - i. Development Approvals Process
      - 1. Additional units
  - l. Cougar Point
    - i. 78-86 Townhomes
    - ii. Development Approvals Process
      - 1. Earthworks approval
  - m. Coyote Cres
    - i. 6 unit Member housing project
    - ii. Occupancy
  - n. Thunderwood
    - i. 500+ MF units
    - ii. Rezoning process
  - o. IR 9 Water Utility Upgrade
    - i. Development Water Letter Attached
3. Planning and Development Projects
- a. 2025 CCP Update underway
    - i. Draft expected Dec 2025
    - ii. Provides guidance for future development types
  - b. Land Use Law Update (Zoning Regulation)
    - i. Underway
    - ii. Public Consultation
    - iii. Spring 2026 completion
  - c. WFN Housing Strategy
    - i. Complete – adopted by Council
    - ii. Implementation

- d. Cell Tower Applications
    - i. WFN Policy review
  - e. 2026 Budget
    - i. Proposed Projects
      - 1. Fee schedule review
      - 2. Parks and Trails Plan
      - 3. Community Lands Master Plan
      - 4. Subdivision Development and Servicing Law Review
      - 5. City Works Implementation
      - 6. Building Law Review
- 
- 4. Other Items
    - a. Staffing
      - i. Planner III tmx<sup>w</sup>úla?x<sup>w</sup> Environment – Nov 12 2025 Start date
-



**email**

gdimmick@wfn.ca

**SUBJECT OR TITLE \***

Temporary Storage of Construction Material on an active development site.

**ISSUE \***

Current WFN laws do not address details regarding the storage of construction materials and their location on an active development site leading to complaints. Staff are seeking council support for suggested interim amendments.

*Also include secondary issue (if applicable)*

**REPORT WRITER - CONSULTED WITH FINANCE DEPARTMENT**

- Required
- Not Required

**REPORT WRITER - CONSULTED WITH OTHER WFN DEPT**

- Required
- Not Required

**i? yílmix<sup>w</sup>m na?ł yi səx<sup>w</sup>k<sup>w</sup>inma?əm way' yaʕspu?úsməlx / Council Resolution (if required) (?)**

i? yílmix<sup>w</sup>m na?ł yi səx<sup>w</sup>k<sup>w</sup>inma?əm way' yaʕspu?úsməlx / Council resolve to support the suggested direction permitting the temporary storage of construction materials on adjacent or properties associated with an active development project and support the restrictions related to storage of materials within the setback of a property.

## **BACKGROUND \***

The Westrich Pacific development on Old Ferrywharf Road received DP Approval for Phase 1, Building 1 and 2 of its project in April 2023. The developer has a lease on the adjacent property and lease interest on several adjacent properties that are part of the overall development. WFN has been receiving complaints about the use of the adjacent properties for temporary storage of construction materials as well as the placement of those materials within the setbacks of those lots.

The WFN Land Use Law Schedule B part 1.4.2 permits construction material storage if it is removed within 30 days of completion of the project. The law does not specifically note the use of lands not related to the development application for temporary storage. The WFN Land Use Law Schedule B part 1.4.9 dictates what can and cannot take place within the setback of a property. Temporary storage of construction materials is not addressed, only limitations on 'structures' or 'buildings', which as defined within the law, would not include construction materials.

WFN laws do not specify if temporary storage of construction materials can be stored on another property. It seems logical that with the scale of development, such as Westrich, and considering they have a lease on the adjacent properties which will become part of the overall development, that the regulation regarding temporary storage of construction materials should extend to the adjacent properties. This detail will be addressed in the Land Use Law review. In the interim, staff are seeking a council resolution to permit the temporary storage of construction materials on properties related to the land currently under an active development and building permit.

WFN laws do not adequately address the placement of temporary construction materials within a property setback. This will also be addressed within the Land Use Law review. In the interim, staff are seeking a Council resolution to permit temporary storage of construction material within a property setback under the condition that it is not higher than the maximum height of a fence within the zone for which the development is occurring. Fence heights are typically 1.8m in a residential zone, or 2.0m or higher in a light industrial zone. The purpose of the proposed heights is for safety purposes and to limit the impact of the materials on adjacent properties. The regulation requiring removal of the temporary material within 30 days of completion of the project and any other WFN laws would continue to apply.

## **OPTION and RECOMMENDATION**

### **OPTION 1 \***

i? yílmix<sup>wm</sup> na?ł yi səx<sup>wk</sup>winma?əm way' ya?spu?úsməlx / Council resolve to support the suggested direction permitting the temporary storage of construction materials on adjacent or properties associated with an active development project as long as the permit holder also has an interest or permission to use the land and complies with all other applicable laws and that Council support the restrictions related to storage of materials within the setback of a property.

### **OPTION 2 \***

i? yílmix<sup>wm</sup> na?ł yi səx<sup>wk</sup>winma?əm way' ya?spu?úsməlx / Council reject the suggested direction.

**OPTION 3 (if applicable)**

i? yílmix<sup>wm</sup> na?† yi səx<sup>wk</sup>winma?əm way' yaʒspu?úsməlx / Council resolve to request additional information.

**OPTION 4 (if applicable)**

**RECOMMENDATION \* (?)**

*your recommendation should be one of the options above*

- Option 1
- Option 2
- Option 3
- Option 4

**ADDITIONAL RECOMMENDATION COMMENTS (if applicable)**

**File Upload**

*Add supporting documentation here*

**Financial Considerations**

**IMPORTANT - Does this Impact WFN Financially? \***

- YES
- NO

**Proposed Expenditure Amount**

\$

**Funding Source**

- Own Source Revenue
- Fiscal Transfer Agreement
- GAP Funding
- Grant Funding
- Other



Oct 28, 2025

**RE: Update on IR#9 Water System Capacity and Development Approvals**

Dear Developer/Applicant,

Westbank First Nation (WFN) continues to experience increased strain on our IR 9 water delivery systems due to sustained population growth and development. While our source water remains high-quality and abundant, the infrastructure that delivers it, including the pumps, has reached its capacity. In response, WFN Council has determined the responsible approach to this on-going challenge is to continue to temporarily withhold approval of Stage 2 development approvals which would increase demands on the system.

WFN Council was recently presented with a comprehensive update on the current state of the IR 9 water infrastructure. While improvements have been made, and more are planned, WFN Council has chosen to adopt a cautious approach to introducing new draws on the system: permitting a limited number of previously approved developments to connect. Developments that will be permitted to connect will be contacted individually. Building permits for existing IR 9 developments and tenant improvements will be addressed on a case-by-case basis. These temporary measures will continue to apply to all IR 9 lands until such a time as WFN Council determines we can safely and responsibly alter them.

This decision was made to protect service levels for existing residents, including fire protection, and to ensure we remain responsible stewards of our infrastructure and water supply.

Work to update our Water Master Plan, which will identify short and long-term solutions, is underway; as are interim upgrades to the system. While the timeframe for completion remains uncertain, we can report the following critical steps:

Completed:

- Receive and install new pump
- Commission new pump
- Commission generators

Next Steps:

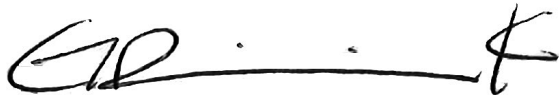
- Remove and service existing pumps
- Reinstall and test all pumps
- Confirm system capacity

We appreciate your understanding and cooperation. If you have any questions, please contact Graeme Dimmick, Director of Planning & Development, at (250) 769-4999 or [gdimmick@wfn.ca](mailto:gdimmick@wfn.ca).

Lim lemt, thank you,

Regards,

**WESTBANK FIRST NATION**

A handwritten signature in black ink, appearing to read 'G.D.' followed by a long horizontal line and a stylized flourish.

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Graeme Dimmick  
Director of Planning and Development