



REGIONAL DISTRICT OF CENTRAL KOOTENAY

RIONDEL COMMISSION OPEN MEETING AGENDA

7:00 PM

December 5, 2023

IN-PERSON MEETING LOCATION FOR HYBRID MEETING MODEL

The following location has been determined to hold the in-person meetings for Riondel Commission of Management:

Location Name: Riondel Community Centre, Commission Office, Room #6

Location Address: 1511 Eastman Ave., Riondel BC

The facility listed above will be able to accommodate the remote requirements for the meeting.

Meeting Link:

<https://nelsonho.webex.com/nelsonho/j.php?MTID=m379e54c5c213884ee461a71aa5228417>

Toll Free number: 1-604-449-3026 Canada Toll (Vancouver)

Meeting Number (access code): 2770 495 0160

COMMISSION/COMMITTEE MEMBERS

Commissioner G. Panio	Riondel	In-person
Commissioner N. Anderson	Riondel	In-person
Commissioner T. Wilkinson	Riondel	In-person
Commissioner J. Donald	Riondel	
Commissioner Wilkinson	Riondel	In-person
Commissioner G. Jackman	Director – Electoral Area A	In-person

1. CALL TO ORDER

Chair Panio called the meeting to order at [7:00] p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the December 5, 2023 Riondel Commission meeting, be adopted.

4. RECEIPT OF MINUTES

The November 7, 2023 Riondel Commission minutes, have been received.

5. DELEGATE

There are no delegations scheduled for this Commission Meeting.

6. PUBLIC TIME

7. OLD BUSINESS

7.1 Cell Service Letter

Chair Panio will review a draft of a Cell Service Letter to be addressed to Jeanne Hollis at the Ministry of Citizen Services.

7.2 Water & Drainage Advisory Board

Chair Panio will report on the November 28, 2023, meeting of the Water & Drainage Services Community Advisory Committee.

7.3 Radon Tester

Chair Panio will report on progress in acquiring a radon tester that can be loaned out through the Riondel Reading Centre to interested homeowners.

7.4 Call for Commissioners

Riondel resident Donna Lavigne has submitted a request for a position on the Riondel Commission of Management. There are still openings available for Commissioners.

7.5 Condition of Riondel Road

Commissioner Anderson will review a draft of a letter to be sent to Ministry of Transportation Rep, Gundula Brigl.

7.6 Community Centre Renovations

Chair Panio will review progress on implementation of further improvements to the Riondel Community Centre.

8. NEW BUSINESS

8.1 Administrative Assistant Hiring

Commissioner Panio will report on progress towards hiring a new Administrative Assistant for the Commission.

8.2 Riondel Community Association

Chair Panio will report on the formation of this new Community Association.

8.3 Christmas Craft Fair

Chair Panio will report on the December 2, 2023, Christmas Craft Fair held in the Community Centre auditorium.

8.4 Community Christmas Dinner

Chair Panio will review the Community Christmas Potluck Supper on Saturday, December 9, at 5:30 p.m.

8.5 Water Testing Certification

Chair Panio will review certification levels of our Maintenance Staff.

8.6 Danger Trees

Chair Panio will review residents' concerns regarding danger trees on RDCK and other properties in town.

8.7 Tip-It Bin Change

Chair Panio will review recent change to Tip-It Bin configuration.

8.8 Riondel Curling Club

Commissioner Anderson to provide the Commission with a proposed motion for the Riondel Curling Club.

MOVED and seconded,
AND Resolved:

That the Riondel Commission of Management authorize an annual subsidy of up to \$3000 to help defray the costs of electrical utilities.

Carried/Deferred/Defeated

9. CORRESPONDENCE

No correspondence.

10. AREA A DIRECTOR'S REPORT

11. FINANCIAL REPORTS

No items.

12. PUBLIC TIME

13. NEXT MEETING

The following Riondel Commission meeting will be held on January 2, 2024 at 7:00 pm.

14. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Riondel Commission meeting be adjourned at [---] pm.



REGIONAL DISTRICT OF CENTRAL KOOTENAY

RIONDEL COMMISSION OPEN MEETING MINUTES

7:00 PM

November 7, 2023

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COMMISSION/COMMITTEE MEMBERS

Commissioner G. Panio	Riondel	In-person
Commissioner N. Anderson	Riondel	In-person
Commissioner J. Donald	Riondel	In-person
Commissioner G. Jackman	Director – Electoral Area A	In-person

MEMBERS ABSENT

Commissioner T. Wilkinson sent his regrets.

STAFF

Roberta Van Steinburg, Administrative Support

4 out of 5 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

Chair Panio called the meeting to order at 7:03 p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

The Agenda for the November 7, 2023 Riondel Commission meeting, be adopted.

Carried

4. RECEIPT OF MINUTES

The October 3, 2023 Riondel Commission minutes, have been received.

5. DELEGATE

No Delegation.

6. PUBLIC TIME

No public in attendance.

7. OLD BUSINESS

7.1 Ferry Service Letter

Chair Panio prepared a 2nd draft of the Ferry Service support letter which was sent to the Commissioners via email. There were no further comments from the Commissioners.

MOVED and seconded,
AND Resolved:

Chair Panio will send the letter to the Ministry of Transportation.

7.2 Cell Service Letter

Chair Panio reported this item is still outstanding. This is tabled to the next meeting.

7.3 Playground Cleanup

Commissioner Anderson provided an update on the playground cleanup. A young resident has worked a couple of weekends pulling weeds and removing debris from the playground. It is recommended that the Commission look to have some funds allocated in next fiscal year's budget to be able to hire casual or student workers. Chair Panio will discuss this with Joe Chirico for the proper protocols to action this.

7.4 New Riondel Town Sign

Commissioner Anderson reported he has not done any further investigation on the town sign. Chair Panio has been in discussion with Leah Kleinhans, manager of the Creston Valley-Kootenay Lake Economic Action Partnership (EAP) regarding gateway signage.

7.5 Rental Rate Discussion

Chair Panio provided an update regarding the Community Centre rental rates. Chair Panio will review the RDCK Recreation Fee Guide in determining the new fee schedule for the Community Centre. The revised Community Centre rental fee schedule will allow for considerable flexibility in rental rates depending upon the user groups involved.

7.6 Water & Drainage Advisory Board

Chair Panio reported that 3 residents have stepped forward to become members of the Water & Drainage Advisory Board. The first meeting date is scheduled for Friday, Dec. 1, 2023.

7.7 Radon Tester

Chair Panio provided an update regarding radon testers. The Commission was provided information from the RDCK regarding the Donna Schmidt Lung Cancer Prevention Society. The Society is providing free radon tester to Libraries. Chair Panio will contact the Society to see if the Reading Centre qualifies and if so to request a couple of detectors for loan out to residents to test their homes. Chair Panio will also check with the Lung Association.

7.8 Call for Commissioners

Chair Panio provided the Commission with a verbal update. It was noted there was a resident who has come forward with interest. Nothing formal has been received to date.

8. NEW BUSINESS

8.1 Condition of Riondel Road

Commissioner Anderson provided a verbal update. It was noted that there are many area highways and byways that have been paved recently, but not the Riondel road. The Riondel road has needed to be resurfaced for the last 4 years. Commissioner Anderson will send a follow up letter to the new area Ministry of Transportation Rep, Gundula Brigl.

8.2 Slash burning in Riondel

Commissioner Anderson provided the Commission with a verbal update regarding slash burning in Riondel. Chair Panio will draft a poster to spread awareness in the community regarding slash burning and the affects it has on neighbours and most importantly the air quality in town. The following were also noted:

- Wood stove replacement incentive.
- Crawford Bay Transfer Station accepts yard waste every April and October at no charge.
- Residents can call the RAPP line to report polluters 1-877-952-RAPP (7277).

9. CORRESPONDENCE

No correspondence.

10. AREA A DIRECTOR'S REPORT

Director Jackman provided the Commission with a verbal report. The Province is making a lot of changes to the housing bylaws, but is unsure how it will roll out, especially in rural areas. In the coming months there will be more information available. Any changes to the bylaws for housing will be announced by June 2024.

11. FINANCIAL REPORTS

No items.

12. PUBLIC TIME

No public.

13. NEXT MEETING

The following Riondel Commission meeting will be held on December 5, 2023 at 7:00 pm.

14. ADJOURNMENT

MOVED and seconded,
AND Resolved:

The Riondel Commission meeting be adjourned at 8:00 pm.

Carried

Approved:



Gerald Panio, Chair

December 5, 2023

Jeanne Hollis
Ministry of Citizen Services

Hi Jeanne,

The Riondel Commission of Management has received correspondence from residents of our community expressing concern over the quality of cell phone service in our area. The concerns were largely regarding deficiencies in communication in the event of emergencies such as wildfires or highway accidents. Cell phone coverage is hit-or-miss in the Riondel area, and it would be a tragedy if poor communications was a determining factor in a situation involving residents and/or visitors. As you are aware, reliable communications are critical in rural areas such as ours.

As one correspondent phrased it, this is a “solvable risk.” The Commissioners urge you to reach out to all cell service providers to try to encourage/promote/support the implementation of needed infrastructure guaranteeing reliable cell service in Riondel and along Riondel Road, ensuring effective communications of such things as evacuation alerts & orders and timely information from involved authorities.

Improved cell service would also be of considerable value to the many residents who must depend upon such a service for business dealings, communication with family, and making arrangements for medical and other appointments outside our community. Working in our Community Centre, I have seen many instances of the frustration users of the Centre experience when they're forced to look for an area outside of the building to find a usable signal.

It's also important to note that a significant percentage of Riondel residents no longer have land lines in their homes, and depend entirely on cell service for daily communications.

I know that you have been addressing these communication issues with the Regional Connectivity Committee across all or portions of five Regional Districts. We just want to add our voice to these discussions. Riondel has up to now been spared having to deal with the kinds of disaster scenarios faced by other communities in B.C. and across the country, but it would be comforting to know that we have a communications infrastructure in place here that would serve us all well if needed. And the average cell phone user would be grateful to be freed of the daily constraints of having to deal with communications “dead zones.”

Thank you for your attention to these concerns. We hope there is a way forward that serves the best interests of all parties concerned.

Gerald Panio
Chair, Riondel Commission of Management

To whom it may concern:

The intent of this letter is to voice the concerns of the Riondel residents concerning the deteriorated condition of the Riondel Road. This includes the roadway from the junction with Highway 3A to Riondel including the Riondel streets, Fowler and Eastman Avenue.

The Riondel road is our only option into and out of Riondel.

These are our safety concerns:

- ⑩ over the past several years the driving surface of our road has become dangerously narrow due to the deterioration of the paved shoulder.
- ⑩ there is an ever increasing number of pot holes, frost heaves and broken pavement
- ⑩ those walking or cycling have no safe space
- ⑩ straddling or crossing the center line is often the safest option to avoid the narrow and uneven shoulders
- ⑩ winter driving compounds these safety concerns when even the plow trucks are hesitate to venture far from the center of the road
- ⑩ the south bound lanes of Fowler and Eastman are rapidly crumbling, likely due to the log trucks travelling through

Our Riondel road has been neglected and in need of major repairs for at least five years. The only road maintenance we see is the YRB crew hand shovelling cold mix into some pot holes and select shoulder areas, compaction of the cold mix is using the rear wheels of a dump truck.

The line marking contractor missed the Riondel road this year, perhaps because the driving surface is no longer wide enough to qualify as a two line highway.

When travelling on other Kootenay roads, we see major improvements to most of them.

Last year Shoreacres to Thrum's, most side roads and frontage roads were re-surfaced. All of Wadd's Road was seal coated. This year Balfour to Nelson was widened and re-surfaced. Almost all secondary and back roads were also repaved, Crawford Bay to Kuskanook was extensively repaired.

We hope you can address our concerns and we are requesting that MOT prioritize the Riondel Road for widening, straightening and paving for the safety of our residents.

Thank you for your consideration of this appeal.

Nils Anderson
Commissioner
Riondel Commission of Management

Notes:

The property will always be 1/9 ownership whether it's a sibling or a child of that sibling.

There is always the possibility that we lose Queen's Bay because we are on Crown Land.

Are there capital gains tax on a second property?

In Canada, you don't need to pay tax on the sale of your primary residence due to the residence exemption. However, secondary properties are considered taxable assets, which means that owners will be taxed for any property value increases upon the sale of the property, which also includes when the property is inherited. Properties considered as a secondary property can include cottages, second homes, vacant land, farm property or an investment property (rental or commercial).

When you sell a second property, you will be taxed on 50% of gains, which is also called in inclusion rate. You must report any capital gains or losses on Tax Form Schedule 3, the capital gains and losses form.

Capital gains tax must be paid before the property can be transferred to an individual.

The main way of avoiding paying capital gains tax on inherited property in Canada is to make that property into your primary residence.

What is the 21 year Rule Disposition.

Family trusts created during someone's lifetime are deemed to dispose of their property every 21 years. This will happen if we form a trust?

How much is land transfer tax in Canada.

1. Land Transfer Taxes are anywhere between 1% of the fair market value up to and including \$200,000 - to 2% of the fair market value greater than \$200,000 and up to and including \$2,000,000 of property value 3% of the fair market value greater than \$2,000,000. It's the buyer not the seller that pays the land transfer tax. Land transfer tax must be paid in full as a one-time payment.

Though potentially much smaller than the capital gains tax, the land transfer tax also known as a property transfer tax, is often overlooked as part of the overall cost of purchasing real estate. It comes into play when real estate is transferred for value (so if you gift a property to your children, it may not be applicable).

Even if you gift the property, you'll be deemed to have received fair market value for it, and you'll have to report the disposition of the property and pay the tax liability – even though you haven't actually received any money for the asset.

A capital gain refers to the difference between the cost of purchase and the fair market value of a capital asset, such as real estate.