Regular Meeting of the Board of Directors

Tuesday, September 29, 2015

6:00 pm

Regional District of Kootenay Boundary
Board Room, Trail, B.C

F I N A L A G E N D A

1. Call to Order

2. Consideration of the Agenda (Additions/Deletions)

a) The agenda for the September 29, 2015 meeting of the Regional District of Kootenay Boundary Board of Directors is presented.

Recommendation: That the agenda for the September 29, 2015 meeting of the Regional District of Kootenay Boundary Board of Directors be adopted as presented.

3. Minutes

a) The draft minutes of the Regional District of Kootenay Boundary Board of Directors meeting held August 27, 2015 are presented.

Recommendation: Corporate Vote Unweighted
That the draft minutes of the Regional District of Kootenay Boundary Board of Directors meeting held August 27, 2015 be adopted as presented.
Minutes-Board of Directors-27 Aug 2015 - Board-September 29, 2015.Pdf

4. Delegation(s)

A. Graeme, President Selkirk College

a) **re: College Updates**
Delegation-A. Graeme Selkirk College-Update-Board-Sept. 29, 2015

4b) **W. Penner, Project Manager, SNC Lavalin**
re: Recap of Waneta Expansion Project
Delegation-W. Penner-Waneta Expansion Recap-Board-Sept 29, 2015

5. Unfinished Business

a) Memorandum of Board Resolutions

The RDKB Board of Directors Memorandum of Resolutions ending August 31, 2015 is presented.

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors Memorandum of Resolutions ending August 31, 2015 be received.
Memorandum of Board Resolutions-Ending August 31, 2015-Board-September 29, 2015

6. Communications

a) Special Voting Regulation
East End Sewer (Aerial) Loan Authorization Amendment Bylaw

A report from Chair McGregor regarding the results of the Regional District Special Voting Regulation (BC Reg 4191) giving the RDKB East End Regional Sewer Service (Aerial Crossing) Loan Authorization Amendment Bylaw No. 1583, 2015 first, second and third readings and adoption.

Pursuant to the attached Regional District Special Voting Regulation (BC Reg 4191) Directors Moore, Martin, Pahl (service participants) and I deemed the following issue urgent and requested that the following resolutions be considered by the Board of Directors as soon as possible:
That the Regional District of Kootenay Boundary Board of Directors gives the RDKB East End Regional Sewer (Aerial Crossing) Loan Authorization Amendment Bylaw No. 1583 , 2015 first, second and third readings. (This was a Corporate Vote Weighted)

6a) Recommendation: Corporate Vote Unweighted
That the report from Chair McGregor regarding the results of the Regional District Special Voting Regulation (BC Reg 4191) giving RDKB East End Regional Sewer Service (Aerial Crossing) Loan Authorization Amendment Bylaw No. 1583, 2015 first, second and third readings be received.
Chair's Report-East End Sewer-Special Voting Reg Results-Board-September 29, 2015
Regional District Special Voting Regulation-BC Reg 4191

7. Communications (Information Only)

a) **BCSPCA-Aug 26/15**
re: Update on Proposed Facility
Communications-SPCA-Update on Facility-Board-September 29, 2015 (1)

b) **L. Gould-Aug 30/15**
re: Future Loss of Trail SPCA
Communications-Complaint-Loss of SPCA-Board-September 29, 2015

c) **Trail Historical Society**
re: Heritage Conservation Study
Communications-Trail Historical Society-Heritage Conservation-Board-Sept 29, 2015
RDKB-Regional-Heritage-Conversation-Service-Feasibility-Study-2010
2015-09-08-ALC-Ltr_Van Oyen

d) **Agricultural Land Commission-Sept 8/15**
re: Van Oyen Subdivision Decision

Recommendation: Corporate Vote Unweighted
That Information Communication Items a) - d) be received.
Communications-ALC-Van Oyen-Board-September 29, 2015

8. Reports

a) **Interim Schedule of Accounts-Ending August 31, 2015**
Chair of Finance Committee-Director Rotvold

8a) The Interim Schedule of Accounts ending August 31, 2015 is presented.

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves payment of the Interim Schedule of Accounts ending August 31, 2015 as follows:

Cheque Nos: 50734-51107	$2,302,552.37
Payroll	472,457.64
TOTAL Expenditures for August 2015	$2,775,010.01

Interim Schedule of Accounts-Ending Aug 31-Board-September 29, 2015

b) **RDKB Committees-Draft Minutes September 2015**

The draft minutes of the East End Services Committee; September 15, Utilities Committee; September 16, Beaver Valley Recreation; September 16 and Electoral Area Services Committee (September 17) are presented.

Recommendation: Corporate Vote Unweighted
That the following draft minutes be received:

East End Services Committee; September 15, Utilities Committee; September 16, Beaver Valley Recreation Committee; September 16 and Electoral Area Services Committee; September 17.
Minutes-Sept 15-East End Services Committee-Board-September 29, 2015 - Pdf
Minutes-Sept 16-Utilities Committee-Board-September 29, 2015 Pdf
Minutes-Sept 16-Beaver Valley Recreation Committee-Board-September 29, 2015 - Pdf
Minutes-Sept 17-Electoral Area Services Committee-Board-September 29, 2015 Pdf

c) **RDKB Committee Recommendations-Beaver Valley Recreation Committee**
Chair of Committee-Director Grieve

8c) Recommendation: Corporate Vote Weighted

That the Regional District of Kootenay Boundary Board of Directors approves the Beaver Valley Recreation Agreement with the City of Trail for Beaver Valley residents to access City recreation and culture services and programs at the same rate as City residents in the amount of one hundred twenty-five thousand dollars ($125,000) payable to the City of Trail for a one-year term commencing September 1, 2015 and expiring August 31, 2015. **FURTHER** that Board of Directors authorizes the RDKB signatories to sign and enter into the agreement and notify the City of Trail accordingly.

BV Recreation-Recreation Agreement with City of Trail-Board-September 29, 2015

d) **RDKB Committee Recommendations-Electoral Area Services Committee**
Chair of Committee-Director Worley

8di) Recommendation: Corporate Vote Weighted

That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax Application in the amount of $17,000 as submitted by the Christina Lake Community Association for the design and installation of a make-up air system for the Community Hall kitchen. **FURTHER** that the Board of Directors authorizes the RDKB signatories to sign the agreement and enter into the contract.

8dii) Recommendation: Corporate Vote Weighted

That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax Application in the amount of $30,000 as submitted by the Christina Lake Boat Access Society for the redesign of the Texas Point Campground boat launch parking. **FURTHER** that the Board of Directors authorizes the RDKB signatories to sign the agreement and enter into the contract.

8diii) Recommendation: Stakeholder (Electoral Area Directors) Vote Unweighted

That the Regional District of Kootenay Boundary Board of Directors supports the Development Variance Permit as submitted by Catherine Campbell, acting as agent, on behalf of the property

owners for 11 units, Units #26-36 in Building E, in the Tree Tops Development to allow a variance to the interior side parcel line setback of 2.17m, from 4m to 1.83m, on the property legally described as Strata Lots 26-36, Building 'E', DL 4109s, SDYD, Plan KAS2207, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V as appropriate, be supported, subject to strata approval and subject to it being a single uniform addition.

8div) Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves forwarding a letter to the Agricultural Land Commission inquiring as to how the Commission intends to gain compliance respecting ALC Resolution #310/2013 at Lot 3, DL 363, SDYD, Plan 6263
GAS Tax-CL Community Assoc-Hall Kitchen-Board-September 29, 2015
Gas Tax-CL Community Assoc-Hall Kitchen-Delta-T Mechanical Assessment
Gas Tax-CL-Texas Point Parking Lot-Board-September 29, 2015
DVP-Campbell-Board-September 29, 2015

e) **Advisory Planning Commissions-Draft Minutes September 2015**

The draft minutes of Advisory Planning Commissions:

Electoral Area 'C'\Christina Lake (September 10th), Electoral Area 'D'\Rural Grand Forks (September 1st), Electoral Area 'E'\West Boundary (September 9th) and Electoral Area 'E'\Big White (September 1) are presented.

Recommendation: Corporate Vote Unweighted
That the draft minutes of the Electoral Area 'C'\Christina Lake (September 10th), Electoral Area 'D'\Rural Grand Forks (September 1st), Electoral Area 'E'\West Boundary (September 9th) and Electoral Area 'E'\Big White (September 1) be received as presented.
Minutes-APC-Christina Lake-Board-September 29, 2015
Minutes-APC-Rural Grand Forks-Board-September 29, 2015

Minutes-APC-West Boundary-Board-September 29, 2015
Minutes-APC-Big White-Board-September 29, 2015

f) **Recreation Commission-Draft Minutes September 2015**

The draft minutes of the Electoral Area 'C'\Christina Lake Parks and Recreation Commission (September 9th) and the draft minutes of the Grand Forks and District Recreation Commission (September 10th) are presented.

Recommendation: Corporate Vote Unweighted
That the draft minutes of the Electoral Area 'C'\Christina Lake Recreation Commission (September 9th) and the Grand Forks and District Recreation Commission (September 10th) received as presented.
Minutes-Christina Lake Recreation-Board-September 29, 2015
Minutes-Grand Forks Recreation-Board-September 29, 2015

g) **Recreation Commission Recommendations**
Grand Forks and District Recreation Commission

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors accept applications to appoint an Electoral Area 'E'\Rural Grand Forks representative to the Grand Forks and District Recreation Commission.

9. Board Appointments Updates

a) S.I.D.I.T. - Chair McGregor
S.I.B.A.C. - Chair McGregor
Okanagan Film Commission - Director Gee
Boundary Weed Stakeholders Committee - Director Gee
Columbia River Treaty Local Government Committee
Kootenay Booth
Chair's Update - Chair McGregor

10. New Business

a) **T. Lenardon-Sept. 9/15**
re: Beaverdell Fire Hall Lease Agreement

10a) A staff report from Theresa Lenardon, Manager of Corporate Administration regarding the renewal of the Beaverdell Fire Hall Lease Agreement between the RDKB and the Beaverdell Community Club and Recreation Commission (BCCRC) for a three-year term commencing January 1, 2016 (to December 31, 2018) is presented.

Recommendation: Corporate Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves renewing the Beaverdell Fire Hall Lease Agreement with the Beaverdell Community Club and Recreation Commission for an automatic three-year Term commencing January 1, 2016 and expiring December 31, 2018 for an annual fee of $1.00 with the full three-year term fee of $3.00 payable on the commencement date of January 1, 2016. **FURTHER** that the appropriate funds be included in the 2016-2020 Financial Plan. **FURTHER** that the Board of Directors approves the RDKB's authorized signatories to sign and enter into the Lease Agreement and notify the Beaverdell Community Club and Recreation Commission accordingly.
Staff Report-Renew Beaverdell Fire Hall Lease-Board-September 29 2015 - Pdf

b) **T. Lenardon-Sept. 10/15**
re: Montrose Fire Hall Lease Agreement

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding the renewal of the Montrose Fire Hall Lease Agreement for a 5-year Term commencing January 1, 2016 and expiring December 31, 2020 is presented.

Recommendation: Corporate Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves renewing the current 2011-2015 Montrose Fire Hall Lease Agreement for another 5-year term commencing January 1, 2016 and expiring December 31, 2020 according to the following new rate structure:

2016-$18,500
2017-$18,900
2018-$19,200

10b) 2019-$19,700
2020-$20,000

FURTHER that the appropriate funds be allocated in the Kootenay Boundary Regional Fire Rescue Budget and 2016-2020 Five Year Financial Plan. **FURTHER** that the Board of Directors approves the RDKB's authorized signatories to sign the agreement and to notify the Village of Montrose accordingly.

Staff Report-Renew Montrose Fire Hall Lease-Board-September 29, 2015

Lease-Montrose Fire Hall-Jan 1 2016-Dec 31, 2020

c) **T. Lenardon-Sept 14/15**
re: Warfield Fire Hall Lease Agreement

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding the renewal of the Warfield Fire Hall Lease Agreement for a 4-year Term commencing August 1, 2014 and expiring July 31, 2018 is presented.

Recommendation: Corporate Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves the 2014-2018 Warfield Fire Hall Lease Agreement commencing August 1, 2014 and expiring July 31, 2018 according to the following new rate structure:

2014-2015 $15,028
2015-2016 $$15,328.56
2016-2017 $15,635.13
2017-2018 $15,947.83

FURTHER that the appropriate funds be allocated in the Kootenay Boundary Regional Fire Rescue Budget and 2016-2020 Five Year Financial Plan. **FURTHER** that the Board of Directors approves the RDKB signatories to sign and enter into the Lease Agreement and notify the Village of Warfield accordingly.

Staff Report-Warfield Fire Hall Lease-Board-September 29, 2015 - Pdf

10d) C. Rimell-Sept/15
re: ATCO Development Area D Trident/Cliff
Electoral Area 'B'/Lower Columbia-Old Glory

A staff report from Carly Rimell, Planner regarding an application submitted by ATCO Wood Products for 1 proposed cut block for Development Area D in the Trident and Cliff geographic area, north of Rossland and east of Nancy Greene Provincial Park, on Crown Land within the RDKB Electoral Area 'B'/Lower-Columbia-Old Glory, is presented.
Staff Report-ATCO Trident-Cliff-Board-September 29, 2015

e) **C. Rimell-Sept/15**
re: ATCO Development Area B Shields/Mud Lake
Electoral Area 'B'\Lower Columbia-Old Glory

A staff report from Carly Rimell, Planner regarding an application submitted by ATCO Wood Products for 5 proposed cut blocks for Development Area B in the Shields/Mud Lake geographic area, west of Nancy Greene provincial Park and north of Highway 3, on Crown Land within the RDKB Electoral Area 'B'/Lower-Columbia-Old Glory, is presented.
Staff Report-ATCO-Shields Mud Lake-Board-Board-September 29, 2015

f) **C. Rimell-Sept/15**
re: License of Occupation-Boat House
Electoral Area 'C'\Christina Lake

A staff report from Carly Rimell, Planner regarding an application to Front Counter BC as submitted by Joseph Zak, applying for a License of Occupation to legalize an existing boat house on Crown foreshore being part of the bed of Christina Lake, fronting that part of Lot 6, DL 2104, Plan 6703, SDYD, is presented.
Staff Report-FrontCounter-Licence of Occupation Boat House-Board-September 29, 2015

10g) C. Rimell-Sept/15
re: Licence of Occupation-Commercial Recreation Docks Electoral Area 'C'\Christina Lake

A staff report from Carly Rimell, Planner regarding an application as submitted by Rick Basso, of Christina Campers Ltd., to FrontCounter BC applying for a License of Occupation to legalize existing commercial recreation docks on Crown foreshore being part of the bed of Christina Lake, fronting that part of DL 970, is presented.

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors supports the following Private Forestry and FrontCounter BC Referral applications:

ATCO Wood Products application for 1 proposed cut block for Development Area D in the Trident and Cliff geographic area, north of Rossland and east of Nancy Greene Provincial Park, on Crown Land within the RDKB Electoral Area 'B'/Lower-Columbia-Old Glory.

ATCO Wood Products application for 5 proposed cut blocks for Development Area B in the Shields/Mud Lake geographic area, west of Nancy Greene Provincial Park and north of Highway 3, on Crown Land within the RDKB Electoral Area 'B'/Lower-Columbia-Old Glory.

FrontCounter BC application submitted by Joseph Zak, applying for a License of Occupation to legalize an existing boat house on Crown foreshore being part of the bed of Christina Lake, fronting that part of Lot 6, DL 2104, Plan 6703, SDYD.
FrontCounter BC application submitted by Rick Basso, of Christina Campers Ltd., applying for a License of Occupation to legalize existing commercial recreation docks on Crown foreshore being part of the bed of Christina Lake, fronting that part of DL 970, be supported. **FURTHER** that the agencies be notified of the Board's support accordingly.
Staff Report FrontCounter-Licence of Occupation-Christina Campers-Board-September 29, 2015

10h) C. Rimmel-Sept\15
M&J Orchards Ltd
Medical Marihuana-Notification for Production Licence

A staff report from Carly Rimell regarding concerns expressed by the Electoral Area 'E'/ West Boundary Advisory Planning Commission regarding the notification to establish a federally licensed Marihuana for Medical Purposes Regulations (MMPR) Facility on in Electoral Area 'E'/ West Boundary, off Myers Creek Road, east of Rock Creek, on the property legally described as DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C&D, is presented.

Recommendation: Corporate Vote Unweighted
That the staff report from Carly Rimell, Planner regarding concerns expressed by the Electoral Area 'E'/ West Boundary West Boundary Advisory Planning Commission regarding the notification to establish a federally licensed Marihuana for Medical Purposes Regulations (MMPR) Facility on in Electoral Area 'E'/ West Boundary, off Myers Creek Road, east of Rock Creek, on the property legally described as DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C&D be received.
Staff Report-MJ Orchards-MMPR-Board-September 29, 2015

i) **C. Rimell-Sept./15**
ATCO Development Area E Sullivan Creek
Electoral Area 'B'\Lower Columbia-Old Glory

A staff report from Carly Rimell, Planner regarding ATCO Wood Products application for 5 proposed cut blocks for Development Area E in the Sullivan Creek geographic area southwest of Genelle is presented.
Staff Report-Forestry Referral-ATCO Sullivan Creek-Board-September 29, 2015

j) **C. Rimell-Sept./15**
Interfor Development Proposal (431)
Electoral Area 'B'\Lower Columbia-Old Glory

10j) A staff report from Carly Rimell, Planner regarding an application for 10 proposed cut blocks in Electoral Area 'D'/Rural Grand Forks, near Grandby Park, as submitted by Interfor Corporation is presented.
Staff Report-Forestry Referral-Interfor 431-Board-September 29, 2015

k) **C. Rimell-Sept./15**
Interfor Development Proposal (04S 09P)
Electoral Area 'E'\West Boundary

A staff report from Carly Rimell, Planner regarding a Development Proposal submitted by Interfor Corporation for 5 proposed cut blocks and roads near Beaverdell Electoral Area 'E'\West Boundary is presented.
Staff Report-Forestry Referral-Interfor-04s_09P-Board-September 29, 2015

l) **C. Rimell-Sept./15**
Interfor Development Proposal (400 406)
Electoral Area 'C'\Christina Lake

A staff report from Carly Rimell, Planner regarding a Development Proposal submitted by Interfor Corporation for 20 proposed cut blocks and roads in Electoral Area 'C'\Christina Lake between Trout Creek Recreation Site and Bonanza X-Country Ski Trails Recreation Site is presented.
Staff Report-Forestry Referral-Interfor-423 426 432 442-Board-September 29, 2015

m) **C. Rimell-Sept./15**
Interfor Development Proposal (423 426 432 442)
Electoral Area 'E'\West Boundary

A staff report from Carly Rimell, Planner regarding a Development Proposal submitted by Interfor Corporation for 44 proposed cut blocks in Electoral Area 'E'\West Boundary commencing east of Beaverdell, near Kettle Canyon running north up the Christian Valley with the terminus near Copper Kettle Lake is presented.

10m) Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors supports the following Private Forestry Referral applications:

ATCO Wood Products application for 5 proposed cut blocks for Development Area E in the Sullivan Creek geographic area southwest of Genelle, BC.

Interfor Corporation application for 10 proposed cut blocks in Electoral Area 'D'/Rural Grand Forks, near Grandby Park.

Interfor Corporation application for 5 proposed cut blocks and roads near Beaverdell, Electoral Area 'E'\West Boundary.

Interfor Corporation application for 20 proposed cut blocks and roads in Electoral Area 'C'/Christina Lake between Trout Creek Recreation Site and Bonanza X-Country Ski Trails Recreation Site.

Interfor Corporation for 44 proposed cut blocks and roads in Electoral Area 'E'/West Boundary commencing east of Beaverdell, near Kettle Canyon running north up the Christian Valley.
FURTHER that the agencies of ATCO Wood Products and Interfor Corporation be notified of the Board's support and also be provided with the Advisory Planning Commissions' comments for consideration. **FURTHER** and where required that the comments from the Kettle River Watershed Management Plan Project Coordinator also be provided for consideration.
Staff Report-Forestry Referral-Interfor 423 426 432 442-Board-September 29, 2015

n) **Grant-in-Aid**
As at September 18, 2015

Recommendation: Stakeholder (Electoral Area Directors) Vote Weighted
That the following Grant in Aid applications be approved:

1. Village of Fruitvale Fitness Room - $2,000 - Electoral Area 'A'
2. Lower Columbia Community Development Team Society-Dinner promoting Ag food initiatives-$300 - Electoral Area 'A'
3. Special Olympics BC - Trail - Continuation of established programs - $500 - Electoral Area 'A'
4. Special Olympics BC - Trail - $500 - Electoral Area 'B'
5. Christina Lake Community Assoc-$1,000-Electoral Area 'C'/Christina Lake **(Copy of GIA Application Form to be distributed at meeting)**
6. Selkirk College - Electoral Area 'D'\Rural Grand Forks - $2,000

GIA-As at Sept 18-Board-September 29, 2015

11. Bylaws

a) **T. Lenardon - Sept. 15/15**
re: 2016 Property Tax Exemption Bylaw No. 1582
First, Second, Third Readings and Adoption

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding proposed Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015 is presented.

Recommendation: Corporate Vote Unweighted
That the staff report from Theresa Lenardon, Manager of Corporate Administration regarding proposed Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015 be received.

Recommendation: Corporate Vote Unweighted
That Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015 be given first, second and third readings.

Recommendation: Corporate Vote Unweighted
That Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015 be reconsidered and finally adopted.

Staff Report-2016 Tax Exemption-Board-September 29, 2015 - Pdf
Bylaw No. 1582 - 2016 Property Tax Exemption - Board - September 19, 2015

b) **C. Rimell-Sept/15**
re: Application to Amend Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299
Proposed Zoning Amendment Bylaw No. 1579
First and Second Readings.

A staff report from Carly Rimell, Planner regarding application to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299 is presented.

Recommendation: Corporate Vote Unweighted

That the staff report from Carly Rimell, Planner regarding an application to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299 be received.

Recommendation: Stakeholder (Electoral Area Directors) Vote Unweighted

That Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1579, 2015 be read a first and second time.

Staff Report-Area D Zoning Amendment Bylaw 1579-Board-September 29, 2015

Bylaw 1579-Amending Area D Zoning Bylaw No. 1299-Board-September 29, 2015

c) **Bylaw No. 1580 Amending Mt. Baldy Official Community Plan - First and Second Readings**

Recommendation: Stakeholder (Electoral Area Directors) Vote Unweighted

That Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1580, 2015 be read a first and second time.

Bylaw No. 1580-Amending Mt Baldy OCP-Board-September 29, 2015

d) **Bylaw No. 1584**
First and Second Readings

Recommendation: Stakeholder (Electoral Area Directors) Vote Unweighted

10d) That Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1584, 2015 be read a first and second time.
Bylaw No. 1584-Amending Mt Baldy Zoning Bylaw-Board-September 29, 2015

e) **Schedule Public Hearings**
Bylaw 1579

Recommendation: Corporate Vote Unweighted
That staff schedule a public Hearing for Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1579 (amending Electoral Area 'D'\Rural Grand Forks Zoning Bylaw No. 1299) **FURTHER** that Director Russell be appointed to attend with Director McGregor as Alternate.

f) **Schedule Public Hearing**
Bylaws 1580 and 1584

Recommendation: Corporate Vote Unweighted
That staff schedule Public Hearings for Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1580 (amending Mt. Baldy Official Community Plan Bylaw No. 1335) and for Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1584 (amending Mt. Baldy Zoning Bylaw No. 1340). **FURTHER** that Director Gee be appointed to attend with Directors McGregor and Russell as Alternate.

12. Late (Emergent) Items

13. Discussion of items for future meetings

14. Board Quarterly Discussion

15. Question Period for Public and Media

16. Closed (Incamera) Session

17. Adjournment

Regular Meeting of the Board of Directors

Thursday, August 27, 2015
RDKB Board Room, Trail, B.C

6:00 p.m.

MINUTES

Present: Director G. McGregor, Chair
Alternate Director R. Cacchioni
Director M. Rotvold
Director L. Worley
Director A. Grieve
Director E. Smith
Director K. Moore
Director N. Krog
Director V. Gee
Director J. Danchuk
Director R. Russell
Alternate Director B. Edwards

Staff:
T. Lenardon, Manager of Corporate Administration/Recording Secretary
M. Andison, General Manager of Operations/Deputy C.A.O.
B. Fyffe, Planning Technician
D. Derby, Deputy Regional Fire Chief KBRFR/Emergency Preparedness Coordinator
B. Burget, General Manager of Finance

Others Attending: Mr. and Mrs. T. Trainor (Delegates)
Approximately 6 members of the public
Sgt. D. Oelke, RCMP Trail Detachment

Call to Order

The Chair called the meeting to order at 6:00 p.m. and she welcomed those in attendance.

Consideration of the Agenda (Additions/Deletions)

The agenda for the August 27, 2015 meeting of the Regional District of Kootenay Boundary Board of Directors was presented.

The Memorandum of Board Resolutions to July 31, 2015 and a late Electoral Area 'E'/West Boundary Grant in Aid application were added to Agenda Items 5a) and 10e) respectively and it was;

335-15 Moved: Director Rotvold Seconded: Director Moore

That the agenda for the August 27, 2015 meeting of the Regional District of Kootenay Boundary Board of Directors be adopted as amended.

Carried.

Minutes

The draft minutes of the Regional District of Kootenay Boundary Board of Directors meeting held July 30, 2015 were presented.

Director Gee noted amendments to pages 8 and 13, and it was;

336-15 Moved: Director Rotvold Seconded: Director Gee

Corporate Vote Unweighted
That the draft minutes of the Regional District of Kootenay Boundary Board of Directors meeting held July 30, 2015 be adopted as amended.

Carried.

Delegation(s)

Terry Trainor
Re: RDKB Bylaws - Electoral Area 'A'

The Chair welcomed Mr. and Mrs. Trainor and approximately 6 residents from the Waneta Nelway Road (Pend O'reille) neighbourhood to the meeting. Mr. Trainor, as the

representative spoke to the matter respecting concerns related to late-night parties being hosted by new occupants living in the area.

The Chair advised that M. Andison, General Manager of Operations/Deputy CAO would provide information respecting the regulations contained in the Electoral Area 'A' Zoning Bylaw that relate to this issue as well as an update as to the actions RDKB staff are pursuing.

Mr. Trainor explained that the residents moved to the area last Fall 2014 and have been hosting, large festival-type parties that commence early in the evening and carry on for most of the night. There already have been several events and there is a poster advertising another event is scheduled for the near future. There is a dance floor and the hosts charge a fee for participants to attend.

Concerns include loud music from a professional sound-system that carries approximately 4-5 km, bright lights from a laser light show, parking in hay-fields, dangerous driving and speeding, fire-safety issues, and allegations respecting the use of firearms and other types of illegal behaviour. Residents are losing sleep and their quality of life is being diminished.

The delegates and neighbours of the area are requesting that the RDKB Zoning Bylaw be enforced and that the RDKB forward a formal letter to the property-owners to cease operations, which may assist the RCMP, who have dispatched resources to the subject property, in preventing future events.

Chair McGregor thanked Mr. Trainor for sharing his concerns and she noted that T. Martin, Fire Chief, Kootenay Boundary Regional Fire Rescue has advised that the residents in this area have legitimate concerns with respect to fire-safety.

Director Grieve referred to a petition submitted by the residents and she expressed her support for their concerns and for enforcement of the Area 'A' Zoning Bylaw.

The General Manager of Operations/Deputy CAO advised that given there is no Noise Control Bylaw in Electoral Area 'A', staffs are reviewing the current operations on the subject property from a land-use perspective. He explained the property in question is zoned agricultural not commercial and charging a fee for attendance to the events contravenes the bylaw.

The General Manager of Operations/Deputy CAO also explained the various ways to enforce the bylaw using the Courts. He advised that RDKB staff will forward a letter advising the property owners that by charging an admittance fee, they are in non-compliance with the Zoning Bylaw and that they must cease the illegal operations

immediately. If the property-owners do not comply with the letter, the RDKB will consult with its Solicitors with respect to legal action.

Sgt. Darren Oelke, RCMP Trail Detachment, provided an update as to the policing actions that have been undertaken to date including road checks, delegation of extra resources and the delivery of a letter to the property owners advising that they may be charged with criminal mischief. He advised the Board that the property owners have made it clear that they purchased this property with the intent to host these types of events 3-4 times per year. The RCMP will continue to investigate the matter.

The Chair thanked the delegation, residents and Sgt. Oelke for attending the meeting and noted that staff will continue to keep everyone informed.

D. Derby and B. Fyffe
Update on Wildfires and Emergency Operations Centre (EOC)

The Chair welcomed D. Derby, KBRFR Deputy Fire Chief/Emergency Preparedness Coordinator and B. Fyffe, GIS Technician to the meeting to provide the Board with an update on the Boundary fires; Rock Creek/Westbridge and Stickpin, in Washington. The Stickpin Fire has been impacting Rural Grand Forks and Christina Lake. She explained the various agencies that have been involved and noted the public's praise for the work undertaken by the RDKB Emergency Operations Centre staff.

Using power-point, ortho photos and the web-based ArcGIS mapping platform, Mr. Derby and Mr. Fyffe presented photos and maps that illustrated the geography, the evacuation zones, the locations, hot-spots, perimeters and the routes of the fires.

Mr. Derby provided an update and an explanation on the number of structures lost, the timeline of the fire, the evacuation reception centres, the roles of, and relationships between the RDKB EOC and numerous external agencies and the responses from the various communities. He also summarized the work undertaken by Red Cross with the Evacuation Reception Centres and family reunification.

Mr. Derby answered several questions from the Board and he concluded by acknowledging the hard work and at times, the difficult and emotional tasks that have been undertaken by the EOC staff.

The Chair invited the Board members to visit the RDKB EOC. The Electoral Area Services Committee will be reviewing and discussing future communications and planning for, and management of, Electoral Area properties that are exposed to emergency response events.

Director Gee provided an update and summary of the Rock Creek fire. She thanked the Village of Midway for the work undertaken at the Midway Reception Centre and she acknowledged the community and humanitarian organizations that are assisting the West Boundary communities affected by the fire.

Unfinished Business

Memorandum of Board Resolutions Ending July 31, 2015

The Memorandum of Board Resolutions ending July 31, 2015 was presented as a late item.

337-15 Moved: Director Rotvold Seconded: Director Danchuk

That the Memorandum of Board Resolutions ending July 31, 2015 be received as presented.

Carried.

Communications

There were no communications to review.

Communications (Information Only)

a) **Colombo Lodge-Thank You**
   re: Columbia Basin Trust Community Initiatives Funding

b) **UBCM Green Communities**
   re: Corporate GHG Emissions Measurement

c) **UBCM**
   re: Gas Tax Payment-July 24/15

338-15 Moved: Alternate Director Cacchioni Seconded: Director Pahl

Corporate Vote Unweighted
That Communications (Information Only) Items a) - c) be received.

Carried.

Reports

Interim Schedule of Accounts - Ending July 31, 2015
Chair of Finance Committee - Director Rotvold

The Interim Schedule of Accounts ending July 31, 2015 was presented.

339-15 Moved: Director Rotvold Seconded: Director Grieve

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves payment of the Interim Schedule of Accounts as follows:

Cheque Nos. 50118 – 50733	$ 1,787,199.94
Payroll	708,044.26
Total Expenditures for July 2015	**$2,495,244.20**

Carried.

Draft Minutes - Advisory Planning Commissions

The draft minutes of RDKB Advisory Planning Commission meetings: Electoral Area 'B'/Lower Columbia-Old Glory (August 4), Electoral Area 'D'/Rural Grand Forks (August 4), Electoral Area 'E'/West Boundary (Aug 4) and Electoral Area 'C'/Christina Lake (Aug 4) were presented.

340-15 Moved: Director Grieve Seconded: Director Russell

Corporate Vote Unweighted
That the draft minutes of RDKB Advisory Planning Commission meetings: Electoral Area 'B'/Lower Columbia-Old Glory (August 4), Electoral Area 'D'/Rural Grand Forks (August 4), Electoral Area 'E'/West Boundary (Aug 4) and Electoral Area 'C'/Christina Lake (Aug 4) be received.

Carried.

Electoral Area Services-Director Worley, Chair
Gas Tax Applications - Electoral Area 'E'/West Boundary
Greenwood Heritage Society, Kettle River Museum and Trails to the Boundary Society

Greenwood Heritage Society:

341-15 Moved: Director Gee Seconded: Director Smith

Stakeholder (Electoral Area Directors) Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax application in the amount of $2,527.56 as submitted by the Greenwood Heritage Society for the installation of two vehicle charging stations at the Greenwood Museum and the Visitor Centre. **FURTHER** that the Board authorizes the RDKB signatories to enter into the agreement.

Carried.

Kettle River Museum

342-15 Moved: Director Gee Seconded: Director Russell

Stakeholder (Electoral Area Directors) Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax application in the amount of $2,897.48 as submitted by the Kettle River Museum for the installation of an electric vehicle charging station at the Museum. **FURTHER** that the Board authorizes the RDKB signatories to enter into the agreement.

Carried.

Trails to the Boundary Society

343-15 Moved: Director Grieve Seconded: Director Gee

Stakeholder (Electoral Area Directors) Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax application in the amount of $29,574.09 as submitted by the Trails to the Boundary Society for upgrades to the Trans-Canada Trail between McCulloch and Eholt including safety surface repairs, directional signage, KM markers and information and measurement of Trail use. **FURTHER** that the Board authorizes the RDKB signatories to enter into the agreement.

Carried.

Electoral Area Services-Director Worley, Chair
Hawkey - Development Permit Application
Electoral Area 'C'/Christina Lake

344-15 Moved: Director Grieve Seconded: Director Russell

Stakeholder (Electoral Area Directors) Vote Unweighted
That the staff report regarding the application for a Development Permit Amendment submitted by Jock and Rona Hawkey, to build an accessory building with a one-bedroom sleeping quarter and shared washroom facility in the Waterfront

Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 1, DL 3063s, SDYD, Plan KAP78463, be received.

Carried.

Board Appointments Updates

S.I.D.I.T. - Chair McGregor
There will be a SIDIT strategic planning session in the near future.

S.I.B.A.C. - Chair McGregor
SIBAC continues to review the direction the organization will take.

Okanagan Film Commission - Director Gee
Director Gee was unable to attend the meeting.

Boundary Weed Stakeholders Committee - Director Gee
A meeting was not held.

Columbia River Treaty Local Government Committee - Directors Danchuk and Worley
Director Danchuk provided a summary of an upcoming meeting with the Washington Association of Counties that is being held on September 3 in Nelson and Nakusp. He also reported on the low water levels of Lake Roosevelt and the Grand Coulee.

Kootenay Booth (UBCM Sept 21-25, 2015) - Director Rotvold
A conference call is scheduled for September 13th. Director Rotvold advised that staff would be sending out a sign-up sheet to the Electoral Area Directors to volunteer time working at the Booth. The Kootenay Booth will now include the Town of Golden.

Chair's Update - Chair McGregor
An update will be provided at the next Board meeting.

New Business

A staff report from Mark Andison, General Manager of Operations / Deputy CAO regarding a Building Bylaw Contravention for the property described below as:

5857 Snow Pines Crescent, Big White, B.C.
Electoral Area 'E' / West Boundary
Parcel Identifier: 017-446-449
Strata Lot 67, D.L. 4176S, SDYD, Strata Plan KAS938
Owner: Greg Newmarch

345-15 Moved: Director Russell Seconded: Director Gee

Stakeholder Vote (Electoral Area Directors) Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors invite the owner, Greg Newmarch, to appear before the Board to make a presentation relevant to the filing of a Notice in the Land Title Office pursuant to Section 695 of the *Local Government Act* and Section 57 of the *Community Charter* against the property legally described as Strata Lot 67, D.L. 4176S, SDYD, Strata Plan KAS938.

Carried.

A staff report from Mark Andison, General Manager of Operations / Deputy CAO regarding the cancellation of a Building Bylaw Contravention for the property described below as:
4234 Casino Road, Trail, B.C.
Electoral Area 'B' / Lower Columbia-Old Glory
Parcel Identifier: 026-653-290
Lot A, Section 23, Township 8A, KD, Plan NEP80857
Owner: Brian Thomas

346-15 Moved: Alternate Director Edwards Seconded: Director Russell

Stakeholder (Electoral Area Directors) Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors cancel the Notice registered in the Land Title Office pursuant to Section 695 of the *Local Government Act* and Section 58 of the *Community Charter* against the property legally described as Lot A, Section 23, Township 8A, KD, Plan NEP80857.

Carried.

A staff report from Mark Andison, General Manager of Operations / Deputy CAO regarding the cancellation of a Building Bylaw Contravention for the property described below as:
1498 Schulli Road, Christina Lake, B.C.
Electoral Area 'C' / Christina Lake
Parcel Identifier: 003-245-004
Lot 38, D.L. 317, SDYD, Plan 33117
Owner: Herbert Stumpf

347-15 Moved: Director Russell Seconded: Director Grieve

Stakeholder (Electoral Area Directors) Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors cancel the Notice registered in the Land Title Office pursuant to Section 695 of the *Local Government Act* and Section 58 of the *Community Charter* against the property legally described as Lot 38, D.L. 317, SDYD, Plan 33117.

Carried.

B. Burget-Aug 25/15
re: Liability Under Agreement Application Approval

A staff report from Beth Burget, General Manager of Finance requesting that the Board approve obtaining financing through Liability Under Agreement with the Municipal Finance Authority (MFA) to finance short term financing (under five years) for the 2016 Freightliner Rescue Pumper included in the 2015-2019 Financial Plan was presented.

348-15 Moved: Director Rotvold Seconded: Director Pahl

Corporate Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves application be made to the Municipal Finance Authority for short term financing pursuant to Section 819 of the *Local Government Act* for the Kootenay Boundary Regional Fire Rescue Pumper for a total of $423,722.

Carried.

Grant-in-Aid

349-15 Moved: Director Grieve Seconded: Director Gee

Stakeholder (Electoral Area Directors) Vote Weighted
That the following Grant-in-Aid applications be approved:

1. Christina Lake Gateway CDA - Electoral Area 'C'/Christina Lake - $5,045
2. Selkirk College-Electoral Area 'E'/West Boundary - $1,000
3. Discover Rock Creek - Electoral Area 'E'/West Boundary - $1,892.06

Carried.

Bylaws

There were no bylaws to review.

Late (Emergent) Items

There were no late emergent items to discuss.

Discussion of Items for Future Meetings

A discussion was not required.

Question Period for Public and Media

A question period was not necessary.

Closed (In Camera) Session

It was agreed that an in camera meeting was not necessary.

Adjournment

There being no further business, it was;

350-15 Moved: Director Pahl

That the meeting be adjourned (time: 7:38 p.m.)

Carried.

TL

Board Delegation/Presentation Policy
Delegation Request Form

Committee/Board Delegation Request Form

Name of person or organization wishing to appear:	Selkirk College President, Angus Graeme + 1 Board member (TBD)	
Subject of delegation:	Selkirk College updates	
Purpose of delegation (please check where appropriate):	Information Only	✓ (please see below)
	Requesting a letter of support	
	Request for funding	
	Other (please provide details): The President + one Board member would like to provide an informal update to community leaders on the following topics: enrolment numbers, financial impact information + the College's current strategic goals.	
Contact Person (if different from above):	Catherine Harder	
Telephone:	250-365-1225	Email: charder@selkirk.ca
Meeting Date Requested:	Sept. 29, 2015	
Technical Requirements: Will you be using a powerpoint presentation?	YES	**If yes**, you are required to submit the presentation before the meeting as well as bringing it on a memory stick.

The Regional District utilizes Microsoft Office products. The Regional District is not responsible for software incompatibility. If your presentation does not work on our equipment, you will not be able to use an electronic presentation.

For more information please contact:
Manager of Corporate Administration
202-843 Rossland Avenue
Trail, BC V1R 4S8
Phone: 250-368-9148 Toll Free: 1-800-355-7352
Fax: 250-368-3990
Email: tlenardon@rdkb.com

Board Delegation/Presentation Policy
Delegation Request Form

To facilitate effective delegations:

1. A ten-minute limit is in place. It does not matter how many people speak. Please allow time for questions.
2. The name of the person and or group appearing before the Board will be published in the agenda and available to the public.
3. If you have not provided your information prior to the meeting, bring sufficient copies to the meeting. Sixteen (16) copies are required.
4. Direct all comments to the Chair.
5. Do not expect an immediate answer. The Board may wish to have further investigation or time to consider the matter.
6. You may not be able to appear before the Board on the day requested. You are not confirmed to appear before the Board until you receive confirmation from staff.
7. **At no time will a delegation be allowed regarding a bylaw which a Public Hearing has been held, or where a Public Hearing is required under an enactment as a prerequisite to the adoption of the bylaw.**
8. **At no time will a delegation be allowed for the purpose of discussing a matter to be dealt with as a grievance under a collective agreement.**

I understand and agree with the terms and conditions of my request to appear as a delegation:

Angus Graeme, President + CEO
Name of Delegate/Representative of Group

July 6 2015
Date

Signature

For Office Use Only

Referred to Chair:	July 8/15 Date		
Approved	✓	Declined	

If declined provide explanation:

Date of delegation (if applicable):	September 29/15
Applicant informed of decision:	✓
Shane McGuigan Signature	July 10/15 Date

Page 2 of 2

Committee/Board Delegation Request Form

Name of person or organization wishing to appear:	Wally Penner, Regional Project Manager, SNC-Lavalin,		
Subject of delegation:	Thank You and recap of Waneta Expansion project		
Purpose of delegation(please check where appropriate):	Information Only	√	
	Requesting a letter of support		
	Request for funding		
	Other (please provide details):		
Contact Person (if different from above):	N/A		
Telephone:	778 456 0062	Email:	
Meeting Date Requested:	Sept 29/15 - Trail		
Technical Requirements: Will you be using a powerpoint presentation?	YES		**If yes**, you are required to submit the presentation before the meeting as well as bringing it on a memory stick.

The Regional District utilizes Microsoft Office products. The Regional District is not responsible for software incompatibility. If your presentation does not work on our equipment, you will not be able to use an electronic presentation.

For more information please contact:
Manager of Corporate Administration
202-843 Rossland Avenue
Trail, BC V1R 4S8
Phone: 250-368-9148 Toll Free: 1-800-355-7352
Fax: 250-368-3990
Email: tlenardon@rdkb.com

Board Delegation/Presentation Policy
Delegation Request Form

Page 1 of 2

To facilitate effective delegations:

1. A ten-minute limit is in place. It does not matter how many people speak. Please allow time for questions.
2. The name of the person and or group appearing before the Board will be published in the agenda and available to the public.
3. If you have not provided your information prior to the meeting, bring sufficient copies to the meeting. Sixteen (16) copies are required.
4. Direct all comments to the Chair.
5. Do not expect an immediate answer. The Board may wish to have further investigation or time to consider the matter.
6. You may not be able to appear before the Board on the day requested. You are not confirmed to appear before the Board until you receive confirmation from staff.
7. **At no time will a delegation be allowed regarding a bylaw which a Public Hearing has been held, or where a Public Hearing is required under an enactment as a prerequisite to the adoption of the bylaw.**
8. **At no time will a delegation be allowed for the purpose of discussing a matter to be dealt with as a grievance under a collective agreement.**

I understand and agree with the terms and conditions of my request to appear as a delegation:

Wally Penner
Name of Delegate/Representative of Group

Date

Signature

For Office Use Only

Referred to Chair:	**August 28/15** Date		
Approved		Declined	

If declined provide explanation:

Date of delegation (if applicable):	
Applicant informed of decision:	
Signature	Date

Page 2 of 2

RDKB Board of Directors
Memorandum of Action Items

Action Items Arising from Board Direction (Task List)

Updated on September 11, 2015

PENDING TASKS

Resolution #	Date	Item/Issue	Actions Required/Taken	Status
231-10	May 26/10	Sidley Mtn. Fire Protection	Staff met with Okanagan Similkameen Regional District in June re. Satellite Service in Area 'E' (Sidley Mountain/Anarchist)	Ongoing
Note: Staff met with RDOS in June to discuss Sidley Mtn. Fire Protection				
232-10	May 26/10	Christian Valley Mosquito	1.Staff working with proponents	Ongoing
102-14	March 20/14	Control Service	2. Staff will research use of bat houses in proposed Feasibility Study	
Note: Staff and the Area Director are working towards a public meeting in late summer/early fall.				
5-14	Jan 30/14	Carbon Emissions Reduction	Continue current partnership agreement subject to approved partnership funding contributions	Ongoing
N/A	May 1/14	Sale of Airport	Directors take time to consider future use of proceeds from sale of Trail Airport.	IP
Note: This item will be placed on upcoming Finance Committee agendas. Conversion and repeal/service discontinuation bylaws drafted and forwarded to member municipalities on Aug. 20th - Waiting for municipal responses.				

TASKS FROM January 29, 2015 BOARD MEETING

Resolution #	Item/Issue	Actions Required/Taken	Status
n/a	Ground Water Monitoring	Staff will investigate and report back to Board regarding leaching and any consequences should this occur.	

TASKS FROM February 26, 2015 BOARD MEETING

Resolution #	Item/Issue	Actions Required/Taken	Status
n/a	Financial Plan Amendment	During 2016, staff will compile a list of various Financial Plan amendments that are made to the 2015 Five Year Financial Plan during the year. The list and summary of total value of all amendments will be provided to the Finance Committee and Board.	

TASKS FROM March 31, 2015 BOARD MEETING

Resolution #	Item/Issue	Actions Required/Taken	Status
122-15	Organization/governance Review	1.The organization/governance review will be brought back to the Board no later than August 2015 so that the matter can be included in the 2016 budget deliberations.	Ongoing
		2.Staff will prepare a report that provides the Board with preliminary information that will be required to review the matter and make an informed decision. There will be an org/governance review at 4:30 p.m. prior to the RDKB Board meeting scheduled for September 29 in Trail	Ongoing

145-15	2014 CARIP Report and Contribution to Climate Action Reserve Fund	Staff will provide a report identifying opportunities for further carbon reductions taking into consideration planned retrofits, renewals and staff resources.	IP

TASKS FROM April 30, 2015 BOARD MEETING

Resolution #	Item/Issue	Actions Required/Taken	Status
182-15	Grand Forks Curling Club Flat Roof	The 2015 Financial Plan will be amended to include the expense of replacing the GF Curling Rink roof with a corresponding transfer from reserve.	Jan 2016
n/a	Committee Meeting Day	Staff and Chair will develop a proposed schedule while considering Directors' work and Municipal schedules and obligations for a Committee Meeting Day.	IP

Note: Chair is planning to discuss this further in Strategic Planning. Chair has asked Directors to provide input, ideas and suggestions for the proposed schedule. Staff is currently working on the development of the schedule.

TASKS FROM May 28, 2015 BOARD MEETING

Resolution #	Item/Issue	Actions Required/Taken	Status
214-15	Meeting with Ministry staff at UBCM.	RDKB staff will arrange a meeting with Ministry of Community, Sport and Cultural Development staff at the 2015 UBCM to discuss Provincial response to 2014 UBCM Resolution B104, Absence of Director Due to Illness.	IP

TASKS FROM June 18, 2015 BOARD MEETING

Resolution #	Item/Issue	Actions Required/Taken	Status
247-15	International Waste at District Landfills	Staff will refer the matter of international waste at District landfills back to the Environmental Services Committee for further discussion.	IP
249-15	Funding Landfill Liabilities	Staff will setup a meeting with Ministry of Environment staff during the UBCM to discuss seeking an extension on the 2019 deadline to fully fund landfill liabilities. Request has been withdrawn.	C
250-15	Policies	Staff will amend the Waive Tipping Fee Policy to include provisions for standing waivers for groups or individuals.	IP
258-15	Mussel Control	Staff will forward a letter to the Provincial Government regarding the responsibility of mussel control.	IP
277-15	RD Director Title Change	Staff will send a resolution to the UBCM requesting that the title "Director for Electoral Area Directors" be replaced with the title "Rural Mayor".	C

Note: Resolution sent to UBCM and accepted.

TASKS FROM July 30, 2015 BOARD MEETING

Resolution #	Item/Issue	Actions Required/Taken	Status
282-15	L/T Effects of Smart Meters	1. The Board will petition Premier Christy Clark, Terry Clark, Dr. Perry Kendell to recommend review of Health Canada's Safety Code 6 to ensure appropriate protections for citizens based on the precautionary principle and a transparent review of the available research. 2. The Board will also petition the Govt of Canada to work in collaboration with the health departments of	IP

		the provinces and territories, to examine existing cancer data collection methods in order to improve the collection of information relating to wireless device use and cancer.	IP
n/a	Warning Labels on Gas Pumps	The Board will support this initiative by sending a letter to the UBCM supporting the resolution adopted by the District of W. Vancouver that was adopted at the Council meeting on January 26, 2015. Letter sent Aug 21/15	C
289-15	Order-in-Council-Removal of ALR Lands	1. RDKB will forward a letter to the North Central Local Government Assoc. supporting the Peace River Regional District's resolution that the Province of BC be requested to rescind OIC No. 148 until there has been adequate public input and respect for the legal requirements required to apply for removal of lands from ALR. Letter sent Aug 21/15 2. The Peace River Reg.Dist. will be notified accordingly.	C C
299-15	Changes to Board Mtg. Locations	1. The location of the Aug 27/15 Board meeting will be changed from another West End community to Trail. 2. The location of the Nov 26/15 Board meeting will be changed from Trail to Big White Ski Resort.	C
300-15	Beaverdell Fire Hall Lease	The three-year extension (2013-2015) for the Beaverdell Fire Hall has been approved between the RDKB and the Beaverdell Community Club and Rec Commission for an annual fee of $1.00 payable on the commencement date and thereafter on January 1 of each and every year during the Term of the Lease.	C
301-15	K.R. Watershed Management Plan Contractor Name Change	Staff will amend the current contract with Cordilleran Ecological by changing the name of the consultant to CommonsPlace Consulting Ltd. for the remainder of the contract period, that is between Aug 1/15 to Dec 31/17.	C
306-15	Private Moorage	RDKB will temporarily suspend the enforcement of the RDKB dock-size regulations for existing docks that involve FrontCounter BC applications for Specific Permission for Private Moorage until Director McGregor and the Christina Lake APC have the opportunity to research the matter and develop a solution.	C
314-15	Boundary Animal Control Contract	Staff will provide the Board with the Commissionaires' Boundary Animal Control service reports.	IP
315-15	Support of Conservation Tax Incentive Program	Staff will forward a letter to the Comox Valley Regional District supporting its resolution, adopted on June 30/15 and which will be submitted for UBCM for consideration at the 2015 convention that the Ministry of Community, Sport and Cultural Development be requested to grant local governments the authority to implement a conservation tax incentive program. Letter sent Aug 24/15	C
316-15	2015 UBCM Cabinet Minister & Ministry Staff Meeting Requests	Staff will set up 2015 UBCM meetings as per minutes.	C
318-15	Organizational/Governance Review	1. The matter of Organization/Governance Review will be referred to the Finance Committee for further discussion. 2. Staff will set up a meeting regarding what the Board wishes to be included in an organizational/governance review for 4:30 pm prior to the Sept 29/15 Board meeting.	IP

330-15	Water Conservation	Staff will post a notice regarding water conservation during the current drought conditions on the electronic signboard at the GF Aquatic Centre.	C

TASKS FROM August 31, 2015 BOARD MEETING

Resolution #	Item/Issue	Actions Required/Taken	Status
n/a	RDKB Bylaws-Electoral Area 'A'	Staff will forward a letter to specific property owners who are hosting late-night parties advising that charging an admittance fee is in non-compliance with the Zoning Bylaw and that they must cease the illegal operations immediately. If the property owners do not comply, the RDKB will consult with its solicitors with respect to legal action.	
n/a	EOC Update	The Electoral Area Services Committee will be reviewing and discussing future communications and planning for, and management of, Electoral Area properties that are exposed to emergency response events.	
n/a	Kootenay Booth	Staff will send out a sign-up sheet to the Electoral Area Directors to volunteer time working at the Booth at the 2015 UBCM.	

Staff & Board Follow-Up – In Addition to Board Resolutions

Date Item/Issue for future meetings

Feb 26/15 – Board will discuss increasing the amount of sponsorship given to communities that host AKBLG conventions.

Mar 31/15 – Board will discuss the future use of proceeds from the sale of the airport.

Mar 31/15 – Strategic priority-funding of gas tax and the January 2016 intake of proposals regarding a Boundary-scale Trails development for 2016.

Apr 30/15 – Rural Dividends – Rural Advisory Council

May 28/15 – Staff investigate Bio-waste solids on ALR lands and prepare report for future consideration.

May 28/15 – Staff explore possible changes to Improvement District legislation.

July 30/15 – Organization/governance review meetings 4:30 p.m. prior to Sept 29/15 Board meeting

July 30/15 – Discussion respecting historical sites

Regional District of Kootenay Boundary

STAFF REPORT

Date: 10 Sep 2015

File ADMN-Operations-East End Sewerage

To: **Members of the RDKB Board of Directors**

From: Chair McGregor

Re: Special Voting Regulation Results
East End Sewer - Loan Authorization Amendment Bylaw No. 1583

Issue Introduction

A report from Chair McGregor regarding the results of the Regional District Special Voting Regulation (BC Reg 4191) giving RDKB East End Regional Sewer Service (Aerial Crossing) Loan Authorization Amendment Bylaw No. 1583, 2015 first, second and third readings.

Pursuant to the attached Regional District Special Voting Regulation (BC Reg 4191) Directors Moore, Martin, Pahl (service participants) and I deemed the following issue urgent and requested that the following resolution be considered by the Board of Directors as soon as possible:

Corporate Vote Weighted

That the Regional District of Kootenay Boundary Board of Directors gives the RDKB East End Regional Sewer (Aerial Crossing) Loan Authorization Amendment Bylaw No. 1583, 2015 first, second and third readings.

History/Background Factors

The Cities of Trail and Rossland and the Village of Warfield share the regional interceptor line which transports sewer across the Columbia River to the RDKB Columbia Pollution Control Centre (waste-water treatment plant) located at Waneta South-East of the City of Trail.

The interceptor line is located on the Old Trail Bridge which currently is closed to foot and vehicle traffic and which eventually will be demolished. Therefore, the line needs to be relocated.

The City of Trail, being responsible for the overall construction of a new pipe-bridge that will also include the RDKB sewage interceptor pipe and a pedestrian crossing (pedestrian crossing portion paid for only by the City of Trail) launched a pipeline/pedestrian bridge tender in June, 2015. Recently, the City of Trail rejected all bids in response to the tender process due to higher than expected costs, but have since negotiated a lower cost with the lowest bidder.

Originally, the RDKB Board of Directors gave first, second and third readings to RDKB East End Regional Sewer Service (Aerial Crossing) Loan Authorization Bylaw No. 1572, 2015 on February 26th, 2015 and adoption on June 18th, 2015 approving the borrowing of $4,200,000.00 for the construction of a new pipeline/pedestrian bridge. With increases, the amended amount is $7,200,000.00. The participants in the East End Sewer Service met with their respective Councils on September 8th and adopted resolutions agreeing to proceed with giving the Amendment Bylaw first, second and third readings.

Given the compressed timelines and deadline for response to the new increased costs, the RDKB had to undertake the Regional District Special Voting Regulation to obtain the Board's approval to give the Loan Authorization Amendment Bylaw 1583 first, second and third readings.

The results of the Special Voting opportunity for giving first, second and third readings to Loan Authorization Amendment Bylaw No. 1583 that was concluded on Thursday, September 10, 2015 are as follows:

- 11 affirmative responses from 13 Board members.
- 7 Directors responded by email, one Director responded in person and 3 Directors responded via phone.
- Two Directors were unavailable.

Implications

- Once the Amendment Bylaw is adopted, an amendment to the Financial Plan will be required.

- Only the participants which pay into the Service - Trail, Warfield and Rossland incur the costs.

Respectfully Submitted,
Chair McGregor

Copyright (c) Queen's Printer,
Victoria, British Columbia, Canada

License
Disclaimer

B.C. Reg. 41/91
M21/91

Deposited February 6, 1991

Local Government Act

REGIONAL DISTRICT

SPECIAL VOTING REGULATION

Note: Check the Cumulative Regulation Bulletin 2014
for any non-consolidated amendments to this regulation that may be in effect.

[includes amendments up to B.C. Reg. 17/98]

Contents

1 Interpretation
2 Special vote may be taken on urgent matters
3 How special voting is to be conducted
4 Special vote must be reported at next regular meeting
5 Application of regulation

Schedule

Interpretation

1 In this regulation **"urgent"** means requiring immediate action as a result of unforeseen circumstances.

Special vote may be taken on urgent matters

2 (1) Subject to subsection (2), the voting by the directors of a regional district board, including voting on passing a resolution or on reading or adopting a bylaw, may be conducted in accordance with section 3 where the chairperson and one other director consider

(a) that the issue to be voted on is urgent, and

(b) that calling a regular or special meeting to conduct the voting is impractical.

(2) Voting on the second or third reading of the following bylaws may not be conducted in accordance with section 3:

(a) annual budget bylaws;

(b) zoning bylaws;

(c) bylaws adopting official community plans;

(d) rural land use bylaws.

How special voting is to be conducted

3 (1) The secretary shall make all reasonable attempts in the circumstances to ensure that each director entitled to vote has the opportunity to do so.

(2) Before a director votes, the secretary shall ensure that the resolution or bylaw to be voted on is communicated to the director either

(a) orally, including by telephone or other means of telecommunication, or

(b) by delivery, including by delivery in writing, by facsimile transmission or other means of electronic transmission or by delivery in electronic form.

(3) A director shall vote by informing the secretary, in any manner referred to in subsection (2), of the director's approval or disapproval of the resolution or bylaw and the secretary shall at that time record the director's vote.

(4) Each director who votes shall have the number of votes that he or she would have had in voting on the matter at a regular meeting of the board.

(5) The rules under section 791 of the Act regarding the counting of votes at meetings of the board, except section 791 (10), apply to the counting of votes taken in accordance with this section.

(6) After ensuring that each director has an opportunity to vote as required by subsection (1), the secretary shall inform the chairperson of the results of the voting and the chairperson shall declare the vote to have passed or failed in accordance with those results.

(7) At the time of the chairperson's declaration under subsection (6), the results of the voting shall have the same effect as if the voting had been conducted at a regular meeting of the board and shall then be recorded by the secretary as a minute of the board.

(8) If the secretary is absent, ill or otherwise disabled, the chairperson may appoint another director to conduct voting under this section in the place of the secretary.

Special vote must be reported at next regular meeting

4 At the next regular meeting of the board following a vote under section 3, the chairperson shall report the results of the vote.

Application of regulation

5 This regulation applies only to the districts listed in the Schedule.

[en. B.C. Reg. 17/98.]

Schedule

[en. B.C. Reg. 17/98.]

the Cariboo Regional District
the Central Coast Regional District
the Regional District of Central Kootenay
the Columbia-Shuswap Regional District
the Regional District of East Kootenay
the Regional District of Fraser-Fort George
the Fraser Valley Regional District
the Regional District of Kitimat-Stikine
the Regional District of Kootenay Boundary
the Regional District of Mount Waddington
the Skeena-Queen Charlotte Regional District
the Squamish-Lillooet Regional District
the Thompson-Nicola Regional District

[Provisions of the *Local Government Act*, R.S.B.C. 1996, c. 323, relevant to the enactment of this regulation: section 793 (8)]

Copyright (c) Queen's Printer, Victoria, British Columbia, Canada

BCSPCA
SPEAKING FOR ANIMALS

PROVINCIAL OFFICE
1245 East 7th Avenue, Vancouver, British Columbia, V5T 1R1
604.681.7271 • 1.604.681.7022 • 1.800.665.1868 • spca.bc.ca
Charitable Registration # BN 11881 9036 RR0001

REGIONAL DISTRICT OF
KOOTENAY BOUNDARY
FILE #
AUG 31 2015
DOC #
REF. TO: L. C
CC: Board | M. Andison

August 26, 2015

Regional District of Kootenay Boundary
202-843 Rossland Avenue
Trail BC V1R 4S8

Dear Friends,

Re: Update on proposed BC SPCA facility in the West Kootenay

First of all, thank you so very much for your generous support of the BC SPCA. As you have been by our side, helping animals in need, I wanted you to know of the latest developments related to our West Kootenay branch.

Over the past few months there have been a number of articles in the local Trail and surrounding community newspapers about the future of the BC SPCA in the West Kootenay. Unfortunately, not all the information provided has been accurate and as such, I felt it was important to write our dedicated BC SPCA supporters in the region directly to bring you up to date on what has transpired during the past six months and our plans for the future.

As you are aware, the BC SPCA has operated its Trail Regional animal shelter, located at 7700 Highway 3B in Trail, for many years. While the life-saving work undertaken by the Branch has been exceptional, the same cannot be said about the facility itself. The shelter, which is approximately 33 years old, is in extremely poor condition and is too small to serve the needs of the community. We simply cannot continue to house animals or expect staff and volunteers to work in such conditions. In addition, the building cannot be upgraded. As a result, we believe we have no option but to close this particular facility no later than the end of 2016. This fact has been widely covered in the local media.

What has been less widely covered by the media is our complete commitment to maintaining an uninterrupted physical presence in the West Kootenay. Closure of the Trail facility will go hand in hand with the opening of a new BC SPCA facility that can meet the future needs of homeless and abused animals in the area. To demonstrate its commitment, the BC SPCA has previously set aside funding to assist with the project and has successfully persuaded the provincial government to provide funding. In addition, a few days ago, a significant funding partner has expressed interest in the project as well. The one component that is lacking to date has been the financial support of local and/or regional government.

Participation from local/regional government is critical to this project as the Trail Regional branch is currently providing a wide range of animal control related functions on behalf of the local/regional government. We have done research into what a functional, cost effective facility will cost. It is estimated at $1.6 million. Even with support from others, we cannot move forward without a significant financial contribution from local government.

As you may be aware, the BC SPCA recently made a formal funding request in the amount of $550,000 to the Regional District of Kootenay Boundary (RDKB), for whom we currently provide animal control services. Unfortunately, the RDKB declined to participate in any way to the project. We were obviously disappointed by the decision of the RDKB, especially in light of the fact that animal control services will be required on an ongoing basis by the Regional District. Nevertheless, we remain undeterred.

Very recently, the City of Castlegar approached the BC SPCA expressing interest in participating in the project. We have now had an opportunity to meet with Castlegar mayor and council and staff to discuss this project further. While nothing has been finalized to date, we are cautiously optimistic that there may be a local government partner in the region for this critical project.

In conclusion then, I reiterate the BC SPCA's full commitment to a physical and uninterrupted presence in the region. The only outstanding questions are whether that facility will be in Castlegar or Trail and what the size and composition of the facility will be, recognizing we still have to raise a portion of the funds to complete the project as originally envisaged.

I hope this letter answers all of the questions you may have about our proposed West Kootenay facility, but feel free to contact me directly should you require any further clarifications or wish to assist in making this project a reality.

Thank you for your ongoing support for the work of the BC SPCA. We are grateful for your support that enables us to be there for the animals that need us.

With appreciation,

Craig Daniell

Craig Daniell
Chief Executive Officer

REGIONAL DISTRICT OF
KOOTENAY BOUNDARY
FILE #
AUG 3 1 2015
DOC #
REF. TO:
CC: Chair McGregor.
Board M Arellen

August 30, 2015

Grace McGregor,
Chair,
Members of the Board of Directors
Kootenay Boundary Regional District
202 843 Rossland Avenue
Trail, BC V1R 4S8

Dear Chair McGregor"

I am writing a letter of protest and complaint regarding the proposed and future loss of the Trail S.P.C.A. office and services located on Rock Island Highway. Not only are we losing a very valuable service here in Trail but the economic value of the employees of the S.P.C.A. It is very frustrating as a long citizen and supporter of Trail so see many of our businesses, services, and retail outlets quietly leave our Community with absolutely no support from our local government.

One very important aspect of the local S.P.C.A. is the long history that this service has in Trail. Does anyone know that this service began with a handicapped lady who lived in Warfield? This lady first began to quietly find homes for unwanted pets. She helped those animals that needed homes, medical services because no one else was here to step up to the plate. The local S.P.C.A. was a step up for this lady who worked diligently to get this service in the area.

We do not want to lose this service to Castlegar. I implore you, Kootenay Boundary Regional District to step up to the plate and protect our services, not sit back and watch businesses leave our area.

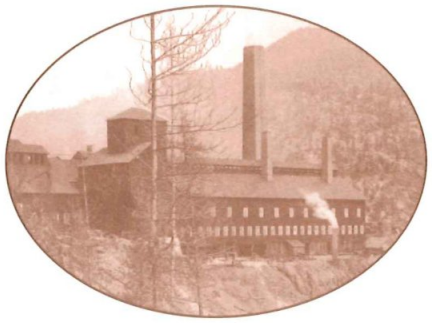
Please include this written request in the next Board Meeting.

Thank you.

L Gould.

Lynn Gould
1151 Marianna Crescent
Trail, BC V1R 1C9
gould202@telus.net

cc: John McLean



Original Trail Smelter in 1897

TRAIL HISTORICAL SOCIETY

P.O. Box 405, Trail, BC V1R 4L7
Phone 250•364•0829 ~ Fax 250•364•0830
email: history@trail.ca ~ website: www.trailhistory.com

Operating: Trail Museum • City of Trail Archives • Trail Sports Hall of Memories

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
FILE #
AUG 11 2015
DOC #
REF. TO: MF
CC: BOD | JM | TL

Board of Directors
Regional District of Kootenay Boundary
843 Rossland Avenue
Trail BC V1R 4S8

Dear Board members:

I read the article in the August 15th issue of the Trail Times regarding the RDKB's purchase of the Hardy Mountain Doukhobor Village Heritage site. I wish to applaud the Board for taking this initiative to preserve and protect a very valuable piece of our region's history. It is great to see the Board recognizing the importance of our heritage to the region and its residents. Too often local governments are slow to act when opportunities such as this arise and our heritage is lost forever as a result.

In 2010, the RDKB undertook as study to determine the feasibility of establishing a heritage conservation service to assist the Regional District and local heritage organizations to achieving their goals to preserve our region's unique and interesting history. The report set our clear options for the future of heritage services in the RDKB, including the nature of the heritage to be managed, and the funding levels and mechanisms that are needed for the delivery of the heritage service. Unfortunately, the recommendations in the report were never acted upon. Most, if not all, remain applicable today.

I urge the Board to have your staff provide you with a copy of the report and after reading it, you initiate a course of action to have the report updated and its recommendations considered by the Board. It is only through support of local government can the non-profit heritage sector in the region achieve its goal to identify, preserve, protect and make available to the public our region's special place in the history of British Columbia.

Thank you for your consideration.

Sincerely,

Jamie Forbes
President

Cc: Mayor Mike Martin
Heritage Federation of Southeast BC
THS Board

Regional District of Kootenay-Boundary

Regional Heritage Conservation Service Feasibility Study



BCAR i-30819
BCAR c-01714

Denise Cook Design
Birmingham & Wood Architects and Planners
Marco D'Agostini
Dr. Jean Barman

25 October 2010

25 October 2010

Regional District of Kootenay-Boundary
Regional Heritage Conservation Feasibility Study

Report Contents



BCAR i-60899

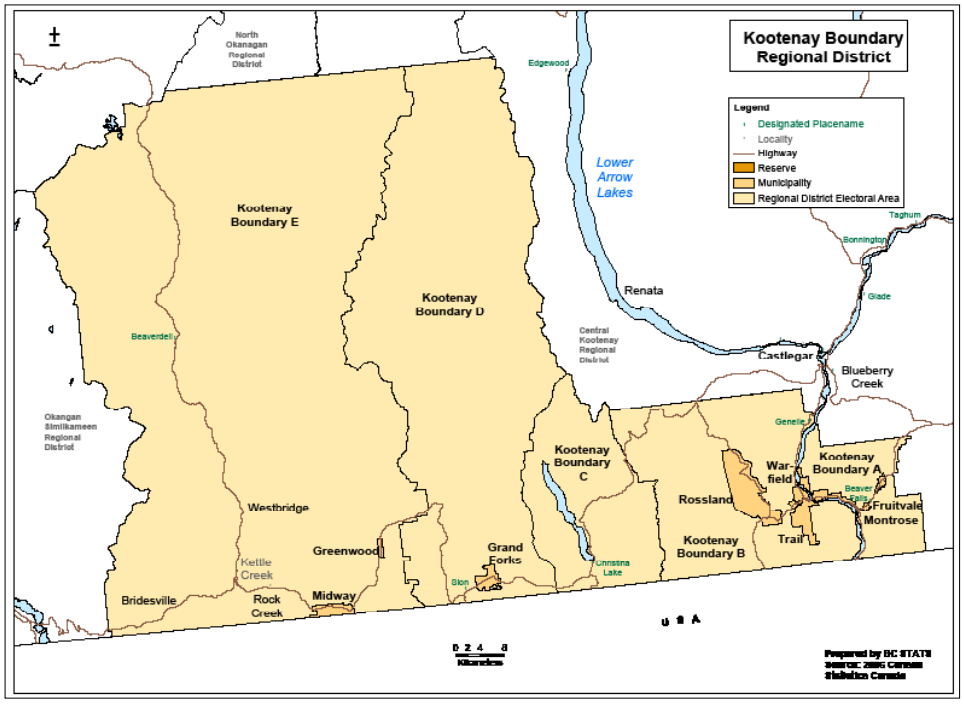
	Executive Summary	3
1.0	Context and Nature of the Study . . .	6
2.0	Glossary of Heritage Terms . . .	8
3.0	Historical Context of the RDKB . . .	11
4.0	Thematic Framework	33
5.0	Heritage Features in the Kootenay Boundary Region .	35
6.0	Feasibility Assessment	46
7.0	Heritage Associations and the Regional Heritage Service	76
8.0	Heritage Policy and Conservation Tools . .	79
9.0	Appendices	87

A. Bibliography
B. Summary of Workshop Information
C. Transcript of Open-ended Survey Questions
D. Heritage Features in the Kootenay Boundary Region
E. Rossland Heritage Register
F. Principles of Heritage Conservation

25 October 2010

Regional District of Kootenay-Boundary
Regional Heritage Conservation Feasibility Study

Map of the Study Area



Source: BC Stats 2006

25 October 2010

Executive Summary

The purpose of this report is to set out clear options for the future of heritage services provided by the Regional District of Kootenay Boundary (RDKB) for the entire Kootenay Boundary region. Consideration of those options takes into account both the nature of the heritage to be managed, and the funding levels and mechanisms that would be required for the delivery of the heritage service.

Historical Context

Background for considering service options is provided in the form of a brief history of the region (Section 3: Historical Context of the RDKB). The main stories of the region that have shaped the nature of present-day communities are mining, agriculture, and the pursuit of outdoor recreation. Much of the region was settled and its landscape altered in pursuit of the mineral wealth. The major transportation routes into and within the region have their genesis in the rush to access and export that mineral wealth, and effectively administer the rather inaccessible region so near the American frontier. The two other central stories of the region are the development of lands for agriculture (and the immigrant communities that came to farm), and outdoor recreational activities.

Regional Themes and Features

As part of this study, five workshops were held in five different communities in the RDKB in April 2010. A record of what citizens of the region found valuable about their history and place, and why, is contained in Sections 4 and 5 of this report (Section 4: Thematic Framework; Section 5: Heritage Features in the Kootenay Boundary Region). Important findings in the Thematic Framework and Heritage Features include:

- The citizens of the RDKB find their natural and cultivated landscapes a key aspect of their heritage;
- Many of the identified valuable landscapes are in the unincorporated areas of the RDKB;
- Many of the identified features in unincorporated lands nevertheless involve the region's municipalities, either because they are partially on municipal lands or because they are visually or symbolically connected to municipal life.

These findings underscore the important role of the RDKB in the stewardship of the region's heritage, for the simple reason that no other government

has jurisdiction over the many identified rural features. Yet many of these features on unincorporated RDKB lands are very valuable to various municipal populations. The extensive list of rural features indicates just how robust the regional heritage service should be to be equal to its stewardship responsibilities. The findings also underscore the connectedness of regional and municipal heritage interests, indicating the need for any regional heritage service to integrate with municipal heritage agendas.

Regional Heritage Service Options

The regional heritage services goals, implementation, and service options are considered in Section 6: Feasibility Assessment. Three service options are considered in Section 6.4.2, listed in order of ascending funding requirements:

1. Continuation of the present level of service;
2. Enhanced heritage service funding to embed heritage planning into general planning practice in all unincorporated areas;
3. Enhanced heritage service funding to integrate heritage planning into general planning practice, including coordination with municipal heritage services and municipally-initiated heritage activities and programs.

No option is unworkable; however, conservation of heritage in the region is better served with the enhanced levels of funding (service options 2 and 3), with Option 3 facilitating the development of a service that coordinates the regional and municipal initiatives, the option which best serves the interests of heritage conservation in the region.

Implementation and Funding

Section 6.4.3 examines implementation of the three services options, spelling out recommended steps to take in establishing the regional heritage service, depending on the level of funding. Section 6.4.4 examines the levels of funding required for the enhanced service options, and the staffing required for delivering those enhanced services.

Governance Models

Section 6.4.5 of the report considers two different governance models for delivering the regional heritage service:

1. A continuation of the present direction by the RDKB Board with advice provided by Regional District planners or outside consultants;
2. Direction by a reconstituted Regional Heritage Commission, with advice provided by RDKB planners or outside consultants.

The benefits and challenges of each governance model are weighed. One

potentially significant difference between the models is that some outside revenue sources cannot fund Regional District initiatives; if programs are directed by an independent entity such as a Regional Heritage Commission, the list of potential outside funders would probably grow.

Heritage Associations and the Regional Heritage Service

Section 7 of the report comments on the wealth of archives, museums, heritage groups, and heritage initiatives to be found in the RDKB, and of great potential help for a regional heritage service. The central finding of this section is that this wealth of knowledge and heritage-related initiatives are not coordinated across the region to effectively promote the region's heritage and its conservation.

Heritage Policy and Tools

Section 8 sets out proposed policy statements and conservation tools that demonstrate that conservation is not about restricting owners' rights. Done properly a heritage service makes clear that the regional or local government is a cooperative partner with individual landowners, equipped with the wherewithal to assist in the conservation of the region's heritage, including real financial help to owners of properties containing identified heritage features.

Section 8.1 of the report is a list of suggested policies that the Regional District could adopt to lay the foundations for a comprehensive regional heritage service. Section 8.2 is a compendium of the tools that are available to any local government, including regional districts upon the adoption of an extended services bylaw.

Conclusion

The Kootenay Boundary region has enormous potential to capitalize on its heritage, for the simple reason that much of it is still visible, accessible, beautiful, and unique. Unlike many regions in the province, the rural lands and towns of the RDKB have not been overwhelmed by the physical effects of population growth. If resources are found to fund a regional heritage service that benefitted from a coordination of the many existing heritage groups in the region, much of what is held to be valued today can be conserved.



BCAR i-64712



1.0 Context and Nature of the Study

The Regional District of Kootenay Boundary (RDKB), wishes to prepare a report which will assess the feasibility of establishing a regional heritage conservation service for the area's eight municipalities and five Electoral Areas, and to present options for the organizational structure of this heritage service.

The focus of the study is determining a process or system of heritage conservation for critical resources in the RDKB and its member municipalities, the natural, cultural scenic and historic resources that have shaped the region and its communities.

An important part of this study, and ongoing into the future, will be community engagement, to make heritage conservation in the RDKB truly community and values-based. There is a recognition that the people who live on the land are uniquely qualified to protect it. A heritage conservation service should provide significant opportunities to encourage citizens, local businesses and organizations, and local government to work together to foster a greater sense of community and to care for their land and culture as a whole.

This study acknowledges that heritage can be the cornerstone for development in the RDKB. A cooperative effort can yield conservation at the regional level that is more than the sum of its individual parts. The key is to design and implement a heritage conservation program that will allow Electoral Areas and member municipalities to easily work together to bring a high level of conservation to the region.

The recognition of important heritage features, the determination of a community's unique story and how it fits into the regional story, the formulation of a program that will involve all parts of a community in how best to protect heritage features, and the implementation of the program are the tasks undertaken by this study.

Project Goals

1. Increase public awareness and understanding of heritage in the RDKB
2. Implement an ongoing process of public consultation to collect input regarding local and regional heritage values
3. Continue to compile information regarding recognized heritage features throughout the region
4. Involve a wide range of stakeholders, including but not limited to, RDKB board members, municipal mayors and councilors, community group representatives, a wide spectrum of the public, and local government staff in a consultation process to identify community and regional heritage values
5. Involve stakeholders in establishing priorities for heritage to determine the

Context and Nature of the Study

feasibility of establishing a regional heritage conservation service

6. Provide an assessment of the level of support for the establishment of a regional heritage conservation service through a comprehensive consultation process
7. Develop options for the organizational structure of a regional heritage conservation service and outline the financial implications of each option
8. Recommend strategies for implementing a heritage conservation program after a regional service has been established
9. Use a values-based approach to create avenues for identifying new heritage assets that are not yet recognized
10. Identify ways to cultivate community and political support for municipal and regional heritage conservation policies and projects
11. Provide opportunities for community partnerships



BCAR i-55272

2.0 Glossary of Heritage Terms

The following terms, widely recognized in the heritage conservation literature, are used in this document and here defined:

Biogeoclimatic Zone
A biogeoclimatic zone is a geographical area (large ECOSYSTEM) with a relatively uniform macroclimate, characterized by a mosaic of vegetation, soils and, to a lesser extent, animal life reflecting that climate. Zones are usually named for the potential climatic climax or self-perpetuating vegetation established on mesic (average moisture) sites and zonal (climatically determined) soils.

Character Defining Elements
The character defining elements of a heritage resource are the physical qualities that are valued (e.g. its materials, forms, location, spatial configurations, uses, cultural associations, and/or meanings) and which are integral to displaying those values.

Conservation
All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve "Preservation," "Rehabilitation," "Restoration," or a combination of these actions or processes. Reconstruction or reconstitution of a disappeared cultural resource is not considered conservation.

Cultural Landscape
Defined by the World Heritage Committee as distinct geographical areas or properties uniquely representing the combined work of nature and of man. This concept has been adapted and developed within international heritage arenas (UNESCO) as part of an international effort to reconcile one of the most pervasive dualisms in Western thought - that of nature and culture.

Cultural/Social Values
The existence of First Nations cultural and heritage sites and places of spiritual importance, the existence, quality and significance of post-contact sites in accordance with representative themes (eg. early settlement, mining, transportation, etc. and the existence of special cultural/heritage features (eg. historic trails). Also described as being an attachment to places that are essential reference points or symbols for a community's identity (eg. accessible or used places, places where significant events took place, meeting and gathering places, and places of special meaning, tradition, ritual or ceremony) and can refer to heritage features that are representative of a particular culture, tradition, way of life or way of doing things.

Glossary of Terms

Designation
The classification of real property in whole or in part under Part 27, Division 4, Section 967 of the Local Government Act, if the local government considers that the property has heritage value or heritage character.

Design Guidelines
Directives that provide guidance and constrain the design of a building, place or landscape. For heritage features, guidelines also help to ensure that heritage conservation interventions are both compatible yet distinguishable from the original heritage feature or fabric.

Ecosection
Areas with minor physiographic, climatic and oceanographic differences. Each ecosection has a unique sequence of biogeoclimatic sub-zones and are useful for regional and sub-regional resource planning.

Guidelines
Statements that provide practical guidance in applying the Standards for the conservation of historic places.

Heritage Character
The heritage character of a place is comprised of all valued heritage features which give that place its distinctive quality, appearance and sense of place that distinguishes it from other places.

Heritage Feature or Resource
A heritage feature or resource can be a structure, building, group of buildings, district, landscape, artifact, archaeological site or other place or feature that is recognized as having heritage value, contributing to the historical significance of the place.

Heritage Value
Heritage value is what a community recognizes as significant about its history. Heritage value statements answer the question "why is this important to our heritage?" by identifying aesthetic, historic, scientific, cultural, social or spiritual values which are important for past, present, and future generations (e.g. to appreciate, learn from, connect to, and study). Identifying heritage values can ensure the appropriate conservation of a place, which in turn protects its heritage character.

Intervention
Any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Glossary of Terms

Maintenance
Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Minimal intervention
The approach which allows functional goals to be met with the least physical intervention.

Preservation
The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Recreational Value
The significance of the recreational amenities and features contained within an area, the benefit of protecting those amenities resource development, and the level of current use provided by an area.

Registration
The official listing of a community's historic places on its Community Heritage Register.

Rehabilitation
The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/ or additions, while protecting its heritage value.

Restoration
The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Statement of Significance
A document that presents a succinct way of expressing heritage value. It ensures that heritage values are communicated in an effective and consistent manner.

The three-part SOS contains:
• a brief description of the historic place
• an identification of the key heritage values assigned to the historic place
• a list of its principal character-defining elements.

3.0 Historical Context of the RDKB

Historical contexts:

- *Identify and explain the major themes, factors and processes that have influenced the history of an area*
- *Their objective is to provide a framework to investigate and identify heritage resources*
- *They are not intended to be a detailed account of all aspects of the history of an area*
- *They are not intended to replace histories designed to serve other purposes*

An historic context statement is a document used in planning for a community's heritage resources. It identifies the broad themes and patterns of historic development in a community or region and identifies historic property types, such as buildings, sites, structures, objects, landscapes or districts which represent these patterns of development. An historic context statement provides direction for evaluating and protecting significant heritage resources. As a planning document, it is meant to be a dynamic work, evolving as community needs and desires change.

One of the first steps in the feasibility planning process is to provide an understanding of the context for heritage conservation in the region through the preparation of an Historical Context Statement. The history of the RDKB is considered as part of the history of the region, the province, and nationally, documenting events important to its evolution over time, and the impact of the natural landscape on cultural history. Each of the Electoral Areas has been examined in the context statement; however, a key point is that individual and shared histories do not necessarily reflect electoral boundaries.

3.1 RDKB Historical Context Statement

Knowing the past is essential to making decisions for the present day and into the future. Both directly and by inference, this historical context statement points to heritage resources within the RDKB, including buildings, structures, historic districts, and cultural landscapes. UNESCO has identified three kinds of cultural landscapes, being (1) those "designed and created intentionally by man," (2) organically evolved landscapes, and (3) associative landscapes valued for their "religious, artistic or cultural associations of the natural element" (UNESCO, 84).

The history and heritage of the RDKB is in many ways a microcosm of British Columbia as a whole. Many of the themes that mark the region resonate more generally. The lure of sudden wealth, dependence on the global economy, and economic twists and turns echo many other parts of the province. So does the strong desire for a place of one's own and respect for history and heritage. The RDKB is at the same time unique for its abundance of natural resources and north-south orientation. The consequence is to make a regional heritage conservation service, currently under consideration by the RDKB, valuable both for the RDKB and for British Columbia more generally.

This historical context statement highlights elements of the RDKB's settlement history that are particularly relevant to the consideration of a regional heritage conservation service.

Historical Context

Abundance of natural resources

The RDKB and its 30,742 inhabitants as of the 2006 Canadian census, are blessed by an abundance of natural resources. Above ground is a wide range of terrains and landscapes. Across the region rugged mountain chains are intersected by rivers and lakes whose valleys have encouraged ranching, farming, and fruit growing. Below the surface are mineral deposits whose exploitation has similarly provided a basis for economic development.

The RDKB's abundance of natural resources is echoed in each of the eight municipalities and five unincorporated Electoral Areas into which the region is divided. Distinct from each other, they each present to residents and visitors key aspects of the region as a whole.

As are all five Electoral Areas, the eastern most, A: Beaver Valley, with a population of 1,989, is bounded on the south by the international boundary with the United States. Extending north to Champion Lakes Provincial Park, west to the Columbia River, and east to the community of Fruitvale, Electoral Area A is by virtue of the Beaver, Columbia, and Pend d'Oreille valleys rural in appearance. Among its communities are Waneta beginning as a rail construction camp in the early 1890s and the longtime fruit growing community of Columbia Gardens, now home to a commercial vineyard and winery.

Geographically within the boundaries of Electoral Area A, but not part of it, are three of the region's eight municipalities. Located in the Beaver Valley with 1,952 residents, Fruitvale originated as a stop on the Great Northern Railroad's extension north into Canada. Sited on a bench, Montrose with a population of 1,012 overlooks the confluence of the Beaver and Columbia rivers. The largest of the three municipalities is Trail, surrounded by both Electoral Areas A and B, whose 7,237 residents continue to identify with the large smelter that has been its economic engine since the late 1890s.



Columbia Avenue, Rossland 2010

Electoral Area B: Columbia River Communities and Big Sheep Creek Valley is bounded on the east by the Columbia River, on the north by the junction of Highways 3 and 3B, and on the west by the Cascade Summit off the Old Cascades Highway. With a population of 1,418, Area B contains the unincorporated communities of Genelle, Oasis, Paterson, and Rivervale. Included geographically, but again not part of the area, are the municipalities of Rossland and Warfield. Hilly Rossland with 3,278 residents goes back in time to the hard rock mining boom of the 1890s. Much of its wealth came from Red Mountain, which is today a world class ski resort known for it's extreme terrain, and a major factor in Rossland's current economy. A Norwegian miner in Rossland - Olaus Jeldness - is recognized as a pioneer of the sport in western Canada. The town of Casino sported a sawmill in the late 1920s.

25 October 2010

Historical Context

Located between Trail and Rossland, Warfield with a population of 1,729 is a residential community.

Electoral Area C: Christina Lake extends west from Area B, east and north to the edges of Gladstone Provincial Park, noted as a spawning habitat for Kokanee and Rainbow trout and winter habitat for deer and elk, and for its old growth forests of cedar and hemlock. The area's 1,435 residents also get to experience Christina Lake and historic trestles from the Canadian Pacific Railway, as do visitors coming for these reasons.

Electoral Area D: Rural Grand Forks, with a population of 3,175, extends westward from Area C to Eholt Summit in the Monashee Mountains and north of Granby Provincial Park, one of the last intact watersheds in the southern interior. The area once contained the boom town of Phoenix, which at 1,411 meters, or 4,630 feet, claimed at its founding to be the highest city in Canada. Phoenix Mountain now welcomes skiers and snowboarders. Some area residents farm, others work in Grand Forks, a municipality of 4,036 located on Area D's southern edge.

Grand Forks, whose settlement history extends back a century and more, lies in the Kettle Valley. Indicative of the city's attractive setting, a surveyor marking the international boundary in the fall of 1860 evoked "a large flat called La Grande Prairie,…as level as a bowling green" containing "immense quantities of fine nuts…just in the right state of picking so we had a great treat" (Glanville 1987, 9). The Kettle Valley Railway that once passed through Grand Forks, discontinuing service in 1973, has become a much used hiking and biking trail. Its abandoned right-of-way includes scenic canyon spans.



Rock Creek Bridge BCAR i-21953

The very large Electoral Area E: West Boundary is the most diverse of the five. Extending west to Anarchist Summit in the Okanagan Highland Range and north to, and including, the alpine area of Big White, this area of 2,234 residents includes the unincorporated communities of Rock Creek, Beaverdell, Bridesville, and Westbridge. Within Area E's boundaries, but not part of it, are the municipalities of Greenwood and Midway. Greenwood with a population of 625 is a onetime mining hub proud of its built heritage. Midway, counting 621 residents, lies at the eastern edge of British Columbia's interior dry belt. Located on the slopes of Big White Mountain and overlooking tributaries of the Kettle River and the Okanagan Valley, the area known as Big White contains a major ski resort, recreational site, and mountain ecological reserve. Another ski area in Electoral Area E is Mount Baldy west of Rock Creek.

The RDKB is extremely diverse, both environmentally and culturally. The five Electoral Areas and eight municipalities contain almost all the natural landscapes

Historical Context

and many of the cultural landscapes associated with the history of British Columbia. The activities in which outsiders have engaged have in some cases, as with the exploitation of mineral deposits, significantly modified landscapes, but with other uses much less so. Today, it is still possible across the RDKB to experience a wide range of natural splendour much as it has existed since time immemorial.

North-south orientation

One of the most distinctive aspects of the RDKB, complementing its abundance of natural resources, is its north-south orientation. Aboriginal peoples easily moved up and down the region's waterways intersecting the Okanagan Highland, Beaverdell, Midway, Monashee, Christina, Valkyre, Valhalla, and Bonnington mountain ranges running from southwest to northeast. Christina Lake and the Kettle, Granby, Pend d'Oreille, and Columbia rivers were among the bodies of water they traversed.



Christina Lake, 1899 BCAR i-55272

Precisely who were the Aboriginal peoples that seasonally or all year around lived in the future RDKB is a bit of a mystery. Artifacts and accounts of early traders record their presence, but most often not their identities, as with: "Rossland there were some high mountains there. You could get a lot of Indians there, lots of Indians go there, pick huckleberries" (Pearkes, 51). Some were Shuswap, or Secwepemctsin, and Okanagan arriving from the northwest. A man living in the Rock Creek and Bridesville area in the 1920s recalled "the annual movement of the Okanagan Indians every fall…through the district…with teams of horses and wagons" both "to sell us buckskin gloves" and to hunt deer and dry and smoke the venison (Hatton, 13). Another Salishan people recorded on the region's eastern edge and coming from the south were the Lake or Sinixt, whose population at its height may have been some 20,000 but were decimated by small pox. A child of the early 20th century living south of Christina Lake described "Indians from the Colville Reserve arriving on horseback and with wagons to spear the salmon" (Sandner, 27). The RDKB may have been an Aboriginal seasonal crossroads.

The region's north-south orientation also accounts for the first newcomers to visit the future RDKB. The Columbia River was a major transportation route for the fur trade, which was the principal newcomer economy in the Pacific Northwest during the first half of the 19th century. Men stationed at the Hudson's Bay fur trade post of Fort Colville, established in 1825 about 85 kilometres south of Rossland, travelled the Columbia River as a matter of course, as did their counterparts at several similar posts in the vicinity. Their presence survives in the name of the region's largest body of water. In 1854 the head of Fort Colvile, Angus McDonald, passed through the area with his daughter Christina

Historical Context

who is said to have rescued the account books on their falling into the lake and was for that reason so honoured.

Outsiders' determination to overlay politics on geography was first manifest in the siting of the international boundary between the United States and Great Britain along the 49th parallel in 1846. It would be events in the future RDKB that pointed out how the line's maintenance was far more demanding than putting markers in the ground.

In 1859, a year after gold was discovered on the Fraser River bringing upwards to 30,000 miners to the future province, similar finds were reported some 500 kilometers to the east, just north of the border at the juncture of the Kettle River and Rock Creek. Americans were already predominant among arrivals, many of them experienced miners from California whose rush was now a decade old. The designated entryway of Victoria on Vancouver Island was intended to secure the newly proclaimed British colony of British Columbia against an expansive United States, but could not hope to contain men and supplies coming north to this remote area. Governor James Douglas' actions at the time in asserting British sovereignty over the mainland is generally conceded today to have helped exert control over American miners, and undermine American territorial ambitions toward this part of British North America.



Border crossing at Midway, 2010

The consequence was the government's construction of the Dewdney Trial east from the Fraser Valley. Overlaying the RDKB's natural north-south orientation, the Dewdney Trail climbed Anarchist Mountain before descending into the Kettle Valley. Completed to Rock Creek in 1861, the Dewdney Trail was in 1865 extended east past Christina Lake and the future Grand Forks and Rossland on news of gold finds on Wild Horse Creek in the East Kootenays. While the eastern portion of the trail fell into disuse as gold excitement faded, parts to the west continued long after British Columbia became a Canadian province in 1871 to be the principal means of land based transportation and communication defying the RDKB's north-south orientation.

It took another decade and a half for the RDKB's north-south orientation to reassert itself. The region's abundance of natural resources was the reason. Hard rock mining began in the western mountain states as part of a world-wide revolution in metal technologies occurring in the second half of the 19th century making it possible to extract different minerals from the same rock. The key lay in smelting -- that is, extracting by chemical or other means some desired metal or metals from the parent rock or ore, which was then usually dumped nearby to become huge heaps of slag. The ore to be smelted came from deep underground mines and so demanding tremendous capital to be put

Historical Context



Great Northern Railway station at Midway, 1896 BCAR c-08000

into operation. As more and more copper-wire telegraph lines were strung and rail lines laid, demand grew for copper, silver, lead, and other metals alongside the continued interest in gold. Once northern Idaho was linked to the rest of the United States by rail in 1883, prospectors began to move farther north through the same north-south interior valleys that had prompted construction of the Dewdney Trail precisely in order to contain such activity.

Except for the RDKB's north-south orientation, it is almost certain this formative stage of its settlement history would have occurred differently, or might not have occurred at all. In the event it was primarily American entrepreneurs, capital, and equipment that led the way in exploiting the abundance of natural resources and thereby opening up the region both to those in search of sudden wealth and to those seeking a place of one's own.

While Canadian entrepreneurship soon entered the fray and at some points came to the fore, the tug of war between geography and politics would be long lived. Among the venues in which the tension played itself out was the provision of rail lines which as often ended up going north and south as they did east and west. As summed up by transportation historians Robert Turner and David Wilkie, "the region experienced a dramatic and fast-paced mining-based, railway-building boom" that was "a focus of two highly competitive and expanding North American transportation giants" (17). The Canadian Pacific Railway coming from the east would be pitted against the Great Northern determined to enter the region from the south. Among other lines constructed during these heady formative years culminating with the First World War was the Kettle Valley Railway completed in 1915.

The growth of automobile travel during the expansive 1920s increasingly turned attention to roads, some of the best of which also ran south through the United States. Beginning in the early 1930s, an all-Canadian alternative offered itself in the form of a dusty graveled highway known as Highway No. 3 that followed four-fifths of the old Dewdney Trail, finally establishing a connection to the coast in 1949.

The RDKB's north-south orientation has been fundamental to its settlement history. As well as boomtowns that have mostly disappeared from view, today's three principal municipalities of Trail, Rossland, and Grand Forks got their beginnings and acquired much of their character precisely for that reason. Into the present day, it is possible to argue, the RDKB's north-south orientation gives it much more of a distinctive character, and relationship to the rest of British Columbia, than had politics early on trumped geography.

Gold: The lure of sudden wealth

The RDKB's abundance of natural resources and north-south orientation were

Historical Context

not sufficient in themselves to have determined the course of events. It was the lure of sudden wealth that brought most early newcomers to the region and then kept many of them there, at least for a time. Initially, it was gold, increasingly an array of other minerals that was the impetus.

The appeal of gold was widespread around the world prior to the first finds in the future RDKB. The gold rush beginning in British Columbia in 1858 was part of a world wide phenomenon initiated by California in 1848 and Australia in 1854, to be followed by the Klondike in the late 1890s. The lure of sudden wealth enticed innumerable numbers of individuals to spend years, even lifetimes, following each new find in the hopes of striking it rich. Despite the enormous distance and the difficulties of getting there, Rock Creek attracted some 500 men in 1860 alone, many of them Americans coming from the south. As was commonplace among miners, within a year or two almost all were off to the next supposedly richer finds.



Minnehaha Mine at Camp McKinney, 1895
BCAR i-55815

Over time the possibility of locating gold flakes or nuggets using picks and pans or a rocker cradle or sluice box gave way to the necessity for capital and group effort. While prospectors could still do the looking and stake a claim, gold was not so easily found. Such was the case with Camp McKinney, laid out as a townsite in 1887 about 25 kilometers west of Rock Creek on the side of Mount Baldy. Indicative of the RDKB's north-south orientation, a Spokane based company took the lead in working the finds, which lay beneath the surface and so demanded heavy equipment. Camp McKinney peaked at the turn of the century with amenities including half a dozen hotels. A few short years later, at the end of 1903, the mine closed down, dooming the town as well.

By then gold had been largely replaced by hard rock mining. The biggest of the copper finds was located at the beginning of the 1890s northwest of the future Grand Forks on top of Phoenix Mountain. The excitement was such that by 1894 dozens of prospectors had staked the entire mountain top with hundred of claims. The property was for a time controlled by entrepreneurs out of Spokane, who in need of capital combined forces with a group from Quebec to form the Granby Consolidated Mining, Smelting and Power Company. One of the necessary expenses was construction of two rail lines, the Canadian Pacific and the Great Northern, to take the ore to a smelter being built at Grand Forks 40 kilometres distant.

By then the newly incorporated Phoenix had become a respectable town, Grand Forks even more so. The first settlers had arrived there in 1884 with the intention of using nearby grasses to pasture cattle. It saw the occasional prospector from the beginning of the 1890s, but many more fanned out over nearby mountains from the mid-1890s. It was shortly after Grand Forks'

Historical Context



Smelter at Greenwood BCAR i-12055

incorporation in 1897 with a population of 500 that the company which owned the ore associated with the Phoenix copper mine decided to build its smelter there due to an abundance of power for generating electricity, water for cooling and processing, and ease of transportation. The smelter quickly became Grand Forks' principal employer, as well as being at one time the largest copper smelter in the British Empire. A population of 1,000 at the turn of the century doubled over the next decade.

Phoenix grew even faster to some 4,000 residents. Not only that, it acquired its own suburbs of sorts. Niagara about ten kilometers east housed railway workers, but once construction was over disappeared from view. Founded some ten kilometers northeast, Eholt, built as the headquarters for the CPR, appealed both to railway workers and to mining companies in search of a location for offices, but by 1910 was in decline. At its height, the Phoenix copper mine employed 1,000 men.

One of the responses to the lure of sudden wealth was to stake out town sites near actual or potential ore finds. Laid out in 1895 at the junction of the Copper and Boundary creeks, Anaconda was justified by its proximity to seven mining camps being located on the two streams. Greenwood, incorporated just to the north in 1897 for much the same reasons, soon eclipsed nearby Anaconda in size and ambition. Optimism during these years was such it took just two years for Greenwood's population to reach 3,000. Although ore could be smelted at a distance, profits were greater if processing occurred near the mines themselves. Located a couple of kilometres to the west of Greenwood was the Mother Lode copper mine and adjacent to it the boomtown of Deadwood laid out in 1899 to house company officials and businesses. Greenwood's future was assured with the establishment in 1901 of a copper smelter servicing the Mother Lode mine. The smelter like the mine was owned by the New York-based British Columbia Copper Company.

Among other new towns brought into being by the lure of sudden wealth was Boundary Falls on Boundary Creek. While gold finds were reported in the area in the mid-1880s, it was copper that turned Boundary Falls into a boom town with its own smelter, operating from 1902 to 1907 or possibly 1908. Other towns originating in the mining enthusiasm included Bridesville west of Rock Creek which was also a railway town, and Beaverdell to the north.

One of the most important mineral discoveries occurred about 100 kilometers east in the summer of 1890 on Red Mountain, following which American mining companies moved north from Coeur D'Alene to establish what would become the community of Rossland located just eight kilometres north of the international boundary. By the mid-1890s numerous Red Mountain mines, in particular

Historical Context

the lucrative LeRoi, were attracting much speculative attention. The number of claims staked in the vicinity of Rossland, mostly by Americans crossing over the border, grew from 100 in 1893 to almost 2,000 two years later.

Others lured by the promise of sudden wealth tried their luck as far away as the south end of Christina Lake 50 some kilometres to the west. The growth of prospecting occasioned several townsites. Among them was Cascade, laid out on the international boundary in about 1895 by yet another ambitious American, Aaron Chandler, this time from North Dakota.

Rossland quickly became the centre of the action. The success of the Le Roi, which employed some 250 men, and of the other mines attracted the adventurous and the ambitious. "They get the gold fever as soon as they arrive here, and all are intent on becoming rich," reported the Rossland Miner on July 13, 1895, four months after it began publication. By the end of the year Rossland's population had ballooned to 3,000, including the usual boomtown array of gamblers, prostitutes, and others similarly lured by the possibility for sudden wealth. An arrival a year later marvelled how "one can just see this town growing every day, buildings of all shapes & sizes going up in every direction,…last night, I heard a man say too, that an extra big crowd came in on the train last night." A visitor described about the same time how "the streets are crowded from morning to night with miners, prospectors and others" (Barman 2003, 182). The provision of the public utilities of water and electricity gave Rossland an urban air, as did its incorporation in 1897, by which time the population reached 7,000, its numbers of law firms 17 and saloons 42. Civic government made it possible to provide fire protection, street improvements, and a sewer system. Many considered Rossland a serious rival to the coastal metropolises of Victoria and Vancouver, and indeed it appeared to be so during these heady boom years fuelled by the region's abundance of natural resources, north-south orientation, and lure of sudden wealth.



Trail 2010

A smelter was soon established at nearby Trail, originally known as Trail Creek Landing and for its position at the confluence of Trail Creek and the Columbia River. The new community was then linked by rail to Rossland some ten kilometres to the west. When the Trail smelter proved unprofitable owing to its inability to attract sufficient ore, its American promoter sold both smelter and railway to the Montreal-based Canadian Pacific Railway [CPR], which had in 1886 completed a transcontinental rail line to newly established Vancouver. It was the CPR's purchase of the Trail smelter in 1898 that permitted the rail giant to take the lead in integrating the future RDKB, so it hoped, into the Canadian economy. A year earlier the CPR had agreed, in exchange for receiving a massive federal subsidy, to build a branch line through the Crow's Nest Pass lying between British Columbia and Alberta. The branch line's completion

Historical Context

gave the CPR's smelter at Trail access to large coal deposits located near the Crow's Nest Pass, which were being mined by the turn of the century. By then the smelter employed 600 men. In 1906 the CPR's various Kootenay assets were brought together into the Consolidated Mining and Smelting Company [CM&S], in which the CPR held just over half the stock. By then CM&S had moved onto Trail's first suburb, constructing homes to rent to employees at what was named Tadanac. Its companion of Warfield soon followed. In 1911 CM&S acquired control over the fabled LeRoi mine at Rossland, which gave it ownership of all the major Red Mountain mines.



Warfield, 1938 BCAR b-05057

Other communities had a more difficult time. A bright future seemed assured for Cascade with the construction of a dam and power plant to generate power, followed by the CPR considering the town for the location of a smelter before it opted for Trail. On the international boundary 20 kilometers east of Rock Creek in the Kettle Valley, Midway initially serviced prospectors and other passersby. Similarly passed over as a smelter site, Midway like numerous other communities got a boost from rail construction. Cascade's and Midway's locations caused customs houses to be established nearby, assisting their long term survival.

The lure of sudden wealth so transformed the RDKB that by the turn of the century the region contained upwards of 15% of the province's population, up from 3% a decade earlier. Even more remarkably, this growth from perhaps 3,000 to around 25,000 occurred over a decade when, due to migration, the overall British Columbia population had virtually doubled to almost 180,000.

The promise of this moment in historical time is caught by a man born in what would become the RDKB in 1909 whose father had arrived in 1896. In his view, no single element better characterized those years than did the boomtown phenomenon in which the lure of sudden wealth captivated both seller and purchaser: "The townsite artists, who invariably precede railway construction and extensive mining development in a new district have arrived in full force…. Of course, each individual townsite man holds the gateway to the best mining prospects, has the best facilities for obtaining pure water, the only smelter site in the district, the place where the greatest number of rail construction men will slake their thirst to the tune of 15 cents a drink, the ideal spot for a great metropolis and summer resort combined, once the road is completed, and other advantages too numerous to mention, but they won't all make Rosslands, any more than the prospects will all make mines". (Sandner, 14)

The consequences of the lure of sudden wealth went beyond the persons succumbing to it. The necessity to demonstrate wealth, or perhaps more rightly its promise, was responsible for the impressive public buildings and residences

whose solid construction of durable materials ensured some of them would survive long after the boomtowns in which they were located had been eclipsed.

Dependence on the global economy

The RDKB's abundance of natural resources and north-south orientation joined with the lure of sudden wealth to make the region dependent on the global economy. It was a sharp rise in world prices that made the RDKB for a time one of the biggest copper producing regions in the world. The value of production shot upward from $1.6 million at the turn of the century to $10 million by 1915.



Trail pioneers at Columbia Gardens
BCAR f-00185

The assumption that good times will go on forever is inherent to human nature. The full extent to which the RDKB, during its formative years depended on the global economy became evident at the end of the First World War. World metal prices collapsed as leftover stockpiles flooded the international market. One consequence was the Greenwood smelter's closure at the end of 1918, followed a year later by Grand Forks smelter, along with the Phoenix mine which supplied its ore. Other factors contributing to mine closures included diminishing ore bodies and the increasing cost of extraction. Metal prices rose in the early 1920s before collapsing in the Great Depression. Even the classic boomtown of Rossland fell on hard times as mining on Red Mountain slowed down and then stopped altogether in 1929 with a brief reopening in the mid-1930s. Some mines would periodically return to operation, again dependent on global markets. Closed in 1919, the Phoenix copper mine reopened as an open pit mine in 1959 and operated through most of the 1970s. The RDKB's dependence on the global economy would only slowly give way to other economic bases, being responsible in the interim for repeated twists and turns.

Economic twists and turns

The consequence of an abundance of natural resources, north-south orientation, lure of sudden wealth, and dependence on the global economy was to make the RDKB particularly susceptible to economic twists and turns. Over time it was diversification that made some communities better able to deal with the ups and downs than others.

Phoenix became a ghost town almost overnight following the mine's closure in 1919, while Grand Forks survived the smelter's shutdown in the same year. Grand Forks' survival hinged on a number of farms and orchards which had grown up in the vicinity, complemented by a large nursery supplying the nearby Okanagan Valley and beyond with fruit trees. The year before the smelter's closure 65 cars of fruit including 50 cars of apples, together with 1,400 tons of potatoes and 20,000 bushels of wheat, were shipped from the Grand Forks

Historical Context

area. Fruit growing would continue to be viable up to the 1940s, while plentiful timber stands encouraged others to turn to sawmilling.

Some other boomtowns that once seemed on the verge of disappearance were also among the survivors. Greenwood declined with the closure of its smelter in 1918 to be revived by lumbering. Bridesville became a rail stop for sending cattle and hay to market. A nearby sawmill supplied the railway with timbers and ties. The gold rush town of Rock Creek, the destination of the Dewdney Trail, became a centre for agriculture and beef. Through much of the 20th century some erstwhile gold miners continued to try their luck from time to time there and around Port McKinney. Midway, Carson, Cascade, Paterson, and Waneta continued to exist at least in part by virtue of being customs posts. Another means of continuity was the retention of a post office: at the time Eholt finally lost its post office in 1948, only 17 persons still lived in that one time boom town.



Rock Creek Fall Fair grounds 2010

Trail was the exception. Dependent on its smelter, it might have seemed the least likely to survive the economic twists and turns, but did so. Part of the reason lay in management able to respond to the changing demands of the global economy by developing new means to extract lead and zinc as prices for those minerals rose from the beginning of the First World War. The search for the most effective extraction processes was spurred on by the knowledge that huge quantities of ore were to be had from the Sullivan Mine, which CM&S had purchased in 1909. Located 260 kilometers northeast, the Sullivan was reputedly the largest lead-zinc mine in the world.

Another factor in Trail's long term survival was the course of unionization. Rossland miners had unionized as early as 1895, but not Trail smelter workers. The First World War gave the union movement both new possibilities and also a martyr in the person of activist Albert 'Ginger' Goodwin, who after being classified as physically unfit for military service headed to Trail. There he helped lead a 1917 strike at CM&S's recently unionized smelter to obtain the eight-hour day for workers. Soon thereafter Goodwin found himself reclassified as fit, an action that those aware of his poor health were convinced was politically motivated. Rather than be conscripted, Goodwin took off to Vancouver Island, where he was hunted down and killed by a police constable in 1918.

In the aftermath smelter workers deemed it astute to replace the union with a cooperative committee, essentially a company union, to bargain with management. Their wages had been cut during the last months of the war due to falling demand and what mattered now was to keep their jobs, as well as the considerable extra benefits already provided. While critics condemned "the patronizing attitude of a big company like CM&S that gave Christmas bonuses and turkey

Historical Context



Rock walls, Trail, 2010

instead of living wages" (Hodgson, 89), such benevolent paternalism kept Trail relatively immune from union activity through the interwar years. According to Trail historian Elsie Turnbull, Trail did not feel the full force of the depression. A small unified community, dependent on one industry which managed to keep solvent, Trail kept itself apart, far from the outside world of the jobless and homeless. Work was rationed so as many as possible could be employed while a locally administered and financed Community Chest dispensed groceries and meal tickets to those who could not get work. The community looked after its own. (Trail Between the Wars, 63)

It was not only Trail residents who benefited. One of the reasons Rossland survived on the LeRoi's closing in 1929 was that its residents commuted to work at the smelter.

The situation at Trail had its downside. A long unresolved issue was environmental degradation. Due to the smelter's sulphur-laden fumes, gardens died and trees were stunted as far away as the residential suburbs of Tadanac and Warfield. Dairies were operated for the smelter workers and townspeople on the belief that the consumption of milk would counteract the leadfrom the smelter. The piecemeal solution of compensating farmers for blighted crops proved inadequate as demands expanded during the 1920s to south of the border. An eventual solution was a fertilizer plant turning sulphur into fertilizer.

Only in 1944 did CM&S employees again unionize, this on the eve of a global economic upturn. Following the Second World War Cominco, so renamed in 1966, engaged in a major expansion at Trail. Its smelter complex remains one of the few RDKB enterprises, along with mills and industrial operatives, still based on the region's abundance of natural resources able to withstand, and take advantage of, a necessary dependence on the global economy.

Also building on the RDKB's abundance of natural resources is the growing appeal of recreational tourism. During the interwar years the region's north-south orientation brought American tourists, some to recreate, others to purchase liquor during the years 1920-33 when prohibition still held in the United States. Advertisements for Christina Lake in Spokane newspapers promised "Foreign Fun," alternatively "Hike—Swim—Fish—Dine—Dance—Whoopee." Not unexpectedly, "hundreds of cars from the U.S. streamed into the area every weekend during the summer, each car carrying at least four people…over dusty, dirt roads from as far away as Spokane" (Sandner, 89, 86, 23). Other localities have followed a similar trajectory. Red Mountain and Mount Baldy were both turned into ski slopes, along with Big White. Grand Forks boasts the Kettle Valley with its rail trestles. Rossland takes advantage of its hills to promote itself as a moun-

tain biking centre.

The economic twists and turns that have characterized the RDKB are fundamental to its settlement history. That some areas have survived better than others makes it particularly important to recognize the heritage of those towns and areas that have not done so alongside those that have.

A Place of One's Own

The RDKB's abundance of natural resources, north-south orientation, lure of sudden wealth, dependence on the global economy, and economic twists and turns run the danger of losing from view human beings' strong desire for a place of one's own. Just as did Aboriginal peoples, newcomers came for their own reasons, in many cases lured by sudden wealth, but not necessarily so.



Montrose Elementary School, 1953 BCAR i-11958

Miners intent on making a place of one's own for their families engaged in work that was dirty, hard, and dangerous. In extreme heat with water seeping down on them out of the rock, they removed large amounts of the ore by drilling and blasting. Disaster was always just around the corner, so a Rossland teacher recorded in early November 1898. "A home just across from us was sadly broken up last week. Mr. Kane was killed in the 'Sunset Mine' - went down too soon after a blast, found the air bad & started to come out but fell from the ladder, & as the machinery was out of order, no one got down in time to do any good…. Poor Mrs Kane sold off her few things - packed up & was off for her home near Montreal before the end of the week. They had just one little boy; it was a terrible shock to us all - to see him leave home so well & strong, & be brought back again, within a few hours" (Barman 2003, 202).

The general disposition of the preeminent society to dominate the culture of settlements has obscured human diversity in its many forms, both generally across the province and in its regions. In the first provincial election held following British Columbia joining Canada in 1871, just 39 ballots were counted in the Kootenay electoral district, much larger than today's RDKB. Eligible voters were so sparse that over the next dozen years most candidates were acclaimed rather than elected. What this assessment overlooks is that the vote was at the time limited to white males who were British subjects. It was denied not only to Aboriginal people, and of course to women, but also to the considerable number of Chinese who persisted at Rock Creek and elsewhere long after the lure of sudden wealth subsided. China Creek about 15 kilometers north of Trail is said to be named for Chinese miners working nearby claims. Some of these men may have earlier been among the half of the 200 or more men building the Dewdney Trail who were Chinese.

Chinese miners were among the first outsiders to make the future RDKB a place of their own through the generations by virtue of raising families with

Historical Context

Aboriginal women. Historian Naomi Miller has traced the family of Chin Lum Kee, who sometime after being attracted to British Columbia by the Fraser River gold rush found himself an Aboriginal wife. Together, they packed goods along the Dewdney Trail to Rock Creek, where they opened a general store to supply Chinese and other miners and also the few early settlers, who included other Chinese-Aboriginal families. The Lums had a dozen children with many descendants into the present day.

It was not only Chinese gold miners who made the RDKB a place of their own. While Chinese were unwanted in the mines, over 200 worked in boomtown Rossland as cooks, house boys, laundry men, merchants, and market gardeners. The area in which they were permitted to purchase lots for growing vegetables became known as Chinese Gardens. Turn-of-the-century Greenwood also had its own Chinese district. Between 1912 and 1947 Trail contained 36 separate Chinese-owned properties, including numerous restaurants, cafes, laundries, and boarding houses, mostly in the downtown core. As well as in these practical ways, the Chinese made their presence known in the RDKB by Chinese New Years celebrations and gifts of food and other delicacies to customers and friends.

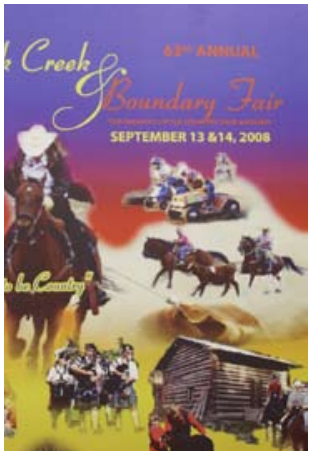


Columbia River at Trail, 1977 BCAR i-11958

Excepting Aboriginal people, everyone came to the RDKB during its formative years from somewhere else, which contributed to a feeling of freedom not experienced in longer settled communities. A middle-aged spinster teaching in Rossland in 1896, a year after the first school opened, was initially intimated by its boomtown character. "Rossland terrifies me with its rush and noise, and streets modeled after the fashion of a tobaggan-slide." Yet, within the year, she was caught up with the exuberance of it all and nonchalantly wrote home about the bicycling craze then in full force across North America: 'Don't be afraid about me & my wheel, mother. I'll never be a reckless rider - have only had it out once as yet, but I see dozens of them about town now - the streets are improved so much." Come the summer she still did not dare "go down our Rossland hills," but enthused after every ride how "it did me good - set my blood a-moving" (Barman 2003, 182, 197).

It was not only cycling that helped to make the RDKB a place of one's own. Sports of all kinds contributed, some of them arrived whence men and women came. Spurred on by heavy winter snowfalls, Norwegian immigrants began skiing down Red Mountain almost as soon as the hard rock mining boom erupted in the early 1890s. Eastern Canadians introduced hockey and curling. The first hockey league in British Columbia formed in 1908 with teams from Grand Forks, Greenwood, and Phoenix; the team almost competed for the Stanley Cup. The first national curling champions from British Columbia were Trail smelter workers who won the world championship and played alongside the

Historical Context



Rock Creek Fall Fair grounds 2010

hockey-playing Trail Smoke Eaters, so named from the late 1920s. Alongside sports were, of course, churches, clubs, fraternal societies, and seasonal events.

Juxtaposed against the broad based appreciation of sports were patterns of differentiation operating much as they did elsewhere in North America during these years. Ambivalence was general across the self-styled dominant society towards Chinese and also toward continental Europeans, particularly if they were darker in skin tones or Catholic, this at a time when the dominant society was determinedly Protestant. A Rossland mine manager's private letter of 1901 makes clear such persons' utility in the workplace. "In all the lower grades of labour and especially in smelter labour it is necessary to have a mixture of races which includes a number of illiterates who are first class workmen. They are the strength of an employer, and the weakness of the Union. How to head off a strike of muckers or labourers for higher wages without the aid of Italian labour I do not know" (Robin, 43).

Likely in part for this reason, Italians employed by CM&S tended to live apart. Some did so at Fife on the south shore of Christina Lake where CS&S operated an open pit lime quarry from the turn of the century to 1957. About 35 to 40 men were employed there as miners and to transport the lime rock in wheel-barrows to the CPR line for transportation to the Trail smelter. The far greater number of Italians employed in the smelter itself similarly tended to live apart, in their case on the sandy hillsides of what became known as the Gulch. Their lush gardens and grape vines were to be envied, but not even the remarkable photographs taken by smelter foreman Antonio Vannucchi during Trail's early years could entirely dispel prejudices. Through the mid-20th century Trail was filled with Italian organizations and shops, with, in the experience of one visitor, "women going about their shopping who might have come straight from Naples; they still spoke Italian among themselves, and some of the older men had hardly any English" (Woodcock, 111). Such families nonetheless considered the RDKB as much a place of their own as, or more so than, other groups. Today, by some accounts, a third of Trail residents claim Italian descent.

The search for a place to make one's own was not limited to Chinese, to single women, or to Italians. The nearest neighbour to Fife was the Swedish settlement of Hilltop about eight kilometres northeast. Its earliest residents had in 1907 been persuaded to emigrate on hearing about the jobs to be had at the Green-wood smelter. Once arrived they realized that what they really wanted was to have a few animals, raise their own food, work as needed possibly by cutting ties or logging, and be their own persons. In the spring of 1911 they took up land at what became Hilltop, quit their jobs, and built log houses for their families. Other Swedes, some Norwegians, and a few others soon joined the original group, which mostly held together through their lifetimes.

Historical Context

From the perspective of the dominant society, one of the most controversial groups seeking a place of their own in the RDKB was Doukhobors. Between 1909 and 1913 1,000 or more settled on 4,000 acres purchased in the Grand Forks area. Determined to be self supporting consistent with their religious beliefs, they planted fruit trees, berries, and vegetables at the site they knew as Fructova. The goal was to recreate the austere, self-contained communal lifestyle and economy they had known in their Russian homeland. Living together in houses of upwards to 50 people each, families had no need or desire to mix with a larger society whose authority in respect to swearing oaths, bearing arms, and educating children in secular public schools ran counter to their pacifist religious beliefs. At Grand Forks they set up a sawmill to cut lumber for their large two-story communal buildings, which they faced with brick from their recently established brick factory. Over time attitudes moderated on both sides. By the time of the Second World War the Doukhobors were visibly divided between a main group largely co-existing with the dominant society and a smaller sect, the Sons of Freedom, who remained unwilling to compromise with outside authority.



Hardy Mountain Doukhobor Village 2010

Another group to make the RDKB a place of their own did not come voluntarily. Following the Japanese bombing of Pearl Harbour in December 1941, 22,000 British Columbians of Japanese descent were evacuated from the coast and from the Trail area, whose smelter was deemed critical to the war effort. The mayor of Greenwood invited some there in the hope of rejuvenating the languishing community. About 1,200 persons were interned in its vacant buildings. The newcomers were more welcomed than would otherwise have been the case and reciprocated by serving as volunteer firemen and otherwise contributing. Only in 1949 were people of Japanese descent allowed back to the west coast. By then, a considerable number had settled down in Greenwood, which for them and their descendants became a place of one's own.

Acceptance of diversity broadened in the mid-20th century as part of a more general opening up of attitudes across North America. The beginnings of this shift are evident in the experience of Norman Kwong, whose father had helped build the CPR. Recruited by the legendary Trail Smoke Eaters in 1941, he soon discovered that, unlike all of the other team members, CM&S "wouldn't give me a job because I was Chinese" (Hawthorn). However, the local hotel was more accommodating and hired him as a bellhop. Kwong would later become the first player of Asian ancestry to crack the National Hockey League by playing for a single minute in a single game with the New York Rangers in 1948. It would be a few decades later that sports stars with RDKB roots would be widely applaud-





Greenwood, 1925 BCAR b-06098

ed, as with Rossland's Nancy Greene winning gold and silver medals in skiing at the 1968 Olympics and Kerin Lee-Gartner doing so in 1992. That same year Trail's Kathleen Heddie took home double gold in rowing, followed four years later by a silver.

Respect for history and heritage

The RDKB's abundance of natural resources, north-south orientation, dependence on the global economy, and economic twists and turns have combined with the lure of sudden wealth and desire for a place of one's own to create what may be a unique opportunity in British Columbia and Canada to value the past. Respect for the RDKB's history and heritage is not unexpectedly widespread across the region.

Part of this respect is deliberate, being the expression of residents and others proud of a past worth remembering for now and for future generations. Another part grows out of the region's formative years. Many towns were built well and even auspiciously at their height of prosperity. They subsequently fell into decline, but not so much so that structures and the way of life they represented disappeared from view. Often, as at Rossland in the 1920s, buildings were boarded up in the hopes of an economic upturn. A consequence is that many structures, historic districts, and industrial landscapes became fixed in time and place.

A commitment to the RDKB's settlement history is evident in many locations. The Greenwood Museum highlights mining history, both within the museum and virtually through its website. Midway sports the Kettle River Museum, Grand Forks the Boundary Museum, both Rossland and Trail have city museums. Other sites devoted to heritage include Hardy Mountain Doukhobor Village and the Doukhobour flour mill. Trail and Rossland also honour sport history: the first is home to a Sports Hall of Memories, the second to the Western Canada Ski Hall of Fame. Words also matter. The Boundary Historical Society formed in Grand Forks in 1951, as one of several in the RDKB, has published fifteen issues of Boundary History, documenting the area's past.

The boomtown character of settlements has resulted in more substantial structures surviving than in cases of continued growth where each generation tends to layer their architectural preferences on those of their predecessors. Greenwood retains some 50 historical buildings including the city hall, post office, two early churches, downtown streetscapes, and smelter smokestack constructed in 1904 out of a reputed quarter of a million bricks. Midway retains one heritage hotel, a church and school, rail station, customs house, and at least one private residence. Rossland's Miners' Union Hall dates from 1898 and was meticulously restored in the 1980s through community effort. The town's Bank of Montreal

Historical Context

designed by noted architect Francis Rattenbury, and an early courthouse and many other heritage buildings are located in the city. Rossland also attends to industrial heritage by offering tours of the LeRoi Mine, on whose site its city museum is located. Despite a fire in 1911 that destroyed much of Grand Forks' downtown, many heritage structures survive, including the courthouse, CPR station, stone brewery, and some older homes, some of which have been modified or altered. Among the means used to make built heritage accessible to visitors, the Boundary Museum's website highlights driving tours and the Rossland Visitor Centre provides a map to a self-guided heritage walking tour, as does Greenwood.

The search for a place of one's own is an important aspect of the formative settlement history of the RDKB. Three key aspects of Doukhobor life -- a communal house, grinding mill, and school – are maintained in the Grand Forks area.

The past and the present sometimes mix. Some historic sites have been discovered by another generation. Phoenix Mountain has become a ski resort, Mount Baldy a ski hill. Granby Provincial Park echoes the company that for two decades operated a copper refinery in Grand Forks.

The respect for history and heritage evident across the RDKB does not mean there are not many opportunities to do more, both in individual localities and as a combined effort. The many publications and websites, some of which were consulted for this historic context statement, have a piecemeal quality about them. It is inevitably the case with local history that those who continue to identify with a place dominate the story of the past. Some communities, and communities of interest, have been more determined, or had more resources, than others to attend to their material heritage. The possibility of building on what already exists through a regional heritage conservation service is an exciting possibility.

Natural and cultural landscapes in the Kootenay Boundary region

Any discussion about heritage in the RDKB must include its landscapes. The natural landscape of the Kootenay Boundary region is one of its precious heritage assets, and has given rise to the human activity that has taken place here. The influence and activities of humans on the natural landscape have created a number of outstanding cultural landscapes throughout the region.

Cultural landscapes are defined as distinct geographical areas or properties uniquely representing the combined work of nature and of man. Parks Canada divides cultural landscapes into three distinct types:

Clearly defined designed landscapes are created intentionally by a person or group. This category embraces streetscapes, garden and parkland landscapes

Historical Context

constructed for aesthetic reasons and which may be associated with religious or other monumental buildings and ensembles.

The second category is the **organically evolved landscape**. This results from an initial social, economic, administrative or religious occupancy on the land, and has developed its present form by association with, and in response to, its natural environment. Such landscapes reflect the process of evolution in their form and component features. Through social or cultural attitudes of an individual, family or community, the landscape reflects the physical, biological and cultural character of those everyday lives. Function plays a strong role in evolved or vernacular landscapes.

Organically evolved landscapes fall into two sub-categories:

A **relict landscape** is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period of time. Its significant distinguishing features are still visible in material form

A **continuing landscape** is one which retains an active social role in contemporary society closely associated with an original or traditional use, and in which the evolutionary process is still in progress. At the same time, it exhibits significant material evidence of its evolution over time.

The third category is the **associative landscape**. These landscapes have important intangible associations with the past that may be religious, artistic, cultural or historical rather than material cultural evidence or historical fabric, which may be insignificant or even absent. These may be considered fragmentary landscapes.

The natural landscape of the Kootenay Boundary region can be described by a series of ecosections, areas with minor physiographic, climatic and oceanographic differences.

The **Northern Okanagan Highland** ecosection is primarily the Boundary Area, extending from upper Rock Creek in the south to Copperkettle Lake in the north, and from the Nelson Forest Region boundary in the west to the Granby River in the east. This ecosection is rolling highland with wide, deep valleys. Elevations range from 500 metres in valley bottoms to 1,500 metres on the highest ridges. The ecosection is drained by the Kettle River and Boundary Creek and has many small lakes, with a cool, moist climate, transitional between the dry Okanagan basin and the wetter Columbia Mountains to the east. Biogeoclimatic zones include Interior Douglas Fir, Montane Spruce and Engelmann Spruce-Sub-Alpine Fir.

The **Southern Okanagan Highland** ecosection extends from the Washington border to the height of land north of Baker and McCarren Creeks,

Historical Context

encompassing the area around Grand Forks, Midway and Rock Creek. It consists of low rounded ridges and wide valleys. The ecosection has an east-west orientation and is characterized by rounded forested hillsides on the north slopes and open grasslands on the south slopes. Elevations range from 500 to 1,600 metres. The valley bottoms are the hottest and driest of the entire West-Kootenay Boundary region, transitional between the dry Columbia Basin to the south and the moist Columbia Mountains to the east. Biogeoclimatic zones include Ponderosa Pine, Interior Douglas Fir and Montane Spruce.

The **Selkirk Foothills** ecosection is found in the Boundary (Grand Forks) area from the Washington-Idaho border in the south to Monashee Pass in the north, and from the upper part of the Kettle River in the west to the Salmo River Valley in the east. The ecosection is a hilly, subdued mountain area dissected by wide valleys and trenches. The landscape is drained by the Columbia, Granby and Salmo Rivers. Christina Lake is a major water body. Elevations range from 450 to 2,400 metres. Rain shadows are common in the valleys around Castlegar and Trail. Biogeoclimatic zones include Interior Cedar-Hemlock, Engelmann Spruce and Subalpine Fir.

According to the 1997 Kootenay-Boundary Land Use Plan, there are a number of areas in the region that are significant for their natural heritage features.

Protected Areas are areas of land suitable for protection under the provincial government's Protected Areas Strategy, and in which no industrial extraction is permitted: no mining, logging, hydro dams or oil and gas development will occur. The goals of the Strategy are to protect representative examples of the natural diversity of the province, and to protect the special natural, cultural heritage and recreational features of the province.

Protected areas in the RDKB (as of 1997) include:

Conkle Lake, valued for its representation of the North Okanagan Highlands ecosection, diverse habitat and recreational values including nature viewing, camping, hunting and fishing.

Upper Granby, valued as one of few very large undisturbed watersheds, important habitat for mountain goat and grizzly bear, old growth forest and high recreational values.

Gladstone, which encompasses the northern half of Christina Lake, is largely undisturbed and valued as important winter range for deer and elk and spawning areas for Kokanee. It is also important as a tourism destination and for year-round recreation including water sports, hiking, horseback riding, hunting, wildlife viewing, camping and fishing. It is the location of important First Nations cultural features including pictograph sites and lithic scatter.

Historical Context

As a result of this diverse natural heritage and the rural character of the region, many of the RDKB's heritage features are natural or cultural landscape based. The heritage conservation program must take into account the extensive amount of non-built heritage in the region. A number of these features have been noted in the workshops, including the confluence of several biogeoclimatic zones in the Pend d'Oreille area, and the grasslands ecosystem near Grand Forks.



Farmland near Bridesville, 1968 BCAR i-21912

4.0 Thematic Framework

Historical themes are ways of describing a major force or process which has contributed to history. The following historical themes have been developed using the historical context statement and information obtained from community consultation. The historical significance of a heritage resource can be assessed by identifying how it expresses a particular theme. Themes can be used to consider how a heritage resource demonstrates or achieves a particular heritage value. The following six themes have been developed to correspond in a general way to the accepted Parks Canada model for thematic frameworks at the national level. Each theme can be developed into sub-themes as necessary, to understand and document a particular heritage feature.

Historical themes:

- *Place a heritage feature historically in place and time*
- *Unite a variety of actions, events, functions, people, place and time*
- *Prevent the concentration on any one particular type of resource, period or event in history*
- *Ensure that a broad range of heritage resources is considered, touching on many aspects of the region's history*
- *Flow across all peoples, places, and time periods*

Themes assist in understanding what types of heritage features may be found in a particular area, and can draw attention to gaps in the historical record which could lead to an incomplete listing of important heritage features. Themes can be used in identifying the heritage values associated with a place or feature by providing multiple storylines which can assist in compiling a broader range of heritage values. They can also be used as a baseline of information for interpretive programming.

Given a regional heritage service which seeks to accommodate Electoral Areas, unincorporated communities, rural landscapes and municipalities, the use of a thematic framework to understand and guide heritage features will be a particularly important tool for the RDKB. It provides an over-arching organizational system that accommodates the diversity of the heritage of the Regional District, connects municipal heritage with that of the wider region, and ensures that the heritage values inherent in the more remote areas of the region are identified and accounted for.

4.1 Proposed Thematic Framework for the RDKB

1. Diverse Natural Environment
    - Geographical diversity (mountains, grasslands)
    - North-south orientation (river valleys, mountain ranges)
    - Wilderness experience
    - Influence of geography on settlement, industry, transportation
    - Indigenous landscapes and vegetation
    - Transformation of the natural environment
    - Changing values in the landscape (protection, aesthetics)
2. Place of Movement and Settlement
    - Seasonal crossroads (First Nations use and traditional territory)
    - Earliest exploration (HBC-Fort Shepherd, David Thompson on the Columbia)

Thematic Framework

- Early trails
- Transportation routes (Dewdney trail, telegraph, railway, Highway 3)
- Varied character of regional communities (mine sites, townsites, purpose-built communities, resorts)
- Traces of diverse populations (Italian traditions, old Chinatowns, Doukhobors, Japanese Canadians)
- American influx
- Residential construction boom (early 1900s, post WW2)
- Shaping a rural landscape

3. A Changing Economy
   - Seemingly limitless resources (early gold rush, hard rock mining, power generation, forestry, water source, wildlife)
   - Working the land (farming, ranching, orchards)
   - Embracing technological innovation (smelting processes, KVR, seed production)
   - Business community (retail, banks)
   - New economic values (tourism, environmental, aesthetic, the arts)
   - Economic landscapes (industrial remnants, slag heaps)
4. Working Communities
   - Social and physical character of communities (Main Street, red light districts, distinct neighbourhoods, gardens, vegetation)
   - Relationship between communities and rural areas
   - Community support (Women's Institutes, churches, schools, cemeteries, co-ops)
   - Union activity (in Trail and Rossland)
   - Immigrant experience (Italian, Chinese, Japanese internment, Chinese-Aboriginal families)
5. Tradition of Local and Regional Governance
   - Administrative centres (Greenwood)
   - Keeping the peace in frontier towns
   - Proximity to the US border (customs houses, illegal crossings)
6. Embracing the Local Culture
   - Adaptation of building design (public, ethnic, residential buildings)
   - Passion for sport (ski and leisure resorts, early sports teams)
   - Cultural events and entrepreneurship
   - The arts as a community force
   - Community traditions (rituals, traditions, counter-culture mecca)
   - Early tourism destination (Red Mountain, proposed CPR resort)
   - Recreational playground
   - Respect for history and heritage



Red Mountain ski hill 2010

A checklist for identifying tangible heritage features:

Natural systems and natural features
Evidence of spatial organization
Evidence of past and present land use
Settlements
Cultural traditions
Circulation
Cultural landscapes
Topography and vegetation
Buildings and structures
Views and vistas
Water features
Small-scale features
Spiritual or cultural use sites

5.0 Heritage Features in the Kootenay Boundary Region

The heritage features in Kootenay Boundary contribute to the present experience of the landscape and character of the place by both visitors and residents. These features embody the unique nature of the area, and care should be taken in their evaluation and conservation.

The recognized heritage features in this section are listed because they have been identified as having **heritage value** to the community, because they contribute to the **heritage character** of the community or area, and because they embody key local and regional historic **themes**. Heritage values are defined as the aesthetic, historic, scientific, cultural, social or spiritual values a place holds for past, present or future generations.

Part of the work of this feasibility study is to expand the notion of what heritage is. These heritage features consist of both **tangible** and **intangible** heritage resources.

Intangible heritage features of the region include practices, expressions, knowledge, skills or artifacts, and cultural spaces associated that communities recognize as part of their cultural heritage. Other intangible heritage resources include First Nations traditional use sites, local festivals and events, scenic views enjoyed by the community, works of art and craft, visual works of art, written works and musical works created in or inspired by the region.

A list has been developed for each Electoral Area and municipality in the RDKB. The list is a fluid document that is meant to be added to over time as further exploration of the region's heritage is undertaken.

Use of Heritage Features to Assess Program Feasibility

The recognition and documentation of the value of individual and collective heritage features contributes to the feasibility assessment of a regional heritage service by:

- Identifying cross-boundary resources that link areas and communities of the RDKB, eg. Dewdney Trail, railway rights-of-way, old highways, ecological heritage features that span more than one Electoral Area, etc.
- Identifying the need for a governance model that can deal with heritage features outside a community in the RDKB but which is considered key to the heritage of that community and vice versa.
- Helping municipalities and Electoral Areas understand how all heritage resources are key to an understanding of heritage that exists between rural or unincorporated areas and member municipalities.

Heritage Features

- Assisting in revealing heritage potential in diverse or unlikely areas and communities of the RDKB
- Revealing shared thematic commonalities amongst the communities and rural areas of the RDKB
- Testing whether these resources are being adequately conserved in the proposed heritage program. The test of a successful program would be to review whether that program would contribute to the conservation of the listed features
- In coordination with the Thematic Framework, assessing whether there are gaps in the list of valued heritage features.



Park Siding schoolhouse 2010

Heritage Features by Electoral Area and Municipality

The following table is an example of the compilation of heritage feature data for one Electoral Area (Area E) and one constituent municipality (Greenwood). It lists historical resources identified by the community which were felt to have heritage value. Included are a brief statement of heritage value, the theme(s) which they represent, and whether the feature spans one or more jurisdictions. Tables for remaining Electoral Areas and municipalities can be found in Appendix C.

The final column in the table suggests a potential primary conservation measure that could be implemented through a regional heritage service. Where the heritage feature is potentially located on private property, they support involving property owners in discussions designed to reach consensus with regard to heritage conservation, with the regional heritage service providing advice and assistance.

The purpose of this presentation of the data is to understand the relationships between heritage resources within municipalities and the Electoral Areas, and between individual Electoral Areas for ease of planning and decision-making at the regional level. Understanding the connections between heritage features and the wider landscape can facilitate more effective heritage conservation throughout the RDKB, and shared heritage values amongst different constituencies can be identified and protected.

Using the historical context and thematic framework, along with ongoing consultation with the public, these lists of heritage features are intended to be added to over time.

City of Greenwood

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Greenwood's infrastructure as the Administrative centre for the area	Economic and social values	• Tradition of local and regional governance	No	• Support the continuation of administrative functions in Greenwood (good conservation practice to have heritage buildings remain in use)
Provincial Courthouse	Historical, aesthetic, cultural, and social values	• Tradition of local and regional governance • Embracing the local culture - adaptation of building design	No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding
Post Office	Historical, aesthetic, cultural, and social values	• Tradition of local and regional governance • Embracing the local culture - adaptation of building design	No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding
Gold Commission	Historical, aesthetic, cultural, and social values	• Tradition of local and regional governance • Embracing the local culture - adaptation of building design	No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding
Customs Office	Historical, aesthetic, cultural, and social values	• Tradition of local and regional governance • Embracing the local culture - adaptation of building design	No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding
Downtown accommodations of the interned Japanese Canadians	Historical, and cultural values	• Working communities - the immigrant experience	No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding
Entire town of Greenwood: 1897-1920, 1957-1979 (Phoenix re-opened)	Historical, aesthetic, cultural, and social values		No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding
Mayor Cook's old airstrip from the 1950s	Historical value (aesthetic value?)	• Tradition of local and regional governance • Changing economy - transportation routes	No	• Advise on conservation, facilitate discussion of role this feature can play in the story of Greenwood
Wildlife: deer, beaver pond above smelter, cougar, bear, moose, skunks, eagles at Boundary Creek	Natural and scientific values, reminder of wilderness	• Diverse natural environment	Areas D and E	• Organize the coordination of management of lands for the preservation of wildlife
Slag piles: Hell's Bells, molten slag, jello mould	Historical, aesthetic, and scientific values	• Changing economy - economic landscapes	Actually in Area E	• Land use planning support that would preserve the slag piles and their view from the highway
Kettle River Art Club	Social value	• Working communities - community support • Embracing the local culture - the arts as a community force	Area E	• Integrate activities of the art society with a coordinated cultural program for Greenwood, Area E, and the whole region
Outdoor swimming pool	Social value (historical value?)	• Embracing the local culture - passion for sport	No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding conservation
Women's Institute - Mildred Roylance	Historical value (social value if active)	• Working communities - community support	Area E	• Coordination of archival records for the entire region
Japanese relocation	Historical, cultural, and social values	• Working communities - the immigrant experience	Area E	• Coordinate archival records regarding the story of the internment of the Japanese Canadians • Provide support for interpretive material at a designated site in Greenwood as part of regionally cohesive interpretive package
Pacific Hotel housed Japanese	Historical, cultural, and social values	• Working communities - the immigrant experience • Working communities - social character of communities	No	• Support for the coordination of archival records • Support for interpretive material at this designated site in Greenwood
North-south orientation of the river valley	Natural value	• Diverse natural environment	Area E	• Explore potential for heritage interpretation

City of Greenwood

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Numbered buildings housing Japanese	Historical, cultural, and social values	• Working communities - the immigrant experience • Working communities - social character of communities	No	• Support for the coordination of archival records • Support for interpretive material at designated sites in Greenwood
O'Hairi Park	Social, recreational and aesthetic values	• Working communities - social character of communities	No	• Commemoration or interpretation • Assist in retention as historical open space through development of landscape conservation plan
Paul Johnson house - smelter engineer	Historical and social values	• Embracing the local culture - adaptation of building design • Changing economy - technological innovation	No	• Support for archival coordination, and for interpretation of industrial history
George Stewart's mining inventory	Historical and scientific values	• Changing economy - seemingly limitless resources • Respect for history and heritage	No	• Support for archival coordination, and for interpretation of industrial history
Labour Day parades	Cultural and social values	• Working communities - union activity • Embracing the local culture	No	• Advise on how to tie into heritage interpretation
1997 Centennial celebration with 4,000 - 6,000 people	Historical value	• Place of movement and settlement • Embracing the local culture	No	• Coordination of region's archives
May Day events	Historical, cultural, and social values	• Embracing the local culture • Working communities	No	• Coordination of region's archives, and advise on how to tie activity into heritage interpretation
July 1st events	Social value	• Embracing the local culture	No	• Advise on how to tie into heritage interpretation, assist in promotion if heritage is involved
Founders Day	Historical, cultural, and social values	• Place of movement and settlement • Embracing the local culture	No	• Advise on how to tie into heritage interpretation; assist in promotion if heritage is involved
Sports Day	Social and recreational values involving every school in School District 13	• Embracing the local culture - passion for sport	Areas D and E	• Assist in programs promoting local festivals and events
BC Security Commission grounds	Historical and cultural values	• Tradition of local and regional governance	No	• Commemoration or interpretation • Assist in retention as historical open space through development of landscape conservation plan
Japanese vegetable gardens	Historical, cultural, social and scientific values	• Working communities - the immigrant experience • Working communities - social character of communities	No	• Explore potential for heritage interpretation for these cultural landscapes
Doc Young's house - used as a convent	Historical, cultural, and social values	• Embracing the local culture - adaptation of building design • Working communities - community support	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding, should such a program be forthcoming
Christopher Stevenson's house - 1901	Historical, social and aesthetic values	• Embracing the local culture - adaptation of building design • Tradition of local and regional governance	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding, should such a program be forthcoming
Trail to Motherlode townsite	Historical, cultural, recreational and social values	• Changing economy - transportation routes • Changing economy - seemingly limitless resources • Embracing the local culture - recreational playground	Yes	• Integrate the history of the trail into the coordinated information on archival resources • Explore revitalization of the trail for recreational use with a heritage interpretive component

City of Greenwood

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Old Chinese laundry	Historical, aesthetic and cultural values	• Working communities - the immigrant experience	No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding conservation
Old box factory	Historical, aesthetic and cultural values	• A changing economy	No	• Assist Greenwood in development of long-range conservation plan, including strategies for funding conservation
Recreational trails	Natural and social values	• Diverse natural environment • Embracing the local culture - recreational playground	Area E	• Explore potential for heritage interpretation where trails cross places of historical value
Lions Park - city park	Social, recreational and aesthetic values	• Working communities - social character of communities • Embracing the local culture - recreational playground	No	• Commemoration or interpretation • Assist in retention as historical open space through development of landscape conservation plan
View to Jubilee mine and trail	Natural, recreational and aesthetic values	• Diverse natural environment	Area E	• Land use planning support that would preserve the view and trail
Spotted horse mine and cave	Natural and scientific values	• Diverse natural environment • Changing economy - seemingly limitless resources	Actually in Area E?	• Develop plan for stabilization of current mine site, and interpretation
Baseball field	Social value, cultural value for association with Japanese Canadians	• Embracing the local culture - passion for sport • Working communities - the immigrant experience	No	• Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved
Vegetable garden in low wet area	Historical, cultural and social value	• Working communities - social character of communities	No	• Advise on how to tie into heritage interpretation
St. Jude's Anglican Church	Social value, cultural and aesthetic values	• Working communities - community support	No	• If of aesthetic value, assist Greenwood in development of long-range conservation plan, including strategies for funding
Sacred Hearts Catholic Church	Social value; cultural and aesthetic values	• Working communities - community support	No	• If of aesthetic value: assist Greenwood in development of long-range conservation plan, including strategies for funding
Site of Mayor Cook's sawmill	Historical value associated with re-opening of Phoenix mine	• Working communities - seemingly limitless resources	Area E	• Advise on how to tie into heritage interpretation
The Circle - 1950s subdivision	Historical, cultural and aesthetic value	• Embracing the local culture - adaptation of building design	No	• Advise Greenwood on precedents for conservation of character areas
Granby Row - homes brought from Allenby	Historical and aesthetic values	• Embracing the local culture - adaptation of building design	No	• Advise Greenwood on precedents for conservation of character areas
Powerline trail from Phoenix	Recreational value	• Embracing the local culture - recreational playground	Actually in Area E	• Develop plan for trail conservation • Explore potential for heritage interpretation where trails cross places of historical value
Elkhorn	(More information required from community)	?	?	?
Providence Mine - shaft and concentrator building	Historical values	• Working communities - seemingly limitless resources	Actually in Area E	• Develop plan for stabilization of current mine site, and interpretation; develop a long-range plan, including strategies for funding
Red light district	Historical, cultural, and social values	• Working communities - social character of communities	No	• Advise Greenwood on precedents for conservation and interpretation of character areas
Skating rink	Recreational and social values	• Embracing the local culture - passion for sport	No	• Support Greenwood for the continued use of the rink as central to the conservation of its social heritage value

Electoral Area E: West Boundary Country

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Greenwood and its designated sites	See individual features listed in Greenwood section	• Tradition of local and regional governance • Embracing the local culture	Greenwood	• See Greenwood section for potential services for individual features in Greenwood • Since Greenwood has been the historical administrative centre for the surrounding area, much of its heritage is linked with Area E; the heritage service could coordinate interpretive programs that make the link between municipality and Area E, and stimulate side excursions into Area E to explore the area's heritage
The publishing history of the Boundary Historical Society	Historical value	• Embracing the local culture - entrepreneurship • Respect for history and heritage	N/A	• Coordinate inclusion of list of the Society's published material in a comprehensive list of archival resources
The oldest liquor licence in the Province	Historical and cultural values	• Working communities - the social character of communities	N/A	• Flag the feature's use as the key heritage value, and support the continued use
Cross-border life: unmanned border, border stories eg. children from Midway and Molson travelled across the border to school	Historical, cultural and aesthetic values	• Diverse natural environment - north-south orientation • Tradition of local and regional governance - proximity to the US border	Village of Midway	• Coordinate written and oral stories of cross-border life • Offer land use planning support that would preserve the simple open border landscape and key views of the border area from well-traveled auto routes
Provincial Forest Service	Historical and social value	• Diverse natural environment - changing values in the landscape • Tradition of local and regional governance	Area D and east	• Enlist the Forest Service as a partner in the conservation of lands and features under the management of the Service • Facilitate their involvement by presenting them with the big picture of integrating the rich heritage of the region in a coordinated plan that will support the economy
Camp McKinney Trail and Dewdney Trail	Historical, recreational, and educational values	• Place of movement and settlement - early trails • Embracing the local culture - recreational playground	Village of Midway, Area D and east	• Integrate the informative on-line historical material posted on the web by the Nelson and District Museum into the coordinated information on archival resources • Issue guidelines for the conservation of remnants of the trails to owners of properties through which the trails run • Explore where it is possible to maintain and re-purpose the trails as recreational trails with a heritage interpretive component
Big White	Recreational and social values	• Embracing the local culture - recreational playground • Embracing the local culture - passion for sport	No	• Explore ways in which the history of the mountain and its immediate community are important to the Region • Use the mountain as a key opportunity for promotion of the Region's heritage
Gravel bars in the Kettle River: Denver Bar and White Bar	Natural (ecological and aesthetic) values; recreational value	• Diverse natural environment • Embracing the local culture - recreational playground	Village of Midway?	• Explore any connection of river bars and gold mining history • Integrate bars into story of gold rush in the area
Camp McKinney	Historical, recreational, and social values	• Changing economy • Embracing the local culture - recreational playground	No	• Integrate informative on-line historical material into a coordinated archival listing • Provide guidelines to property owners that support the conservation of physical remnants

ITEM ATTACHMENT # c)

Electoral Area E

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Two-storey log homestead	Historical, educational, and aesthetic value	• Embracing the local culture - adaptation of building design • Place of movement and settlement	No	• Provide guidelines to property owner to support conservation of physical remnants; • Evaluate the rarity of the feature of pioneer construction, perhaps flagging as feature to receive conservation funding, should such a program be forthcoming
Beaverton and Riverdell	Historical and social value	• Place of movement and settlement	No	• Integrate histories of these communities into a coordinated archival database • Locate some heritage interpretive material in these communities, which are along one of the gateway auto routes into the RDKB
Beaverton Hotel	Historical and social value; aesthetic value	• Working communities - the social character of communities • Embracing the local culture - adaptation of building design	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Rhone	Historical value; aesthetic value	• Place of movement and settlement	No	• Integrate history of this community into a coordinated archival database
Carmi cemetery	Historical and social value	• Working communities - spiritual life	No	• Integrate the feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic cemeteries
Old Sidley	Historical value	• Place of movement and settlement	No	• Integrate on-line archival resources into a coordinated archival resource base
Sidley school	Historical value; aesthetic value	• Place of movement and settlement • Working communities - community support	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding, should such a program be forthcoming
Sidley cemetery	Historical, social, and aesthetic values	• Working communities - spiritual life	No	• Integrate the feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic cemeteries
Lawless House	Historical value; aesthetic value. Location?	• Embracing the local culture - adaptation of building design	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess value as a rare feature of pioneer construction, perhaps flagging as feature to receive conservation funding, should such a program be forthcoming
Dumont station of the VV & E	Historical value; aesthetic value. Location?	• Changing economy - east/west transportation routes	Possibly adjacent Electoral Areas	• Provide guidelines to property owner for supporting conservation of physical remnants • Assess value as a rare feature of pioneer construction, perhaps flagging as feature to receive conservation funding, should such a program be forthcoming
Road houses associated with Camp McKinney	Historical and cultural value; aesthetic value?	Working communities - the social character of communities	No	• Integrate on-line archival resources into a coordinated archival resource base

ITEM ATTACHMENT # c)

Electoral Area E (cont.)

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
First Nations	Cultural value	• Place of movement and settlement - seasonal crossroads	Village of Midway; Area D	• Work with First Nations to produce a history of the First Nations in the area, to be a key part of overall history of the region, and assess for relevance in the interpretation of features
Rock Creek Fall Fair	Historical, cultural, and social value	• Embracing the local culture - well loved community traditions • Changing economy - working the land	N/A	• Integrate on-line archival resources into a coordinated archival resource base • Maintain support for continuation of fair possibly through cultural tourism initiatives
Rock Creek	Historical and social values	• Diverse natural environment • Working communities - seemingly limitless resources - the water resource	No	• Integrate history of this community into the coordinated archival database • Locate some heritage interpretive material in the community, which is one of the gateways into the RDKB
Chinese laundry in Rock Creek	Historical and cultural values	• Working communities - the immigrant experience; the social character of communities • Place of movement & settlement - traces of diverse populations	No	• Integrate this site into an overall interpretive history of the Chinese in the area
Chinese gold panning sites	Historical, scientific, and cultural values	• Working communities - the immigrant experience • Working communities - seemingly limitless resources	No	• Integrate these sites into an overall interpretive history of the Chinese in the area
Bubar cemetery	Historical and social values; location?	• Working communities - spiritual life	No?	• Integrate feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic cemeteries
Deep Hole: local swimming hole; tubing	Social and recreational values	• Embracing the local culture - recreational playground	No	• Explore linking the swimming hole with the walking and bicycle tourism
140 km riding and cycling trails	Recreational and ecological values	• Embracing the local culture - recreational playground	No	• Explore the development of the right-of-way for walking and bicycle tourism, one of the key ways to attract tourists into the RDKB
Air force landing strip	Historical value; location?	• Tradition of local and regional governance	No	• Provide guidelines to property owner for supporting conservation of physical remnants
Old farms along Rock Mountain Road	Cultural and social value	• Changing economy - working the land	No	• Provide guidelines to property owner for supporting conservation of physical remnants
Christian Valley Road	More information required from community	• Changing economy - transportation routes	No	• Provide guidelines to property owner for supporting conservation of physical remnants
Japanese Canadian heritage	Historical, cultural, and social values	• Working communities - the immigrant experience	N/A	• Integrate history of this community into the coordinated archival database • Locate some heritage interpretive material in key communities of the RDKB such as Greenwood
Ponderosa pines	Natural (ecological) values	• Diverse natural environment	No	• Integrate the natural history of the region into heritage interpretation, including the geology and the flora and fauna (with tie-in to First Nations story)
City of Paris mining camp	Historical value; aesthetic value? Location?	Changing economy - seemingly limitless resources	?	?
Three railroads: KVR, C & W, VV & E	Historical, cultural, and social values	Changing economy - transportation routes	Adjacent American jurisdictions	• Integrate the key story of the railroads into the overall history of the area and the RDKB as a whole

ITEM ATTACHMENT # c)

Electoral Area E (cont.)

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Many schools	Historical, cultural, and social values	• Working communities - community support		• Provide guidelines to property owners for supporting the conservation of physical remnants • Assess as potential feature to receive conservation funding, should such a program be forthcoming
Solar energy panels on the historic power building	Scientific value	• Changing economy - embracing technological innovation	Greenwood	• Use as example of the Region's support for contemporary addition to historic structure where those additions and alterations are guided by practices outlined in the *Standards and Guidelines for Historic Places in Canada*
Flags on tunnel	Historical and social values	• Embracing the local culture	Greenwood?	• Use as example of the Region's support for contemporary alteration to historic structure where those alterations are central to today's sense of the heritage value of the feature
History of mix-up of rail tunnel plans, leading to a tunnel being built that didn't exactly suit the terrain	Historical value	• Embracing the local culture - local stories	Greenwood?	• Use this feature as a model for writing a Statement of Significance, which would make clear the value of the history (and its alterations)
Rock rose	Natural (ecological and aesthetic) value	• Diverse natural environment	Village of Midway	• Use as a example of how key the natural environment is to the heritage value of Area E (and the Region as a whole) including unique plants and landscapes (such as grasslands)
Serpentine Rock	Natural (scientific) value	• Diverse natural environment	No	• Use as an example of how key the natural environment is to the heritage value of Area E (and the Region as a whole)
West Kootenay Power Building	Historical and cultural values, as excellent example of investment in the region by West Kootenay Power	• Changing economy - seemingly limitless resources • Embracing the local culture - adaptation of building design	No	• Provide guidelines to property owner to support conservation of physical remnants; • Evaluate the rarity of the feature of pioneer construction, perhaps flagging as feature to receive conservation funding, should such a program be forthcoming
Smelter stack	Historical, scientific, and aesthetic values as one of the iconic structures in the region	• Changing economy - seemingly limitless resources • Changing economy - economic landscapes	No	• Provide guidelines to property owner to support conservation of physical remnants • Develop interpretation plan • Evaluate the rarity of the feature of pioneer construction, perhaps flagging as feature to receive conservation funding, should such a program be forthcoming
Anaconda slag heap; Hell's Bells, molten slag, jello mould	Historical, aesthetic and scientific values	• Changing economy - seemingly limitless resources • Changing economy - economic landscapes	No	• Land use planning support that would preserve the slag piles and their view from the highway
Mine tailings	Scientific value; location?	• Changing economy - seemingly limitless resources • Changing economy - economic landscapes	No	• Land use planning support that would preserve the mine tailings and important view corridors to them from the highway

ITEM ATTACHMENT # c)

Electoral Area E (cont.)

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Burning tires in the smelter stack at Hallowe'en	Social value	• Embracing the local culture - community traditions	N/A	• Integrate informative on-line historical material into a coordinated archival listing
Boundary Creek - fishing, birding, gold panning	Natural, recreational and scientific values	• Diverse natural environment • Working communities - seemingly limitless resources - the water resource • Embracing the local culture - recreational playground	No	• Integrate the natural history of the region into heritage interpretation, including the geology and the flora and fauna Integrate the natural history of the region into heritage interpretation, including the geology and the flora and fauna (with tie-in to First Nations story)
Old road from Eholt to Jewel Lake	Historical value; recreational value?	• Changing economy - transportation routes	No	• Integrate the history of the road into the coordinated information on archival resources • Explore revitalization of road as a recreational trail with a heritage interpretive component
Deadwood townsite - Motherlode mine, Ted Greenwood smelter, CPR branch line to Greenwood, hotel, town lots, local dairy, post office, farming	Historical, scientific and aesthetic values	• Place of settlement and movement - varied character of regional communities • Changing economy - transportation routes • Changing economy - seemingly limitless resources	No	• Provide guidelines to property owner to support conservation of physical remnants • Integrate the feature into a coordinated key interpretive package on the ghost towns of the Region • Promote access to the site as part of a self-guided tour of ghost towns in the Region
Mine sites: Oro DeNoro, Emma, Eholt, BC, City of Paris	Historical, scientific, and aesthetic values	• Changing economy - seemingly limitless resources	No	• Provide guidelines to property owner to support conservation of physical remnants; • Integrate the feature into a coordinated key interpretive package on the mine sites of the region • Promote access to the site as part of a self-guided tour of mine sites in the Region
Scandinavia across the valley from Boltz Ranch	?	• Place of movement and settlement - traces of diverse populations	?	?
Folvick Ranch	Historical value, location?	• Changing economy - working the land	?	• Provide guidelines to property owner to support conservation of physical remnants; • Integrate the feature into a coordinated key interpretive package on the pioneering settlements in the Region • Promote access to the site as part of a self-guided tour of pioneering settlement of the Region
Steam train pick-up in Greenwood, Midway, Kettle Valley Bridesville, to Rock Creek, Westbridge, Rhone, Beaverdell	Historical value	• Changing economy - east/west transportation routes • Embracing the local culture - community traditions	N/A	• Integrate the feature into a coordinated key archival item on the central role of railways to the early settlement history in the Region
Using the train when the roads flooded	Historical value	• Changing economy - east/west transportation routes • Embracing local culture - community stories	N/A	• Integrate the feature into a coordinated key archival item on the central role of railways to the early settlement history in the Region
Ingersoll Rand machinery from Phoenix	Historical and scientific values	• Changing economy - embracing technological innovation	Greenwood?	• Integrate the historical fabric into a coordinated key archival item on the mining history in the Region
The huge population influx with the internment of the Japanese Canadians from the coast	Cultural and social values	• Working communities - community support • Working communities - the immigrant experience	N/A	• Integrate this story into a coordinated key archival item on the internment of Japanese Canadians in the Region during the Second World War and the years immediately following the war.

ITEM ATTACHMENT # c)

Electoral Area E (cont.)

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Active Women's Institutes in Bridesville and Main River	Historical and social values	• Working communities - community support	N/A	• Integrate the Institute's history into a coordinated key archival item on the central role of women in the early settlement history in the Region
Jewel Lake: Old townsite, fishing, ice fishing, cross-country skiing, rainbow trout, blue herons, 1898 Pelly's cabin (remittance man), Datonia mine, resort in 1957	Historical, recreational, and aesthetic values	• Embracing the local culture - passion for sport; recreational playground	Area D?	• Provide guidelines to property owner(s) to support conservation of physical remnants; • Integrate the feature into a coordinated key interpretive package on the ghost towns of the region • Promote access to the site as part of a self-guided tour of ghost towns in the region, to be experienced while engaging in recreational activities
Cross-country ski hills and trails	Recreational value	• Embracing the local culture - passion for sport; recreational playground	Area D?	• Promote access to recreational sites as part of a coordinated network of such recreational resources in the Region • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Phoenix - World War II cenotaph, cemeteries, remains of open pit, tramway bore, trestles	Historical, scientific, and aesthetic values	• Place of settlement and movement - varied character of regional communities • Changing economy - seemingly limitless resources • Working communities - community support, spirituality	Area D?	• Provide guidelines to property owner(s) to support conservation of physical remnants; • Integrate the feature into a coordinated key interpretive package on the ghost towns and mines of the Region • Promote access to the site as part of a self-guided tour of ghost towns and mines in the Region
Marshall Lake - created for mine, now recreational site	Historical and recreational values	• Changing economy - seemingly limitless resources - the water resource • Embracing the local culture - recreational playground	Location?	• Promote access to recreational sites as part of a coordinated network of such recreational resources in the region • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Girl Guide camp	Social value	• Embracing the local culture	Location?	?
Kettle Valley Railway trail	Historical and recreational values	• Place of settlement and movement - transportation routes • Embracing the local culture - recreational playground	Neighbouring Okanagan Regional District, Area D, Village of Midway	• Produce a key part of the history of the area for interpretation throughout the Area E and adjacent areas along the rail right-of-way • Explore the development of the right-of-way for walking and bicycle tourism, one of the key ways to attract tourists into the RDKB

ITEM ATTACHMENT # c)

6.0 Feasibility Assessment

This section deals with the choices that lie before the community for the future conservation of their heritage. It looks at the goals for a regional conservation service that have been noted by the community. It examines possible options for the scope of a future regional conservation service, and - critically - models for governing the preferred scope of service. Finally, this section considers ways of implementing the future regional conservation service.

6.1 Heritage Programs in the RDKB

The RDKB consists of eight member municipalities: Midway, Greenwood, Grand Forks, Rossland, Warfield, Trail, Montrose, and Fruitvale, and five unincorporated Electoral Areas: Area A Beaver Valley, Area B Columbia River Communities and Big Sheep Creek, Area C Christina Lake, Area D Rural Grand Forks, and Area E West Boundary Country.

As noted in the previous section, the region has a wide range of existing heritage organizations and programs that are currently very active in the community. These organizations need to be coordinated and supported in order for them to play a necessary and critical role in the delivery of the heritage service.

Currently, the RDKB has a very limited heritage conservation program. The heritage conservation service which has been established by the RDKB applies to only two Electoral Areas (Areas C and D). There are only two formally designated heritage sites under this service.

The provision of heritage conservation activities by Local Governments and Regional Districts is governed by various legislative acts including the Community Charter, Local Government Act, Land Title Act, and the Heritage Conservation Act. For the most part, the heritage conservation tools available to Regional Districts are comparable to those available to municipalities in British Columbia although there are some with different limitations for Regional Districts.

The one exception occurs in Section 810 of the Local Government Act, which enables Regional Districts to provide a property tax exemption for heritage properties for up to 10 years. Section 225 of the Community Charter enables local governments to provide property tax exemption, but does not specify a limit on the time of the exemption.

One key initiative is the creation of a region-wide heritage register. A community heritage register is an official list of historic features, specific to the Regional District and that have been identified by the local government, through public consultation, as having heritage value or heritage character. Historic

features are defined by the Canadian Register of Historic Places as a structure, building, or group of buildings, district, landscape, archaeological site or other place that has been formally recognized for its heritage value.



Cabin near Christina Lake (no date)

The development of the RDKB's heritage register will create a planning tool that will enable the RDKB to understand and identify the significance of its historic places, to monitor heritage properties for proposed changes, and to integrate heritage conservation activities into other local government land use planning processes. The RDKB and the heritage commission should prioritize heritage features according to a list of criteria that includes relevance to a subregion's heritage themes, its rarity, and its potential contribution to the local economy. Studies over the last decade have confirmed that heritage conservation can play a key role in the development of local economies, and have identified the five major measurables of the economic impacts of heritage conservation: 1) jobs and household income, through, for example, the rehabilitation of heritage buildings requiring materials and skilled labour; 2) town centre revitalization; 3) heritage tourism; 4) property values; and 5) small business incubation (Rypkema 2008).

The current legislation does not allow a Regional District to officially list heritage resources contained within municipal boundaries on its heritage register because it has no jurisdiction to do so. The RDKB can, however, maintain an inventory of municipal resources alongside its register until a particular municipality (with the support and resources of the region-wide service) can establish the framework to create its own heritage register. One of the objectives of the regional heritage service would be to assist both municipalities and Electoral Areas achieve and maintain a similar level of heritage conservation across the region.

Rossland and Greenwood have a critical mass of citizens well-versed in heritage conservation and the use of heritage registers for conservation purposes. Two Electoral Areas - C and D - have adopted an extended services bylaw enabling them to conduct heritage conservation and each has designated one heritage resource. The rest of the region is lacking enabling heritage conservation legislation, and a regularly-meeting community heritage commission. Most conservation of heritage throughout the region is the work of unfunded private initiatives without the guidance or oversight of experts. Smaller scale programs or proposals - such as the Homestead Village and Phoenix Forest Trestle - are underway throughout the region but are not coordinated, nor are they funded.

A review of Official Community Plans for both Electoral Areas and municipalities revealed a lack of comprehensive direction with regard to heritage protection or heritage programs.

Feasibility Assessment

Currently, municipalities and Electoral Areas that have policies or programs in their OCPs relating to heritage include:

- City of Grand Forks
  - OCP has objectives and policies related to heritage
  - identifies the need to recognize, protect, preserve and promote heritage
- City of Rossland
  - OCP has objectives and policies related to heritage
  - program includes a Community Heritage Commission and heritage register. A copy of the heritage register can be found in Appendix F.
- City of Trail
  - goals include preserving heritage while pursuing a bright future
  - specific reference to heritage limited to the Gulch
  - recognizes natural heritage features in dramatic river and mountain setting
- Village of Midway
  - reference to heritage is limited to archaeological sites
- City of Greenwood
  - identified goal is to revitalize Greenwood's many heritage resources for the benefit and enjoyment of the community and visitors to the City
  - objectives and policies listed to protect heritage resources
- Electoral Area A, Beaver Valley
  - Issue Paper #6, Heritage Resources refers to the Old School House at Park Siding and both pre and post-1846 features
  - recommends recognition of heritage features in its OCP
- Electoral Area B, Columbia River Communities
  - in the process of updating its OCP
  - current bylaw refers to the Dewdney Trail and Fort Shepherd
- Electoral Area C, Christina Lake
  - heritage policies with respect to the Dewdney Trail, former CPR rail grade and the value of the dark night sky
- Electoral Area D, Rural Grand Forks
  - policy on rural character mentions the retention of historic structures
- Electoral Area E, Mount Baldy
  - heritage considerations related to the Osoyoos Indian Band, 1970s cabins, and the night sky

25 October 2010

Feasibility Assessment

The following communities and regions do not have a current heritage policy:

- Village of Fruitvale
  - will soon be updating its OCP
- Village of Montrose
- Village of Warfield
- Electoral Area E, Big White
  - contains policy on environmentally sensitive landscape



Trail 2010

6.2 Community Consultation

Discussions with the community about their values and expectations for heritage was seen to be a key part of the current study. The community consultation to date has consisted of liaison with the Steering Committee, and meeting with regional heritage experts and local stakeholders.

Community Workshops

During April, the team conducted a series of five community workshops, one for each Electoral Area of the RDKB. The purpose of these workshops was to:

- Understand what the community valued in terms of its heritage
- Document heritage features that were important to the community
- Document ideas about the benefits and challenges of heritage in the region
- Assess the level of community support for a regional heritage program

One of the purposes of the community workshop sessions was to engage organizations and individuals with a stake and a role in moving heritage development forward in articulating community heritage values and setting a vision for heritage.

In order to gain a sense of what the communities believe could be a potential role for the RDKB in aid of protecting and celebrating the heritage of the region, the workshops were structured around three central questions, and conducted to encourage contribution of ideas on the heritage of the community:

1. "What do you value?"
2. "What places, features, traditions and stories are important to you?"
3. "How can the RDKB communities work together to protect and celebrate community and regional heritage?"

The first two questions help establish just what the community means when they refer to their heritage, and why it is important to them. Question 3 elicited many statements about the challenges to heritage in the RDKB. These have been documented in Section 7.3.

Written Survey

A seven-question survey was prepared and published in the local newspapers, as well as being distributed at libraries and other public institutions. 38 responses were received.

Three of the questions were scale-based, multiple choice, where respondents were asked to rank the following statements on a scale of 1 (strongly agree) to 5 (strongly disagree). The number of responses is shown in the tables below.

Written Survey Responses

Location	Number of respondents
Area A	4
Beaver Valley	1
Fruitvale	10
Grand Forks	5
Greenwood	1
Midway	1
Montrose	3
Rivervale	1
Rossland	3
Trail	6
Warfield	1
West Boundary	1
Unknown	1

25 October 2010

Feasibility Assessment

1. "Preserving the heritage and history of the Kootenay Boundary Region is very important."

	1. Strongly Agree	2. Somewhat Agree	3. Neutral	4. Somewhat Disagree	5. Strongly Disagree
Number of responses	37	1	0	0	0

2. "Heritage could be an important part of sustainable economic and community development in the Kootenay Boundary region."

	1. Strongly Agree	2. Somewhat Agree	3. Neutral	4. Somewhat Disagree	5. Strongly Disagree
Number of responses	30	8	0	0	0

3. "It would be beneficial for the Regional District and local municipal governments to work together to promote and preserve heritage in the RDKB."

	1. Strongly Agree	2. Somewhat Agree	3. Neutral	4. Somewhat Disagree	5. Strongly Disagree
Number of responses	34	4	0	0	0

Three survey questions were open-ended and consisted of the following. As with the workshop questions, the intent was to understand how the RDKB could structure a region-wide heritage service and to understand some of the perceived challenges or priorities for people with regard to heritage.

4. "Why is the heritage of the Kootenay Boundary region important?"
5. "What places, features, traditions or stories in your community or region are important to you?"
6. "What are some of the challenges or priorities for heritage in your community or region?"



Mural at Fruitvale 2010

People identified the value of being connected to the story and particular character of their communities, and sharing that connection across generations. Examples from across the region:

- The Beaver Valley Schoolhouse and generations of the Bell family
- Stone terraced West Trail and the early Italian immigrants
- The Rossland Seniors Centre and its Wall of Names
- Fructova, and the Doukhobor history in Grand Forks
- Greenwood buildings, the upper floors of which were once populated by Japanese Canadian internees
- The long-running tradition of the Rock Creek and Boundary Fall Fair

The workshops and the survey brought out very clearly that the heritage value for the communities includes not only the substantial old buildings found in almost all the towns, and not only the impressive current and past industrial infrastructure associated with mining, smelting, railways and highways; participants identified that their heritage was also in their community traditions, in modest sometimes crumbling rural buildings - even the barest physical signs of the past - as well as in the natural and man-made landscapes. Many events and traditions were named, intangible heritage that should be seen as key to the heritage of the region. The list of places and traditions are widely distributed throughout the region, contributing to a sense that heritage is everywhere.

Tables of the heritage features generated by the survey and the workshops can be found in Appendix B.

The workshop and survey responses revealed a wide understanding of natural, cultural and intangible heritage, as well as identifying a wide range of resources considered to have heritage value. There were thoughtful responses about the issues and challenges facing heritage in the RDKB. Some of the key points included:

- An acknowledgment of the uniqueness of each community and a desire that a regional heritage service, while addressing the entire region, protect and celebrate this uniqueness
- An understanding of the link between heritage and community development, sense of place, sustainability and economic development
- That there is a wealth of knowledge held by local citizens that should be tapped
- The need for a common vision for heritage and cooperation amongst different groups
- The need for concrete goals and a course of action to achieve those goals

Compiled workshop information and a transcript of the responses to the open-ended questions can be found in Appendices C and D.

A Possible Vision for Heritage in the RDKB

The vision for heritage in the RDKB is to support heritage conservation at the community level and to enhance the quality of life for local residents while building on existing and developing new sustainable and authentic tourism experiences that appeal to both current and new market audiences.

6.3 Benefits and Challenges of a Regional Heritage Service

There are many benefits and a number of challenges for the implementation of a regional heritage service in the RDKB. Where interest is greater than the capacity of a given community, Electoral Area, rural area or ecosystem, that interest can be advocated for by the regional service. Most importantly, such a service operates with the larger interests of the region in mind. Supporting a larger program or heritage activity, is in the combined interest of the RDKB and municipalities. For example, the promotion and support by Rossland for the saving of a railway or trail in another area of the region will enhance the overall experience for a visitor arriving in Rossland on a cycling trip because the historic character of the overall landscape has been understood, assessed, and authentically conserved.

Listed below are the articulated benefits and challenges of a regional heritage service.

Benefits

The single greatest advantage to setting up a region-wide heritage service would the be potential to integrate heritage conservation into the day-to-day planning processes for both Electoral Areas and municipalities. Conservation planning, rezoning and incentives can be used to retain important values such as views when a landowner wants to develop property. With the overall conservation experience in mind, development policies favouring conservation of heritage values can be shaped on parcels containing key landscapes.

1. The RDKB can advocate to shape land development policy in the municipalities and vice versa.
2. Economies of scale can be achieved by sharing services between the RDKB and municipalities.
3. The region's economic worth as a heritage landscape includes municipalities and their built heritage. The heritage value of both of these assets would be considered and integrated through a regional service.
4. Any heritage feature currently not subject to any conservation plan or policy would be at risk without RDKB involvement.

5. The RDKB can play a role in the identification of gaps in local heritage expertise in both planning and trades, facilitating the closing of these gaps and encouraging the development of local tradespeople and craftspeople.
6. The RDKB would be able to supply information about best conservation practice throughout the region, taking on a Heritage Branch role to supply advice and direction, and coordinate local and regional planning initiatives such as heritage incentives, heritage areas or design guidelines.
7. A regional service could facilitate a coordinated Central Index for heritage resource lists, archival and photograph collections, etc. becoming the source for identifying the location of heritage information kept by the region's various institutions, while the physical collections would remain in situ. In this online, virtual repository, information would be kept in a consistent format and kept up to date.
8. Tourism is key to the economy of the region and heritage is key to tourism. A coordinated program would facilitate the protection of key landscape resources that are shared amongst the communities and the RDKB. The wider cultural landscape is a key factor connecting the RDKB and municipalities, and has great potential for tourism such as cycling tours, a heritage loop tour or a scenic byways tour. Heritage landscape conservation to support some of these programs would be a good fit with a regional heritage service.
9. The RDKB has an ongoing pool of money for small capital projects, education and training which could be structured to benefit the heritage program.
10. The RDKB could play a role in coordinating heritage repositories such as libraries, museums and archives that hold heritage material, and assist with better coordination between existing organizations such as historical associations, museums or archival services.

A regional heritage program would ensure that rural areas are represented and considered, and that innovative and appropriate conservation tools are provided for them, such as a how-to manual for easily and cost-effectively protecting heritage features on private property.

Challenges

Workshop participants and survey respondents identified five main challenges facing the development of an effective region-wide conservation program:

Feasibility Assessment

1. The cost of conservation, and the challenge of raising funds to finance conservation
2. Bridging the gap in the capacities between constituent municipalities and electoral districts; for example, the majority of the areas/municipalities have no heritage commission
3. Prioritizing conservation initiatives, and distributing those initiatives equitably over the region
4. Counteracting the perceived drawbacks of having a property with a listed heritage resource
5. Developing capacity within the region for sound heritage conservation of buildings and landscapes

Funding for heritage conservation would need to come from within the region through local taxation. Under the current taxation regime, the region's collective purses would not support a region-wide conservation program. A funding strategy for the conservation of the widely distributed heritage of the region needs to be identified and approved.

Yet an important cultural review study (the Greater Trail Arts and Culture Plan) now underway has made a finding that the heritage of the region may be the best organizing theme for its cultural and economic future.

The heritage of the region is not found just in the centres of the municipalities. Many of the heritage resources across the region are in remote locations, sometimes with little or no contemporary community nearby. An example might be whole sections of the old Dewdney Trail, or old mining communities. The region needs to develop a strategy for prioritizing the identification and care for the many rural and remote resources not located in the major centres, and how the targeted resources are distributed throughout the region. Another goal is to get the entire RDKB thinking about its heritage resources, large and small, tangible and intangible, past and present.

A universal problem faced by conservation programs is to find a way to compensate property owners for registering heritage resources. There is a perception that placing property on a register is an encumbrance that is not sufficiently compensated. Strategies that produce real benefits need to be identified for the Kootenay Boundary region.

There is a need to develop a robust culture of heritage stewardship among the region's local governments and individual citizens. Strategies for delaying loss of heritage resources need to be distributed widely, perhaps targeting owners of identified resources. Best-practices for conserving of heritage fabric is needed, since a great deal of heritage value can be lost in even a well-meaning

renovation.

Other challenges identified during the public process included:

- Equitable distribution of funding
- Adequate and sustained funding for heritage in the region
- Vandalism and liability issues
- Manpower for archival or heritage planning activities
- How to promote heritage retention without placing a freeze on change?
- How to find a workforce and money to aid in heritage conservation
- How to promote heritage retention AND respect landowner independence and privacy
- With the exception of Rossland, there are currently no Community Heritage Commissions in any of the local governments of the RDKB
- No pot of money for heritage conservation
- That there is a need for people with expertise to assist the region with heritage conservation at least in the short term, and that only so much can be asked of volunteers and local societies

6.4 Establishing a Heritage Conservation Service

This section deals with the choices that lie before the community for the future conservation of their heritage. It looks at the goals for a regional conservation service that have been noted by the community. It examines possible options for the scope of a future regional conservation service, implementation of conservation services, funding, and models for governing the preferred scope of service.

6.4.1 Goals for a Regional Heritage Service

In order to entertain the feasibility of introducing a regional heritage service, goals for such a service should be identified as a guide to assessing the possible elements in such as service, and how it would be implemented and directed.

1. Raise awareness of the region's heritage
   - Develop a coordinated profile of the region's heritage, with input from the eight municipalities, to promote that heritage
   - Develop activities to promote the region's heritage
2. Build broad popular support for heritage conservation
   - Develop policies that address concerns about potential infringement on private property rights
   - Develop policies for equitable inclusion of all taxpayers - whether within Electoral Areas and municipalities
3. Coordinate heritage-based activities across the region
   - Foster a coordination of efforts between all of the region's heritage communities
   - Develop a service that integrates the strengths of local heritage organizations while providing support
   - Develop a readily accessible list of the region's heritage features, archives, museums and heritage-based activities
   - Consider potential partnerships with neighbouring Regional Districts such as the RDCK to promote and program activities based on common heritage values and themes
4. Build capacity in the region for planning and executing heritage conservation
   - Promote best-practices for heritage feature conservation throughout the region
   - Foster the development of trades skilled in conservation techniques for heritage buildings and landscapes

Feasibility Assessment

5. Attract funding partners

- Create a heritage service that will allow the development of relationships with a wide and diverse range of institutions which can assist with the funding for the heritage service



Orchard near Christina Lake, 2010

6.4.2 Service Options

The community consulted in the workshops clearly spoke of the desire to improve heritage conservation in the region, both in the municipalities where the awareness of heritage has already been embedded in the workings of local government and in the areas where there is still no guiding heritage conservation bylaws. The community also noted the funding and operational challenges for any introduction or enhancement of regional conservation services. Criteria for discussing any options for a regional heritage conservation service should include the following:

1. Funding implications/maximizing value for money
2. Effectiveness at facilitating outside funding
3. Effectiveness as an equitable cross-region service
4. Fit with existing conservation programs
5. Ease and flexibility of service introduction

While this feasibility study was commissioned because there is a general observation that not enough is being done to preserve the region's heritage, the present service shall be regarded as one option.

Service Option 1: Continue the present administration of heritage conservation services by the RDKB (responding on an ad-hoc basis to heritage related matters that crop up in the unincorporated areas of the region);

Service Option 2: Enhance RDKB services to cover all unincorporated areas, in order to embed heritage conservation into general planning practices in these areas;

Service Option 3: Integrate the enhanced RDKB services outlined in Service Option 2 with municipal, business and volunteer heritage programs and initiatives for a coordinated region-wide heritage service.

Service Option 1:
Continuation of the present service

The present administration of heritage services to unincorporated areas has been conducted in an ad hoc manner, putting in place the necessary administrative structure when required in an Electoral Area. The difficulties with continuing to proceed in this manner are that there are gaps in the level of service between areas within the region, and that planning initiatives inevitably

have a reactive rather than proactive character. The resulting conservation occurs primarily in areas with a greater number of advocates, leading inevitably to the loss of precious heritage in those areas with least advocates, and lost opportunities for building a coordinated corpus and process of recognition and protection of heritage features in the region. Consideration was also given to the option of reallocating existing staff resources from other projects, but this was not seen as viable as it would be at the expense of other work approved by the Board of Directors.

Service Option 2:
Enhanced service in unincorporated areas with increased budget

This option would allow for an increased advocacy for heritage through increased staff time devoted to heritage conservation matters. The enhanced conservation service would address many of the challenges presently facing conservation in the community. Most of the goals listed earlier in this section would be more readily attainable than with the present level of service, although the increased taxation that would be required for the increase in service might not foster increased support for conservation in the region. It may in fact be difficult to convince the electorate to increase funding for this increased level of service.

While better at delivering heritage conservation to the region than Service Option 1 because all unincorporated areas would more easily receive conservation services, (more staff time could be devoted to addressing present gaps in the service), this option would still leave conservation gaps where incorporated areas do not have heritage commissions nor funding for conservation services (RDKB involvement in municipal heritage conservation affairs is considered in Service Option 3 below). This option does not propose involving staff in matters that pertain to municipal heritage, reflecting also the fact that the RDKB can't officially list municipal features in a regional register.

Additional planning hours would be required, provided either by internal staff or consultants. While there is currently no additional staffing envisioned for planning in the region, the next planning position could have a specific time allocation for heritage planning tasks, as is done now in many mid-sized and large municipalities (for example, Salmon Arm, Nelson, and Richmond). The challenge of introducing this service option would be to convince taxpayers that they are receiving good value for the additional funding, and that their property rights would not be unduly compromised.

Service Option 3:
Integrated region-wide service with increased budget

This option is different from Service Option 2 in recognizing the need to

coordinate regional and municipal services. By developing an integrated base of heritage information and strategy for communicating that information through the conservation of heritage features and interpretation (e.g. arts festivals with a heritage theme, an expansion of the idea developed in the Greater Trail Arts and Culture Plan completed this year), real economic benefits will accrue to the region and its municipalities. It is the one option that can facilitate the development of a cohesive experience of the diverse heritage of the region in all its constituent areas, allowing heritage to be a defining aspect of the region.

The provision of heritage conservation service on a region-wide basis would be more efficient due to economies of scale and the shared service delivery model would be a more efficient allocation of resources than if all the municipalities and unincorporated areas were to proceed alone. The region-wide approach affords more opportunities for greater co-operation, cross-fertilization and capacity building. This option would not duplicate municipal heritage services; rather it would complement the municipal services where regional coordination would be of obvious real benefit. Examples of such services might be:

- Workshops for heritage commissioners from the region's municipalities and Electoral Areas
- Coordination of conservation plans for features that span municipal and regional boundaries, such as the Dewdney Trail
- Development of inventory of museums and archives, and their respective contents
- Coordination of municipal cultural tourism across the region

This option would require more funding than Service Option 2: Additional planning hours would be required to perform the actions coordinating the heritage conservation initiatives of constituent Electoral Areas and municipalities. The challenge of introducing this service option would be as for Service Option 2: to convince taxpayers that they are receiving good value for the additional funding, and that their property rights would not be unduly compromised. An additional challenge would be to clearly outline how the coordinating efforts of the Regional service do not meddle in or duplicate municipal conservation programs.

Conclusion

A continuation of the existing level of service would not address the gaps in service identified by many citizens in the workshops held across the region in April as part of this study. Given the wealth of heritage in the RDKB, its size and the diversity of its communities and rural areas, a cohesive integrated structure that encompasses all Electoral Areas and constituent municipalities is needed for the conservation of heritage values in the region through the conservation

of its heritage features. The recommended coordinated region-wide heritage service, Service Option 3, would improve the content of individual local heritage initiatives by giving them a more clearly communicated context, and build a compelling collection of experiences across the RDKB that will truly define the region.

6.4.3 Implementation Plan

This implementation section recommends the strategic steps to be followed in developing a plan for heritage conservation in the RDKB over the next years. This implementation plan represents the ideal model for reaching the goal of a comprehensive heritage service. However, there may be insufficient appetite for this model at the present time, or insufficient funding. In such circumstances it is recommended to proceed with the steps noted as funds or public appetite allow.



View of Trail smelter, 2010

As such, the steps below can be varied to suit the current level of support for the heritage service. At a minimum, the Extended Services Bylaw should be enacted to bring all of the Electoral Areas and municipalities to the same level in their ability to pursue heritage conservation.

Step 1 Set up the regulatory environment
Create a Regional Heritage Commission

A) Enact Extended Services By-law

Purpose:
To ensure the RDKB has the ability to proceed with heritage conservation activities in a comprehensive and coordinated manner.

Who is involved:
RDKB staff, Electoral Area representatives

Adopt an extended services bylaw for heritage in all of the Electoral Areas where it does not currently exist. Build support in the Electoral Areas by communicating to citizens the advantages of a heritage conservation program, and that there are heritage features everywhere that can be conserved and which can contribute to the character, quality of life and economic value of the region.

Include the full suite of heritage conservation tools at the time of enactment but use an incremental approach into bringing them into force (see Section 8.0.).

Encourage communities that currently have a heritage commission and/or a heritage register to provide advice and direction to others that do not as a way of building community capacity.

B) Reconstitute the Regional Heritage Commission

Purpose:
To ensure a region wide approach to heritage conservation activities.

Feasibility Assessment

Who is involved:
RDKB staff, RDKB Board, community associations, existing heritage commission(s).

Review the terms of reference for the heritage commission and its application form (can be online) for potential members.

The regional heritage commission should include representation from municipalities and existing heritage commissions where they have been established in addition to new members to ensure region-wide interests are represented. The recommended structure for the regional heritage commission would be to include one representative from each Electoral Area and each municipality. The representatives could be members of heritage commissions where they are in place, or alternatively a member of a local museum, archive or heritage related organization. A member of the RDKB board should also be appointed as a liaison member (non-voting) as well as staff support (preparing agendas/minutes, reports) should also be provided.

Step 2 Pilot Projects
Coordinate the heritage database

A) Complete a Pilot Project

Purpose:
To provide an example of heritage conservation in action.

Who is involved:
RDKB staff, RDKB Board, municipalities, community organizations and/or volunteers, regional heritage commission

Undertake a low-cost but high impact pilot project, oriented towards tourism, that illustrates the role of heritage and heritage conservation in economic development. It should also be an example of best practices in heritage conservation. This could be the development of a cycling tour brochure, a scenic roadway brochure, an interpretive project, further develop sign or marker projects region-wide (in addition to initiatives in Trail and Rossland), the development of an authentic garden or landscape, recognize the region's intangible resources – traditional skills, arts, and customs such as folklore, music, dance, and foodways - or the commemoration of a heritage feature.

B) Develop an online website/database for collections and holdings in the custody of Museums, Archives and heritage related organizations in the region

Purpose:
To facilitate access to records that will foster greater understanding and appreciation of the heritage values in the RDKB.

Who is involved:
Local heritage commissions, museums, archives, societies with an interest in heritage;

consultant to prepare database format and website.

There are more than 50 organizations in the RDKB with an interest in heritage. Combined these organizations have a significant collection of information however, accessing the information is not easy. Formally documenting the information in a database will ensure it is more accessible and will result in greater appreciation and understanding of the region's rich history. Making the information available on line and/or through a website will increase its exposure to residents of the region and the broader public. In addition, this initiative can facilitate activities and collaboration among these groups.



Painting of landscape near Christina Lake, (no date)

Step 3 Develop a regional heritage-based identity
Update the regional heritage register

A) Develop a coordinated branding strategy for the RDKB with a focus on heritage value

Purpose:
Develop a coherent message about the importance of the region's heritage value.

This task would serve to broaden public understanding of the unique heritage resources in the RDKB. Doing so will help to attract and retain tourists, residents and investment. The recently completed Trail Cultural Plan for Art and Heritage strategy identifies heritage as a key strategic direction in contributing to community and economic development promoting. Building on this report, the region should seek opportunities to expand the scope of this initiative to cover the entire area of the RDKB.

B) Produce Heritage Register Records for sites with heritage value

This study identified a number of heritage features located in the region. There is an opportunity for community-based research on heritage value of a site, which would result in enhanced community capacity. An expert (consultant or staff – depending on governance model) would then be engaged to write register records for submission.

Step 4 Implement heritage conservation planning
Update the Regional Heritage Register

A) Implement Heritage Conservation Planning Tools to initiate heritage conservation planning

Purpose:

To integrate heritage conservation into day-to-day planning practice and to make it a key part of decision-making with regard to cultural and recreational tourism, development of arts and culture programs and community economic development.

Who is involved:

Feasibility Assessment

RDKB staff, RDKB Board, municipalities, heritage commission

The RDKB should work towards amendments to Official Community Plans to include provisions for heritage conservation.

Develop approaches to stop deterioration of heritage resources through stabilization. A number of important heritage resources, for example, log cabins and communal buildings formerly used by Doukhobors, are gradually deteriorating. Grants to facilitate stabilization until future viable uses can be found should be considered.

Using the heritage register, planning staff should red-flag any developments that could potentially compromise the character defining elements of a heritage feature, or the character of an area or landscape. The RDKB should be prepared to work with the public to provide advice on best practices for heritage conservation in a development situation.

Prepare for the development of design guidelines to be applied in areas that are significant for their heritage value and character.

B) Prepare Heritage Register records – a continuation of work initiated in previous year.

Step 5 Make use of heritage conservation planning tools
Complete the first phase of the Regional Heritage Register

A) Make comprehensive range of heritage conservation tools available

Purpose:

To use the available heritage conservation tools to increase heritage conservation in the RDKB.

Who is involved:

RDKB staff, RDKB Board, municipalities, heritage commission

A number of heritage conservation tools are available to forward heritage conservation in the RDKB. They include:

Planning and regulatory tools•
Heritage protection tools•
Financial tools•
Partnership tools•
Incentives•

Available tools should be implemented gradually, based on community support and the requirements of the heritage program. A detailed listing of the available tools can be found in Section 8.2. For example, the RDKB should consider the creation of heritage conservation areas in areas or places that have significant heritage value. The RD could also consider implementing Heritage Revitalization Agreements in specific

places. A heritage revitalization agreement may vary or supplement the provisions of a zoning by-law; subdivision by-law; heritage conservation by-law; development cost levies by-law; development permit; heritage alteration permit. The Agreement establishes the timing of agreement terms; and includes other terms or conditions agreed to by both parties. A number of "model" heritage agreements, bylaws and resolutions were prepared by the City of Richmond for the Steveston Village Heritage Conservation Plan in 2009. These models should be utilized as the basis for bringing forward conservation tools in the RDKB.

B) Complete register records as per Steps 3 and 4.

6.4.4 Funding

Development of the regional conservation services was laid out as steps in the previous section: Implementation Plan. The pace of tackling the suggested steps will depend upon the funding for the increased service. With adequate funding, each step could be accomplished within a single year, making the 5 step implementation plan a 5 Year Plan. But a supportable level of funding could mean the 5 step plan is a 7 or 10 Year Plan. Below is an estimated cost for each of the steps.

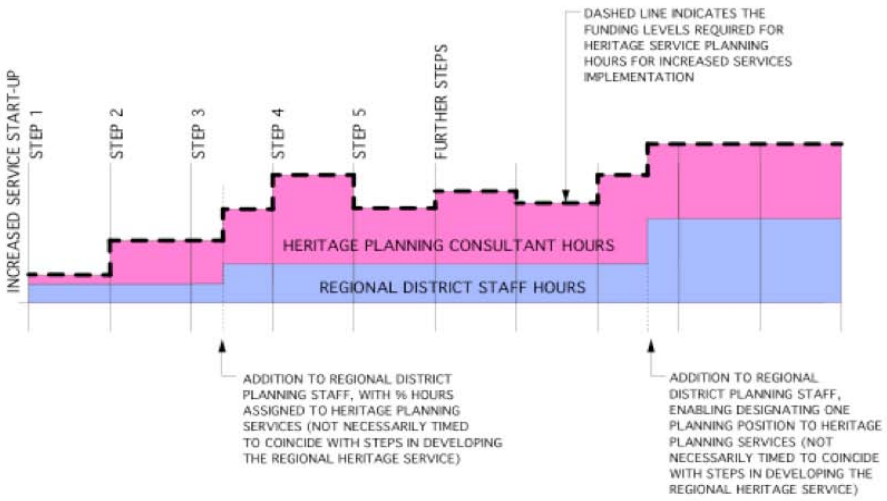


TABLE A: FUNDING HERITAGE CONSERVATION SERVICES IMPLEMENTATION

Note that the fluctuating funding level of funding is possible even with steady Regional District staffing levels, responding to the need for planning hours at any given step in the roll-out and maintenance of services

Feasibility Assessment

Increased funding would largely go to increased planning hours devoted to heritage conservation. Significantly increasing planning staff hours specifically devoted to heritage conservation services is not an option until new planning staff members are hired. In all likelihood, staff hirings would be indicated only when planning matters in general require the introduction of another staff person. In that case, the planning job description would need to include a certain percentage of the work to be devoted to heritage conservation services.

The limitations on time that can be earmarked for heritage conservation by RDKB staff indicates that for there to be a ramping up of heritage conservation services, that increased planning time needs to contracted out to consultants.

Fluctuating funding of the heritage conservation service - with its blend of staff and consultant hours - is managed through the management of discrete contracts to consultants. Budgets can be set in advance, following the identification of what is to be accomplished in the various steps to implement the regionally integrated service.

Service Option 1

Funding for this option assumes no new funding. Currently, the RDKB does not allocate an on-going annual budget specifically allocated for heritage conservation. Heritage services, such as establishing extended services by-laws or designating particular heritage resources are undertaken as necessary, funded within current planning budgets. While the current level of funding allocated for planning purposes may support a very modest level of service - for example, preparing several heritage register records each year, implementation of a more ambitious service could not be contemplated with this level of funding. The funding estimates described below would be in addition to any funding currently allocated to heritage conservation.

Service Option 2

Funding for this option assumes a ramping up of services to accomplish the identification Regional heritage features (not including features in the region's incorporated areas) and setting up the regulatory tools to assist in their conservation. Funding levels for this process is per TABLE B without the following parts:

Step 2: $ 92,000
Step 3a: $ 42,500

Total estimated to completion of Step 5: $ 224,300

Service Option 3

Funding for this option assumes a ramping up of services to accomplish the identified 5-step process. Funding levels for the steps will determined whether the implementation of the service is a 5 year plan or a longer process.

The funding levels by step are estimated in the following table. The funding for staff

is assumed to double by the time Step 3 is undertaken, following the addition of an RDKB planning position that will have an allocation of a portion of their time for heritage planning.

Total estimated to completion of Step 5: $ 358,800

	Task	Estimated hours Staff / Consultant	Staff (@ $60/hour)	Consultant (@ $90/hour)	Expenses
Step 1	a) Enact service by-law	20 / 30	$1,200	$2,700	
	b) Heritage commission reconstitution	20 / 30	$1,200	$2,700	
	Subtotal		***$2,400***	***$5,400***	
Step 2	a) Pilot project	100 / 250	$6,000	$22,500	$25,000
	b) Website/database for collections	150 / 300	$9,000	$27,000	$2,500
	Subtotal		***$15,000***	***$49,500***	***$27,500***
Step 3	a) Branding strategy	100 / 350	$6,000	$31,500	$5,000
	b) Heritage register records (25)	100 / 250	$6,000	$22,500	$1,500
	Subtotal		***$12,000***	***$54,000***	***$6,500***
Step 4	a) Initiate heritage planning / management plan	100 / 300	$6,000	$27,000	$3,500
	b) Program to stabilize heritage resources	100 / 165	$6,000	$15,000	$25,000
	c) Heritage register records (25)	100 / 250	$6,000	$22,500	$1,500
	Subtotal		***$18,000***	***$64,500***	***$30,000***

	Task	Estimated hours Staff / Consultant	Staff (@ $60/hour)	Consultant (@ $90/hour)	Expenses
Step 5	a) Implement comprehensive heritage tools	150 / 350	$9,000	$31,500	$3,500
	b) Heritage register records (25)	100 / 250	$6,000	$22,500	$1,500
	Subtotal		***$15,000***	***$54,000***	***$5,000***
	TOTAL		***$62,400***	***$227,000***	***$69,000***

TABLE B: FUNDING FOR FIVE-STEP IMPLEMENTATION OF REGIONAL HERITAGE SERVICE

Conclusions

The enhanced heritage conservation service would rely on contracting with consultants, based on the following rationale:

1. Existing staff resources would be insufficient to undertake all the additional work proposed due to existing work commitments approved by the Board. It is anticipated that existing staff will have to allocate some additional incremental time (estimated to be one-half day per month) to be involved in the future steps and actions as outlined in this report. At some point in the future additional staff time will have to be allocated to administer heritage services region-wide. The implementation of the work outlined in this study will result in more heritage work, due to both the identification of more heritage resources, and the greater public awareness of heritage issues in the region. It is estimated that approximately 25-40 % of a staff position would be required in the future. As demands for other services in the region increase, and additional staff resources to provide them, opportunities to create full time positions (when combined with the heritage work) should be considered.
2. Implementing the actions proposed requires a wide range of expertise and skills that would most effectively and efficiently be delivered by specialists in each of those fields. In addition, utilizing consultants will allow for flexibility to meet variations in budgets allowing for the work to be completed as funds are available.
3. Providing the heritage service as recommended will require an increase in property taxes and would have to be introduced as an annual budget item. It is anticipated that applications would be made for financial assistance to outside funding agencies for some budget items such as the pilot project, website/database for collections, and the branding strategy. In addition, while at present there is no funding available from the Provincial Heritage Branch, it is anticipated there may be funding available in the future to assist with development of the heritage management plan work and the production of heritage register records.

Recommendation

There is a general appetite to increase the level of heritage conservation in the RDKB, and to set in place a regulatory environment that will enable the region to access outside funding. Increased taxation as a Heritage Conservation Service line item in the annual RDKB budget can be supportable when viewed as seed money to attract funding sources for the conservation of the region's heritage.

While this report strongly advocates for a coordinated heritage program for the

whole region, a less ambitious service that simply identifies heritage features in the region's Electoral Areas would also be an improvement over the current level of service. An example of this modest approach to heritage conservation is the service for the Regional District of Kitimat-Stikine, a region with fewer identified heritage features than the RDKB, many of which are relatively difficult to access by the general public, and therefore less a part of the day-to-day life of its citizens. The RDKS $20,000 annual heritage budget (established in 2006) is used to manage the extended services bylaw for all of the Electoral Areas and modestly develop its heritage register, involving a regional heritage commission. The RDKS retains a consultant to prepare from two to six Statements of Significance for the register each year.

6.4.5 Governance Structure of a Regional Conservation Service

If the case can be made for some sort of region-wide heritage conservation service, the challenge is to determine a model of governance that can best introduce and develop this region-wide service while addressing the challenges identified by the community and working within a budget set by the Regional District Board of Directors.

Present Governance Model

This present model of governance has the advantage of not incurring additional costs to the taxpayers, with the Regional District continuing its present allocation of funds earmarked for conservation services. Electoral Area Community Heritage Commissions would be struck as needed to enable conservation of heritage features. Conservation programs would be tailored to the existing level of funding, and would probably be welcomed by some for not increasing the financial and regulatory imposition on property owners.

In practice, the continuation of the present level of service is problematic, for the reasons noted in Section 7.4.2, Service Option 1. There is a sense that the region's heritage is not being well cared for, and that there is a lost opportunity for real economic benefits accruing to the region if the present level of heritage conservation continues. While least controversial, this model does not move the regional service from an essentially ad-hoc service to a pro-active integrated heritage conservation service for the region (the recommended service noted above in Section 7.4.2), simply because the funding would be inadequate for such an expansion of service.

Opportunities for improved service can be achieved by adopting a new governance model. Two alternatives are presented for consideration:

Governance Model A:

- Increased Regional District staff and resources for heritage planning

Governance Model B:

- Development of the Regional Heritage Commission to be the administrator of

Governance Model A:
Implementation Directed by Regional District Staff

This model of governance is essentially the present model with boosted Regional District funding for increased planning staff hours and/or heritage planning service contracts. Regional District staff would consult the Regional Heritage Commission before making recommendations to the Regional District Board of Directors. Increased staffing/contracted consultants would be devoted to developing the integrated conservation service envisioned in the recommended service option.

The additional services could be phased in, following a phased increase in taxation to cover the additional service.

This model leads the region towards a service much like what is now found in most large municipalities, with a planning staff expert in developing programs for the conservation of heritage value in the communities. There are three potential drawbacks to this model:

1. The potential resentment of the many private property owners with identified heritage features for the increased presence of the Regional bureaucracy in their property affairs
2. The costs of supporting the expanded staff and programs
3. The increased Board of Directors time required for hearing advice from staff on heritage service matters

Governance Model B:
Implementation Directed by Regional Heritage Commission

This model of governance can facilitate the same service as Model A, but differs in the role assumed by the Regional District Board of Directors and staff. This model places the volunteer Regional Heritage Commission in the position of the directing heritage conservation policy for the Regional District and steering the contracting out of planning services. Regional District staff would advise the Commission on contract and planning matters. The Regional Board of Directors would have representation on the Commission, so as to facilitate communication of heritage issues and programs to the Board of Directors. The Commission would ideally have representation from all the Electoral Areas and municipalities, in addition to the seat for a liaison person from the Regional Board of Directors. The advantages of this model over Model A are significant:

1. Through direct input on service direction from representatives across the region, the actions of the Regional Heritage Commission would facilitate the coordination of municipal and

regional initiatives more directly than relying so much on Regional staff

2. The Commission could identify the need for planning expertise for discrete tasks, realizing a flexible and cost-effective delivery of heritage planning services
3. Its citizen representation would keep its decision-making responsive to citizen opinion and be less like a Big Bureaucracy initiative
4. By not being the Regional District, it can attract funding from sources that do not fund Regional District programs
5. The Regional Board of Directors would be relieved of the duty of managing the details of the directing the heritage conservation of the region.

Some of the challenges would be the amount of time required by heritage commission members who are volunteers, and the need for reporting to the Board of Directors, but Model A also would demand comparable volunteer hours. In addition, some allocation of staff time would still be required to facilitate the commission's work, which would need to be factored into the cost plan for the regional heritage service.

Conclusion

The models of governance can be summarized as services provided by Regional planning staff, directed by the Regional Board of Directors (Model A) and services provided by contractors directed by a newly-struck Regional Heritage Commission, and advised by existing Regional planning staff. (Model B). The scope of services needn't be different between the two models; each model can provide the framework for attaining the goals set out at the beginning of Section 7.

The great differences between the two models are:

1. Public perception of the directorship of heritage programs - the Regional District bureaucracy vs. volunteer citizen representatives
2. Direction of heritage policy by a busy Board of Directors vs. a Commission focused on heritage management
3. The potential ability to attract outside funding from funding agencies that will not fund the Regional District

On all three scores, the Regional Heritage Commission model (Model B) appears to have advantages over the Regional District Staff model (Model A). The central challenge of this model is managing the increased commitment required of volunteer Heritage Commissioners.

Feasibility Assessment

to have advantages over the Regional District Staff model (Model A). The central challenge of this model is managing the increased commitment required of volunteer Heritage Commissioners.

6.4.6 Feasibility

The Regional District needs to comprehensively identify and manages its heritage, and to coordinate those initiatives with those of the incorporated districts, in order to be responsible stewards of its heritage and realize the economic potential of cultural tourism. With a modest yearly investment, the Regional District can spur the development of a coordinated definition of the region as a desirable place with a great history, attractive and important for its natural and cultural heritage. This can be feasibly managed through the augmentation of heritage planning by staff with consultant contracts. Those contracts can be let in accordance with the budget allocations derived from taxation plus funding from outside sources.

The increased investment by its citizens through a modest increase in taxation can be efficiently directed by the citizens themselves in the form of a volunteer Regional Heritage Commission, a body that can be constituted to be responsive and accountable to the citizenry and representative of the region's Electoral Areas and constituent municipalities.

25 October 2010

Regional District of Kootenay-Boundary
Regional Heritage Conservation Feasibility Study

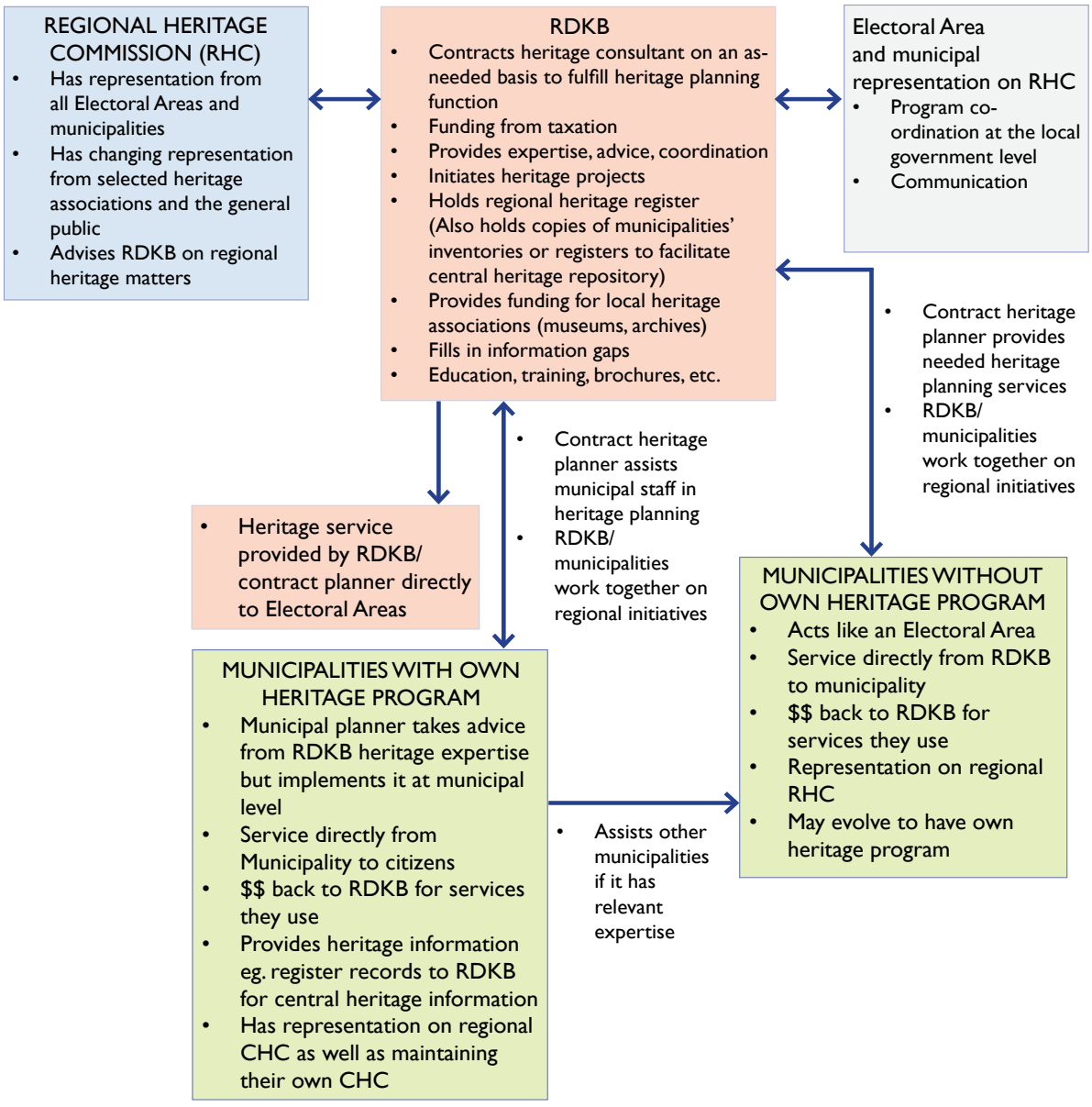


FIGURE 1: STRUCTURE OF GOVERNANCE MODEL A

25 October 2010

Regional District of Kootenay-Boundary
Regional Heritage Conservation Feasibility Study

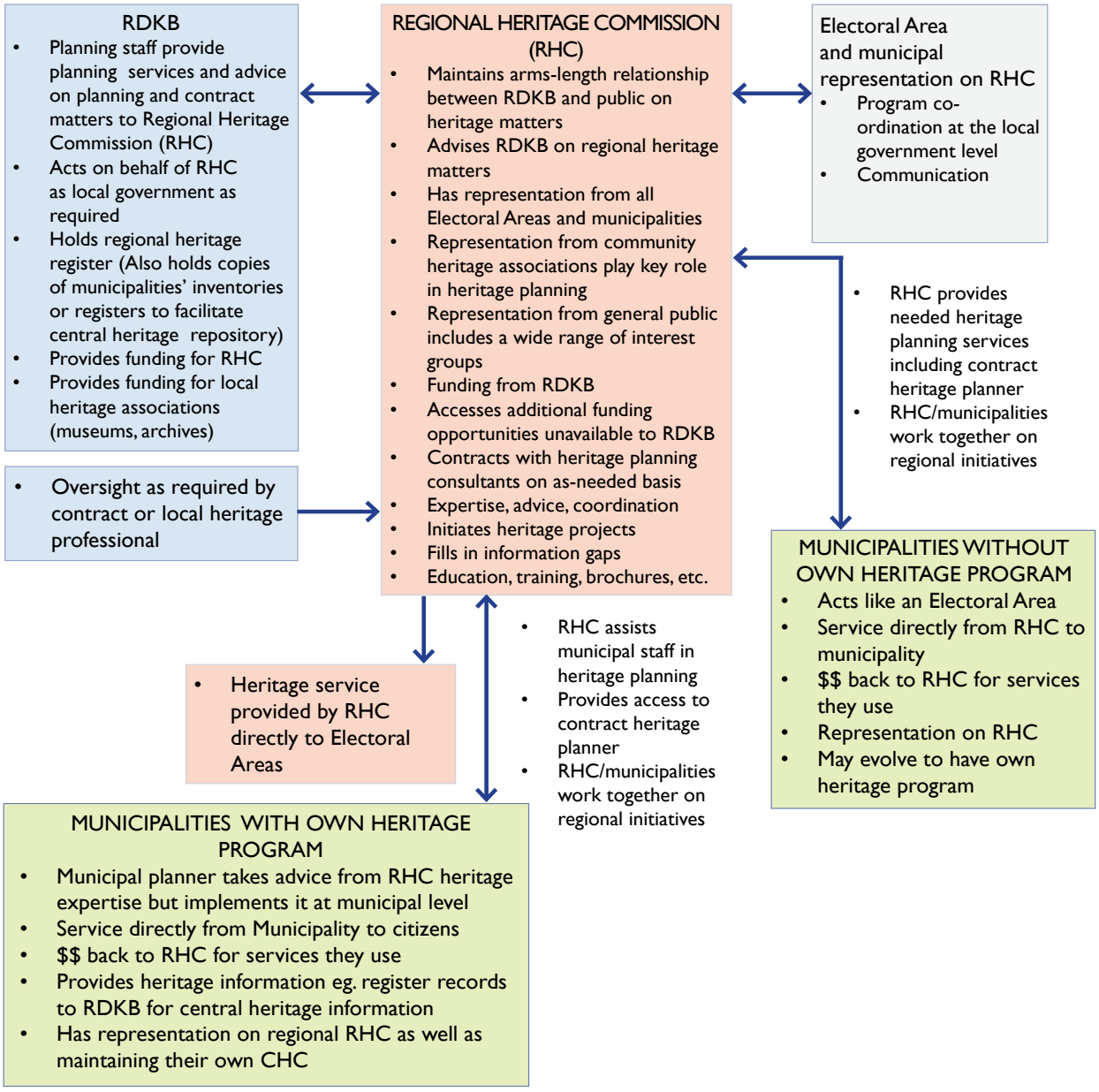


FIGURE 2: STRUCTURE OF GOVERNANCE MODEL B

Goals of the Heritage Service

Raise awareness of the region's heritage

Build broad popular support for heritage conservation

Coordinate heritage-based activities across the region

Build capacity in the region for planning and executing heritage conservation

Attract funding partners

Local and Regional Associations

Historical Societies

Trail Historical Society
Boundary Historical Society
Beaver and Pend D'Oreille Valley Historical Society
West Kootenay Family Historians
Doukhobor Historical Society, Union of Spiritual Communities of Christ
Heritage Federation of Southeast BC
Kootenay Columbia Educational Heritage Society

Museums

Rossland Museum Society
Boundary Museum Society
Greenwood Museum
Old School House at Park Siding
Grand Forks Museum
Doukhobor Museum (Fort Shepherd Historic Site)
Kettle Valley Museum

Arts Associations

Trail District Community Arts Council
Rossland Council for Arts and Culture
Rossland Gold Fever Follies Society
First Nations and Rossland Art Club
Greater Trail Cultural Plan Project
Rock Wall Entusiastico Society

Libraries and Archives

Colombo Lodge Archives
Midway Library

7.0 Heritage Associations and the Regional Heritage Service

Many community initiatives rely on heritage - landscapes, buildings, tourism, recreation, the arts - but there is no parallel financial commitment to its conservation (bicycle tours of mine sites, farm tours, etc.) Potential synergies between existing community heritage resources and projects are important to support the physical conservation of heritage at all levels.

The RDKB and its municipalities have a wealth of diverse community organizations and groups that are pro-active in promoting the heritage of the region. Local museums, libraries, heritage sites, and community events are all potential participants in a regional heritage service. Archival and artifact collections, photograph collections both public and private, oral histories and stories not yet recorded, local publications such as the Boundary Historical Review, locally produced craft, art and music are also resources that can potentially further the goals of the heritage service.

The issue is not that heritage organizations and other resources are scarce in the RDKB, but that they are not coordinated to effectively promote the wider goals of a heritage program.

Ways in which these organizations can better support heritage should be identified through an inclusive long term vision and implementation strategy created by representatives of the various associations the RDKB, and municipalities. Local heritage organizations can assist the heritage service by assisting with the implementation of the heritage service in the short term and by forwarding the overall goals of the service in the longer term.

An important role for the implementation of the heritage service should be given to local heritage and related associations, because of their creative and dynamic qualities. Heritage organizations should be recognized both as partners in activities and as constructive critics of cultural heritage policies.

At the same time we see that volunteer associations face substantial challenges. The context for volunteering is changing rapidly because of globalization, technological and demographic change, yet the political drive to promote voluntary action as central to civic responsibility and democratic regeneration. New generations of volunteers are needed. Governments cannot ask volunteers to take on too much. Economics plays a key role, as funds are needed to ensure projects are realized and goals are met.

Local heritage organizations can be involved in the regional heritage service by:

Having representation on the Regional Heritage Commission, which, no matter what the structure of the heritage service is, will play a critical role in the

Heritage Associations and the Heritage Service

Tourism and Business

Rossland Chamber of Commerce
Rossland Economic Development Task Force
Discover Rock Creek
Greenwood Board of Trade
Cattlemens Association
Trail Communities in Bloom
Trail and District Chamber of Commerce
Christina Lake Chamber of Commerce
Tourism Rossland

Heritage Commissions

Rossland Heritage Commission

Seniors Organizations

Midway Seniors Society
Rossland Seniors

Environmental and Recreation

Phoenix Interpretive Forest
The Land Conservancy (Hardy Mountain
BC Wildlife Federation (Fort Shepherd Historic Site)
Friends of the Rossland Range & Kootenay
Columbia Trail Society
Rossland Sustainability Commission

Community Organizations

Beaverdell Community Club
Westbridge Community Club
Bridesville Community Club
Royal Canadian Legion, Greenwood
Japanese Heritage in Greenwood
Boundary Womens Institute
Boundary Farmers Institute

Spiritual Organizations

Pend d'Oreille Cemetery
Catholic Cemetery, Rossland

administration and conservation of the region's heritage assets. Depending on the service option and governance model chosen, the RHC will either provide key expertise and advice to the RDKB or be the actual administrative body for the heritage service. Either way, diverse expertise and local knowledge in cultural, environmental, economic, archival and other disciplines will be required.

Assist in information collection and advise on the organization of the central information database.

As part of the heritage service, create and encourage voluntary initiatives in the fields of cultural and natural heritage with a particular attention towards students and young people.

As an organizational and communication initiative, consider the formation of a forum of local heritage and other associations with representation from the diverse types of local groups associated with heritage. This would assist with an understanding of common objectives and policies, and the encouragement of bilateral and multilateral activities within the non-profit community. One of the functions of this forum would be to offer shared information, cooperation, coordination, and support to promote, develop and disseminate their activities.

Actively recruit potential regional alliances with community groups and local initiatives which don't necessarily align themselves with heritage. These include organizations such as Communities in Bloom, Kootenay Columbia Trails Society, Columbia Basin Trust and others. Finding commonalities between these diverse groups and heritage is an important initiative for the heritage program.

Use these commonalities to create authentic experiences which forward the heritage conservation agenda. For example, Communities in Bloom could conduct research and undertake the re-establishment of Italian gardens in Trail, the Japanese vegetable gardens in Greenwood or the Chinese gardens in Trail, thus fulfilling several heritage goals - cultural tourism, the application of best conservation practice, and the interpretation of past events.

Maintain a communications role between the heritage service and other community associations, such as sports and the arts. While the arts in the RDKB celebrates heritage through intangible means such as musical or dramatic performances, connection and support need to be made between the songs and stories and the actual conservation of the physical heritage features that inspire them. This connection will ensure that the region is not left with just the interpretation of its past.

Promote the exchange of information and documentation in the field of educational experience and the promotion of heritage.

Take steps to ensure that the effective participation of local heritage and other

Heritage Associations and the Heritage Service	associations is viable in the long term. Assist with the implementation of the heritage service as outlined in the previous section, and with its ongoing growth and administration. Different institutions will have varied expertise related to different aspects of the implementation plan, and their participation will be critical to its success.

8.0 Heritage Policy and Tools

This section establishes policies and lists tools and incentives which can guide the future development of a conservation program and the care of the RDKB's heritage features. No matter which organizational structure is selected for the heritage service, the following policies should be considered.

8.1 Heritage Conservation Policy

1. The heritage service is committed to protecting the heritage character of the region by considering heritage conservation a top priority and acknowledges that the region's historic resources are central to its economic, cultural, and social well-being.
   - Facilitate the conservation of the region's heritage features through re-use, and by striving to retain or recover the cultural significance of historic resources
   - Provide for the security, maintenance, and future of the region's historic resources.
   - Promote the appreciation of valued heritage resources and the importance of their conservation
2. The heritage service is committed to the retention of rural character, authenticity and significance throughout the region.
   - Develop a realistic system specifically for the conservation of rural and/or remote resources
   - Consider the qualities of the region's cultural landscapes in any planning process or decision making and ensure their conservation
   - Ensure the retention of regional and local authenticity through specific guidelines or design review
3. The heritage service is committed to the provision of heritage conservation planning services to each of its Electoral Areas.
   - Commit to an ongoing process of listing all features that the community has identified as part of their heritage, so that the community is aware of what it has of value.
   - Take measures to clearly note to property owners that listing a feature in no way compromises the property owners present rights and privileges of ownership.
   - Adopt an incremental approach to bringing conservation tools into force to allow for manpower and budget considerations.
   - Integrate heritage conservation into day-to-day planning practice, such as the processing of planning applications and long-term planning.

Heritage Policy and Tools

- Formally adopt the Standards and Guidelines for the Conservation of Historic Places in Canada to guide all heritage conservation activities.
- Develop a system for producing and reviewing statements of significance so the public understands the heritage value of any given feature is valuable, and its core history. Statements of significance can be prepared on an as-needed basis.
- Balance heritage conservation on private property with incentives (See Section 8.3). It is important to acknowledge the principle that sufficient incentive(s) must be provided to property owners to achieve conservation.
- Monitor progress to maintain an effective conservation program

4. The heritage service will incorporate a system of governance that would ensure effective cooperation and coordination between the region's Electoral Areas, municipalities and local heritage organizations.
   - Set up a system of communication between all entities involved in the heritage conservation service to ensure that information is effectively disseminated, in particular to local heritage organizations
   - Ensure local community involvement in developing regional heritage policies
   - Prepare a communication plan to direct the relationships between jurisdictional entities, with owners of heritage property and those who have an interest in heritage conservation
   - Develop a system of Information and cost sharing for maintenance for resources that span two or more jurisdictions
5. The heritage service will assist in making local museum and archival collections available for critical research into heritage features.
   - Coordinate museum collections and archival information so the public knows what information is available and where to find it.
   - Create an online resource that makes information about all of the RDKB's heritage organizations and assets accessible in one place.
6. The heritage service is committed to encouraging youth in its communities and regions to become involved in heritage conservation.
   - Ensure that the heritage service makes heritage available and relevant to youth in the region
   - Actively encourage the participation of youth in heritage conservation by developing programs and projects that reflect their interest in cultural, natural and recreational heritage
   - Develop volunteer opportunities in the RDKB and its museums and heritage organizations in which youth can directly participate
7. The heritage service is committed to a heritage program that manages change

while ensuring the conservation of key community heritage values and heritage features.

- Encourage retention and adaptive re-use of heritage structures and landscapes.
- Ensure conservation programs and projects are values-based and retain the authenticity of the heritage feature or resources.
- Develop a set of non-prescriptive design guidelines to direct new development or re-development in a community or region.
- Following best-practices in conservation, strive for compatibility and distinguishability between new work and existing heritage.

8. The heritage service is committed to a program of interpretation and commemoration both as means of educating residents about their heritage assets and as a way of enhancing tourism and recreation potential.

9. Natural and environmentally important heritage features will be conserved within the RDKB.
   - Partner with local and regional environmental groups, recreational groups and educational facilities to apply best practices to the conservation and presentation of the area's outstanding natural heritage.

8.2 Heritage Conservation Tools

There is a range of heritage conservation tools that Local Governments and Regional Districts can utilize to further heritage conservation objectives. As noted earlier, municipal councils are empowered by the Community Charter to engage in heritage conservation services and to use the tools provided in Part 27 of the Local Government Act. Regional Districts however, are in somewhat different situation. If they wish to provide heritage conservation services, they first must adopt an establishing bylaw [LGA s. 800].

Please also note that in some cases, legislative tools have different restrictions, depending on whether they are being used by a council or a regional board. Tax exemptions, for example, may be granted under the Community Charter by municipal councils for any specified term, whereas Regional Districts may only grant them for up to ten years. The RDKB should consult the relevant legislation directly for further information and/or clarification.

By themselves, the tools enabled by the legislation are not enough. Used on their own, these tools can lead to ad hoc and piecemeal management of heritage resources. In order for these tools to be effective, they must be used in the context of heritage planning.

1. Planning and Regulatory Tools

a. Official Community Plan – describes the vision for a specific community including social, economic, and environmental land use management including heritage policies. Future bylaws and works must be consistent with the OCP. Enables adoption of Area Plans, Development Permit Areas, and Heritage Conservation Areas.

b. Development Permit Area – designates an area to include additional review for applications and supplements zoning regulations. A development permit regulates the development of a property in accordance with the OCP and applicable area plan and controls the form and character of development. Variances can provide relaxation of regulations.

c. Zoning By-law and Rezoning – regulates land uses, density, siting, etc. of buildings and structures. Zoning amendments or rezoning can allow for changes in zoning to facilitate heritage conservation objectives.

d. Subdivision Approvals – can consider heritage conservation objectives. Subdivision and servicing requirements may require a heritage building to be relocated or demolished. Subdivision regulations may be amended to achieve heritage conservation objectives. A heritage revitalization agreement (see below) can also vary subdivision requirements.

e. Building Permits/Alternative compliance – heritage building supplement to BC Building Code allows upgrades to minimize impact on heritage resource. Building permits address health and life safety matters (fire, health, mechanical, structural). Alternative solutions can be considered for buildings listed in a community heritage register.

f. Interpretation and Commemoration – of tangible and intangible heritage resources. A local government may recognize the heritage value or heritage character of a heritage property, an area or some other aspect of a community's heritage. The local government may install a plaque or marker to indicate recognition subject to obtaining permission from the property owner.

2. Heritage Protection Conservation Tools

a. Community Heritage Register - formally identifies resources of heritage value. A local government may, by resolution, establish a community heritage register that identifies real property that is considered by the local government to be heritage property. The community heritage register must indicate the reasons why property



Martin Burrell's ranch house and barn at Grand Forks, c.1901 BCAR b-06034

included in a community heritage register is considered to have heritage value or heritage character and may distinguish between heritage properties of differing degrees and kinds of heritage value or heritage character.

b. Heritage Designation – ensures long term protection of heritage resource through by-law. A local government may, by bylaw, on terms and conditions it considers appropriate, designate real property in whole or in part as protected if the local government considers the property has heritage value or heritage character or designation of the property is necessary or desirable for the conservation of the protected heritage property.

c. Heritage Conservation Area – provides long term protection to an area with heritage value. For the purposes of heritage conservation, an official community plan may designate an area as a heritage conservation area. If a heritage conservation area is designated, the official community plan must describe the special features or characteristics that justify the designation and state the objectives of the designation and either the official community plan or zoning bylaw must specify guidelines respecting the manner by which the objectives are to be achieved.

If a heritage conservation area is designated the official community plan may do one of the following: specify conditions under which alteration restrictions do not apply to a property within the area, which may be different for different properties or classes of properties; include a schedule listing buildings, structures land or features within the area that are to be protected; and identify features or characteristics that contribute to the heritage value or heritage character of the area.

If an official community plan designates a heritage conservation area, a person must not do any of the following unless a heritage alteration permit has been issued: subdivide land in the area; start the construction of a building or structure or an addition to an existing structure within the area; alter a building or structure within the area; alter a feature that is protected heritage property.

d. Heritage Alteration Permit – ensures changes to heritage properties are consistent with heritage protection objectives. A local government or its delegate may issue a heritage alteration permit authorizing alteration or other actions if the authorization is required by the Local Government Act, a heritage revitalization agreement or a covenant

under section 219 of the Land Title Act. The heritage alteration permit may, in relation to protected heritage property or property within an heritage conservation area, vary or supplement one or more of the following: zoning and development regulations; development cost recovery; subdivision and development requirements; permits and fees; a bylaw or heritage alteration permit. A heritage alteration permit may not vary use or density, a floodplain specification, or in relation to a property in a heritage conservation area, the permit must be in accordance with the guidelines established for the heritage conservation area.

e. Heritage Conservation Covenants – ensure long term protection through a contract. Local government or a heritage organization can enter into agreement with property owner to protect a site for a period of time or indefinitely. The covenant can deal with buildings and landscape features and typically outline the obligations of the parties and may include maintenance standards and requirements.

f. Heritage Revitalization Agreement – site specific agreement between local government and owner to provide long term protection to heritage property. A local government may, by bylaw, enter into an agreement with the owner of a property which may:

   i. include provision regarding the phasing and timing of the commencement and completion of the actions required by the agreement
   ii. vary or supplement
      1. bylaw and permit conditions including: land use, density, siting and lot size requirements;
      2. development cost recovery, subdivision and development requirements;
      3. development permits, development variance permits;
      4. a bylaw or heritage alteration permit under the heritage conservation provisions of the Local Government Act.

g. Standards and Guidelines for Heritage Conservation – to guide decision making when changes are proposed to a historic place. The Standards and Guidelines for the Conservation of Historic Places in Canada prepared by Parks Canada is the most widely used conservation manual available. It outlines the principles and practices to encourage the long-term conservation of historic places.

h. Temporary Heritage Protection – allows protection for limited period

to allow for consideration of long term protection alternatives.

i. Withholding of approvals – a local government may by bylaw withhold approvals that would alter or cause alteration to a protected heritage property, a property subject to temporary heritage protection, property on a community heritage register.

ii. Withholding of demolition permits - a local government may by bylaw withhold approval for demolition in the case of protected heritage property until a heritage alteration permit and any other necessary approvals have been issued, in the case of a property identified in a community heritage register until a building permit and any other necessary approvals have been issued.

iii. Orders for temporary protection - a local government may order that real property is subject to temporary protection if the local government considers that the property is or may be heritage property, or protection of the property may be necessary or desirable for the conservation of other property that is heritage property.

iv. Temporary protection by introduction of continuing protection bylaws - a local government may provide for a temporary protection period when a heritage conservation area or heritage designation bylaw is introduced. A local government may provide for a temporary period of protection while heritage area planning is completed.

i. Heritage Inspection – A local government may order the inspection of a property to assess its heritage value, heritage character or the need for conservation of:

i. a property that is or may be protected heritage property

ii. a property identified as heritage property in a community heritage register

iii. a property that is or may be heritage property according to criteria established by bylaw.

jv. Heritage Site Maintenance Standards - A local government may, by bylaw, establish minimum standards for the maintenance of real property that is designated as protected by a heritage designation by-law or within a heritage conservation area. Different standards may be established for different areas or different classes of property.

3. Financial Tools

a. Heritage Grants – cash grants to assist with heritage conservation activities

b. Property Tax Exemptions – to provide full or partial support for up to 10 years
c. Senior Government Support – seek support from programs to assist with heritage conservation activities

4. Partnership Tools

a. Community Heritage Commission - provides expert and local knowledge on heritage conservation issues
b. Policy & Procedures – review administrative procedures to ensure integration of heritage resources
c. Collaboration – work with community groups and agencies to acknowledge heritage resources and seek opportunities for cooperation

5. Incentives

Variances/relaxations to the following regulations (typically contained in zoning regulations) could be considered to facilitate the conservation of heritage resources by private property owners.

- Permitted uses
- Parcel or lot area
- Parcel or lot coverage
- Number of buildings permitted on site
- Setbacks
- Height
- Parking and loading

These could be provided through development variances and or a Heritage Revitalization Agreement but it should be noted that changes to use or density must be approved at Public Hearing. An HRA can also vary subdivision and development requirements and development cost recovery; development permits, development variance permits, and heritage alteration permits.

9.0 Appendices

Appendix A: Bibliography

Appendix B: Compiled Workshop Information

Appendix C: Transcript of Open Ended Survey Questions

Appendix D: Heritage Features in the Kootenay Boundary Region

Appendix E: Rossland Heritage Register

Appendix F: Principles of Heritage Conservation

25 October 2010

Appendix A: Bibliography

Affleck, Edward L. *Kootenay Pathfinders: Settlement in the Kootenay District 1885-1920*. Vancouver: Alexander Nicolls Press, 1976.

Arendt, Randall. *Rural by Design: Maintaining Small Town Character.* Chicago: Planners Press, American Planning Association, 1994.

Australian Heritage Commission. *Protecting Local Heritage Places: A Guide for Local Communities*. Canberra ACT: Pirie Printers, 2000.

Australia ICOMOS. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood: Australia ICOMOS Incorporated, 2000.

Barlee, N.L. *Gold Creeks & Ghost Towns*. Surrey: Hancock House, 1984.

Barman, Jean. "Taking Local History Seriously." *BC Studies* 165 (Spring 2010).

Barman, Jean. *Sojourning Sisters: The Lives and Letters of Jessie and Annie McQueen*. Toronto: University of Toronto Press, 2003.

Barman, Jean. *The West beyond the West: A History of British Columbia*. 3rd. Toronto: University of Toronto Press, 2007.

Beaver Valley and Pend d'Oreille Historical Society. *Beaver Valley and the Pend D'Oreille: Oral histories from early settlers of Fruitvale, Beaver Falls, Columbia Gardens, Montrose, Park Siding and the Pend d'Oreille River Valley, 1892-1945*. Trail: Hall Printing, 1997.

Bellett, Gerry. "Second World War pictures' tale revealed." *Vancouver Sun*, March 18, 2010.

Cashaback, David. "Regional District Governance in British Columbia: A Case Study in Aggregation. Ottawa: Institute on Governance, 2001.

City of Grand Forks. "The History of Grand Forks and the 'Sunshine Valley'." Online at http://www.city.grandforks.bc.ca/about/history/

Commission on Resources and Environment. *West Kootenay-Boundary Land Use Plan*. Victoria: Province of British Columbia, 1994.

Cottingham, Molly. *A History of the West Kootenay District in British Columbia.* Vancouver: University of British Columbia, 1947.

Electoral History of British Columbia 1871-1986. Victoria: Elections British Columbia 1988.

Glanville, Alice and Jim. *Grand Forks: The First 100 Years*. Grand Forks BC: Gazette, 1987.

Glanville, Jim and Alice. *The Life and Times of Grand Forks Where the Kettle River Flows: A Centennial History*. Kelowna: Blue Moose, 1997.

25 October 2010

Appendix A

Greenwood Museum. "Mining History of the Boundary Country" and related information. Online at http://www.greenwoodcity.com/greenwoodheritage/index.html

Hatton, William J. *Bridesville Country*. Oliver: Oliver Printing, 1981.

Hawthorn, Tom. 'One minute to make hockey history,' Globe and Mail, December 26, 2001

Heritage Branch. *Heritage Conservation: A Community Guide*. Victoria: Province of British Columbia, Ministry of Tourism, Sport and the Arts, 1995.

Heritage Lottery Fund. *Conservation Management Plans: A Model Brief*. London: 1994.

Hodgson, Maurice. *The Squire of Kootenay West: A Biography of Bert Herridge*. Saanichton: Hancock, 1976.

Jordan, Rosa and Derek Choukalos. *Rossland, The First 100 Years*. Rossland: Harry Lefevre, 1995.

Kerr, James Semple. *The Conservation Plan, Sixth Edition*. Sydney: National Trust of Australia (NSW), 2004.

Miller, Naomi. "The Lum and Ban Quan Families," *BC Historical News* 21, 2 (Spring 1988), 19-20.

Mouat, Jeremy. *Roaring Days: Rossland's Mines and the History of Mining in British Columbia*. Vancouver: UBC Press, 1995.

Oberlander, Judy, H. Kalman and R. Lemon. *Principles of Heritage Conservation*. Victoria: British Columbia Heritage Trust, 1989.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa: Custom Printers, 2003.

Pearkes, Eileen Delehanty. *The Geography of Memory: Recovering Stories of a Landscape's First Peoples*. Nelson: Kootenay House Press, 2002.

Plotnikoff, Cassie and Laura Brown. *Heritage Homes of Grand Forks, Third Edition*. Grand Forks, B.C. n.d.

Quesnel, H.J. and F.N. Thiessen. *Ecosection Summaries for the Kootenay-Boundary Region, Technical Report TR-003*. Ministry of Forests, Forest Sciences, Nelson Region, 1993.

Regional District of Kootenay Boundary, Planning and Development Department. *Kettle Valley Rural Study, Electoral Area E*. Trail, 1979.

Regional District of Kootenay Boundary. "Regional District of Kootenay Boundary." Online at http://www.rdkb.com

Appendix A

Robin, Martin. *Radical Politics and Canadian Labour 1880-1930*. Kingston: Industrial Relations Centre, Queen's University, 1968.

Rossland Historical Museum. "The History of Rossland" and related information. Online at http://www.rosslandmuseum.ca/

Rypkema, Donovan D. "Heritage Conservation and the Local Economy." Global Urban Development Magazine, Volume 4, Issue 1, August 2008. Online at http://www.globalurban.org/GUDMag08Vol4Iss1/Rypkema.htm

Sandner, Lincoln, and others. *Christina Lake: An Illustrated History.* Merritt: Sonotek, 1994.

Tarasoff, Koozma J. Plakun Trava: *The Doukhobors.* Grand Forks: Mir, 1982.

Taylor, G. W. *Mining: The History of Mining in British Columbia*. Saanichton: Hancock House, 1978.

Trail Historical Society, "History of Trail." Online at http://www.trailhistory.com/history.php

Trail of Memories: Trail, BC 1895-1945. Trail: Trail History and Heritage Committee, 1997.

Turnbull, Elsie G. *Ghost Towns and Drowned Towns of West Kootenay*. Surrey: Heritage, 1988.

Turnbull, Elsie G. *Trail between Two Wars: The Story of a Smelter City*. Victoria: Morriss, 1980.

Turnbull, Elsie G. Trail: *A Smelter City.* Langley: Sunfire, 1964.

Turnbull, Elsie G. *Trail 1901-1961*. Trail: Trail Diamond Jubilee Committee, 1961.

Turner, Robert D. *Steam on the Kettle Valley: A Railway Heritage Remembered*. Victoria: Sono Nis, 1995.

Turner, Robert D. and J.S. David Wilkie. *Steam Along the Boundary: Canadian Pacific, Great Northern and the Great Boundary Copper Boom*. Winlaw: Sono Nis, 2007.

UNESCO [United Nations Educational, Scientific and Cultural Organization]. *Operational Guidelines for the Implementation of the World Heritage Convention*. Paris: UNESCO World Heritage Centre, 2005.

Virtual Museum Canada. *The Dewdney Tail/La piste de Dewdney.* Online at http://www.virtualmuseum.ca/Exhibitions/Dewdney/.

Whittaker, Lance H., ed. *Rossland the Golden City.* Rossland: Rossland Miner, 1949.

Wilson, D.M. "Crowsnest Highway." Online on the *Virtual Crow's Nest Highway*

Appendix A

website at www.crowsnest-highway.ca

Woodcock, George. *Ravens and Prophets: An Account of Journeys in British Columbia, Alberta and Southern Alaska*. London: Allan Wingate, 1952.

Regional District of Kootenay-Boundary
Regional Heritage Conservation Feasibility Study

Appendix B: Compiled information from April Workshops

Electoral Area A

Electoral Area B

Electoral Area C

Electoral Area D

Electoral Area E

Appendix B

Workshop, April 20, 1:00-4:00 pm
Electoral Area A
Trail, B.C

Participants:

Christopher Stevenson	Chair, Steering Committee RDKB Director, Greenwood
Kathy Wallace	Steering Committee member City Councillor, Rossland
Jamie Forbes	Steering Committee member Trail Historical Society
Mark Andison	Director of Planning and Development, RDKB
Sarah Benson	Trail Historical Society Trail Museum & Archives
Roland Perri	Columbo Lodge Archives
Craig Horsland	Beaver and Pend d'Oreille Valley Historical Society
Nola Landucci	Trail resident

Satellite meeting with Jack and June Bell, Beaver Valley

What do you value?

- Rejuvenation of the communities: the presence of young creative people
- Safety
- History of settlement from camp to town to city
- Development showing a transition from frontier building to Deco-styled architecture
- Physical contancy of Trail: it hasn't changed a great deal since is heyday early on
- Major centre (Spokane) nearby
- History of changes in dominant mode of transportation - from paddlewheelers to rail to automobiles
- Continued attraction of centres in the USA
- Learning about the area's history
- Seniors - such as those in the independent living situation in Fruitvale
- Not forgetting history
- Learning by the young generation
- Community with capacity
- Connection of communities, linking histories

Appendix B

- Awareness of the central importance of heritage
- Remoteness
- Everything is close by
- Trail boosterism:
- Trail is B.C's "No.1 Sports Town"
- "Home of the Champions"
- "Silver City"
- "Explore Your Trail"
- Smelting history
- The famous "Trail Smoke-Eaters"
- Unique cultural heritage of Trail: important Italian influence
  - Tight social connections
  - Like-minded people
- Youthful energy
- Moveable Museums - 1 in Fruitvale @ Credit Union; 2 at the Big Hall
- The Blue Book ($30.00)
- Beaver Valley School House
- June and Jack Bell's private museum in their house and outbuildings
- history of American investment and immigration
- history of the Cascade Road - 1920, built with horsepower, picks and shovels

What places, features, traditions and stories are important to you?

- Park Siding schoolhouse - District owned
- Regional District Building of 1920, and its additions
- Themed travel routes
- Genelle Oasis
- Themed travel routes
- Star Grocery
- Charles Bailey Theatre
- Central School
- Regional District Building of 1920, and its additions
- Columbia River - the dominating reason for Trail existing
- The Columbia as a recreational resource
- 1934 Gyro Park
- Terraced West Trail
- Wine making in "garages"
- Wine-making competitions - open drinking
- Columbia River for industry and recreation
- The orcharding history (and difficulty dealing with the smelter pollutants, before the fertilizer plant converted much of the harmful emissions).

Appendix B

- Tunnels from Christina Lake to Castlegar
- Cominco Farm ar Warfield
- Haley Park: pasture, and farm building and barn foundations
- CJAT local radko station
- Cedar Valley: huge decars 90" ø stumps (now Sheep Creek Valley)
- Tavern at North Point
- Vernon & Nelson telegraph line
- in 1909 BC Telephone Company bought the telephone exchange; building is now the Seniors Centre
- Ben Shaw, trapper is an interesting historical character
- Big Sheep Creek
- recreational fishing
- Sturgeon in the Columbia River
- Orchard trees in Happy Valley
- Fruitvale land sales promoted (perhaps fraudulently) as orchard country
- shepherding history
- vineyards
- history of highways through the region: Kettle Falls Highway, then Cascade Highway, the Crowsnest Highway (Highway #3)
- Patterson
- Doukhobor haying route, now a biking trail
- silica concentrator and refinery
- trestle collapse 1920
- Shepherding history
- Vineyards
- Regional highways: Kettle Falls, Cascade, Crowsnest
- Patterson
- Doukhobor haying route, now a biking trail
- Silica concentrator and refinery
- Railway trestle collapse 1920
- BC Hydro right-of-way & substation
- Seven mile dam
- Milder climate in the Pend d'Oreille Valley
- Different biogeoclimatic zones in one place
- Trail Horsemen's Society rodeo grounds
- Columbia Gardens vineyard
- Ore transfer station
- 1950s dam on the Pend d'Oreille for smelter
- Cemetery for Pend d'Oreille & Waneta

Appendix B

- Champion Lakes provincial park
- Agriculture in Columbia Gardens owned by Teck
- Hobby farms
- Good drinking water
- School house
- Oral history collection by the Pend d'Oreille Historical Society
- Boosterism to sell property as orchard country
- 10-acre land parcels
- May Day parades
- 1950s bedroom community
- May Day parades
- Montrose Family Days

What ways can the Regional District communities work together to protect and celebrate community and regional heritage?

- Training and professional development workshops should be held in Kootenay-Boundary
- Develop cultural tourism through websites on Google Earth with links to local websites
- Address gaps:
  - Permanent Beaver Valley museum facilities
  - A Trail Museum
- Communities in Bloom as a potential heritage appreciation partner
- Names on Rock
- Education of the community about their history
- Working with the School Districts in accomplishing this has the difficulty of borders not necessarily fitting school district borders (District 51 incompasses C, D. and E electoral districts; District 20 encompasses A and B)
- Task is to convince teachers to set aside time for a unit on local history
- Another possibility is to have an outside consultant visit schools to run a unit.
- KIT in possession of the Columbia (?)
- Organize a summer program for students to interview seniors
- Challenge: A lot of work is put on the shoulders of a few individuals in each community
- Challenge: remoteness
- Need to build up construction force with knowledge of heritage construction
- Selkirk Community Futures could put together a program
- Conflictedness about remoteness: nice to be quiet, but need to attract more people
- Coordinating slogans?
- Smelting history downplayed
- Peak Communications - improving Trail's image

Appendix B

- Sharing - not competing - for notice
- e.g. Greenwood heritage buildings; Midway river landscape
- Cultural Study: Maybe should support differing cultures of the various communities

Appendix B

Interview, April 22, 2010
Jack and June Bell
Electoral Area A

Jack Bell
June Bell

- Schoolhouse and private museum, Beaver Valley
- Private museum:
  - Rooms in the basement of the house: miscellaneous collection of bottles and implements from early settlement of the Beaver Valley
  - Room in outbuilding: outdoor (farming and mining) implements; cast iron stove plates

What do you value?

- Retrieving forgotten pieces of bygone life in the Beaver Valley
- Histories of long-time families in the valleys
- Personal stories of the pioneering days
- Communicating to the next generation the pioneering stories
- Experiencing the physical realities of the bygone life

What places, features, traditions and stories are important to you?

- The one-room Beaver Valley Schoolhouse
- Bell Family history in the Beaver Valley
- Insurance Maps, 1877
- The 3 moveable museums assembled by Craig Horsland (the past schoolteacher): 1 in Fruitvale @ Credit Union; 2 at Big Hall
- "The Blue Blood" - self-published(?) history of the area
- The history of the Columbia & Western Railway (then CPR)
- Records in the Department of Mines./Geological Survey Branch
- Archives Association of BC
- A Guide to Archival Repositories in BC, 2nd Edition 1996 !SBN 1-895584-03-5

What ways can the Regional District communities work together to protect and celebrate community and regional heritage?

- Funds for scanning maps

Appendix B

Workshop, April 20, 6:30 - 9:30 pm
Electoral Area B
Rossland, B.C.

Participants:

Christopher Stevenson	Chair, Steering Committee RDKB Director, Greenwood
Kathy Wallace	Steering Committee member City Councillor, Rossland
Mark Andison	Director of Planning and Development, RDKB
Bob Kerby	Rossland Heritage Commission
Jackie Drysdale	Rossland Heritage Commission
Vince Pofili	Rossland Heritage Commission
Sharon Wieder	Rossland Museum
Joyce Austin	Rossland Museum
Andy Cant	Rossland Museum
Richie Mann	Senior, Area B APC & OCP
Audre Mann	Senior, Rossland
Ruth Grubisic	Senior, Rossland
Les Anderson	Seniors Rossland
Renate Fleming	Rossland Arts Council
Nola Landucci	Trail Historical Society Rock Wall Enthusiast
Demitri Lesnicwicz	Rossland resident
Laurie Charlton	Rossland resident

Appendix B

What do you value?

- The seniors of the community, with all their knowledge of the past ways of life
- The proud history of the early city
- The town's trailblazing history in alpine skiing in North America
- Key keepers of trhe mining history of the town
- The early social history of the town and the local continance of members of the early families

What places, features, traditions and stories are important to you?

Midnight, Velvet, Centre Star, LeRoi, Wareagle, Kootenay Columbia, XL, and Silica mines

Mud Lake cross-country trails and cabins

Casino: farming community

Hudson's Bay Company Fort Sheppard

Land Conservancy with rare bats, snakes, birds and elk

Cut line through trees at US border

Rivervale - village

Oasis - village

Genelle - village

Original highway

1970s highway

Dewdney Trail from Christina Lake to Rossland [Section 42?]

40-50 mine sites

Wagon road that serviced the mine sites - Rossland, Red Mountain, North Port

10-15 dairies near Trail to serve the mine workers (and believed to counteract potential lead poisoning from the Trail smelter smokestacks

Old Glory Mountain, trail, and the historical weather station at its summit

Forestry Lookout

Special recreation designation for the area

Cascade Highway - the original route through old mine sites

Rossland Range

Rossland Registry of buildings and sites

Nancy Greene Recreational Area and the internationally known "Seven Summits Trail"

Doukhobor Draw

Red Mountain Railway

Smugglers Road

Mill Pond

Violin Lake

Chinese gardens

Dewdney Trail

Drake's Dairy

Cascade Highway

Appendix B

Santa Rosa Summit
Cominco Farm
Mining school
Telegraph line
Trestle collapse
Ben Shaw gravesite and trail
Wagon Road
Strawberry Pass
1992 watershed boundary expansion
Nancy Greene summit and recreational cabins
Forestry lookout
Rossland Range
Columbia River
Duncan Dairy
CJAT transmitter
Original West Kootenay Power & Light from Bonnington Falls
Warfield dump
Slaughter house
Rifle range
Mount Roberts
The stories of the seniors
The Rossland Museum and Archives
Wall of names in Seniors Centre
Dewdney Trail from Christina Lake to Rossland [Section 42?]
40-50 mine sites
the wagon road that serviced the mine sites
the 10-15 dairies near the town to serve the mine workers (and believed to counteract potential lead poisoning from the Trail smelter smokestacks
Old Glory Trail and the weather station at its summit
Forestry Lookout
Special recreation designation for the area
Cascade Highway - the original route through old mine sites
Rossland Range
Dewdney Trail
Wagon Road - Rossland, Red Mtn., North Port
The Rossland Registry of buildings and sites
Nancy Greene Recreational Area and the internationally known "Seven Summits Trail"

Appendix B

What ways can the Regional District communities work together to protect and celebrate community and regional heritage?

- Challenge: no Community Heritage Commissions in all of the local governments of the Kootenay Boundary Regional District
- Establish CHCs in all jurisdictions of the Regional District
- Challenge: raising financial resources and to proportionally allocate funds
- Ensuring local community involvement in regional heritage policies
- Challenge: no pot of money for heritage conservation
- Challenge: to establish a frame of reference for what a regional service is to be
- Challenge: no cross-local-government coordination
- Challenge: educate elected officials before they make decisions destructive to the heritage
- Educate the community about the value of heritage
- Challenge: an organizational challenge of putting energy into storage so that it becomes valuable

Appendix B

Electoral Area C
Christina Lake

What places, features, traditions and stories are important to you?

Kokanee spawning
Potholes
Pictographs viewed from the water
Fife - old community & counter culture mecca
Old Cascade Highway
Cascade
Kool Treat fast food restaurant
Swimming pavilion at Lavalley Point
Italian-built rock walls
Old log storage area
Old sawmills
Good lakefront cabins
Moody Creek (as Alice about the name)
Columbia & Western Railway trestle
Cascade cemetery
Lookouts and viewpoints above Christina Lake
Old powerhouse on Kettle River
Old dam site on Kettle River
Old flume on Kettle River possibly cut through rock

Appendix B

Workshop, April 19, 3:00 - 6:00 pm
Electoral Area D
Grand Forks, B.C

Participants:

Christopher Stevenson	Chair, Steering Committee RDKB Director, Greenwood
Irene Perepolkin	Steering Committee member RDKB Director, Area D
Bob DeMaertelaere	Steering Committee member
Mark Andison	Director of Planning and Development, RDKB
Jim Holtz	Grand Forks Gazette
Jean Johnson	Resident

What do you value?

1980s inventory: valued for potential historical sites and research potential

The situation of Grand Forks in east-west oriented landscape at the boundary line of subareas C, D, and E of the region

mining being the catalyst for the region

The engineering feats associated with transportation routes and mining sites

Diversity of farming (orcharding, grass ranges, etc.)

New Agricultural Society, as well as Co-op

The area's renown as an excellent seed-source, including flax seed

What places, features, traditions and stories are important to you?

- Mining and railroad histories
- Gilpin (squatters, Sons of Freedom)
- Remnants of original Doukhobor communal settlements west of town
- Guide to the heritage homes of Grand Forks
- Skate Park
- Original bridge
- Overwaitea - site of original hospital
- Red light district
- Grand Forks area of city
- Columbia area of city
- The situation of Grand Forks in east-west oriented landscape at the boundary line of subareas C, D, and E of the region
- Niagara Townsite and railway building

Appendix B

- Phoenix mine, 1900
- Rock Candy mine
- Regional centre for miners: BC Copper Co., Dominion Copper Co.
- Grasslands ecosystem
- Granby River
- Eholt Townsite
- High plateau scrublands
- Granby smelter
- Slag heaps
- Observatory Mountain and staircase
- Eagle Ridge
- Hardy Mountain
- Doukhobor Musem
- Copper Ridge
- Smelter Lake
- Doukhobor Cemetery
- Escarpments
- Orchard remnants
- Saddle Lake reservoir
- Dairy farming
- VV & E Railway and the Big Wye
- Flour mill
- Fructova
- Small parcel size for Crown tenuring of free title
- Boundary Museum
- Lookout from escarpment
- Ruined Doukhobor communal village
- Sleepy Hollow - site of alcohol smuggling
- Carson - border community
- United Spiritual Communities of Christ
- Engineering feats associated with transportation routes and mining sites
- Diversity of farming: orchards, grass ranges
- The area's renown as an excellent seed-source, including flax seed
- Gilpin
- Agricultural Society and Co-Op

What ways can the Regional District communities work together to protect and celebrate community and regional heritage?

- Foster a new generation that would appreciate the past

Appendix B

Workshop, April 21, 1:00-4:00 pm
Electoral Area E
Rock Creek, B.C.

Participants:

Christopher Stevenson	Chair, Steering Committee RDKB Director, Greenwood
Mark Andison	Director of Planning and Development, RDKB
Tannis Killough	Kettle River Museum
Ralph Palmer	Bridesville Resident
Beth Palmer	Bridesville Resident
Louise Fossen	Bridesville Resident
Ed Fossen	Lions Club, local resident
Ron Everson	Rock Creek Fall Fair
Pat Kelly	Boundary Creek Times
Wolfgang Schmidt (446-2455)	Interested resident unable to attend

What do you value?

- Greenwood and its designated sites
- The publishing history of the Boundary Historical Society
- Margarite Eek
- To remember what the community once was

What places, features, traditions and stories are important to you?

- Forest Service
- Camp McKinney Trail
- Dewdney Trail
- Cross-border life
- Kids from Midway and Molson went across the border to school
- the oldest liquor licence in the Province
- Greenwood and its designated sites
- The publishing history of the Boundary Historical Society
- The oldest liquor licence in the Province
- Cross-border life: unmanned border, border stories eg. children from Midway and Molson travelled across the border to school

Appendix B

- Provincial Forest Service
- Camp McKinney Trail and Dewdney Trail
- Big White
- Gravel bars in the Kettle River: Denver Bar and White Bar
- Camp McKinney
- Two-storey log homestead
- Beaverton and Riverdell
- Beaverton Hotel
- Rhone
- Carmi cemetery
- Old Sidley
- Sidley school
- Sidley cemetery
- Lawless House
- Dumont station of the VV & E
- Road houses associated with Camp McKinney
- First Nations
- Rock Creek Fall Fair
- Rock Creek
- Chinese laundry in Rock Creek
- Chinese gold panning sites
- Bubar cemetery
- Deep Hole: local swimming hole; tubing
- 140 km riding and cycling trails
- Air force landing strip
- Old farms along Rock Mountain Road
- Christian Valley Road
- Japanese Canadian heritage
- Ponderosa pines
- City of Paris mining camp
- Three railroads: KVR, C & W, VV & E
- Many schools
- Kettle Valley Railway trail
- Old road from Eholt to Jewel Lake
- Deadwood townsite - Motherlode mine, Ted Greenwood smelter, CPR branch line to Greenwood, hotel, town lots, local dairy, post office, farming
- Mine sites: Oro DeNoro, Emma, Eholt, BC, City of Paris
- Scandinavia across the valley from Boltz Ranch
- Folvick Ranch
- Steam train pick-up in Greenwood, Midway, Kettle Valley Bridesville, to Rock Creek, Westbridge, Rhone, Beaverdell

Appendix B

- Using the train when the roads flooded
- Ingersoll Rand machinery from Phoenix
- The huge population influx with the internment of the Japanese Canadians from the coast
- Active Women's Institutes in Bridesville and Main River
- Jewel Lake: Old townsite, fishing, ice fishing, cross-country skiing, rainbow trout, blue herons, 1898 Pelly's cabin (remittance man), Datonia mine, resort in 1957
- Cross-country ski hills and trails
- Phoenix - WWI cenotaph, cemeteries, remains of open pit, tramway bore, trestles
- Marshall Lake - created for mine, now recreational site
- Girl Guide camp
- Cemetery
- Midway Hills
- Bannott Grass
- Old community hall
- Entwined trees
- Dairy Farm
- VV & E Tunnel
- Grasslands and views to grasslands
- Views to Mt. Baldy
- First Nations nomadic sites
- Log drives
- Exports of potatoes and cattle
- Agricultural Land Reserve
- 1936 airstrip
- Old sawmill, recent sawmill now closed
- Riverside Park and trail
- KVR Museum and Railway Station
- Sutton Place - old farm
- Walking trail network
- Eholt's farm originally surveyed as 25' lots
- Early streets
- Original Midway building
- Old United Church
- Ron's House
- Liz's House (old hotel)
- Old Hotel
- Early streets
- Police building
- Location of early customs

Appendix B

- Early downtown
- Rock Creek cattle drives
- Early graves: Lulubelle Curry & John Anderson
- Re-use of buildings being torn down
- Corss-border activity: parties, marriages, crossing through casually opened gate
- Hillside flats with blue clematis
- Dewdney Trail
- Unmanned border crossings
- Wagon road
- Irrigation ditch and flume

What ways can the Regional District communities work together to protect and celebrate community and regional heritage?

- Challenge: how to promote heritage retention without placing a freeze on change?
- Challenge: how to find a workforce and money to aid in heritage conservation
- Challenge: how to promote heritage retention AND respect landowner independence and privacy
  - e.g.: buildings on the Rose Boltz Ranch are disintegrating (home of Chinese market gardener)
- Possible roles for the Regional District
  - Education
  - Guidance on how to prevent the destruction of old structures
  - Documentation
  - Helping identify buildings for re-use

Appendix B

Workshop, April 21, 6:00 - 9:00 pm
Electoral Area E
Greenwood, B.C.

Participants:

Christopher Stevenson	Steering Committee Chair RDKB Director, Greenwood
Marguerite Rotvold	Steering Committee member Chair, RDKB Board of Directors Councillor, Village of Midway
Ron Roylance	Steering Committee member Midway resident
Mark Andison	Director of Planning and Development, RDKB
Liz Mann	City of Greenwood
Linda Prior	Kettle River Museum
Mary MacKay	Greenwood Museum
Wayne Deib	Greenwood Museum
Clare Folvik	Greenwood Museum
Arno Heunid	Greenwood Museum
Garry Nunn	D.G.Painting, Greenwood

Appendix B

What do you value?

- Citizens' lifetime fascination with heritage
- Citizen actions to preserve their heritage (e.g. Flags on tunnel)
- Partnerships (e.g. past partnership with similar region in Germany)
- Commercial trade, boosted by tourist trade
- The young country

What places, features, traditions and stories are important to you?

Solar energy panels on the historic power building

Flags on tunnel

History of mix-up of rail tunnel plans, leading to a tunnel being built that didn't exactly suit the terrain

Rock rose

Serpentine Rock (pretty degraded by rock hounds)

Historical investment in the region by West Kootenay Power: the West Kootenay Power Building - Fortis

Smelter stack

Mine tailings

Burning tires in the smelter stack at Hallowe'en

Labour Day parades

1997 Centennial celebration with 4,000 - 6,000 people

May Day events

July 1st events

Founders Day - took over Labour Day

Sports Day - involving every school in School District 13

Late 40s/early 50s: Johnny McKay (Greenwood) and Jack Jome (Beaverdell): a morse code steam train pick-up in Greenwood, Midway, Kettle Valley Bridesville, to Rock Creek, Westbridge, Rhone, Beaverdell)

Spring runoff flooded roads, so used train

- Greenwood's infrastructure as the Administrative centre for the area:
  - Provincial Courthouse
  - Post Office
  - Gold Commission
  - Customs Office
- Ingersoll Rand machinery from Phoenix (vandalized for copper wire)
- The huge population influx with the internment of the Japanese Canadians from the coast. The internees were welcomed to the town
- The downtown accommodations of the interned Japanese Canadians

Appendix B

What ways can the Regional District communities work together to protect and celebrate community and regional heritage?

- Challenge: money not easy to come by
- Providing heritage conservation support t the fringes of the region
- Brings to the region the regional resources of major tax contributor such as Big White
- Possibility: practical guides for conservation work
- Small steps to improve conservation
- Education of construction trades
- supporting the keeping up of properties

25 October 2010

Appendix C: Transcript of Open Ended Survey Questions

4. Why is the heritage of the Kootenay Boundary region important?

It is the fourth leg to a sustainable community: Economic, Social, Environment, Culture.

The heritage of the Kootenay Boundary region links us to the past. It also has potential for the future, helping to develop a strong, vibrant and sustainable culture and economy, built on the region's divers heritage features.

The whole area has history dating back to the mid 1800's, which is important to preserve for the very reasons stated at the beginning of your survey.

Our heritage must be preserved in order that it can be researched and presented in a factual and interesting way for future generations to enjoy.

Important to preserve our heritage for future generations

Our history is what created our region and our communities. It needs to be preserved properly.

The history and heritage of a region provides the basis for its future. Preservation of the past is a vital link to a community's future.

Not enough knowledge in the public domain so when the pioneers or holders of the knowledge die, it is gone.

This region has a story to tell: early American influence and non-British migration, remoteness, mining heritage, large innovative corporate influence in Trail and Rossland, union history.

Provides an important link to the history of our area. Also pays a tribute to those who shaped our communities and validates the effort and sacrifice they made.

We need to remember what brought us here and what keeps us here.

Future generations should know our history.

- Gives residents a sense of continuity and community
- Inspires the "pioneering and preserving" attitude
- Places value on what has been achieved to date

So future generations can understand where they came from

Any history is important and if we don't preserve it now then it will be too late; that has been proven over and over.

It's important because you should be maintaining it. Don't rip houses down as some do.

We are losing history. Both the provincial and federal governments are working hard at suppressing our heritage and history.

The heritage of this area, which must include the aboriginal peoples, is largely lost to many of the local residents. Kootenay heritage is rich with diversity, both cultural and environmental. Many of the youth, newcomers and residents who were not born here have no idea about that richness. This leads to a deficit of

Appendix C

community cohesion and a lack on environmental appreciation.

In the same way as individuals need to belong to a 'family' of relatives, friends and those for whom we have a great affection, we must also have a sense of place, of belonging to something larger than ourselves, of being a contributing member of a community (both local and regional) and of being part of a continuum over time. If our personal memory defines and completes us individually, the same is true of our collective memory. Educated citizens have a responsibility about our collective memory. Without heritage having a role as part of a maturing society, we will have an incomplete culture. Heritage can be entertaining and intriguing as well as educational. By acknowledging and recognizing the past (events, community achievements as a whole, and individuals) we are better able to appreciate what we have today contrasted against the way our community (and region) was, how far it has come, and how far it might go.

Recognizing our heritage is one way of acknowledging what others did. We didn't build this community. Nevertheless, we are continuing to shape it for other generations and we need heritage as part of our cultural compass.

Heritage can create economic diversification and provide both direct and indirect employment.

For our future, grandchildren, etc.

It is the foundation of what we are now and what me might become; a compass point in time.

It indicates where we have come from and how we came on the journey to be a community.

The area is unique. The uses made of its resources is amazing. The variety of people involved in this history is amazing too. And, for the most part, peaceful.

Because of the influences the area has had on the history of Canada.

To keep the hard work of pioneers alive.

From an economic standpoint, very important. There is a lot of history here.

When it's gone, it's gone.

Because we are so young and have good resources.

Architecture, tourism, looking to the past as an alternate to our present, life in the future. Honouring those who have gone before. Enjoyment.

Beautiful rivers, mountains, wildlife, berries, trees. Need to learn to live with nature in a less selfish human way.

The history of the Boundary is expansive, diversified and extremely interesting.

Tourism and a sense of identity.

It's important to have proper and accurate information and documentation of an area if for no other reason than to know how and why things happen.

The early mining activity in the Boundary is full of excitement, adventure and mystery, and should be preserved.

25 October 2010

Appendix C

Past decisions and actions determine our present and the future of our communities.

5. What places, features, traditions or stories in your community or region are important to you?

There is so much of all of the above [aboriginal, cultural environmental]. For example, some of the streets in Fruitvale are named after the early families. Fort Shepherd is an important landmark regarding early colonization and contact between the Sinixt and Caucasians; however, little information about that is readily available to the general public. In trail, some of the older buildings that remain need attention and the 'stories' that accompany their existence are rich with information about many of the older people who are now a dying generation. Many of the places of this area have wonderful stories about the peoples' lives (as community builders in many instances) who are attached to those places.

The Columbia River has huge significance. One of the most spectacular waterways in North America, and I can't believe we have not capitalized on the exceptional resource for tourism to the same extent we promote Red Mountain, Big White, golf, etc. We're missing the boat big time.

The entire Boundary Country area has a rich history of:

- mining (Phoenix etc.) smelters (Greenwood, Grand Forks etc.), tunnels (Greenwood, Midway)
- Dewdney Trail traverses the entire KB area
- ranching from before 1900
- settlement of Doukhobors in early 1900's
- many historical buildings, both commercial and residential throughout the Boundary

Everything is important in its own way.

Each community has unique history and stories. Our Historical Society could overwhelm you with Trail information, and so could Rossland of course.

Rossland Museum and Mine

Early American influence and non-British migration, remoteness, mining heritage, large innovative corporate influence in Trail and Rossland, union history.

- LeRoi Mine site
- Built heritage

Archives: maps, photographs, oral histories, documents, etc.
Artifact collections

Rossland Museum, the LeRoi MIne, stories of the local gold rush, Rossland's heritage buildings

- Stories of why people come here and stay
- Mines, waterways, trails, buildings

B.V. nursery school, Pend d'Orielle cemetery

Columbia River, mining history of the Kootenay Boundary region, early settlement of the Trail area

Appendix C

- Original settlements
- Whiskey Trail in Rossland
- Gold and silver mining history
- Pend d'Orielle
- Aboriginal history
- Old schools
- Celebrations: May Days, July 1 etc.
- Museum
- May Days
- Old places. Why tear them down and build square boxes?
- Any story that tells of past traditions for history.

They may not be important to one individual but they are important to all in the future.

Mining railroad and trails. We could do more at Midway, Grand Forks and Rossland.

- Beaver Falls one-room schoolhouse (perhaps the last such school in the Kootenay Boundary)
- Waneta Bridge (oldest provincial highway bridge in B.C.)
- Park Siding schoolhouse (a labour of love by Jack Bell)
- Trail Pipe Band
- Railroad of the Beaver Valley (entered the area in 1893)
- Pend d'Oreille cemetery
- The Sinixt native tribe
- Nipkow Mountain cemetery (virtually unknown)
- Marsh east of Fruitvale
- Stories of David Thompson and Paul Kane, among other explorers
- Dewdney Trail
- Gulch - Italian heritage
- Teck
- Walls, stairways, gardens, people, art, food etc.

I'm interested in First Nations, early pioneer settlements, buildings, river travel, mines and smelting.

The Rossland and Trail story.

For such a small area, much of Canada and a lot of the world has been touched by resources and people from here. Let's celebrate this!

The stories of real people from politics, sports and business.

Buildings, sporting events, influential citizens responsible for the historical events.

All of the history of this area is important, and thanks to the Beaver Valley and Pend d'Orielle Historical Society large amounts of this has been saved and documented.

Beaver Valley and the Pend d'Orielle (2).

- Entwined trees

- Old houses
- Old church
- Old schoolhouse
- RCMP house
- Rail bed
- CPR station

Restore railways, family and community gatherings, more courtesy to each other, recognition of Aboriginal heritage.

The City of Greenwood is definitely a heritage site and needs preservation. The smelter site should be included in this preservation. The cemeteries in the Boundary need extensive renovation.

- Doukhobor culture, history and buildings
- Mining and smelting
- Rail grades

I think the Doukhobor influence is as important as the explorer, miner, farmer influence.

- Heritage buildings in Greenwood
- History of the Japanese internment

Heritage buildings and tree-lined streets

6. What are some of the challenges or priorities for heritage in your community or region?

Funding is always an issue for appropriate resource people.

- More in-the-street heritage involving interpretive displays around the community
- Better museums, particularly in Trail and the Beaver Valley

Underfunded!!

- Underfunding
- Lack of understanding of what is heritage

Failure to realize the treasures and resources we have in our own backyard. Too much local, small town, small minded politicians preoccupied with petty bickering, protecting their own little bit of turf to see the bigger picture.

- Funding is limited
- Too much reliance on volunteer groups
- Need for central leadership

Lack of funding for services and programs related to heritage and culture.

- Funding
- Declining tourist visits

There is currently no overall structured group to plan, oversee, co-ordinate heritage preservation in the Boundary. There are many knowledgeable citizens throughout the Boundary who could/would be important resource people. Boundary Historical Society is active and knowledgeable. Involve local citizens

to answer needs - include - in-depth discussion to plan, develop priorities, define a schedule for moving forward, and determine funding support, all of which have their own challenges.

- Aging population - get pictures and stories now
- Not valued by some people

Volunteers and finances are needed to provide space.

Not enough people think "out of the box."

- Lack of Funding
- Decline in visitation
- Lack of interest by majority
- Lack of funding and support for local societies
- Local societies may disappear as volunteers age

No space in Fruitvale

Trying to get Trail to realize we have destroyed our history and heritage, and to acknowledge this fact. It is time to start fresh here. Buildings and the town have changed.

All communities should have a museum and this should be supported by Councils and the Regional District.

- Cooperation
- Not all for one area, all should share in money, time and the arts

Establishing a strong understanding about community heritage among the citizens is challenging but ultimately leads to greater opportunities for community cohesion and economic spin-offs. With this in mind, perhaps the greatest challenge for presenting well-developed public access to information about the regions' environments/ecological/cultural diversity is funding. There needs to be the political will to develop a long-term cohesive plan that will engage the local population. Funds need to be found to maintain local structures and landmarks, to find physical space for artifacts and information, and to employ personnel to curate collections and develop programs that will appeal to all ages.

We need:

- Political awareness and a long-term commitment to heritage
- A place (an archive) where the community can confidently leave and see preserved their stories, photos, documents and artifacts
- A vibrant contemporary museum which can enrich our lives
- Stable funding (actually we simply need some funding. In the short term, any money would help)
- Help developing community awareness of its heritage and historical story
- Our community leaders and residents aware of what a contemporary museum can be
- Finances
- Meet needs of buildings

Like the signs on buildings in Trail but want a new museum!

Appendix C

Lack of understanding of what heritage encompasses. It's who we are today.

Some of the pioneer people with their original stories need to be interviewed before they are lost to us. Even children of our original settlers are aging - we need these families' stories.

To get an organization which functions as a unit for the entire area.

The constriction of a suitable residence for the display of the our valuable treasures from the past.

The priority is to save what's left before it's gone. A challenge. Mostly funds.

A place for storage, meeting and viewing - a museum.

Saving/storage - a place for a museum and getting people to share.

Humans encroaching on the wildlife, human disregard for water, our whole environment.

The main challenge is to preserve what already exists - this takes money and by-laws.

- Lack of identified goals and course of action
- Too many groups acting separately
- Need a common vision
- Lack of funding by provincial and federal governments
- Watching a place that should be marked as a heritage place fall apart

Adequate funding to preserve and present heritage in a professional manner.

Additional Comments

For question 3. I put #2 - somewhat agree. Explanation - I am very apprehensive about having regional and municipal governments doing the 'promote and preserve' with no mention of involving knowledgeable local citizens. I believe a regional 'historical development' group with a mandate to 'work together to promote and preserve heritage in the RDKB, in co-operation with the RDKB and local municipal governments would be more effective. Things left to bureaucracy tend to drag on and on, often with minimal results, and such an important issue as heritage urgently needs to be addressed now.

Historically, Boundary is a separate and unique area with its own strong history. A 'regional heritage program' would perhaps have advantages, but be sure that each unique area (and there are several in the West Kootenays too) are given a strong voice and consideration in any overall plans.

25 October 2010

Regional District of Kootenay-Boundary
Regional Heritage Conservation Feasibility Study

Appendix D: Heritage Features in the Kootenay Boundary Region

Denise Cook Design • Birmingham & Wood • Marco D'Agostini • Dr. Jean Barman

City of Trail

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Paddlewheelers from Revelstoke to North Port	Historical value associated with early river transportation and settlement	• Place of movement and settlement - transportation routes	Yes - Electoral Area A, B and adjacent regional districts	• Integrate the history of historical roads and routes into the coordinated information on archival resources • Potentially integrate with themed tourism route based on transportation history
Continuum of older and newer house design	Historical, architectural and cultural values	• Embracing the local culture - adaptation of building design	No	• Provide guidelines to property owner for supporting conservation of physical remnants • Evaluate suitability for precedent house types to receive conservation funding, should such a program be forthcoming
Soccer fields	Social and recreational values	• Embracing the local culture - passion for sport	No	• Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved
"Little Ireland" east of Spokane Street, now Columbia Heights	Historical and cultural values	• Place of movement and settlement - traces of diverse populations • Working communities - immigrant experience, social character of communities	No	• Provide guidelines to property owners for avoiding destruction of physical remnants • Advise Trail on creation of potential heritage character area
"Little Scotland"	Historical and cultural values	• Place of movement and settlement - traces of diverse populations • Working communities - immigrant experience, social character of communities	No	• Provide guidelines to property owners for avoiding destruction of physical remnants • Advise Trail on creation of potential heritage character area
Historical mural project	Historical, aesthetic and cultural values	• Embracing the local culture - the arts as a community force	No	• Provide guidelines for proper conservation of these artworks
Heritage buildings from the prosperity of the 1920s	Historical, aesthetic and cultural values	• Embracing the local culture - adaptation of building design	No	• Provide guidelines to property owner for avoiding destruction of physical remnants of this property type • Identify buildings and assess for being a potential feature to receive conservation or interpretive funding,
Phases of Trail's development - camp phase, town phase, city phase	Historical and cultural values	• Places of movement and settlement - varied character of regional communities • Working communities - social character of communities	No	• Assist Trail with program of identification of traces of these phases in the city's fabric • Provide guidelines to property owners for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation or interpretive funding
Old train station	Historical, architectural and aesthetic values	• Place of movement and settlement - transportation routes • Embracing the local culture - adaptation of building design - rail station	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding, should such a program be forthcoming
Original townsite built on slag	Historical and cultural values	• Working communities - social character of communities • Changing economy - economic landscapes	No	• Integrate this aspect of the city's history into the coordinated information on archival resources and interpretation of phases of Trail's development • Land use planning support that would preserve and interpret evidence or views of the slag piles
Aquatic centre	Social and recreational values	Embracing the local culture - passion for sport	No	• Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved
Baseball park and Little League park	Social and recreational values	Embracing the local culture - passion for sport	No	• Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved

City of Trail

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Area of poison ivy	Natural history, social values	• Diverse natural environment - indigenous landscapes - plant material • Working communities - social character of communities - vegetation	No	• Collect stories or lore about this feature and integrate into the coordinated archival database
Old dairy	Historical, scientific and agricultural values	• Changing economy - working the land,	Yes - Electoral Area A?	• Integrate history of the area's agricultural history and association landscapes into the coordinated archival database • Develop interpretive component based on region-wide agricultural history
Willi Krause Field House - indoor sports - track, shinny, etc.	Social and recreational values	• Embracing the local culture - passion for sport	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding, should such a program be forthcoming
Snowshoe trail to Castlegar	Historical, social and recreational values	• Place of movement and settlement - transportation routes • Embracing the local culture - recreational playground	Yes - Electoral Area A and RDCK	• Explore the ongoing development of the trail for tourism, as one of the key ways to attract tourists into the RDKB • Incorporate any heritage interpretation possible along the trail, to be experienced while engaging in recreational activities
Sewage treatment plant	Historical and cultural values	• Changing economy - new economic values - environment	Yes - Electoral Area A?	• Advise on how to tie into heritage interpretation
Rugby fields	Social and recreational values	• Embracing the local culture - passion for sport	No	• Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved
Gyro Park dating from 1934	Historical, social, recreational and aesthetic values	• Working communities - social and physical character of communities, community support	No	• Advise on commemoration or interpretation • Advise Trail in retention as historical open space through development of cultural landscape conservation plan
Sunningdale	Historical and cultural values	• Working communities - social and physical character of communities	Yes - Area A	• Advise on commemoration or interpretation
Tadanac - mine managers residences	Historical and cultural value associated with zinc mining operations	• Working communities - social character of communities	Yes - Area A	• Provide guidelines to property owners for avoiding destruction of physical remnants • Advise Trail on creation of potential heritage character area • Assess individual buildings as potential feature to receive conservation funding
Railway towards Nelson	Historical values	• Place of movement and settlement - transportation routes		• Integrate the rail history into archival database • Create guidelines for the conservation of remnants of the railway when abandoned • For future purposes explore where it is possible to maintain and re-purpose the trails as recreational trails with a heritage interpretive component

City of Trail

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
The Gulch - commercial centre for the Italian community	Historical, cultural, social and economic values	• Place of movement and settlement - traces of diverse populations • Working communities - immigrant experience, social character of communities	No	• Provide guidelines to property owners for avoiding destruction of physical remnants • Advise Trail on creation of potential heritage character area • Assist in developing design guidelines for appropriate, authentic revitalization
Bocce courts	Historical, social and recreational values	• Working communities - immigrant experience • Embracing the local culture - passion for sport	No	• Promote local and regional events as a key part of the region's heritage • Advise on how to tie into heritage interpretation and assist in promotion if heritage is involved
Cominco Dairy	Historical, agricultural and scientific values as the dairies served the mine workers, and were believed to counteract potential lead poisoning from the Trail smelter smokestacks	• Changing economy - working the land, seemingly limitless resources	No	• Integrate history of the area's agricultural history and associated landscapes into the coordinated archival database • Develop interpretive component based on region-wide agricultural history
Haley Park - baseball, track, soccer	Social and recreational values	• Embracing the local culture - passion for sport	No	• Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved
Warfield company housing	Historical, cultural and architectural value associated with the Cominco Mining and Smelting Company's low-cost housing in Upper Warfield, 1938	• Changing economy - seemingly limitless resources • Working communities - social and physical character of communities - housing, gardens	Yes - Area A	• Develop a long-range plan, including strategies for conservation, interpretation and funding • Provide guidelines to property owners for avoiding destruction of physical remnants • Advise Trail on creation of potential heritage character area and assist in developing design guidelines for appropriate, authentic revitalization
Arena, library, curling rink	Historical, cultural, social, aesthetic and architectural values	• Embracing the local culture - passion for sport, cultural events and entrepreneurship, the arts as a community force	No	• Develop a long-range plan, including strategies for conservation, interpretation and funding
Views to the east over the town	Historical and aesthetic values	• Place of movement and settlement - varied character of regional communities		• Organize the coordination of management of lands for the preservation of this and other valued Trail viewscapes
Smelter	Historical, cultural and economic values	• Changing economy - seemingly limitless resources • Working communities - union activity	No	• Develop a long-range plan, including strategies for conservation, interpretation and funding
Hall of memories	Historical, cultural and social values	• Embracing the local culture - respect for history and heritage	No	• Develop a long-range plan, including strategies for conservation, interpretation and funding
Star Grocery	Historical and cultural values	• Working communities - business community	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding, should such a program be forthcoming
Charles Bailey Theatre	Historical and cultural values	• Embracing the local culture - the arts as a community force, respect for history and heritage	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming

City of Trail

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Central School	Historical, social and educational values	• Working communities - community support	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Terraced West Trail	Natural, historical and aesthetic values, response to local topography	• Diverse natural environment - influence of geography on settlement	No	• Provide guidelines to property owner for avoiding destruction of physical features related to the terraced construction • Advise Trail in retention as historical open space through development of cultural landscape conservation plan
Wine making in "garages", wine making competitions	Cultural and social values	• Place of movement and settlement - traces of diverse populations • Embracing the local culture - community traditions	No	• Promote local and regional events as a key part of the region's heritage
CJAT local radio station	Social value as a local Kootenay radio station, broadcasting out of Nelson and Trail	• Embracing the local culture - community traditions, arts as a community force	No	• Integrate the feature into the coordinated archival database in the RDKB
1909 BC Telephone Company Building	Historical and social values related to BC Telephone purchase of the building, now the Senior's Centre		No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Regional District Building of 1920, and its additions	Historical and cultural values	• Tradition of local and regional governance	Yes - RDKB	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Trail Arts Council	Historical, cultural and social values	• Embracing the local culture - the arts as a community force	No	• Promote local and regional arts associations as a key part of the region's heritage • Partner with the Arts Council in heritage conservation measures as outlined in the *Greater Trail Arts and Culture Plan*
Trail Ski Club	Historical, cultural and social values	• Embracing the local culture - passion for sport, early tourism destination, recreational playground	Electoral Area A	• Promote local and regional associations as a key part of the region's heritage
1961 Trail Smoke Eaters	Historical, cultural and social values, especially as associated with the 1961 World Amateur Hockey Championships	• Embracing the local culture - passion for sport	No	• Integrate history of the team into the coordinated archival database • Assist Trail with ongoing interpretation of the historic hockey team
Stone walls	Historical, cultural and aesthetic values, use of local building materials	• Embracing the local culture - adaptation of building design • Working communities - the immigrant experience	No	• Develop plan for stabilization or conservation if required, develop a long-range plan for the conservation of walls and related structures of value, including strategies for funding conservation

ITEM ATTACHMENT # c)

Electoral Area A: Beaver Valley

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Park Siding schoolhouse - District owned	Historical and cultural values	• Working communities - community support	No	• Integrate history of the building into the coordinated archival database • Use as example of the Region's support for heritage and continue to support this local heritage feature
Themed travel routes	Historical, cultural and recreational values	• Place of movement and settlement - transportation routes	Yes - other Electoral Areas	• Integrate the history of historical roads and routes into the coordinated information on archival resources • Explore revitalization of roads as recreational trails with a heritage interpretive component
Columbia River	Historical, cultural and recreational values related to industry & recreation	• Diverse natural environment	No	• Integrate the natural history of the region into heritage interpretation, including geology, flora and fauna (with tie-in to First Nations story)
Orcharding history, orchard trees in Happy Valley	Historical and cultural values related to agriculture	• Changing economy - working the land	No	• Integrate history of orchard landscapes into the coordinated archival database • Provide guidelines to property owner for supporting conservation of physical remnants
Tunnels from Christina Lake to Castlegar	Historical and cultural values	• Place of movement and settlement - transportation routes	Yes - Electoral Areas B, C and RDCK	• Integrate the history of the tunnels into the coordinated information on archival resources • Explore revitalization of tunnels as a recreational opportunity with a heritage interpretive component
Haley Park: pasture, farm building and barn foundations	Historical and cultural values related to agriculture	• Changing economy - working the land	Yes - Electoral Area E	• Provide guidelines to property owner for supporting conservation of physical remnants
Cedar Valley (now Sheep Creek Valley)	Natural, aesthetic and historical values of huge 90-inch cedar stumps	• Changing economy - seemingly limitless resources	No	• Integrate the history of the cedars into the coordinated information on archival resources • Promote access to the area for recreational use with a heritage interpretive component
Tavern at North Point	Historical and social values	• Working communities - social character of communities	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Vernon & Nelson telegraph line	Historical and technological values	• Changing economy - embracing technological innovation	Yes - other Electoral Areas	• Land use planning support that would preserve the telegraph route and its access • Provide guidance to property owners on conservation on lands that the line passes through
Big Sheep Creek	Natural and recreational value	• Diverse natural environment	No	• Organize the coordination of management of lands for the preservation of valued natural landscape features
Fishing	Natural and recreational value - recreational fishing	• Diverse natural environment • Changing economy - seemingly limitless resources • Embracing local culture - recreational playground	No	• Organize the coordination of management of lands for the preservation of valued recreational landscape features • Cultural tourism initiatives
Sturgeon in the Columbia River	Natural, cultural, scientific, educational and economic values based on the use of the river fishery	• Diverse natural environment • Changing economy - seemingly limitless resources	Yes	• Organize the coordination of management of lands for the preservation of wildlife • Cultural tourism and recreational initiatives
Shepherding history	Historical economic and social values	• Changing economy - working the land • Embracing local culture - community traditions	Yes	• Integrate the history of shepherding into the coordinated information on archival resources related to historical agricultural uses

ITEM ATTACHMENT # c)

Electoral Area A: Beaver Valley

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Vineyards	Historical and cultural values related to agriculture	• Changing economy - working the land • Embracing the local culture	No	• Integrate history of the area's agricultural landscapes into the coordinated archival database • Develop specific guidelines to support conservation • Land use planning support to encourage continued agricultural use
Regional highways: Kettle Falls, Cascade, Crowsnest	Historical and cultural values	• Place of movement and settlement - transportation routes	Yes	• Integrate the history of the highways into the coordinated information on archival resources • Develop a long-range plan for interpretation as an historic route, such as self-guided driving tour or signs
Patterson	Historical value	• Place of movement and settlement - transportation routes • Tradition of local and regional governance	Yes	• Coordinate written and oral stories of cross-border life • Offer land use planning support that would preserve the simple open border landscape and key views of the border area from well-traveled auto routes
Doukhobor haying route, now a biking trail	Historical, cultural, social and recreational values	• Place of movement and settlement - transportation routes • Working communities - the immigrant experience	Yes	• Explore the development of the right-of-way for walking and bicycle tourism, one of the key ways to attract tourists into the RDKB • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Silica concentrator and refinery	Historical, aesthetic and scientific values	• Changing economy - seemingly limitless resources, embracing technological innovation	No	• Provide guidelines to property owner to support conservation of physical remnants • Evaluate the rarity of the feature of pioneer construction, perhaps flagging as feature to receive conservation funding, should such a program be forthcoming
Railway trestle collapse 1920	Historical and social values	• Place of movement and settlement - transportation routes • Embracing the local culture - local stories	No	• Coordinate archival records of oral histories and local stories • Provide support for interpretive material at a designated site
BC Hydro right-of-way & substation	Historical values related to local power supply	• Changing economy - seemingly limitless resources - energy production	Yes - adjacent Electoral Areas	• Provide guidelines to property owner to support conservation of physical remnants • Evaluate the rarity of the feature of pioneer construction, perhaps flagging as feature to receive conservation funding, should such a program be forthcoming • Develop interpretation plan
Seven Mile dam	Historical values related to local power supply	• Changing economy - seemingly limitless resources - energy production	No	• Develop plan for stabilization of dam as required, develop long-range conservation plan with related area resources • Develop interpretation plan
Milder climate in the Pend d'Oreille Valley	Natural history and agricultural values	• Diverse natural environment - geographical diversity • Changing economy - working the land	No	• Integrate the natural history of the region into heritage interpretation, including, geology, flora and fauna • Relate this story to the agricultural pursuits possible in the Pend d'Oreille Valley
Different biogeoclimatic zones in one place	Natural history and agricultural values	• Diverse natural environment - geographical diversity • Changing economy - working the land	No	• Integrate the natural history of the region into heritage interpretation, including, geology, flora and fauna • Relate this story to the agricultural pursuits possible in the Pend d'Oreille Valley

Electoral Area A: Beaver Valley

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Trail Horsemen's Society rodeo grounds	Historical, cultural, recreational and social value	• Embracing the local culture - well loved community traditions • Changing economy - working the land	No	• Integrate on-line archival resources into a coordinated archival resource base • Maintain support for continuation of the rodeo possibly through cultural tourism initiatives
Columbia Gardens vineyard	Historical, agricultural and tourism values	• Changing economy - working the land	No	• Provide guidelines to property owner to support conservation • Advocate continued current and historical use of the landscape, promote as a tourist stop
Ore transfer station	Historical and scientific values. Location?	• Changing economy - seemingly limitless resources - mining	No	• Integrate on-line archival resources into a coordinated archival resource base
1950s dam on the Pend d'Oreille for smelter	Historical values related to local power supply	• Changing economy - seemingly limitless resources - energy production, embracing technological innovation	No	• Provide guidelines to property owner to support conservation of physical remnants
Cemetery for Pend d'Oreille & Waneta	Historical and social value	• Working communities - spiritual life	No	• Develop a long-range plan, including strategies for conservation, interpretation and funding • Integrate the feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic cemeteries
Champion Lakes Provincial Park	Historical, recreational and cultural values associated with logging and recreational activities	• Changing economy - seemingly limitless resources - forestry	No	• Promote access to recreational sites as part of a coordinated network of such recreational resources in the Region
Agriculture in Columbia Gardens owned by Teck	Historical value as orchards show agricultural development in the Columbia Valley and the relationship to the mining industry	• Changing economy - seemingly limitless resources, working the land	No	• Integrate history of the area into the coordinated archival database • Provide guidelines to property owner to support conservation • Land use planning support to encourage continued agricultural use
Hobby farms	Historical and cultural values related to agriculture	• Changing economy - working the land	No	• Integrate history of the area into the coordinated archival database • Provide guidelines to property owner to support conservation • Land use planning support to encourage continued agricultural use
Good drinking water	Natural and cultural values	• Diverse natural environment • Changing economy - seemingly limitless resources - water	Yes - all other Electoral Areas	?
Oral history collection by the Pend d'Oreille Historical Society	Historical, cultural, and social values	Embracing the local cultural - community stories	No	• Coordinate archival records • Provide support for interpretive material at a designated site
Violin Lake	Natural, historical and recreational values	Seemingly limitless resources - water supply Embracing the local culture - recreational playground	No	• Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities

Village of Fruitvale

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Boosterism to sell property as orchard country	Historical, cultural and social value	• Changing economy - working the land, new economic values • Embracing the local culture - community stories	No	• Integrate informative on-line historical material into a coordinated archival listing
10-acre land parcels	Historical and cultural values relating to early land-use planning	• Place of movement and settlement - varied character of regional communities	No	• Advise on land use planning support to retain historical land patterns
May Day parades	Historical, cultural and social value	• Embracing the local culture - well-loved community traditions	No	• Integrate informative on-line historical material into a coordinated archival listing • Advise on how to tie into heritage interpretation; assist in promotion if heritage is involved

Village of Montrose

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
1950s bedroom community	Historical, cultural and social value	• Place of movement and settlement - varied character of regional communities	No	• Integrate informative on-line historical material into a coordinated archival listing • Land use planning support to retain historical land patterns
May Day parades	Historical, cultural and social value	• Embracing the local culture - well-loved community traditions	No	• Integrate informative on-line historical material into a coordinated archival listing • Advise on how to tie into heritage interpretation; assist in promotion if heritage is involved
Montrose Family Days	Historical, cultural and social value	• Embracing the local culture - well-loved community traditions	No	• Integrate informative on-line historical material into a coordinated archival listing • Advise on how to tie into heritage interpretation; assist in promotion if heritage is involved

City of Rossland

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
The stories of the seniors	Historical, social, and cultural values	• Embracing the local culture - well-loved community traditions	No	• Establish an oral history program, integrated into the a program for the whole region
The Rossland Museum and Archives	Historical and aesthetic value	• Embracing the local culture - respect for history and heritage	No	• Coordinate the integration of all the region's many archives, and develop an online database of what this and other archives possess
Wall of names in Seniors Centre	Historical, cultural, and social values	• Embracing the local culture - well-loved community traditions	No	• Assist in the documentation and retention of culturally and historically important local place names
Louie Blue Sawmill	Historical values	• Changing economy - seemingly limitless resources - forestry	No	• Develop plan for stabilization of current sawmill site(s), and interpretation; develop a long-range plan, including strategies for funding conservation
Doukhobor raspberry farms	Historical and cultural values associated with Doukhobor history and culture	• Changing economy - working the land • Working communities - immigrant experience	Electoral Area A?	• Integrate history of the area's agricultural landscapes into the coordinated archival database • Develop specific guidelines to support conservation of living agricultural features
First Nations huckleberry picking	Natural and cultural values	• Diverse natural environment - indigenous plant material • Place of movement and settlement - seasonal crossroads	Yes - adjacent Electoral Areas	• Work with First Nations to produce a history of the First Nations in the area, to be a key part of overall history of the region, and assess for relevance in the interpretation of features
Consolidated Mining and Smelting Co.	Historical values	• Changing economy - seemingly limitless resources - mining, embracing technological innovation	Electoral Area A?	• Integrate history of the company into the coordinated archival database • Support Rossland in developing a conservation plan for the conservation of mine features
Rossland Red Men lacrosse team	Social and recreational values through contribution to development of the community and the regional economy	• Embracing the local culture - passion for sport	No	• Promote local and regional events as a key part of the region's heritage
Rossland Ski Club	Historical, cultural and social values	• Embracing the local culture - passion for sport, early tourism destination, recreational playground	Electoral Area A	• Promote local and regional associations as a key part of the region's heritage
Original big ski jump	Historical, cultural and social values	• Embracing the local culture - passion for sport, early tourism destination, recreational playground	Electoral Area A	• Provide guidelines to property owner to support conservation of physical remnants • Integrate the feature into a coordinated key interpretive package on the skiing history of the region
Annual ski race from Red Mountain into town	Historical, cultural and social values	• Embracing the local culture - passion for sport, early tourism destination, recreational playground	Electoral Area A	• Promote local and regional events as a key part of the region's heritage
Newfies and Maritimers	Historical and cultural values	• Working communities - immigrant experience	Electoral Area A	• Establish an oral history program, integrated into a program for the whole region
Fishtown	(More information required from community)	?	?	?
Wartime housing on old landfill site	Historical, social and cultural values	• Place of movement and settlement - varied character of regional communities • Working communities - social character of communities, community support	No	• Provide guidelines to property owner to support conservation of physical remnants • Evaluate the rarity of the feature of wartime construction, flagging as feature to receive conservation funding, should such a program be forthcoming
Segregation of ethnic groups	Historical and cultural values	• Working communities - immigrant experience	No	• Integrate local ethnic history into the coordinated archival database

City of Rossland

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Named ski runs eg. Sally's Alley	Historical and cultural values	• Embracing the local culture - passion for sport, early tourism destination, recreational playground	Electoral Area A	• Assist in the documentation and retention of culturally and historically important local place names
Ski lodge - adaptive re-use of mine	Historical, social, cultural and recreational values	• Changing economy - seemingly limitless resources, new economic values - heritage • Embracing the local culture - passion for sport - ski culture, respect for history and heritage	No	• Use as example of local and regional support for the adaptive use of historic structures guided by the *Standards and Guidelines for the Conservation of Historic Places in Canada*
Tramline infrastructure	Historical values	• Changing economy - seemingly limitless resources	No	• Provide guidelines to property owner to support conservation of physical remnants • Integrate the feature into a coordinated key interpretive package on mine sites of the region
First ski lift in western Canada	Historical, social, cultural and recreational values	• Changing economy - new economic values • Embracing the local culture - passion for sport - ski culture	No	• Provide guidelines to property owner to support conservation of physical remnants • Integrate the feature into a coordinated key interpretive package on the skiing history of the region
TV receiver	Historical, cultural and social values	• Changing economy - embracing technological innovation	No	• Integrate the feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic infrastructure
Small reservoir	(More information required from community)	• Changing economy - seemingly limitless resources - water	No	?
Individual dumps from mining	Historical, aesthetic and scientific values	• Changing economy - seemingly limitless resources, economic landscapes	No	• Land use planning support that would preserve the slag piles and their visual access • Support Rossland in developing a conservation plan for the conservation and interpretation of mine features
Canadian Pacific and Great Northern Railways	Historical values	• Place of movement and settlement - transportation routes	Yes - all other Electoral Areas	• Create guidelines for the conservation of remnants of the railway when abandoned • For future purposes explore where it is possible to maintain and re-purpose the trails as recreational trails with a heritage interpretive component
1895 Sourdough Alley - earliest Main Street	Historical and cultural values	• Working communities - social character of communities	No	• Advise Rossland on precedents for conservation and interpretation of heritage character areas
Dugan's Farm	Historical, agricultural and scientific values	• Changing economy - working the land, seemingly limitless resources	No	• Integrate history of the area's agricultural history and association landscapes into the coordinated archival database • Develop interpretive component based on region-wide agricultural history
Le Roi and Lion Breweries	Historical and cultural values	• Changing economy - seemingly limitless resources • Working communities - social character of communities	No	• Integrate history of the area's brewing history and into the coordinated archival database • Develop interpretive component
Cook Avenue school	Historical and educational values	• Working communities - community support	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming

City of Rossland

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Difference between upper and lower parts of town	Historical and cultural values	• Place of movement and settlement - varied character of regional communities • Working communities - social character of communities	No	• Advise Rossland on precedents for conservation and interpretation of heritage character areas • Develop design guidelines for appropriate, authentic revitalization that preserves the differences between the two areas
Arena site from 1896	Historical, recreational and social values	• Embracing the local culture - passion for sport	No	• Integrate history of the building into the coordinated archival database • Assist with coordinated interpretive program
United Church	Historical, spiritual, aesthetic and social values	• Working communities - community support • Embracing the local culture - adaptation of building design	No	• Integrate history of the building into the coordinated archival database • Assist Rossland in development of long-range conservation plan, including strategies for funding
Fire Hall	Historical and social values	• Working communities - community support • Embracing the local culture - adaptation of building design	No	• Integrate history of the building into the coordinated archival database • Assist Rossland in development of long-range conservation plan, including strategies for funding
Cemeteries, including Rossland and Catholic cemeteries	Historical, aesthetic and spiritual values	• Working communities - spiritual life	No	• Integrate the feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic cemeteries
Court House	Historical and social values	• Tradition of local and regional governance - administrative centres • Embracing the local culture - adaptation of building design	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Big houses	(More information required from community)	?	No	?
Old hospital	Historical and social values	• Working communities - community support	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Catholic Church	Historical, aesthetic and spiritual values	• Working communities - community support • Embracing the local culture - adaptation of building design	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
RCMP cabin	Historical and social values	• Tradition of local and regional governance - keeping the peace in frontier towns • Working communities - community support	No	• Integrate history of the building into the coordinated archival database • Assist Rossland in development of long-range conservation plan, including strategies for funding
1927 golf course	Historical, recreational and social values	• Embracing the local culture - early tourism destination, recreational playground	Electoral Area B?	• Integrate history of the area into the coordinated archival database • Provide guidelines to property owner to support conservation • Land use planning support to encourage continued recreational use

City of Rossland

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Area of historical Chinatown	Historical and cultural values	• Place of movement and settlement - traces of diverse populations, • Working communities - immigrant experience, social character of communities	No	• Advise Rossland on precedents for conservation and interpretation of heritage character areas • Develop design guidelines for appropriate, authentic revitalization that preserves the area's character
Pool hall	Historical , social and cultural values	• Working communities - social character of communities	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Post office	Historical , social and cultural values	• Tradition of local and regional governance - administrative centres • Embracing the local culture - adaptation of building design	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Bank of Montreal	Historical and cultural values	• Changing economy - seemingly limitless resources • Embracing the local culture - adaptation of building design	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Cominco experimental orchard	Historical, scientific and agricultural values	• Changing economy - working the land, seemingly limitless resources	No	• Integrate history of orchard landscapes into the coordinated archival database • Provide guidelines to property owner for supporting conservation of physical remnants • Undertake conservation plan for remaining orchard trees
Book - Railways of Rossland	Historical, cultural and social value	• Place of movement and settlement - transportation • Embracing the local culture - the arts as a community force	No	• Coordinate inclusion of list of the Society's published material in a comprehensive list of archival resources
MacIntyre Subdivision - named after senior Cominco manager	Historical value	• Place of movement and settlement - varied character of regional communities • Working communities - social character of communities	No	• Advise Rossland on precedents for conservation and interpretation of heritage character areas • Assist in the documentation and retention of culturally and historically important local place names
"South Belt"	(More information required from the community)	?	?	?
Mount Roberts (formerly Mount Spokane)	Natural, historical and recreational values associated with skiing	• Diverse natural environment • Embracing the local culture - early tourism destination, passion for sport, recreational playground	Yes - Electoral Area A	• Use the mountain as a key opportunity for promotion of the region's heritage • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Peterson	(More information required from the community)	?	?	?
Arena opening banned Americans - British subjects only	Historical, cultural and social values	• Working communities - the immigrant experience • Tradition of local and regional governance - proximity to the U.S. border	No	• Integrate history into the coordinated archival database
Tunnel	Historical, recreational and social values	• Place of movement and settlement - transportation • Embracing the local culture - recreational playground	No	• Integrate history into the coordinated archival database • Assist in retention of original use

City of Rossland

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Rossland Winter Carnival	Cultural and social values, has been in existence for at least 100 years	• Embracing the local culture - the arts as a community force, cultural events and entrepreneurship	No	• Promote local and regional events as a key part of the region's heritage
Gold Fever Follies	Historical, cultural and social values	• Embracing the local culture - the arts as a community force, cultural events and entrepreneurship, respect for history and heritage	No	• Promote local and regional events as a key part of the region's heritage

Electoral Area B: Columbia River

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Farming community of Casino	Historical, cultural and agricultural values	• Changing economy - working the land	No	• Integrate histories of these communities into a coordinated archival database • Locate some heritage interpretive material in these communities
Hudson's Bay Company at Fort Sheppard	Historical and cultural values	• Place of movement and settlement - earliest exploration	No	• Integrate history of the Fort into a coordinated archival database • Continue interpretive activities near and off the site
Land Conservancy with rare bats, snakes, birds and elk	Natural and scientific values, reminder of wilderness; association with environmental conservation	• Diverse natural environment	No	• Organize the coordination of management of lands for the preservation of wildlife • Continue coordination with Land Conservancy
Cut line through trees at the U.S. border	Historical, cultural and aesthetic values	• Diverse natural environment - north-south orientation • Tradition of local and regional governance - proximity to the US border	Yes - adjacent Electoral Areas	• Coordinate written and oral stories of cross-border life • Offer land use planning support that would preserve the cut line and the simple open border landscape, with key views of the border area from well-traveled auto routes
Village of Rivervale	Historical and cultural values associated with early mining communities	• Place of movement and settlement - varied character of regional communities	No	• Integrate histories of these communities into a coordinated archival database • Locate some heritage interpretive material in these communities
Village of Oasis	Historical and cultural values associated with early mining communities	• Place of movement and settlement - varied character of regional communities	No	• Integrate histories of these communities into a coordinated archival database • Locate some heritage interpretive material in these communities
Village of Genelle	Historical and cultural values associated with early mining communities	• Place of movement and settlement - varied character of regional communities	No	• Integrate histories of these communities into a coordinated archival database • Locate some heritage interpretive material in these communities
Original highway	Historical and aesthetic values	• Place of movement and settlement - transportation routes	Yes - adjacent Electoral Areas	• Develop a long-range plan for conservation and interpretation as an historic route
1970s highway	Historical and aesthetic values	• Place of movement and settlement - transportation routes	Yes - adjacent Electoral Areas	• Develop a long-range plan for conservation and interpretation as an historic route
Dewdney Trail from Christina Lake to Rossland	Historical, recreational, and educational values	• Place of movement and settlement - early trails • Embracing the local culture - recreational playground	Electoral Area C, Christina Lake, Rossland	• Integrate the informative on-line historical material posted on the web by the Nelson and District Museum into the coordinated information on archival resources • Issue guidelines for the conservation of remnants of the trail to owners of properties through which the trails run • Explore where it is possible to maintain and re-purpose the trails as recreational trails with a heritage interpretive component
40 - 50 mine sites	Historical value associated with mining as the catalyst for the region	• Changing economy - seemingly limitless resources, economic landscapes	No	• Provide guidelines to property owner(s) to support conservation of physical remnants; • Promote interpretation through a self-guided tour, signs, or other methods

Electoral Area B: Columbia River

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Wagon road that serviced the mine sites - Rossland, Red Mountain, North Port	Historical, recreational and aesthetic values	• Place of movement and settlement - transportation routes	Yes - adjacent Electoral Areas	• Explore where it is possible to maintain and re-purpose the wagon road as a recreational trail with a heritage interpretive component
10-15 dairies near Trail, including Drake's Dairy	Historical, agricultural and scientific values as the dairies served the mine workers, and were believed to counteract potential lead poisoning from the Trail smelter smokestacks	• Changing economy - working the land, seemingly limitless resources	No	• Integrate history of the area's agricultural history and association landscapes into the coordinated archival database • Develop interpretive component based on region-wide agricultural history
Old Glory Mountain, trail, and the historical weather station at its summit	Natural, historical, cultural and scientific values	• Diverse natural environment - wilderness experience • Changing economy - embracing technological innovation, new economic values	Yes - adjacent Electoral Areas	• Offer land use planning support that would preserve access and important views • Use the mountain as a key opportunity for promotion of the region's heritage • Explore interpretive opportunities of weather station along recreational trails
Forestry Lookout	Historical, cultural and scientific values	• Diverse natural environment - changing values in the landscape • Tradition of local and regional governance	No	• Enlist the Forest Service as a partner in the conservation of the lookout under the management of the Service
Special recreation designation for the area	Social, cultural and recreational values	• Embracing a local culture - early tourism destination, recreational playground	No	• Integrate history of the area's recreational history and association landscapes into the coordinated archival database
Cascade Highway - original route through old mine sites	Historical and aesthetic values	• Place of movement and settlement - transportation routes	Yes - adjacent Electoral Areas	• Develop a long-range plan for conservation and interpretation as an historic route
Rossland Range	Natural and aesthetic values	• Diverse natural environment	Yes - adjacent Electoral Areas	• Offer land use planning support that would preserve access and important views • Use the mountain as a key opportunity for promotion of the region's heritage
Rossland Register of buildings and sites	Social and historical values	• Embracing the local culture - respect for history and heritage	No	• Coordinate inclusion of register in a comprehensive list of archival resources • Provide support and advice for heritage initiatives
Nancy Greene Recreational Area and the internationally known "Seven Summits Trail"	Natural, cultural and recreational values	• Diverse natural environment • Embracing the local culture - early tourism destination, passion for sport, recreational playground	Yes - adjacent Electoral Areas	• Offer land use planning support that would preserve access and important views • Use the mountain as a key opportunity for promotion of the Region's heritage
Doukhobor Draw	Natural and historical values associated with Doukhobor culture	• Working communities - immigrant experience	No	• Provide guidelines for the interpretation of important regional cultural landscapes based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*
Red Mountain Railway	Historical values associated with mining and the early railway race	• Place of movement and settlement - transportation routes • Changing economy - seemingly limitless resources - mining	Yes - adjacent Electoral Areas	• Provide guidelines to property owner for supporting conservation of any physical remnants • Integrate the feature into a coordinated key interpretive package on the railway history of the region
Smugglers Road	(More information required from the community)	• Place of movement and settlement - transportation routes	Possible adjacent Electoral Areas	• Provide guidelines to property owner for supporting conservation of any physical remnants • Integrate the feature into a coordinated key interpretive package on the roads of the region

ITEM ATTACHMENT # c)

Electoral Area B: Columbia River

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Mill Pond	(More information required from the community)	• Seemingly limitless resources - water supply	No	• Use as an example of how key the natural environment is to the region as a whole
Violin Lake	Natural, historical and recreational values	• Seemingly limitless resources - water supply • Embracing the local culture - recreational playground	No	• Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Chinese gardens	Historical and cultural values	• Working communities - the immigrant experience		• Integrate this site into an overall interpretive history of the Chinese in the area • Explore re-creation of authentic garden through program such as Communities in Bloom
Santa Rosa Summit	Natural, historical and recreational values associated with skiing	• Diverse natural environment • Embracing the local culture - early tourism destination, passion for sport, recreational playground	Yes - adjacent Electoral Areas	• Use the mountain as a key opportunity for promotion of the region's heritage • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Cominco Farm	Historical and cultural values associated with agriculture as part of local mining operations	• Changing economy - seemingly limitless resources, working the land	No	• Integrate this site into an overall interpretive history of mining in the area • Explore interpretive opportunities through program such as Communities in Bloom
Mining school	Historical, educational and technological values	• Changing economy - seemingly limitless resources	No	• Integrate this site into an overall interpretive history of mining in the area
Telegraph line	Historical and technological values	• Changing economy - embracing technological innovation	Yes - other Electoral Areas	• Land use planning support that would preserve the telegraph route and its access • Provide guidance to property owners on conservation on lands that the line passes through
Railway trestle collapse 1920	Historical and social values	• Place of movement and settlement - transportation routes • Embracing the local culture - local stories	No	• Coordinate archival records of oral histories and local stories • Provide support for interpretive material at a designated site
Midnight, Velvet, Centre Star, LeRoi, Wareagle, Kootenay Columbia, XL, and Silica mines	Historical value associated with mining as the catalyst for the region	• Changing economy - seemingly limitless resources, economic landscapes	No	• Provide guidelines to property owner(s) to support conservation of physical remnants; • Promote interpretation through a self-guided tour, signs, or other methods
Mud Lake cross-country trails and cabins	Aesthetic and recreational values	• Diverse natural environment • Embracing the local culture - recreational playground	No	• Promote access to recreational sites as part of a coordinated network of such recreational resources in the region • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Ben Shaw gravesite and trail	Historical association with Ben Shaw	?	No	• Provide guidelines to property owner(s) to support conservation of physical remnants of gravesite • Incorporate any heritage interpretation possible along the trail

Electoral Area B: Columbia River

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Strawberry Pass	Natural, historical and recreational values based on its current use as a ski area	• Diverse natural environment • Embracing the local culture - early tourism destination, passion for sport, recreational playground	No	• Use the area as a key opportunity for promotion of the Region's heritage • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
1992 watershed boundary expansion	(More information needed from the community)	• Seemingly limitless resources - water, new economic values	No	?
Nancy Greene summit and recreational cabins	Natural, historical and recreational values for its association with ski resourt and Nancy Greene name	• Diverse natural environment • Embracing the local culture - early tourism destination, passion for sport, recreational playground		• Offer land use planning support that would preserve access and important views • Use the mountain as a key opportunity for promotion of the Region's heritage • Assist Area B in development of conservation guidance for cabins, including strategies for funding conservation
Columbia River	Historical, cultural and recreational values related to industry & recreation	• Diverse natural environment	No	• Integrate the natural and cultural history of the river and its region into heritage interpretation, including geology, flora and fauna • Assist with cultural tourism initiatives
CJAT transmitter	Social value as a local Kootenay radio station, broadcasting out of Nelson and Trail	• Embracing the local culture - community traditions, arts as a community force	No	• Integrate the feature into the coordinated archival database in the RDKB
Original West Kootenay Power & Light from Bonnington Falls	Historical and scientific values associated with local power generation	• Seemingly limitless resources - power generation	No	• Integrate the history into a coordinated archival database regarding power generation in the region • Develop interpretive plan for this region-wide theme
Warfield dump	Historical and cultural values	• Changing economy - economic landscapes	No	• Integrate the feature into the coordinated archival database in the RDKB
Slaughterhouse	Historical and cultural values (location?)	• Changing economy - economic landscapes	No	• Integrate the feature into the coordinated archival database in the RDKB
Rifle range	Historical and recreational values (location?)	• Embracing the local culture - passion for sport	No	• Integrate the feature into the coordinated archival database in the RDKB
Mount Roberts (formerly Mount Spokane)	Natural, historical and recreational values associated with skiing	• Diverse natural environment • Embracing the local culture - early tourism destination, passion for sport, recreational playground	Yes - Electoral Area A	• Use the mountain as a key opportunity for promotion of the region's heritage • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities

Electoral Area C: Christina Lake

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Kokanee spawning	Natural, cultural, scientific, educational and economic values based on the use of salmon	• Diverse natural environment • Changing economy - seemingly limitless resources	Yes	• Organize the coordination of management of lands for the preservation of wildlife • Integrate the natural history of the region into heritage interpretation, including the geology and the flora and fauna (with tie-in to First Nations story) • Identify and promote cultural tourism initiatives
Potholes	Cultural or community values	• Place of movement and settlement - transportation routes • Community traditions	No	?
Pictographs viewed from the water	Cultural and aesthetic values	• Place of movement and settlement - First Nations crossroads	No	• Land use planning support that would preserve the views to the pictographs
Fife	Cultural values as an old community & counter culture mecca	• Embracing the local culture	No	• Integrate history of this community into the coordinated archival database • Locate some heritage interpretive material in the community
Old Cascade Highway	Historical and aesthetic values	• Place of movement and settlement - transportation routes	Yes - adjacent Electoral Areas	• Develop a long-range plan for conservation and interpretation as an historic route
Cascade	Historical value as a border town with a customs office	• Local and regional governance - proximity to the U.S. border	No	• Develop a long-range plan for conservation and interpretation, including strategies for funding • Coordinate written and oral stories of cross-border life • Offer land use planning support that would preserve the simple open border landscape and key views of the border area from well-traveled auto routes
Kool Treat fast food restaurant	Cultural and social values	• Changing economy - tourism • Embracing the local culture	No	• Assist Area C in development of long-range conservation plan, including strategies for funding conservation • Interim guidelines/assistance for building conservation
Swimming pavilion at Lavalley Point	Historical, cultural and social values	• Changing economy - tourism • Embracing the local culture - recreational playground	No	• Assist Area C in development of long-range conservation plan, including strategies for funding conservation • Interim guidelines/assistance for building conservation
Italian-built rock walls	Historical, cultural and aesthetic values, use of local building materials	• Embracing the local culture - adaptation of building design • Working communities - the immigrant experience	No	• Develop plan for stabilization or conservation if required, develop a long-range plan to include walls and related structures of value, including strategies for funding conservation
Old log storage area	Historical values	• Changing economy - seemingly limitless resources - forestry	No	• Develop plan for stabilization and interpretation; develop a long-range plan, including strategies for funding conservation
Old sawmills	Historical values	• Changing economy - seemingly limitless resources - forestry	No	• Develop plan for stabilization of current sawmill site(s), and interpretation; develop a long-range plan, including strategies for funding conservation
Good lakefront cabins	Historical, cultural and social values based on past and current recreational uses	• Embracing the local culture - early tourism destination, recreational playground	No	• Assist Area C in development of long-range conservation plan for retaining cabins, including strategies for funding conservation • Interim guidelines/assistance for building conservation

ITEM ATTACHMENT # c)

Electoral Area C: Christina Lake

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Moody Creek	Natural and recreational value	• Diverse natural environment	No	• Organize the coordination of management of lands for the preservation of valued natural landscape features • Integrate the natural history of the region into heritage interpretation, including the geology and the flora and fauna (with tie-in to First Nations story)
Columbia & Western Railway trestle	Historical values	• Place of movement and settlement - transportation routes	No	• Develop plan for stabilization and interpretation of trestle • Develop a long-range plan, including strategies for conservation including potential recreational use and funding
Cascade cemetery	Cultural, aesthetic and spiritual values	• Working communities - community support	No	• Develop a long-range plan, including strategies for conservation, interpretation and funding • Integrate the feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic cemeteries
Lookouts and viewpoints above Christina Lake	Natural, recreational and aesthetic values	• Diverse natural environment • Embracing the local culture - early tourism destination, recreational playground	No	• Land use planning support that would preserve the views, viewpoints and associated trails • Promote access to recreational sites as part of a coordinated network of such recreational resources in the Region • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Old powerhouse on Kettle River	Historical values - provided power to Greenwood and Phoenix, part of West Kootenay Power	• Changing economy - seemingly limitless resources - energy production	No	• Develop plan for stabilization of powerhouse as required, develop long-range conservation plan with related area resources • Develop interpretation plan
Old dam site on Kettle River	Historical values related to local power supply	• Changing economy - seemingly limitless resources - energy production	No	• Develop plan for stabilization of dam as required, develop long-range conservation plan with related area resources • Develop interpretation plan
Old flume on Kettle River possibly cut through rock	Historical values related to local power supply	• Changing economy - seemingly limitless resources - energy production	No	• Develop plan for stabilization of flume as required, develop long-range conservation plan with related area resources • Develop interpretation plan
Gilpin Grasslands	Natural, scientific and educational values based on the grasslands ecosystem	• Diverse natural environment	Yes - adjacent Electoral Areas B and D	• Organize the coordination of management of lands for the preservation of this valued ecosystem • Use as a example of how key the natural environment is to the heritage value of Area C (and the Region as a whole) including unique plants and landscapes • Assist in development of conservation options and potential partners eg. Land Conservancy • Integrate the natural history of the region into heritage interpretation, including the geology and the flora and fauna (with tie-in to First Nations story)
Paulsen Bridge	Historical, aesthetic and engineering values	• Place of movement and settlement - transportation routes	No	• Develop plan for stabilization of bridge as required • Develop interpretation plan

ITEM ATTACHMENT # c)

Electoral Area D: Rural Grand Forks

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Niagara Townsite and railway building	Historical association as community for railway construction workers	Place of movement and settlement - transportation, varied character of regional communities	Yes - possibly through railway connection	• Provide guidelines to property owner(s) to support conservation of physical remnants; • Integrate the feature into a coordinated key interpretive package on the ghost towns of the region • Promote access to the site as part of a self-guided tour of ghost towns in the region, to be experienced while engaging in recreational activities
Phoenix mine, 1900	Historical value associated with mining as the catalyst for the region	• Changing economy - seemingly limitless resources, economic landscapes	No	• Provide guidelines to property owner(s) to support conservation of physical remnants; • Promote interpretation through a self-guided tour, signs, or other methods
Rock Candy mine	Historical value associated with mining as the catalyst for the region	• Changing economy - seemingly limitless resources, economic landscapes	No	• Provide guidelines to property owner(s) to support conservation of physical remnants; • Promote interpretation through a self-guided tour, signs, or other methods
Regional centre for miners: BC Copper Company, the Dominion Copper Company	Historical value associated with mining as the catalyst for the region (location?)	• Changing economy - seemingly limitless resources	No	• Integrate the feature into a coordinated key interpretive package on the ghost towns of the region
Grasslands ecosystem	Natural, scientific and educational values based on the grasslands ecosystem	• Diverse natural environment	Yes - adjacent Electoral Areas B and D	• Organize the coordination of management of lands for the preservation of this valued ecosystem • Use as a example of how key the natural environment is to the heritage value of Area D (and the region as a whole) including unique plants and landscapes • Assist in development of conservation options • Integrate the natural history of the region into heritage interpretation, including geology, flora and fauna (with tie-in to First Nations story)
Granby River	Natural and historical values	• Diverse natural environment - geographical diversity, influence of geography on settlement, industry and transportation	Yes	• Promote access to recreational sites as part of a coordinated network of such recreational resources in the region • Incorporate any heritage interpretation possible to be experienced while engaging in both land and water based recreational activities
Eholt Townsite	Historical values as CPR headquarters and association with the Phoenix mine; right-of-way is recreational trail	• Changing economy - seemingly limitless resources, economic landscapes • Place of movement and settlement - transportation routes, varied character of regional communities	No	• Provide guidelines to property owner(s) to support conservation of physical remnants • Integrate the feature into a coordinated key interpretive package on the ghost towns of the region • Promote access to the site as part of a self-guided tour of ghost towns in the Region, to be experienced while engaging in recreational activities

ITEM ATTACHMENT # c)

Electoral Area D: Rural Grand Forks

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
High plateau scrublands	Natural history and scenic values; use of the plateau for film shoots	• Diverse natural environment - geographical diversity • Embracing the local culture - the arts as a community force	Yes - adjacent Electoral Areas	• Organize the coordination of management of lands for the preservation of this valued ecosystem • Use as a example of how key the natural environment is to the heritage value of Area D (and the region as a whole) including unique plants and landscapes • Assist in development of conservation options • Integrate the natural history of the region into heritage interpretation, including geology, flora and fauna (with tie-in to First Nations story)
Granby smelter	Historical, scientific, and aesthetic values as one of the iconic structures in the region	• Changing economy - seemingly limitless resources, economic landscapes	No	• Provide guidelines to property owner to support conservation of physical remnants • Develop interpretation plan • Evaluate the rarity of the feature, flagging as feature to receive conservation funding, should such a program be forthcoming
Slag heaps	Historical, aesthetic and scientific values	• Changing economy - seemingly limitless resources, economic landscapes	No	• Land use planning support that would preserve the slag piles and their visual access
Observatory Mountain and staircase	Natural, aesthetic and recreational values, local landmark, views from top of mountain	• Diverse natural environment • Place of movement and settlement - varied character of regional communities	No	• Land use planning support that would preserve the recreational use of the feature and its views
Hardy Mountain	Natural, historical and cultural values with regard to Doukhobor history and culture	• Working communities - immigrant experience • Embracing the local culture - respect for history and heritage	No	• Continue to support the efforts of local historical associations
Doukhobor Museum	Historical and cultural values associated with Doukhobor history and culture	• Working communities - immigrant experience • Embracing the local culture - respect for history and heritage	No	• Continue to support the efforts of local historical associations
Copper Ridge	More information required from community	?	?	?
Eagle Ridge	More information required from the community	?	?	?
Smelter Lake	Historical and aesthetic values; was the power source for the local smelter	• Changing economy - seemingly limitless resources, economic landscapes	No	• Integrate history of the lake into the coordinated archival database • Create recreational and interpretive opportunities
Doukhobor Cemetery	Historical, social and spiritual values, particularly related to Doukhobor culture	• Working communities - spiritual life	No	• Develop a long-range plan, including strategies for conservation, interpretation and funding • Integrate the feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic cemeteries
Escarpments	Natural history and cultural values; adaptation to local geography	• Diverse natural environment - geology	No	• Land use planning support that would preserve the integrity of these landforms and any associated views
Orchard remnants	Historical and agricultural values	• Changing economy - working the land	No	• Integrate history of orchard landscapes into the coordinated archival database • Provide guidelines to property owner for supporting conservation of physical remnants • Undertake conservation plan for remaining orchard trees

ITEM ATTACHMENT # c)

Electoral Area D: Rural Grand Forks

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Saddle Lake reservoir	Historical and cultural values associated with Doukhobor use for irrigation	• Changing economy - seemingly limitless resources, - water	No	• Integrate history of the reservoir into the coordinated archival database • Create recreational and interpretive opportunities
Dairy farming	Historical and agricultural values	• Changing economy - working the land	No	• Integrate history of the area's agricultural history and association landscapes into the coordinated archival database
VV & E Railway and the Big Wye	Historical values	• Place of movement and settlement - transportation routes	Yes - all other Electoral Areas	• Create guidelines for the conservation of remnants of the railway when abandoned • For future purposes explore where it is possible to maintain and re-purpose the trails as recreational trails with a heritage interpretive component
Flour mill	Historical and cultural values associated with Doukhobor history and culture	• Working communities - immigrant experience	No	• Integrate informative on-line historical material into a coordinated archival listing • Provide guidelines to property owners that support the conservation of physical remnants
Fructova Heritage Centre	Historical and cultural values associated with Doukhobor history and culture	• Working communities - immigrant experience • Embracing the local culture - respect for history and heritage	No	• Continue to support the efforts of local historical associations
Small parcel size for Crown tenuring of free title	Association with JJ Vergerin Jr.	• Place of movement and settlement - varied character of regional communities • Working communities - immigrant experience	No	• Land use planning support that would preserve the integrity of this historic land pattern
Boundary Museum	Historical and cultural values associated with regional history and culture	• Embracing the local culture - respect for history and heritage	No	• Continue to support the efforts of local historical associations
Lookout from escarpment	Natural and cultural values	• Diverse natural environment - geology	No	• Land use planning support that would preserve the integrity of these landforms and any associated views
Ruined Doukhobor communal village	Historical and cultural values associated with Doukhobor history and culture (location?)	• Working communities - immigrant experience	No	• Integrate history of the village into the coordinated archival database • Provide guidelines to property owner(s) to support conservation of physical remnants; • Promote interpretation through a self-guided tour, signs, or other methods
Sleepy Hollow	Historical and social values as the site of alcohol smuggling (to/from U.S.?) (location?)	• Working communities - social character of communities	No	• Integrate history of the lake into the coordinated archival database • Provide guidelines to property owner(s) to support conservation of physical remnants; • Promote interpretation through a self-guided tour, signs, or other methods
Carson	Historical and cultural values as a border community, original Kettle River post office	• Working communities - social character of communities	No	• Coordinate written and oral stories of cross-border life; develop coordinated interpretation • Offer land use planning support that would preserve the simple open border landscape and key views of the border area from well-traveled auto routes
United Spiritual Communities of Christ	Historical and spiritual values	• Working communities - community support	Yes	?

Electoral Area D: Rural Grand Forks

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Engineering feats associated with transportation routes and mining sites	Historical and industrial values	• Changing economy - seemingly limitless resources, embracing technological innovation	Yes	• Integrate the area's engineering history into the coordinated archival database • Promote interpretation through a self-guided tour, signs, or other methods
Diversity of farming: orchards, grass ranges	Historical and agricultural values	• Changing economy - working the land	Yes	• Integrate history of the area's agricultural landscapes into the coordinated archival database • Develop specific guidelines to support conservation • Land use planning support to encourage continued agricultural use
The area's renown as an excellent seed source, including flax seed	Historical and agricultural values	• Changing economy - working the land	No	• Integrate history of the area's agricultural landscapes into the coordinated archival database • Develop specific guidelines to support conservation of living agricultural features • Land use planning support to encourage continued agricultural use
Gilpin	Historical and cultural values through association with squatters, Sons of Freedom	• Place of movement and settlement - varied character of regional communities	No	• Provide guidelines to property owner(s) to support conservation of physical remnants; • Integrate the feature into a coordinated key interpretive package on the ghost towns of the region • Promote access to the site as part of a self-guided tour

City of Grand Forks

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
1980s Inventory - Guide to the heritage homes of Grand Forks	Valued for potential historical sites and research potential	Embracing the local culture - respect for history and heritage	No	• Advise on future heritage conservation initiatives including a heritage register for Grand Forks • Continue to support the efforts of local historical associations
Skate Park	Cultural and recreational values	Embracing the local culture - passion for sport, recreational playground	No	• Integrate the feature into the coordinated archival database
Original Grand Forks bridge	Historical and industrial values	Place of movement and settlement - transportation	No	• Integrate the feature into the coordinated archival database • Evaluate the rarity of the feature as key example of infrastructure • Assist in the creation of guidelines for the conservation of valued engineering/industrial features
Site of original hospital (now Overwaiatea)	Historical and social values	• Working communities - community support	No	• Integrate the feature into the coordinated archival database
Red light district	Historical and social values	• Working communities - social character of communities	No	• Advise Grand Forks on precedents for conservation and interpretation of heritage character areas • Develop design guidelines for appropriate, authentic revitalization
Grand Forks area of city	Historical and cultural values	• Place of movement and settlement - varied character of regional communities	No	• Advise Grand Forks on precedents for conservation and interpretation of heritage character areas • Develop design guidelines for appropriate, authentic revitalization
Columbia area of city	Historical and cultural values	• Place of movement and settlement - varied character of regional communities	No	• Advise Grand Forks on precedents for conservation and interpretation of heritage character areas • Develop design guidelines for appropriate, authentic revitalization
The situation of Grand Forks in east-west oriented landscape at the boundary line of subareas C, D, and E of the region	Historical values based on singular location and response to natural landscape	• Geographical diversity - influence of geography on settlement • Place of movement and settlement - varied character of regional communities	Yes - Electoral Areas C, D and E	• Ensure story of location is included into any comprehensive interpretive plan
Agricultural Society and Co-Op	Historical and agricultural values	• Changing economy - working the land • Working communities - community support	No	• Integrate the region's agricultural history into the coordinated archival database • Continue to support the efforts of local agricultural associations through community events or other means
Remnants of original Doukhobor settlements west of town	Historical and cultural values associated with Doukhobor history and culture	• Working communities - immigrant experience	Yes - Area D	• Integrate history of the village into the coordinated archival database • Provide guidelines to property owner(s) to support conservation of physical remnants; • Promote interpretation through a self-guided tour, signs, or other methods

Village of Midway

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Cemetery	Historical and social value	• Working communities - spiritual life	No	• Integrate the feature into the coordinated archival database for historic cemeteries in the RDKB • Produce guidelines for the conservation of heritage value of this and other historic cemeteries
Midway Hills	Natural, scientific, aesthetic and educational values	• Diverse natural environment - indigenous landscapes	Yes - adjacent Electoral Areas B and D	• Organize the coordination of management of lands for the preservation of this valued ecosystem and its views • Use as a example of how key the natural environment is to the heritage value of Area C (and the Region as a whole) including unique plants and landscapes • Integrate the natural history of the region into heritage interpretation, including the geology, flora and fauna (with tie-in to First Nations story)
Bannott Grass	Natural, scientific, aesthetic and educational values	• Diverse natural environment - indigenous landscapes	Yes - Electoral Area E	• Integrate the natural history of the region into heritage interpretation, including the geology and the flora and fauna (with tie-in to First Nations story)
Old community hall	Historical, social and architectural values	• Diverse natural environment - indigenous landscapes • Working communities - social character of communities - parks	No	• Assist Midway in development of long-range conservation plan, including strategies for funding • Assess for being a potential feature to receive conservation funding
Entwined trees	Natural, scientific, aesthetic and educational values		No	• Integrate history of the tree into the coordinated archival database
Dairy Farm	Historical and cultural values related to agriculture	• Changing economy - working the land	Yes - Electoral Area E	• Integrate history of the dairy farm into the coordinated archival database • Land use planning support to encourage continued agricultural use
Vancouver Victoria & Eastern Tunnel	Historical values	• Place of movement and settlement - transportation infrastructure	Yes - Electoral Area E	• Integrate history into the coordinated archival database • Assist in retention of original use
Grasslands and views to grasslands	Natural, scientific, aesthetic and educational values	• Diverse natural environment	Yes - Electoral Area E	• Organize the coordination of management of lands for the preservation of this valued ecosystem and its views • Use as a example of how key the natural environment is to the heritage value of Area C (and the Region as a whole) including unique plants and landscapes • Integrate the natural history of the region into heritage interpretation, including the geology, flora and fauna
Views to Mt. Baldy	Natural and aesthetic values	• Diverse natural environment - geology	Yes - Electoral Area E	• Organize the coordination of management of lands for the preservation of this view • Integrate the natural history of the region into heritage interpretation
First Nations nomadic sites	Historical and cultural values	Place of movement and settlement - First Nations crossroads	Yes - Electoral Area E	• Work with First Nations to produce a history of the First Nations in the area, to be a key part of overall history of the region, and assess for relevance in the interpretation of features
Log drives	Historical and cultural values	Changing economy - seemingly limitless resources	Yes - Electoral Area E	• Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved

Village of Midway

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Exports of potatoes and cattle	Economic and agricultural association with early agriculture	• Changing economy - working the land	Yes - Electoral Area E	• Integrate history of local agriculture in the area into the coordinated archival database • Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved
Agricultural Land Reserve	Economic, agricultural and aesthetic values, association with early agriculture	• Changing economy - working the land • Tradition of local and regional governance - administrative centres - provincial	Yes - Electoral Area E	• Integrate history of local agriculture in the area into the coordinated archival database • Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved
Airstrip dating from 1936	Historical and aesthetic values	• Tradition of local and regional governance • Changing economy - transportation routes	No	• Advise on conservation • Facilitate discussion of interpretive role this feature can play in the story of Midway
Old sawmill now closed	Historical values	• Changing economy - seemingly limitless resources - forestry	No	• Develop plan for stabilization of current sawmill site, and interpretation • Develop a long-range plan, including strategies for funding conservation
Riverside Park and trail	Recreational and ecological values, access to the Kettle River is rare	• Embracing the local culture - recreational playground	No	• Explore promotion of the park and trail for walking and bicycle tourism, one of the key ways to attract tourists into the RDKB
Kettle River Museum and Archives	Historical and aesthetic value	• Embracing the local culture - respect for history and heritage	No	• Coordinate the integration of all the region's many archives, and develop an online database of what this and other archives possess
Sutton Place - old farm	Historical and agricultural values	• Embracing the local culture - recreational playground	No	• Integrate history of the dairy farm into the coordinated archival database • Integrate the feature into a coordinated key interpretive package on the agricultural settlements in the region
Walking trail network	Recreational, aesthetic, natural and social values	• Embracing the local culture - recreational playground	Yes - Electoral Area E	• Explore promotion of trails for walking and bicycle tourism, one of the key ways to attract visitors • Incorporate any heritage interpretation possible along the trails, to be experienced while engaging in recreational activities
Eholt's farm originally surveyed as 25' lots	Historical and agricultural values	• Changing economy - working the land	No	• Provide guidelines to property owner to support conservation of physical remnants • Advise on precedents for the retention of original land patterns • Integrate the feature into a coordinated key interpretive package on the agricultural settlements in the region
Early streets	Historical and aesthetic values, recalls early community form	• Place of movement and settlement - varied character of regional communities	No	• Advise Midway on precedents for conservation and interpretation of heritage character areas • Develop design guidelines for appropriate, authentic revitalization
Original Midway building	Historical and architectural values	• Embracing the local culture - adaptation of building design	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming

Village of Midway

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Old United Church	Historical, architectural and spiritual values	• Working communities - community support	No	• Integrate history of the building into the coordinated archival database • Evaluate suitability as feature to receive conservation funding, should such a program be forthcoming
Ron's House	Historical and architectural values	• Embracing the local culture - adaptation of building design - residential	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding
Liz's House (old hotel)	Historical and architectural values	• Embracing the local culture - adaptation of building design - residential	No	• Use as example of local and regional support for the adaptive use of historic structures • Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding
Old Hotel	Historical, architectural and social values	• Changing economy - early mining and tourism accommodation	No	• Use as example of local and regional support for the continued use of historic structures • Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding
Police building	Historical and social values	• Working communities - community support • Tradition of local and regional governance - keeping the peace in frontier towns	No	• Provide guidelines to property owner for avoiding destruction of physical remnants • Assess for being a potential feature to receive conservation funding
Location of early customs	Historical and social values	• Tradition of local and regional governance - proximity to the U.S. border	Yes - Electoral Area E	• Coordinate written and oral stories of cross-border life • Advice on conservation of customs building • Offer land use planning support that would preserve the simple open border landscape, with key views of the border area from well-traveled auto routes
Early downtown	Historical and aesthetic values, recalls early community form	• Working communities - social character of communities	No	• Advise Rossland on precedents for conservation and interpretation of heritage character areas • Develop design guidelines for appropriate, authentic revitalization
Rock Creek cattle drives	Historical, social and agricultural values	• Changing economy - working the land	Yes - Electoral Area E	• Integrate the history of the cattle drives into the coordinated information on archival resources • Integrate the feature into a coordinated key interpretive package on the agricultural activities in the region
Early graves: Lulubelle Curry & John Anderson	Historical, aesthetic and spiritual values	• Working communities - community support	No	• Integrate the feature into the coordinated archival database for historic grave sites • Produce guidelines for the conservation of heritage value of this and other historic grave sites
Re-use of buildings being torn down	Aesthetic values, social values relating to heritage conservation and community involvement	• Embracing the local culture - respect for history and heritage	No	• Use as example of local and regional support for the adaptive use of historic structures
Cross-border activity: parties, marriages, crossing through casually opened gate	Historical, cultural and social values	• Place of movement and settlement - transportation routes • Tradition of local and regional governance	Yes - Electoral Area E	• Coordinate written and oral stories of cross-border life • Offer land use planning support that would preserve the simple open border landscape and key views of the border area from well-traveled auto routes

Village of Midway

Heritage feature	Heritage value	Associated theme(s)	Involves neighbouring jurisdiction?	Potential conservation undertaken by the regional heritage service
Hillside flats with blue clematis	Natural, scientific, aesthetic and educational values	• Diverse natural environment	Yes - adjacent Electoral Areas B and D	• Organize the coordination of management of lands for the preservation of this valued ecosystem and its views • Use as a example of how key the natural environment is to the heritage value of Area C (and the Region as a whole) including unique plants and landscapes • Integrate the natural history of the region into heritage interpretation, including the geology, flora and fauna (with tie-in to First Nations story)
Dewdney Trail	Historical, recreational, and educational values	• Place of movement and settlement - early trails • Embracing the local culture - recreational playground	Yes - all Electoral Areas	• Integrate the informative on-line historical material posted on the web by the Nelson and District Museum into the coordinated information on archival resources • Issue guidelines for the conservation of remnants of the trails to owners of properties through which the trails run • Explore where it is possible to maintain and re-purpose the trails as recreational trails with a heritage interpretive component
Unmanned border crossings	Historical, cultural and social values	• Place of movement and settlement - transportation routes • Tradition of local and regional governance	Yes - Electoral Area E	• Coordinate written and oral stories of cross-border life • Offer land use planning support that would preserve the simple open border landscape and key views of the border area from well-traveled auto routes
Wagon road	Historical and cultural values	• Place of movement and settlement - transportation routes	Yes - Electoral Area E	• Integrate the history of the road into the coordinated information on archival resources • Explore the development of the right-of-way for walking and bicycle tourism, one of the key ways to attract tourists into the RDKB • Develop a long-range plan for interpretation as an historic route, such as self-guided tour or signs
Irrigation ditch and flume	Historical values	Changing economy - working the land	Yes - Electoral Area E	• Provide guidelines to property owner to support conservation • Advise on how to tie into heritage interpretation • Assist in promotion if heritage is involved

25 October 2010

Appendix D

Additional Potential Heritage Features

Cultural landscapes modified by farming, fruit growing, lumbering, and/or vineyards eg Fruitvale, Beaver Valley, Columbia Valley, Pend d'Oreille Valley

Fruitvale and/or other stops along the Great Northway Railway.

Warfield as an early example of a suburban community

Gladstone Provincial Park habitats, CPR trestles.

Drawing from surveyors' notebooks and other sources, Grand Forks area as a cultural landscape.

Big White and Mount Baldy as cultural landscapes.

Natural as well as cultural landscapes throughout the RDKB

Canoe on display in the Boundary Museum in Grand Forks, as of 1987 (Glanville 1987, 3), artefacts documenting Aboriginal presence; locations known to have been used by Aboriginal peoples as cultural landscapes.

Routes taken by fur traders through the RDKB, as documented in their journals and other records; naming of Christina Lake.

Rock Creek as the site of an early gold rush prompting the construction of the Dewdney Trail; other locations the trail passed by

Rail lines; surviving stations.

Highway #3 route.

Camp McKinney cemetery and possibly some mine workings (near Rock Creek)

Phoenix as a cultural landscape and/or aspects of the site (near Grand Forks).

Survival of Grand Forks smelter as cultural heritage.

Any survivals of Niagara and/or Eholt

Heritage buildings, streetscapes, smokestack and other industrial heritage including slag heaps in Greenwood area and Anaconda

West Kootenay Mining and Interpretative Centre located in West Kootenay Power building; industrial heritage in the form of a slag heap at the smelter site; slag heaps and any other surviving industrial or other heritage near Boundary Falls, Bridesville, and/or Beaverdell

Red Mountain and Rossland heritage

Trail and area heritage

Industrial heritage in the form of remains of the Cascade dam

Industrial heritage in the form of open pit mining at Phoenix and slag heaps and possible smelter remains at Grand Forks

Cultural landscapes or other survivals at Carson, Paterson, and Waneta

Cultural landscapes linked to environmental degradation

Worker and/or trades' union heritage related to Trail smelter

Heritage survivals and/or cultural landscapes south of Christina Lake and else-

Appendix C

where related to recreational tourism

Recognition of early Chinese miners and Chinese-Aboriginal families

Streetscapes in Grand Forks, Rossland, Tail, and possibly elsewhere speaking to Chinese presence.

Heritage attending to history of women, as well as of men

Sports heritage

Sites recognizing Italians and other groups' contributions to the resource sector and more generally in Trail and elsewhere across the RDKB

Remnants of Hilltop and/or other such informal settlements

Doukhobor heritage

Japanese heritage at Greenwood and/or elsewhere

Linking of ski sights to their historical contexts

25 October 2010

Regional District of Kootenay-Boundary
Regional Heritage Conservation Feasibility Study

Appendix E: City of Rossland Heritage Register

Denise Cook Design • Birmingham & Wood • Marco D'Agostini • Dr. Jean Barman

Revised
ROSSLAND HERITAGE REGISTRY
(Changes Proposed by Rossland Heritage Commission)
April 26, 2010

**Information in brackets would not appear on registry but assist in locating

A) BUILDING	DATE	ADDRESS
Miners' Union Hall	1898	1765 Columbia Avenue
St. Charles Hotel (today, a home across from the Miners' Hall)	??	1700 Block, Columbia Avenue
Kamloops Mining and Drilling Co. (across from the swimming pool, contained a cigar factory then apartments)	1901	1854 Columbia Avenue
Lemon Block (see the picture in the Centennial Book - page 11 - a General Store with living space on the 2nd floor. Today, beside the swimming pool park)	1896	1841 Columbia Avenue
Burn's & Co.	1906	1973 Columbia Avenue
Hunter Brothers Store	1905	1990 Columbia Avenue
Bank of Montreal	1898/99	2004 Columbia Avenue
Post Office	1903	2096 Columbia Avenue
Father Pat Memorial (originally across from the Bank of Montreal, later in Esling Park, now in front of the Credit Union)		Columbia Avenue
Jordon Block (home of Feather Your Nest, etc.)	1898-01	2104 - 2110 Columbia Avenue
Bank of Toronto	1896	2105 Columbia Avenue
Lalonde & Rodier Block	1896	2116, 2118, 2132 and 2140 Col. Ave.
W. K. Power &Light Building	1895	2127-2120 Columbia Avenue
Wallace Building (current owner is Joe Bye)	1899	2167 Columbia Avenue
Montreal Hotel (the O. K. Store)	1896	2196 Columbia Avenue
Velvet Hotel	pre 1898	2197 Columbia Avenue
Court House	1901	2288 Columbia Avenue

Sacred Heart Catholic Church	1915	2414 Columbia Avenue
Hoffman House	1896	2044 Washington Street
Collins Hotel	1896	Washington Street
Bodega Hotel	pre 1898	2054 Washington Street
Empire Cafe	pre 1898	2070 Washington Street
Hackney's Star Theatre	1908	2080 Washington Street
Liquor Store (Gold Rush Book Store)	pre 1911	2063 Washington Street
? Ottawa Hotel (information needed)		Washington Street
Agnew & Co.	1900	2253 Washington Street
B. C. Telephone Company (B. C. Tel occupied the building in 1910 - date on the front of the building)	1905	1916 First Avenue
Carpenter Shop	1930's	2020 First Avenue
Saint Andrew's Presbyterian Church	1898	2100 First Avenue
Munn's Bakery	1900	1999 Second Avenue
Bellevue Hotel (Flying Steam Shovel Hotel)	1897	2003 Second Avenue
Rossland City Hall/Fire Hall	1900	2115 Queen Street
Drill Hall	1904	2095 Monte Christo Street
West Kootenay Substation	1898	1817 Planer Crescent
Rossland/Trail Golf Clubhouse	1927	Redstone Golf Course

B) HISTORIC SITES:-

Columbia Cemetery (the Columbia Cemetery contains transfers from two previous cemeteries in Rossland, the Laurel Hill and Sunnyside which no longer exist	1899	Happy Valley
Roman Catholic Cemetery	1896	entrance from Wagon Road
Red Mountain Mining Site (the Museum site takes in the ore dumps and the entrance to the Black Bear Tunnel	1893 +	
Dewdney Trail	1865	

Wagon Road	1893	
Columbia&Western Railway Bed	1896	
Great Northern Railway Bed	1896	
Chinese Gardens	1900	South and west of the Wagon Road
Happy Valley Orchard	1900	
Red Mountain Ski Area	1947	

2010 ADDITIONS TO THE ROSSLAND HERITAGE REGISTRY

*These additions need a very brief Statement of Significance to accompany the entries to the Register - Heritage Branch's policy - by July 30th. More complete SoS's are to be developed later.

*SoS expresses some of the following values:- Historic, Cultural, Social, Scientific/Technological, Economic and Aesthetic

Additions - Buildings

- Ottawa Hotel - Washington Street
- Collins House - Washington Street
- Rossland/Trail Golf Clubhouse

Additions - Sites

- Red Mountain Mining Site (Museum Complex) - DONE
- Red Mountain Ski Area - DONE
- Dewdney Trail
- Columbia and Western Railway Bed (CPR)
- Great Northern Railway Bed
- Chinese Gardens
- Happy Valley Orchard

25 October 2010

Regional District of Kootenay-Boundary
Regional Heritage Conservation Feasibility Study

Appendix F: Principles of Heritage Conservation

Denise Cook Design • Birmingham & Wood • Marco D'Agostini • Dr. Jean Barman

6. Principles of Heritage Conservation

The following principles apply to the conservation of buildings and sites, regardless of the level of intervention. These principles have been developed to serve as guidelines for design professionals, contractors, building owners and local groups involved in heritage conservation. The conservation principles are also intended to assist heritage advisory committees, municipal planning staff, and provincial agencies in reviewing proposals to alter buildings of heritage value, and in assessing funding applications or other incentives for eligible buildings.

The conservation principles are similar in spirit to other widely accepted sets of principles, including those outlined in ICOMOS's *Venice, Burra,* and *Appleton Charters* (See Appendices) and the U.S. Secretary of the Interior's *Standards for Rehabilitation*. The principles presented here, however, are directed towards the conservation of British Columbia's built heritage.

General Conservation Principles

1. **All heritage conservation work, whether it be on a building, monument, or site, should be based upon and preceded by sufficient historical research, site analysis and documentation to identify and safeguard fully the heritage values to be conserved.**

2. **The evolution of the structure(s) and the site should be respected. The contributions of all periods are important to the historical development and merit retention. Decisions about appropriate levels of intervention shall be based upon the heritage values of each contribution.**

3. **Long-term protection of the historic resource should be balanced with user requirements and future resource management goals should be identified prior to undertaking any work.**

4. **The approach to all heritage conservation projects should be one of minimal intervention to ensure the maximum preservation of the existing and authentic physical fabric and the retention of the signs of age (also known as the patina)**

5. **Conjecture and the falsification of building elements should be avoided in all heritage conservation projects.**

6. **A well-defined maintenance plan should be clearly established in order to prepare for an appropriate level of maintenance and care upon completion.**

Agricultural Land Commission
133–4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

ALC File: 53824

REGIONAL DISTRICT OF
KOOTENAY BOUNDARY
FILE #
SEP 14 2015
DOC # .....
REF. TO: .....
CC:

September 8, 2015

Frank Van Oyen
Box 114
Westbridge, BC V0H 2B0

Dear Mr. Van Oyen:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Reasons for Decision of the Agricultural Land Commission (Resolution #265/2015) as it relates to the above noted application. A sketch plan depicting the decision is also attached.

Please send two (2) copies of the final survey plan to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Your attention is drawn to s. 33(1) of the *Agricultural Land Commission Act* which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

(a) evidence not available at the time of the original decision has become available,
(b) all or part of the original decision was based on evidence that was in error or was false.

Please note that pursuant to s. 33.1 of the *Agricultural Land Commission Act*, the Chair may direct the executive committee to reconsider this panel decision if, within 60 days from the date of this decision, he considers that the decision "may not fulfill the purposes of the commission as set out in section 6 or does not adequately take into account the considerations set out in section 4.3". I can advise you that in this case, the Chair has already reviewed the decision and has instructed me to communicate to you that he does not intend to exercise that authority in this case.

Further correspondence with respect to this application is to be directed to Lindsay McCoubrey at (Lindsay.McCoubrey@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Colin J. Fry, Chief Tribunal Officer

Enclosures: Reasons for Decision (Resolution #265/2015)
Sketch plan

cc: Regional District of Kootenay Boundary (File: E-730s-0413.005)

53824d1

AGRICULTURAL LAND COMMISSION FILE 53824

REASONS FOR DECISION OF THE KOOTENAY PANEL

Application submitted pursuant to s. 21(2) of the *Agricultural Land Commission Act*

Applicant: **Frank Van Oyen**
(the "Applicant")

Application before the Kootenay Regional Panel: **Sharon Mielnichuk, Panel Chair**
Jerry Thibeault

THE APPLICATION

[1] The legal description of the property involved in the application is:

Parcel Identifier: 014-827-034
District Lot 730S, Similkameen Division Yale District, Except Plan 33808 and KAP48435
(the "Property")

[2] The Property is generally described as being located on Christian Valley Road, Westbridge.

[3] The Property is 115.5 ha in area.

[4] The Property is partially located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "*ALCA*"). Only 56.8 ha of the Property are within the ALR.

[5] The Property is located within Zone 2 as defined in s. 4.2 of the *ALCA*.

[6] Pursuant to s. 21(2) of the *ALCA,* the Applicant is applying to subdivide the Property to create one 50.0 ha parcel and one 65.5 ha parcel. The Applicant proposes to divide the Property into two separate agricultural businesses; the north portion would be the land base for the egg farm and the south portion would be part of the cattle ranch lands also owned by the Applicant (approximately another 100 ha).The Applicant is proposing to sell the northern parcel as part of a retirement plan and believes that there is enough land for two viable businesses (the "Application").

[7] On February 6, 2015, the Chair of the Agricultural Land Commission (the "Commission") referred the Application to the Kootenay Regional Panel (the "Panel").

RELEVANT STATUTORY PROVISIONS

[8] The Application was made pursuant to s. 21(2) of the *ALCA*:

> 21(2) An owner of agricultural land may apply to the commission to subdivide agricultural land.

[9] The purposes of the Commission set out in s. 6 are as follows:

> 6 The following are the purposes of the commission:
>
> (a) to preserve agricultural land;
> (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

[10] The Panel considered the Application pursuant to its mandate in s. 4.3 of the *ALCA*:

> 4.3 When exercising a power under this Act in relation to land located in Zone 2, the commission must consider all of the following, in descending order of priority:
> (a) the purposes of the commission set out in section 6;
> (b) economic, cultural and social values;
> (c) regional and community planning objectives;
> (d) other prescribed considerations.

EVIDENTIARY RECORD BEFORE THE PANEL

[11] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Previous application history

4. Agricultural capability map, ALR context map and satellite imagery

All documentation noted above was disclosed to the Applicant in advance of this decision.

[12] The Regional District of Kootenay Boundary (the "RDKB") resolved to forward the Application without a recommendation.

[13] The Commission reviewed previous applications involving the Property:

Application ID: 28619 Legacy File: 7737 (Brandon, 1979)	To adjust the boundary between two parcels to create two different parcels of 79.0 ha and 162.0 ha. The purpose behind the proposal was to consolidate all the arable land (the majority of which is within the ALR) into one parcel, and all of the non-ALR/non-arable land in the other. Approved by Resolution #10353/79.
Reconsideration Request	The Commission received a request from the applicant to reconsider Resolution #10353/79. The applicant requested a revision to the proposal due to the Ministry of Highway's requirements to instead create three parcels of approximately 130 ha, 142 ha and 10 ha. The Commission determined that there was sufficient new information and allowed the proposed subdivision by Resolution #12269/79. Resolution #10353/79 was rescinded.

*****

Application ID: 28518 Legacy File: 15010 (Van Oyen, 1982)	To subdivide one 4.0 ha parcel from District Lot 730S and join it to Lot 1, Plan 31281 by a restrictive covenant as this would substantially reduce the costs of a boundary adjustment. The 4.0 ha parcel would provide legal access

to Lot 1, as well as a building site for the applicant who intends to relocate there. The Commission allowed the subdivision subject to the placing of a restrictive covenant, in favour of the Commission, on the title of the new 4.0 ha lot which would state that neither lot shall ever be sold separately and that no other dwellings (other than the proposed home) shall be built on either lot unless designated for farm help and approved by the Commission. Approval by Resolution #1348/82.

[14] The Commission reviewed one relevant application relating to the application:

SITE VISIT

[15] On June 2, 2015, the Panel conducted a walk-around site visit in accordance with the *Policy Regarding Site Visits in Applications* (the "Site Visit").

[16] A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications* and was provided to the applicant on July 3, 2015 (the "Site Visit Report").

FINDINGS

Section 4.3(a) and Section 6 of the ALCA: First priority to agriculture

[17] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings identified on CLI map sheet 82E/2 for the mapping units encompassing the ALR component of the Property are Class 3, Class 4, Class 6 and Class 7; more specifically (3M), (4TM), (4MW), (4M) and (6:TR-3:7RT).

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

Class 7 - land has no capability for soil bound agriculture.

The limiting subclasses associated with this parcel of land are M (moisture deficiency), W (excess water), R (shallow bedrock) and T (topographic limitations).

[18] The Panel reviewed the CLI ratings and the aerial photographs available and find that while the ALR component appears to have varied agricultural capability ratings, the majority of the ALR component of the Property is cultivated. The Panel finds that the proposed subdivision will separate the two agricultural operations and create useful agricultural parcels of a size generally described as being consistent with other agricultural holdings in the area.

Section 4.3(b) of the ALCA: Second priority to economic, cultural and social values

[19] In his letter, the Applicant stated the following:

"Economic value should be enhanced as we wish to establish two (2) farms".

"Cultural and Social values of the Christian Valley Road-Westbridge area could be improved when another family moves in to purchase the egg farm. We have an active Westbridge Recreational Society and hall but need more members."

[20] While respectful of the personal benefits that would accrue to the Applicant and his family members, as well as the community if the proposed subdivision is approved, the Panel finds that the Applicants' comments with regard to economic, cultural and social values whether considered individually or collectively, would be insufficient to outweigh

the first priority that must be given to agriculture relative to land that is both capable and suitable for agricultural use.

Section 4.3(c) of the ALCA: third priority to regional and community planning objectives

[21] The RDKB has no zoning bylaw or official community plan in this area of its jurisdiction.

Weighing the factors in priority

[22] The Panel gave consideration to economic, social and cultural values and regional and community planning objectives planning as required by s. 4.3. In this case, the Panel finds that these considerations are not contributory to the decision given the Panel's finding following its review of the agricultural considerations.

DECISION

[23] For the reasons given above, the Panel approves the Application to subdivide the Property to create one 50.0 ha parcel and one 65.5 ha parcel.

[24] The Application is approved subject to the following conditions:

a. the subdivision being in substantial compliance with the plan submitted with the application; and
b. the subdivision plan being completed within three (3) years from the date of release of this decision.

[25] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[26] Panel Chair **Sharon Mielnichuk** concurs with the decision.
Commissioner **Jerry Thibeault** concurs with the decision.

[27] Decision recorded as Resolution #265/2015.

A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the *Agricultural Land Commission Act.*

*****

Upon instruction of the Panel, I have been authorized to release the Reasons for Decision by Resolution #265/2015. The decision is effective upon release.

Colin J. Fry, Chief Tribunal Officer

September 8, 2015
Date Released

ALC Application #53824
Subdivision Approved by
Resolution 265/2015

Regional District of Kootenay Boundary

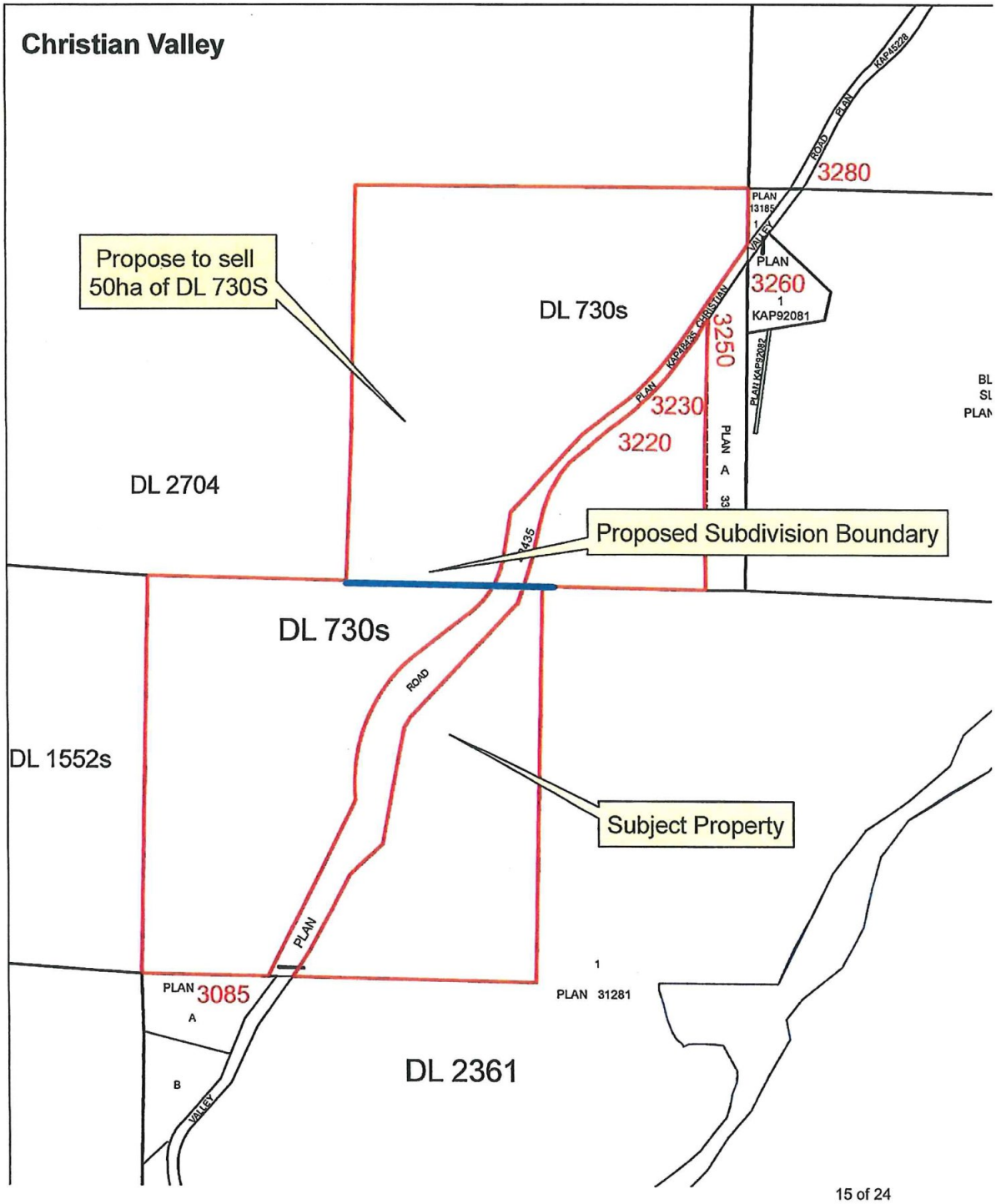
Subdivision Proposal
DL 730S

26 Jun 14

1:10,000

N

0 125 250 500 750 Meters



Agricultural Land Commission
133–4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

ALC File: 53824

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
FILE #
SEP 14 2015
DOC # .....
REF. TO: .....
CC:

September 8, 2015

Frank Van Oyen
Box 114
Westbridge, BC V0H 2B0

Dear Mr. Van Oyen:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Reasons for Decision of the Agricultural Land Commission (Resolution #265/2015) as it relates to the above noted application. A sketch plan depicting the decision is also attached.

Please send two (2) copies of the final survey plan to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Your attention is drawn to s. 33(1) of the *Agricultural Land Commission Act* which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

(a) evidence not available at the time of the original decision has become available,
(b) all or part of the original decision was based on evidence that was in error or was false.

Please note that pursuant to s. 33.1 of the *Agricultural Land Commission Act*, the Chair may direct the executive committee to reconsider this panel decision if, within 60 days from the date of this decision, he considers that the decision "may not fulfill the purposes of the commission as set out in section 6 or does not adequately take into account the considerations set out in section 4.3". I can advise you that in this case, the Chair has already reviewed the decision and has instructed me to communicate to you that he does not intend to exercise that authority in this case.

Further correspondence with respect to this application is to be directed to Lindsay McCoubrey at (Lindsay.McCoubrey@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Colin J. Fry, Chief Tribunal Officer

Enclosures: Reasons for Decision (Resolution #265/2015)
Sketch plan

cc: Regional District of Kootenay Boundary (File: E-730s-0413.005)

53824d1

AGRICULTURAL LAND COMMISSION FILE 53824

REASONS FOR DECISION OF THE KOOTENAY PANEL

Application submitted pursuant to s. 21(2) of the *Agricultural Land Commission Act*

Applicant: **Frank Van Oyen**
(the "Applicant")

Application before the Kootenay Regional Panel: **Sharon Mielnichuk, Panel Chair**
Jerry Thibeault

THE APPLICATION

[1] The legal description of the property involved in the application is:

Parcel Identifier: 014-827-034
District Lot 730S, Similkameen Division Yale District, Except Plan 33808 and KAP48435
(the "Property")

[2] The Property is generally described as being located on Christian Valley Road, Westbridge.

[3] The Property is 115.5 ha in area.

[4] The Property is partially located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "*ALCA*"). Only 56.8 ha of the Property are within the ALR.

[5] The Property is located within Zone 2 as defined in s. 4.2 of the *ALCA*.

[6] Pursuant to s. 21(2) of the *ALCA,* the Applicant is applying to subdivide the Property to create one 50.0 ha parcel and one 65.5 ha parcel. The Applicant proposes to divide the Property into two separate agricultural businesses; the north portion would be the land base for the egg farm and the south portion would be part of the cattle ranch lands also owned by the Applicant (approximately another 100 ha).The Applicant is proposing to sell the northern parcel as part of a retirement plan and believes that there is enough land for two viable businesses (the "Application").

[7] On February 6, 2015, the Chair of the Agricultural Land Commission (the "Commission") referred the Application to the Kootenay Regional Panel (the "Panel").

RELEVANT STATUTORY PROVISIONS

[8] The Application was made pursuant to s. 21(2) of the *ALCA*:

> 21(2) An owner of agricultural land may apply to the commission to subdivide agricultural land.

[9] The purposes of the Commission set out in s. 6 are as follows:

> 6 The following are the purposes of the commission:
>
> (a) to preserve agricultural land;
> (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

[10] The Panel considered the Application pursuant to its mandate in s. 4.3 of the *ALCA*:

> 4.3 When exercising a power under this Act in relation to land located in Zone 2, the commission must consider all of the following, in descending order of priority:
> (a) the purposes of the commission set out in section 6;
> (b) economic, cultural and social values;
> (c) regional and community planning objectives;
> (d) other prescribed considerations.

EVIDENTIARY RECORD BEFORE THE PANEL

[11] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Previous application history

4. Agricultural capability map, ALR context map and satellite imagery

All documentation noted above was disclosed to the Applicant in advance of this decision.

[12] The Regional District of Kootenay Boundary (the "RDKB") resolved to forward the Application without a recommendation.

[13] The Commission reviewed previous applications involving the Property:

Application ID: 28619 Legacy File: 7737 (Brandon, 1979)	To adjust the boundary between two parcels to create two different parcels of 79.0 ha and 162.0 ha. The purpose behind the proposal was to consolidate all the arable land (the majority of which is within the ALR) into one parcel, and all of the non-ALR/non-arable land in the other. Approved by Resolution #10353/79.
Reconsideration Request	The Commission received a request from the applicant to reconsider Resolution #10353/79. The applicant requested a revision to the proposal due to the Ministry of Highway's requirements to instead create three parcels of approximately 130 ha, 142 ha and 10 ha. The Commission determined that there was sufficient new information and allowed the proposed subdivision by Resolution #12269/79. Resolution #10353/79 was rescinded.

*****

Application ID: 28518 Legacy File: 15010 (Van Oyen, 1982)	To subdivide one 4.0 ha parcel from District Lot 730S and join it to Lot 1, Plan 31281 by a restrictive covenant as this would substantially reduce the costs of a boundary adjustment. The 4.0 ha parcel would provide legal access

to Lot 1, as well as a building site for the applicant who intends to relocate there. The Commission allowed the subdivision subject to the placing of a restrictive covenant, in favour of the Commission, on the title of the new 4.0 ha lot which would state that neither lot shall ever be sold separately and that no other dwellings (other than the proposed home) shall be built on either lot unless designated for farm help and approved by the Commission. Approval by Resolution #1348/82.

[14] The Commission reviewed one relevant application relating to the application:

SITE VISIT

[15] On June 2, 2015, the Panel conducted a walk-around site visit in accordance with the *Policy Regarding Site Visits in Applications* (the "Site Visit").

[16] A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications* and was provided to the applicant on July 3, 2015 (the "Site Visit Report").

FINDINGS

Section 4.3(a) and Section 6 of the ALCA: First priority to agriculture

[17] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings identified on CLI map sheet 82E/2 for the mapping units encompassing the ALR component of the Property are Class 3, Class 4, Class 6 and Class 7; more specifically (3M), (4TM), (4MW), (4M) and (6:TR-3:7RT).

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

Class 7 - land has no capability for soil bound agriculture.

The limiting subclasses associated with this parcel of land are M (moisture deficiency), W (excess water), R (shallow bedrock) and T (topographic limitations).

[18] The Panel reviewed the CLI ratings and the aerial photographs available and find that while the ALR component appears to have varied agricultural capability ratings, the majority of the ALR component of the Property is cultivated. The Panel finds that the proposed subdivision will separate the two agricultural operations and create useful agricultural parcels of a size generally described as being consistent with other agricultural holdings in the area.

Section 4.3(b) of the ALCA: Second priority to economic, cultural and social values

[19] In his letter, the Applicant stated the following:

"Economic value should be enhanced as we wish to establish two (2) farms".

"Cultural and Social values of the Christian Valley Road-Westbridge area could be improved when another family moves in to purchase the egg farm. We have an active Westbridge Recreational Society and hall but need more members."

[20] While respectful of the personal benefits that would accrue to the Applicant and his family members, as well as the community if the proposed subdivision is approved, the Panel finds that the Applicants' comments with regard to economic, cultural and social values whether considered individually or collectively, would be insufficient to outweigh

the first priority that must be given to agriculture relative to land that is both capable and suitable for agricultural use.

Section 4.3(c) of the ALCA: third priority to regional and community planning objectives

[21] The RDKB has no zoning bylaw or official community plan in this area of its jurisdiction.

Weighing the factors in priority

[22] The Panel gave consideration to economic, social and cultural values and regional and community planning objectives planning as required by s. 4.3. In this case, the Panel finds that these considerations are not contributory to the decision given the Panel's finding following its review of the agricultural considerations.

DECISION

[23] For the reasons given above, the Panel approves the Application to subdivide the Property to create one 50.0 ha parcel and one 65.5 ha parcel.

[24] The Application is approved subject to the following conditions:

a. the subdivision being in substantial compliance with the plan submitted with the application; and
b. the subdivision plan being completed within three (3) years from the date of release of this decision.

[25] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[26] Panel Chair **Sharon Mielnichuk** concurs with the decision.
Commissioner **Jerry Thibeault** concurs with the decision.

[27] Decision recorded as Resolution #265/2015.

A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the *Agricultural Land Commission Act.*

*****

Upon instruction of the Panel, I have been authorized to release the Reasons for Decision by Resolution #265/2015. The decision is effective upon release.

Colin J. Fry, Chief Tribunal Officer

September 8, 2015
Date Released

ALC Application #53824
Subdivision Approved by
Resolution 265/2015

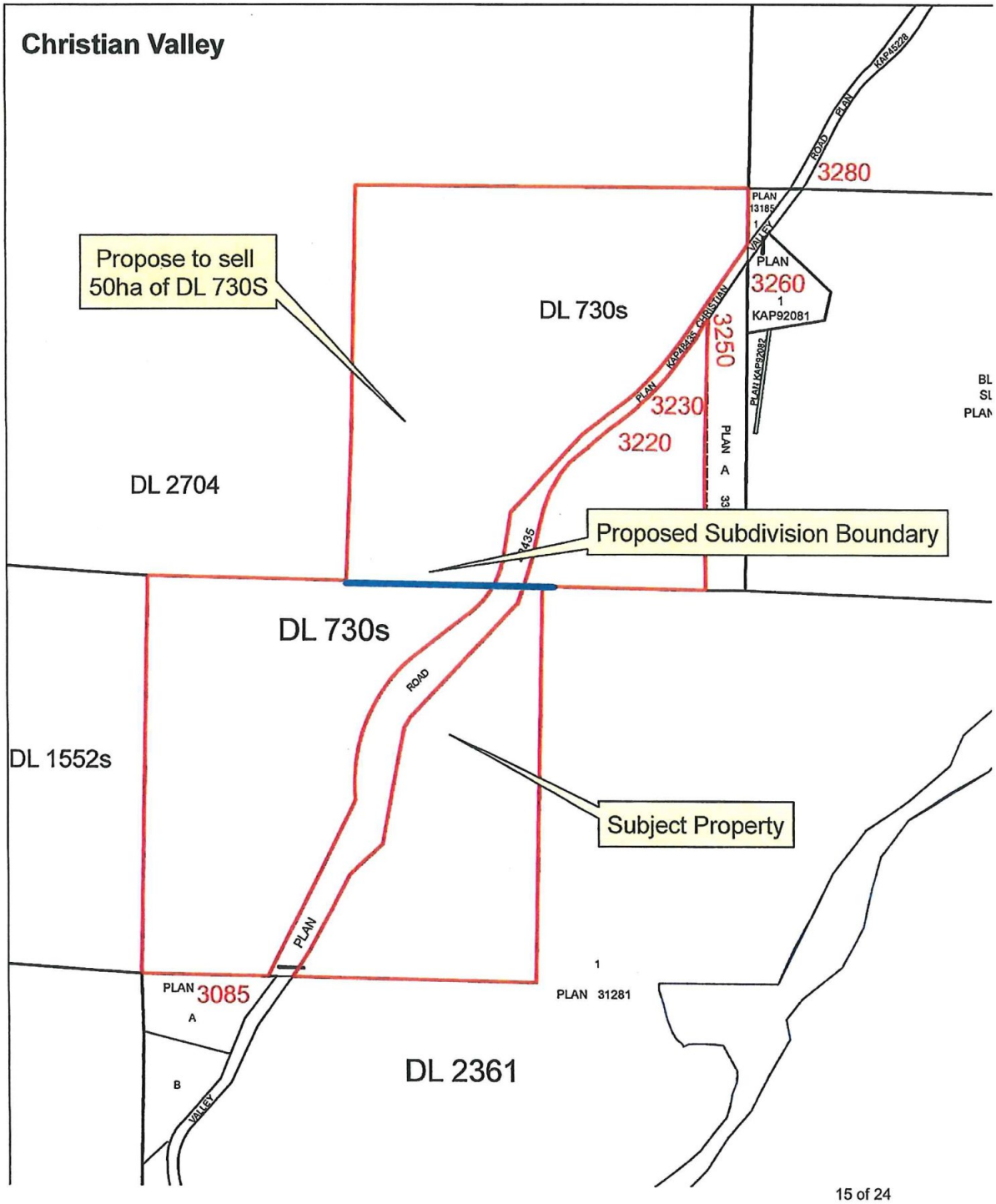
Regional District of Kootenay Boundary

Subdivision Proposal
DL 730S
26 Jun 14

1:10,000

N

0 125 250 500 750 Meters



15 of 24

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Cheque Register-Summary-Bank

Regional District of Kootenay Boundary

AP5090 Page : 1
Date : Sep 14, 2015 Time : 8:49 am

Supplier : 084010 To ZUC010
Cheque Dt. 01-Aug-2015 To 31-Aug-2015
Bank : 1 - CIBC Bank - General

Seq : Cheque No. Status : All
Medium : M=Manual C=Computer E=EFT-PA

Cheque #	Cheque Date	Supplier	Supplier Name	Status	Batch	Medium	Amount
50734	07-Aug-2015	BAG040	BAGN, KARIN	Cleared	309	C	800.00
50735	07-Aug-2015	CIB010	CIBC VISA	Cleared	309	C	7,162.85
50736	07-Aug-2015	GRE030	GREYHOUND COURIER EXPRESS	Cleared	309	C	190.37
50737	07-Aug-2015	KET170	KETTLE VALLEY WASTE LTD.	Cleared	309	C	36,109.20
50738	07-Aug-2015	OPU010	OPUS DAYTONKNIGHT CONSULTANTS LTD.	Cleared	309	C	3,316.80
50739	07-Aug-2015	PAU030	PAULSON MECHANICAL SYSTEMS LTD.	Cleared	309	C	460.63
50740	07-Aug-2015	PUR020	PUROLATOR INC.	Cleared	309	C	194.20
50745	14-Aug-2015	ABE030	ABELL PEST CONTROL	Cleared	321	C	519.17
50746	14-Aug-2015	AFF015	AFFORDABLE FLOORS LTD.	Cleared	321	C	24,493.39
50747	14-Aug-2015	ALL140	ALLAN, JONATHAN	Cleared	321	C	160.00
50748	14-Aug-2015	ALM010	ALMOND MOUNTAIN JANITORIAL	Cleared	321	C	220.50
50749	14-Aug-2015	ANS050	ANSELMO, RUSSELL	Cleared	321	C	74.85
50750	14-Aug-2015	AQU020	AQUAM SPECIALISTE AQUATIQUE INC.	Cleared	321	C	127.89
50751	14-Aug-2015	ARN050	ARNELL, HANNAH	Issued	321	C	120.00
50752	14-Aug-2015	ARR010	ARROW BUILDING SUPPLY	Issued	321	C	96.50
50753	14-Aug-2015	BAL040	BALLARD, BARRY	Cleared	321	C	182.55
50754	14-Aug-2015	BCT030	BC TRANSIT	Cleared	321	C	9,909.38
50755	14-Aug-2015	BEA014	BEAVERDELL COMMUNITY CLUB	Cleared	321	C	19,950.00
50756	14-Aug-2015	BEA020	BEAVER FALLS MACHINING LTD	Cleared	321	C	1,171.02
50757	14-Aug-2015	BFS010	B & F SALES LTD	Cleared	321	C	97.42
50758	14-Aug-2015	BLA090	BLACKWELL, CAMERON	Issued	321	C	150.00
50759	14-Aug-2015	BOU320	BOUTIN, KYLE	Issued	321	C	122.41
50760	14-Aug-2015	BOU460	BOUNDARY EXCAVATING	Cleared	321	C	236.25
50761	14-Aug-2015	BRE020	BRENNTAG CANADA INC.	Cleared	321	C	6,530.61
50762	14-Aug-2015	BRI040	BRIDESVILLE RECREATION COMMISSION	Issued	321	C	1,700.00
50763	14-Aug-2015	BVC001	BV COMMUNICATIONS LTD.	Cleared	321	C	971.86
50764	14-Aug-2015	BVT010	BV TOOL RENTALS (2011) LTD.	Cleared	321	C	42.01
50765	14-Aug-2015	CAM100	CAMPBELL, BART	Cleared	321	C	70.00
50766	14-Aug-2015	CAN150	CANADIAN TIRE ASSOCIATE STORE #665	Cleared	321	C	139.76
50767	14-Aug-2015	CAN170	CANADA POST CORP	Cleared	321	C	67.62
50768	14-Aug-2015	CAN240	CANNON EXCAVATION & CONCRETE	Cleared	321	C	414.29
50769	14-Aug-2015	CAN540	CANADIAN RED CROSS SOCIETY	Issued	321	C	10,000.00
50770	14-Aug-2015	CAR015	CARVELLO LAW CORPORATION	Cleared	321	C	1,413.63
50771	14-Aug-2015	CAS030	CASTLE MOUNTAIN TREE SERVICE	Issued	321	C	994.88
50772	14-Aug-2015	CEC010	CECCHINI, PATRICIA	Cleared	321	C	299.08
50773	14-Aug-2015	CGW010	CGW PLUMBING & HEATING LTD.	Cleared	321	C	462.00
50774	14-Aug-2015	CHE100	CHENEY, JOHN	Issued	321	C	74.85
50775	14-Aug-2015	CHR010	CHRISTINA LAKE COMMUNITY ASSOCIATION	Cleared	321	C	80.00
50776	14-Aug-2015	CIN001	CINTAS THE UNIFORM PEOPLE	Cleared	321	C	251.15
50777	14-Aug-2015	COL017	COLBACHINI, CHERYL ANN	Cleared	321	C	119.50
50778	14-Aug-2015	COL240	COLUMBIA FILTER LTD.	Issued	321	C	147.17
50779	14-Aug-2015	COL350	COLUMBIA YOUTH DEVELOPMENT CENTRE	Issued	321	C	10,000.00
50780	14-Aug-2015	COM003	COMMERCIAL AQUATIC SUPPLIES	Cleared	321	C	776.12
50781	14-Aug-2015	COM060	COMPLETE CLIMATE CONTROL INC.	Cleared	321	C	30,415.35
50782	14-Aug-2015	COO050	COOKSON MOTORS LTD.	Cleared	321	C	18.04
50783	14-Aug-2015	CRE080	CREWS CONTROL FLAGGING LTD.	Issued	321	C	982.80
50784	14-Aug-2015	CRO030	CROCKER EQUIPMENT CO LTD	Cleared	321	C	2,086.21
50785	14-Aug-2015	DAN090	DANCHUK, JOSEPH, P.	Cleared	321	C	67.00
50786	14-Aug-2015	DEA060	DEAN, DONNA	Issued	321	C	117.05
50787	14-Aug-2015	DHC010	DHC COMMUNICATIONS INC.	Cleared	321	C	9,120.70
50788	14-Aug-2015	DUE020	DUECK, TIM	Cleared	321	C	75.00
50789	14-Aug-2015	ENV010	ENVIRONMENTAL OPERATORS CERTIFICATI	Cleared	321	C	52.50
50790	14-Aug-2015	FIR020	FIRST REGISTRY SERVICES LTD.	Cleared	321	C	60.58
50791	14-Aug-2015	FIR040	FIREFIGHTERS ASSOCIATION	Cleared	321	C	5,552.25

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Cheque Register-Summary-Bank

Regional District of Kootenay Boundary

AP5090 Page : 2
Date : Sep 14, 2015 Time : 8:49 am

Supplier : 084010 To ZUC010
Cheque Dt. 01-Aug-2015 To 31-Aug-2015
Bank : 1 - CIBC Bank - General

Seq : Cheque No. Status : All
Medium : M=Manual C=Computer E=EFT-PA

Cheque #	Cheque Date	Supplier	Supplier Name	Status	Batch	Medium	Amount
Bank : 1	CIBC Bank - General						
50792	14-Aug-2015	FIV030	FIVE STAR UNIFORMS	Cleared	321	C	431.95
50793	14-Aug-2015	FLE015	FLEETCOR CANADA MASTERCARD	Cleared	321	C	2,705.79
50794	14-Aug-2015	FLE015	FLEETCOR CANADA MASTERCARD	Cleared	321	C	619.76
50795	14-Aug-2015	FOR010	FORTISBC - ELECTRICITY	Cleared	321	C	21,581.79
50796	14-Aug-2015	FOR040	FORTIS BC - NATURAL GAS	Cleared	321	C	1,368.91
50797	14-Aug-2015	FOU080	FOUR STAR COMMUNICATIONS INC.	Cleared	321	C	214.46
50798	14-Aug-2015	FRU010	THE VILLAGE OF FRUITVALE	Cleared	321	C	267,070.00
50799	14-Aug-2015	FRU020	FRUITVALE CO-OP	Cleared	321	C	702.56
50800	14-Aug-2015	GAI010	GAIA PRINCIPLES IPM SERVICES	Cleared	321	C	52.50
50801	14-Aug-2015	GAR015	GARRISON, BENJAMIN	Issued	321	C	136.59
50802	14-Aug-2015	GAR025	GARRETT, LORNE	Cleared	321	C	385.00
50803	14-Aug-2015	GEE020	GEE, VICKI LYNN	Issued	321	C	1,744.19
50804	14-Aug-2015	GES010	SONEPAR CANADA INC - GESCAN WEST	Cleared	321	C	3.84
50805	14-Aug-2015	GRA010	CITY OF GRAND FORKS	Cleared	321	C	58,939.14
50806	14-Aug-2015	GRA050	GRAND FORKS HOME HARDWARE	Cleared	321	C	332.59
50807	14-Aug-2015	GRA520	GRAND FORKS SEARCH & RESCUE	Cleared	321	C	4,000.00
50808	14-Aug-2015	GRA590	GRAVES, TAD	Cleared	321	C	125.02
50809	14-Aug-2015	GRE010	THE CITY OF GREENWOOD	Cleared	321	C	32,180.00
50810	14-Aug-2015	GRE080	GRESLEY-JONES, KEN	Cleared	321	C	150.00
50811	14-Aug-2015	GRI010	GRIEVE, ALI K.	Cleared	321	C	104.60
50812	14-Aug-2015	HAB030	HABITAT SYSTEMS INCORPORATED	Cleared	321	C	43,768.97
50813	14-Aug-2015	HAC020	HACH SALES AND SERVICE CANADA LTD.	Cleared	321	C	339.58
50814	14-Aug-2015	HAL010	HALL PRINTING	Cleared	321	C	155.84
50815	14-Aug-2015	HAM020	HAMILTON, ANGELA	Cleared	321	C	95.47
50816	14-Aug-2015	HAR011	HARRIS & COMPANY LLP	Cleared	321	C	863.95
50817	14-Aug-2015	HEL010	EDMISON, HELENA	Issued	321	C	122.01
50818	14-Aug-2015	HOP030	HOPE, LOIS	Cleared	321	C	74.85
50819	14-Aug-2015	HUZ010	HUZZEY, MARTIN, R.	Cleared	321	C	150.00
50820	14-Aug-2015	IMP020	IMPERIAL OIL LIMITED	Cleared	321	C	886.93
50821	14-Aug-2015	IMP120	4IMPRINT	Cleared	321	C	260.75
50822	14-Aug-2015	INL070	INLAND ALLCARE	Cleared	321	C	7,300.48
50823	14-Aug-2015	INN010	INNOV 8 DS DIGITAL SOLUTIONS	Cleared	321	C	216.71
50824	14-Aug-2015	IRW010	IRWIN AIR LTD.	Cleared	321	C	143.31
50825	14-Aug-2015	ISL030	ISL ENGINEERING AND LAND SERVICES LTD	Cleared	321	C	3,244.02
50826	14-Aug-2015	JET010	JET ICE LIMITED	Cleared	321	C	1,537.83
50827	14-Aug-2015	JON060	JONES, FRANCES	Cleared	321	C	74.85
50828	14-Aug-2015	KET170	KETTLE VALLEY WASTE LTD.	Cleared	321	C	39,856.87
50829	14-Aug-2015	KIL010	KILBY, JOHN	Issued	321	C	170.00
50830	14-Aug-2015	KIM020	KIMCO CONTROLS LTD.	Cleared	321	C	905.63
50831	14-Aug-2015	KOO015	KOOTENAY COLUMBIA TRAILS SOCIETY	Issued	321	C	40,000.00
50832	14-Aug-2015	KOO210	KOOTENAY VALLEY WATER CO.	Cleared	321	C	271.03
50833	14-Aug-2015	KRA015	KRAUSE, JARRETT	Issued	321	C	50.00
50834	14-Aug-2015	KRO010	KROG, NEIL	Cleared	321	C	50.00
50835	14-Aug-2015	LAM001	LAMOUREUX, RAGAN	Cleared	321	C	94.85
50836	14-Aug-2015	LAP030	LAPOINTE, SHELLY	Cleared	321	C	94.85
50837	14-Aug-2015	LAR003	LAROCQUE, SUSAN	Cleared	321	C	46.94
50838	14-Aug-2015	LIB010	LIBERTY FOOD STORES	Cleared	321	C	34.79
50839	14-Aug-2015	LIF010	LIFESAVING SOCIETY	Cleared	321	C	26.00
50840	14-Aug-2015	LOR010	LORDCO PARTS LTD.	Cleared	321	C	762.80
50841	14-Aug-2015	MAC200	MACKIE, GUY	Cleared	321	C	2,459.00
50842	14-Aug-2015	MAG040	MAGLIO BUILDING CENTRE (TRAIL) LTD.	Cleared	321	C	135.19
50843	14-Aug-2015	MAK010	MAKI, PHILLIP	Cleared	321	C	192.72
50844	14-Aug-2015	MAR001	MARTIN, MICHAEL, T.	Cleared	321	C	163.36

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Cheque Register-Summary-Bank

Regional District of Kootenay Boundary

AP5090 Page : 3
Date : Sep 14, 2015 Time : 8:49 am

Supplier : 084010 To ZUC010
Cheque Dt. 01-Aug-2015 To 31-Aug-2015
Bank : 1 - CIBC Bank - General

Seq : Cheque No. Status : All
Medium : M=Manual C=Computer E=EFT-PA

Cheque #	Cheque Date	Supplier	Supplier Name	Status	Batch	Medium	Amount
Bank : 1	CIBC Bank - General						
50845	14-Aug-2015	MAR006	MARINO WHOLESALE LTD.	Cleared	321	C	199.25
50846	14-Aug-2015	MAR110	MARK'S B2B	Cleared	321	C	36.24
50847	14-Aug-2015	MAS100	MASON, CARLO	Cleared	321	C	58.91
50848	14-Aug-2015	MCG002	MCGREGOR, GRACE	Cleared	321	C	376.40
50849	14-Aug-2015	MCK003	MCKINLEY, YOLANDE B	Issued	321	C	299.74
50850	14-Aug-2015	MCR002	MCRITCHIE, TERRI	Cleared	321	C	130.00
50851	14-Aug-2015	MID010	VILLAGE OF MIDWAY	Issued	321	C	20,830.00
50852	14-Aug-2015	MIL160	MILLS OFFICE PRODUCTIVITY	Cleared	321	C	2,141.26
50853	14-Aug-2015	MIN070	MINISTER OF FINANCE AND CORPORATE RE	Cleared	321	C	1,200.00
50854	14-Aug-2015	MON010	VILLAGE OF MONTROSE	Cleared	321	C	100,255.00
50855	14-Aug-2015	MOO080	MOORE, JASON	Issued	321	C	18.86
50856	14-Aug-2015	MOO090	MOORE, MARY KATHLEEN	Cleared	321	C	50.00
50857	14-Aug-2015	NGR010	NG REFRIGERATION HEATING & COOLING	Cleared	321	C	311.85
50858	14-Aug-2015	NOF010	NO FRILLS	Cleared	321	C	385.56
50859	14-Aug-2015	PAH010	PAHL, EDWARD	Cleared	321	C	163.36
50860	14-Aug-2015	PAR050	PARSLOW LOCK & SAFE	Cleared	321	C	49.85
50861	14-Aug-2015	PET010	PETRO CANADA	Cleared	321	C	5,517.84
50862	14-Aug-2015	PIT040	PITMAN, TIM	Issued	321	C	261.32
50863	14-Aug-2015	POW020	POWER, KELLY J.	Issued	321	C	194.49
50864	14-Aug-2015	PRE015	PRECISE PAINTING 0919305 BC. LTD	Cleared	321	C	7,245.00
50865	14-Aug-2015	PRO004	PROGRESSIVE PROMOTIONS	Cleared	321	C	512.40
50866	14-Aug-2015	PUR020	PUROLATOR INC.	Cleared	321	C	67.56
50867	14-Aug-2015	RAC010	RACE TRAC FUELS	Cleared	321	C	1,017.99
50868	14-Aug-2015	REC010	RECEIVER GENERAL FOR CANADA	Cleared	321	C	77,896.98
50869	14-Aug-2015	RIC010	RICOH CANADA INC.	Cleared	321	C	4,377.26
50870	14-Aug-2015	RID020	RIDGE, ROGER	Issued	321	C	42.82
50871	14-Aug-2015	RIT020	RITEWAY MECHANICAL REPAIR LTD.	Cleared	321	C	7,870.59
50872	14-Aug-2015	ROC050	ROCKY MOUNTAIN AGENCIES	Cleared	321	C	1,100.47
50873	14-Aug-2015	ROS010	THE CITY OF ROSSLAND	Cleared	321	C	3,800.00
50874	14-Aug-2015	ROS320	ROSSLAND SEARCH & RESCUE	Issued	321	C	4,000.00
50875	14-Aug-2015	ROS440	ROSSLAND COLLISION LTD.	Cleared	321	C	1,373.50
50876	14-Aug-2015	ROT030	ROTVOLD, MARGUERITE	Cleared	321	C	169.60
50877	14-Aug-2015	RYD010	RYDER-BURBIDGE, SIMON	Issued	321	C	100.00
50878	14-Aug-2015	SAV010	SAVAGE PLUMBING & HEATING	Cleared	321	C	7,794.52
50879	14-Aug-2015	SCH011	SCHREINER, MARK	Cleared	321	C	161.82
50880	14-Aug-2015	SEC040	SECURIGUARD SERVICES LIMITED	Issued	321	C	14,628.74
50881	14-Aug-2015	SEL010	SELECT OFFICE PRODUCTS	Cleared	321	C	161.05
50882	14-Aug-2015	SEL160	SELKIRK SECURITY SERVICE	Cleared	321	C	53.55
50883	14-Aug-2015	SEX010	SEXAUER LTD.	Cleared	321	C	3,505.60
50884	14-Aug-2015	SHA030	SHAW CABLE	Issued	321	C	138.72
50885	14-Aug-2015	SKE010	SK ELECTRONICS LTD.	Cleared	321	C	733.60
50886	14-Aug-2015	SMI150	SMITH, EDWARD I.	Cleared	321	C	131.12
50887	14-Aug-2015	SOM010	SOMERSET, LES	Cleared	321	C	99.99
50888	14-Aug-2015	SOU005	SOUTH COLUMBIA SEARCH & RESCUE SOCI	Issued	321	C	4,000.00
50889	14-Aug-2015	SPE030	SPEEDPRO SIGNS PLUS	Cleared	321	C	693.64
50890	14-Aug-2015	SWA070	SWANSON, LORI	Cleared	321	C	94.85
50891	14-Aug-2015	TAY090	TAYLOR, ANDREW	Issued	321	C	268.93
50892	14-Aug-2015	TDC020	TD CANADA TRUST	Cleared	321	C	16,105.66
50893	14-Aug-2015	TEL001	TELUS COMMUNICATIONS (B.C.) INC.	Cleared	321	C	16,555.62
50894	14-Aug-2015	TEL002	TELUS MOBILITY	Cleared	321	C	163.39
50895	14-Aug-2015	THA030	THATCHER, JANICE A.	Cleared	321	C	42.09
50896	14-Aug-2015	TOM025	TOMKO SPORTS SYSTEMS INC.	Cleared	321	C	2,382.22
50897	14-Aug-2015	TOM040	TOMASHEWSKY, ROSANNE	Cleared	321	C	44.20

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Cheque Register-Summary-Bank

Regional District of Kootenay Boundary

AP5090 Page : 4
Date : Sep 14, 2015 Time : 8:49 am

Supplier : 084010 To ZUC010
Cheque Dt. 01-Aug-2015 To 31-Aug-2015
Bank : 1 - CIBC Bank - General

Seq : Cheque No. Status : All
Medium : M=Manual C=Computer E=EFT-PA

Cheque #	Cheque Date	Supplier	Supplier Name	Status	Batch	Medium	Amount
Bank : 1	CIBC Bank - General						
50898	14-Aug-2015	TOM060	TOMASHEWSKY, ROSANNE, IN TRUST	Cleared	321	C	71.18
50899	14-Aug-2015	TOO010	TOOL TIME SUPPLIES LTD.	Cleared	321	C	57.39
50900	14-Aug-2015	TRA004	TRAIL MECHANICAL LTD	Cleared	321	C	14,991.81
50901	14-Aug-2015	TRA010	THE CITY OF TRAIL	Cleared	321	C	343,350.00
50902	14-Aug-2015	TRA020	TRAIL CLEANERS & LAUNDRY LTD.	Cleared	321	C	22.31
50903	14-Aug-2015	TRA029	TRAIL COFFEE & TEA COMPANY	Cleared	321	C	24.00
50904	14-Aug-2015	TRA370	TRAIL CARTAGE & STORAGE (2005) LTD.	Cleared	321	C	1,937.25
50905	14-Aug-2015	TRA540	TRANS-CARE RESCUE LTD.	Cleared	321	C	2,473.57
50906	14-Aug-2015	TRO070	TROY LIFE & FIRE SAFETY LTD.	Cleared	321	C	2,406.60
50907	14-Aug-2015	VAL020	VALKYRIE LAW GROUP LLP	Cleared	321	C	5,798.15
50908	14-Aug-2015	VAL130	VALLEN	Cleared	321	C	885.13
50909	14-Aug-2015	VAL150	VALLIE, LEONARD A.	Cleared	321	C	74.85
50910	14-Aug-2015	VAN010	VAN STADEN, ANELDA	Issued	321	C	78.15
50911	14-Aug-2015	VEN030	VENTURINI, AL	Cleared	321	C	42.09
50912	14-Aug-2015	VIS010	VISAC GALLERY	Issued	321	C	8,661.00
50913	14-Aug-2015	VIS050	VISTA RADIO LTD.	Cleared	321	C	504.00
50914	14-Aug-2015	VIT001	VITALAIRE	Cleared	321	C	324.62
50915	14-Aug-2015	WAL080	WAL MART CANADA CORP	Cleared	321	C	550.21
50916	14-Aug-2015	WAS010	WASTE MANAGEMENT	Cleared	321	C	902.59
50917	14-Aug-2015	WAT020	WATER PURE AND SIMPLE	Cleared	321	C	93.44
50918	14-Aug-2015	WAY030	WAYNES EXCAVATING LTD.	Cleared	321	C	812.18
50919	14-Aug-2015	WES016	WESTBRIDGE RECREATION SOCIETY	Issued	321	C	200.00
50920	14-Aug-2015	WES100	WESCO	Cleared	321	C	158.71
50921	14-Aug-2015	WES170	WESTBRIDGE RECREATION COMMISSION	Issued	321	C	1,700.00
50922	14-Aug-2015	WMU010	WM UNIFORM GROUP	Cleared	321	C	207.20
50923	14-Aug-2015	WOR100	WORLEY, LINDA	Cleared	321	C	50.00
50924	14-Aug-2015	XER010	XEROX CANADA LTD.	Cleared	321	C	620.10
50925	14-Aug-2015	YOR020	YORSTON, KRISTEN	Cleared	321	C	539.53
50926	14-Aug-2015	YRW010	Y & R WATER SALES & SERVICE INC.	Cleared	321	C	197.75
50928	20-Aug-2015	AFF015	AFFORDABLE FLOORS LTD.	Cleared	326	C	500.00
50929	20-Aug-2015	ALP030	ALPINE DISPOSAL & RECYCLING	Cleared	326	C	1,122.92
50930	20-Aug-2015	AMF010	AM FORD	Cleared	326	C	99.96
50931	20-Aug-2015	BEA150	BEAVER VALLEY NITE HAWKS	Cleared	326	C	600.00
50932	20-Aug-2015	BEL070	BELL MEDIA RADIO GP	Cleared	326	C	126.00
50933	20-Aug-2015	BRE090	BREDBECK, HAROLD	Cleared	326	C	550.69
50934	20-Aug-2015	CAN150	CANADIAN TIRE ASSOCIATE STORE #665	Cleared	326	C	160.37
50935	20-Aug-2015	CAN560	CANADIAN LINEN AND UNIFORM SERVICE	Issued	326	C	141.74
50936	20-Aug-2015	CAR012	CARO ANALYTICAL SERVICES	Cleared	326	C	1,536.36
50937	20-Aug-2015	CAR015	CARVELLO LAW CORPORATION	Cleared	326	C	3,535.39
50938	20-Aug-2015	CHR016	CHRISTINA LAKE LADIES GOLF CLUB	Cleared	326	C	300.00
50939	20-Aug-2015	CHR270	CHRISTINA LAKE NEWS	Issued	326	C	224.03
50940	20-Aug-2015	CLE050	CLEARTECH INDUSTRIES	Cleared	326	C	3,941.28
50941	20-Aug-2015	DAN090	DANCHUK, JOSEPH, P.	Cleared	326	C	202.80
50942	20-Aug-2015	DAT020	DATUM CONSULTING LTD.	Cleared	326	C	333.54
50943	20-Aug-2015	DEM070	DEMOSKOFF, REBECCA	Cleared	326	C	37.01
50944	20-Aug-2015	DEN060	DENKOVSKI, GORAN	Issued	326	C	60.00
50945	20-Aug-2015	ENV010	ENVIRONMENTAL OPERATORS CERTIFICATI(	Cleared	326	C	15.75
50946	20-Aug-2015	FER001	FERRARO FOODS	Cleared	326	C	78.75
50947	20-Aug-2015	FOR010	FORTISBC - ELECTRICITY	Cleared	326	C	692.50
50948	20-Aug-2015	FOR040	FORTIS BC - NATURAL GAS	Cleared	326	C	248.15
50949	20-Aug-2015	FRU010	THE VILLAGE OF FRUITVALE	Cleared	326	C	60.00
50950	20-Aug-2015	GES010	SONEPAR CANADA INC - GESCAN WEST	Cleared	326	C	42.17
50951	20-Aug-2015	GRE030	GREYHOUND COURIER EXPRESS	Cleared	326	C	221.94

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Cheque Register-Summary-Bank

Regional District of Kootenay Boundary

AP5090 Page : 5
Date : Sep 14, 2015 Time : 8:49 am

Supplier : 084010 To ZUC010
Cheque Dt. 01-Aug-2015 To 31-Aug-2015
Bank : 1 - CIBC Bank - General

Seq : Cheque No. Status : All
Medium : M=Manual C=Computer E=EFT-PA

Cheque #	Cheque Date	Supplier	Supplier Name	Status	Batch	Medium	Amount
Bank : 1	CIBC Bank - General						
50952	20-Aug-2015	GUI001	GUILLEVIN INTERNATIONAL INC.	Cleared	326	C	3,368.98
50953	20-Aug-2015	HUB020	HUB FIRE ENGINES & EQUIPMENT LTD.	Cleared	326	C	144,205.60
50954	20-Aug-2015	IMP120	4IMPRINT	Cleared	326	C	917.01
50955	20-Aug-2015	INT009	INTERIOR TESTING SERVICES LTD.	Cleared	326	C	1,560.30
50956	20-Aug-2015	JON025	JONES, SHIRLEY	Issued	326	C	4.85
50957	20-Aug-2015	KON001	KONE INC.	Cleared	326	C	308.66
50958	20-Aug-2015	KOO050	KOOCANUSA PUBLICATIONS INC.	Cleared	326	C	408.45
50959	20-Aug-2015	LOR010	LORDCO PARTS LTD.	Cleared	326	C	340.77
50960	20-Aug-2015	MAG040	MAGLIO BUILDING CENTRE (TRAIL) LTD.	Cleared	326	C	666.75
50961	20-Aug-2015	MAS004	MASON, LOUISE	Issued	326	C	52.00
50962	20-Aug-2015	MAT040	MATTEUCCI, MELISSA	Cleared	326	C	42.09
50963	20-Aug-2015	MIL160	MILLS OFFICE PRODUCTIVITY	Cleared	326	C	286.62
50964	20-Aug-2015	MIN040	MINISTER OF FINANCE	Cleared	326	C	172.20
50965	20-Aug-2015	MOR020	MORRIS, RICHARD	Cleared	326	C	24.14
50966	20-Aug-2015	OKT020	OK TIRE TRAIL	Cleared	326	C	173.04
50967	20-Aug-2015	PAR140	PARTRIDGE, JIM	Issued	326	C	61.33
50968	20-Aug-2015	ROC030	ROCKY MOUNTAIN PHOENIX	Cleared	326	C	348.60
50969	20-Aug-2015	RYP010	RYPIEN, SHELLEY	Cleared	326	C	39.86
50970	20-Aug-2015	SHA030	SHAW CABLE	Issued	326	C	333.55
50971	20-Aug-2015	SPE030	SPEEDPRO SIGNS PLUS	Cleared	326	C	122.64
50972	20-Aug-2015	STE130	STERICYCLE COMMUNICATION SOLUTIONS	Cleared	326	C	701.35
50973	20-Aug-2015	SUP170	SUPER SAVE DISPOSAL INC.	Cleared	326	C	10,200.68
50974	20-Aug-2015	TEL001	TELUS COMMUNICATIONS (B.C.) INC.	Cleared	326	C	78.79
50975	20-Aug-2015	THE140	THE WOODEN SPOON BISTRO & BAKE SHOF	Cleared	326	C	193.05
50976	20-Aug-2015	TRA010	THE CITY OF TRAIL	Issued	326	C	36,809.14
50977	20-Aug-2015	TRA029	TRAIL COFFEE & TEA COMPANY	Cleared	326	C	136.00
50978	20-Aug-2015	WAL090	WALKER, SARAH KELLY	Issued	326	C	113.19
50979	20-Aug-2015	WAS010	WASTE MANAGEMENT	Cleared	326	C	728.15
50987	28-Aug-2015	ACE010	A.C.E. COURIER SERVICES	Issued	337	C	31.57
50988	28-Aug-2015	ALP030	ALPINE DISPOSAL & RECYCLING	Issued	337	C	39,357.70
50989	28-Aug-2015	AND040	ANDREW SHERET LTD.	Issued	337	C	105.19
50990	28-Aug-2015	ATS001	AT SOURCE RECYCLING SYSTEMS CORP.	Issued	337	C	761.60
50991	28-Aug-2015	BCS002	B.C. SPECIAL OLYMPICS LOCAL # 1 (GRAND	Issued	337	C	500.00
50992	28-Aug-2015	BEA220	BEAVER VALLEY SKATING CLUB	Issued	337	C	300.00
50993	28-Aug-2015	BEA240	BEAVER VALLEY CROSS COUNTRY SKI CLUE	Issued	337	C	2,500.00
50994	28-Aug-2015	BEA250	BEAVER FALLS WATERWORKS DISTRICT	Issued	337	C	1,763.84
50995	28-Aug-2015	BEL020	BELLA TIRE SERVICE CENTRE LTD.	Issued	337	C	281.57
50996	28-Aug-2015	BEN015	BENEFITS BY DESIGN	Issued	337	C	2,742.55
50997	28-Aug-2015	BFS010	B & F SALES LTD	Issued	337	C	22.39
50998	28-Aug-2015	BLA050	BLACK PRESS GROUP LTD.	Issued	337	C	2,175.19
50999	28-Aug-2015	BOU010	BOUNDARY ELECTRIC(1985) LTD.	Issued	337	C	57.09
51000	28-Aug-2015	BOU017	BOUNDARY INVASIVE SPECIES SOCIETY	Issued	337	C	7,308.97
51001	28-Aug-2015	BOU070	BOUNDARY HOME BUILDING CENTRE	Issued	337	C	292.95
51002	28-Aug-2015	BOU460	BOUNDARY EXCAVATING	Issued	337	C	14,017.50
51003	28-Aug-2015	BRA030	BRANDT TRACTOR	Issued	337	C	34.40
51004	28-Aug-2015	BRA040	BRADLEY, TYLER	Issued	337	C	125.87
51005	28-Aug-2015	BRI001	BRINK'S CANADA LIMITED	Issued	337	C	408.10
51006	28-Aug-2015	BRI120	BRITISH COLUMBIA SAFETY AUTHORITY	Issued	337	C	1,033.00
51007	28-Aug-2015	BRY020	BRYANT, LIL	Issued	337	C	150.00
51008	28-Aug-2015	CAN130	CANADIAN UNION OF PUBLIC EMPLOYEES -	Issued	337	C	4,350.25
51009	28-Aug-2015	CAR012	CARO ANALYTICAL SERVICES	Issued	337	C	2,381.40
51010	28-Aug-2015	CAS016	CASCADES RECOVERY INC.	Issued	337	C	1,958.74
51011	28-Aug-2015	CAS240	CASCADE PRO ELECTRIC INC.	Issued	337	C	932.51

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Cheque Register-Summary-Bank

Regional District of Kootenay Boundary

AP5090 Page : 6
Date : Sep 14, 2015 Time : 8:49 am

Supplier : 084010 To ZUC010
Cheque Dt. 01-Aug-2015 To 31-Aug-2015
Bank : 1 - CIBC Bank - General

Seq : Cheque No. Status : All
Medium : M=Manual C=Computer E=EFT-PA

Cheque #	Cheque Date	Supplier	Supplier Name	Status	Batch	Medium	Amount
Bank : 1	CIBC Bank - General						
51012	28-Aug-2015	CHR010	CHRISTINA LAKE COMMUNITY ASSOCIATION	Issued	337	C	9,244.52
51013	28-Aug-2015	CHR010	CHRISTINA LAKE COMMUNITY ASSOCIATION	Issued	337	C	450.00
51014	28-Aug-2015	CHR440	CHRISTINA GATEWAY DEVELOPMENT ASSO(	Issued	337	C	159.27
51015	28-Aug-2015	CIN001	CINTAS THE UNIFORM PEOPLE	Issued	337	C	50.36
51016	28-Aug-2015	COC010	COCA-COLA REFRESHMENTS CANADA	Issued	337	C	2,667.86
51017	28-Aug-2015	COL017	COLBACHINI, CHERYL ANN	Issued	337	C	119.50
51018	28-Aug-2015	COL090	COLUMBIA RECYCLE	Issued	337	C	700.00
51019	28-Aug-2015	COM003	COMMERCIAL AQUATIC SUPPLIES	Issued	337	C	471.66
51020	28-Aug-2015	COM190	COMMONSPLACE CONSULTING	Issued	337	C	8,796.90
51021	28-Aug-2015	CRO030	CROCKER EQUIPMENT CO LTD	Issued	337	C	385.20
51022	28-Aug-2015	DHC010	DHC COMMUNICATIONS INC.	Issued	337	C	696.36
51023	28-Aug-2015	DYN010	DYNAMIC ONLINE MARKETING CORP.	Issued	337	C	535.50
51024	28-Aug-2015	FED020	FEDERATED CO-OPERATIVES LTD.	Issued	337	C	1,544.60
51025	28-Aug-2015	FIR040	FIREFIGHTERS ASSOCIATION	Cancelled	350	C	0.00
51026	28-Aug-2015	FOR010	FORTISBC - ELECTRICITY	Issued	337	C	818.35
51027	28-Aug-2015	FOR040	FORTIS BC - NATURAL GAS	Issued	337	C	737.00
51028	28-Aug-2015	FOR120	FORSTER, MAUREEN, K.	Issued	337	C	260.00
51029	28-Aug-2015	FRE060	FREEMAN, BOB	Issued	337	C	950.00
51030	28-Aug-2015	GAI010	GAIA PRINCIPLES IPM SERVICES	Issued	337	C	52.50
51031	28-Aug-2015	GAY015	GAYTON, DON V.	Issued	337	C	1,200.00
51032	28-Aug-2015	GEN002	GENERATION TO GENERATION SOCIETY	Issued	337	C	2,000.00
51033	28-Aug-2015	GEO020	GEOTRAC SYSTEMS INC.	Issued	337	C	154.56
51034	28-Aug-2015	GIL140	GILROYED, WAYNE	Issued	337	C	200.00
51035	28-Aug-2015	GRA010	CITY OF GRAND FORKS	Issued	337	C	225,957.51
51036	28-Aug-2015	GRA046	GRANBY WILDERNESS SOCIETY	Issued	337	C	5,000.00
51037	28-Aug-2015	GRA050	GRAND FORKS HOME HARDWARE	Issued	337	C	241.49
51038	28-Aug-2015	GRA055	GRAND FORKS RENOVATION CENTRE	Issued	337	C	61.59
51039	28-Aug-2015	GRI015	GRIMSRUD, CRAIG	Issued	337	C	2,500.00
51040	28-Aug-2015	GUI001	GUILLEVIN INTERNATIONAL INC.	Issued	337	C	409.66
51041	28-Aug-2015	HAL010	HALL PRINTING	Issued	337	C	11.76
51042	28-Aug-2015	HAL060	HALL'S BASICS & GIFTS LTD	Issued	337	C	69.18
51043	28-Aug-2015	HEA020	HEAVY METAL CO.	Issued	337	C	1,480.50
51044	28-Aug-2015	HER020	HERITAGE ROOFING AND SHEET METAL	Issued	337	C	2,609.25
51045	28-Aug-2015	HOM030	HOMEGOODS FURNITURE	Issued	337	C	2,393.97
51046	28-Aug-2015	HSL010	HSL BUILDING MAINTENANCE	Issued	337	C	500.00
51047	28-Aug-2015	HUB020	HUB FIRE ENGINES & EQUIPMENT LTD.	Issued	337	C	151.02
51048	28-Aug-2015	INF030	INFOSAT COMMUNICATIONS	Issued	337	C	648.50
51049	28-Aug-2015	INT080	INTERIOR SIGNS	Issued	337	C	434.00
51050	28-Aug-2015	JSM020	J & S MULTI-SERVICES	Issued	337	C	1,434.24
51051	28-Aug-2015	KAN003	KAN-WEST SOLUTIONS LTD.	Issued	337	C	10,067.63
51052	28-Aug-2015	KEL030	CITY OF KELOWNA	Issued	337	C	847.60
51053	28-Aug-2015	KET170	KETTLE VALLEY WASTE LTD.	Issued	337	C	5,581.52
51054	28-Aug-2015	KLA010	KLASSEN, TIMOTHY	Issued	337	C	42.00
51055	28-Aug-2015	KOO026	KOOTENAY WEED CONTROL	Issued	337	C	4,948.27
51056	28-Aug-2015	KOO029	KOOTENAY BOUNDARY REG. HOSPITAL HEA	Issued	337	C	28,270.22
51057	28-Aug-2015	KOO210	KOOTENAY VALLEY WATER CO.	Issued	337	C	31.80
51058	28-Aug-2015	LAC030	LACEY, ADAM D	Issued	337	C	278.24
51059	28-Aug-2015	LAK050	LAKETIME SERVICES	Issued	337	C	119.17
51060	28-Aug-2015	LOR010	LORDCO PARTS LTD.	Issued	337	C	417.34
51061	28-Aug-2015	MAG040	MAGLIO BUILDING CENTRE (TRAIL) LTD.	Issued	337	C	714.36
51062	28-Aug-2015	MAG050	MAGAW MOTORS	Issued	337	C	457.08
51063	28-Aug-2015	MAR006	MARINO WHOLESALE LTD.	Issued	337	C	205.20
51064	28-Aug-2015	MEH010	MEHMAL, LEONARD	Issued	337	C	200.00

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Cheque Register-Summary-Bank

Regional District of Kootenay Boundary

AP5090 Page : 7
Date : Sep 14, 2015 Time : 8:49 am

Supplier : 084010 To ZUC010
Cheque Dt. 01-Aug-2015 To 31-Aug-2015
Bank : 1 - CIBC Bank - General

Seq : Cheque No. Status : All
Medium : M=Manual C=Computer E=EFT-PA

Cheque #	Cheque Date	Supplier	Supplier Name	Status	Batch	Medium	Amount
Bank : 1	CIBC Bank - General						
51065	28-Aug-2015	MET001	METTLER-TOLEDO INC.	Issued	337	C	2,920.06
51066	28-Aug-2015	MIN040	MINISTER OF FINANCE	Issued	337	C	799.87
51067	28-Aug-2015	MOR010	MORRISSEY CREEK BUILDING SUPPLIES (19	Issued	337	C	218.80
51068	28-Aug-2015	MOR015	MORROW BIOSCIENCE LTD.	Issued	337	C	10,815.00
51069	28-Aug-2015	OKT010	OK TIRE STORE	Issued	337	C	129.92
51070	28-Aug-2015	OPU010	OPUS DAYTONKNIGHT CONSULTANTS LTD.	Issued	337	C	4,289.25
51071	28-Aug-2015	OVE010	OVERWAITEA FOODS	Issued	337	C	83.96
51072	28-Aug-2015	PAC020	PACIFIC BLUE CROSS	Issued	337	C	32,200.73
51073	28-Aug-2015	PAR050	PARSLOW LOCK & SAFE	Issued	337	C	308.34
51074	28-Aug-2015	PHA010	PHARMASAVE NO 106	Issued	337	C	6.70
51075	28-Aug-2015	POW030	POWER PAVING LTD.	Issued	337	C	15,120.00
51076	28-Aug-2015	REC010	RECEIVER GENERAL FOR CANADA	Issued	337	C	111,263.26
51077	28-Aug-2015	RIM010	RIMELL, CARLY, D.	Issued	337	C	25.00
51078	28-Aug-2015	ROC050	ROCKY MOUNTAIN AGENCIES	Issued	337	C	2,462.86
51079	28-Aug-2015	ROD040	RODON VENTURES DBA JOGAS 2009	Issued	337	C	137.50
51080	28-Aug-2015	ROS010	THE CITY OF ROSSLAND	Issued	337	C	1,373.60
51081	28-Aug-2015	ROS045	ROSSLAND SKATE PARK ASSOCIATION	Issued	337	C	2,562.00
51082	28-Aug-2015	SEL010	SELECT OFFICE PRODUCTS	Issued	337	C	139.91
51083	28-Aug-2015	SEL040	SELKIRK COLLEGE (CASTLEGAR)	Issued	337	C	75.00
51084	28-Aug-2015	SEV020	SEVEN SUMMITS COFFEE COMPANY	Issued	337	C	120.00
51085	28-Aug-2015	SHA030	SHAW CABLE	Issued	337	C	798.52
51086	28-Aug-2015	SID010	SIDHU, AMRINDERDEEP, S.	Issued	337	C	368.23
51087	28-Aug-2015	SID020	SIDWELL, CARL	Issued	337	C	900.00
51088	28-Aug-2015	SPE140	SPECTRUM RESOURCE GROUP INC	Issued	337	C	34,453.83
51089	28-Aug-2015	SUP170	SUPER SAVE DISPOSAL INC.	Issued	337	C	11,580.00
51090	28-Aug-2015	TAY080	TAYLOR, CODY	Issued	337	C	200.00
51091	28-Aug-2015	TEL001	TELUS COMMUNICATIONS (B.C.) INC.	Issued	337	C	175.59
51092	28-Aug-2015	TEL002	TELUS MOBILITY	Issued	337	C	165.17
51093	28-Aug-2015	TET010	TETRA TECH EBA INC.	Issued	337	C	7,876.16
51094	28-Aug-2015	THE010	THE SOURCE	Issued	337	C	68.84
51095	28-Aug-2015	THE410	THE BOUNDARY SENTINEL	Issued	337	C	350.00
51096	28-Aug-2015	TOO010	TOOL TIME SUPPLIES LTD.	Issued	337	C	447.96
51097	28-Aug-2015	TRA012	TRAIL GYMNASTICS CLUB	Issued	337	C	3,907.00
51098	28-Aug-2015	TRA029	TRAIL COFFEE & TEA COMPANY	Issued	337	C	136.00
51099	28-Aug-2015	TRA040	TRAIL DAILY TIMES	Issued	337	C	100.70
51100	28-Aug-2015	TRA150	TRAIL YOUTH BASEBALL	Issued	337	C	900.00
51101	28-Aug-2015	TRA240	TRAIL HOME HARDWARE BUILDING CENTRE	Issued	337	C	217.56
51102	28-Aug-2015	VAL130	VALLEN	Issued	337	C	291.25
51103	28-Aug-2015	VAN050	VAN HELLEMOND SPORTE LTD.	Issued	337	C	139.45
51104	28-Aug-2015	VIT001	VITALAIRE	Issued	337	C	44.13
51105	28-Aug-2015	WAL080	WAL MART CANADA CORP	Issued	337	C	101.45
51106	28-Aug-2015	WDS010	W.D. SHEETMETAL LTD.	Issued	337	C	1,262.06
51107	28-Aug-2015	YOU080	YOUR DOLLAR STORE WITH MORE 180	Issued	337	C	5.07

Total Computer Paid :	2,302,552.37	Total EFT PAP :	0.00	Total Paid :	2,302,552.37
Total Manually Paid :	0.00	Total EFT File :	0.00		

362 Total No. Of Cheque(s) ...

REGIONAL DISTRICT OF KOOTENAY BOUNDARY INTERIM SCHEDULE SUMMARY:	**AUGUST 2015**
ACCOUNTS PAYABLE FOR AUGUST 2015	$2,302,552.37
PAYROLL EXPENDITRURES (PP# 17 & 18)	$472,457.64
TOTAL EXENDITURES FOR AUGUST 2015	**$2,775,010.01**

East End Services Committee
Minutes

Tuesday, September 15, 2015
Trail Board Room

4:30 p.m.

Committee members:
Director A. Grieve, Chair - via teleconference
Director L. Worley
Director P. Cecchini, Vice Chair (Chair of meeting)
Director J. Danchuk
Director M. Martin
Director K. Moore
Director T. Pahl

Staff present:
J. M. MacLean, Chief Administrative Officer
T. Lenardon, Manager of Corporate Administration/Recording Secretary

Call to Order

The Vice-Chair called the meeting to order at 4:30 p.m.

Acceptance of the Agenda (additions/deletions)

The agenda for the September 15, 2015 East End Services Committee meeting was presented.

Moved: Director Moore Seconded: Director Worley

That the agenda for the East End Services Committee meeting held September 15, 2015 be adopted as presented.

Carried.

Minutes

The minutes of the East End Services Committee meeting held on June 16, 2015 was presented.

Director Martin noted that Mrs. Joanne McQuarrie attended the June 16th meeting rather than Mrs. Vries and that the minutes should be amended to reflect this, and it was;

Moved: Director Martin Seconded: Director Moore

That the minutes of the East End Services Committee meetings held on June 16, 2015 be adopted as amended.

Carried.

Delegations

There were no delegations in attendance.

Unfinished Business

East End Services Committee
Memorandum of Action items - Ending June 30, 2015

The East End Services Committee Memorandum of Action Items for the period ending June 30, 2015 was presented.

The Chief Administrative Officer provided an update on the Committee's future discussion and action respecting the 2016 Columbia Basin Trust (CBT) -Community Initiative Funding (CIF) program. The discussion will include the use of CBT CIF reserves to fund joint projects, funding requests from municipalities for municipal operations or facilities and other changes that the Committee feels appropriate, and it was;

Moved: Director Pahl Seconded: Director Martin

That the East End Services Committee Memorandum of Action Items for the period ending June 30, 2015 be received.

Carried.

New Business

T. Martin-re: Kootenay Boundary Regional Fire Rescue (KBRFR)
First Responder Agreement/Protocol

A staff report from Terry Martin, Fire Chief, KBRFR and E911 Dispatcher, regarding the KBRFRS First Responder Agreement with the BC Emergency Health Services Commission (BCEHSC) and protocols was presented.

The report was prepared based on a request from the Committee that staff illustrate the number of first responder calls received by KBRFR and the resulting costs.

The Chief Administrative Officer advised that the First Responder Agreement between BCEHSC and BC Fire Departments includes first responder protocols that are set by BCEHSC and which determine when a Fire Department will be called as a first responder. Kootenay Boundary Fire Rescue (KBRFR) is authorized to provide pre-hospital care via trained First Responders, but only when BC Ambulance makes the request.

The use of KBRFR resources as first responders does not result in a real cost to the Fire Service as replacement firefighters are not called in when first responders are called to a scene.

Moved: Director Pahl Seconded: Director Grieve

That the staff report from Terry Martin Fire Chief, KBRFR and E911 Dispatcher regarding the KBRFRS First Responder Agreement with the Emergency Health Services Commission and Protocols be received.

Carried.

There was a discussion regarding the timeline from first responders arriving on scene to when BC Ambulance arrives; and it was;

Moved: Director Martin Seconded: Director Moore

That staff undertake a 2-month pilot project with respect to the time-lapse between first responders arriving at a scene and the arrival of BC Ambulance. **FURTHER** that staff prepare a report with the resulting information from the pilot-project and present it to the Committee at a future meeting.

Carried.

T. Martin – E911 August 2015 Stats

A staff report from Terry Martin, Fire Chief, KBRFR and E911 Dispatcher presenting the Kootenay Boundary Regional Fire Rescue Service - E911 Trail Fire Dispatch Statistics for the period ending August 31, 2015 was presented.

The Committee discussed the report. The Chief Administrative officer expressed appreciation for the number of RDKB resources, which in the case of the Boundary wildfires during August, assisted in both maintaining regular fire fighting operations without risk and with emergency operations required for managing the Boundary wildfires in August.

The Chief Administrative Officer provided and update on the Fire Training Officer position noting that Mr. Glen Galamore has been hired as the Training Officer and that he has commenced his duties with drafting initial reports and inventory. A replacement firefighter has been hired.

Director Martin inquired about the debriefing process to discuss lessons learned and experiences from the Emergency Operations Centre (EOC) that was organized for the Rock Creek/Westbridge fire and for the Stick Pin fire that put people at risk in Grand Forks and Christina Lake in August.

The Chief Administrative Officer explained the EOC debriefing is scheduled for September 30th. Emergency Management BC has authorized the RDKB to hire a consultant who will also undertake an agency review. The elected officials that were involved in the fires and representatives from external agencies (e.g. RCMP, Wildfire Management, Emergency BC etc.) will also attend the debriefing.

Moved: Director Pahl Seconded: Director Worley

That the staff report from Terry Martin, Fire Chief, KBRFR and E911 Dispatcher presenting the Kootenay Boundary Regional Fire Rescue Service - E911 Trail Fire Dispatch Statistics for the period ending August 31, 2015 be received.

Carried.

BC Transit-Annual Performance Summaries

The Annual Performance Summaries, submitted by BC Transit for the Kootenay Conventional and Custom Transit Services were presented.

Moved: Director Danchuk Seconded: Director Martin

That the Annual Performance Summaries for the Kootenay Conventional and Custom Transit services be received.

Carried.

B C Transit-Terms of Reference

The draft Terms of Reference for the Transit Service Review to be conducted by BC Transit were presented.

After reviewing the draft Terms of Reference the Committee adopted the following resolution:

Moved: Director Martin Seconded: Director Danchuk

That the draft Terms of Reference for the Transit Service Review to be conducted by BC Transit be amended as follows:

1. *Section 5.0; Approach*: Update the list of community stakeholders to include all municipalities, Red Mountain and Tourism Rossland
2. *Section 5.0; Approach*: Update the list of community stakeholders further with amending the Senior Citizens' Association bullet to read: "All Senior Citizens' Associations, Organizations and Facilities"
3. *Section 2.0; Objectives:* Update the objective text to include specific language regarding service improvements with a focus on cost-efficiencies and cost-containment so that the service review meets the East End Services Committee's request that the service review will identify opportunities and areas where efficiency gains, cost-containment and sustainability in the Transit Service can be achieved.
4. BC Transit to review and suggest other transportation programs such as Taxi Saver and Taxi Supplement in addition to any other creative programs that the RDKB may not be aware of.

Carried.

Late (Emergent) Items

There was a brief discussion and update respecting the BCSPCA's response the RDKB's decision not to partner in building a new Trail SPCA facility.

Discussion of items for future agendas

A discussion was not necessary.

Question Period for Public and Media

A question period was not required.

Closed (In camera) Session

A Closed Meeting was not required.

Adjournment

There being no further business, it was;

Moved: Director Danchuk

That the meeting be adjourned.

Carried.

TL

Utilities Committee
Minutes

Wednesday, September 16, 2015
RDKB Board Room, Trail, BC

4:00 p.m.

Present:

Director P. Cecchini, Chair
Director A. Grieve
Director V. Gee, via teleconference
Director G. McGregor
Director L. Worley

Staff Present:
G. Denkovski, Manager of Infrastructure and Sustainability
T. Lenardon, Manager of Corporate Administration/Recording Secretary

CALL TO ORDER

The Chair called the meeting to order at 4:00 p.m.

ADOPTION OF AGENDA (ADDITIONS/DELETIONS)

The agenda for the September 16, 2015 Utilities Committee meeting was presented.

Moved: Director McGregor Seconded: Director Worley

That the agenda for the Utilities Committee meeting held September 16, 2015 be adopted as presented.

Carried.

ADOPTION OF MINUTES

The minutes of the Utilities Committee meetings held on March 12, 2015 and May 13, 2015 were presented.

Moved: Director Worley Seconded: Director McGregor

That the minutes of the Utilities Committee meetings held on March 12, 2015 and May 13, 2015 be adopted as presented.

Carried.

DELEGATIONS

There were no delegations in attendance.

UNFINISHED BUSINESS

Utilities Committee Memorandum of Action Items

The Utilities Committee Memorandum of Action Items for the period ending May 31, 2015 was presented.

The Manager of Infrastructure and Sustainability reviewed the action items noting the following:

1. Staff continues to work on the Utilities Committee Work-Plan
2. Staff has arranged a presentation about, and a tour of, the Christina Lake Aquatic System for the Board members prior to the Board meeting scheduled in Grand Forks on October 29th
3. Staff continues to research the statutory requirements and regulations in relation to the installation of turbines (eg in relation to a turbine for Kelly Creek). Staff will also research a turbine for Beaver Creek as well

Moved: Director McGregor Seconded: Director Worley

That the Utilities Committee Memorandum of Action Items for the period ending May 31, 2015 be received.

Carried.

Beaver Valley Water Service
Statutory Right of Way for Access to Water Treatment Plant

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding an update on the Beaver Valley Water Service statutory right of way (SRW) for access to the water treatment plant was presented.

Staff provided an update on the SRW Agreement with Atco Lumber and he reviewed the conditions of access that the RDKB must meet. The RDKB Beaver Valley Water Service is responsible for all costs associated with meeting the conditions.

There was a brief discussion regarding the issues with the gate to the Kelly Creek Water Treatment Plant.

Moved: Director Worley Seconded: Director McGregor

That the Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding an update on the Beaver Valley Water Service statutory right of way (SRW) for access to the water treatment plant, be received.

Carried.

NEW BUSINESS

Warfield, Columbia Gardens and Rivervale
Water Monthly Reports - April, May and June 2015

A staff report from Jeff Paakkunainen, Chief Utilities Operator, regarding the Water Monthly reports for April, May and June, was presented.

Moved: Director Worley Seconded: Director McGregor

That the staff report from Jeff Paakkunainen, Chief Utility Operator, regarding the Water Monthly reports for April, May and June 2015, be received.

Carried.

Beaver Valley Water Service 2014 Annual Report

A staff report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding the 2014 annual report, was presented.

Staff advised that the Beaver Valley Water District Water Smart program is working well and he updated the Committee on the challenges due to the 2015 drought conditions.

Moved: Director McGregor Seconded: Director Worley

That the staff report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding the 2014 Annual report, be received.

Carried.

Beaver Valley Water Service Operations Report
June, July and August 2015

A staff report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding the Water Service Monthly Operations report for June, July and August 2015, was presented.

Staff provided an update on the Operations Report.

The Committee discussed public concerns regarding water restrictions and brainstormed several options that would result in fairness where all residents would have the same watering and sprinkling opportunities

Staff will research options to assist in addressing this matter.

Moved: Director Worley Seconded: Director McGregor

That the staff report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding the Water Service Monthly Operations report for June, July and August, be received.

Carried.

K.H. Fricke-June 19/15
re: Suggestion for BVWS water restrictions

A verbal report from Goran Denkovski, Manager of Infrastructure and Sustainability, on the suggestions from Mr. Fricke to adjust water restrictions was presented.

Mr. Fricke expressed concerns that Fruitvale residents with uneven house numbers are allowed to use more water when there are 31 days in a month while those residents with even house numbers do not get the opportunity to water on two consecutive days.

He suggests that to resolve this issue there should be a reduction in the 1-hour sprinkling on those days to 1.5 hours in the morning and evening for every home owner and he also suggests the use of water barrels to conserve water.

The Committee discussed Mr. Fricke's suggestions and revisited water conservation ideas that have been previously discussed.

It was agreed that for now, the water restrictions will remain as is.

Moved: Director McGregor Seconded: Director Worley

That the verbal report from Goran Denkovski, Manager of Infrastructure and Sustainability, on the suggestions from Mr. Fricke to adjust water restrictions, be received. **FURTHER** that a letter be forwarded to Mr. Fricke thanking him for his feedback and informing him that the Committee considered his ideas on water conservation and how to make sprinkling fairer, but that the current restrictions will remain in place at this time.

Carried.

G. Denkovski-Verbal Report
2015 BC Drought Situation and
Discussion on Future Water Conservation Strategies

A verbal report from Goran Denkovski, Manager of Infrastructure and Sustainability, on the impact of the current drought in BC and how the RDKB can minimize impact on water users through developing water restriction bylaws, implementing water demand strategies and water use education was discussed.

The Committee reviewed correspondence from the Ministry of Community, Sport and Cultural Development regarding the BC drought and once again revisited water conservation ideas including the development of a RDKB Regional Water Conservation Bylaw that would address water conservation issues and which would include conservation requirements for both industry and residential properties. It was agreed that the bylaw should include public education.

For a future meeting, staff will provide a report and examples of Water Restriction Bylaws as well as Sprinkler Bylaws.

There was also a discussion respecting the installation of water meters and the benefits for conserving water as well as the value that is gained.

A Public Education and Communication Strategy for water meters was reviewed.

Staff will prepare a report regarding water meters that will include information on the installation and replacement costs, the longevity of meters, information on the best public approach with examples from other local governments and a Public Education and Communications Strategy.

Identifying partnerships and options for water meter funding and public consultation will also be pursued.

Moved: Director Worley Seconded: Director McGregor

That the verbal report from Goran Denkovski, Manager of Infrastructure and Sustainability, on the impact of the current drought in BC and how the RDKB can minimize impact on water users through developing water restriction bylaws, implementing water demand strategies and water use education, be received.

Carried.

LATE (EMERGENT) ITEMS

There were no later emergent items to discuss.

DISCUSSION OF ITEMS FOR FUTURE MEETINGS

1. Develop Regional Water and Sprinkling Restriction Bylaw and bring examples from other local governments
2. Staff report regarding an update of costs for installing and replacing water meters as well as the longevity (eg how long until they need to be replaced)
3. Research funding opportunities and Regional partnerships to purchase meters in bulk
4. Water Conservation Public Education and Communications Strategy
5. Research different types of efficient (eg smart) water meters

QUESTION PERIOD FOR PUBLIC AND MEDIA

A question period was not required.

CLOSED (IN CAMERA) SESSION

A Closed Meeting was not required.

ADJOURNMENT

There being no further business, it was;

Moved: Director McGregor

That the meeting be adjourned (time: 5:25 p.m.).

Carried.

TL

Beaver Valley Recreation Committee
Minutes

Wednesday, September 16, 2015
Trail RDKB Boardroom

6:00 p.m.

Committee Members Present:
Director A. Grieve, Chair
Director J. Danchuk
Director P. Cecchini

Staff Present
Theresa Lenardon, Manager of Corporate Administration/Recording Secretary
Mark Daines, Manager of Infrastructure and Sustainability

CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

ACCEPTANCE OF THE AGENDA (additions/deletions)

The agenda for the September 16, 2015 Beaver Valley Recreation, Parks and Trails Committee meeting was presented.

Moved: Director Cecchini Seconded: Director Danchuk

That the agenda for the September 16, 2015 meeting of the Beaver Valley Recreation, Parks and Trails Committee be adopted as presented.

Carried.

ADOPTION OF MINUTES

The minutes of the Beaver Valley Recreation, Parks and Trails Committee meeting held on June 9, 2015 were presented.

Moved: Director Danchuk Seconded: Cecchini

That the minutes of the Beaver Valley Recreation, Parks and Trails Committee meeting held on June 9, 2015 be adopted as presented.

Carried.

DELEGATIONS

Dennis Bedin, President
Beaver Valley Nitehawks Hockey Club-Security

The Chair welcomed Mr. Bedin to the meeting.

The Manager of Facilities and Recreation advised that he requested Mr. Bedin to attend the meeting to have an open discussion with the Committee members respecting the steps that the hockey club's Executive has put in place with respect to security during BV Nitehawks games and how these steps will move forward.

Mr. Bedin explained the measures that the Executive have taken to increase security. There are now ten security guards posted during games against certain teams and during the playoffs. He also explained the follow-up steps the Executive has taken with certain teams to mitigate past issues that have occurred at the games. The presence of the RCMP has helped to reduce potential trouble.

The Committee requested the BV Nitehawks Executive to develop a Security Policy that will include the increase in the number of security guards who will follow protocols as to where to stand and how to manage people/fans and behaviours and will also have a large focus on the restriction of the consumption of alcohol by the security guards. The RCMP has been requested to be present at the games. Dennis will send the BV Nitehawks schedule to the RCMP and will highlight the games in which an RCMP presence would be helpful.

There was a discussion about amending the contract agreement between the RDKB and the Nitehawks to reference the requested BV Nitehawks Security Policy so that issues and requirements around security are more defined within the contract.

There was a discussion respecting the installation of plexi-glass at the corner of the arena where the visiting team skates onto the ice. Mr. Bedin suggested that this would provide a physical separation between the fans and the players and would also show the visiting teams that the Nitehawks are putting measures in place to assist with managing people. The Committee members advised that that they would take this suggestion under consideration and discuss it at future meetings.

The Manager of Facilities and Recreation requested Mr. Bedin to work with the hockey Executive to draft an Event Safety Plan which is required by the Liquor Control and Licencing Branch (LCLB). This Plan is separate from the internal BV Nitehawks Security Policy, but should also address where security guards are posted, issues involving the consumption of liquor and the management and the evacuation/removal of intoxicated individuals from the facility.

The Committee members explained the legal liability issues that the RDKB is faced with in owning and managing the arena and concluded by stating that they look forward to reviewing the internal BV Nitehawks Security Policy and the Event Safety Plan in the near future.

The Chair thanked Mr. Bedin for his attendance and he left the meeting.

UNFINISHED BUSINESS

Beaver Valley Recreation, Parks and Trails Committee Memorandum of Action Items - June 30, 2015

The Beaver Valley Recreation, Parks and Trails Committee Memorandum of Action Items for the period ending June 30, 2015 was presented.

Staff provided an update on the Financial Plan Action Items. All projects have been completed except for the installation of a Disk Golf Course at the Beaver Valley Family Park. The Manager of Facilities and Recreation is working with the contractor to complete the course.

Staff will draft a story-line for a photo-op with regards to the Disk Golf Course.

Director Cecchini expressed concerns with the aging picnic tables at Haines Park and noted that they are not safe. Staff will follow up to find out who owns the picnic tables so that options and a solution can be discussed.

There was a discussion regarding grants and grant intake timelines for the Skateboard Park in Montrose. Funds have been included in the 2016 Budget to match any potential grant funds that may become available.

Moved: Director Cecchini Seconded: Director Danchuk

That the Beaver Valley Recreation, Parks and Trails Committee Memorandum of Action Items for the period ending June 30, 2015 be received as presented.

Carried.

NEW BUSINESS

M. Daines
Re: 2016-2020 Capital Asset Management Plan

A staff report from Mark Daines, Manager of Facilities and Recreation regarding the 2016-2020 Capital Asset Management Plan was presented.

The Manager of Facilities and Recreation explained the following items that are included in the Plan:

1. Replacement or repair of the Chiller (Refrigeration Plant)
2. Replacement or Repair of Arena Roof
3. New Software for the Refrigeration Chiller Plant
4. Fibre Optic Upgrade
5. Eventual replacement of aging Rental Skates
6. Replacement of the Skate Sharpener which was reconditioned in 2010.
7. Replace RDKB BV Recreation Vehicle pursuant to the Vehicle Replacement Policy
8. Replacement of Irrigation System
9. Upgrades to BV Recreation Administration office
10. Upgrade to Skateboard Park in Montrose.

Staff will provide updated budget figures, including reserves for the Committee's information at a future meeting.

Moved: Director Danchuk Seconded: Director Cecchini

That the staff report from Mark Daines, Manager of Facilities and Recreation regarding the 2016-2020 Capital Asset Management Plan be received.

Carried.

Discussion Item
Re: BV Recreation Agreement

Moved: Director Danchuk Seconded: Director Cecchini

That the Beaver Valley Recreation Committee recommends that the Regional District of Kootenay Boundary Board of Directors approves the Recreation Agreement with the City of Trail for Beaver Valley residents to access City recreation and culture services and programs at the same rate as City residents in the amount of one hundred twenty-five thousand dollars ($125,000) payable to the City of Trail for a one-year term commencing September 1, 2015 and expiring August 31, 2015. **FURTHER** that Board of Directors authorizes the RDKB signatories to sign and enter into the agreement and notify the City of Trail accordingly.

Carried.

Discussion Item
Re: Trails Meeting

The Committee agreed to hold a public meeting with respect to a vision, ideas and volunteer recruitment for trail development in the Beaver Valley.

Staff will contact members of the Kootenay Columbia Trails Society (KCTS) to request their assistance in drafting an agenda/format for the public meeting and to also request that they attend the meeting to provide the public with information and a vision for a future trails network and the Columbia Ridge Trail.

Staff will follow up with private land-owners, including utility operators regarding public access to the Beaver Valley trails including the Columbia Ridge Trail.

The KCTS will be requested to provide follow up information on the feasibility of the "Stein" property for trail development.

Staff will prepare a newsletter advertising the Beaver Valley Trails meeting date and the agenda for that meeting.

Discussion Item
Re: Bowling Lanes

Director Cecchini provided an update with respect to the management and operations of the bowling lanes located in the Fruitvale Hall.

The contract with the current operators has expired and will not be renewed. The cost to maintain and operate the lanes in relation to the lower than expected number of bowlers is an issue.

Commencing October 1st, the bowling lanes will be operated and managed by a volunteer group based on a proposal submitted to Fruitvale Council from members of the Beaver Valley Bowling Club. The volunteer group is filing for non-profit society status, which will assist in obtaining future grants to offset the costs to operate the lanes. The Village of Fruitvale will oversee the financials.

Liability insurance and a liquor licence are being reviewed by the volunteer group. These items will be purchased directly by the bowling volunteer.

Discussion Item
Re: Recreation Newsletter

Staff will continue to publish and RDKB Beaver Valley Recreation Newsletter.

LATE (EMERGENT) ITEMS

There were no late emergent items to discuss

DISCUSSION OF ITEMS FOR FUTURE MEETINGS

1. Updated Capital Asset Management Plan
2. Review of BV Nitehawks Security Policy and Event Safety Plan
3. Montrose Skateboard Park
4. Trails Development

QUESTION PERIOD FOR PUBLIC AND MEDIA

A question period was not required.

CLOSED (IN CAMERA) SESSION

A closed meeting was not required.

ADJOURNMENT

There being no further business, the meeting was adjourned (time: 7:25 p.m.)

TL

Electoral Area Services
Minutes
Thursday, September 17, 2015, 5:00 p.m.
RDKB Board Room, 843 Rossland Ave., Trail, BC

Directors Present:
Director Linda Worley, Chair
Director Ali Grieve
Director Grace McGregor
Director Roly Russell
Director Vicki Gee, via teleconference

Staff Present:
Mark Andison, General Manger of Operations/Deputy CAO
Donna Dean, Manager of Planning and Development
Deep Sidhu, Financial Services Manager
Maria Ciardullo, Recording Secretary

1. CALL TO ORDER

Chair Worley called the meeting to order at 5:00 p.m.

2. ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

September 17, 2015

There were 2 additions to the agenda as follows:
6A1 - Firesmart Funding
6A2 - Building Permit Fee - Waive

Moved: Director Grieve Seconded: Director McGregor

That the September 17, 2015 Electoral Area Services Agenda be adopted as amended.

Carried.

3. MINUTES

June 11, 2015

Moved: Director McGregor Seconded: Director Russell

That the June 11, 2015 Electoral Area Services Minutes be received.

Carried.

4. DELEGATIONS

There were no delegations in attendance.

5. UNFINISHED BUSINESS

A Memorandum of resolutions and their status

An update was given on the Mt. Baldy sprinkler bylaw and also the possibility of offering health benefits for Directors.

Moved: Director Grieve Seconded: Director Russell

That the Electoral Area Services Committee Memorandum of Action Items for the period ending June 2015 be received.

Carried.

6. NEW BUSINESS

A) Rosalee Ewasiuk and Jason Furlotte
RE: Zoning Amendment
3250 6th Road West, Electoral Area 'D'/Rural Grand Forks
Lot 3, DL 700, SDYD, Plan KAP38
RDKB File: D-700-03677.000

Donna Dean, Manager of Planning and Development, reviewed the application with the Committee Members.

Moved: Director Russell Seconded: Director McGregor

That the application submitted by Rosalee Ewasiuk and Jason Furlotte to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No.1299 to rezone their 'Industrial 4' property to 'Estate Lot Residential 3' (R3) on the subject property legally described as Lot 3, District Lot 700, SDYD, Plan KAP38, be supported AND FURTHER that staff be directed to draft an amendment bylaw for presentation to the Board of Directors for first and second reading and to schedule and hold a public hearing on the proposed bylaw amendment.

Carried.

6A1) Firesmart
RE: Provincial Funding

Director Gee explained there is provincial funding available and would like the RDKB to apply. The deadline for applications is November 30, 2015.

Moved: Director Gee Seconded: Director McGregor

That Staff be directed to draft a staff report outlining the application criteria for funding.

Carried.

6A2) Disaster Relief – Waiving Building Permit Fee(s)

Director Gee explained the efforts of the Mennonite Disaster group, Habitat for Humanity and the Red Cross. There are dwellings needing to be rebuilt and she would like the RDKB to waive the fee for building permits in order to assist those in need. At this time two homes are proposed to be built, one of which there may be a request to waive the Building Permit Fees in order to reduce costs as much as possible. The Committee would review to waive building permit fees on a case by case basis.

6B) Tree Tops - Building E
RE: Development Variance Permit
7640 Porcupine Road, Big White
Lot 1, DL 4109s, SDYD, Plan KAS2207
RDKB File: BW-4109s-07386.400

Donna Dean reviewed the application with the Committee Members and stated that the APC supports this application.

Moved: Director Gee Seconded: Director McGregor

That the Development Variance Permit submitted by Catherine Campbell, acting as agent, on behalf of the property owners for 11 units, Units #26-36 in Building E, in the Tree Tops Development to allow a variance to the interior side parcel line setback of 2.17m, from 4m to 1.83m, on the property legally described as Strata Lots 26-36, Building 'E', DL 4109s, SDYD, Plan KAS2207, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V as appropriate, be presented to the Board for consideration with a recommendation of support, subject to strata approval and subject to it being a single uniform addition.

Carried.

6C) Keith Hammond & Gillian Boothroyd
RE: Development Permit
73 Brown Road, Electoral Area 'C'/Christina Lake
Lot 4, DL 177s, KAP35094, SDYD
RDKB File: C-177s-01990.040

Donna Dean reviewed the application with the Committee Members. There was a brief discussion on garberators and water softener systems.

Moved: Director McGregor Seconded: Director Russell

That the staff report regarding the application for a Development Permit submitted by Keith Hammond and Gillian Boothroyd to construct a single family dwelling in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 4, DL 177s, KAP35094, SDYD, be received.

Carried.

6D) Lawrence & Shauna Peil
RE: MOTI Subdivision
Gibbs Creek Road, west of Grand Forks, Electoral Area 'D'/Rural Grand Forks
Lot C, DL 1737, SDYD, Plan 17794, Except Plan H12297
Lot 1, DL 2701, SDYD, Plan 21832
RDKB File: D-1737-04566.300

Donna Dean provided an overview of this application.

Moved: Director Russell Seconded: Director McGregor

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, specifically a boundary adjustment on the properties on Gibbs Creek Road, near Highway 3, Electoral Area 'D'/Rural Grand Forks, legally described as, Lot C, DL 1737, SDYD, Plan 17794 Except Plan H12297, and Lot 1, DL 2701, SDYD, Plan 21832, be received.

Carried.

6E) Earl & Marjorie Thomas
RE: MOTI Subdivision
3315 Fiva Creek South Forest Service Road, 5 km north of Westbridge, Electoral Area 'E'/West Boundary
DL 1411s, SDYD
RDKB File: E-1411s-04753.000

Donna Dean provided an overview of this application.

Moved: Director Gee Seconded: Director Russell

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 3315 Fiva Creek South Forest Service Road, 5km north of Westbridge, Electoral Area 'E'/ West Boundary, legally described as DL 1411S, SDYD, be received.

Carried.

6F) M & J Orchards - Mervyn & Joan Geen
RE: Medical Marijuana Notification for Production License
Myers Creek Road, east of Rock Creek, Electoral Area 'E'/West Boundary
DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C & D
RDKB File: E-1549-04859.000

Donna Dean reviewed this application with those present. She stated that medical marijuana production is an approved activity within the ALR. It was noted the Electoral Area 'E'/West Boundary APC doesn't support this application. There was some discussion on whether or not the initial medical marijuana notifications be sent to the Advisory Planning Commissions.

Moved: Director McGregor Seconded: Director Russell

That the notification to establish a federally licensed Marijuana for Medical Purposes Regulations (MMPR) Facility on in Electoral Area 'E'/ West Boundary, off Myers Creek Road, east of Rock Creek, on the property legally described as DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C&D, be received.

Carried.

6G) Ronald "Troy" Darbyshire
RE: ALR - Temporary Non-Farm Use Permissions Expired
3345 Almond Gardens Road West, Electoral Area 'D'/Rural Grand Forks
Lot 3, DL 363, SDYD, Plan 6263
RDKB File: D-363-02654.000

Donna Dean provided an overview of this item with those present.

Moved: Director Russell Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors send a letter to the Agricultural Land Commission inquiring as to how the ALC intends to gain compliance respecting ALC Resolution #310/2013 at Lot 3, DL363, SDYD, Plan 6263.

Carried.

6H) Columbia Basin Rural Development Institute
RE: Requesting support for Regional Food Policy Council

There was some discussion on the jurisdiction of this newly formed council.

Moved: Director Russell Seconded: Director McGregor

That the Regional District of Kootenay Boundary Electoral Area Services Committee send a letter to the Columbia Basin Rural Development Institute in support of the proposal for the creation of a Regional Food Policy Council for the Kootenay Region and to explore what this model would look like.

Carried.

6I) Okanagan Water Forum

Moved: Director McGregor Seconded: Director Grieve

That the EAS Committee approves the costs in the amount of $(costs to be determined) incurred for Director Russell's Attendance at Okanagan Water Forum: From Knowledge to Forward Thinking.

Carried.

6J) Agriculture Land Commission

Moved: Director Russell Seconded: Director McGregor

That the letter from Maureen Shields dated May 24, 2015 be received.

Carried.

6K) Phoenix Cemetery Discussion

There was a brief discussion around the Phoenix Cemetery falling under the Boundary Historical Society. Also discussed was the possibility of adding this to the Electoral Areas 'D'/Rural Grand Forks and 'E'/West Boundary 2016 budgets.

6L) Christina Lake Boat Access Society
RE: Gas Tax Application - Electoral Area 'C'/Christina Lake

Moved: Director McGregor Seconded: Director Grieve

That the Christina Lake Boat Access Society Gas Tax Application in the amount of $30,000 for the redesign of the Texas Point Campground boat launch parking lot be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

6M) Christina Lake Community Association
RE: Gas Tax Application - Electoral Area 'C'/Christina Lake

Moved: Director McGregor Seconded: Director Russell

That the Christina Lake Community Association Gas Tax Application in the amount of $17,000 for the design and installation of a make-up air system for the Community Hall kitchen be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

6N) Update and Creation of RDKB Gas Tax Forms

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the update and creation of the RDKB Gas Tax application, final report, and annual report forms was discussed.

There was discussion regarding the new forms. Some felt the new forms are too cumbersome and lengthy, while others felt these new forms provided structure and consistency. Deep Sidhu, Financial Services Manager, stated the UBCM requires reporting from the RDKB and these new forms will facilitate that.

Moved: Director Grieve Seconded: Director McGregor
Opposed: Director Russell

That the Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding the update and creation of the RDKB Gas Tax application, final report, and annual report forms, be received AND FURTHER that each Electoral Area Director provide feed back to Staff regarding these new forms.

Carried.

6O) Grant in Aid update

Director McGregor stated she would like this update emailed to her separately from the EAS agenda.
Director Russell commented that the updates are currently being emailed separately to each Electoral Area Director.

Moved: Director Grieve Seconded: Director Russell

That the Grant in Aid report be received.

Carried.

6P) Gas Tax Update

Moved: Director Grieve Seconded: Director Russell

That the Gas Tax report be received.

Carried.

7. LATE (EMERGENT) ITEMS

Date of Next EAS Meeting

It was discussed that the October Electoral Areas Services Meeting be moved from October 15, 2015 to October 22, 2015 at 5:00 p.m. Location remains as the Grand Forks RDKB Board Room.

8. DISCUSSION OF ITEMS FOR FUTURE AGENDAS

There was no discussion.

9. CLOSED (IN CAMERA) SESSION

There was no closed (in camera) meeting.

10. ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 6:25 p.m.

THIS AGREEMENT made as of the _____ day of _____, 2015.

BETWEEN:

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
202 843 Rossland Avenue
Trail, British Columbia V1R 4S8

("RDKB")

OF THE FIRST PART

AND: THE CORPORATION OF THE CITY OF TRAIL
1394 Pine Avenue
Trail, British Columbia V1R 4E6

("City")

OF THE SECOND PART

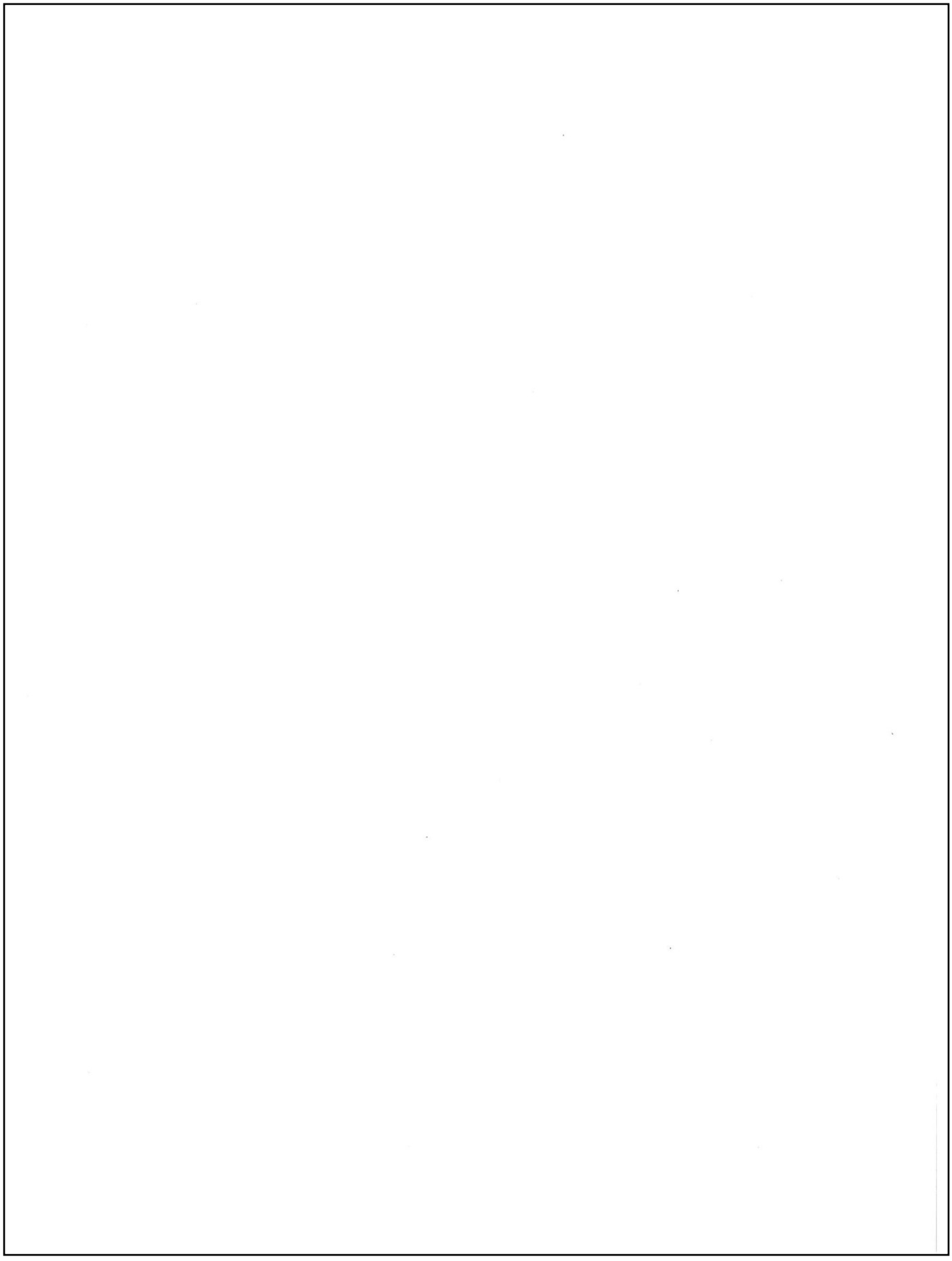
WHEREAS:

A. The RDKB, pursuant to Regional District of Kootenay Boundary Beaver Valley Regional Parks and Regional Trails Service Establishment Bylaw No. 1393, 2008, established a service for the support of or supply, maintenance and operation of facilities (whether they be owned by an individual participant or the service) and the supply or support for programs related to recreation, cultural and library (the "Beaver Valley Regional Parks and Regional Trails Service") for Electoral Area "A" and the municipalities of Montrose and Fruitvale ("Beaver Valley");

B. The City owns and operates recreation facilities, services and programs;

C. The RDKB and the City wish to allow the residents of the Beaver Valley and the City to use and enjoy the recreation facilities and services in each other's respective jurisdictions.

NOW, THEREFORE, the RDKB and the City agree as follows:



1) AGREEMENT AND TERM

a) The City agrees to permit the residents of the Beaver Valley to access City recreation and culture services and programs without encumbrance and at the same rate as City residents for a period of one year, starting September 1, 2015 and ending August 31, 2016. In particular, access for residents of the Beaver Valley shall be in accordance with the Trail Recreation Fee Bylaw No. 2782, 2014 and amendments thereto, or other applicable bylaws as are in force from time to time.

2) OBLIGATIONS OF THE CITY

a) The City shall provide all residents of the Beaver Valley access to the City's recreational facilities, services and programs in the same manner and at the same rates as the City's residents access those facilities, services and programs.

b) The City shall provide reports that account for recreation spending, revenues and resident usage as the Beaver Valley Recreation, Parks and Trails Service may request, acting reasonably, from time to time.

Revenue and expense reports shall be limited to the following City facilities, services or programs:

i) Trail Aquatic and Leisure Centre;
ii) Parks;
iii) Willie Krause Field House; and
iv) Recreation programming.

Reports that account for usage by Beaver Valley residents shall be limited to numerical information related to the following:

i) Residency cards issued;
ii) Recreation Program registrations;
iii) Aquatic Program registrations; and
iv) Membership passes purchased.

c) The City shall maintain the same or similar recreational facility, service and program service delivery levels that are currently established for 2015. The City shall advise the Beaver Valley Regional Parks and Trails Service if changes in service levels for 2016 are contemplated by the City.

3) OBLIGATIONS OF THE RDKB

a) The RDKB shall, on or before September 30, 2015, pay one hundred twenty five thousand dollars ($125,000.00) to the City for access to the City's recreational facilities, services and programs as contemplated herein.

b) The RDKB shall provide all residents of the City access to the Beaver Valley Regional Parks and Regional Trails Service's recreational facilities, services and programs in the same manner and rates as the Beaver Valley's residents access those facilities, services and programs.

4) INDEMNIFICATION

a) The RDKB hereby indemnifies, saves harmless, releases and forever discharges the City from and against any and all manner of actions, causes of action, claims, debts, suits, losses, liabilities, costs, demands and expenses, including legal fees, costs and expenses, whatsoever, whether known or unknown, of any person in any way arising from, in connection with or attributable to the negligence or other fault of the RDKB, its servants, agents or employees in meeting any of the RDKB's obligations under this Agreement.

b) The City hereby indemnifies, saves harmless, releases and forever discharges RDKB from and against any and all manner of actions, causes of action, claims, debts, suits, losses, liabilities, costs, demands and expenses, including legal fees, costs and expenses, whatsoever, whether known or unknown, of any person in any way arising from, in connection with or attributable to the negligence or other fault of the City, its servants, agents and employees in the performance or breach of the City's obligations under this Agreement.

5) ARBITRATION

a) Should there be a disagreement or dispute between the parties hereto with respect to this Agreement or the interpretation thereof, the same shall be referred to a single arbitrator pursuant to the *Commercial Arbitration Act*, R.S.B.C. 1996, c. 55, the costs of which shall be borne equally by the parties hereto. The determination of the arbitrator shall be final and binding upon the parties.

6) MISCELLANEOUS

a) This Agreement shall not be transferred or assigned by either party hereto without the prior written consent of the other party.

b) The provisions herein contained constitute the entire agreement between the parties and supersede all previous communications, representations and agreements, whether verbal or written between the parties with respect to the subject matter hereof.

c) This Agreement shall enure to the benefit of and be binding upon the parties hereto and their successors, and permitted assigns.

d) Each of the parties hereto covenants and agrees to execute such further documents and instruments and to do such other things as may be necessary to implement and carry out the intent of this Agreement.

e) Waiver by either party of any default by the other party shall not be deemed to be a waiver of any subsequent default by that other party.

f) Time is of the essence of this Agreement.

g) This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia.

h) The parties acknowledge and agree that their respective Board/Council have approved and authorized this Agreement.

i) Every reference to each party is deemed to include the successors, permitted assigns, employees, servants, agents, officers and invitees of that party whenever the context so requires or allows.

7) NOTICE

a) All notices, demands and payments required or permitted to be given hereunder shall be in writing and may be delivered personally, or may be forwarded by prepaid registered mail to the addresses set forth on the first page hereof. Any notice delivered or sent by facsimile or email shall be deemed to be given and received at the time of delivery. Any notice mailed as aforesaid shall be deemed to have been given and received on the expiration of three (3) days after the notice is posted and addressed in accordance with the addresses on Page 1 hereof, or to such other address or addresses as may from time to time be notified in writing by the parties hereto, provided that if there shall be between the time of mailing and the actual receipt of the notice, a mail strike, slow down or other labour dispute which might affect the delivery of such notice by the mails, then such notice shall only be effected if actually delivered.

IN WITNESS WHEREOF the parties have duly executed this Agreement as of the day and year first above written.

THE CORPORATE SEAL OF THE
REGIONAL DISTRICT OF KOOTENAY
BOUNDARY was hereunto affixed on the
day of , 2015 in
the presence of:

_____
Authorized Signatory (Chair)

_____
Authorized Signatory
(Corporate Administrator)

THE CORPORATE SEAL OF THE
City of Trail was hereunto affixed on the
day of , 2015 in
the presence of:

_____
Authorized Signatory (Mayor)

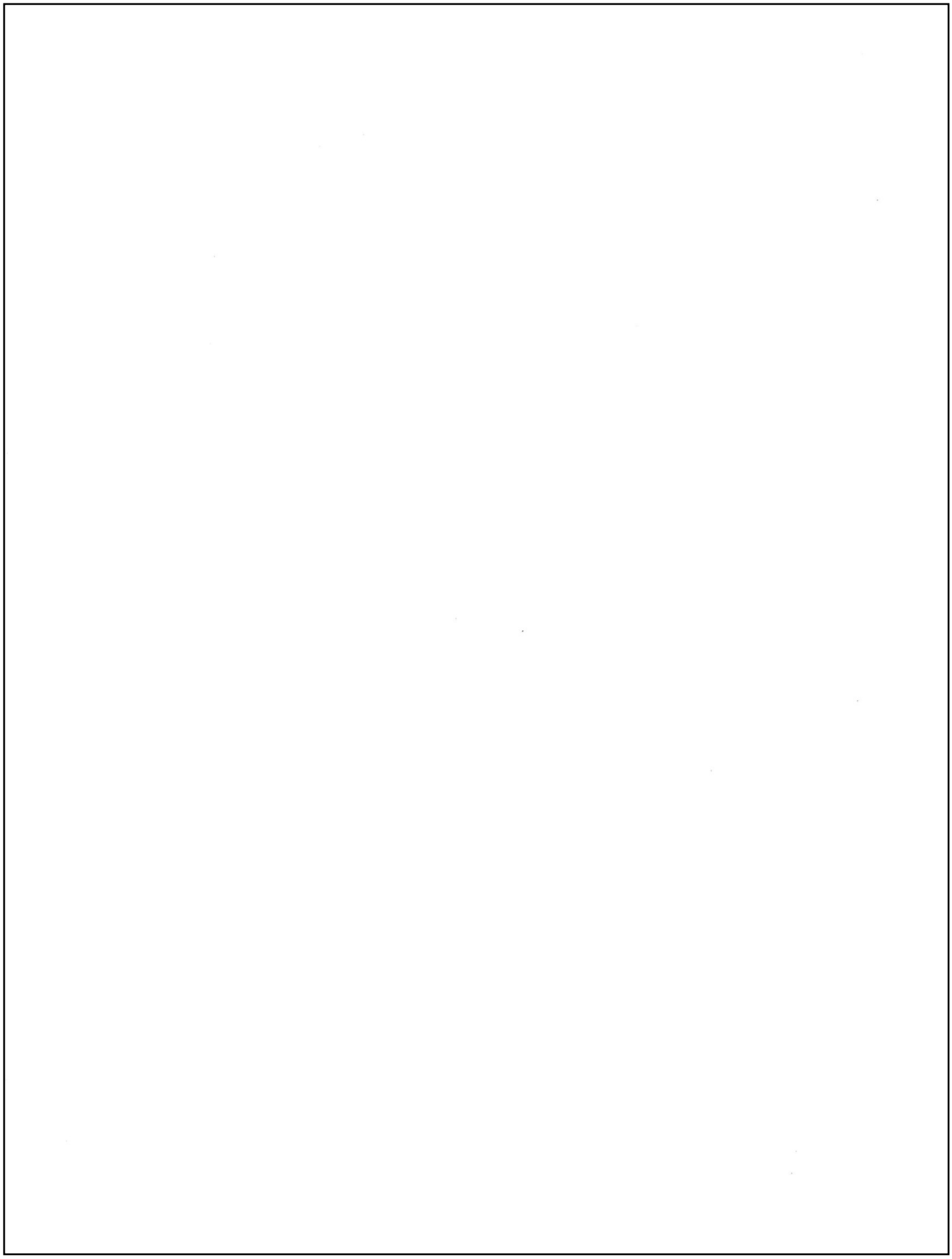
_____
Authorized Signatory
(Corporate Administrator)

From Chair Grieve:

Here is a quote from my May 2015 Editorial - can we plse put this on our Sept meeting agenda?

"We will soon be looking to the public to help us generate some recreation development ideas for the 95 acres of land that our former Mayor, Libby Nelson, generously donated to B.V. Recreation in 2014. Named "Columbia Ridge" at Libby's request, we look forward to this new opportunity for the region."

Can we chat about having a Rec Town Hall for volunteer recruitment for Trail Development and the above item.....?



Regional District of Kootenay Boundary

Gas Tax Application

Application to (please check where appropriate):

	Electoral Area 'A' Director Ali Grieve		Electoral Area 'B'/Lower Columbia-Old Glory Director Linda Worley	✓	Electoral Area 'C'/Christina Lake Director Grace McGregor		Electoral Area 'D'/Rural Grand Forks Director Roly Russell		Electoral Area 'E'/West Boundary Director Vicki Gee

Application by:

Applicant:	Christina Lake Community Association		
Address:	PO Box 331		
	Christina Lake, BC V0H 1E0		
Phone:	250-447-2668	Fax:	
Email:	lcgeorge@telus.net		
Representative:	Lewis George - Treasurer		

Where will the project take place:

Christina Lake Community Hall
90 Park Rd
Christina Lake

Is your organization a (please check where appropriate):

✓	Not-For-Profit/Charity	✓	Society	✓	Community Organization

Project Description:

This project will provide for the design and installation of a make-up air system for the hall kitchen, estimated to cost approximately $17,000. The system includes a gas-fired makeup air unit complete with cooling and remote condensing unit, and associated ducting.

Project outcomes (please check where appropriate):

The Project will ultimately lead to:

✓	Cleaner Air		Cleaner Water	✓	Less Greenhouse Gas Emissions

Please provide a narrative as to the outcomes to be reached, including any energy savings expressed in the appropriate energy unit (i.e. KwH, GJ, Litres):

Currently, the kitchen hood fan, when operating, removes approximately 2200 CFM of air from the building, causing a negative pressure and therefore drawing air from the exterior and/or from the crawl space. This scenario causes energy inefficiency by venting heated or cooled air produced by the main HVAC system for the hall. It also allows for the potential for drawing radon gas through the crawl space, into the hall. The installation of a smaller heating /cooling unit, and associated ducting, will *increase energy efficiency and provide cleaner air*, by reducing the drawing of outside/crawl space air into the main hall and meeting rooms, and provide a better distribution of air from the main HVAC system.
Attached, please find a 2015 engineering study of the Hall's mechanical systems as a supporting document

Please attach any documentation, prices or proposals to support your application.

Date: September 14, 2015

Signature: Lewis George

Print name: Lewis George
Treasurer – CLCA

DELTA-T
CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

MECHANICAL ASSESSMENT REPORT

Christina Lake Community Hall

Christina Lake, BC

Report Date:
July 22, 2015

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

MECHANICAL ASSESSMENT REPORT

1. REVIEW:

A mechanical review of the Christina Lake Community Hall building at 90 Park Avenue in Christina lake, British Columbia was conducted on June 19, 2015 after an initial visit on May 11, 2015. These reviews were visual only (i.e. non-destructive) with the intent of assessing the existing mechanical systems.

The building in question is older construction (estimated 40+ years old from original build) and is single storey wood frame construction with a 2' crawlspace under the majority of the structure. The building has a peaked roof sloping to either side with a metal roof. In approximately 2000, the building was renovated and expanded. The drawings associated with the expansion were provided from site, but they lack mechanical information of any kind and also identification of the architect who produced them. In addition, the accuracy of the hand drawn drawings with respect to existing conditions is fair to poor with actual room layouts not exactly as depicted on the drawing set. As such, assumptions regarding existing system, wall assemblies, roof assembly and fenestrations had to be made to facilitate calculations associated with this mechanical assessment.

The building consists of a large assembly hall (1,960 sq. Ft.), adjacent lakeside room (448 sq.ft and open to the assembly hall), bar area off the lakeside room, small hall (500 sq.ft.) again open to the large hall with divider, kitchen, entry vestibule, multipurpose room, storage rooms, community office, three washrooms and an electrical room. The noted renovation in 2000 appears to have included the assembly hall, lakeside room, bar area and everything to the West, but this is speculation based on the drawings provided and site observation. Of note, the building would be classified as an assembly occupancy under the BC Building Code, but the floor area is within the 17,000 sq.ft limit to not require an automatic fire sprinkler system (as it does not have an automatic fire sprinkler system in place).

The main HVAC system consists of a packaged gas-fired heat/cool unit located on a wooden base elevated from grade on the West side of the building. The unit is a "Heil" model PGB120I2HB and is rated at 10 tons of nominal cooling plus 240 MBH heating input (192 MBH output). The aforementioned heat/cool unit serves the assembly hall and adjacent areas, but focuses most of the air flow to the main assembly hall area. The ductwork from the unit (supply and return) penetrates the exterior wall and runs at ceiling level in the storage room with take-offs (on the supply duct) for air into the

T: 250.860.5550F: (250) 762-3755
E:info@deltatconsultants.com
W: www.deltatconsultants.com

DELTA-T CONSULTANTS LTD.

A: 1742 Springfield Rd.
Kelowna, BC V1Y 5V6

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

entrance foyer, washrooms, multipurpose room and lakeside room, then rises into the main hall ceiling plenum where it terminates at diffusers throughout the t-bar ceiling grid. The return air duct runs adjacent to the supply duct and terminates in a large side wall grille in the main hall area. There is also a supply air duct complete with manual balance damper that drops into the crawlspace and then serves a series of floor mounted supply grilles. It appears that the ductwork in the crawlspace continues all the way into the kitchen area (unconfirmed due to lack of reasonable access), but little or no airflow was detected in that area during the site visit. Of note, the thermostat (Honeywell VisionPro programmable) for the main HVAC unit is located on the West wall of the main hall. Other HVAC equipment noted on site includes washroom exhaust fans (3 + 1 in the bar area) that duct into the ceiling and then terminate with exterior wall caps, baseboard heaters in the lakeside room, multipurpose room and entrance foyer, electric force flow heaters in the kitchen and adjacent washroom, and a small electric space heater (for freeze protection) in the crawlspace near the electrical room. An HVAC system was not noted in the small hall area and access was not available into the community office space (occupied by the Christina Lake Waterworks Department) so HVAC for that space in unknown at this time.

The main water line enters the building in the kitchen area behind the dishwasher, runs through a PRV and then down into the crawlspace to feed remote fixtures and irrigation. The renovated portion of the building is served by the same water service, but the water is piped to a manifold beneath the storage room adjacent to the heat/cool unit. There are two manifolds – one for domestic cold water and the other for domestic hot water. From the manifolds the fixtures are fed with individual ½" pex lines via a home run system. In the older portion of the building, the plumbing is copper piping with feeds from the crawlspace below. Hot water is produced in two locations. One is in the kitchen and is a new "Rinnai" gas-fired instantaneous heater (appears to have recently replaced a gas-fired tank-style heater as the capped off flue is still present through the roof) and the other is a small electric "GSW" Spacesaver model 5 gallon tank style heater located beneath the lavatory in the women's washroom. The sanitary piping for the building's plumbing fixtures runs in the crawlspace and appears to exit the building near the North-East corner to a presumed septic field (unconfirmed). In general, the fixtures appear to be in good working order and are reasonably modern (although likely not low flow).

The kitchen area in the building is located at the North-East corner. It is a full commercial kitchen by all accounts and includes a range hood complete with roof mounted up-blast exhaust fan and a self contained fire suppression system. The system does not utilize a makeup air system, which is a requirement of the BC Building

T: 250.860.5550F: (250) 762-3755
E:info@deltatconsultants.com
W: www.deltatconsultants.com

DELTA-T CONSULTANTS LTD.

A: 1742 Springfield Rd.
Kelowna, BC V1Y 5V6

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

Code and also the Standard NFPA-96 that governs commercial ventilation and fire protection for commercial cooking operations. The kitchen plumbing fixtures (dual pot sink and rinse sink) are in line with the dishwasher along the North wall, but a grease interceptor was not noted. The BC Building Code requires that sinks potentially handling grease must run through a suitably sized grease interceptor. In this case, this would apply to both sinks noted.

Other pertinent mechanical information from the site includes the gas meter located on the West wall near the heat/cool HVAC unit, hose bibs at the West wall near the gas meter and on the North wall at the rear of the building and a gutter system collecting rainwater from the roof and depositing to the surface of the ground (i.e. no storm water system in place).

2. ANALYSIS AND RECOMMENDATIONS:

The majority of the mechanical and plumbing equipment was found to be in good working order (from visual inspection only). The Heat/cool unit was operating normally, but the thermostat had locked out adjustment at 24°C during summer months. This was adjusted with the owner representative to a more comfortable 22°C. As the thermostat is programmable, this value can be reset to whatever is deemed appropriate by the owner/user group of the facility.

In general, a typical heat/cool unit that is properly maintained should last between 20-25 years. Based on the equipment tag, the Heil unit is 14 years old which jives with the renovation dates on the drawings provided. Therefore, it is reasonable to assume that the unit could last another 7-10 years. The Rinnai instantaneous hot water heater that was recently installed (within past 2 years) appears to be in good working order and according to published life spans for such equipment should be expected to last another 8-10 years (although water quality can significantly impact water heater life spans). The other water heater (GSW electric 5 gallon) appears to be in good shape, but may date back to the 2000 renovation. If this is the case, then the unit is past its anticipated service life. However, as noted, there were no signs of imminent failure so there may in fact be 2-3 years of usable life left. Still, given that the unit is small and relatively inexpensive and when it fails, water damage is likely, so replacement in the short term is recommended. Other mechanical equipment like fans and force flow heaters are all past their published anticipated service lives, but their actual lifespan depends heavily on use. All appeared to be functional at time of review and, thus, it is recommended to replace only at the time of failure.

T: 250.860.5550F: (250) 762-3755
E:info@deltatconsultants.com
W: www.deltatconsultants.com

DELTA-T CONSULTANTS LTD.

A: 1742 Springfield Rd.
Kelowna, BC V1Y 5V6

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

Heat/cool calculations were conducted for the building using Carrier HAP v4.2 (Hourly Analysis Program) software. The calculations were performed using assumptions for wall and roof thermal resistance values based on visible components and age of the building as well as window type and occupant loads as original installation data is not available. Furthermore, the calculations are based on a worst case scenario with maximum occupant load and summer or winter design temperature (as per BC Building Code). The calculation results indicate that available heating is more than adequate for the entire space (more than double the calculated value – 101 MBH vs 210 MBH total available), while the cooling was a little short (approximately 13 tons required vs 10 tons available, although the calculation uses sensible cooling so the 13 tons is a converted value using the climatic data from the BC Building Code). However, through reviewing the site and gathering information, it was determined that there are inherent issues with the HVAC distribution. The bulk of the air is being supplied to the main hall area with no sign of a system balance having taken place, while other areas (i.e. the small hall) receive little or no air. In fact, during the review, the ductwork entering the crawlspace was set to "off" at the manual balance damper. Once opened, however, very little air was noted at the furthest grilles. This is indicative of a poorly balanced system as air will take the path of least resistance and long runs with smaller duct sizes will offer too much restriction when there is an easier path available (i.e. the main duct to the ceiling of the large hall). To correct, additional balance dampers can be added to the system to enable an air balancing agent to fine tune the system and achieve a more even distribution of air. The actual air volumes to each area are to be dictated by a mechanical engineer based on the calculated heat loss or heat gain for that specific space. For instance, the large hall is calculated to require approximately 7 tons of cooling when fully occupied on the warmest day of the year. This represents 7/13 of the total calculated cooling load for the building. However, as the duct system only effectively serves 2/3 of the building area and the total capacity is 10 tons, the logical split (without changing the ducting) would be 7/10. The nominal air flow of the heat/cool unit is approximately 4,000 CFM, thus 2,800 CFM would be delivered to the large hall with the remaining 1,200 CFM of air distributed to other spaces using the same technique. With air balance dampers in place, these values can be set and adjusted to suit the actual building requirement, rather than theoretical calculated values. In the current state, the building has several areas where there is a lack of air flow and these tend to be on the East side in what was likely the original portion of the building. The small hall, for example, receives insufficient air to heat or cool the space and is then consistently too warm or too cold depending on the season. To remedy, ductwork modification will either be required or supplemental heating/cooling provided. Because

the system is already noted to be lacking on the cooling side, inclusion of areas not currently served by the main HVAC unit may lead to issues during maximum load during peak cooling season because portions of the air will be redirected from the main areas currently served. Therefore, it is recommended that a more cost effective approach may be to install a wall mounted ductless split air conditioning unit into the small hall and possibly the kitchen. Ductless split A/C units are cost effective, but limited in capacity. For the small hall, this should allow for adequate cooling, but for the kitchen, this may not be as useful. It was also noted that a lack of heat was present in the small hall, so to remedy, the most cost-effective approach would be to install additional electric baseboard heaters near available perimeter walls.

Another key aspect of the main HVAC unit is that it delivers fresh air to the building. This is important for high occupant areas like meeting rooms and assembly halls. As with the cooling ratio example above, the outdoor air volume can be a mitigating factor for the design considering that the outdoor element of the airflow is a percentage (not exceeding 25% for our climate zone with an aluminized steel heat exchanger) and is typically designed around ASHRAE Standard 62 for the space usage. This is mentioned to further emphasize the importance of a properly engineered and balanced system, but also because the BC Building Code requires a positive air pressure for the building. The positive pressurization is to prevent infiltration of outdoor air to improve energy efficiency of the building, but also to protect against harmful gases from entering the space (i.e. Radon through the slab). In fact, the new Building Code requires that the area beneath the slab be designed to ensure a negative pressure with respect to the building to prevent Radon from entering. This was not a requirement during construction and renovation of the community centre, so it is mentioned purely for informational purposes. However, this topic is critical to the next point and that is the kitchen exhaust system and its current functionality.

The kitchen cooking equipment is required to utilize an exhaust hood/canopy and the design of which is dictated by NFPA-96 (National Fire Protection Association Standard 96). At first glance, the system appears to meet most of the requirements in terms of hood construction, placement, exhaust outlet location, type, fire suppression system, etc.. There may, in fact, be minor deficiencies with the installation, but the important missing item noted was the lack of makeup air. Makeup air is a requirement of NFPA-96, but also the BC Building Code. Effectively when the kitchen hood fan is operating, the building is having approximately 2,200 CFM (estimated based on hood size and typical design criteria) of air removed from it, causing a negative pressure and then drawing air from the exterior through cracks/openings in the building envelope. In summer and winter, this will adversely affect building efficiency and also space

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

temperature in areas like the kitchen where little or no effect of the HVAC system is present. To remedy, a makeup air system should be installed. This can be as simple as a fan with intake filter and electric duct heater for tempering the air in the winter or as complex as a gas-fired makeup air unit. Building Code and/or NFPA-96 does not dictate that cooling be provided, but available heating for the makeup air stream is required, hence the electric duct heater or gas-fired heating section. Cooling can be provided either by a separate system like a ductless split A/C unit, or as an add-on to the makeup air system. An evaporative cooler (also referred to as a swamp cooler) is an affordable add-on to either noted case, but is limited to 10-15°F of temperature reduction from ambient. A more robust (but also more expensive approach) would be a gas-fired make-up air unit with DX (refrigerant based) cooling system consisting of cooling coil(s) and separate condensing unit(s).

One other item that was brought up on site was the feasibility of installing ceiling fans in the high ceiling portion of the large hall to aid in cooling. Typically, propeller type ceiling fans are utilized for high ceiling spaces (by engineers) to help with de-stratification. This is mainly used in heating season, as heat tends to rise and the fans 'push' the air back down nearer to floor level to maximize the effective heat output of the HVAC system. In this case, the ceiling is roughly 15' and is not really necessary. A properly balanced HVAC system with appropriate diffuser design should have adequate 'throw' to force the supply air to an appropriate distance above the floor. With this building, we know the balance is not where it should be, but the diffuser design is unknown at this time and is dictated by the supply air volumes needed. Therefore, it is recommended that the diffuser designs be reviewed/redesigned as part of an air balance design to effectively negate the need for potential ceiling fans.

On the topic of energy savings for the facility, overall the systems are reasonable. The main hot water heater has been replaced with a high efficiency instantaneous system. The existing electric heater is too small to really consider for a similar replacement and the instantaneous heater lacks the capacity to add additional fixtures, so tying in the washrooms at the West end of the hall is not recommended. The other mechanical 'energy loss' from the building would be in the form of exhausted air from washrooms and other rooms (as the kitchen exhaust cannot be feasibly recovered). For these, an HRV (heat recovery ventilator) could be considered. The unit would be installed in the storage room adjacent to the washrooms with ductwork in the ceiling to/from where fans are currently installed and to the exterior and return air duct with minimum 10' separation. Typically, installations like this are hard to justify based on potential payback period without grants from Fortis or other sources.

T: 250.860.5550F: (250) 762-3755
E:info@deltatconsultants.com
W: www.deltatconsultants.com

DELTA-T CONSULTANTS LTD.

A: 1742 Springfield Rd.
Kelowna, BC V1Y 5V6

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

3. CONCLUSIONS AND COST ESTIMATES:

The building and associated mechanical systems appear to be in good working order. However, some design and retrofit work is recommended to make improvements to meet applicable Codes/Standards and also improve building conditions. The cost estimates provided are to be considered 'ballpark' cost estimates to establish an approximate budget. If a more accurate cost estimate is required, it is recommended to employ a quantity surveyor. With this in mind, the following would be recommended upgrades/improvements to the facility:

1. Add a makeup air system to the kitchen (Code driven upgrade). Depending on system selected, the installed cost should fall between $4,000 and $17,000. With the low end being a fan, filter, ducting, duct heater and outlets and the high end being a gas-fired makeup air unit complete with cooling and remote condensing unit(s).
2. Re-design HVAC system to correct ducting, diffusers/grilles and air balance to better utilize the available capacity. Anticipated cost for engineering and installation including air balance is between $10,000 and $15,000 depending on complexity/magnitude of the changes.
3. Replace the 5 gallon hot water heater in the women's washroom at an expected cost of between $500 and $1,000.
4. Install a grease interceptor (likely recessed into floor) under the main pot sink to handle discharge from both sinks with outlet piping back to main sanitary. This installation is expected to cost between $2,000 and $3,000.
5. Install ductless split cooling systems in small hall and possibly kitchen is expected to cost roughly $4,000-6,000 per unit. An additional $1,000 should cover adding baseboard heaters to the small hall as well, but could be reduced if ductless split is configured as a heat pump rather than a cooling only unit.
6. Replace ceiling exhaust fans in West half of the building with an HRV with feasibility dependent on available grant money to improve the payback period as fan replacement cost will be in the $500 range and HRV installation with associated ductwork, etc. should be in the $7,000-$12,000 range (again depending on complexity of the installation).

REPORT BY:

Eric Schredl, P.Eng.
Delta-T Consultants Ltd.

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

MECHANICAL ASSESSMENT REPORT

Christina Lake Community Hall

Christina Lake, BC

Report Date:
July 22, 2015

DELTA-T CONSULTANTS LTD.
MECHANICAL CONSULTING ENGINEERS

MECHANICAL ASSESSMENT REPORT

1. REVIEW:

A mechanical review of the Christina Lake Community Hall building at 90 Park Avenue in Christina lake, British Columbia was conducted on June 19, 2015 after an initial visit on May 11, 2015. These reviews were visual only (i.e. non-destructive) with the intent of assessing the existing mechanical systems.

The building in question is older construction (estimated 40+ years old from original build) and is single storey wood frame construction with a 2' crawlspace under the majority of the structure. The building has a peaked roof sloping to either side with a metal roof. In approximately 2000, the building was renovated and expanded. The drawings associated with the expansion were provided from site, but they lack mechanical information of any kind and also identification of the architect who produced them. In addition, the accuracy of the hand drawn drawings with respect to existing conditions is fair to poor with actual room layouts not exactly as depicted on the drawing set. As such, assumptions regarding existing system, wall assemblies, roof assembly and fenestrations had to be made to facilitate calculations associated with this mechanical assessment.

The building consists of a large assembly hall (1,960 sq. Ft.), adjacent lakeside room (448 sq.ft and open to the assembly hall), bar area off the lakeside room, small hall (500 sq.ft.) again open to the large hall with divider, kitchen, entry vestibule, multipurpose room, storage rooms, community office, three washrooms and an electrical room. The noted renovation in 2000 appears to have included the assembly hall, lakeside room, bar area and everything to the West, but this is speculation based on the drawings provided and site observation. Of note, the building would be classified as an assembly occupancy under the BC Building Code, but the floor area is within the 17,000 sq.ft limit to not require an automatic fire sprinkler system (as it does not have an automatic fire sprinkler system in place).

The main HVAC system consists of a packaged gas-fired heat/cool unit located on a wooden base elevated from grade on the West side of the building. The unit is a "Heil" model PGB120I2HB and is rated at 10 tons of nominal cooling plus 240 MBH heating input (192 MBH output). The aforementioned heat/cool unit serves the assembly hall and adjacent areas, but focuses most of the air flow to the main assembly hall area. The ductwork from the unit (supply and return) penetrates the exterior wall and runs at ceiling level in the storage room with take-offs (on the supply duct) for air into the

T: 250.860.5550**F**: (250) 762-3755
E:info@deltatconsultants.com
W: www.deltatconsultants.com

DELTA-T CONSULTANTS LTD.

A: 1742 Springfield Rd.
Kelowna, BC V1Y 5V6

entrance foyer, washrooms, multipurpose room and lakeside room, then rises into the main hall ceiling plenum where it terminates at diffusers throughout the t-bar ceiling grid. The return air duct runs adjacent to the supply duct and terminates in a large side wall grille in the main hall area. There is also a supply air duct complete with manual balance damper that drops into the crawlspace and then serves a series of floor mounted supply grilles. It appears that the ductwork in the crawlspace continues all the way into the kitchen area (unconfirmed due to lack of reasonable access), but little or no airflow was detected in that area during the site visit. Of note, the thermostat (Honeywell VisionPro programmable) for the main HVAC unit is located on the West wall of the main hall. Other HVAC equipment noted on site includes washroom exhaust fans (3 + 1 in the bar area) that duct into the ceiling and then terminate with exterior wall caps, baseboard heaters in the lakeside room, multipurpose room and entrance foyer, electric force flow heaters in the kitchen and adjacent washroom, and a small electric space heater (for freeze protection) in the crawlspace near the electrical room. An HVAC system was not noted in the small hall area and access was not available into the community office space (occupied by the Christina Lake Waterworks Department) so HVAC for that space in unknown at this time.

The main water line enters the building in the kitchen area behind the dishwasher, runs through a PRV and then down into the crawlspace to feed remote fixtures and irrigation. The renovated portion of the building is served by the same water service, but the water is piped to a manifold beneath the storage room adjacent to the heat/cool unit. There are two manifolds – one for domestic cold water and the other for domestic hot water. From the manifolds the fixtures are fed with individual ½" pex lines via a home run system. In the older portion of the building, the plumbing is copper piping with feeds from the crawlspace below. Hot water is produced in two locations. One is in the kitchen and is a new "Rinnai" gas-fired instantaneous heater (appears to have recently replaced a gas-fired tank-style heater as the capped off flue is still present through the roof) and the other is a small electric "GSW" Spacesaver model 5 gallon tank style heater located beneath the lavatory in the women's washroom. The sanitary piping for the building's plumbing fixtures runs in the crawlspace and appears to exit the building near the North-East corner to a presumed septic field (unconfirmed). In general, the fixtures appear to be in good working order and are reasonably modern (although likely not low flow).

The kitchen area in the building is located at the North-East corner. It is a full commercial kitchen by all accounts and includes a range hood complete with roof mounted up-blast exhaust fan and a self contained fire suppression system. The system does not utilize a makeup air system, which is a requirement of the BC Building

Code and also the Standard NFPA-96 that governs commercial ventilation and fire protection for commercial cooking operations. The kitchen plumbing fixtures (dual pot sink and rinse sink) are in line with the dishwasher along the North wall, but a grease interceptor was not noted. The BC Building Code requires that sinks potentially handling grease must run through a suitably sized grease interceptor. In this case, this would apply to both sinks noted.

Other pertinent mechanical information from the site includes the gas meter located on the West wall near the heat/cool HVAC unit, hose bibs at the West wall near the gas meter and on the North wall at the rear of the building and a gutter system collecting rainwater from the roof and depositing to the surface of the ground (i.e. no storm water system in place).

2. ANALYSIS AND RECOMMENDATIONS:

The majority of the mechanical and plumbing equipment was found to be in good working order (from visual inspection only). The Heat/cool unit was operating normally, but the thermostat had locked out adjustment at 24°C during summer months. This was adjusted with the owner representative to a more comfortable 22°C. As the thermostat is programmable, this value can be reset to whatever is deemed appropriate by the owner/user group of the facility.

In general, a typical heat/cool unit that is properly maintained should last between 20-25 years. Based on the equipment tag, the Heil unit is 14 years old which jives with the renovation dates on the drawings provided. Therefore, it is reasonable to assume that the unit could last another 7-10 years. The Rinnai instantaneous hot water heater that was recently installed (within past 2 years) appears to be in good working order and according to published life spans for such equipment should be expected to last another 8-10 years (although water quality can significantly impact water heater life spans). The other water heater (GSW electric 5 gallon) appears to be in good shape, but may date back to the 2000 renovation. If this is the case, then the unit is past its anticipated service life. However, as noted, there were no signs of imminent failure so there may in fact be 2-3 years of usable life left. Still, given that the unit is small and relatively inexpensive and when it fails, water damage is likely, so replacement in the short term is recommended. Other mechanical equipment like fans and force flow heaters are all past their published anticipated service lives, but their actual lifespan depends heavily on use. All appeared to be functional at time of review and, thus, it is recommended to replace only at the time of failure.

T: 250.860.5550**F**: (250) 762-3755
E:info@deltatconsultants.com
W: www.deltatconsultants.com

A: 1742 Springfield Rd.
Kelowna, BC V1Y 5V6

Heat/cool calculations were conducted for the building using Carrier HAP v4.2 (Hourly Analysis Program) software. The calculations were performed using assumptions for wall and roof thermal resistance values based on visible components and age of the building as well as window type and occupant loads as original installation data is not available. Furthermore, the calculations are based on a worst case scenario with maximum occupant load and summer or winter design temperature (as per BC Building Code). The calculation results indicate that available heating is more than adequate for the entire space (more than double the calculated value – 101 MBH vs 210 MBH total available), while the cooling was a little short (approximately 13 tons required vs 10 tons available, although the calculation uses sensible cooling so the 13 tons is a converted value using the climatic data from the BC Building Code). However, through reviewing the site and gathering information, it was determined that there are inherent issues with the HVAC distribution. The bulk of the air is being supplied to the main hall area with no sign of a system balance having taken place, while other areas (i.e. the small hall) receive little or no air. In fact, during the review, the ductwork entering the crawlspace was set to “off” at the manual balance damper. Once opened, however, very little air was noted at the furthest grilles. This is indicative of a poorly balanced system as air will take the path of least resistance and long runs with smaller duct sizes will offer too much restriction when there is an easier path available (i.e. the main duct to the ceiling of the large hall). To correct, additional balance dampers can be added to the system to enable an air balancing agent to fine tune the system and achieve a more even distribution of air. The actual air volumes to each area are to be dictated by a mechanical engineer based on the calculated heat loss or heat gain for that specific space. For instance, the large hall is calculated to require approximately 7 tons of cooling when fully occupied on the warmest day of the year. This represents 7/13 of the total calculated cooling load for the building. However, as the duct system only effectively serves 2/3 of the building area and the total capacity is 10 tons, the logical split (without changing the ducting) would be 7/10. The nominal air flow of the heat/cool unit is approximately 4,000 CFM, thus 2,800 CFM would be delivered to the large hall with the remaining 1,200 CFM of air distributed to other spaces using the same technique. With air balance dampers in place, these values can be set and adjusted to suit the actual building requirement, rather than theoretical calculated values. In the current state, the building has several areas where there is a lack of air flow and these tend to be on the East side in what was likely the original portion of the building. The small hall, for example, receives insufficient air to heat or cool the space and is then consistently too warm or too cold depending on the season. To remedy, ductwork modification will either be required or supplemental heating/cooling provided. Because

the system is already noted to be lacking on the cooling side, inclusion of areas not currently served by the main HVAC unit may lead to issues during maximum load during peak cooling season because portions of the air will be redirected from the main areas currently served. Therefore, it is recommended that a more cost effective approach may be to install a wall mounted ductless split air conditioning unit into the small hall and possibly the kitchen. Ductless split A/C units are cost effective, but limited in capacity. For the small hall, this should allow for adequate cooling, but for the kitchen, this may not be as useful. It was also noted that a lack of heat was present in the small hall, so to remedy, the most cost-effective approach would be to install additional electric baseboard heaters near available perimeter walls.

Another key aspect of the main HVAC unit is that it delivers fresh air to the building. This is important for high occupant areas like meeting rooms and assembly halls. As with the cooling ratio example above, the outdoor air volume can be a mitigating factor for the design considering that the outdoor element of the airflow is a percentage (not exceeding 25% for our climate zone with an aluminized steel heat exchanger) and is typically designed around ASHRAE Standard 62 for the space usage. This is mentioned to further emphasize the importance of a properly engineered and balanced system, but also because the BC Building Code requires a positive air pressure for the building. The positive pressurization is to prevent infiltration of outdoor air to improve energy efficiency of the building, but also to protect against harmful gases from entering the space (i.e. Radon through the slab). In fact, the new Building Code requires that the area beneath the slab be designed to ensure a negative pressure with respect to the building to prevent Radon from entering. This was not a requirement during construction and renovation of the community centre, so it is mentioned purely for informational purposes. However, this topic is critical to the next point and that is the kitchen exhaust system and its current functionality.

The kitchen cooking equipment is required to utilize an exhaust hood/canopy and the design of which is dictated by NFPA-96 (National Fire Protection Association Standard 96). At first glance, the system appears to meet most of the requirements in terms of hood construction, placement, exhaust outlet location, type, fire suppression system, etc.. There may, in fact, be minor deficiencies with the installation, but the important missing item noted was the lack of makeup air. Makeup air is a requirement of NFPA-96, but also the BC Building Code. Effectively when the kitchen hood fan is operating, the building is having approximately 2,200 CFM (estimated based on hood size and typical design criteria) of air removed from it, causing a negative pressure and then drawing air from the exterior through cracks/openings in the building envelope. In summer and winter, this will adversely affect building efficiency and also space

temperature in areas like the kitchen where little or no effect of the HVAC system is present. To remedy, a makeup air system should be installed. This can be as simple as a fan with intake filter and electric duct heater for tempering the air in the winter or as complex as a gas-fired makeup air unit. Building Code and/or NFPA-96 does not dictate that cooling be provided, but available heating for the makeup air stream is required, hence the electric duct heater or gas-fired heating section. Cooling can be provided either by a separate system like a ductless split A/C unit, or as an add-on to the makeup air system. An evaporative cooler (also referred to as a swamp cooler) is an affordable add-on to either noted case, but is limited to 10-15°F of temperature reduction from ambient. A more robust (but also more expensive approach) would be a gas-fired make-up air unit with DX (refrigerant based) cooling system consisting of cooling coil(s) and separate condensing unit(s).

One other item that was brought up on site was the feasibility of installing ceiling fans in the high ceiling portion of the large hall to aid in cooling. Typically, propeller type ceiling fans are utilized for high ceiling spaces (by engineers) to help with de-stratification. This is mainly used in heating season, as heat tends to rise and the fans 'push' the air back down nearer to floor level to maximize the effective heat output of the HVAC system. In this case, the ceiling is roughly 15' and is not really necessary. A properly balanced HVAC system with appropriate diffuser design should have adequate 'throw' to force the supply air to an appropriate distance above the floor. With this building, we know the balance is not where it should be, but the diffuser design is unknown at this time and is dictated by the supply air volumes needed. Therefore, it is recommended that the diffuser designs be reviewed/redesigned as part of an air balance design to effectively negate the need for potential ceiling fans.

On the topic of energy savings for the facility, overall the systems are reasonable. The main hot water heater has been replaced with a high efficiency instantaneous system. The existing electric heater is too small to really consider for a similar replacement and the instantaneous heater lacks the capacity to add additional fixtures, so tying in the washrooms at the West end of the hall is not recommended. The other mechanical 'energy loss' from the building would be in the form of exhausted air from washrooms and other rooms (as the kitchen exhaust cannot be feasibly recovered). For these, an HRV (heat recovery ventilator) could be considered. The unit would be installed in the storage room adjacent to the washrooms with ductwork in the ceiling to/from where fans are currently installed and to the exterior and return air duct with minimum 10' separation. Typically, installations like this are hard to justify based on potential payback period without grants from Fortis or other sources.

T: 250.860.5550**F**: (250) 762-3755
E:info@deltatconsultants.com
W: www.deltatconsultants.com

A: 1742 Springfield Rd.
Kelowna, BC V1Y 5V6

3. CONCLUSIONS AND COST ESTIMATES:

The building and associated mechanical systems appear to be in good working order. However, some design and retrofit work is recommended to make improvements to meet applicable Codes/Standards and also improve building conditions. The cost estimates provided are to be considered 'ballpark' cost estimates to establish an approximate budget. If a more accurate cost estimate is required, it is recommended to employ a quantity surveyor. With this in mind, the following would be recommended upgrades/improvements to the facility:

1. Add a makeup air system to the kitchen (Code driven upgrade). Depending on system selected, the installed cost should fall between $4,000 and $17,000. With the low end being a fan, filter, ducting, duct heater and outlets and the high end being a gas-fired makeup air unit complete with cooling and remote condensing unit(s).
2. Re-design HVAC system to correct ducting, diffusers/grilles and air balance to better utilize the available capacity. Anticipated cost for engineering and installation including air balance is between $10,000 and $15,000 depending on complexity/magnitude of the changes.
3. Replace the 5 gallon hot water heater in the women's washroom at an expected cost of between $500 and $1,000.
4. Install a grease interceptor (likely recessed into floor) under the main pot sink to handle discharge from both sinks with outlet piping back to main sanitary. This installation is expected to cost between $2,000 and $3,000.
5. Install ductless split cooling systems in small hall and possibly kitchen is expected to cost roughly $4,000-6,000 per unit. An additional $1,000 should cover adding baseboard heaters to the small hall as well, but could be reduced if ductless split is configured as a heat pump rather than a cooling only unit.
6. Replace ceiling exhaust fans in West half of the building with an HRV with feasibility dependent on available grant money to improve the payback period as fan replacement cost will be in the $500 range and HRV installation with associated ductwork, etc. should be in the $7,000-$12,000 range (again depending on complexity of the installation).

REPORT BY:

Eric Schredl, P.Eng.
Delta-T Consultants Ltd.

Gas Tax Application

Application to (please check where appropriate):

Electoral Area 'A' Director Ali Grieve	Electoral Area 'B'/Lower Columbia-Old Ofory Director Linda Worley	Electoral Area 'C'/Christina Lake Director Grace McGregor ✓	Electoral Area 'D'/Rural Grand Forks Director Roly Russell	Electoral Area 'E'/West Boundary Director Vicki Gee

Application by:

Applicant:	CHRISTINA LAKE BOAT ACCESS SOCIETY		
Address:	C/O SUE VERIGIN, 1181 Keith road, West Vancouver, BC V7T 1M7		
Phone:	604-306-8231	Fax:	
Email:	sue.verigine@gmail.com		
Representative:	Co-president - SUE VERIGIN		

Where will the project take place:

TEXAS POINT CAMPGROUND PARKING LOT

Is your organization a (please check where appropriate):

	Not For Profit/Charity		Society ✓		Community Organization

Project Description:

We are working together with BC Parks and the RDKB (Area C) to expand the current parking facility at Texas Pt boat launch and campground to address ongoing safety issues resulting from the heavy use of current facilities. Overcrowding of the current facilities has resulted in illegal parking in and around the area and safety concerns as

vehicles and trailers are parked along East lake drive, narrowing the usable roadway and limiting access for safety vehicles. $30,000 is being requested.

Project outcomes (please check where appropriate):

The Project will ultimately lead to:

/	Cleaner Air		Cleaner Water	/	Less Greenhouse Gas Emissions

Please provide a narrative as to the outcomes to be reached, including any energy savings expressed in the appropriate energy unit (i.e. KwH, GJ, Litres):

By providing adequate parking facilities at Texas point we will reduce the amount of time spent looking for parking for vehicles, vehicles with attached trailers and trailers. Currently weekend use exceeds what is provided which means every FRIDAY and SATURDAY as well as SUNDAY vehicles circle the facilities waiting for parking to become available

INCREASE PARKING LOT FROM 57 stalls to 152 STALLS

Please attach any documentation, prices or proposals to support your application.

Date: Sept 10/15

Signature: S Verigin

Print name: Sue Verigin

Sept 11, 2015 Prepared by Peter Bowen & Sue Verigin

TEXAS POINT PARKING LOT EXPANSION - PRELIMINARY BUDGET

This Budget is based upon an expanded area totalling 1.3 acres or 56,628 sq. ft. which doubles the size of the existing parking area, *as per attached drawing.*

Note: All income and expense items are estimated based on discussion with local contractors with the exception of B.C. Parks commitment of $10,000.

EXPENSES:

• Design Drawings, Archeological Assessment, Environmental Assessment		
Donated by BC Parks	$10,000	*Donation*
• Tree and stump removal, including bucking logs:	$10,000	
Donated by Weiland Construction		*Donation*
• Log hauling,	$3,000	
Donated by Kalesnikoff Lumber		*Donation*
• Piling of brush and stumps for burning	$ 2,000	
o *Donation by tba*		*$2,000*
• Monitoring burning, including water truck	$ 5,000	
o *Donation by tba*		*$5,000*
• Levelling site with D.6 Cat - $182/hr.	$ 3,000	
o *Donation by tba*		*$ 3,000*
• Low-bed - haul cat	$ 700	
o *Donation by tba*		*$700*
• Pit run gravel -	$37,000	
(6" minimum at $170/load- delivered (1,000 cubic yrds.)		*$37,000*
• Gravel ¾ crush supply and haul 3" (500 cubic yds.)	$8,000	
o *Donation Ministry of Transportation & Highways*		*Donation*
• Compaction and Grading, water truck	$10,000	
Donation by Emcon		*Donation*
• Miscellaneous	$ 2,000	*$2,000*

Total Project cost:	**$ 90,700**
Total Project cost with donations:	***$49,700***

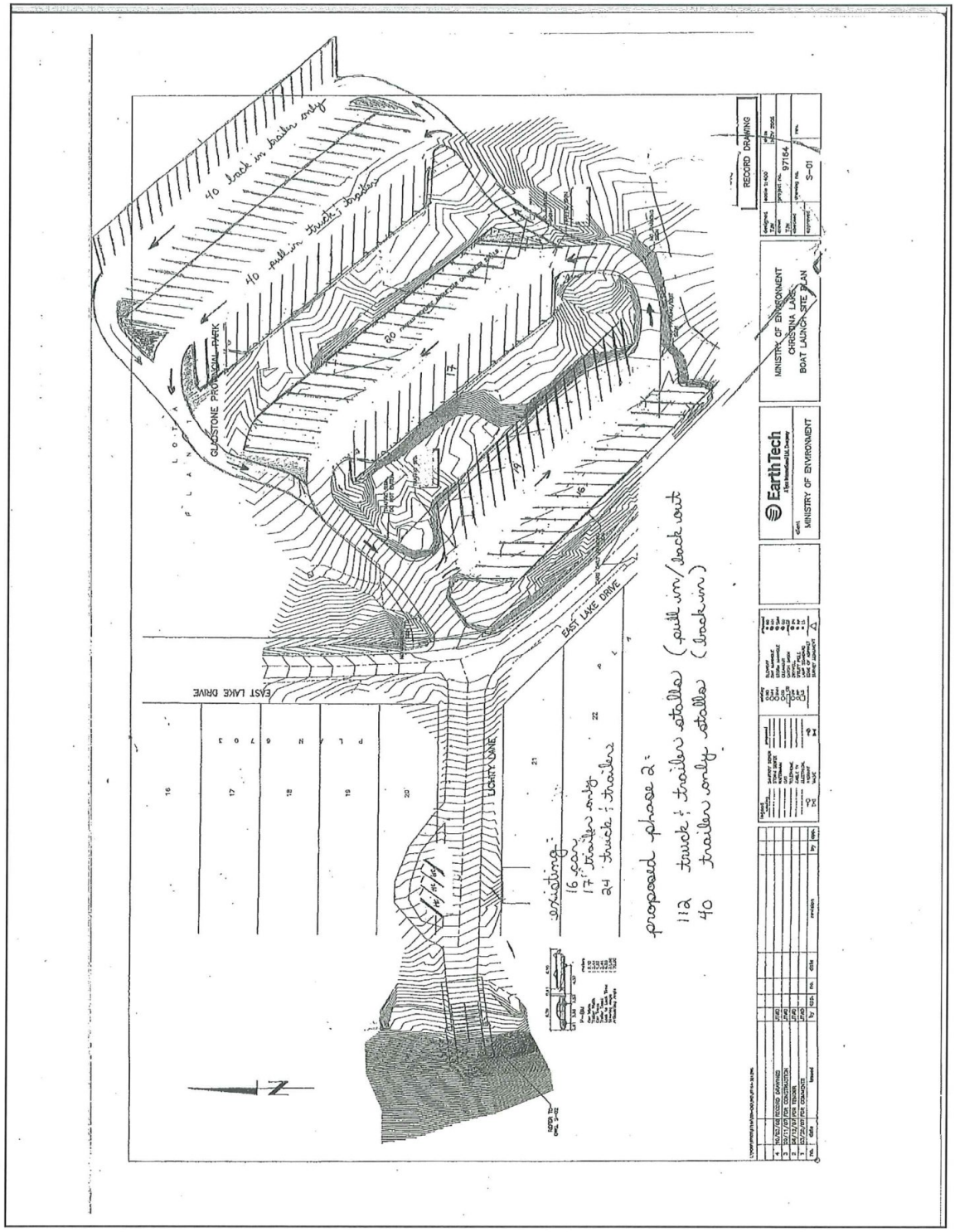
Additional Sources of INCOME:

B.C. Ministry of Parks	*$10,000*
C.L.B.A.S. Members and other Boat Access Owners	*$ 5,000*
Sale of Timber	*$ 2,000*
R.D.K.B. Area C	*$30,000*
Total	$47,000

SHORTFALL:	**$ 2,700**

Note: If the Pit Run Haul distance can be reduced, a balanced Budget is possible.

ITEM ATTACHMENT # 6.L)



Regional District of Kootenay Boundary

Electoral Area Service Committee Staff Report

Prepared for meeting of September 2015

Development Variance Permit			
Owners: 11 Strata parcel owners of Building E			***File No:*** BW-4109s-07386.400
Location: 7640 Porcupine Road, Big White, Electoral Area 'E'/West Boundary			
Legal Description: Lots 26-36, Building 'E', DL 4109s, SDYD, Plan KAS2207, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V as appropriate			***Area:*** N/A
OCP Designation: Medium Density Residential	***Zoning:*** Medium Density Residential 4 (R4)	***ALR status:*** N/A	***DP Area:*** Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1
Contact Information: Catherine Campbell, Agent (representing Ian Merriman #30 and Terri Calligard #31) 7640 Porcupine Road #26 Big White, BC 604.836.0433 ccottage7@gmail.com			
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The owners, representing 11 units, unit # 26-36 in Building E, in the Tree Tops Development have applied for a Development Variance Permit to alter the interior lot line setback in order to build a roof to cover the existing back deck on each of their individual units at 7640 Porcupine Road, at Big White Ski Resort Electoral Area 'E'/ West Boundary *(see Site Location Map, Applicant's Submission; Strata Map).*

HISTORY / BACKGROUND FACTORS

The property is designated as 'Medium Density Residential' in the Big White Official Community Plan Bylaw No. 1125, 2001 and zoned 'Medium Density Residential 4' in the Big White Zoning Bylaw No. 1166, 2001. The property is within the 'Big White Alpine Environmentally Sensitive/Commercial & Multiple Family Development Permit Area.' The

Tree Tops Development received their Development Permit in August of 1999. The proposed development, a roof to cover the existing deck does not trigger an application for a Development Permit Amendment.

The covered deck would run the length of these units (about 52.7m). The Development Variance Permit setback distance request would not change, as the building's distance from the parcel line slightly increases going to the west.

Strata approval is required before a Development Variance Permit could be issued. The agent is currently working to provide this information to the RDKB Planning and Development Department.

PROPOSAL

The applicants are requesting a Development Variance Permit for Building E to construct a roof to overhang their existing concrete deck (12'10" X 6' 6"). The requested variance is:

- Interior parcel line setback of 2.17m (from 4m to 1.83m)

IMPLICATIONS

In considering applications for Development Variance Permits, the RDKB generally considers whether the proposed variance will:

a) Resolve a hardship;
b) Improve the development;
c) Cause negative impacts to the neighbouring properties.

The proposed roofs would provide protection from snow and ice buildup which would better preserve the deck and its contents. The proposed roofs would also aid in prevention of personal injury from snow shedding any reducing icy surfaces on the deck.

The applicants suggests the addition of a roof would improve development as it would be aesthetically pleasing new structures and would protect their decks and belongings, increasing the longevity and appearance of the contents.

The applicants further suggest the development will not have adverse impacts on neighbouring properties. The proposed roof would be 1.83m from the interior lot line to the parcel to the south. The southerly lot is currently undeveloped and for sale. The agent spoke with the realtor for the property and asked they notify the owner of their proposal.

If the application proceeds further, letters will be sent to neighbouring property owners advising them of the proposal, and providing opportunity for comment.

No easements or rights of way will be affected by this proposal. It appears the 1.83m will provide enough space for snow storage from the shedding from the proposed roof.

ADVISORY PLANNING COMMISSION COMMENTS

The Big White Advisory Planning Commission provided the following comments;

- *" Planning department will proceed when permission received from strata.*
- *Will footings be on existing concrete or in front as suggested by artist's rendering, applicants suggested that the architect would be able to answer that question.*
- *The original plan was not adhered to, (slabs), therefore safety issues arose.*
- *Setbacks are critical*
- *In future people may want to wall in between units under shed roof. Applicant has answered that would require going back for permission from planning and strata.*
- *Esthetics would be compromised by building only completing a few roofs at a time.*

In conclusion:

The committee will support the variance subject to all eleven units having uniform roof structures that they would all be built at the same time, and that no part of the structure should extend beyond the slab. However please note erosion issues could arise from roof drainage."

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

A follow-up conversation with the architect for this proposal confirmed that the footings for the roof additions would be constructed within the footprint of the existing concrete slabs. They will likely need to cut into the slabs to place the footings and beams for the proposed roofs.

RECOMMENDATION

That the Development Variance Permit submitted by Catherine Campbell, acting as agent, on behalf of the property owners for 11 units, Units #26-36 in Building E, in the Tree Tops Development to allow a variance to the interior side parcel line setback of 2.17m, from 4m to 1.83m, on the property legally described as Strata Lots 26-36, Building 'E', DL 4109s, SDYD, Plan KAS2207, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V as appropriate, be presented to the Board for consideration with a recommendation of support, subject to strata approval and subject to it being a single uniform addition.

ATTACHMENTS

Site Location Map
Applicant's Submission
Strata Map

Regional District of Kootenay Boundary

Site Location Map

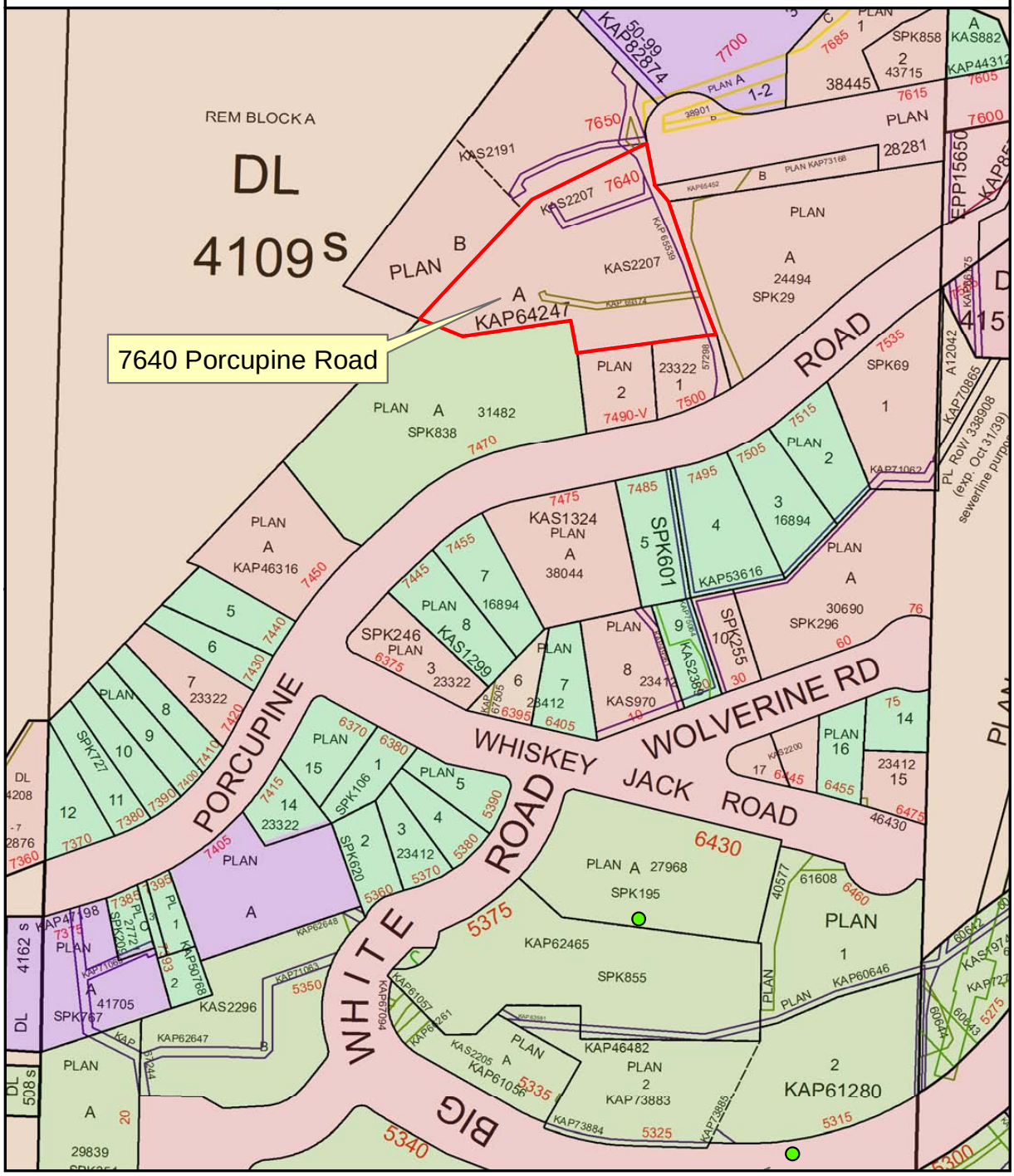
2015/08/19

N

0 25 50 100 150

Meters

Scale 1:2,500



Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\BW\2015-08-19_SLM_DL4109s_Campbell.mxd

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

RDKB Main Office
202-843 Rossland Avenue
Traill, B.C. V1R 4S8
Telephone: 250-368-9148 Toll Free: 1-800-355-7352
Fax: 250-368-3990 Email: plandept@rdkb.com

RDKB Sub-Office:
PO Box 1965
Grand Forks, BC V0H 1H0
Telephone: 250-442-2708 Toll Free: 1-877-520-7352
Fax: 250-442-2688 Email: plandept@rdkb.com

PLANNING & DEVELOPMENT DEPARTMENT
APPLICATION FORM FOR BIG WHITE SKI RESORT

TYPE OF APPLICATION (PLEASE CHECK THE APPROPRIATE BOX):

(a) ☐ Zoning Amendment Only
(b) ☐ Zoning and Official Community Plan Amendment
(c) ☐ Official Community Plan Amendment Only
(d) ☐ Development Permit (Single or Two Family Dwellings)
(Alpine Environmentally Sensitive Landscape Development Permit Area)
(e) ☐ Development Permit (Commercial Development or Multi-Family Dwellings)
(Commercial and Multi-Family Development Permit Area)
(f) ☐ Development Permit Amendment
(g) ☒ Development Variance Permit

APPLICATION FEES:

Types (a) or (c) application $1600.00
Type (b) application $1800.00
Type (d) application $100.00
Type (e) application $200.00
Type (f) application $50.00
Type (g) application $450.00

Please make all cheques payable to ***The Regional District of Kootenay Boundary*

DEVELOPMENT PROPOSAL SIGN FEE

The Regional District's Fees and Procedures Bylaw No. 1231 requires the posting of a Development Proposal Sign in certain circumstances. If such a sign is necessary, a fee of $100 is required for the sign board and preparation of text. Applicants will be refunded $70.00 once the sign has been returned to the RDKB in good condition.

REFUNDS:

If type (a) or (c) application is denied before public hearing $800.00
If type (b) application is denied before public hearing $900.00
If a Development Proposal Sign is returned in good condition $70.00
**Fees for application types (d), (e), (f) and (g) are non refundable

Name(s) of registered owner(s): CATHERINE CAMPBELL* / IAN MERRIMAN #30 / TERRI CALLIGARO #31
Address: 7640 PORCUPINE ROAD # 26 (TREE TOPS)
Telephone/Fax: 1-604-836 0433 Email: ccottage7@gmail.com
Legal description of land under application: LOT: 26 PL: KAS 2207 DL: 4109S
Area of land in hectares:

* CATHERINE IS FILING THIS APPLICATION ON BEHALF OF THE THREE LISTED ABOVE.

SUPPORTING INFORMATION REQUIRED

1. **All applicants:** Please submit the following information **(failure to do so may delay or jeopardize the application)**:

(a) a copy of the Certificate of Title or recent Tax Assessment notice for the subject property;
(b) a plan drawn to an appropriate scale, accompanied by a written report (if necessary) showing:
  (i) the legal boundaries and dimensions of the subject property;
  (ii) the location of any earthworks/grading and/or proposed landscaping on the subject property;
  (iii) the boundaries and dimensions of any proposed lots (if subdivision is being proposed);
  (iv) the location of any physical or topographic constraints on the subject property (such as watercourses, ravines, wetlands, steep slopes, bedrock outcrops, etc.);
  (v) the location of permanent buildings and structures on the subject property;
  (vi) the location of any proposed buildings, structures or additions thereto;
  (vii) the location of any existing or proposed access roads, driveways, screening and fences.

- Contact planning staff to determine if Floodplain Bylaw regulations apply.

If the Regional District believes it to be necessary for the property boundaries and the location of improvements thereon to be more accurately defined due to uncertainty over natural boundaries of watercourses or other reasons, a sketch prepared by a British Columbia Land Surveyor may be required. The voluntary submission of such a sketch may prevent a possible delay in processing the application.

Additional Information Required For Development Permit Applications:

2. **In addition to the information listed above, Development Permit applications must include::**

(a) **five (5) sets of concept plans are required** showing basic front, side and rear elevations as well as a scaled site plan with 2m contour intervals on 11" x 17"paper showing the placement of the proposed buildings on the lot and their relationship to other buildings, services and amenities on adjacent lots, and distances between the proposed buildings and lot lines;
(b) additional requirements according to which development permit area your proposed development falls within (see Section II of the Applicant's Information Package). These requirements must be met in writing, and some require a professional architect's or engineer's signature.

****Please refer to the document entitled "Obtaining a Development Permit at Big White – An Applicant's Information Package". A copy may be obtained from the RDKB Planning Department, or from the RDKB website at www.rdkb.com.**

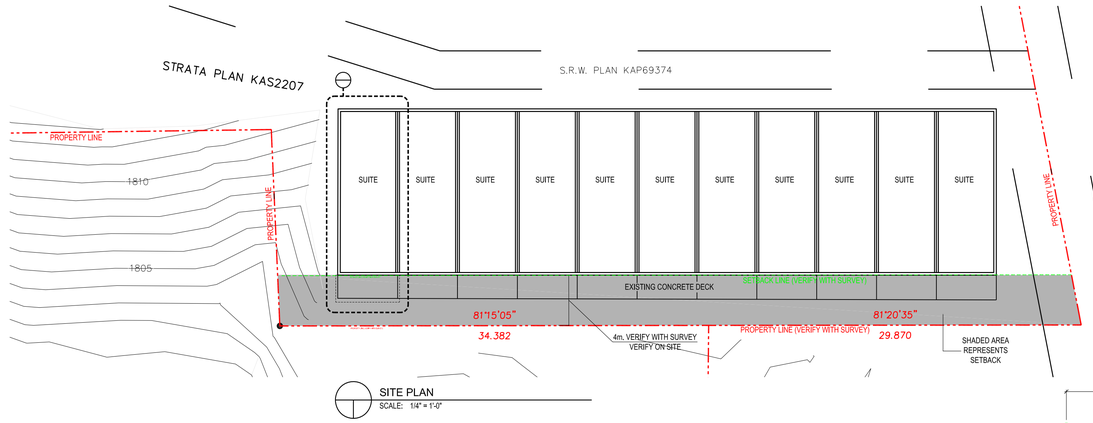
Please outline how your proposed development will meet the requirements contained in the above-referenced package. In addition, outline any requests for variances from the regulations in the Big White Zoning Bylaw:

THIS APPLICATION IS APPLYING FOR A VARIANCE TO BUILD SHED ROOFS CONFORMING TO "TREE TOPS" BUILDING STYLE ON OUR EXISTING REAR CEMENT DECKS OF BUILDING #5, TREE TOPS PROVIDING PROCTECTION, PRESERVATION AND PREVENTION OF PERSONAL INJURY.

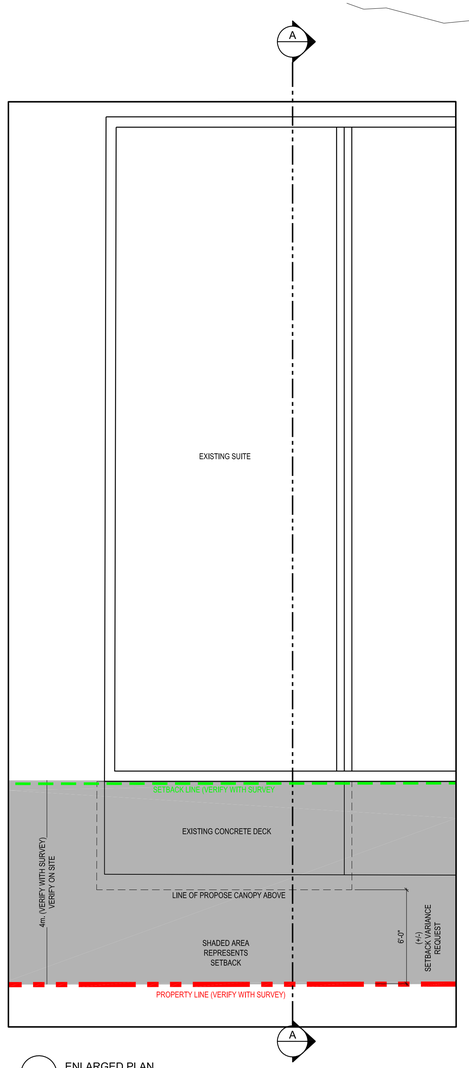
I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

C. Campbell
Signature of Owner

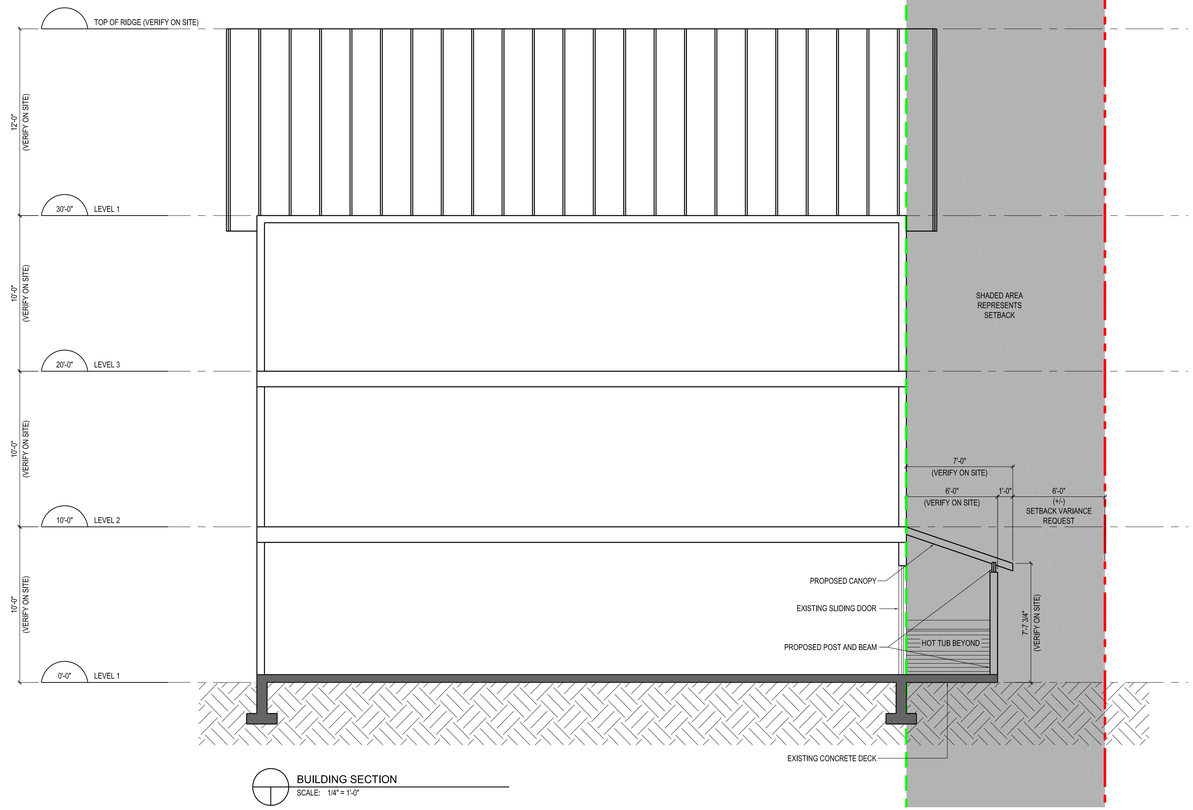
AUG. 10/15
Date



SITE PLAN
SCALE: 1/4" = 1'-0"



ENLARGED PLAN
SCALE: 1/4" = 1'-0"



BUILDING SECTION
SCALE: 1/4" = 1'-0"

Notes:

© Copyright Reserved, This drawing and design are, and at all times remain, the property of Patrick McCusker Architecture Inc., and can be reproduced only with written consent.

All drawings shall be read in conjunction with specifications and consultant details.

All work shall be carried out in accordance with Canadian standards, specifications, B.C. Building Codes (Current Edition) and local authority by-laws and regulations.

Tabulated scales refer to Arch D size drawing sheet.

This drawing must not be scaled.

Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

Seal

No.	Date	Description
01	2009-**-**	Issued for ****

Revisions

PATRICK McCUSKER
ARCHITECTURE INC.
AAA MAIBC MRAIC
3430 BENVOULIN ROAD
KELOWNA BC V1W 4M5
~Phone:778-484-0223~
patrickm@newtownservices.net

project title
BIG WHITE
MULT STOREY RENTAL

project no. ****

drawing title
SITE PLAN, ENLARGE PLAN
AND BUILDING SECTION

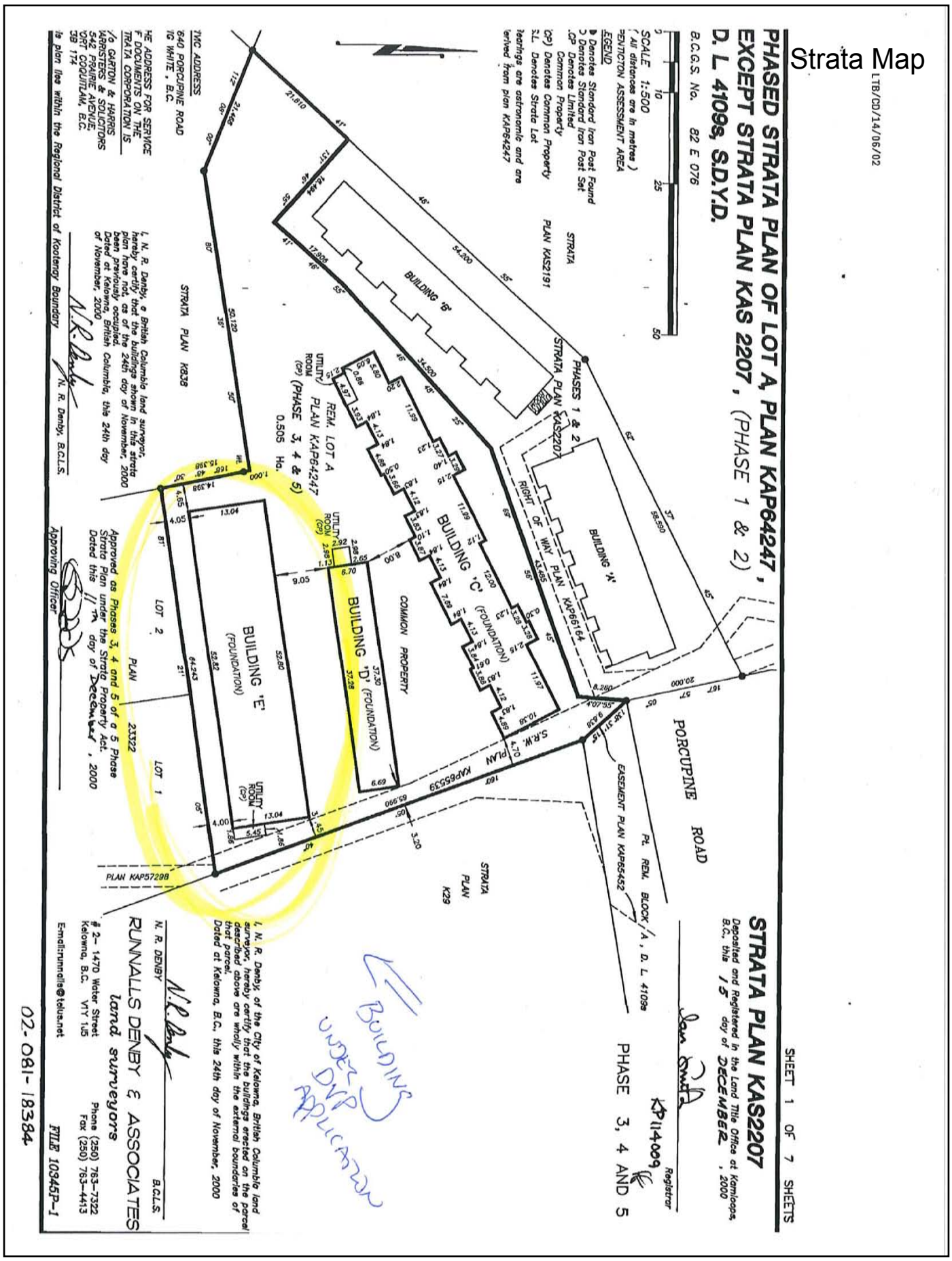
designed	PMC	scale	AS NOTED
drawn	JB		
checked	PMC		

drawing no.
A1

plotted August 5, 2015 04:58 PM

Applicant's Submission

Strata Map


PHASED STRATA PLAN OF LOT A, PLAN KAP64247,
EXCEPT STRATA PLAN KAS 2207, (PHASE 1 & 2)
D. L 4109s, S.D.Y.D.
B.C.G.S. No. 82 E 076
SCALE 1:500
(All distances are in metres)
PENTICTON ASSESSMENT AREA
LEGEND
Denotes Standard Iron Post Found
Denotes Standard Iron Post Set
LCP Denotes Limited Common Property
(CP) Denotes Common Property
S.L. Denotes Strata Lot
bearings are astronomic and are derived from plan KAP64247
STRATA PLAN KAS2191
PHASES 1 & 2 STRATA PLAN KAS2207
BUILDING 'B'
BUILDING 'A'
BUILDING 'C' (FOUNDATION)
BUILDING 'D' (FOUNDATION)
BUILDING 'E' (FOUNDATION)
UTILITY ROOM (CP)
REM. LOT A PLAN KAP64247 (PHASE 3, 4 & 5)
0.505 Ha.
RIGHT OF WAY PLAN KAP66164
COMMON PROPERTY
LOT 2 PLAN 23322
LOT 1 PLAN 23322
PLAN KAP57298
S.R.W. PLAN KAP65539
EASEMENT PLAN KAP65452
PT. REM. BLOCK A, D. L 4109s
PORCUPINE ROAD
STRATA PLAN K838
STRATA PLAN K29
MAILING ADDRESS
6640 PORCUPINE ROAD
MG WHITE, B.C.
HE ADDRESS FOR SERVICE
F DOCUMENTS ON THE
TRATA CORPORATION IS
/o GARTON & HARRIS
BARISTERS & SOLICITORS
542 PRAIRIE AVENUE,
ORT COQUITLAM, B.C.
3B 1T4
he plan lies within the Regional District of Kootenay Boundary
N. R. Denby, B.C.L.S.
I, N. R. Denby, a British Columbia land surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 24th day of November, 2000 been previously occupied.
Dated at Kelowna, British Columbia, this 24th day of November, 2000
N. R. Denby, B.C.L.S.
Approved as Phases 3, 4 and 5 of a 5 Phase Strata Plan under the Strata Property Act.
Dated this 11 th day of December, 2000
Approving Officer
I, N. R. Denby, of the City of Kelowna, British Columbia land surveyor, hereby certify that the buildings erected on the parcel described above are wholly within the external boundaries of that parcel.
Dated at Kelowna, B.C., this 24th day of November, 2000
N. R. DENBY B.C.L.S.
RUNNALLS DENBY & ASSOCIATES
land surveyors
2- 1470 Water Street
Kelowna, B.C. V1Y 1J5
Phone (250) 763-7322
Fax (250) 763-4413
Email:runnalls@telus.net
FILE 10345P-1
02-081-18384
LTB/CD/14/06/02
SHEET 1 OF 7 SHEETS
STRATA PLAN KAS2207
Deposited and Registered in the Land Title Office at Kamloops, B.C. this 15 day of DECEMBER, 2000
Registrar
KP114009
PHASE 3, 4 AND 5
BUILDING UNDER DVP APPLICATION

Strata Map

LTB/CD/14/06/02

FLOOR PLANS OF BUILDING 'E'

STRATA PLAN KAS220?

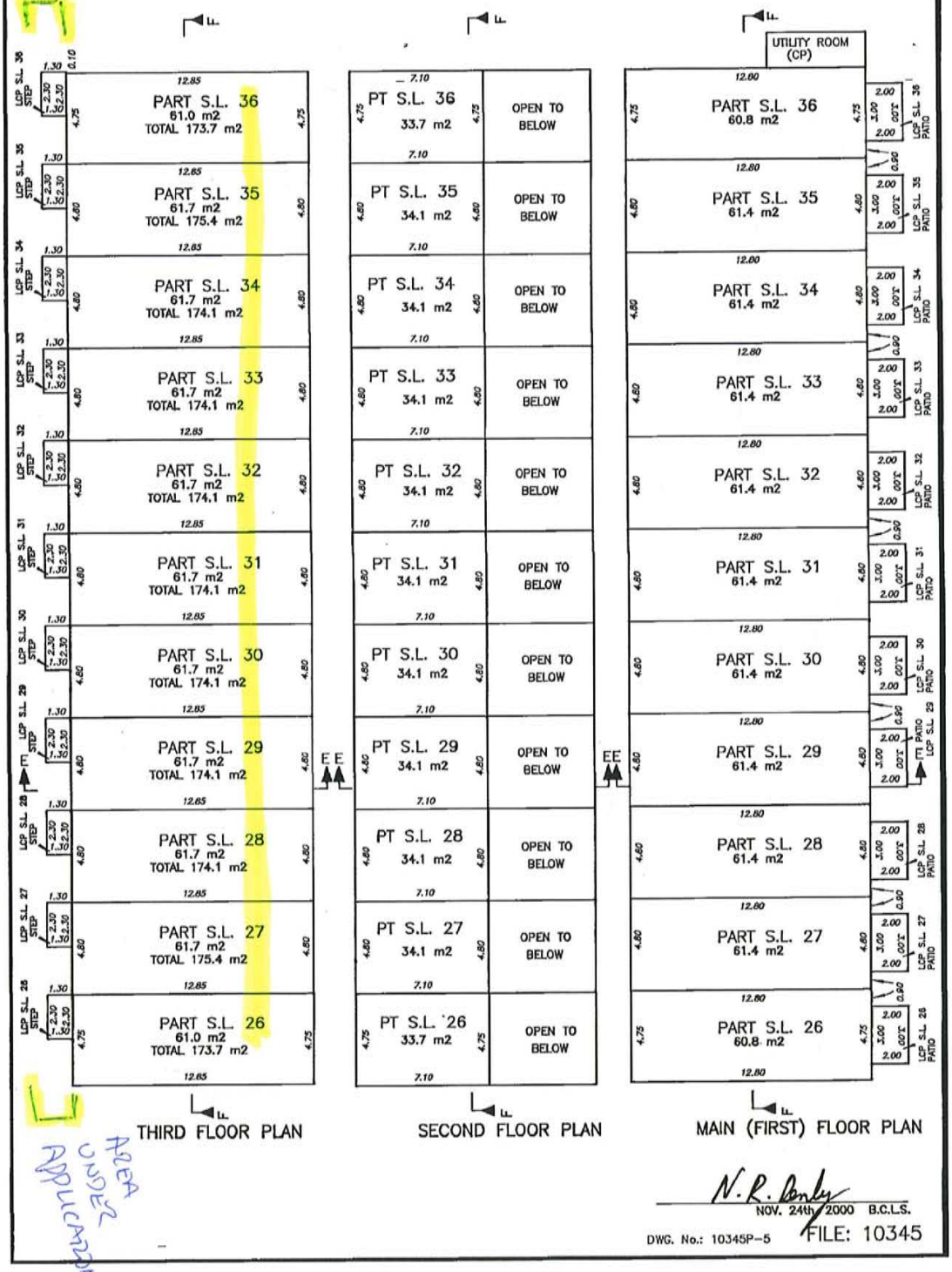
PHASE 3, 4 AND 5

0 5 10 15 20

SCALE 1:200 (All distances are in metres)

NOTES:

S.L. STRATA LOT
Pt. PART OF
LCP LIMITED COMMON PROPERTY
CP COMMON PROPERTY



AREA UNDER APPLICATION

N. R. Bonly
NOV. 24th, 2000 B.C.L.S.

DWG. No.: 10345P-5 FILE: 10345

Regional District of Kootenay Boundary	**ADVISORY PLANNING COMMISSION** **ELECTORAL AREA 'C'/CHRISTINA LAKE** **MINUTES**

Minutes of the Area 'C' Advisory Planning Commission meeting held on Thursday, **September 10, 2015** at the Christina Lake Fire Hall, Swanson Road, commencing at 7:00 p.m.

PRESENT:	Dave Durand (Chair), Terry Mooney (Secretary), Dave Bartlett, Jennifer Horahan, Jeff Olsen, Butch Bisaro, Phil Mody, Peter Darbyshire, Don Nelson
RDKB DIRECTOR:	Grace McGregor
RDKB STAFF:	Donna Dean
GUESTS:	Jean Hammond and 1 other member of the public

Meeting was called to order at 7:01 p.m.

ACCEPTANCE OF AGENDA-ADDITONS/DELETIONS:

Addition to the Agenda: Beaupre DVP

MINUTES OF THE PREVIOUS MEETING:

Moved: T. Mooney/Seconded: D. Bartlett

That the August 4, 2015 Electoral Area 'C'/Christina Lake APC minutes be approved.

Carried.

OLD BUSINESS: N/A

NEW BUSINESS:

Keith Hammond & Gillian Boothroyd
RE: Development Permit
73 Brown Road, Electoral Area 'C'/Christina Lake
Lot 4, DL 177s, KAP35094, SDYD
RDKB File: C-177s-01990.040

- APC has no comments to the application.

Margaret & Joseph Zak
RE: FrontCounter BC Referral - License of Occupation for a Boat House
Foreshore of Christina Lake fronting the upland parcel 3505 East Lake Drive, Electoral Area 'C'/Christina Lake
All that Crown foreshore being part of the bed of Christina Lake, fronting Lot 6, DL 2104, Plan 6703, SDYD
RDKB File: C-2104-05032.000

- APC has no comments to the application.

Christina Campers Ltd. (Rick Basso)
RE: FrontCounter BC Referral - License of Occupation Commercial Recreation Docks
Foreshore of Christina Lake adjacent to Kingsley's Campground, 85 Kingsley Road, Electoral Area 'C'/Christina Lake
All that Crown foreshore being part of the bed of Christina Lake, fronting that part of Lot A, DL 970, Plan KAP51316
RDKB File: C-970-04397.005

- APC has no comments to the application.

Move to adjourn at 7:27 p.m.

Advisory Planning Commission- Area 'D'/Rural Grand Forks
Minutes – September 1st, 2015 at Grand Forks Curling Club

In attendance:
Deb Billwiller
Werner Behrens
Bob Kendel
Lesley Matthews
Roly Russell, Director

Excused:
Edith MacAllister

Meeting was called to order at 7:00 p.m.

New Business:

1. **Rose Ewasiuk and Jason Furlotte**
RE: Zoning Amendment
3250 6th Road, West, Electoral Area 'D'/Rural Grand Forks
Lot 3, DL 700, SDYD, Plan KAP 38
RDKB File: D-700-03677.000

As this rezoning would reflect the actual use of the property as well as creating consistency between the zoning by-law and the OCP, it was:

Moved: Bob Kendel; **seconded**: Deb Billwiller that the APC is in favour of this application. **Carried**.

2. **Lawrence and Shauna Peil**
RE: MOTI Subdivison
Gibbs Creek Road, near Highway 3, west of Grand Forks, Electoral Area 'D'/Rural Grand Forks
Lot C, DL 1737, SDYD, Plan 17794 except Plan H12297
Lot 1, DL 2701, SDYD, Plan 21832
RDKB File: D-1737-04566.300

As this would meet the requirements for boundary adjustments and solve the issues of setbacks and encroachment of buildings, it was:

Moved: Lesley Matthews; **seconded**: Werner Behrens that the APC has no objections to the application. **Carried.**

Old Business:

As there has been no apparent action with regards to rehabilitating a portion of the property at 3345 West Almond Gardens Rd., it was:

Moved: Werner Behrens; **seconded:** Bob Kendel that the APC request the RDKB to send a letter to the Agricultural Land Commission inquiring as to the current status of this property. **Carried.**

The meeting was adjourned at 7:16 p.m.

ADVISORY PLANNING COMMISSION
ELECTORAL AREA 'E'/WEST BOUNDARY

MINUTES

Minutes of the Area 'E'/West Boundary Advisory Planning Commission meeting held on Wednesday, September 9, 2015 at the Rock Creek Medical Clinic, 100 Cut Off Rd., Rock Creek, BC, commencing at 6:00 p.m. Please note that this meeting was originally scheduled for Monday, August 30, 2015. However, because of the wild forest fire situation in the Rock Creek/Westbridge area, this meeting was rescheduled for Wednesday, September 9, 2015

PRESENT:
Director Vicki Gee
Vic Lockhart – Chair
Harald Zinner - Secretary
Grant Harfman
Jamie Haynes
Fred Marshall
Janet Matsalla

ABSENT (with notification)
John Condon
Michael Fenwick-Wilson
Stephen Kirkham
Lynne Storm
Mary-Jane St. Jean Klassen Prutton

Guest
James Katasonoff, Forest Protection Technician, Ministry of Forests, Lands and Natural Resources Operations of Grand Forks

The Chair called the meeting to order a 6:10 p.m.

MINUTES OF THE August 4, 2015 MEETING:

It was noted that it may have been more appropriate that the comments and recommendation for the two Interfor Private Forest Referrals; 04-09P, and 423_426_432_442; be combined into one item.

Based on this observation, the minutes were accepted as circulate. (Harald/Grant)

OLD BUSINESS:

The secretary reported that the District was suggesting that it would be more appropriate if the minutes just reflected recommendations for each planning proposal. After reviewing the proposed abridged Aug. 4, 2015 minutes, the secretary advised the District that including the background to the recommendations in the formal minutes was important for board members to have the reasons for the recommendations as well as reflecting the discussion of the APC. Discussion ensued on this:

- APC members agreed that the minutes be 'complete' including the key discussion points as this provides an indication of the rationale for the recommendation that was made including any variant observations.
- A question was raised on what would be the appropriate protocol of this type of discussion between the District and the secretary of the APC. It was asked at what point should discussions of this type come to the chair versus the secretary. It was noted that the chair was kept in the loop by the secretary.
- The Director was requested to discuss the format of the minutes with the District's Manager of Planning & Development.

Adjournment:
The APC meeting was adjourned at 6:15 p.m.

Big White APC Meeting – September 1, 2015

Call to Order: 5:04

Present: Jude Brunt, Bill DiPasquale, John LeBrun, Ross Langmaid, Deb Hopkinson, Gerry Molyneaux, Vicki Gee (by telephone), Applicants: Katie and Case Campbell
Absent: Paul Smylna

New Business:

File No: BW-4109s-07386.400
7640 Porcupine Rd, Big White Ski Resort Electoral Area 'E' West Boundary
Strata Lot 74, DL 4222, SDYD, Plan KAS 3134
Catherine Campbell, Ian Merriman, Terri Calligard
Re: Development Variance Permit

A concern of the committee is that we are not all receiving the hard copies and updated information prior to the meeting. Mr. DiPasquale shared some of the drawings that he received. We do appreciate getting the initial communications online but would appreciate getting all the materials in hard copy prior to our meetings.

-Applicants wish to change setbacks in order to build a shed roof over concrete slabs, some above grade and already encroaching on setback. In original plan decks are 2m x 3m on grade. They are continuous and stepped as built.

Applicant Submission:

Safety is the primary concern as ice damming in roof valleys is creating icicles of substantial size that can and do fall onto the deck. The protection of persons and property is at stake.

According to applicants, once the plan is accepted by the strata, all of the rooves constructed would have to follow the same design plan for consistency.

-Neighbours have been notified of variance request.

Strata requires ¾ resolution of AGM or special meeting.

Discussion:

-Planning department will proceed when permission received from strata.

-Will footings be on existing concrete or in front as suggested by artist's rendering , applicants suggested that the architect would be able to answer that question.

- The original plan was not adhered to, (slabs), therefore safety issues arose.

- Setbacks are critical

- In future people may want to wall in between units under shed roof. Applicant has answered that would require going back for permission from planning and strata.

- Esthetics would be compromised by building only a few rooves at a time.

In conclusion:

The committee will support the variance subject to all eleven units having uniform roof structures that they would all be built at the same time, and that no part of the structure should extend beyond the slab. However please note erosion issues could arise from roof drainage.

Next meeting: It has been suggested that unless there is a proposal to put before the committee that our next meeting be arranged for November

Electoral Area "C" Parks & Recreation Commission
Regular Meeting
Wednesday, September 9, 2015
Welcome Centre
8:00 AM

AGENDA

- **Approval of the Agenda**

- **Delegations: Lewis George**– Christina Lake Hall Association

- **Minutes**
  - Minutes of Regular meeting of July 8, 2015

- **Business Arising from the Minutes**

- **Financial Plan**
  - RDKB Financial Report
  - 2016 Operating/Capital Budget (Please bring your Budget Binder)

- **Old Business**
  - Feasibility Study-Pedestrian Bridge- Update
  - Pickle Ball /Bike Bump Park- Update
  - Welcome Centre Playground - Update (2016 Budget)
  - Walking Trail - Golf Course – Update (XP Contracting – Keith Dickson)TBD
  - Christina Lake Disc Golf Course -Update
  - Summer Youth Party's at the Lake

- **New Business**
  - Credit Union Account for the Lawn Bowling – Suggested to be closed out.
  - Terms of Reference (Goals and Objectives) needed for Marine Study/Plan

- **Sub Committee Report**
  - COP Update
  - Park Maintenance Monthly Report (TBD)
  - Recreation Program Update
    - Summer Swim Lesson-Update
    - Sand Castle Event –Update on the Event
    - Fall Programs-September Flyer
  - Trails – Bob Dupee
  - Community Coordinator Report- Christina Lake – Cavan Gates

Outstanding Projects for Future Development

Pickle Ball Facility
Bump/Pump Track
Pedestrian Bridge
Christina Crest Trail
Boat House (part of Marine Study)
Seniors Housing
Winter Ice Rink on Slab
Cascade Cemetery (Completed)
Tech Property Access
Walking Trail around Golf Course
Disc Golf/Frisbee Golf
Boat Dock @ Community Park (part of Marine Study)
Fitness Trail in Nature Park
Performance Awning for Welcome Centre
Rental agreement for use of Nature Park
Ownership of Provincial Park Beach
Cascade Falls Stairs (Completed)
Marine Study-Nature Park Shore line and garden Project
Daycare Facility

- **Other Business Arising from the Floor**

- **Adjournment**

Minutes of the Regular Meeting of the Electoral Area "C" Parks & Recreation Commission held Wednesday September 9, 2015 at the Welcome Centre

Present	Absent
Bob Dupee	Don Nelson –Advised
Brenda Auge	
Dan Marcoux	
Dave Beattie	
Dianne Wales	
Larry Walker	
Liz Stewart	
Paul Beattie	
Carlo Crema	

RDKB Staff	**Area Director**	**Guest**
Tom Sprado/Lilly Bryant	Grace McGregor	Cavan Gates

Agenda

1. M/S Paul Beattie/Liz Stewart, that the agenda be accepted as amended
   The following item added to the agenda
   i) Delegation: Brenda Auge, Replaced Lewis George with Christina Lake Hall Association

Carried

Minutes

2. M/S Dan Marcoux/Brenda Auge, that the minutes of the regular meeting of July 8, 2015 be accepted as circulated.

Carried

Delegation: Brenda Auge Presented updated Capital Grant Application requesting reallocations of project funds: **Hall Ceiling fans to Ball Field Buildings**

3. M/S Dan Marcoux/Bob Dupee, that the Christina Lake Recreation Commission accepts the reallocation of funding for the Hall ceiling fans in the amount of $3,000 be used for the renovation of the Ball Field Buildings.

Carried

Business Arising from the Minutes - There was no matter arising from the July 8, 2015 minutes.

Financial Plan – Reviewed the 2015 Income Statements for the period ended July 31, 2015. Discussed the outstanding projects for future development - that may be funded in the 2016 Operating Budget .

Old Business:

- **Feasibility Study for the Pedestrian Bridge Update**
  - Report on the survey and open house results will be available in early October
  - Tom agreed to circulate the results from the online survey as an email to the members.
  - A meeting with Hugh Eberle, District Manager with Ministry of Transportation and Infrastructure (Highways) regarding installing a cross walk on Highway #3 will be arranged.

- **Pickle ball and Kids Bump Bike Park**
  - Fencing and asphalt has been completed
  - Painting should be completed Mid Sept.
- Bump Bike Park
  - Park should be completed by Mid October
  - Bob will contact Ben regarding dirt for the park
  - 5 foot Fence will be installed around fitness park area and bump park area

- **Christina Lake Welcome Centre Playground Equipment Update:**
  - $20,000 will be allocated towards the equipment in 2016 budget
  - It will include a swing and slide with the option to expand in the future
- **Walking Trail Around Golf Course:**
  - A detailed map for the trail was presented
  - Requesting a cost from XP Contracting for the development of the Trail- with 3 different options for the final surfacing and design (Width)

- **Disc Golf Course -Project**
  - No update available

- **Youth Summer Partying**
  - Suggested placing garbage bins in the area prior to the long weekends.
  - Parent awareness
  - Brainstorming more options
  - Need to address prior to the July 1, 2016

New Business

- Credit Union Account for the Lawn Bowling Club

4. M/S Dan Marcoux, Dave Beattie, that the Grand Forks Credit Union Account for the Christina Lake Lawn Bowling in c/o GFREC be closed.

Carried

- **Marine Study: Term and Reference:**
  - Paul and Tom will meet and come up with a plan to move forward with developing the marine park study/plan and to prioritize projects within the nature park.

- **Johnson Rd End**
  - Working with MOT
  - Need to confirm a plan before moving forward with Project

Subcommittee Report

COP Update

- August- The group found themselves helping out with the fire watch during the evacuation alert with the Stick Pin Fire. They were asked to help relief the volunteer fireman during this busy time.
- 79 hours were logged for the month of August
- Reader board is now going back up for the School year.
- Reporting thefts are now happening during the day time hours
- Happy with new t-shirt uniforms

Park Maintenance Monthly Report

- The Month of August hourly Maintenance Report was provided.
- Comments from the members –The park has never looked so good

Recreation Program Update

- Summer Swim lessons: stats : 54 children and generated $2456.75
- Sand Castle Event: We had 47 participants
  $400 cash donations were donated towards the Event
- Fall Drop In Morning Fitness Classes: 3 Classes/week are offered
- Stretching for Mobility class held Wednesdays at the community Hall.

Trails: Bob Reported

- Number of users from the USA has increased over the 2015 season
- Future maintenance for the Christina Crest trail should be included in the annual maintenance budget.
- The Rec Commission would like Bob to ask the new owners of Wildways to continue the trail comment/suggestion box at the store.

Community Coordinator Report-Christina Lake –Cavan Gates

- Designations of funds for the Christina Crest Trail should be considered. As it is a trail comparable to the Seven Summit Trial in Rossland and could be a vacation designation for riders
- 6 benches are needed for the trails in the Nature Park - installed on the local trial heads.
- Memorial Benches - Currently a fundraiser for C.L.A.S.S.
- Trailhead signs are now completed- Requesting funding to purchase 20 metal posts to install signs. (Requesting up to $2,000)
- Trans-Canada Trail Access signs for Highway #3 – Requesting funding ($4,000) for 4 to 8 signs.

5. M/S, Paul Beattie, Bob Dupee, that a letter from the Christina Lake Recreation Commission be sent to the local MLA to fund up to 8 Trans-Canada Trail highway signs and installation at various location on Highway #3. Cavan and Tom will meet regarding wording and locations.

Carried

- Updating trail maps and reprinting 15,000 copies. ($6,000)
- Maintaining the Deer Park Trail- To be included in the Trail maintenance budget. This trail is considered one of the popular attractions for the community.
- Active Transportation Plan- People Power Transportation options within the community

Other Business Arising from the Floor

- No submissions for September meeting.

Outstanding Projects List for Discussion

- Pickle Ball Facility- to be completed 2015
- Kids Bump Bike Park- to be completed 2015
- Walking Trail around Golf Course- 2016 Budget
- Disc Golf/Frisbee Golf- Ongoing -2016 budget
- Pedestrian Bridge-ongoing

Christina Crest Trail- To be considered in the future as part of Trail Maintenance Budget

Marine study-

- Nature Park shoreline and garden project
- Boat Dock @ Community Park (part of Marine Study)
- Boat House (part of Marine Study)

Rental agreement for use of Nature Park
Day Care Facility
Seniors Housing

Completed Projects

- Performance Awning for Welcome Centre- Completed
- Cascade Falls Stairs-Completed
- Cascade Cemetery (Completed)

Adjournment

6. Moved by Carlo Crema that the meeting be adjourned.

Carried

_____ _____

Lilly Bryant, Recording Secretary Dianne Wales, Chairperson

Grand Forks & District Recreation Commission
Regular Meeting
Thursday, Sept 10, 2015
David Borchelt Meeting Room (Arena)
8:45 AM

AGENDA

1. **Approval of the Agenda**

2. **Minutes**
   - Minutes of Regular Meeting of June 11, 2015.

3. **Business Arising from the minutes**

4. **Delegation**
   - Val Horoff – Wolf Pack Hockey
   - Martin Vanlerberg – Border Bruins

5. **Correspondence**

6. **Financial Plan**
   - YTD Statements
   - Review Rate (Fees & Charges) Comparison for 2016
7. **Old Business**
   - Learning Garden- Update

8. **New Business**
   - Staff Report – Border Bruins Letter
   - Staff Report – Wolf Pack Hockey Tournament
   - Staff Report – Ozone Generator (De-Commission)
   - Recreation Program
     - Stats for Aquatic/Arena usage
     - GFREC Brochure- September Flyer
     - UV Aquatic Project/ Aquatic Maintenance Shutdown- Update
     - 2015/16 Ice Season Start up Update
     - Kevin Sawyer – Partnering with RDKB/Grand Forks Minor Hockey in support of an Arena project- Update

9. **Other Business Arising from the floor- Addition to Agenda**
   - Replacing George Longden as Area D Representative
   - Julia Butler- Concerns about Cars for sale in the Arena Parking Lot

10. **Adjournment**
11. **Aquatic Tour** (pool deck and lights)

Minutes of the Regular Meeting of the Grand Forks and District Recreation Commission held September 10, 2015 in the Jack Goddard Memorial Arena Meeting Room

Present	**Absent**
Gene Robert	Roly Russell-Advised
Dean Engen	Cindy Strukoff-Advised
Julia Butler	
Ken Johnston	

Staff
Tom Sprado/Lilly Bryant

Agenda

1. M/S Ken Johnston/ Julia Butler that the agenda is accepted as amended.
The following items added to the agenda
i) #9 New business Appointment of board member for Area D
ii) #9 New Business Parking Lot Issue

Carried

Minutes

2. M/S Julia Butler/Ken Johnston that the minutes of the regular meeting of June 11 ,2015 be accepted as circulated

Carried

Business Arising from the Minutes- There was no matter arising from the minutes

Delegation- The delegation did not attend the meeting

Correspondence- No Correspondence was received

Financial Plan- Budget Review

- Reviewed the 2015 Income Statements for the period ended July 31, 2015.
- Reviewed the Survey Results for Aquatic Admissions and Arena ice rates. The Five year operating budget indicates a 2% increase to fees starting January 1st each year. Recommended to compare rates every 3 years.
- Recreation Commission appreciated the comparison Chart

Old Business

Learning Garden

- Water line has been installed
- Electrical meter to be installed to monitor usage for the learning garden
- Fencing-researching options at this time for more funding to proceed with fencing project.

New Business

A. Border Bruins letter Request

- **Signage-**Home of the Bruins location- Looking for an appropriate location
- **Increase Wicket Area**- Club has decided to build a pull out drawer/storage box – that can be secured when not in use.
- **Shipping Container**-The commission did not feel this was an option –City By-law in place for containers only on construction sites

B. Wolf Pack Hockey Club Request for April Tournament- Val Horkoff with Wolf Pack Hockey is requesting ice be available to host an 8 team hockey tournament on April 14/15/16/17, 2016.

3. M/S, Ken Johnston/ Dean Engen, that the Wolf Pack Hockey Group cover all expenses accrued in order to maintain post season ice to host an 8 team Hockey Tournament in April.

Carried

C. Grand Forks Aquatic Centre Ozone Generator- An offer to purchase the used Ozone Equipment was received.

4. Julie Butler/Dean Engen, that the Grand Forks & District Recreation Commission authorizes staff to complete the sale with Ozocan Corporation in the amount of $3000.00 plus applicable taxes for the purchase of the de-commission Ozone Generator and accessories as noted in the offer to purchase.

Carried

Recreation Program-

- Stats for Aquatic/Arena usage
  - Staff provided a brief overview of the usage stats indicating Year to Date participation and past year comparison.
  - September Flyer- Includes fall programs and schedules.
  - UV Aquatic Shutdown Project update – Tom gave the members a tour of the upgrade
  - Health inspectors will be arriving the week of September 14th to inspected the unit
  - Pool was not drain this year due to the water shortage
  - Annual cleaning was done
  - Arena startup went well- Staff addressed the issue with the leaking headers and is concerned about the future of the pipe system
  - Kevin Sawyer- Partnering with an Arena project.- Dean and Tom will meet with Kevin to discuss a worthwhile project.

Other Business Arising from the Floor:

- **Appointment of Board Member for Area D** - Replacing George Longden as a Area D Representative

5. M/S Ken Johnston, Julia Butler that the Regional District of Kootenay Boundary accept applications to appoint an Area D representative to the Grand Forks & District Recreation Commission.

Carried

- **Parking Lot Issue** - Concern was express about the residents using the Arena Parking Lot for a used Car Lot sales location.
  Julia Butler will contact Doug Allen, the city administrator to confirm the zoning of the Arena Parking lot and who's responsibility to police the area in question.

6. Moved by Ken Johnston that the meeting be adjourned.

Carried

_____ _____

Lilly Bryant, Recording Secretary Gene Robert, Chairman

Regional District of Kootenay Boundary

STAFF REPORT

Date: 09 Sep 2015

File ADMN-Contracts & Leases-Beaverdell Fire Hall-2360

To: Chair McGregor and Members of the RDKB Board of Directors

From: Theresa Lenardon, Manager of Corporate Administration

Re: Beaverdell Fire Hall Lease Agreement

Issue Introduction

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding the renewal of the Beaverdell Fire Hall Lease Agreement between the RDKB and the Beaverdell Community Club and Recreation Commission (BCCRC) for a three-year term commencing January 1, 2016 (to December 31, 2018).

History/Background Factors

In June 2015, the Board of Directors reviewed a staff report (attached) respecting extending the Beaverdell Fire Hall Lease Agreement to December 31, 2015 (from Jan 1/13).

The following is the resolution that was adopted by the Board:

> That the Regional District of Kootenay Boundary Board of Directors approves a three-year extension (2013-2015) for the Beaverdell Fire Hall Lease Agreement between the Regional District of Kootenay Boundary and the Beaverdell Community Club and Recreation Commission for an annual fee of $1.00 payable on the commencement date and thereafter on January 1 of each and every year during the Term of the Lease. **FURTHER** that the Board of Directors approves the authorized signatories to sign the extended 2013-2015 Lease Agreement (attached).

Further to the above resolution formally extending the 2013-2015 Agreement to December 31, 2015, the Board now needs to consider renewing the agreement for another full three-year term (2016-2018).

Upon adoption of the Board's resolution, staff is required to provide written notice to the BCCRC that the Board intends to renew the agreement for a further three years (2016-2018).

Implications
There is an annual fee of $1.00 payable to the BCCRC on the Lease Agreement commencement date and $1.00 thereafter on January 1st of each year of the three-year term.

To date, the partnership with the BCCRC has been positive and successful.

Administrative staff and funding resources to manage the Agreement and the Fire Hall are limited.

Advancement of Strategic Planning Goals
This arrangement meets the following Strategic objectives:

Exceptional Cost Effective and Efficient Services; We will distinguish between those services that are core and discretionary.
Improve and Enhance Communication; We will continue to focus on partnerships that advance the interests of the Region.

Background Information Provided
1. Draft 2016-2018 Lease Agreement
2. Schedule A to Lease Agreement
3. Staff Report from July 30, 2015 Board meeting.

Alternatives
1. Receipt (only)
2. Approve renewing the Lease Agreement for an automatic 3-year Term (January 1, 2016-December 31, 2018)
3. Deny approval for renewing the Lease Agreement for an automatic 3-year Term (January 1, 2016-December 31, 2018)

Recommendation(s)
That the Regional District of Kootenay Boundary Board of Directors approves renewing the Beaverdell Fire Hall Lease Agreement with the Beaverdell Community Club and Recreation Commission for a three-year Term commencing January 1, 2016 and expiring December 31, 2018 for an annual fee of $1.00 with the full three-year term fee of $3.00 payable on the commencement date of January 1, 2016. **FURTHER** that the Board of Directors approves the RDKB's authorized signatories to sign the 2016-2018 Beaverdell Fire Hall Lease Agreement and notify the Beaverdell Community Club and Recreation Commission accordingly.

THIS LEASE made the 1st day of January, 2016.

Between: BEAVERDELL COMMUNITY CLUB AND RECREATION COMMISSION, INC. NO. S-9976
P. O. Box 114
Beaverdell, BC V0H 1A0

(the "Commission")

And:

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
202 – 843 Rossland Avenue
Trail, BC V1R 4S8

(the "RDKB")

RECITALS:

A. The Commission is the registered owner of property located at Beaverdell, British Columbia and described as:

Lot A, District Lot 1545, Similkameen Division Yale District, Plan 13542, Parcel Identifier: 009-191-038

(the "Lands")

B. The RDKB wishes to lease a proportion of the "Lands" to operate a Fire Hall;

C. The Commission agrees to lease a "portion" of the "Lands" to the RDKB for use for the location of a Fire Hall.

IN CONSIDERATION of the fees to be paid and mutual promises contained in this Lease, the parties agree as follows:

1. DEFINITIONS

The Commission and the RDKB agree that in this Lease the following words or phrases shall have the following meanings:

1.1 "Portions of Lands" means those lands owned by the Commission on which the RDKB is currently situated and which are legally described in Recital A

and outlined in red on the map attached to this document and referred to as Schedule "A".

1.2 "Commencement Date" means January 1, 2016.

1.3 "Improvements" means appurtenances, structures, equipment, and any other fixtures placed or allowed to be placed by RDKB and located on the Portion of the Lands.

1.4 "Renewal Term" has the meaning set out in Section 4 of this Lease.

1.5 "Taxes" means all

(a) real property taxes, parcel taxes, assessments and personal and corporate property taxes, charges, rates, duties and assessments related, levied or imposed by any governmental authority with respect to the Portion of the Lands, including the improvements; and

(b) any tax in lieu of real property tax; and

(c) any tax or excise levied or assessed by any governmental authority including, but not limited to, any Revenue Share on the use or occupancy of the Portion of the Lands;

provided that Taxes not include federal, provincial corporate or personal income taxes, or any income tax under Part 1 of the *Income Tax Act of Canada.*

1.6 "Term" has the meaning set out in Section 4 of this Lease.

1.7 "Utility Costs" means all charges for water, gas, telephone, electric light and power and all other utilities and services used on or in respect of the Portion of the Lands.

2. THE LEASE

2.1 The Commission leases to the RDKB the Portion of the Lands for the sole purpose of a Fire Hall (the "Fire Hall"), subject to:

(a) easements, rights-of-way or other encumbrances registered against the titles to the Portion of the Lands and

(b) any future easements and rights-of-way that may be registered against title to the Portion of the Lands.

2.2 The RDKB may not erect any permanent structures on the Portion of the Lands without the Commission's prior written approval other than the permanent structure presently in place on the Portion of the Lands.

3. THE FEE

3.1 The RDKB will pay to the Commission an annual fee of $1.00 payable on the commencement date of the Lease and thereafter on January 1 of each and every year during the Term of this Lease.

4. TERM

4.1 Subject to 4.2, this Lease is for a Term of three (3) years commencing on January 1, 2016 and ending on December 31, 2018.

4.2 This Lease may be renewed for a further Term of three (3) years (the "Renewal Term") by the RDKB giving the Commission written notice of their intent to renew at least three (3) months prior to the Expiry Date. Any renewal of this Lease will be on the same terms and conditions as this Lease.

5. TERMINATION

5.1 The Commission may terminate this Lease in its sole discretion and without cause, prior to the expiry of the Term or Renewal Term by giving the RDKB written notice of at least twelve (12) months prior to the effective termination date.

5.2 If the RDKB ceases to use the Portion of the Lands for the purpose permitted in Section 2.1 of this Lease, this Lease will be automatically terminated.

5.3 If the RDKB is in default of any of the conditions contained in this Lease, and the default is not cured in the Commission's sole discretion by the RDKB within thirty (30) days after written notice by the Commission to cure, the Commission may by written notice cancel this Lease immediately.

5.4 Any fixtures or chattels remaining on the Portion of the Lands after sixty (60) days from the expiry or earlier termination of this Lease either become the Commission's property or the Commission may remove them. Any costs incurred by the Commission in removing those chattels or fixtures will be paid by the RDKB forthwith upon demand.

5.5 The terms and conditions in this Lease will, after expiry or earlier termination of this Lease, continue to govern the interpretation of this Lease and the obligations of the parties arising out of it.

5.6 If this Lease is taken in execution or attachment by any person or the RDKB commits an act of bankruptcy or voluntarily enters into an arrangement with its creditors, the Commission may on ninety (90) days' written notice to the RDKB, terminate this Lease.

5.7 The RDKB is not entitled to any compensation, whether for damages or otherwise, as a result of any termination of this Lease by the Commission.

6. RDKB'S OBLIGATIONS

6.1 The RDKB agrees as follows:

(a) to comply with all applicable laws, regulations, and orders of any government authority related to the use and occupation of the Portion of the Lands and improvements on them;

(b) to pay for any fees, charges or otherwise that may be associated with compliance of the laws, regulations and orders of any government authority as outlined in Section 6.1(a);

(c) to pay all property taxes levied against the Portion of the Lands or any improvements on them, GST applicable to the property taxes and any other fees with respect to the operations carried on by the RDKB on the Portion of the Lands;

(d) not to commit or permit any act or omission which damages or introduces waste as defined in both federal and provincial waste management legislation onto the Portion of the Lands whether or not such acts or omissions are permitted or authorized by governmental authorities;

(e) to keep the Portion of the Lands in a safe, clean and sanitary condition satisfactory to the Commission;

(f) to permit the Commission or its agents to enter upon the Portion of the Lands at any time to examine its condition;

(g) at the expiry or earlier termination of this Lease, to vacate possession of the Portion of the Lands, remove all fixtures and chattels which the RDKB has or has permitted to be placed on or fixed to the Portion of

the Lands, and restore the Portion of the Lands as close as possible to their original condition;

(h) not to assign this Lease without the prior written consent of the Commission; and

(i) to indemnify and hold harmless the Commission and its employees, directors, and agents from any liability including but not limited to any

(i) direct or indirect monetary loss, or
(ii) civil or criminal lawsuit,

resulting from

- injury to or the death of any persons, or
- damage to or loss of any property, or
- damage to the environment,

any of which arise directly or indirectly from any act or omission (whether negligent or not in either case) of the RDKB or any of its employees, subcontractors, agents, sublessees or invitees in relation to the exercise of the parties' rights under this Lease.

7. INSURANCE REQUIREMENTS

7.1 The Commission agrees:

(a) to provide and maintain at the RDKB's own cost the insurance coverage described below including coverage for all its directors, officers, employees, volunteers, and agents and shall deliver to the Commission before the commencement of possession, use or occupancy of the property and thereafter on an annual basis, insurance certificates or other similar evidence satisfactory to the Commission that the insurance required by this Lease is in force.

(b) Comprehensive General Liability Insurance – on an occurrence basis having a limit of not less than Two Million Dollars ($2,000,000.00) inclusive for any one occurrence, and in the aggregate for products and completed operations, and insuring against claims for personal injury, including death, and for property damage arising out of the operation of the Commission under this Lease, and including:

(i) liability for premises and operations;
(ii) tenants legal liability;
(iii) blanket written contractual liability;
(iv) products liability and completed operations;
(v) unlicensed mobile equipment; including equipment;
(vi) non-owned automobile liability insurance;
(vii) contingent employers' liability; and
(viii) a cross liability clause.

(c) Workers' Compensation Insurance – in accordance with applicable provincial and federal laws and regulations.

7.2 The policies for the insurance described above, to be provided by the RDKB shall be endorsed as follows:

(a) Additional Insured:
Shall define "additional insureds" as the Beaverdell Community Club and Recreation Commission, Inc. No. S-9976 and their respective directors, officers, employees and agents, all as their interests may appear, but only with respect to the operations of the RDKB under this Lease.

7.3 All insurance required to be obtained under this Lease shall be placed with insurers which are satisfactory to the Commission (such satisfaction not to be unreasonably withheld) and which are licensed to provide the insurance coverage in Canada.

7.4 The RDKB shall pay the full deductible amounts if there is a claim against any policy of the Insurance to be provided by the RDKB under this Lease.

7.5 The RDKB is not required to insure its own property or other property, including the property of the RDKB's officers and employees, that is brought on to the Portion of the Lands. The RDKB shall, however, hold harmless the Commission, its directors, officers, and employees from any responsibility for loss of or damage to such property.

8. OTHER RIGHTS HOLDERS

8.1 This Lease is subject to all existing grants to or rights of any person made by or acquired from the Commission or any extension or renewal of those grants or rights, whether or not the RDKB has actual notice of them.

8.2 The RDKB acknowledges and agrees with the Commission that:

(a) any interference with the rights of the RDKB under this Lease by virtue of the exercise or operation of the rights described in paragraph 8.1 does not constitute a breach of the Commission's obligations. The Commission is not liable to the RDKB for any claim for loss or damage arising directly or indirectly out of that interference; and

(b) all costs and expenses, direct or indirect, that arise out of any interference by the RDKB with the rights, privileges and interest described in paragraph 8.1 will be borne solely by the RDKB.

9. NOTICES

9.1 All notices, required or permitted to be given under this Lease must be in writing, and are sufficient in all respects if delivered, or if sent by telecopier, or if sent by prepared registered post mailed in British Columbia to the parties at the following addresses respectively:

To the Commission: Beaverdell Community Club and Recreation Commission, Inc. No. S-9976
P. O. Box 114
Beaverdell, BC V0H 1A0

Fax Number: (250) 484-5318

To the RDKB: Regional District of Kootenay Boundary
202 – 843 Rossland Avenue
Trail, BC V1R 4S8

Attention: Chief Administrative Officer

Fax Number: (250) 368-3990

9.2 Either party has the right at any time to change its address by written notice sent to the other party at the address in effect at that time.

9.3 Any notice is deemed to have been received on the following dates:

(a) if sent by telecopier, on the first business day after the date of transmission;

(b) if delivered, on the first business day after the date of delivery;

(c) if sent by registered mail, on the seventh day following its mailing, provided that if there is at the time of mailing or within seven (7) days

thereafter a mail strike, slowdown, lockout or other labour dispute which might affect the delivery, then any notice, direction or other instrument, shall only be effective upon actual delivery or sent by telecopier.

10. GENERAL

10.1 Schedule “A” is attached to and forms part of this Lease.

10.2 This Lease is binding upon the Commission, its successors and assigns, and the RDKB, its successors and permitted assigns.

10.3 This Lease will be governed by and interpreted according to the laws of British Columbia.

10.4 All of the Commission remedies in this Lease are cumulative, not exclusive of each other, and all those remedies are in addition to any other remedy available to RDKB by operation of statute, law or equity.

10.5 If any paragraph of this Lease is found to be void or unenforceable, that paragraph becomes severable from this Lease. The remaining paragraphs continue to bind and are enforceable against the parties to this Lease.

10.6 Where in this Lease there is reference to an enactment of the Province of British Columbia or of Canada, that reference includes a reference to any subsequent enactment of like effect, and unless the context otherwise requires, all statutes referred to are enactments of the Province of British Columbia.

10.7 This Lease contains the entire relationship between the parties related to this Lease and merges any prior agreements, inducements or representation.

10.8 Only those terms expressly set out in this Lease apply. No amendment of this Lease is valid unless made in writing and signed by the parties.

THE PARTIES INTENDING TO BE LEGALLY BOUND have signed this Lease as of the date shown above.

BEAVERDELL COMMUNITY CLUB AND RECREATION COMMISSION, INC. NO. S-9976

Per: _____
Authorized Signatory

_____
Name (print)

_____
Title (print)

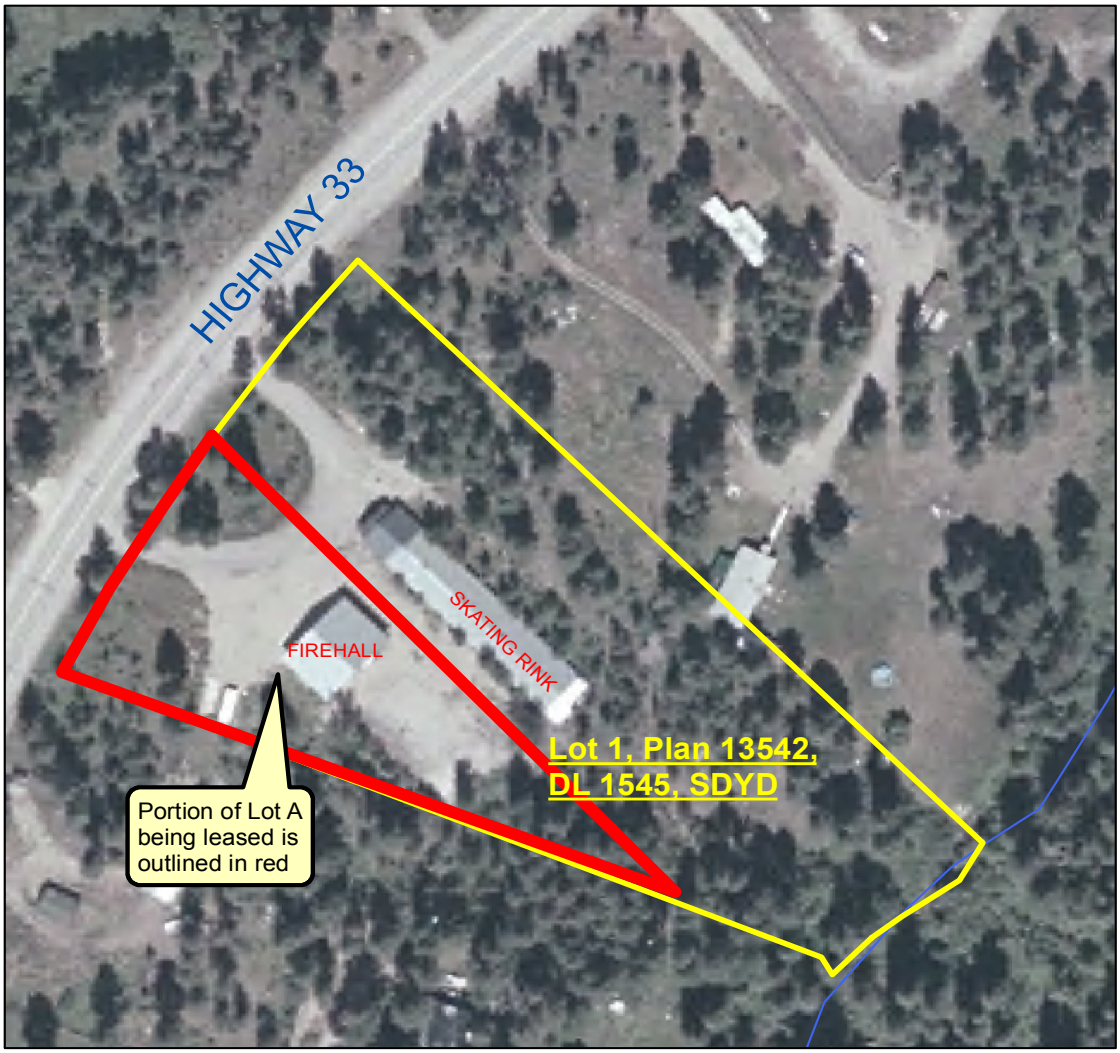
REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Per: _____
Authorized Signatory

_____
Name (print)

_____
Title (print)

SCHEDULE A



I hereby certify this Schedule 'A' to be a true and correct copy and that this Schedule 'A' correctly outlines in red the portion of Lot A, DL 1545, SDYD, Plan 13542 as the Lease Agreement Lands between the Beaverdell Community Club & Recreation Commission and the Regional District of Kootenay Boundary to operate a Fire Hall.

N

0 10 20
Meters

Scale 1:1,200

_____ _____

Director of Corporate Administration Date

Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\ScheduleA\Area_'E'_WestBoundary\2015-06-25-SchedA-BeaverdellFirehallLease.mxd

Regional District of Kootenay Boundary

STAFF REPORT

Date: 25 Jun 2015 **File** ADMN Leases-2360

To: **Chair McGregor and Members of the RDKB Board of Directors**

From: Theresa Lenardon, Manager of Corporate Administration

Re: Beaverdell Fire Hall Lease

Issue Introduction

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding a 3-year extension to the Beaverdell Fire Hall Lease Agreement between the RDKB and the Beaverdell Community Club and Recreation Commission (BCCRC).

History/Background Factors

Commencing January 1, 2004, the RDKB entered into the initial lease agreement with the BCCRC with the purpose to lease property for the location of the Beaverdell Fire Hall.

The RDKB owns the fire hall. A building permit was issued for the fire hall structure on September 2, 2003 with the BCCRC listed as the owner of the lands.

The portion of the lands on which the fire hall is located is approximately 1.02 acres. The entire property is approximately 3.3. acres.

The term of the lease agreement (attached) is set out in Article 4. Clause 4.2 authorizes the parties to renew the Lease for a further Term of three (3) years; the "Renewal Term". A condition of this renewal is that at least three months (September 30) prior to the Expiry Date (December 31), the RDKB must give the BCCRC written notice of the Board's intent to renew. Any renewal of the Lease will be on the same terms and conditions as set out in the previous lease (e.g. the same as the attached).

Upon a review of the files for all RDKB contracts, leases, agreements etc., staff discovered that the RDKB renewal letter inquiring about the BCCRC's interest to renew the agreement

from January 1, 2013 to December 31, 2015 was not sent to the BCCRC. It should have been sent out September 30, 2012.

Since then, staff have communicated with the Treasurer of the BCCRC who took the matter to the BCCRC Board of Directors. The BCCRC Board of Directors has confirmed via the attached June 12, 2015 letter that it agrees to extend the existing Lease as written January 1, 2013 through December 31, 2015.

Article 2 (page 2) sets out the conditions of the lease and Article 3 (page 2) sets out the fees paid by the RDKB ($1.00 annually). The RDKB's obligations are identified in Article 6 on page 4.

The next possible 3-year renewal Term would begin January 1, 2016 and expire December 31, 2018. Staff will forward a 3-year renewal offer to the BCCRC in September 2015. Should the BCCBC agree to extend the Lease for a new three-year Term, the Board will consider the 2016-2018 Lease at the October or November Board meeting.

Implications

There are few financial implications. The cost for the lease is insignificant and staff resources required to manage the property and to manage the Lease Agreement are limited.

There is a need for a fire hall in Beaverdell and therefore, a need for the location. To date, staff are not aware of any discrepancies with the Lease or disagreements etc. between the parties.

Advancement of Strategic Planning Goals

Further to the above information, this arrangement meets the following Strategic objectives:

Exceptional Cost Effective and Efficient Services; We will distinguish between those services that are core and discretionary

Improve and Enhance Communication; We will continue to focus on partnerships that advance the interests of the Region.

Background Information Provided

1. 2013-2015 Lease Agreement
2. Schedule A to Lease Agreement
3. June 12, 2015 letter from BCCRC agreeing to extend the current Lease to December 31, 2015

Alternatives

1. Receipt (only)
2. Approve the 3-year extension to the current 2013-2015 Lease Agreement
3. Deny the 3-year extension to the current 2013-2015 Lease Agreement

Recommendation

That the Regional District of Kootenay Boundary Board of Directors approves a three-year extension (2013-2015) for the Beaverdell Fire Hall Lease Agreement between the Regional District of Kootenay Boundary and the Beaverdell Community Club and Recreation Commission for an annual fee of $1.00 payable on the commencement date and thereafter on January 1 of each and every year during the Term of the Lease. **FURTHER** that the Board of Directors approves the authorized signatories to sign the extended 2013-2015 Lease Agreement.

THIS LEASE made the 1st day of January, 2013.

Between: BEAVERDELL COMMUNITY CLUB AND RECREATION COMMISSION, INC. NO. S-9976
P. O. Box 114
Beaverdell, BC V0H 1A0

(the "Commission")

And:

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
202 – 843 Rossland Avenue
Trail, BC V1R 4S8

(the "RDKB")

RECITALS:

A. The Commission is the registered owner of property located at Beaverdell, British Columbia and described as:

Lot A, District Lot 1545, Similkameen Division Yale District, Plan 13542,
Parcel Identifier: 009-191-038

(the "Lands")

B. The RDKB wishes to lease a proportion of the "Lands" to operate a Fire Hall;

C. The Commission agrees to lease a "portion" of the "Lands" to the RDKB for use for the location of a Fire Hall.

IN CONSIDERATION of the fees to be paid and mutual promises contained in this Lease, the parties agree as follows:

1. DEFINITIONS

The Commission and the RDKB agree that in this Lease the following words or phrases shall have the following meanings:

1.1 "Portions of Lands" means those lands owned by the Commission on which the RDKB is currently situated and which are legally described in Recital A

and outlined in red on the map attached to this document and referred to as Schedule "A".

1.2 "Commencement Date" means January 1, 2013.

1.3 "Improvements" means appurtenances, structures, equipment, and any other fixtures placed or allowed to be placed by RDKB and located on the Portion of the Lands.

1.4 "Renewal Term" has the meaning set out in Section 4 of this Lease.

1.5 "Taxes" means all

(a) real property taxes, parcel taxes, assessments and personal and corporate property taxes, charges, rates, duties and assessments related, levied or imposed by any governmental authority with respect to the Portion of the Lands, including the improvements; and

(b) any tax in lieu of real property tax; and

(c) any tax or excise levied or assessed by any governmental authority including, but not limited to, any Revenue Share on the use or occupancy of the Portion of the Lands;

provided that Taxes not include federal, provincial corporate or personal income taxes, or any income tax under Part 1 of the *Income Tax Act of Canada.*

1.6 "Term" has the meaning set out in Section 4 of this Lease.

1.7 "Utility Costs" means all charges for water, gas, telephone, electric light and power and all other utilities and services used on or in respect of the Portion of the Lands.

2. THE LEASE

2.1 The Commission leases to the RDKB the Portion of the Lands for the sole purpose of a Fire Hall (the "Fire Hall"), subject to:

(a) easements, rights-of-way or other encumbrances registered against the titles to the Portion of the Lands and

(b) any future easements and rights-of-way that may be registered against title to the Portion of the Lands.

2.2 The RDKB may not erect any permanent structures on the Portion of the Lands without the Commission's prior written approval other than the permanent structure presently in place on the Portion of the Lands.

3. THE FEE

3.1 The RDKB will pay to the Commission an annual fee of $1.00 payable on the commencement date of the Lease and thereafter on January 1 of each and every year during the Term of this Lease.

4. TERM

4.1 Subject to 4.2, this Lease is for a Term of three (3) years commencing on January 1, 2013 and ending on December 31, 2015.

4.2 This Lease may be renewed for a further Term of three (3) years (the "Renewal Term") by the RDKB giving the Commission written notice of their intent to renew at least three (3) months prior to the Expiry Date. Any renewal of this Lease will be on the same terms and conditions as this Lease.

5. TERMINATION

5.1 The Commission may terminate this Lease in its sole discretion and without cause, prior to the expiry of the Term or Renewal Term by giving the RDKB written notice of at least twelve (12) months prior to the effective termination date.

5.2 If the RDKB ceases to use the Portion of the Lands for the purpose permitted in Section 2.1 of this Lease, this Lease will be automatically terminated.

5.3 If the RDKB is in default of any of the conditions contained in this Lease, and the default is not cured in the Commission's sole discretion by the RDKB within thirty (30) days after written notice by the Commission to cure, the Commission may by written notice cancel this Lease immediately.

5.4 Any fixtures or chattels remaining on the Portion of the Lands after sixty (60) days from the expiry or earlier termination of this Lease either become the Commission's property or the Commission may remove them. Any costs incurred by the Commission in removing those chattels or fixtures will be paid by the RDKB forthwith upon demand.

5.5 The terms and conditions in this Lease will, after expiry or earlier termination of this Lease, continue to govern the interpretation of this Lease and the obligations of the parties arising out of it.

5.6 If this Lease is taken in execution or attachment by any person or the RDKB commits an act of bankruptcy or voluntarily enters into an arrangement with its creditors, the Commission may on ninety (90) days' written notice to the RDKB, terminate this Lease.

5.7 The RDKB is not entitled to any compensation, whether for damages or otherwise, as a result of any termination of this Lease by the Commission.

6. RDKB'S OBLIGATIONS

6.1 The RDKB agrees as follows:

(a) to comply with all applicable laws, regulations, and orders of any government authority related to the use and occupation of the Portion of the Lands and improvements on them;

(b) to pay for any fees, charges or otherwise that may be associated with compliance of the laws, regulations and orders of any government authority as outlined in Section 6.1(a);

(c) to pay all property taxes levied against the Portion of the Lands or any improvements on them, GST applicable to the property taxes and any other fees with respect to the operations carried on by the RDKB on the Portion of the Lands;

(d) not to commit or permit any act or omission which damages or introduces waste as defined in both federal and provincial waste management legislation onto the Portion of the Lands whether or not such acts or omissions are permitted or authorized by governmental authorities;

(e) to keep the Portion of the Lands in a safe, clean and sanitary condition satisfactory to the Commission;

(f) to permit the Commission or its agents to enter upon the Portion of the Lands at any time to examine its condition;

(g) at the expiry or earlier termination of this Lease, to vacate possession of the Portion of the Lands, remove all fixtures and chattels which the RDKB has or has permitted to be placed on or fixed to the Portion of

the Lands, and restore the Portion of the Lands as close as possible to their original condition;

(h) not to assign this Lease without the prior written consent of the Commission; and

(i) to indemnify and hold harmless the Commission and its employees, directors, and agents from any liability including but not limited to any

(i) direct or indirect monetary loss, or
(ii) civil or criminal lawsuit,

resulting from

- injury to or the death of any persons, or
- damage to or loss of any property, or
- damage to the environment,

any of which arise directly or indirectly from any act or omission (whether negligent or not in either case) of the RDKB or any of its employees, subcontractors, agents, sublessees or invitees in relation to the exercise of the parties' rights under this Lease.

7. INSURANCE REQUIREMENTS

7.1 The Commission agrees:

(a) to provide and maintain at the RDKB's own cost the insurance coverage described below including coverage for all its directors, officers, employees, volunteers, and agents and shall deliver to the Commission before the commencement of possession, use or occupancy of the property and thereafter on an annual basis, insurance certificates or other similar evidence satisfactory to the Commission that the insurance required by this Lease is in force.

(b) Comprehensive General Liability Insurance – on an occurrence basis having a limit of not less than Two Million Dollars ($2,000,000.00) inclusive for any one occurrence, and in the aggregate for products and completed operations, and insuring against claims for personal injury, including death, and for property damage arising out of the operation of the Commission under this Lease, and including:

(i) liability for premises and operations;
(ii) tenants legal liability;
(iii) blanket written contractual liability;
(iv) products liability and completed operations;
(v) unlicensed mobile equipment; including equipment;
(vi) non-owned automobile liability insurance;
(vii) contingent employers' liability; and
(viii) a cross liability clause.

(c) Workers' Compensation Insurance – in accordance with applicable provincial and federal laws and regulations.

7.2 The policies for the insurance described above, to be provided by the RDKB shall be endorsed as follows:

(a) Additional Insured:
Shall define "additional insureds" as the Beaverdell Community Club and Recreation Commission, Inc. No. S-9976 and their respective directors, officers, employees and agents, all as their interests may appear, but only with respect to the operations of the RDKB under this Lease.

7.3 All insurance required to be obtained under this Lease shall be placed with insurers which are satisfactory to the Commission (such satisfaction not to be unreasonably withheld) and which are licensed to provide the insurance coverage in Canada.

7.4 The RDKB shall pay the full deductible amounts if there is a claim against any policy of the Insurance to be provided by the RDKB under this Lease.

7.5 The RDKB is not required to insure its own property or other property, including the property of the RDKB's officers and employees, that is brought on to the Portion of the Lands. The RDKB shall, however, hold harmless the Commission, its directors, officers, and employees from any responsibility for loss of or damage to such property.

8. OTHER RIGHTS HOLDERS

8.1 This Lease is subject to all existing grants to or rights of any person made by or acquired from the Commission or any extension or renewal of those grants or rights, whether or not the RDKB has actual notice of them.

8.2 The RDKB acknowledges and agrees with the Commission that:

(a) any interference with the rights of the RDKB under this Lease by virtue of the exercise or operation of the rights described in paragraph 8.1 does not constitute a breach of the Commission's obligations. The Commission is not liable to the RDKB for any claim for loss or damage arising directly or indirectly out of that interference; and

(b) all costs and expenses, direct or indirect, that arise out of any interference by the RDKB with the rights, privileges and interest described in paragraph 8.1 will be borne solely by the RDKB.

9. NOTICES

9.1 All notices, required or permitted to be given under this Lease must be in writing, and are sufficient in all respects if delivered, or if sent by telecopier, or if sent by prepared registered post mailed in British Columbia to the parties at the following addresses respectively:

To the Commission: Beaverdell Community Club and Recreation Commission, Inc. No. S-9976
P. O. Box 114
Beaverdell, BC V0H 1A0

Fax Number: (250) 484-5318

To the RDKB: Regional District of Kootenay Boundary
202 – 843 Rossland Avenue
Trail, BC V1R 4S8

Attention: Chief Administrative Officer

Fax Number: (250) 368-3990

9.2 Either party has the right at any time to change its address by written notice sent to the other party at the address in effect at that time.

9.3 Any notice is deemed to have been received on the following dates:

(a) if sent by telecopier, on the first business day after the date of transmission;

(b) if delivered, on the first business day after the date of delivery;

(c) if sent by registered mail, on the seventh day following its mailing, provided that if there is at the time of mailing or within seven (7) days

thereafter a mail strike, slowdown, lockout or other labour dispute which might affect the delivery, then any notice, direction or other instrument, shall only be effective upon actual delivery or sent by telecopier.

10. GENERAL

10.1 Schedule “A” is attached to and forms part of this Lease.

10.2 This Lease is binding upon the Commission, its successors and assigns, and the RDKB, its successors and permitted assigns.

10.3 This Lease will be governed by and interpreted according to the laws of British Columbia.

10.4 All of the Commission remedies in this Lease are cumulative, not exclusive of each other, and all those remedies are in addition to any other remedy available to RDKB by operation of statute, law or equity.

10.5 If any paragraph of this Lease is found to be void or unenforceable, that paragraph becomes severable from this Lease. The remaining paragraphs continue to bind and are enforceable against the parties to this Lease.

10.6 Where in this Lease there is reference to an enactment of the Province of British Columbia or of Canada, that reference includes a reference to any subsequent enactment of like effect, and unless the context otherwise requires, all statutes referred to are enactments of the Province of British Columbia.

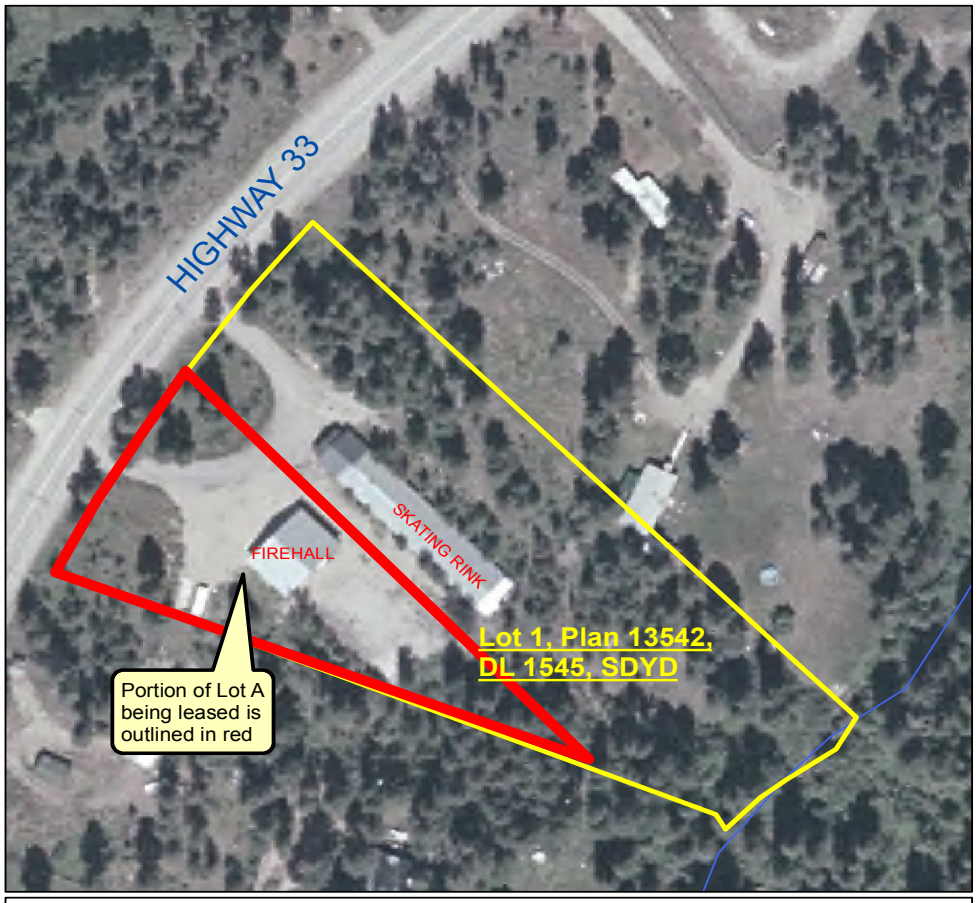
10.7 This Lease contains the entire relationship between the parties related to this Lease and merges any prior agreements, inducements or representation.

10.8 Only those terms expressly set out in this Lease apply. No amendment of this Lease is valid unless made in writing and signed by the parties.

THE PARTIES INTENDING TO BE LEGALLY BOUND have signed this Lease as of the date shown above.

BEAVERDELL COMMUNITY CLUB AND RECREATION COMMISSION, INC. NO. S-9976	**REGIONAL DISTRICT OF KOOTENAY BOUNDARY**
Per: _____	Per: _____
Authorized Signatory	Authorized Signatory
_____	_____
Name (print)	Name (print)
_____	_____
Title (print)	Title (print)

SCHEDULE A



I hereby certify this Schedule 'A' to be a true and correct copy and that this Schedule 'A' correctly outlines in red the portion of Lot A, DL 1545, SDYD, Plan 13542 as the Lease Agreement Lands between the Beaverdell Community Club & Recreation Commission and the Regional District of Kootenay Boundary to operate a Fire Hall.

N

0 10 20
Meters

Scale 1:1,200

_____ _____

Director of Corporate Administration Date

Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\ScheduleA\Area_'E'_WestBoundary\2015-06-25-SchedA-BeaverdellFirehallLease.mxd

Beaverdell Community Club & Recreation Commission
5841 Hwy 33 PO Box 114 Beaverdell, BC V0H 1A0
Telephone 250 484 5623

June 12, 2015

REGIONAL DISTRICT OF
KOOTENAY BOUNDARY
FILE #
JUN 18 2015
DOC #
REF. TO: T. L.
CC:

Regional District of Kootenay Boundary
#202 – 843 Rossland Avenue
Trail, BC
V1R 4S8

Attention: Theresa Lenardon
Manager of Corporate Administration/Corporate Officer

RE: Beaverdell Fire Hall Lease

This letter is a confirmation that the Beaverdell Community Club & Recreation Commission No. S9976 is in agreement to extend the existing lease for the property: Lot A, District Lot 1545, Similkameen Division Yale District Plan #13542 as written for the Period January 1, 2013 thru December 31, 2015.

In accordance to the Existing contract Section 3 part 3.1 the annual fee of $1.00 will be paid to the BCCRC by check for each of the three extending years.

Thank you,

C. Reid

Charlene Reid
Treasurer, BCCRC

Regional District of Kootenay Boundary

STAFF REPORT

Date: 10 Sep 2015

File ADMN-MONTROSE FIRE HALL-LEASE-2360

To: Chair McGregor and Members of the RDKB Board of Directors

From: Theresa Lenardon, Manager of Corporate Administration

Re: Montrose Fire Hall Lease

Issue Introduction

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding the renewal of the Montrose Fire Hall Lease Agreement for a new 5-year Term commencing January 1, 2016 and expiring December 31, 2020.

History/Background Factors

Staff has consulted with Bryan Teasdale, CAO, Village of Montrose with respect to the Montrose Fire Hall Lease Agreement between the Village of Montrose and the RDKB. The current lease expires December 31, 2015.

The RDKB entered into the first lease agreement with the Village for a five-year term commencing July 1, 2000 and expiring June 30, 2005. The RDKB paid $14,500 for rent in each of the five years.

The lease was renegotiated in 2005 with the following rate structure:

2005-2006	$15,300
2006-2007	$15,600
2007-2008	$15,900
2008-2009	$16,200
2009-2010	$16,600

Then, the RDKB and Village entered into the current 5-year arrangement commencing January 1, 2011 that includes a rate structure of a $17,000 annual payment by the RDKB on August 1st in each of five years.

Mr. Teasdale has advised that Montrose Council has reviewed the current 2011-2015 lease agreement and requests that the RDKB Board of Directors consider a new rate structure.

The Village has pointed out that there has been zero percent increase provided for in the previous lease agreement (2011-2015) and that given the yearly increases in the fire hall's operating and maintenance expenses for core utility charges (water, sewer, gas, garbage, electricity) and additional costs increases related to property insurance, village labor and equipment, the Village is suggesting the following new rate structure that Council believes may serve both parties for the next five years:

2016	$18,500
2017	$18,900
2018	$19,200
2019	$19,700
2020	$20,000.

The base increase from the current cost of $17,000 per year to $18,500 in year one represents a more realistic number for effectively maintaining the building and assisting to top off some reserves that have been previously used to complete the necessary building repairs which ensure that the current public health and safety activities provided by the RDKB Regional Fire Rescue Service remains a high-functioning service for both the Village and the overall Region. Additionally, the increase suggested after year one (2016) would assist to keep up with future required operational and maintenance activities of the facility as described above.

Implications

- The new rate schedule increases the RDKB's lease payment by $3,000 over 5 years.
- The fire hall is part of the core service that the Kootenay Boundary Regional Fire Rescue Service provides.

Advancement of Strategic Planning Goals

This arrangement meets the following RDKB Strategic Planning Goals and Objectives:

Exceptional Cost Effective and Efficient Services; We will distinguish between those services that are core and discretionary

Improve and Enhance Communication; We will continue to focus on partnerships that advance the interests of the Region

Background Information Provided
Proposed 2016-2020 Montrose Fire Hall Lease Agreement.

Alternatives
1. Receipt
2. Approve renewing the Montrose Fire Hall Lease Agreement for another 5-year Term with the new suggested rate structure
3. Decline renewing the Lease Agreement and enter into negotiations with the Village of Montrose.

Recommendation(s)
That the Regional District of Kootenay Boundary Board of Directors approves renewing the current 2011-2015 Montrose Fire Hall Lease Agreement for another 5-year Term commencing January 1, 2016 and expiring December 31, 2020 according to the following new rate structure:

2016	$18,500
2017	$18,900
2018	$19,200
2019	$19,700
2020	$20,000

FURTHER that the appropriate funds be allocated in the Kootenay Boundary Regional Fire Rescue Budget and 2016-2020 Five Year Financial Plan. **FURTHER** that the Board of Directors authorizes the RDKB signatories to sign and enter into the Lease Agreement.

Montrose Fire Hall Lease

This lease is made on _____, 2016 between:

The Corporation of the Village of Montrose
P. O. Box 510
Montrose, British Columbia
V0G 1P0

(the "Landlord")

And:

Regional District Of Kootenay Boundary
202 – 843 Rossland Avenue
Trail, BC V1R 4S8

(the "Tenant")

The Landlord and the Tenant hereby agree as follows:

1. Definitions

In this Lease, unless otherwise defined or unless the context otherwise requires, words, terms, phases, and expressions shall have attributed to them the meanings hereinafter set forth:

"Building" means the three easterly truck bays and the upper floor of the public works building located upon the Lands on which the Premises are situated;

"Commencement Date" means the 1st day of January, 2016;

"Insurance" means the policy of insurance purchased by the Landlord on the Land and Building;

"Land" means the land upon which that part of the Building is situated, legally described as:

Parcel Identifier 015-241-475
Parcel identifier 015-241-491
Parcel Identifier 015-241-505
Lots 6-8, Block 2, Plan 2541, Township 7A, Land District 26, Jurisdiction 548;

"Premises" means the Land and the Building;

"Term" means the term of this Lease as set forth in section 2;

"Utility Charges" means all charges and rates for telephone, electricity, gas, water, sewer, and garbage.

2. Term of the Lease

2.1 The Landlord hereby grants the Tenant a lease of the premises for a term commencing on January 1, 2016 and ending December 31, 2020.

2.2 If the Tenant continues in occupation of the Premises with the consent of the Landlord after expiry of the term of this lease, the Tenant shall be deemed to be leasing the Premises on a month-to-month basis but otherwise on the same terms as set out for the last year in this lease.

2.3 The Tenant may use the Premises as a fire hall, for fire and emergency services related purposes, and for no other purpose.

3. Rent

3.1 The Tenant shall pay the Landlord a rent in the amounts as shown in the rate scale below:

2016	$18,500
2017	18,900
2018	19,200
2019	19,700
2020	20,000

4. Tenant

The Tenant covenants with the Landlord as follows:

4.1 To comply with all the terms and conditions of this lease;

4.2 To pay the rent as set forth in article 3 of this lease;

4.3 Not to assign or sublet the Premises, in whole or in part, or allow the Premises to be used by any other person without the written consent of the Landlord, which consent may not be unreasonably withheld;

4.4 To keep the Premises in a reasonable state of repair and cleanliness and not to make improvements or alterations to the Premises without the written consent of the Landlord, which consent shall not be unreasonably withheld;

4.5 At the end of the lease, to deliver vacant possession to the Landlord of the Premises in the same condition as at the commencement of the lease, reasonable wear and tear excepted and except that the Landlord may, in the Landlord's sole discretion, elect to keep any of the Tenant's improvements, alterations, or fixtures;

4.6 To pay for any services and expenses relevant to the use by the Tenant of the Premises and not mentioned in this lease.

5. Landlord's Covenants

The Landlord covenants with the Tenant as follows:

5.1 To comply with all the terms and conditions of this lease;

5.2 To pay for the Tenant's heat, light, water, sewer, and garbage services;

5.3 To be solely responsible for repairs or improvements to the structure and to the exterior of the building;

5.4 The Landlord covenants with the Tenant that so long as the Tenant complies with the terms of this lease, the Tenant may occupy and enjoy the Premises without any interruption from the Landlord.

6. Liability

The Landlord is not liable for any damage to the Tenant's property or for any injury to any person in or coming to or from the Premises, however caused, and the Tenant agrees to indemnify the Landlord against the financial consequences of any such liability. In this regard, the tenant shall purchase and maintain public liability insurance in the amount of no less than ten million dollars ($10,000,000) and shall provide proof of this insurance to the Landlord on request.

7. Termination of the Lease

The Landlord may terminate this lease for any one of the following or any other cause permitted by law:

7.1 Nonpayment of rent;

7.2 A material change in the use of the Premises by the Tenant and, in particular (without limiting the generality of this provision), any change that affects the Landlord's building insurance or that constitutes a nuisance;

7.3 Any unauthorized assignment or subletting of this lease by the Tenant;

7.4 Substantial damage to or destruction of the Premises;

7.5 Any sale or material change in use of the building in which the Premises are located by the Landlord;

7.6 Any significant wilful or negligent damage to the Premises caused by the Tenant or by persons permitted on the Premises by the Tenant;

7.7 The Tenant may, in each year during the term of this lease, except a term under section 2.2, serve notice on the Landlord of termination of this lease on or before June 30 in each year of this lease, and when such notice is served on the Landlord, this lease shall expire on December 31 of that year.

8. General Provisions

8.1 Any written notice required or permitted to be given by this lease is sufficiently given if sent in proper form by ordinary mail to the last known address of the party for whom the notice is intended. Any written notice sent by ordinary mail in accordance with this paragraph is deemed, for the purposes of this lease, received by the addressee on the seventh day after mailing unless actually received before. Nothing in this paragraph prevents giving written notice in any other manner recognized by law.

8.2 In this lease, words importing the singular include the plural, and vice versa, and importing the masculine gender include the feminine, and importing an individual include a corporation and vice versa. This lease binds and benefits the parties and their respective heirs, successors, and permitted assigns.

8.3 If not in default under this lease, the Tenant has the right to renew this lease for a further term of five years exercisable by giving written notice of renewal to the

Landlord in the six-month period immediately before the expiry of the original fixed term of this lease. The renewed lease is granted on the same terms as set out in this lease except as to rent and without any further right of renewal. The rent payable by the Tenant in the renewed term may be agreed between the Landlord and Tenant but, failing such agreement before commencement of the renewed term of the lease, the amount of the rent shall be referred to and settled by a single arbitrator agreed upon by the parties or, in default of such agreement, to a single arbitrator appointed under the *Commercial Arbitration Act* of British Columbia. The decision of the arbitrator is final and binding on the parties with no right of appeal. The cost of such arbitration shall be borne by the Landlord and the Tenant equally.

Executed under seal on _____.

Signed, sealed and delivered in the presence of:	)	
_____	)	_____
For the Landlord	)	Corporation of the Village of Montrose – Landlord
_____	)	_____
For the Tenant	)	Regional District of Kootenay Boundary – Tenant

Regional District of Kootenay Boundary

STAFF REPORT

Date: 14 Sep 2015

File ADMN-WARFIELD FIRE HALL LEASE-2360-15

To: **Chair McGregor and Members of the RDKB Board of Directors**

From: Theresa Lenardon, Manager of Corporate Administration

Re: Warfield Fire Hall Lease

Issue Introduction

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding the renewal of the Warfield Fire Hall Lease Agreement for a 4-year Term commencing August 1, 2014 and expiring July 31, 2018.

History/Background Factors

Staff has consulted with the Village of Warfield with respect to the Warfield Fire Hall Lease Agreement between the Village of Warfield and the RDKB. The current lease agreement commenced on August 1, 2014 and expires July 31, 2018, however the Village and RDKB were not able to review this matter to formalize the agreement until the present time.

Since 2000, the RDKB and the Village have agreed to a 2% inflationary increase on the base rates, after year one resulting in the present agreement (attached) that includes the following rate structure:

2014-2015 $15,028
2015-2016 $$15,328.56
2016-2017 $15,635.13
2017-2018 $15,947.83

On September 2, 2015, the Village of Warfield approved entering into the 2014-2018 Fire Hall Lease Agreement in principle pending RDKB approval.

Implications
The fire hall is part of the core service that the Kootenay Boundary Regional Fire Rescue Service provides.

Advancement of Strategic Planning Goals
Exceptional Cost Effective and Efficient Services; We will distinguish between those services that are core and discretionary

Improve and Enhance Communication; We will continue to focus on partnerships that advance the interests of the Region

Background Information Provided
- 2014-2018 Warfield Fire Hall Lease Agreement.

Alternatives
1. Receipt
2. Approve entering into the 2014-2018 Warfield Fire Hall Lease Agreement with the suggested rate structure
3. Decline renewing the Lease Agreement and enter into negotiations with the Village of Warfield

Recommendation(s)
That the Regional District of Kootenay Boundary Board of Directors approves the 2014-2018 Warfield Fire Hall Lease Agreement commencing August 1, 2014 and expiring July 31, 2018 according to the following new rate structure:

2014-2015 $15,028
2015-2016 $$15,328.56
2016-2017 $15,635.13
2017-2018 $15,947.83

FURTHER that the appropriate funds be allocated in the Kootenay Boundary Regional Fire Rescue Budget and 2016-2020 Five Year Financial Plan. **FURTHER** that the Board of Directors approves the RDKB signatories to sign and enter into the Lease Agreement and advise the Village of Warfield accordingly.

The Corporation of the Village of Warfield

555 Schofield Highway
Trail, BC V1R 2G7
Tel. (250) 368-8202
Fax (250) 368-9354

September 3, 2015

Regional District of Kootenay Boundary
202 - 843 Rossland Avenue
Trail, BC V1R 2G7

Attention: **Ms Theresa Lenardon**

RE: **Warfield Fire Hall Lease – August 1, 2014 to July 31, 2018**

Dear Theresa:

Enclosed is a copy of the Warfield Fire Hall Lease that the Village Council approved in principal at last night's council meeting.

Thank you and feel free to contact me should you have any questions.

Sincerely,

Allana Ferro
Sr. Administrative Clerk

Encls.

Warfield Fire Hall Lease

This lease is made on _____, 2015, between:

The Corporation of the Village of Warfield
555 Schofield Highway
Trail, British Columbia
V1R 2G7 (the "Landlord")

and

Regional District of Kootenay Boundary
843 Rossland Avenue
Trail, British Columbia
V1R 4S8 (the "Tenant")

The Landlord and the Tenant hereby agree as follows:

1. Definitions:

In this Lease, unless otherwise defined or unless the context otherwise requires, words, terms, phrases, and expressions shall have attributed to them the meanings hereinafter set forth:

"Building" means the three truck bays and the upper floor of the municipal administration building located upon the Lands on in which the Premises are situated;

"Commencement Date" means the 1st day of August, 2014;

"Insurance" means the policy of insurance purchased by the Landlord on the Land and Building;

"Land" means the land upon which the Building is situated, legally described as Lot 1, Plan 2773, D.L. 6062;

"Premises" means the Land and the Building;

"Term" means the term of this Lease as set forth in section 2;

"Utility Charges" means all charges and rates for telephone, electricity, gas, water, sewer, and garbage.

2. Term of the Lease:

2.1 The Landlord hereby grants the Tenant a lease of the Premises for a term commencing on August 1, 2014, and ending on July 31, 2018;

2.2 If the Tenant continues in occupation of the Premises with the consent of the Landlord after expiry of the term of this lease, the Tenant shall be

deemed to be leasing the Premises on a month-to-month basis but otherwise on the same terms as set out for the last year in this lease.

2.3 The Tenant may use the Premises as a fire hall, for fire and emergency services related purposes, and for no other purpose.

3. Rent

3.1. The Tenant shall pay the Landlord a rent of fifteen thousand and twenty-eight ($15,028) dollars the first year and an increase of 2% per year for each subsequent year of the term, with payments being due on August 1 in each year of the lease.

4. Tenant's Covenants

The Tenant covenants with the Landlord as follows:

4.1 To comply with all the terms and conditions of this lease.

4.2 To pay the rent as set forth in article 3 of this lease.

4.3 Not to assign or sublet the Premises, in whole or in part, or allow the Premises to be used by any other person without the written consent of the Landlord, which consent may not be unreasonably withheld.

4.4 To keep the Premises in a reasonable state of repair and cleanliness and not to make improvements or alterations to the Premises without the written consent of the Landlord, which consent shall not be unreasonably withheld.

4.5 At the end of the lease, to deliver vacant possession to the Landlord of the Premises in the same condition as at the commencement of the lease, reasonable wear and tear excepted and except that the Landlord may, in the Landlord's sole discretion, elect to keep any of the Tenant's improvements, alterations, or fixtures.

4.6 To pay for any services and expenses relevant to the use by the Tenant of the Premises and not mentioned in this lease.

5. Landlord's Covenants

The Landlord covenants with the Tenant as follows:

5.1 To comply with all the terms and conditions of this lease.

5.2 To pay for the Tenant's heat, light, water, sewer, and garbage services.

5.3 To be solely responsible for repairs or improvements to the structure and to the exterior of the building.

5.4 The Landlord covenants with the Tenant that so long as the Tenant complies with the terms of this lease, the Tenant may occupy and enjoy the Premises without any interruption from the Landlord.

6. Liability

The Landlord is not liable for any damage to the Tenant's property or for any injury to any person in or coming to or from the Premises, however caused, and the Tenant agrees to indemnify the Landlord against the financial consequences of any such liability. In this regard, the Tenant shall purchase and maintain public liability insurance in the amount of no less than ten million dollars ($10,000,000) and shall provide proof of this insurance to the Landlord on request.

7. Termination of the Lease

The Landlord may terminate this lease for any one of the following or any other cause permitted by law:

7.1 Nonpayment of rent;

7.2 A material change in the use of the Premises by the Tenant and, in particular (without limiting the generality of this provision), any change that affects the Landlord's building insurance or that constitutes a nuisance;

7.3 Any unauthorized assignment or subletting of this lease by the Tenant;

7.4 Substantial damage to or destruction of the Premises;

7.5 Any sale or material change in use of the building in which the Premises are located by the Landlord;

7.6 Any significant willful or negligent damage to the Premises caused by the Tenant or by persons permitted on the Premises by the Tenant.

7.7 The Tenant may, in each year during the term of this lease, except a term under section 2.2, serve notice on the Landlord of termination of this lease on or before June 30 in each year of this lease, and when such notice is served on the Landlord, this lease shall expire on December 31 of that year.

8. General Provisions

8.1 Any written notice required or permitted to be given by this lease is sufficiently given if sent in proper form by ordinary mail to the last known address of the party for whom the notice is intended. Any written notice sent by ordinary mail in accordance with this paragraph is deemed, for the purposes of this lease, received by the addressee on the seventh day after mailing unless actually received before. Nothing in this paragraph prevents giving written notice in any other manner recognized by law.

8.2 In this lease, words importing the singular include the plural, and vice versa, and importing the masculine gender include the feminine, and importing an individual include a corporation and vice versa. This lease binds and benefits the parties and their respective heirs, successors, and permitted assigns.

8.3 If not in default under this lease, the Tenant has the right to renew this lease for a further term of five years exercisable by giving written notice of renewal to the Landlord in the six-month period immediately before the expiry of the original fixed term of this lease. The renewed lease is granted on the same terms as set out in this lease except as to rent and without any further right of renewal. The rent payable by the Tenant in the renewed term may be agreed between the Landlord and Tenant but, failing such agreement before commencement of the renewed term of the lease, the amount of the rent shall be referred to and settled by a single arbitrator agreed upon by the parties or, in default of such agreement, to a single arbitrator appointed under the *Commercial Arbitration Act* of British Columbia. The decision of the arbitrator is final and binding on the parties with no right of appeal. The cost of such arbitration shall be borne by the Landlord and the Tenant equally.

Executed under seal on _____.

Signed, sealed, and delivered in the presence of:	)	
_____	)	_____
for the Landlord	)	Corporation of the Village of Warfield - Landlord
_____	)	_____
for the Tenant	)	Regional District of Kootenay Boundary - Tenant

Regional District of Kootenay Boundary

STAFF REPORT

Prepared for meeting of September 2015

Private Forestry Referral - ATCO Development Area D Trident/Cliff			
To: Chair McGregor and Members of the Board			
Applicant: ATCO Wood Products			***File No:*** A-16
Location: Crown Land - Electoral Area 'B'/Lower Columbia-Old Glory, north of Rossland, near the intersection of Highway 3 and Highway 3B			
Legal Description: Unsurveyed Crown Land			***Area:*** 5.5 ha in 1 cut block
OCP Designation: Rural Resource 3	***Zoning:*** Rural Resource 3 (RUR3)	***ALR status:*** Out	***DP Area:*** None
Contact Information: ATCO Wood Products Attn: Alex Saumure PO Box 460 Fruitvale, BC V0G 1L0 Phone: 250-367-2523 Fax: 250-367-6210 alex.samure@atcowoodproducts.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

ATCO Wood Products (ATCO) has invited the Regional District to provide comments regarding 1 proposed cut block (Development Area D) in the Trident and Cliff area. The proposed cut block, D34 is within Electoral Area 'B'/Lower Columbia-Old Glory on Crown land, north of Rossland, and east of Nancy Greene Provincial Park *(Site Location Map; Applicant's Submission; Referral Map)*.

PROPOSAL

ATCO proposes to harvest primarily spruce and larch, within the 5.5 hectare cut block. This block was previously designated for retention for future timber harvesting. However due to a windstorm on June 28, sixty five percent of the trees in the cut block

were damaged and fell. Some of these trees are still able to be salvaged and harvested. If left these trees could contribute to pine beetle infestation and dry underlay which could be potential fuel for forest fires.

ATCO anticipates Provincial approval in the fall of 2015. The main focus of the cut block is salvage. If ATCO receives approval, they will be given four years to harvest the cut block. ATCO would likely be done logging this area within a year.

Road access to the proposed cut block would be via existing and proposed sections of Road Permit R06431, as well as in-block roads.

IMPLICATIONS

The proposed development is on Crown land. The proposed cut block area is zoned 'Rural Resource 3' (RUR3) in Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015. Permitted uses within this zone include resource use. Resource use includes extraction of primary forest materials.

Forest and Range Practices Act (FRPA) requires ATCO to conduct a visual impact assessment of the proposed cut blocks. ATCO anticipates the ability to meet the required visual quality objectives.

The surrounding lands are also unsurveyed Crown Land. Cut block D34 is located several kilometers west of the China Creek Community Watershed boundary. Since the cut block would be outside of the watershed, no negative impact on drinking water quality is anticipated.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'B'/Lower Columbia-Old Glory Advisory Planning Commission did not formally meet, although they did inform the Planning and Development Department that they had no concerns with this development proposal.

BACKGROUND INFORMATION PROVIDED

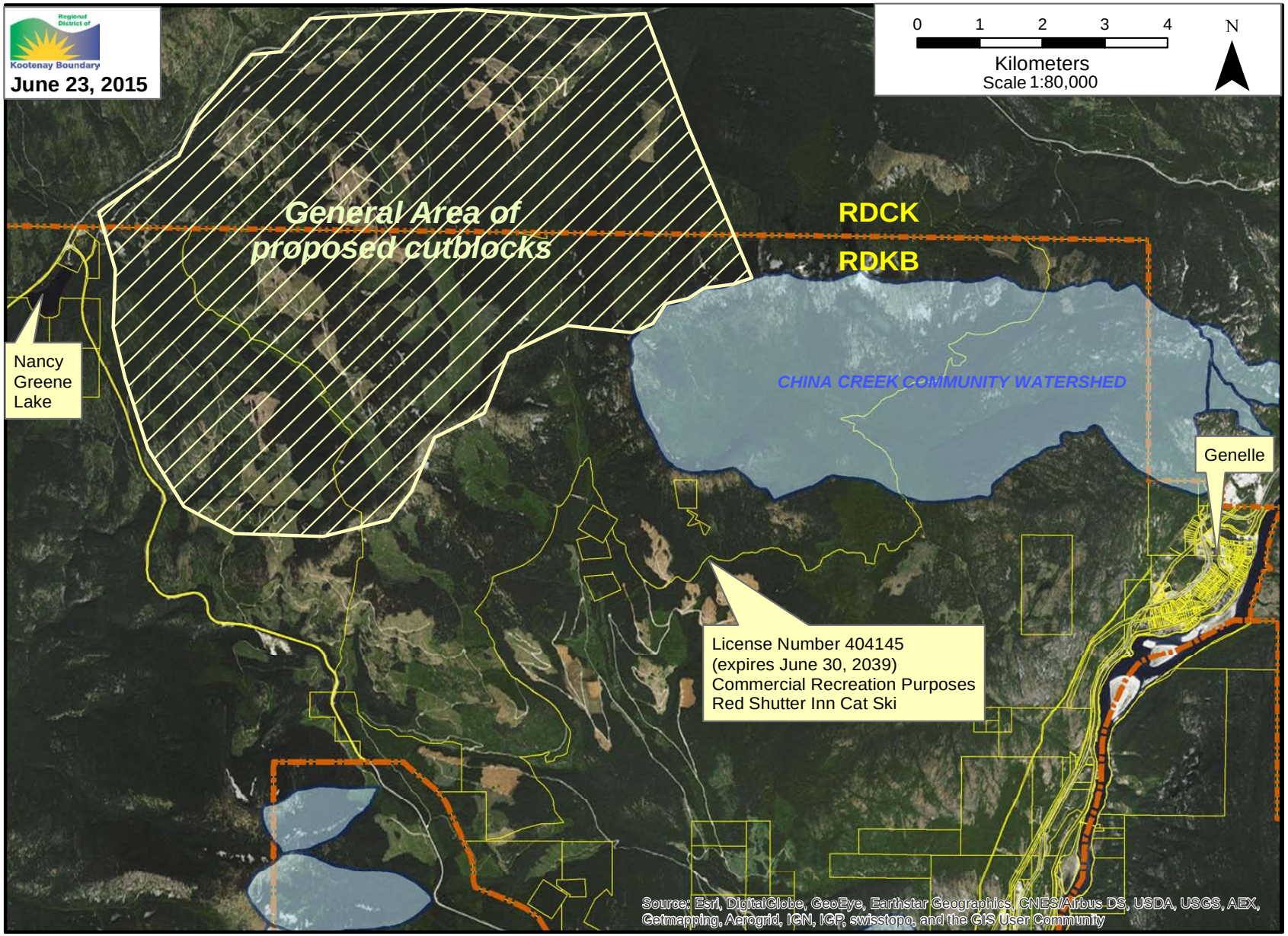
Site Location Map; Applicant's Submission; Referral Map

RECOMMENDATION

That the Regional District Board of Directors advise ATCO Wood Products that the application for 1 proposed cut block for Development Area D in the Trident and Cliff geographic area, north of Rossland and east of Nancy Greene Provincial Park, on Crown Land within the RDKB Electoral Area 'B'/Lower-Columbia-Old Glory, is supported.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Site Location Map



Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\Area_'B'_LowerColumbia-OldGlory\2015-06-23-SLM-WithBing-EastNancyGreeneLk-ATCO.mxd

Applicant Submission

ATCO
WOOD PRODUCTS

REGIONAL DISTRICT O
KOOTENAY BOUNDARY
FILE #
JUL 3 1 2015
DOC # .....
REF. TO: M.A.
CC:

July 29, 2015

Regional District Kootenay/Boundary
#202 843 Rossland Ave.
Trail , B.C.
V1R 4S8

Attn: Mark Andison

Re: Atco Wood Products, Development Area D (Cliff & Trident) Proposed Development Update

This letter is to provide you with an opportunity to comment on proposed cut block D34 located in geographic area letter D. Attached is a 1:25 000 scale map for your reference of approximate block location.

The proposed cut block is located in the Cliff geographic area. The proposed block will be accessed via existing and proposed sections of Road Permit R06431; and in-block roads. The main focus of the block is to deal with forest health. The block was added after a large portion of a retention patch blew down after the windstorm we had on June 28, 2015. The block is 5.5 hectares in size and the two leading tree species are Spruce and Larch.

Additional details of this development can be viewed at the Atco Wood Products Forestry Office at 1846 1st Street, Fruitvale from 7 a.m. to 4 p.m. Monday to Friday. Please contact me by my direct line or email (see below) to set up a confirmed time or to make alternate arrangements.

All comments must be received in writing by August 31, 2015.

Yours truly,

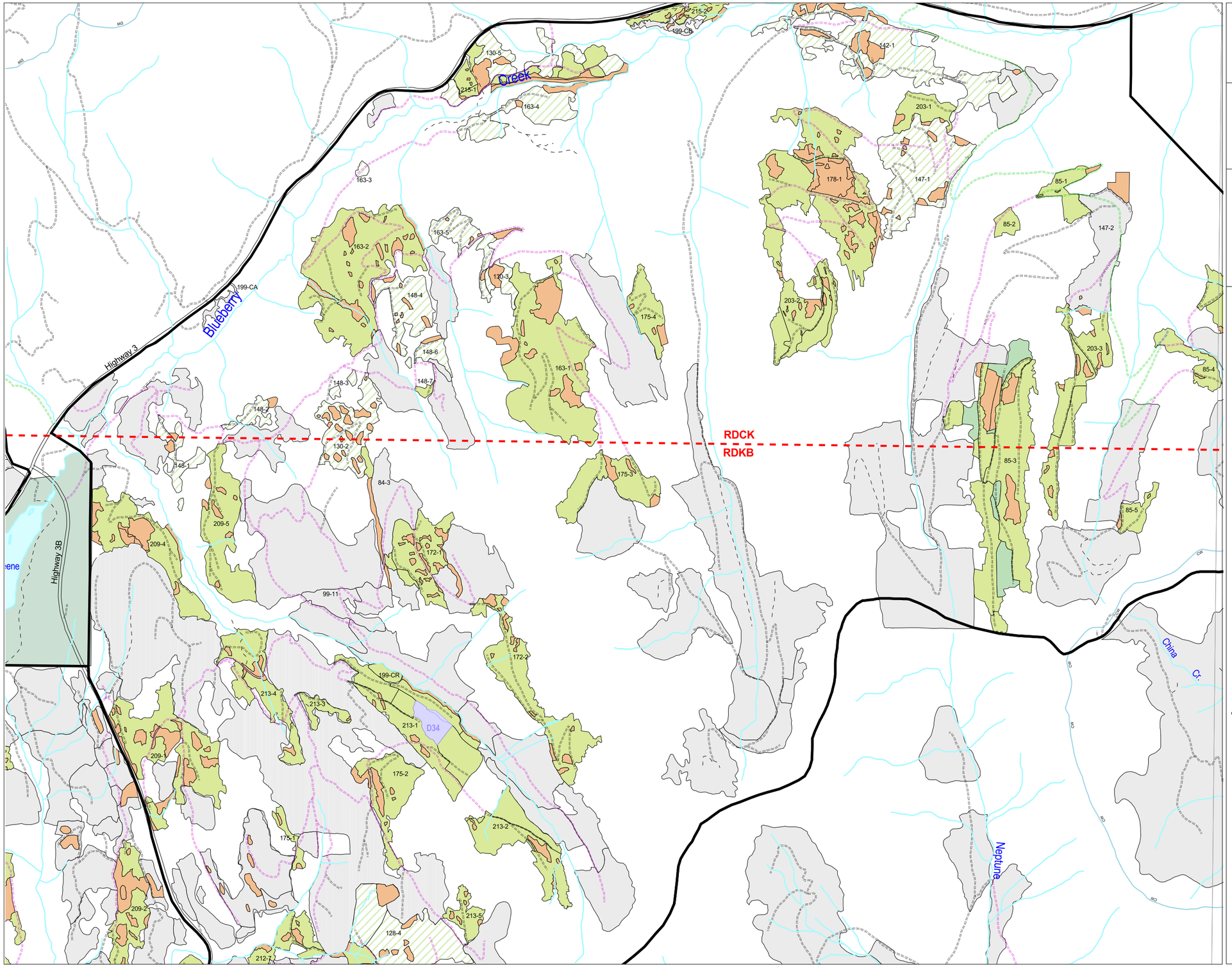
REGISTERED FOREST TECHNOLOGIST PROVINCE OF BRITISH COLUMBIA ALEXANDRE SAUMURE NO. 1990

Alex Saumure, RFT
Development Technician

AS/as



P.O. Box 460 Fruitvale, BC V0G 1L0
Main Office: P 250 / 367.9441 F 250/367.6210
Direct Line : P 250 / 367.2523 F 250/367.6210
Cell: P 250 / 687-4987
Email: alex.saumure@atcowoodproducts.com



ATCO WOOD PRODUCTS

Referral Map

Area D Block 34
Trident Creek

F.L.: A20193
Mapsheets: 082F021
Scale: 1:25,000
Date: July 28, 2015

N W E S

250 0 250 500 Meters

LEGEND

Existing Roads:

- Highway / Paved Road
- F.S.R.
- Road Permit Road
- Non-status Road
- Trail

Existing Blocks:

- C.P. Approved
- Greened Up
- Satisfactorily Restocked
- Existing WTP/Retention
- Relieved of Obligation / Other

Proposed Blocks:

- Block

Other:

- Power Line
- Pipe Line
- Creek
- Lot Line
- Atco Chart Boundary
- CW Community Watershed Bdry.
- DW Domestic Watershed Bdry.
- Park
- Regional District Boundary

Regional District of Kootenay Boundary

STAFF REPORT

Prepared for meeting of September 2015

Private Forestry Referral – ATCO Development Area B Shields/Mud Lake			
To: Chair McGregor and Members of the Board			
Applicant: ATCO Wood Products			***File No:*** A-16
Location(s): Crown Land - Electoral Area 'B'/Lower Columbia-Old Glory, north of Rossland, near the intersection of Highway 3 and Highway 3B			
Legal Description: Unsurveyed Crown Land			***Area:*** 59.9 Hectares in 5 cut blocks
OCP Designation: Rural Resource 3	***Zoning:*** Rural Resource 1 (RUR1)	***ALR status:*** Out	***DP Area:*** None
Contact Information: ATCO Wood Products Craig Stemmler, R.P.F PO Box 460 Fruitvale, BC V0G 1L0 Phone: 250.367.2526 Fax: 250.367.6210 craig.stemmler@atcowoodproducts.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

ATCO Wood Products (ATCO) has invited the Regional District to provide comments regarding 5 proposed cut blocks (Development Area B) in the Shields/Mud Lake area. The proposed cut blocks are within Electoral Area 'B'/Lower Columbia-Old Glory on Crown land, west of Nancy Greene Provincial Park and north of Highway 3 *(Site location Map; Applicant's Submission; Referral Map)*.

PROPOSAL

ATCO proposes to harvest spruce, larch, and balsam from 5 cut blocks in Electoral Area 'B'/ Lower Columbia-Old Glory.

The area of each of the proposed cut blocks are as follows:

Block Number	Area of Cut (hectares)
B12	16*
B13	26.5
B15	3.1
B17	0.1*
B18	14.2
Total	**59.9**

Cut blocks demarcated with a * straddle the Regional District of Kootenay Boundary (RDKB) and Regional District of Central Kootenay (RDCK). Measurements are in hectares and reflects the portion of the cut block which falls within the RDKB boundaries.

ATCO anticipates Provincial approval for Fall 2015. The main focus of the cut blocks is timber volume, with some minor forest health. If ATCO receives approval, they will be given four years to harvest the cut blocks. ATCO would likely be done logging these areas within a year and a half.

The main access route to the proposed development would be through existing and proposed Road Permit R06250. These branch off of Highway 3 to the north. In total, 1 kilometer of road is proposed to be constructed with the Road Permit R06250.

IMPLICATIONS

The proposed development is on Crown land. The proposed cut block areas are zoned 'Rural Resource 3' (RUR3) within the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015. Permitted uses within this zone include resource use, which includes extraction of primary forest materials.

The Planning and Development Department inquired if the proposed cut block areas were affected by the Mountain Pine Beetle. The Mountain Pine Beetle infests only pines, primarily lodgepole pines; since there are few lodgepole pines within these stands, they have been minimally affected by the pine beetle.

To access the proposed cut blocks ATCO has a permit to build new roads as well as in-block roads. Some of the proposed roads cross streams and creeks. The Planning and Development Department inquired how ATCO proposed to cross these streams. ATCO stated that there is one potential fish bearing stream to cross to gain access to B 18. ATCO will take precautions with this crossing as per the *Forests Range and Practices*

Act legislative requirements. Non fish bearing streams also run through several of the proposed cut blocks; consequently culverts would follow the standard engineering code of the *Forests Range and Practices Act* (FRPA) for those crossings. ATCO is required to follow FRPA which has specific regulations for Riparian Management Zones to minimize crossings of classified streams. An example of these practices include using a single designated crossing and taking extra precautions to reduce slash build up in riparian areas.

FRPA requires ATCO to conduct a visual impact assessment of the proposed cut blocks. ATCO anticipates the ability to meet the required visual quality objectives of partial retention and modification. The surrounding lands are also Crown Land which would reduce any potential land use conflicts.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'B'/Lower Columbia-Old Glory Advisory Planning Commission provided no comment on the development proposal.

BACKGROUND INFORMATION PROVIDED

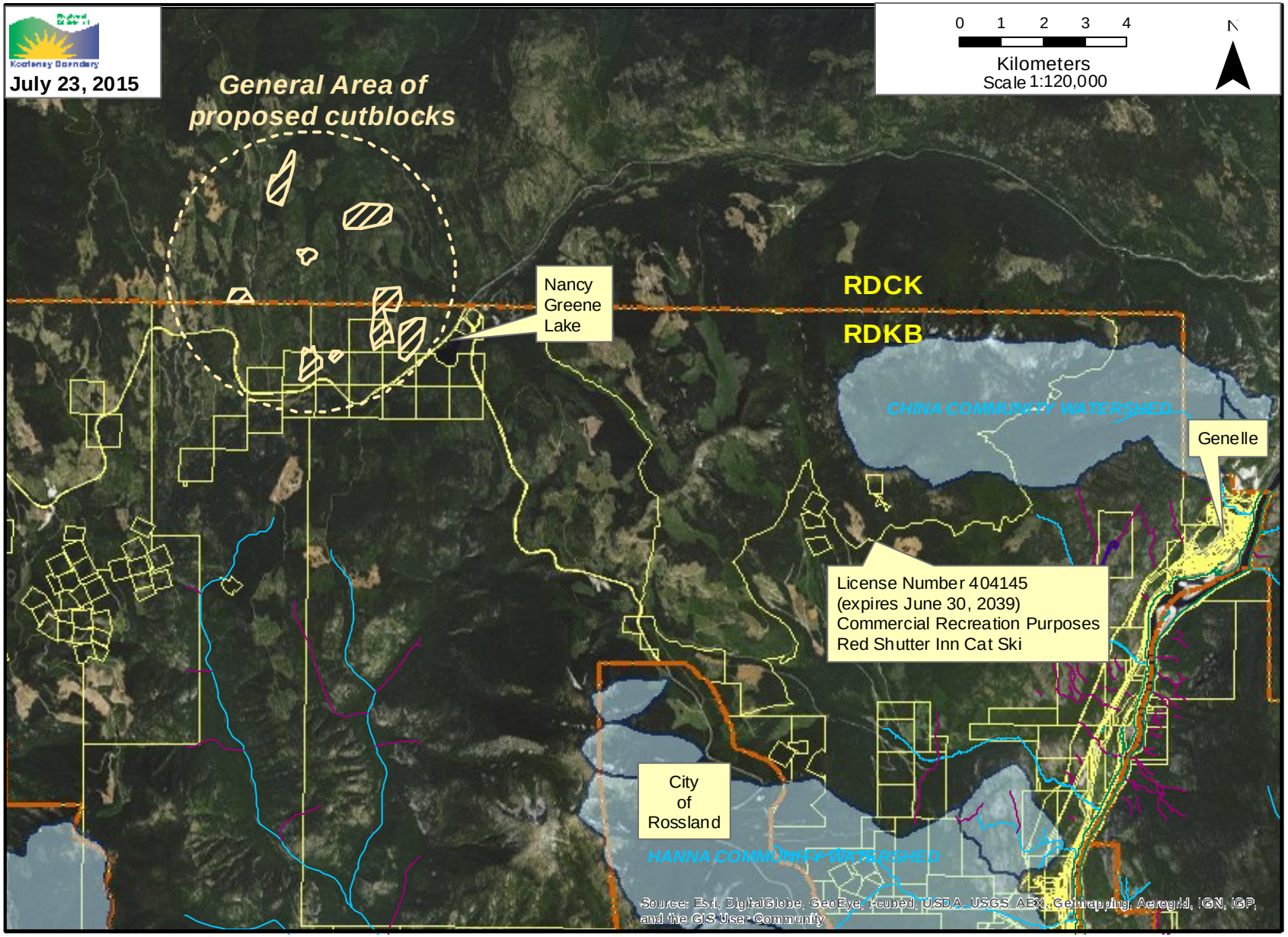
Site Location Map
Applicant's Submission
Referral Map

RECOMMENDATION

That the Regional District Board of Directors advise ATCO Wood Products that the application for 5 proposed cut blocks for Development Area B in the Shields/Mud Lake geographic area, west of Nancy Greene Provincial Park and north of Highway 3, on Crown Land within the RDKB Electoral Area 'B'/Lower-Columbia-Old Glory, is supported.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Site Location Map



Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\Area_'B'_LowerColumbia-OldGlory\2015-07-23-SLM-WithBing-ShieldsMudLk-ATCO.mxd

Applicants' Submission

ATCO
WOOD PRODUCTS

REGIONAL DISTRICT OF
KOOTENAY BOUNDARY
FILE #
JUN 24 2015
DOC # .....
REF. TO: .....
CC:

June 22, 2015

Regional District Kootenay/Boundary
#202 843 Rossland Ave.
Trail , B.C.
V1R 4S8

Attn: Mark Andison

Re: Atco Wood Products, Development Area 'B' (Shields / Mud Lake) Proposed Development

This letter is to provide you with an opportunity to comment on proposed cut blocks 12, 13, 15, 17 and 18 in geographic area letter 'B'. Attached is a 1:20000 scale map for your reference of approximate block locations.

The proposed cut blocks are located in the Shields / Mud Lake geographic area. The proposed blocks will be accessed via existing and proposed sections of Road Permit R06250 and in-block roads. The main focuses of the blocks are timber volume with some minor forest health.

Additional details of this development can be viewed at the Atco Wood Products Forestry Office at 1846 1st Street, Fruitvale from 7 a.m. to 4 p.m. Monday to Friday. Please contact me by my direct line or email (see below) to set up a confirmed time or to make alternate arrangements.

All comments must be received in writing by July 22, 2015.

Yours truly,

Craig Stemmler
Development Forester

CS/cs

P.O. Box 460 Fruitvale, BC V0G 1L0
Main Office: P 250 / 367.9441 F 250/367.6210
Direct Line : P 250 / 367.2526 F 250/367.6210
Email: craig.stemmler@atcowoodproducts.com

ATCO WOOD PRODUCTS

Referral Map

Area B - Mud Lake

F.L.: A20193
Mapsheets: 082E030/F021
Scale: 1:25,000
Date: June 23, 2015

N W E S

250 0 250 500 Meters

LEGEND

Existing Roads:

- Highway / Paved Road
- F.S.R.
- Road Permit Road
- Non-status Road
- Trail

Existing Blocks:

- C.P. Approved
- Greened Up
- Satisfactorily Restocked
- Existing WTP/Retention
- Relieved of Obligation / Other

Proposed Blocks:

- Block

Other:

- Power Line
- Pipe Line
- Creek
- Lot Line
- Atco Chart Boundary
- CW Community Watershed Bdry.
- DW Domestic Watershed Bdry.
- Park
- Regional District Boundary

STAFF REPORT

Prepared for meeting of September 2015

FrontCounter BC Referral – License of Occupation for a Boat House		
To: Chair McGregor and Members of the Board		
Applicant: Margaret Zak and Joseph Zak		***File No:*** C-2104-05032.000
Location: Foreshore of Christina Lake fronting the upland parcel 3505 East Lake Drive, Electoral Area 'C'/Christina Lake		
Legal Description: All that Crown foreshore being part of the bed of Christina Lake, fronting Lot 6, DL 2104, Plan 6703, SDYD		***Application Area:*** ±19.4m²
OCP Designation: Waterfront Residential	***Zoning:*** Waterfront Residential 2/ (R2); Open Space 1 (OS1)	***DP Area:*** Environmentally Sensitive Waterfront Development Permit Area
Provincial Contact Information: Referral No. 76968419-005 Kathy Bisset, Land Officer FrontCounter BC 250.426.1782 kathy.bisset@gov.bc.ca	***Owner Contact Information:*** Joseph Zak 600 175 Second Avenue Kamloops BC V2C 5W1 250.372.1221 jaz@hmzlaw.com	
Report Prepared by: Carly Rimell, Planner		

ISSUE INTRODUCTION

The Regional District of Kootenay Boundary has received a referral from FrontCounter BC, submitted by Joseph Zak, to legalize an existing boat house through a License of Occupation *(see Site Location Map; Applicants' Submission)*.

BACKGROUND FACTORS

Christina Lake Compliance Project

The Christina Lake Compliance project was initiated in 2014 by the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) in order to evaluate lakeshore habitat

on selected lakes throughout the Kootenay Boundary Regions. The Compliance and Enforcement Branch conducted an inventory of private docks and foreshore modification sites on Christina Lake.

The inventory was to identify what structures have legal tenure and if they are built to a prescribed standard. The goal is to improve compliance on the foreshore of Christina Lake in order to increase public safety on the water, ensure a healthy foreshore environment, and sustain a diversity of recreational experiences that can be enjoyed by all. Structures may be legalized through Specific Permission or by License of Occupation.

Regional District of Kootenay Boundary Land Use Bylaws

Electoral Area 'C'/Christina Lake Official Community Plan Bylaw No. 1250, 2004.

There are two policies in the Electoral Area 'C'/Christina Lake Official Community Plan that are relevant to this application:

- The Regional District encourages the Minister responsible for the *Land Act* to only issue Licenses of Occupation for wharves and similar structures, which are constructed of environmentally sensitive materials (Policy #2.11.3.4); and
- Regulating the use of the lake's surface and Crown foreshore is ultimately a Provincial responsibility. However, the Province has a long history of consulting and cooperating with the Regional District in this regard and this practice will be encouraged to continue. In order to clearly establish the Regional District's position with respect to the use of the lake surface and Crown foreshore, it will be placed in a public open space zone in the implementing bylaws. This zone will allow water based recreational uses and moorage facilities which are accessory to a residence (provided they are within an area which is duly authorized by license or lease). Principal residential uses, such as houseboats and floating homes will not be permitted (Policy #2.11.3.5)

and an overall goal of "protection of the lakeshore environment is balanced with residential and recreational needs".

Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300, 2007

The upland parcel is zoned Waterfront Residential (R2) in the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300, 2007. The lake is zoned Open Space 1 (OS1), which permits docks, launching ramps and similar moorage facilities. The upland parcel is designated 'Waterfront Residential' in the Electoral Area 'C'/Christina Lake Official Community Plan Bylaw No. 1250, 2004. The parcel is also within the 'Waterfront Environmentally Sensitive Development Permit Area'; for the purposes of this application a development permit is not required. Section 315 of the Zoning Bylaw, includes regulations for docks.

While the referral includes an application for Specific Permission for a dock, the dock will not be discussed since the RDKB Board of Directors has suspended enforcement of dock-size regulations pending a review of those regulations

The existing boat house is considered a 'residential' use by the Province and therefore requires a license of occupation as opposed to private moorage which would require specific permission.

UPLAND PARCEL HISTORY

The owners of the upland parcel applied for a License of Occupation in 1993 to legalize their existing boat house. The application was denied as the Crown noted that the boat house encroached over the interior side parcel line of the neighbour to the north. The Crown would not process the application for a License of Occupation until the encroachment onto the neighbour's property was remedied.

A recent survey completed on June 30, 2015 denotes the boat house directly on the interior side parcel line with no encroachment. After discussion with the BC Land Surveyor, A.F. Hoefsloot, he explained the wall and roof overhang which was originally encroaching onto the neighbouring property to the north had been removed. The boat house is approximately 24.12m² in size, most of which is located on the Crown foreshore.

PROPOSAL

The applicants propose to legalize an existing boat house through a License of Occupation for a 10 to 30 year period for the ±19.4m² portion of the accessory structure which encroaches onto Crown Foreshore. The total area of the boat house is 24m², while the area which encroaches onto Crown Foreshore is ±19.4m².

IMPLICATIONS

The property was purchased in February of 1960 by the Zaks. Thereafter, construction of the boat house began in fits and starts, as it was necessary to have some structure in place as the beach was rocky and impossible to land a boat. The owners of this parcel are unable to provide photographs or receipts for building materials as this would date back to the 1960's. According to this timeline provided by the applicants it was likely built prior to the adoption of the first zoning bylaw in 1974 which was Electoral Area 'C'/Christina Lake Zoning Bylaw No. 164. Therefore, this structure could be considered legal non-conforming with respect to siting; no development variance permit is required to bring this building into compliance with Electoral Area 'C'/Christina Lake Zoning Bylaws.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'C'/Christina Lake Advisory Planning Commission had no comments to the application.

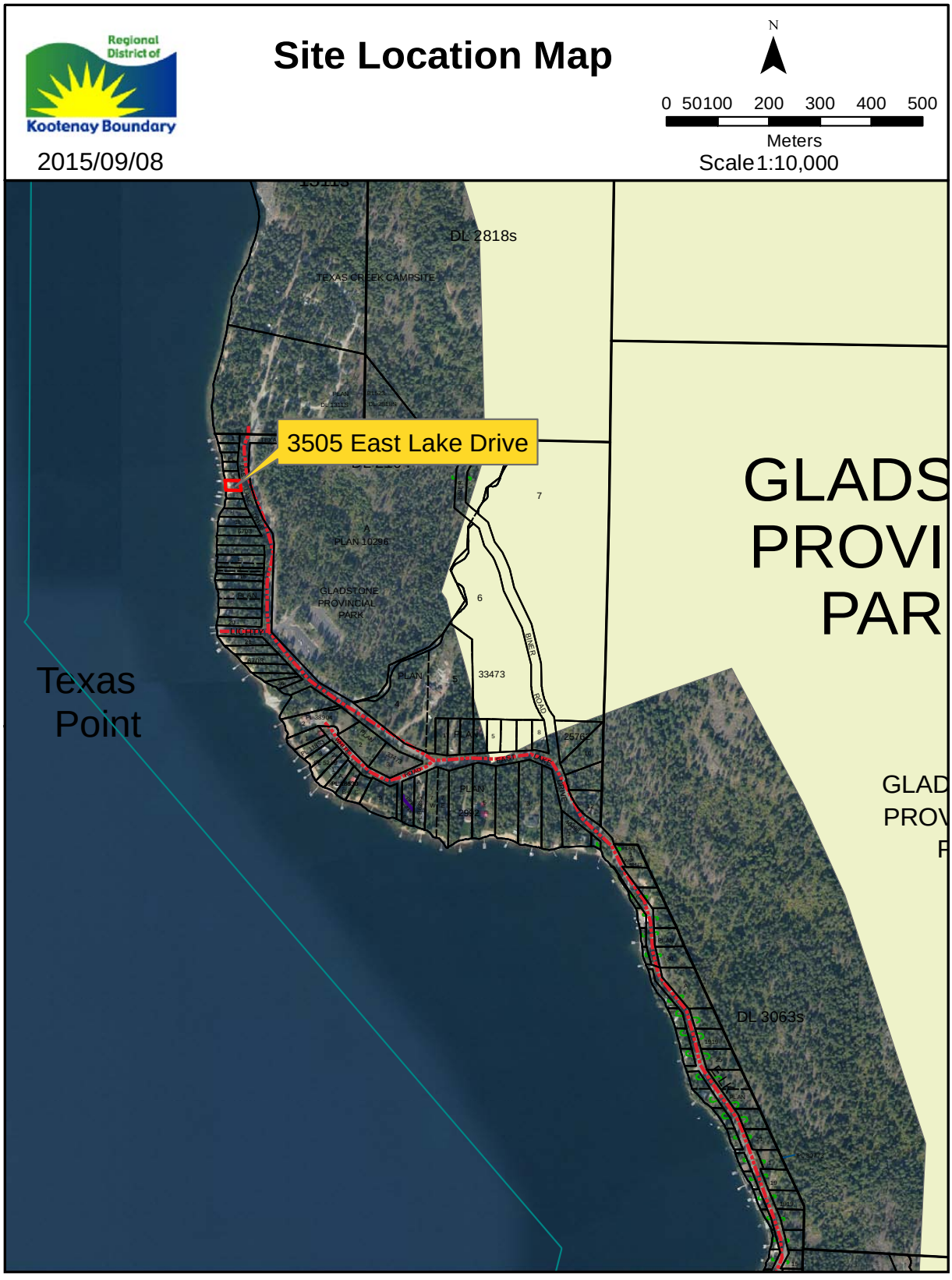
BACKGROUND INFORMATION PROVIDED

Site Location Map
Applicants' Submission

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors advise FrontCounter BC that the application submitted by Joseph Zak, applying for a License of Occupation to legalize an existing boat house on Crown foreshore being part of the bed of Christina Lake, fronting that part of Lot 6, DL 2104, Plan 6703, SDYD, is supported.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____


Regional District of Kootenay Boundary
Site Location Map
2015/09/08
N
0 50100 200 300 400 500
Meters
Scale 1:10,000
3505 East Lake Drive
DL 2818s
TEXAS CREEK CAMPSITE
GLADSTONE PROVINCIAL PARK
PLAN 10296
PLAN 33473
PLAN 2902
PLAN 2576
BIKER ROAD
Texas Point
GLADS
PROVI
PAR
GLAD
PROV
DL 3063s
Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\Area_'C'_ChristinaLake\SLM-C-2104-Zak_2015-09-08.mxd

Applicants' Submission

MANAGEMENT PLAN

Attached is a copy of the Server Error that came up when I tried to access the necessary information for the management plan.

This is a private wharf used only during the summer months. The wharf is used by one family. The wharf is made of cedar with cedar logs for floatation together with two professionally installed plastic floatation barrels.

One 17' private boat is seldom, if at all, moored to the wharf but, again, only temporarily during the summer months.

There are no improvements to the wharf. That is, there are no "stiff-legs", pilings, log booms, floating storage sheds or fish pens.

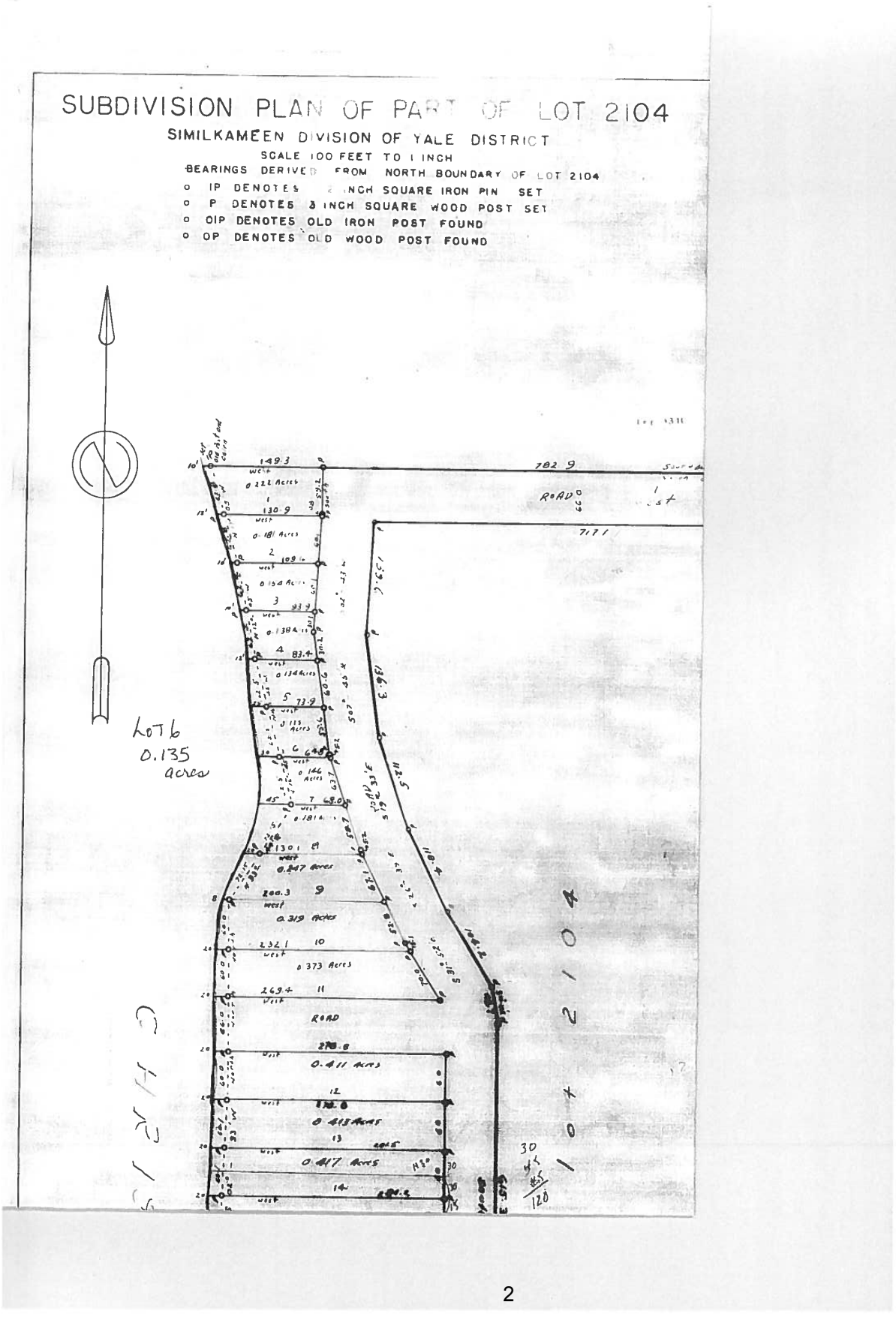
There is a line that attaches the wharf to the boathouse. This is shown in one of the photographs that is included.

There are two lines that attach the wharf to underwater concrete weights as shown on the attached sketch.

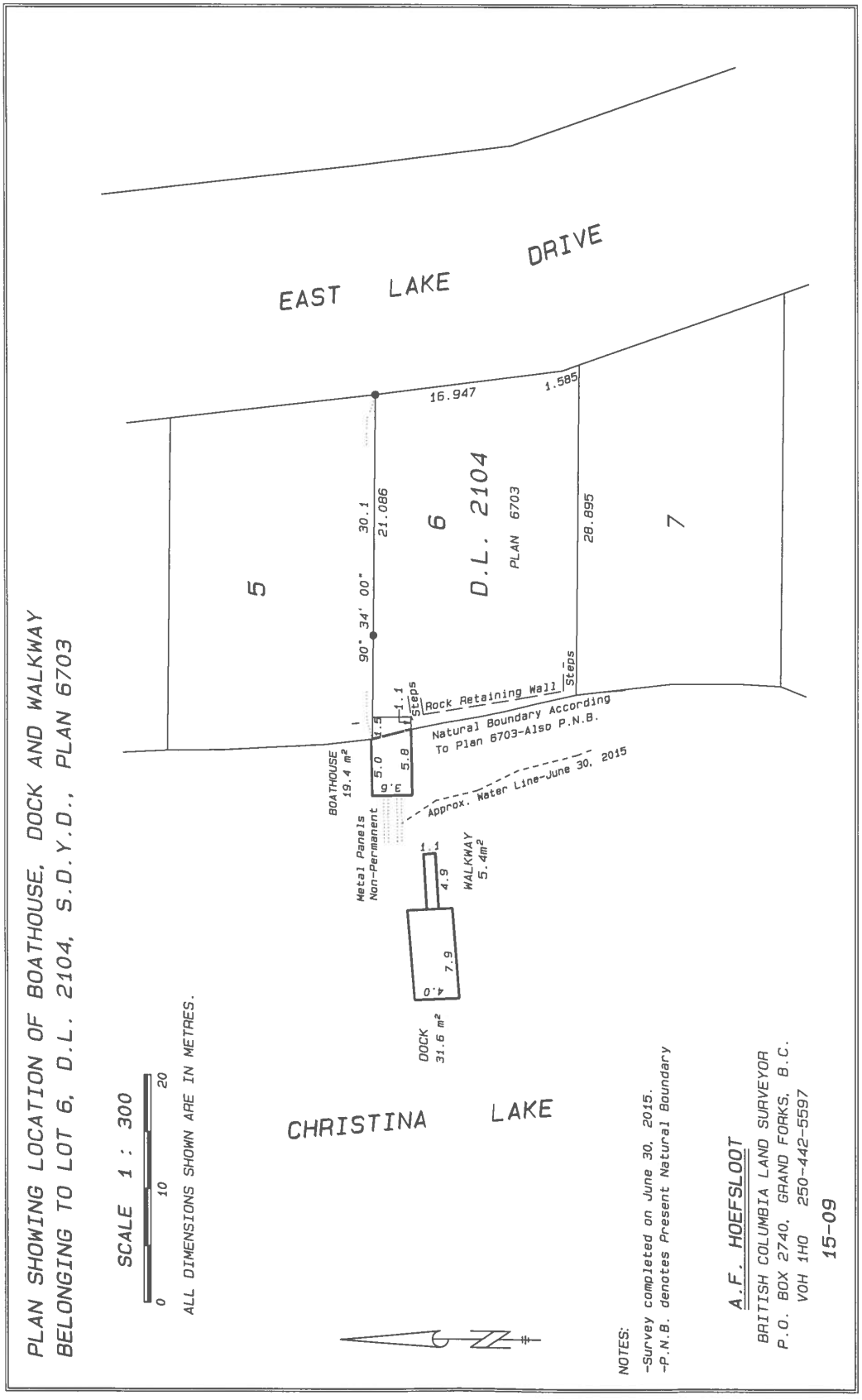
A State of Title Certificate providing proof of adjoining upland ownership is attached.

A legal survey prepared for this application and dated June 30, 2015 is included.

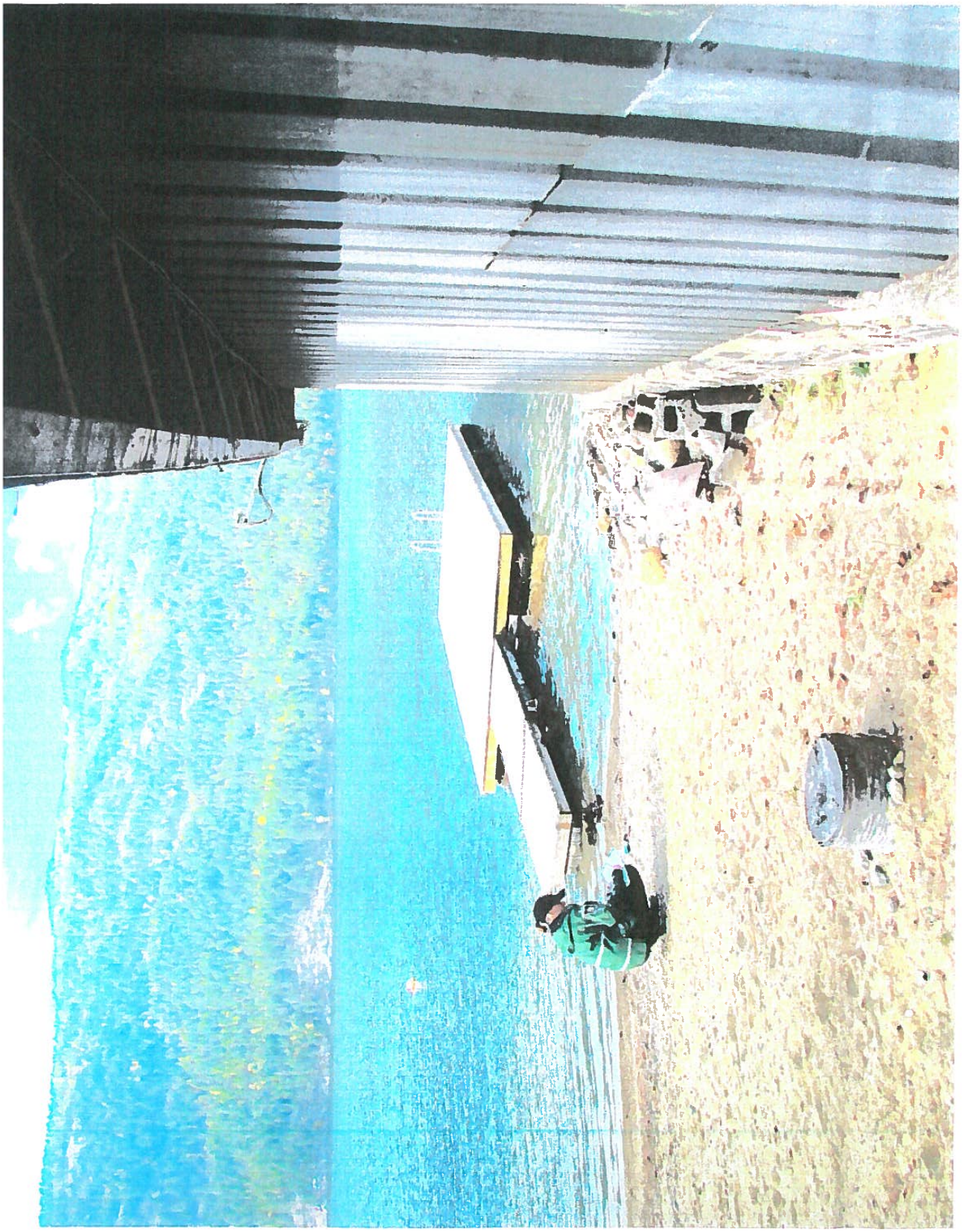
Applicants' Submission



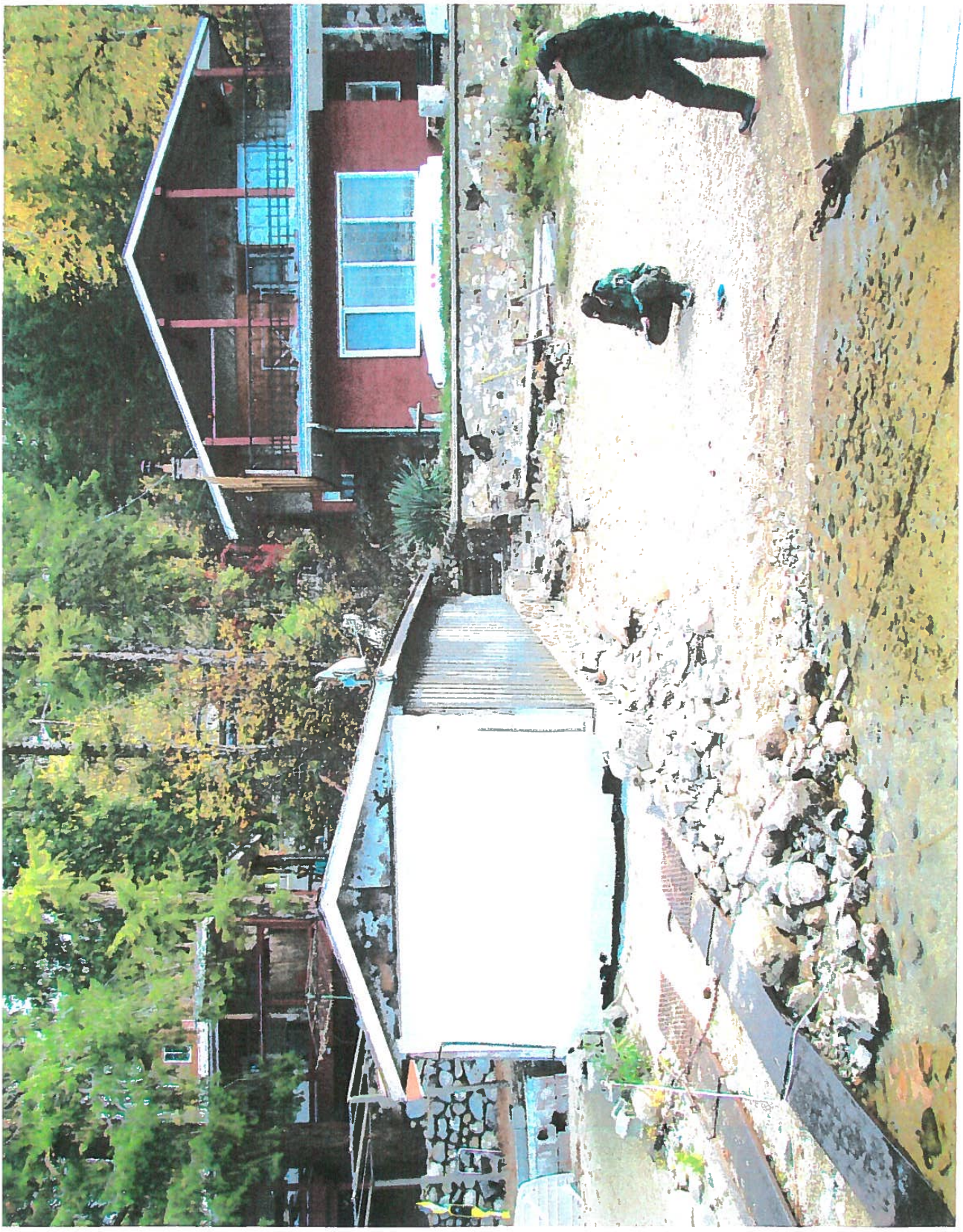
Applicants' Submission



Applicants' Submission



Applicants' Submission



Regional District of Kootenay Boundary

STAFF REPORT

Prepared for meeting of September 2015

FrontCounter BC Referral – License of Occupation Commercial Recreation Docks		
To: Chair McGregor and Members of the Board		
Applicant: Rick Basso, Christina Campers Ltd.		***File No:*** C-970-04397.005
Location: Foreshore of Christina Lake adjacent to Kingsley's Campground, 85 Kingsley Road, Electoral Area 'C'/Christina Lake		
Legal Description: All that Crown foreshore being part of the bed of Christina Lake, fronting that part of Lot A, DL 970, Plan KAP51316		***Application Area:*** ±0.45 ha (±1.11 acres)
OCP Designation: Waterfront Commercial	***Zoning:*** Seasonal Resort Commercial (C5); Open Space 1 (OS1)	***DP Area:*** Waterfront Commercial and Environmentally Sensitive Waterfront
Contact Information: Christine Lohr, Land Officer FrontCounter BC 845 Columbia Avenue Castlegar, BC V1N 1H3 250.365.8668 christine.lohr@gov.bc.ca Referral No. 76314408-006		***Applicants Information:*** Rick Basso, Agent Christina Campers Ltd. 7969 Birchwood Drive Trail, BC V1R 4Y3 250.364.1671 rickbasso@telus.net
Report Prepared by: Carly Rimell, Planner		

ISSUE INTRODUCTION

The Regional District of Kootenay Boundary has received a referral from FrontCounter BC, submitted by Rick Basso, acting as agent for Christina Campers Ltd., for a License of Occupation to legalize existing commercial recreation docks *(see Site Location Map; Applicant's Submission)*.

HISTORY / BACKGROUND FACTORS

The upland parcel (85 Kingsley Road) is in the 'Waterfront Commercial Development Permit Area' as well as the 'Environmentally Sensitive Waterfront Development Permit Area' within the Electoral Area 'C'/Christina Lake Official Community Plan Bylaw No. 1250, 2004; however this proposal does not require a development permit.

Kingsley's Campground is accessed by two public roads, Kingsley Road and Tambellini Road. There is an existing boat launch at the campsite. No new infrastructure is being proposed.

Christina Campers Ltd. purchased the upland private campground in 1991. The resort campground is used for seasonal accommodation which is primarily used from July 1 to the first Monday in September, Labour Day. There are 18 shareholder families with 17 RV rental spots and 3 rental cabin units that are rented for approximately 2 months in the summer. This campground is zoned 'Seasonal Resort Commercial (C5)' in the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300, 2007. The lake is zoned 'Open Space 1 (OS1)', which permits docks, launching ramps and similar moorage facilities.

The infrastructure associated with the business is two boat moorage wharfs, two swim wharfs, a boat launch ramp and a wooden deck. The application states that the infrastructure described above has been in place on the Crown Foreshore for over 60 years.

Regional District of Kootenay Boundary Land Use Bylaws

Electoral Area 'C'/Christina Lake Official Community Plan Bylaw No. 1250, 2004

There are two policies in the Electoral Area 'C'/Christina Lake Official Community Plan that are relevant to this application:

- The Regional District encourages the Minister responsible for the *Land Act* to only issue Licenses of Occupation for wharves and similar structures, which are constructed of environmentally sensitive materials (Policy #2.11.3.4); and
- Regulating the use of the lake's surface and Crown foreshore is ultimately a Provincial responsibility. However, the Province has a long history of consulting and cooperating with the Regional District in this regard and this practice will be encouraged to continue. In order to clearly establish the Regional District's position with respect to the use of the lake surface and Crown foreshore, it will be placed in a public open space zone in the implementing bylaws. This zone will allow water based recreational uses and moorage facilities which are accessory to a residence (provided they are within an area which is duly authorized by license or lease). Principal residential uses, such as houseboats and floating homes will not be permitted (Policy #2.11.3.5)

and an overall goal of "protection of the lakeshore environment is balanced with residential and recreational needs".

Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300, 2007

The wharves were established prior to the adoption of the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300 in 2007. The previous bylaw for Electoral Area 'C'/Christina Lake was Bylaw No. 900, 1996 which had no regulations for commercial docks in the 'Lake Resource (LR 2) Zone'. Since these wharves were established prior to any regulations for commercial docks within Electoral Area 'C'/Christina Lake they are considered legal non-conforming.

PROPOSAL

The application is for a license of occupation from the Province to legalize the existing two multi-berth docks, two swimming wharves, a boat launch ramp and a wooden deck which front the private upland parcel owned by Christina Campers Ltd. The facility is mainly for the personal use of the various owners, but the upland parcel also has RV pad rental and cabin rentals; several of the renters pay for boat moorage seasonally. Therefore, this is designated as group moorage combined with some commercial use. The proposed area to be licensed is 92m x 49m, an area of ±0.45 ha. The proposed length of tenure is thirty years.

The structures may be described as follows (see sketch in applicant's submission):

Feature	Size	Other Details
Wharf 1	1.8m by 26m with 8-fingers 4.9m by 1.3m Ramp 1.3m by 4.5m	Secured with chain and anchors; constructed of light aluminum pontoons and wood; low profile
Wharf 2	No details on the dimensions provided but estimated to be similar to Wharf 1	Secured with chain and anchors; constructed of light aluminum pontoons and wood; low profile
Swimming Wharf 3	7.4m by 3.7m; with a 14m by 1.2m ramp	Secured with chain and anchor
Swimming Wharf 4	No details on the dimensions provided but estimated 5m by 5m	
Wooden Deck	No details on the dimensions provided	

IMPLICATIONS

The Regional District encourages property owners to legalize their docks with a license of occupation. At the same time the Regional District discourages the use of materials for docks that could have a negative impact on the environment. The existing wooden

and light aluminum docks have been in place for several years without any known negative impacts on the aquatic environment. The applicant states that there are minimal to no environmental and socio-community impacts.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'C'/Christina Lake Advisory Planning Commission had no comments to the application.

BACKGROUND INFORMATION PROVIDED

Site Location Map
Applicant's Submission

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors advise FrontCounter BC that the application submitted by Rick Basso, of Christina Campers Ltd., applying for a License of Occupation to legalize existing commercial recreation docks on Crown foreshore being part of the bed of Christina Lake, fronting that part of DL 970, be supported.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Site Location Map

Regional District of Kootenay Boundary

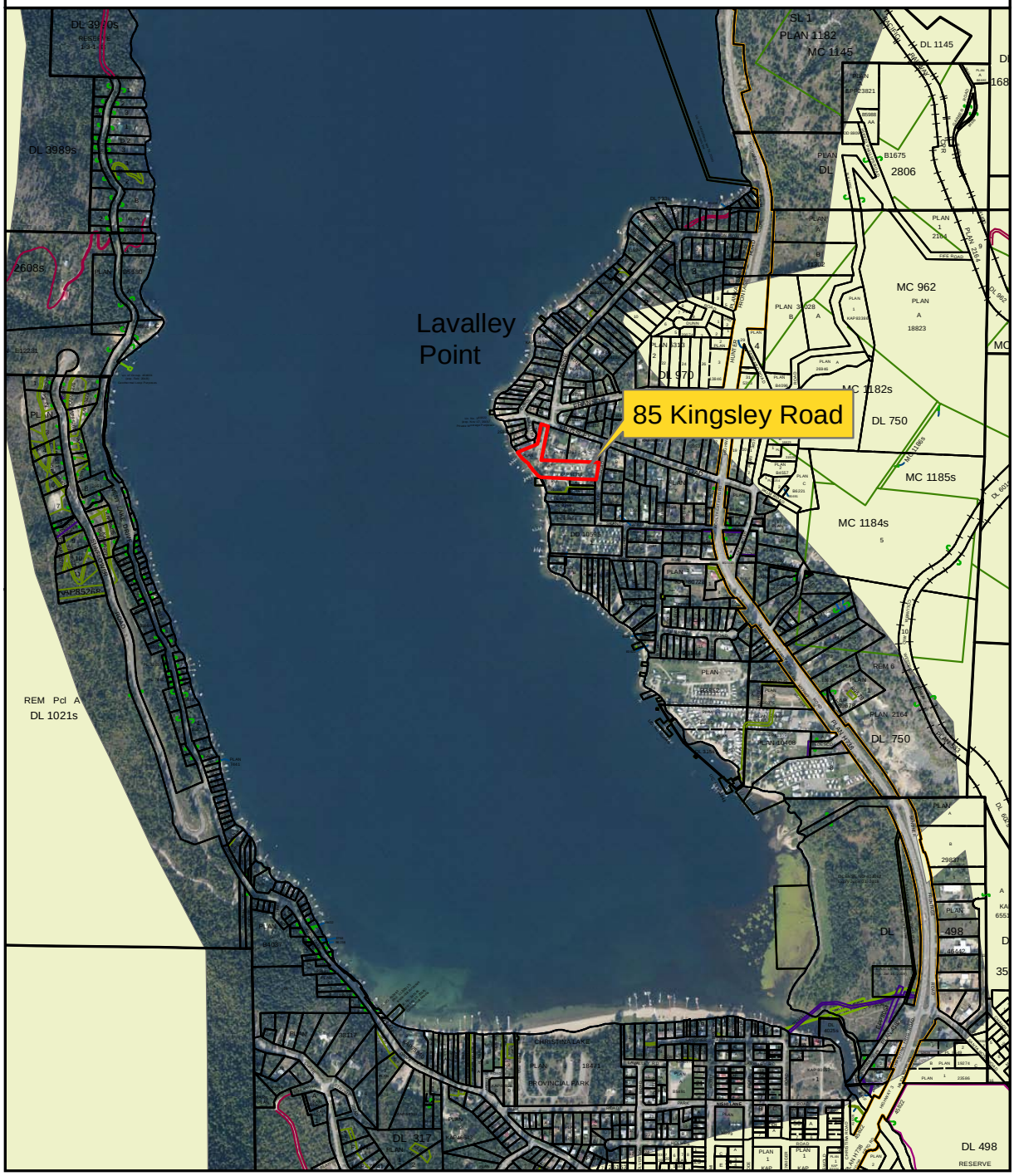
2015/09/08

N

0 50 100 200 300 400 500

Meters

Scale 1:15,000



Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\Area_'C'_ChristinaLake\SLM-C-970-ChristinaCampers_2015-09-08.mxd

Applicant's Submission

Management Plan for

Christina Campers Ltd.

1. **Background:**

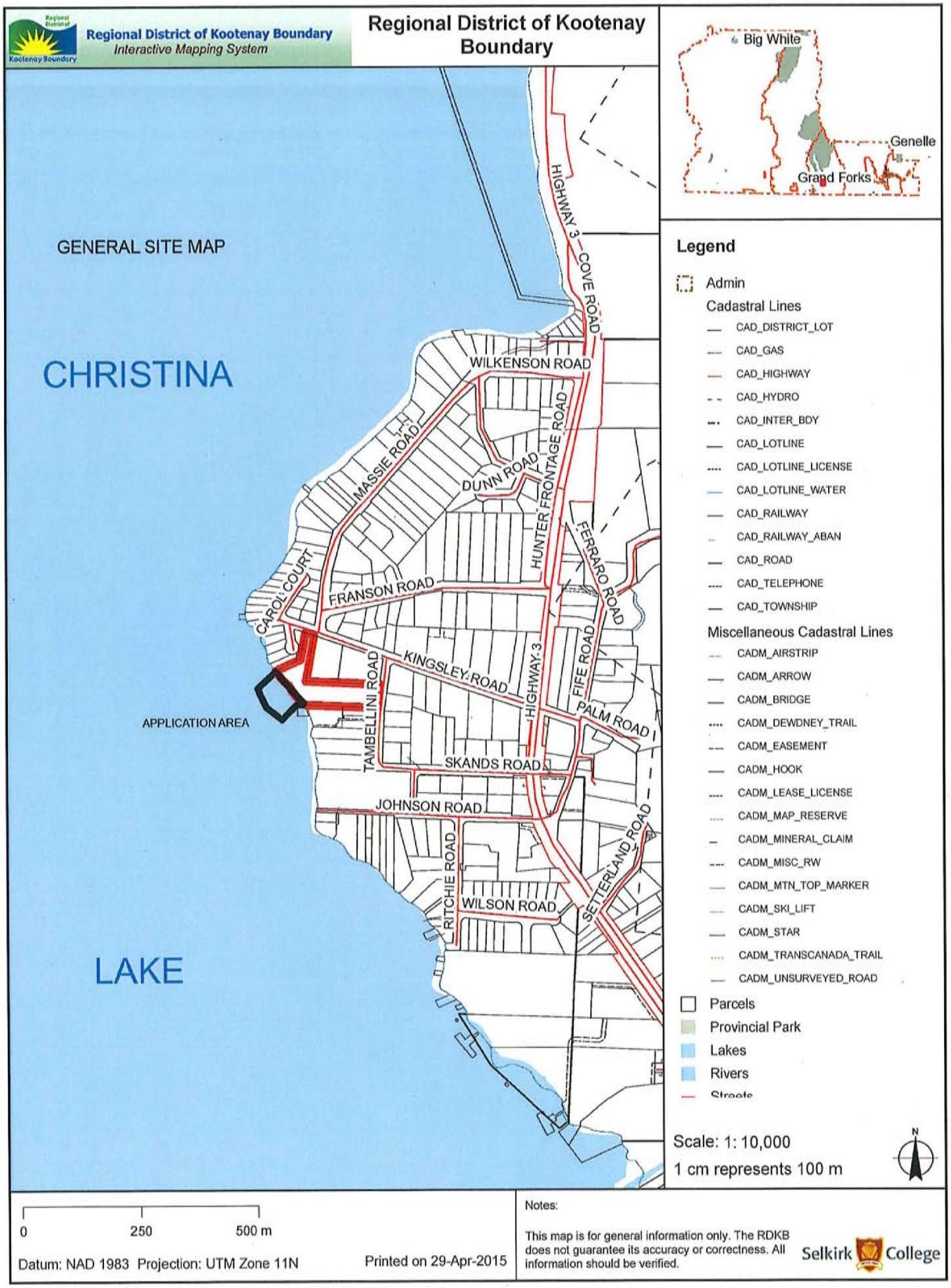
    1. **Proposed Use:** The Company has two boat moorage wharfs, two swim wharfs, a boat ramp and a wooden deck on crown land foreshore. All of the infrastructure noted has been on the foreshore property for over 60 years. Christina Campers Ltd. purchased the upland private campground in 1991. The campground is called Kinglsey's campground. The campground borders the foreshore where all the wharfs are located. The boat moorage docks are primarily used by the 18 shareholder families of the Company. The shareholders are not charged for mooring their boats. In addition to the 18 shareholder families their are 17 RV rental spots that are rented for approximately two months each summer. Of the 17 renters only four of them require boat moorage at a cost of $525.00 for the two summer months. The price includes GST. The Company also has three cabin units that are rented out on a weekly basis during the summer months. On occasion these weekly renters may require a boat moorage spot. Moorage is charged at $10/day plus GST. The boat ramp is used for the shareholders and our renters. It is not open to the public. The rental income is used primarily for the maintenance of the campground. Since purchasing the private campground Christina Campers Ltd. have undertaken two major projects. The electrical system was completely replaced and ugraded. Also, the sewage system has been completely replaced and upgraded. All improvements are mainly for the benefit of the 18 shareholders. Since 1991 the Company has not registered a profit. We are applying for tenure as we were recently informed that the Company was in trespass of crown land with regard to the wharfs boat ramp and deck.
    2. **Location:** The wharfs, boat ramp and deck are located on the foreshore of Kingsley's campground at Christian Lake, BC. The foreshore is accessed through private property (Kingsley's campground) that is owned by Christina Campers Ltd. Clients also access the foreshore the same way. The campground is used primarily from July 1 to the first Monday in September (Labour Day).
    3. **Infrastructure:** There is no new infrastructure proposed. Approval for tenure is for existing wharfs that have been in place for over 60 years. There are no proposed roads to be constructed. The campground is accessed by two existing public roads (Tambellini Road and Kingsley's Road). All electrical and communications to the campground are existing. No electrical or communications is required for the infrastructure that tenure is being applied for. The water supply for the campground is supplied by Christina Lake Water Works. Septic system is existing and not required for infrastructure that tenure is being applied for.
    4. **First Nations:** There has been no contact with first nations individuals.
    5. **Environmental:**
        1. **Land Impacts:** Between the upland private campground owned by Christina Campers Ltd. and the wharfs, boat ramp and deck is a 100' white sand beach that has been in existence for 60 years +. There is no further plans to disturb anymore vegetation or soil. Riparian encroachment is limited to the white sand beach and boat ramp. The wharfs are located on the surface of the water and do not interfere with the growth of local vegetation on the lake bottom which consists mainly of weeds. Pesticides and herbicides are not used on the foreshore. The wharfs are low profile and do not visually impact the view of the lake. The wharfs are constructed of light aluminum pontoons and

wood. There are no known archaeological sites nearby.

2. **Atmospheric Impacts:** Primarily from the boats that use the docks. Odor of gas (fuel emissions). Sound of boat engines. Range of emissions is approximately 20 to 30 feet.
3. **Water or Land covered by water impacts:** The wharfs, boat ramp and deck will not adversely affect drainage, sedimentation, water quality or public access. Their will be no water diversion or flood potential caused by the infrastructure requiring tenure.
4. **Fish & Wildlife Habitat:** The wharfs, boat ramp and deck have not adversely affected fish or wildlife habitat for over 60 years and no changes are being proposed to alter the position of the existing infrastructure.

6. **Socia-Community:**
   1. **Land Use:** The infrastructure requiring tenure is located on the foreshore of the privately owned campground, Kingsley's and will have no affect on public recreation areas.
   2. **Socio-Community Conditions:** The infrastructure will not put any extra demand on fire protection or emergency services as required by any other campground on Christina Lake.
7. **Okanagan Large Lake Protocol:** The marina is an existing marina and after reviewing the protocol and map the marina falls into the no colour zone and thus is an unclassified or low value habitat.

Applicant's Submission



CHRISTINA CAMPERS LTD.

APPLICATION FOR LICENCE OF APPLICATION

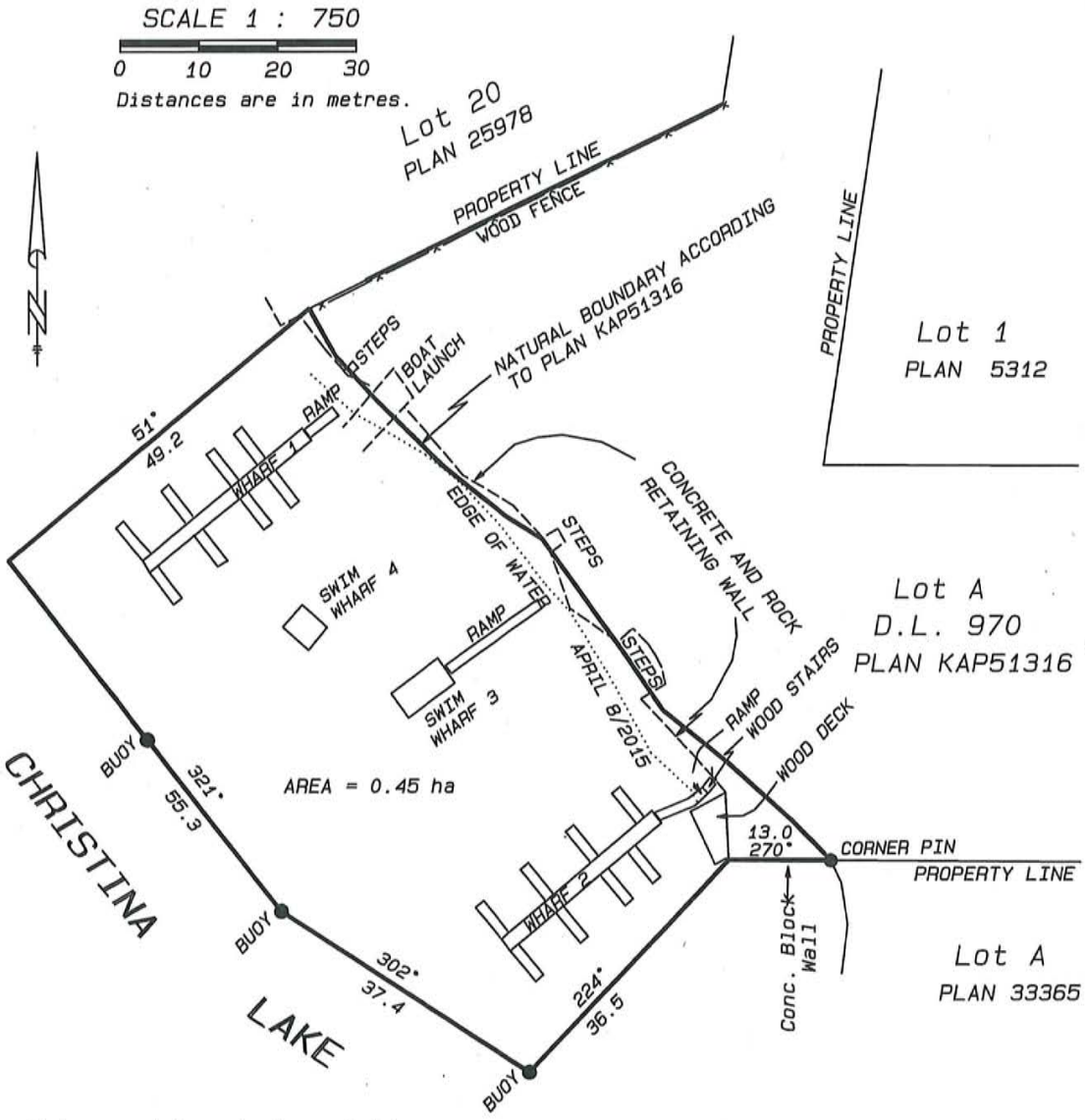
LEGEND FOR GENERAL SITE MAP:

Christina Campers Ltd. privately owned campground. Outlined in red.

Area requiring approval for tenure. Outlined in black. Boat wharfs, swim wharfs, boat ramp and deck are located within the black outlined area.

Applicant's Submission

SITE MAP



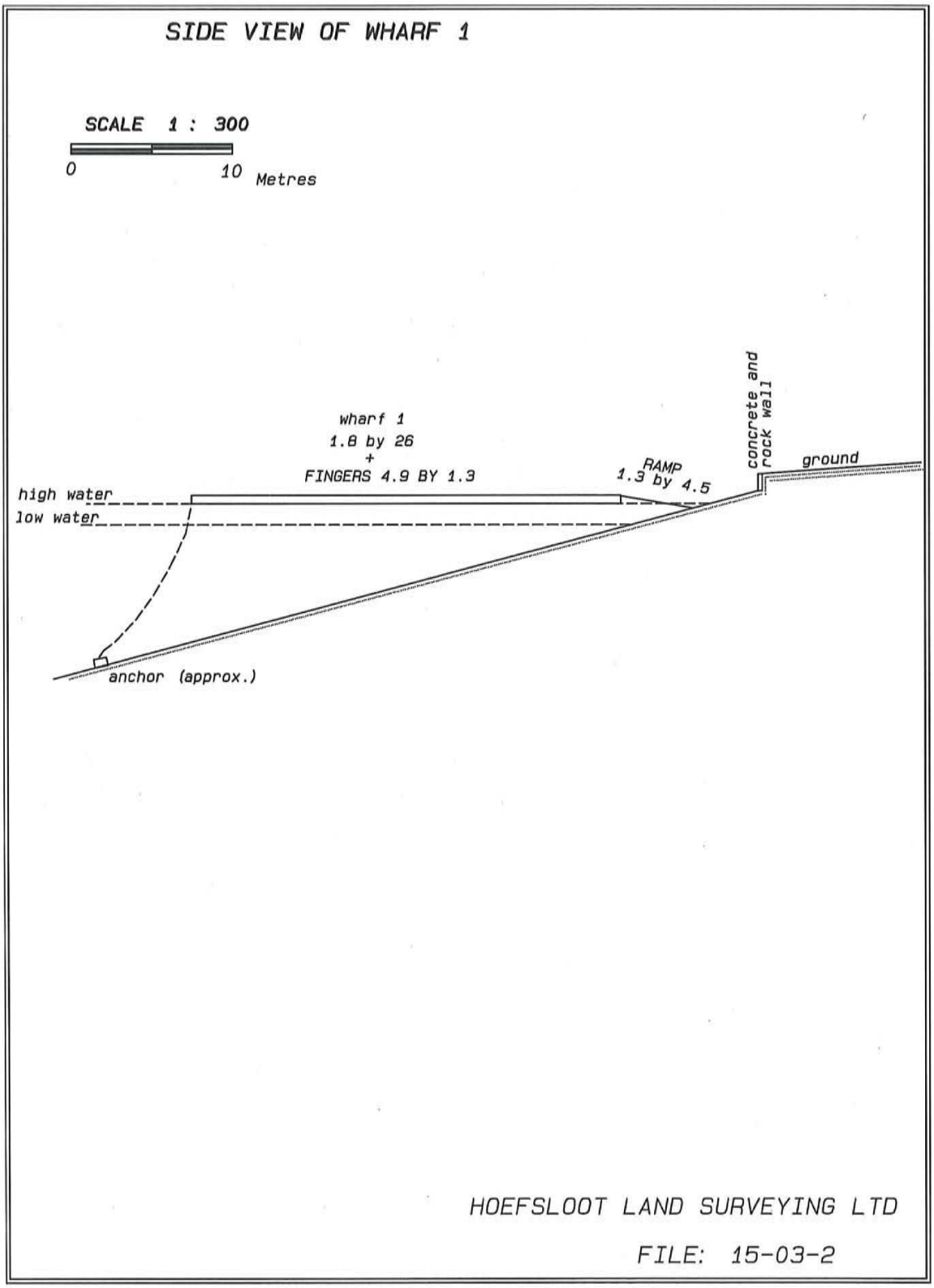
Metes and Bounds Description

-Commencing at the Southwesterly corner pin of Lot A, D.L. 970, S.D.Y.D., PLAN KAP51316
-Thence 270° for 13.0 metres
-Thence 224° for 36.5 metres
-Thence 302° for 37.4 metres
-Thence 321° for 55.3 metres
-Thence 51° for 49.2 metres to the Northwesterly corner of said Lot A,
-Thence along the shoreline to the point of commencement.

HOEFSLOOT LAND SURVEYING LTD

FILE: 15-03

Applicant's Submission

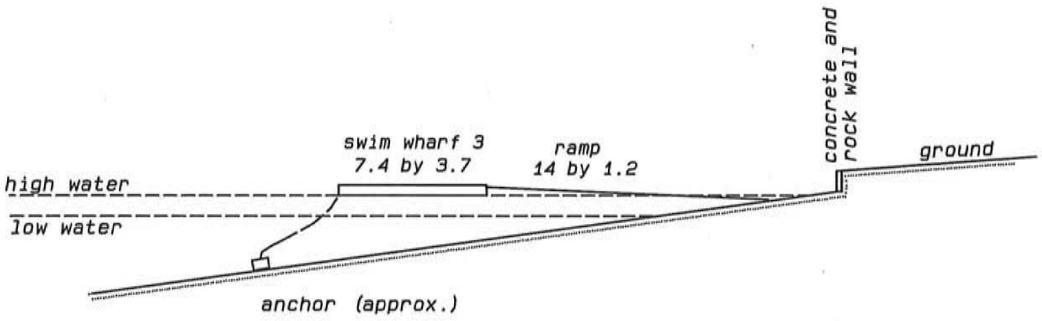


Applicant's Submission

SIDE VIEW OF SWIM WHARF (3)

SCALE 1 : 300

0 10 Metres



HOEFSLOOT LAND SURVEYING LTD

FILE: 15-03-3

Regional District of Kootenay Boundary

STAFF REPORT

Prepared for meeting of September 2015

Medical Marihuana – Notification for Production License			
To: Chair McGregor and Members of the Board			
Owners: M&J Orchards Ltd. Mervyn and Joan Geen			***File No:*** E-1549-04859.000
Location: Myers Creek Road, east of Rock Creek, Electoral Area 'E'/West Boundary			
Legal Description: DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C&D			***Area:*** 245 acres (99 ha)
OCP Designation: N/A	***Zoning:*** N/A	***ALR status:*** Partially In	***DP Area:*** N/A
Contact Information: Mervyn Geen S102, C8, RR2 Rock Creek, British Columbia V0H 1Y0 250.449.5059 greenworksrx@nethop.net			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received this notification of an application for a federal medicinal marihuana production license on the above referenced parcel, located east of Rock Creek in Electoral Area 'E'/ West Boundary *(see Site Location Map, Subject Property Map; Applicant Notification)*.

HISTORY/BACKGROUND FACTORS

This 245 ha parcel is located in Electoral Area 'E'/ West Boundary. There is no Official Community Plan or Zoning Bylaw within this portion of Electoral Area 'E'/ West

Boundary. However, the subject property is partially in the ALR and therefore must abide by the regulations set out by the Agricultural Land Commission.

The parcel was the subject of a two lot subdivision application on the portion outside of the ALR in 2008. The Ministry of Transportation and Infrastructure did not grant preliminary layout approval, as the proposed northern lot did not have legal access or front a constructed public road (Madge Road). The applicant was required to acquire and construct road access which satisfied Ministry standards. They did not pursue this in the allotted time and the application lapsed.

The parcel was again the subject of a two lot subdivision proposal in 2010. The majority of ALR land was to remain intact aside from a small portion in the north east corner. The subdivision was not approved as the proposal contained land within the ALR, approval was first required from the ALC. It appears no subdivision application was ever submitted to the ALC.

PROPOSAL

The applicant is notifying the Regional District of Kootenay Boundary of their intention to establish a medicinal marihuana facility on the parcel. Notification to local police, fire authority and applicable local government is the first step for a license to produce. Health Canada requires that the local government not have any objections to the location of a Medical Marihuana for Medical Purposes Regulations (MMPR) Facility. The specifics of the facility are not provided, other than the production site will be housed in a compound on the ALR portion of the property.

IMPLICATIONS

New federal regulations for licensing of medical marihuana facilities became effective October 1, 2013. One of the requirements is that an applicant must notify the local police force, local fire authority and local government of their application *(see Client Bulletin)*.

Concerning the provision that local government not have any objections to the proposed location, the federal government has stated it will respect local government zoning in determining whether to issue production license. However, there are no RDKB zoning bylaws applicable to this parcel. In addition to local government approval the proposed facility must obtain applicable federal and provincial permits to be operational.

Regarding provincial land use the Agricultural Land Commission has determined producing marihuana for medical purposes constitutes as "farm use" under the *Agricultural Land Commission Act*. This includes some accessory uses in developing and marketing the product. However, not all accessory uses will necessarily be permitted on ALR land. Determining an accessory use is contingent on the use being necessary and commensurate with the primary function of the operation to produce an agricultural product *(see ALC Information Bulletin)*. As the proposed facility will be located on the ALR portion of the parcel it likely satisfies ALC requirements, per the discussion above.

Health Canada requires that a MMPR facility be more than 500 meters from any residence, the applicants assert this setback will be met.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'E'/West Boundary Advisory Planning Commission provided the following comments;

"*Observations:*

- *Concerns were raised of the potential increase in crime in the immediate area of such a facility and in the community at large.*
- *Comments were made that the medical marijuana facilities tend to draw on the criminal element as evidenced by already such existing facilities.*
- *It was noted that the medical benefits of medical marijuana may be questionable.*
- *Concerns were also raised with respect to providing appropriate fire protection and the possibility of smell from such an operating facility*
- *A number of logistic concerns were noted as well as the fact that little of the notifications and planning were presented.*
- *According to the Agricultural Land Commission, such an operation would be deemed to be of an agricultural nature.*
- *Concerns were raised of what support the community would have for such a facility.*

Recommendation: This application is not supported as it is felt that it would not be good or best interest for the community. Furthermore, it is recommended that the community be involved in any decision with respect to this initiative."

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

As discussed above, this referral is a notification of an application. It is the first step in the application. Many hurdles remain for a facility to be permitted on this location.

The *Marihuana for Medical Purposes Regulations* specifies those areas where cannabis is present must be equipped with a system that filters air to prevent the escape of odours. Division 3 of the *Marihuana for Medical Purposes Regulations* is dedicated to security measures which include visual monitoring, intrusion detection systems, and 24/7 monitoring by personnel. This property is not within a fire protection area, and there is no regulation for sprinklers in the MMPR. The facility would be regulated by the BC Building Code as per required for fire protection.

BACKGROUND INFORMATION PROVIDED

Site Location Map
Subject Property Map
Applicant Notification
Client Bulletin

ALC Information Bulletin

RECOMMENDATION

That the concerns expressed by the Electoral Area 'E'/ West Boundary West Boundary Advisory Planning Commission regarding the notification to establish a federally licensed Marihuana for Medical Purposes Regulations (MMPR) Facility on in Electoral Area 'E'/ West Boundary, off Myers Creek Road, east of Rock Creek, on the property legally described as DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C&D, be forwarded to M&J Orchards Ltd.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

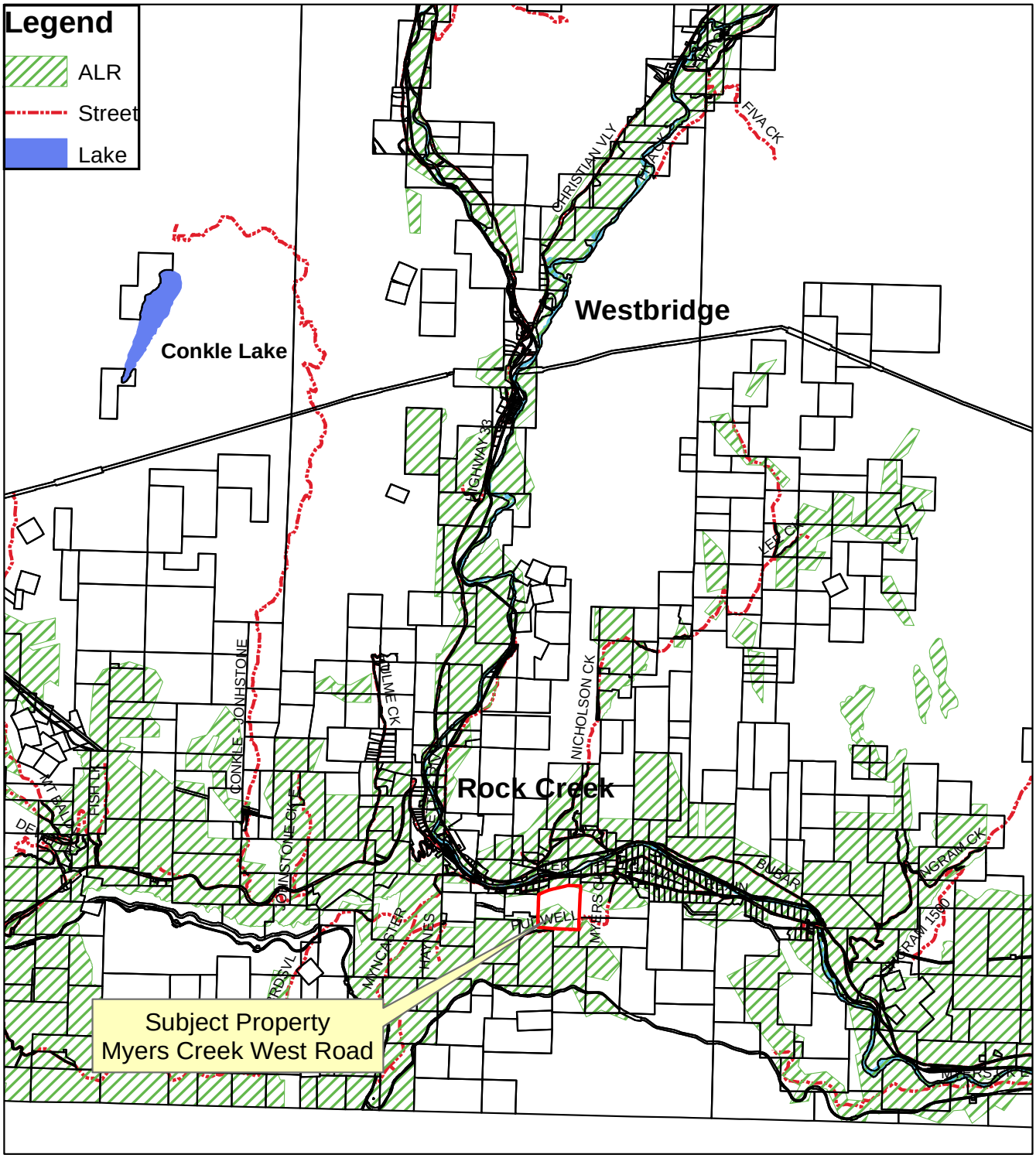
Site Location Map

Scale 1:120,000

N

0 625 1,250 2,500 3,750 5,000
Meters

2015/07/16



P:\\GIS\\RDKB\MapDocuments\Routine Maps\Site Location Map\Area 'E'/West Boundary\2015-07-07_SLM_MJ_Orchards_MMPR

Subject Property Map

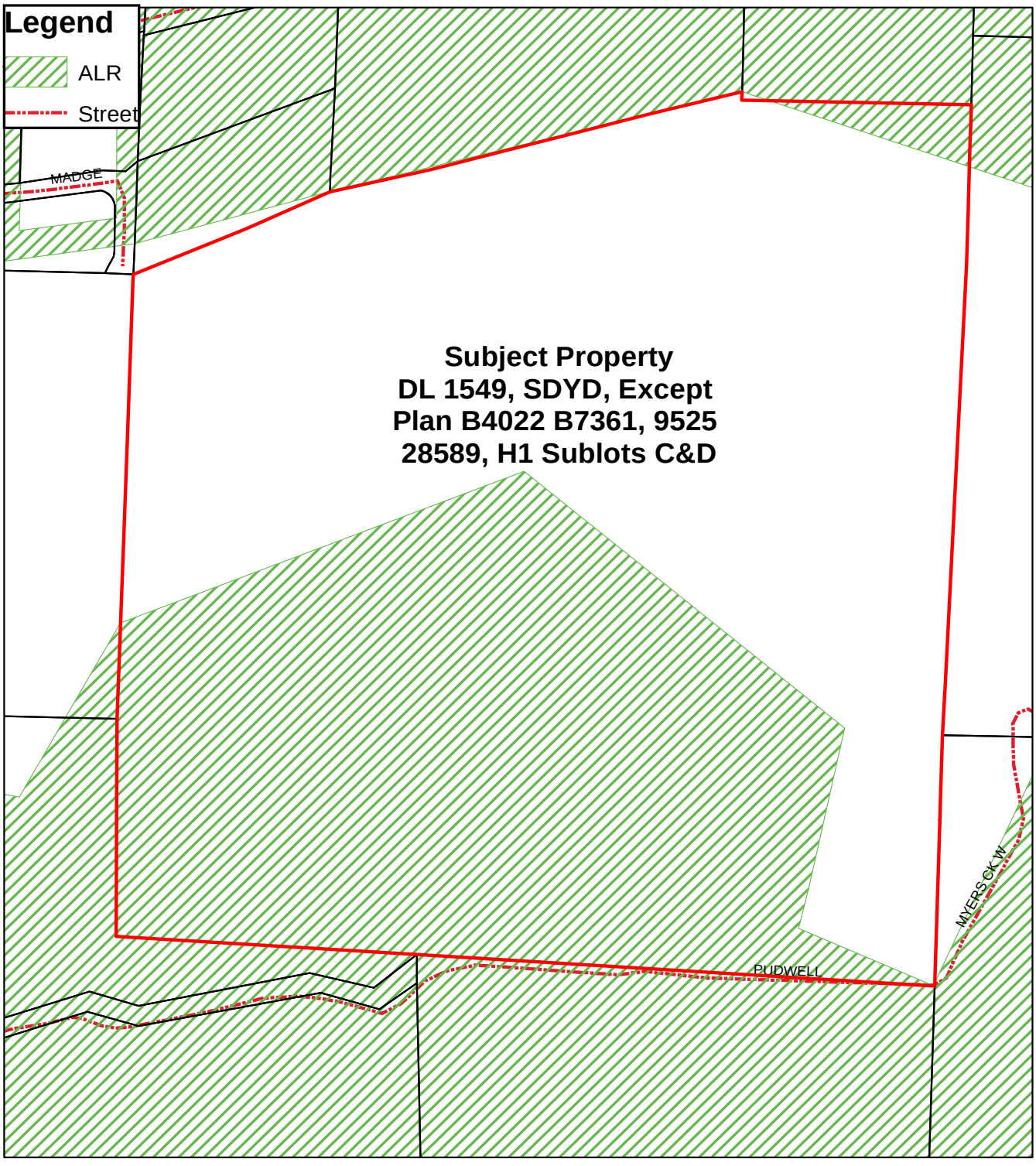
Scale 1:6,000

N

0 2550 100 150 200

Meters

2015/07/16



P:\\GIS\\RDKB\MapDocuments\Routine Maps\Subject Property Map\Area 'E'/West Boundary\2015-07-07_SPM_MJ_Orchards_MMPR

Applicant Notification

Donna Dean

From: Merv Geen [greenworksrx@nethop.net]
Sent: July-09-15 3:30 PM
To: Donna Dean
Subject: RE: MMPR application

Hi Donna
Health Canada requires that the municipal authority has no objection to the location of a MMPR production facility. I assume that since the location of the proposed facility in question is in an un-zoned area, the Regional District will not be in a position to refuse permission for the facility at this point. If and when we get to actually building a facility the usual building permits will be applied for. We already have a letter from the ALC that the proposed facility fits with the ALC regulations

DL 1549, Except Plan B4022, B7361, 9525, 28589, H1 Sub lots C&D. (PID 0147-779-099)
Is the correct legal description of the subject parcel

Cheers
Merv Geen

-----Original Message-----
From: Donna Dean [mailto:ddean@rdkb.com]
Sent: Thursday, July 9, 2015 2:10 PM
To: Merv Geen
Cc: Vicki Gee
Subject: RE: MMPR application

Hi Merv,

Unfortunately I did not receive your previous emails. Often emails with the correct extension, but incorrect name are redirected, however these were not.

I understand this referral to the RDKB is part of your notification requirements for Health Canada. The Planning and Development Department forwards these referrals to the local Advisory Planning Commission (APC) and Electoral Area Services (EAS) Committee for information only. The next APC meeting is scheduled for August 4th and since the EAS Committee will not be meeting in August the information will be referred to the Board of Directors for their August 27th meeting. If additional comments are made at those meetings they will be forwarded to you.

According to your email below the proposed facility would be on the ALR portion of the parcel and as you state below the cultivation of marijuana is permitted in the ALR. The following link is to an information bulletin by the Agricultural Land Commission on that subject:
http://www.alc.gov.bc.ca/alc/DownloadAsset?assetId=28F687FC8AB640CFB33D46FB3F1B30EC

The subject parcel is in an un-zoned portion of Electoral Area 'E'/West Boundary, so the Regional District has no land use regulations in place.
However, a building permit will be required and the setback and elevation regulations of the RDKB's Floodplain Bylaw will have to be followed if there are any watercourses on the parcel.

Please confirm that this is the legal description of the subject parcel:

DL 1549, Except Plan B4022, B7361, 9525, 28589, H1 Sublots C&D. (PID

Applicant Notification

Attn. Donna Dean

Follow up on our conversation re. a MMPR application to operate a marihuana business in the Rock Creek area.
My name is Merv Geen. The MMPR application is under the company name - Greenworks Rx Ltd. The land in question is owned by M&J Orchards Ltd. a company wholly owned by my wife and myself.
The proposed site is on DL 1549, SDYD. There are currently no buildings on the lot and therefore no address number Pudwell Road is the south boundary of the lot.
The lot is 245 acres in size - approximately 1/2 half in the ALR. The proposed building will be on land within the ALR. I have a letter from Land Commission stating that marihuana is considered an agricultural crop and therefore complies with the agricultural land use regulations.
The facility will be more than 500 metres from any residence as required by Health Canada

The Health Canada requires confirmation from the Regional District that the business complies with the municipal (Regional District) land use regulations.

If any further information is required please respond by e-mail (greenworksrx@nethop.net)

Sincerely
Merv Geen

LIDSTONE & COMPANY
BARRISTERS AND SOLICITORS

CLIENT BULLETIN

TO:	Clients
FROM:	Sara Dubinsky
DATE:	October 18, 2013
RE:	**Medical Marihuana Production Licences and Nonconformity**

The new Federal *Marihuana for Medical Purposes Regulations* ("MMPR's") are currently in force. The old regime, pursuant to the *Medical Marihuana Access Regulations* ("MMAR's"), is in the process of being phased out.

As of October 1, 2013, Health Canada is no longer accepting new applications for production licences under the MMAR's or applications to change the location of, or number of plants at, an existing production site under the MMAR's. Health Canada is currently accepting applications for commercial production licences under the new MMPR's, and has already issued production licences to two companies.[1]

The Federal Government has indicated that it will respect local government zoning when determining whether to issue production licences.[2] For this reason is it critical that local governments wanting to regulate or prohibit the location of commercial producers within their borders act promptly to enact the requisite zoning. Failure to do so could result in medical marihuana production facilities being grandparented and permitted as a lawful non-conforming use. In the short term, we suggest that Councils and Boards consider adopting a resolution to direct the preparation of the zoning amendment bylaw, in order to give the local government the option of withholding building permits and business licences in the interim, as authorized by s. 929 of the *Local Government Act*.

---

[1] Media release: Prairie Plant Systems Inc. & CanniMed Ltd. Awarded First Two Medical Marijuana Licenses by Health Canada. Available online at http://cannimed.ca/blogs/news/9248759-prairie-plant-systems-inc-cannimed-ltd-awarded-first-two-medical-marijuana-licenses-by-health-canada

[2] Annex A to the Regulatory Impact Analysis Statement for the MMPR's, available online at: http://gazette.gc.ca/rp-pr/p1/2012/2012-12-15/html/reg4-eng.html states: "rather than specifying zoning requirements for the location of sites where marihuana is to be produced in the MMPR, only municipal by-laws governing location would apply." In addition, Health Canada's Frequently Asked Questions, available online at http://www.hc-sc.gc.ca/dhp-mps/marihuana/info/faq-eng.php state: "Licensed producers must comply with all federal, provincial/territorial and municipal laws and by-laws, including municipal zoning by-laws."

SUITE 1300 - SUN TOWER - 128 PENDER STREET WEST - VANCOUVER BC - V6B 1R8
TELEPHONE 604-899-2269 - FACSIMILE 604-899-2281 - TOLL FREE 1-877-339-2199
{00261562; 1}

A critical element of an application for a licence to produce (or for an amendment to the licence to produce) under the MMPR's is that the applicant must first notify the local police force, fire authority and government of the pending application for a licence, and the notices must include the address of the proposed production facility. The applicant must submit copies of these notices to the federal government as part of the application materials for a licence. If the applicant has not provided the requisite notice to local authorities, the licence (or licence renewal or amendment) must be refused.

The intent of these requirements appears to be to provide local authorities with notice and the opportunity to comment regarding the applicant or application. Comments regarding whether the zoning permits the production facility in the specified location should be provided by the local government to the federal government at this point.

With respect to licensed production premises under the MMAR's that are in the process of being phased out and will expire on April 1, 2014, the federal government has taken the position that the location of these premises is protected from disclosure under the *Privacy Act*. As this will create difficulty in ensuring that production ceases and the premises are properly remediated upon the expiry of the licences, local governments should prevail upon the federal government to amend the regime such that the location of prior licences may be disclosed.

For more information, Health Canada's website is available at:
http://www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php

INFORMATION BULLETIN
MEDICAL MARIHUANA PRODUCTION
IN THE AGRICULTURAL LAND RESERVE

Updated October 2013

Health Canada has proposed the Marihuana for Medical Purposes Regulation (MMPR). It is expected that the current system of personal use licenses and designated person licenses will be phased out by April 1, 2014. In its place, new Federal licenses are anticipated, geared to larger scale production facilities. For further information about the proposed changes see the following websites http://www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php and http://gazette.gc.ca/rp-pr/p1/2012/2012-12-15/html/reg4-eng.html.

Various local governments in British Columbia are looking at their zoning bylaws to determine where these larger scale commercial production facilities should be directed. A number of local governments are considering industrial, commercial and agricultural zones, within purpose built structures and with siting regulations from property lines and residential uses.

The Agricultural Land Commission Act and regulations determine land use in the Agricultural Land Reserve (ALR). Due to the number of inquiries from local governments and Medical Marihuana production proponents, the ALC provides this information bulletin with regard to Medical Marihuana production in the ALR.

Section 1 of the *Agricultural Land Commission Act* defines "farm use" as:

> An occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*.

Based on the above definition, if a land owner is lawfully sanctioned to produce marihuana for medical purposes, the farming of said plant in the Agricultural Land Reserve (ALR) is permitted and would be interpreted by the Agricultural Land Commission as being consistent with the definition of "farm use" under the *ALC Act*.

Notwithstanding the farming of land for the production of medical marihuana, not all activities associated with its production would necessarily be given the same "farm use" consideration. Accessory uses associated with the farm use include a small business office, testing lab, processing and drying, packaging shipping areas, cloning room and anything else directly related to the growing and processing of the plant. Determining an accessory use is contingent on the use being necessary and commensurate with the primary function of the property/building to produce an agricultural product. If a land use activity is proposed that is not specifically related to the growing of an agricultural product including a stand-alone research and development facility, an application to the ALC for non-farm use would be required.

The ALC has reviewed several proposed facilities and is satisfied that the majority of proposed sites focus on the activity of growing the plant and thus no longer requires proponents to submit a proposal for review. However, proponents of medical marihuana production facilities should contact local government to determine the applicability of zoning bylaws.

Regional District of Kootenay Boundary

STAFF REPORT

Prepared for meeting of September 2015

Private Forestry Referral – ATCO Development Area E Sullivan Creek			
To: Chair McGregor and Members of the Board			
Applicant: ATCO Wood Products			***File No:*** A-16
Location(s): Crown Land - Electoral Area 'B'/Lower Columbia-Old Glory, south west of Genelle, off Highway 22, near Sullivan Creek			
Legal Description: Unsurveyed Crown Land			***Area:*** 126.3 Hectares in 5 cut blocks
OCP Designation: Rural Resource 3	***Zoning:*** Rural Resource 1 (RUR1)	***ALR status:*** Out	***DP Area:*** None
Contact Information: ATCO Wood Products Craig Stemmler, R.P.F PO Box 460 Fruitvale, BC V0G 1L0 Phone: 250.367.2526 Fax: 250.367.6210 craig.stemmler@atcowoodproducts.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

ATCO Wood Products (ATCO) has invited the Regional District to provide comments regarding 5 proposed cut blocks (Development Area E) in the Sullivan Creek area. The proposed cut blocks are within Electoral Area 'B'/Lower Columbia-Old Glory on Crown land, south west of Genelle *(Site Location Map; Applicant's Submission; Referral Map)*.

PROPOSAL

ATCO proposes to harvest larch, spruce and cedar from 5 cut blocks in Electoral Area 'B'/ Lower Columbia-Old Glory.

The area of each of the proposed cut blocks are as follows:

Block Number	Area of Cut (hectares)
E01	30.1
E02	38.3
E03	7.9
E04	20.1
E05	29.9
Total	**126.3**

ATCO anticipates Provincial approval for Fall 2015. The main focus of the cut blocks is timber volume, with some minor forest health. If ATCO receives approval, they will be given four years to harvest the cut blocks. ATCO would likely be done logging these areas within a year and a half.

IMPLICATIONS

The proposed development is on Crown land. The proposed cut block areas are within the ‘Rural Resource 3’ (RUR3) Zone in the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015. Permitted uses within this zone include resource use, which includes extraction of primary forest materials.

The Planning and Development Department inquired if the proposed cut block areas were affected by the Mountain Pine Beetle. The Mountain Pine Beetle infests only pines, primarily lodgepole pines; since there are few lodgepole pines within these stands, they have been minimally affected by the pine beetle.

A portion of road which would be used to access the development area of Sullivan Creek requires use of a non status road which passes through private land (Teck). Once through Teck's private land, access is granted through Crown Land on existing and proposed sections of Road Permit R13302, as well as in-block roads. ATCO and Teck have a longstanding business relationship. ATCO has also sent Teck a referral in order for Teck to provide comments on the proposed development.

Some of the proposed roads cross watercourses. ATCO stated that these are non-fish bearing streams. Streams also run through several of the proposed cut blocks. ATCO is required to follow *Forests Range and Practices Act* (FRPA) which has specific regulations for riparian management zones. An example of these practices include using a single designated crossing and taking extra precautions to reduce slash build up in riparian areas.

E 05 and a small portion of E 04 are within the China Creek Community Watershed. China Creek is the sole source of water for the China Creek Water Users Community so

there is concern that logging activities could impact their water quality. FRPA requires any development planned within a Community Watershed to have a geotechnical and hydro-geological assessment, which is referred to as a Watershed Assessment. ATCO has a third party professional conduct this assessment, which rates risk and gives suggestions to guide and implement development. In this case the assessment found the development to be low risk to the China Creek Community Watershed as it is uphill and on rocky terrain.

The China Creek Community Watershed is within the Drinking Water Resource Development Permit Area; however logging activities on Crown land where a forest licensee is operating under the Forest and Range Practices Act are exempt from the Development Permit process.

Proposed cut blocks E01, E02, and E03 are outside of the Community watershed, therefore no negative impact is anticipated for domestic water. The surrounding lands are unsurveyed Crown Land and Teck lands.

FRPA requires ATCO to conduct a visual impact assessment of the proposed cut blocks. ATCO anticipates the ability to meet the required visual quality objectives.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'B'/ Lower Columbia-Old Glory Advisory Planning Commission expressed concerns regarding the cut blocks (E 04 and E 05) within the watershed area, particularly E 05 which is adjacent to China Creek. It is of paramount concern to APC members to protect the China Creek Community Watershed.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

The Planning and Development Department followed up with ATCO with the APC's concerns. ATCO currently has a hydrologist in the field, but he is yet to complete his report. The Development Forester had a discussion with the hydrologist where he evaluated block E 05 in terms of risk of impact and sediment delivery to China Creek and found the risk to be low.

In terms of the harvest area proximity of block E05 to China Creek; the closest point is 60m, which is further than the FRPA requirement. On the referral map, the block appears to directly border China Creek; however this portion of the block is a wildfire tree patch.

BACKGROUND INFORMATION PROVIDED

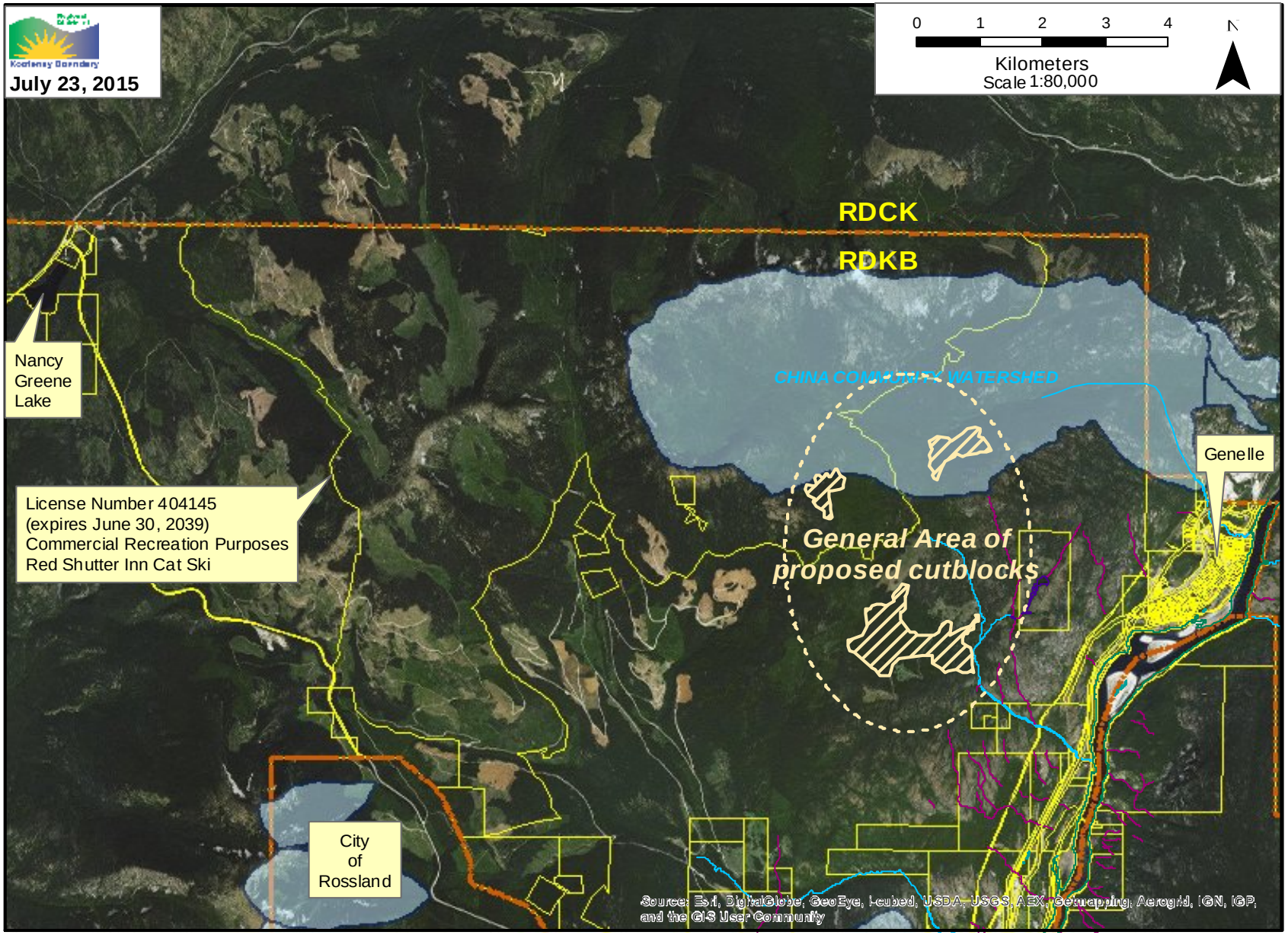
Site Location Map; Applicant's Submission; Referral Map

RECOMMENDATION

That the Regional District Board of Directors advise ATCO Wood Products that the application for 5 proposed cut blocks for Development Area E in the Sullivan Creek geographic area southwest of Genelle, is supported, and that the APC comments be provided to ATCO Wood products for consideration.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Site Location Map



Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\Area_'B'_LowerColumbia-OldGlory\2015-07-23-SLM-WithBing-SullivanCr-ATCO.mxd

Applicants' Submission

ATCO
WOOD PRODUCTS

REGIONAL DISTRICT OF
KOOTENAY BOUNDARY
FILE #
JUN 24 2015
DOC # .....
REF. TO: .....
CC:

June 22, 2015

Regional District Kootenay/Boundary
#202 843 Rossland Ave.
Trail , B.C.
V1R 4S8

Attn: Mark Andison

Re: Atco Wood Products, Development Area 'E' (Sullivan Creek) Proposed Development

This letter is to provide you with an opportunity to comment on proposed cut blocks 1 to 5 in geographic area letter 'E'. Attached is a 1:20000 scale map for your reference of approximate block locations.

The proposed cut blocks are located in the Sullivan Creek geographic area. The proposed blocks will be accessed via the Sullivan Creek Road which is comprised of existing and proposed sections of Road Permit R13302 and in-block roads. The main focuses of the blocks are timber volume with some minor forest health.

Additional details of this development can be viewed at the Atco Wood Products Forestry Office at 1846 1st Street, Fruitvale from 7 a.m. to 4 p.m. Monday to Friday. Please contact me by my direct line or email (see below) to set up a confirmed time or to make alternate arrangements.

All comments must be received in writing by July 22, 2015.

Yours truly,

Craig Stemmler
Development Forester

CS/cs

P.O. Box 460 Fruitvale, BC V0G 1L0
Main Office: P 250 / 367.9441 F 250/367.6210
Direct Line : P 250 / 367.2526 F 250/367.6210
Email: craig.stemmler@atcowoodproducts.com

ATCO WOOD PRODUCTS

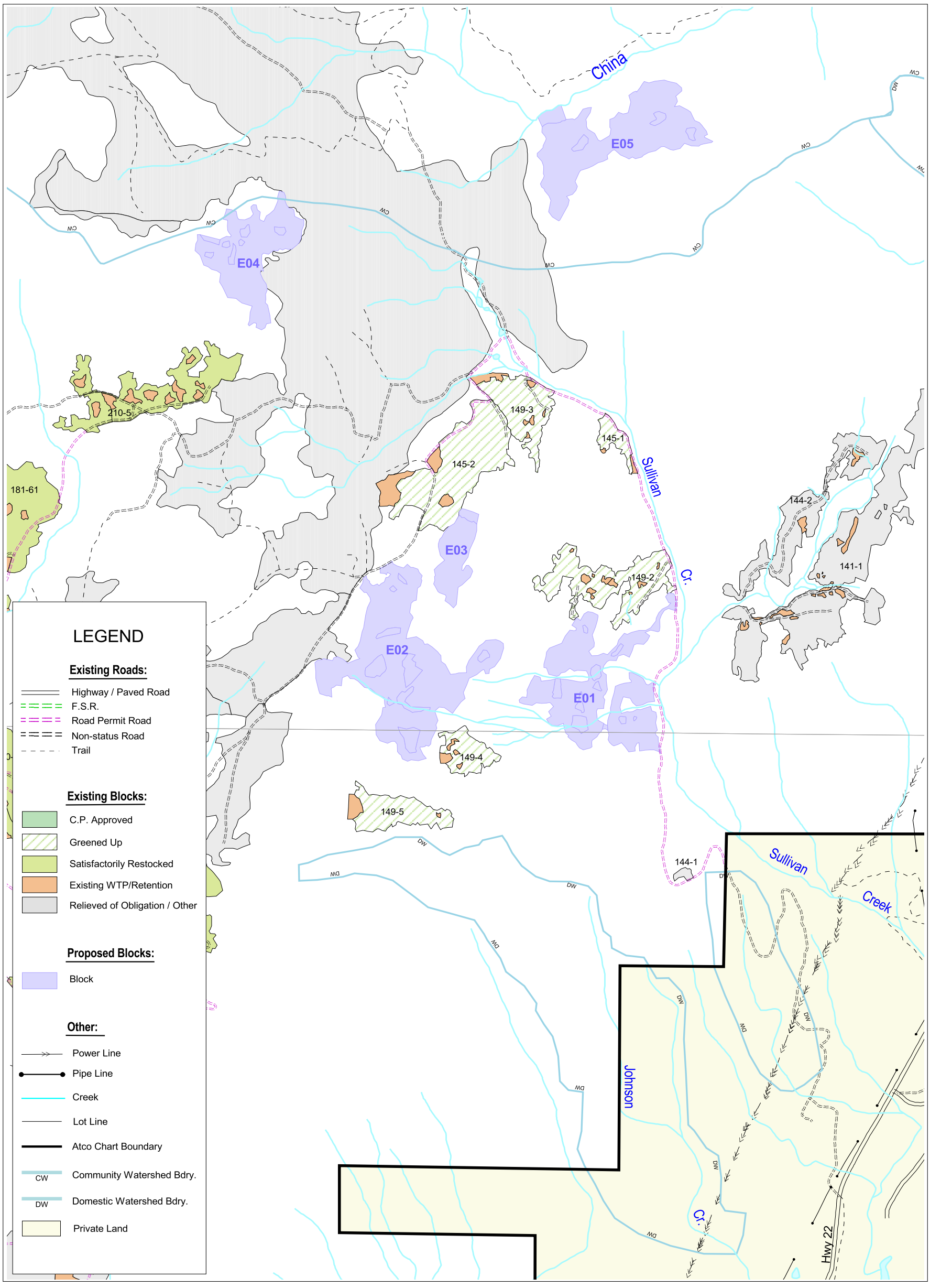
Referral Map

Area E - Sullivan

F.L.: A20193
Mapsheets: 082F012/F022
Scale: 1:20,000
Date: June 23, 2015

250 0 250 500 Meters

N W E S



STAFF REPORT

Prepared for meeting of September 2015

Private Forestry Referral - 431_Interfor Development Proposal			
To: Chair McGregor and Members of the Board			
Applicant: Interfor Corporation			***File No:*** D-6
Location: North east corner of Electoral Area 'D'/Rural Grand Forks, bordering Regional District of Central Kootenay Boundary			
Legal Description: Unsurveyed and surveyed Crown Land			***Area:*** 244.8 hectares in 10 blocks
OCP Designation: Rural Resource	***Zoning:*** Rural Resource 1	***ALR status:*** No	***DP Area:*** N/A
Contact Information: Randy G. Waterous, RFT Forestry and Land Use Planner Interfor Corporation 570 – 68th Avenue, Grand Forks, BC, V0H 1H0 Randy.waterous@interfor.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Interfor Corporation has invited the Regional District to provide comments regarding a Development Referral for 10 proposed cut blocks in Electoral Area 'D'/Rural Grand Forks near Grandby Park *(see Site Location Map; Referral Map).*

PROPOSAL

The proposed harvesting would take place in 10 cut blocks totaling 244.8 ha. The project start date is subject to permit approval from the Province.

BACKGROUND FACTORS

Interfor proposes to harvest Fir, Larch, Spruce, Balsam, Cedar, Pine, and Hemlock. The area of each of the proposed cut blocks are as follows:

Block Number	Area of Blocks (ha)
431_01	31.5
431_02	44.3
431_03	35.0
431_04	38.9
431_05	31.1
431_06	25.6
431_07	7.6
431_08	6.1
431_09	13.1
431_10	11.6
Total	**244.8**

The proposed cut blocks are zoned 'Rural Resource 1' within the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299 and designated 'Rural Resource' within the Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No.852. The 'Rural Resource 1' zone permits forestry, logging and silviculture as a principal use.

Interfor anticipates Provincial approval for Fall 2015 although Permit approval varies depending on seasonal weather conditions, planning constraints and Ministry workloads. The main focus of the cut blocks is normal profile harvesting. If Interfor receives approval, they will be given four years to harvest the cut blocks. Interfor would likely be done logging these areas within two years.

The main access would be from Grand Forks on the North Fork Road to 28-Mile Bridge, then the Burrell Forestry Service Road. Further road access to the proposed cut blocks would be via existing roads and new amendments to Road Permit R05952. The total length of proposed roads is 11.3 kilometres. Species or log grades not suitable for manufacturing at the Grand Forks Mill may be hauled down the Worthington Forest Service Road to Arrow Lake.

IMPLICATIONS

Cut blocks 431-09 and 431-10 abut a Riparian Reserve Zone. Riparian Management Areas, Riparian Management Zones, and Riparian Reserve Zones, are defined in Sections 47 through 49 in the Forest Planning and Practices Regulation. Restrictions are described in Sections 50 through 52 of the Forest Planning and Practices Regulation. Interfor Operations will be prescribed to be consistent with this legislation.

Interfor stated that there are no fish bearing streams within the proposed cut blocks or areas planned for road development.

These cut blocks are not within areas of established visual quality objectives.

This development proposal lies within the boundaries of the Kettle River Watershed. The Kettle River Watershed Management Plan (KRWMP) recognizes the challenges of the 'cumulative impacts' of resource development. This referral process attempts to bridge gaps mentioned within the KRMWP between resource management agencies, local government, and stewardship organizations.

The Planning and Development Department provided this development plan to Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan. He provided the following comments:

- *" Sediment and increase in temperature are key impacts of forest harvest and road building and use on fish habitat and aquatic ecosystems. Small wetlands and low order streams in the headwaters have been found to strongly determine the health of downstream aquatic ecosystems in many studies, yet in BC there is very little protection in terms of maintaining shade, large woody debris or other ecosystem functions for small streams.*
- *Thus it is important for forest harvest planning to consider retaining a wider riparian reserve and management area that maintains temperature, sediment reduction and large woody debris input functions to small streams, and to mitigate sediment impacts from stream crossings, especially in consideration of range use (access to streams)*
- *Recommend considering use of logging debris fences for riparian areas, especially near stream crossings, as per Interior Appraisal Manual 4.3.2.6"*

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission provided the following comments:

" The APC has no objections to this proposal provided that the sites are not left as eyesores and that any and all watershed issues are dealt with appropriately. We are grateful to Interfor for inviting comments and pleased that the Planning and Development Department has referred the plan to Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan."

PLANNING AND DEVELOPMENT COMMENTS

The issues of visual impact and riparian areas raised by the APC are regulated by the *Forests Range and Practices Act* and *Forests Range and Practices Regulation.*

Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan brought attention to the Interior Appraisal Manual 4.3.2.6, which discusses a logging debris fence which are to be used to protect sensitive riparian areas within a cut block.

BACKGROUND INFORMATION PROVIDED

Site Location Map
Referral Map

RECOMMENDATION

That the Regional District Board of Directors advise Interfor Corporation that the application for 10 proposed cut blocks in Electoral Area 'D'/Rural Grand Forks, near Grandby Park, is supported and the comments from the Advisory Planning Commission and the Project Coordinator for the Kettle River Watershed Management Plan be provided to Interfor Corporation for consideration.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Site Location Map

Interfor
CP 431

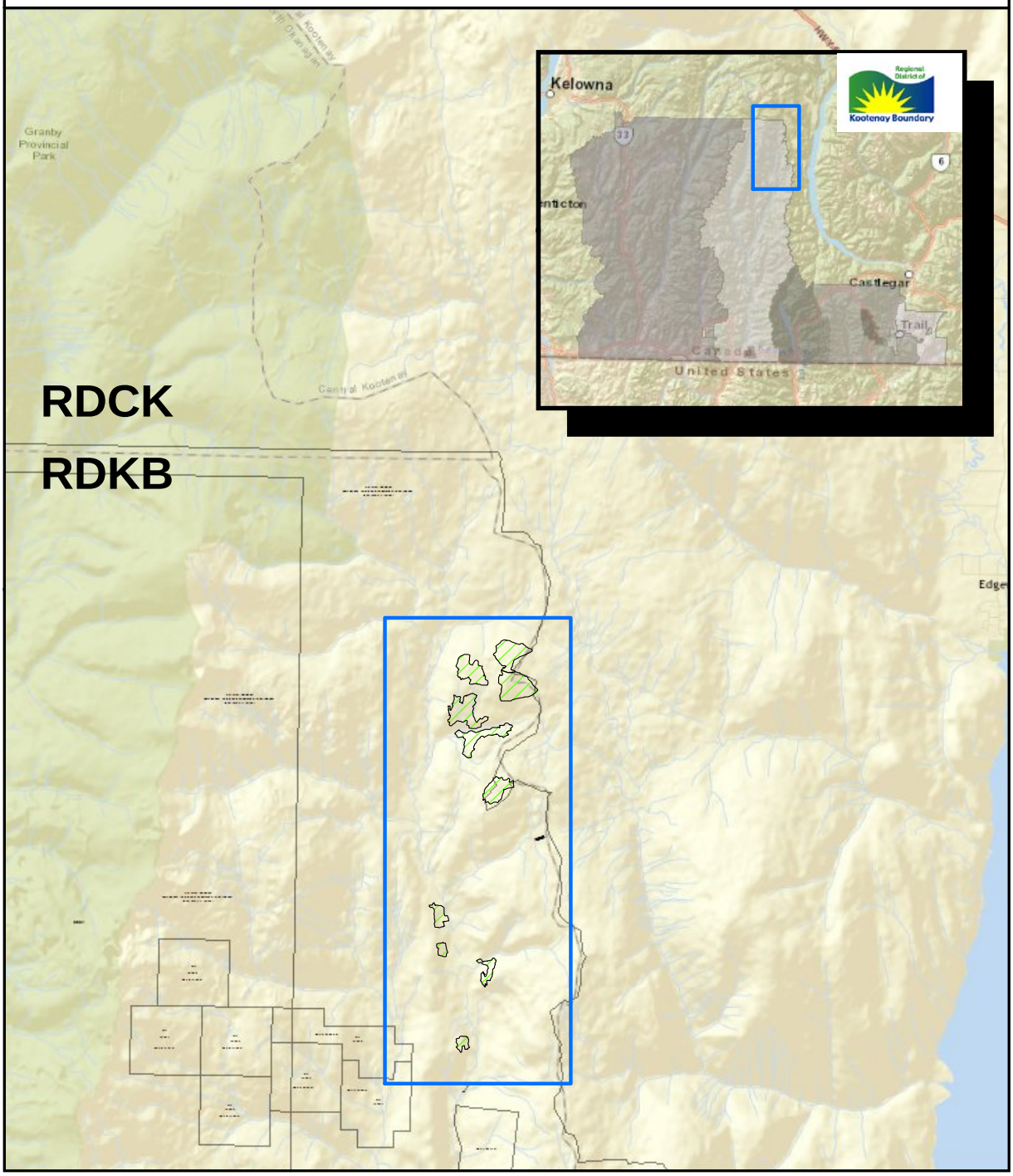
Date: 23/07/2015

N

0 0.5 1 2 3 4 5

Kilometers

Scale 1:125,000



Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP431_SLM.mxd

INTERFOR

FL A18969
July 2015 Referral Map

Licence	CP	Mark	CP Status	CP Approval Date
FL A18969	Various	N/A	Planned	N/A
Location			**Scale**	**Print Date**
Various			1:40,000	02/07/2015

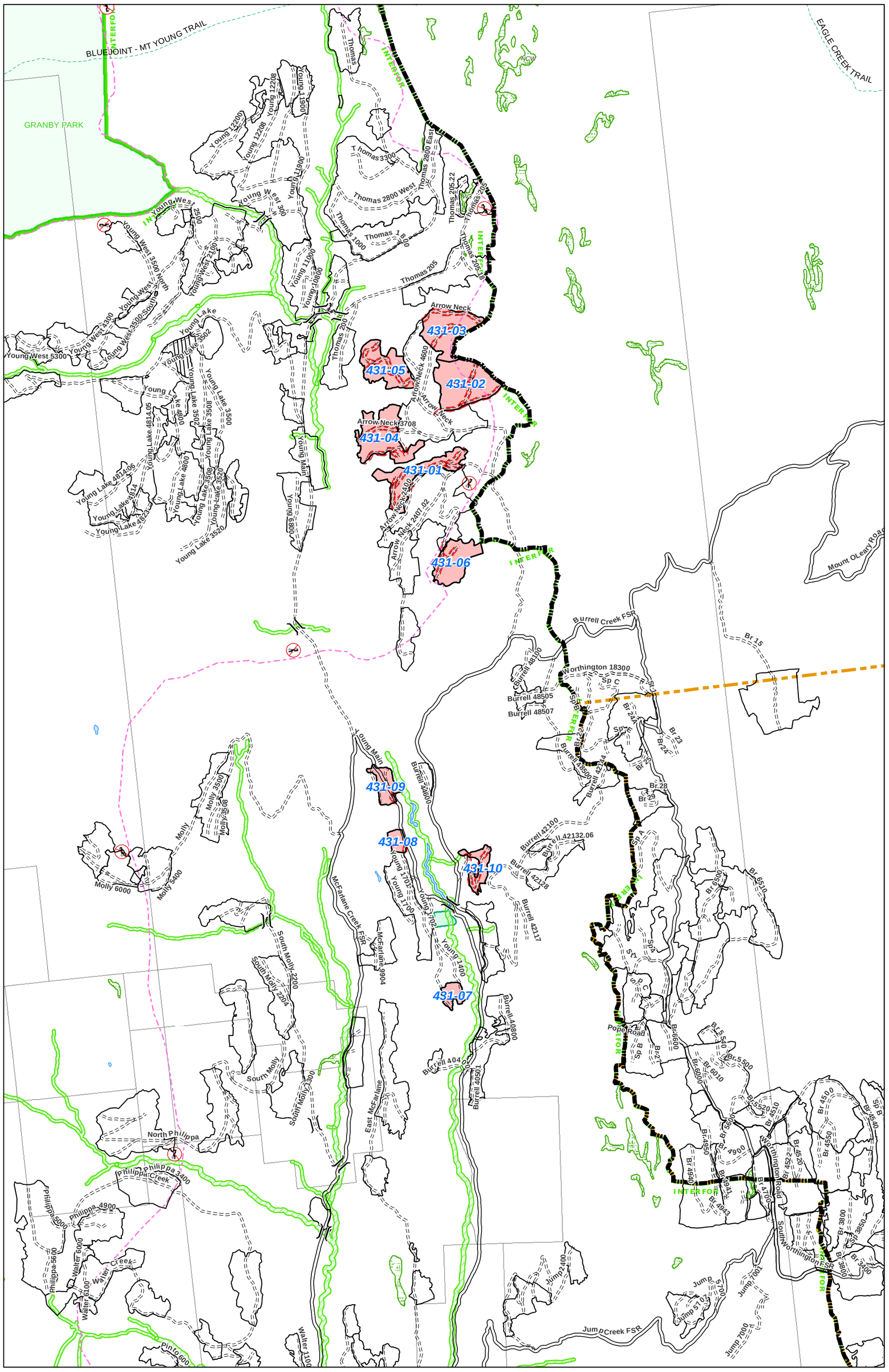
LEGEND

- Selected Cut Block
- Cut Block
- Park
- L123 Legal Lot
- Private Land
- Woodlot
- Community Forest
- Highway/Hard Surface
- Forest Service Road
- Proposed Forest Road
- Existing Forest Road
- Non-Classified Road
- Forest District
- TSA Boundary
- TFL Boundary
- INTERFOR Interfor Operating Area
- Vehicle Restricted Area
- Recreation Site
- Recreation Trail
- Recreation Reserve / Site
- Proposed Bridge
- Existing Bridge
- Road Barrier
- Gate
- Proposed / Existing Fence
- Proposed / Existing Cattleguard
- Corral
- Water Development
- S3 Stream (Class S1-S4 Fish)
- S6 Stream (Class S1-S6 No Fish)
- Non-Classified Drainage
- L2/S1 Lake/Major Stream
- Non-Classified Wetland
- W3 Wetland (Class)
- Riparian Reserve Zone

N

500 0 500 1,000 1,500 2,000

Meters



Document Path: F:\GIS\Grand Forks\Projects\Referral June 2015\431_ReferralJuly2015.mxd

Regional District of Kootenay Boundary

STAFF REPORT

Prepared for meeting of September 2015

Private Forestry Referral - 04S_09P Interfor Development Proposal			
To: Chair McGregor and Members of the Board			
Applicant: Interfor Corporation			***File No:*** E-10
Location(s): Near Beaverdell, Electoral Area 'E'/West Boundary			
Legal Description: Unsurveyed and surveyed Crown Land			***Area:*** 275.7 hectares in 5 blocks
OCP Designation: None	***Zoning:*** None	***ALR status:*** N/A	***DP Area:*** None
Contact Information: Randy G. Waterous, RFT Forestry and Land Use Planner Interfor Corporation 570 – 68th Avenue, Grand Forks, BC, V0H 1H0 Randy.waterous@interfor.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Interfor Corporation has invited the Regional District to provide comments regarding a Development Referral for 5 proposed cut blocks in Electoral Area 'E'/West Boundary *(see Site Location Map).*

PROPOSAL

The proposed harvesting would take place in 5 cut blocks, one south east of Beaverdell and the remaining blocks are west of Beaverdell *(see Referral Map).* The project start date is subject to permit approval from the Province.

HISTORY / BACKGROUND FACTORS

Interfor proposes to harvest primarily Lodgepole Pine with a minor component of Fir and Larch. There are two distinct groups of cut blocks. The area of each of the proposed cut blocks are as follows:

Block Number	Area of Blocks (ha)
04s_01	114.5
09P_35	11.3
09P_69	30.7
09P_71	33.8
09P_72	85.4
Total	**275.7**

The proposed cut blocks are within a portion of Electoral Area 'E'/West Boundary which has no Official Community Plan or zoning bylaws.

Interfor anticipates Provincial approval for Fall 2015 although Permit approval varies depending on seasonal weather conditions, planning constraints and Ministry workloads. The main focus of the cut blocks is timber volume, with some minor forest health. If Interfor receives approval, they will be given four years to harvest the cut blocks. Interfor would likely be done logging these areas within the first two years.

The main access would be via Tuzo Forest Service Road and Boundary Creek Service Forest Road. Further road access to the proposed cut blocks would be via existing roads and new amendments to Road Permit R07622 and R06785. The total length of roads constructed to access cut block 04s-01 is 3.6 kilometres. The total length of road constructed to access cut blocks 09P is 2.4 kilometres.

IMPLICATIONS

The referral map shows a proposed bridge between cut block 09P-72 and 09P-69 . All major structural installations of this nature are planned and installed with appropriate consideration of aquatic and riparian habitats in accordance with Interfor's Environmental Management Systems certified under the Sustainable Forestry Initiative.

Interfor stated that a stream within 09P-69 could be a fish bearing stream, further field work is necessary to determine this. If it is confirmed the stream is fish bearing Interfor would attempt for an alternate crossing. Riparian Management Areas, Riparian Management Zones, and Riparian Reserve Zones are defined in Sections 47 through 49 and restrictions are described in Sections 50 through 52 of the Forest Planning and Practices Regulation. Interfor operations will be prescribed to be consistent with the legislation.

These cut blocks are not within areas of established visual quality objectives.

None of these cut blocks are near the Agricultural Land Reserve.

The Development Proposal is within the Kettle River Watershed. The Kettle River Management Watershed Plan (KRMWP) recognizes the challenges of 'cumulative impacts' of resource development. This referral process attempts to bridge the gaps mentioned within the KRWMP between resource management agencies, local governments, and stewardship organizations.

The Planning and Development Department requested comments from Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan. He provided the following comments:

- *" Sediment and increase in temperature are key impacts of forest harvest and road building and use on fish habitat and aquatic ecosystems. Small wetlands and low order streams in the headwaters have been found to strongly determine the health of downstream aquatic ecosystems in many studies, yet in BC there is very little protection in terms of maintaining shade, large woody debris or other ecosystem functions for small streams.*
- *Thus it is important for forest harvest planning to consider retaining a wider riparian reserve and management area that maintains temperature, sediment reduction and large woody debris input functions to small streams, and to mitigate sediment impacts from stream crossings, especially in consideration of range use (access to streams)*
- *Recommend considering use of logging debris fences for riparian areas, especially near stream crossings, as per Interior Appraisal Manual 4.3.2.6"*

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'E'/ West Boundary Advisory Planning Commission provided the following comments;

" Observations:

- *Concerns were raised on how logging roads would be constructed and what impact that could have on the environment. A comment was made that roads create 95% of sediments that go into creeks. Also, every road left unattended could become a risk.*
- *Concerns were raised on what should be done with the roads once logging has been completed.*
- *Concerns were also raised on how effective self-monitoring with respect to ensuring that government regulations protect aquatic and riparian habitats and how this kind of monitoring could be improved.*

Recommendations:

- *Roads should have minimum widths and, as far as possible be ditch free.*
- *Once the logging has been completed the roads should be either*
    - *deactivated via water-barring, grass-seeding and, unless permanent, all culverts removed, or*

- *completely rehabilitated with the road re-contoured as it was prior to construction and re-vegetated as soon as possible and replanted with trees."*

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

The issues of visual impact and riparian areas raised by the APC are regulated by the *Forests Range and Practices Act* and *Forests Range and Practices Regulation.*

Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan brought attention to the Interior Appraisal Manual 4.3.2.6, which discusses a logging debris fence which are to be used to protect sensitive riparian areas within a cut block.

BACKGROUND INFORMATION PROVIDED

Site Location Map
Referral Map

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors advise that the Development Proposal submitted by Interfor Corporation for 5 proposed cut blocks and roads near Beaverdell, is supported, and that the comments from the Advisory Planning Commission and Project Coordinator for the Kettle River Watershed Management Plan be provided to Interfor Corporation for consideration.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Site Location Map

Interfor
CP 04S

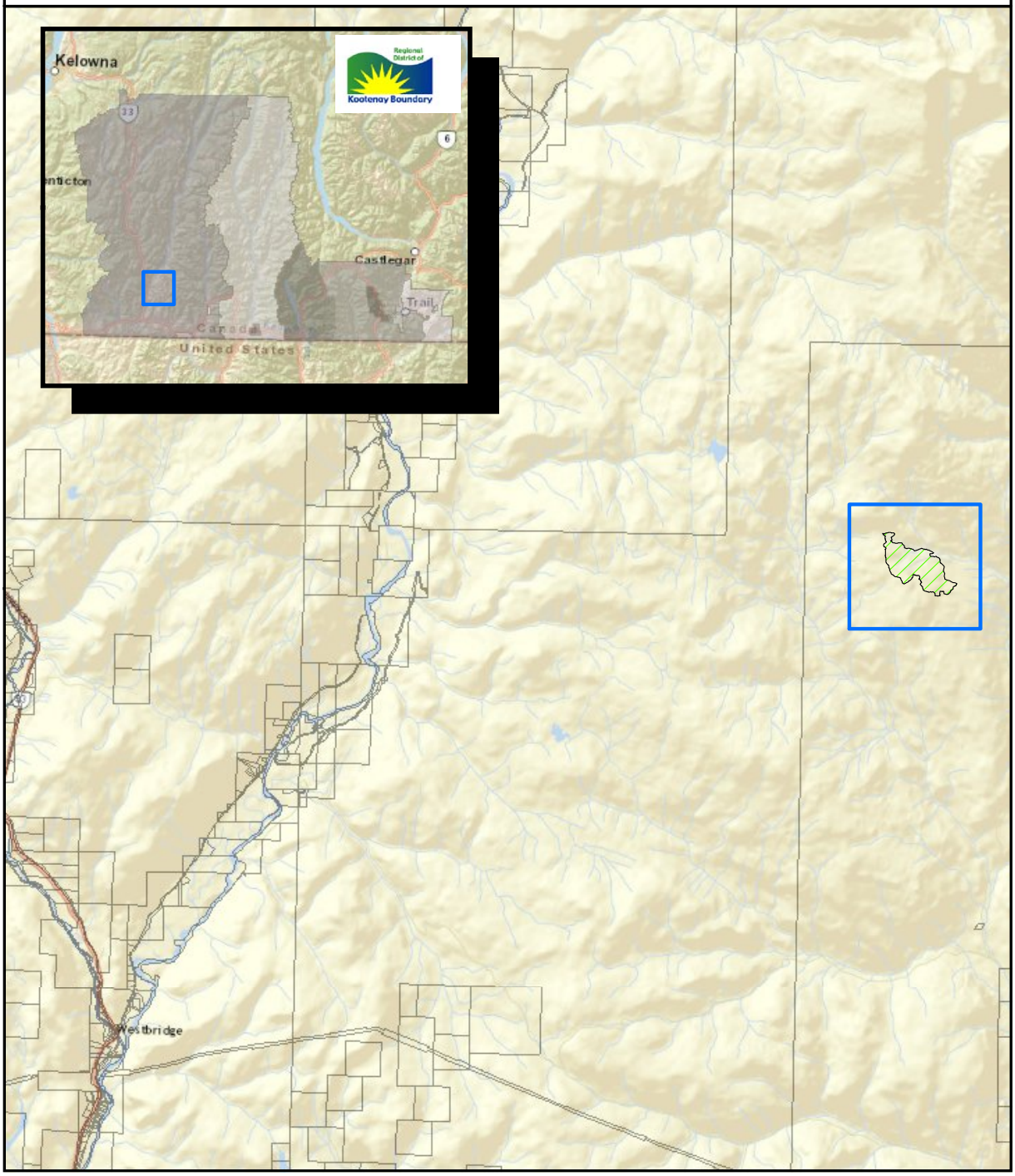
Date: 23/07/2015

N

0 0.5 1 2 3 4 5

Kilometers

Scale 1:125,000



Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP04S_SLM.mxd

Site Location Map

Interfor
CP 09P

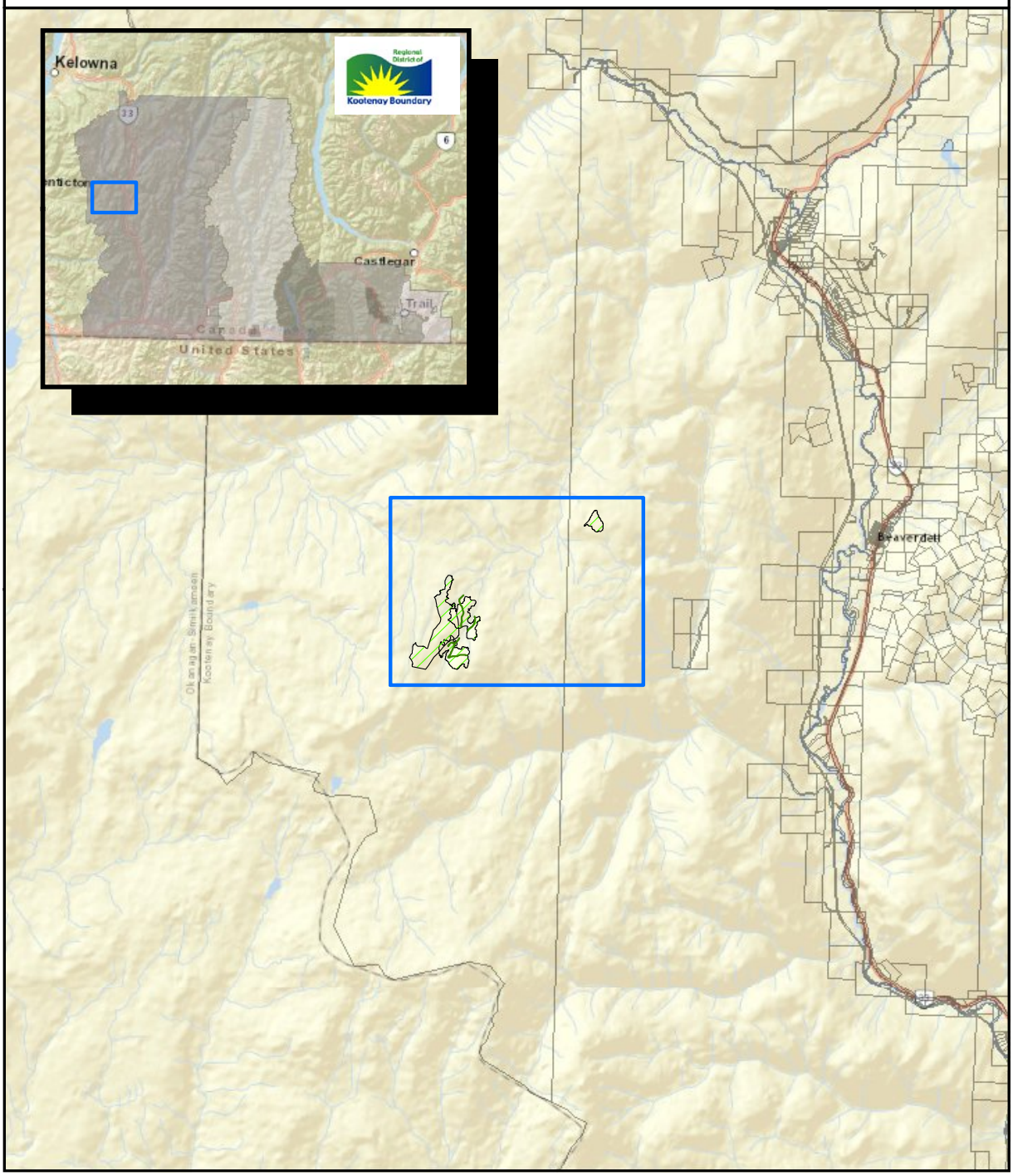
Date: 23/07/2015

N

0 0.5 1 2 3 4 5

Kilometers

Scale 1:125,000

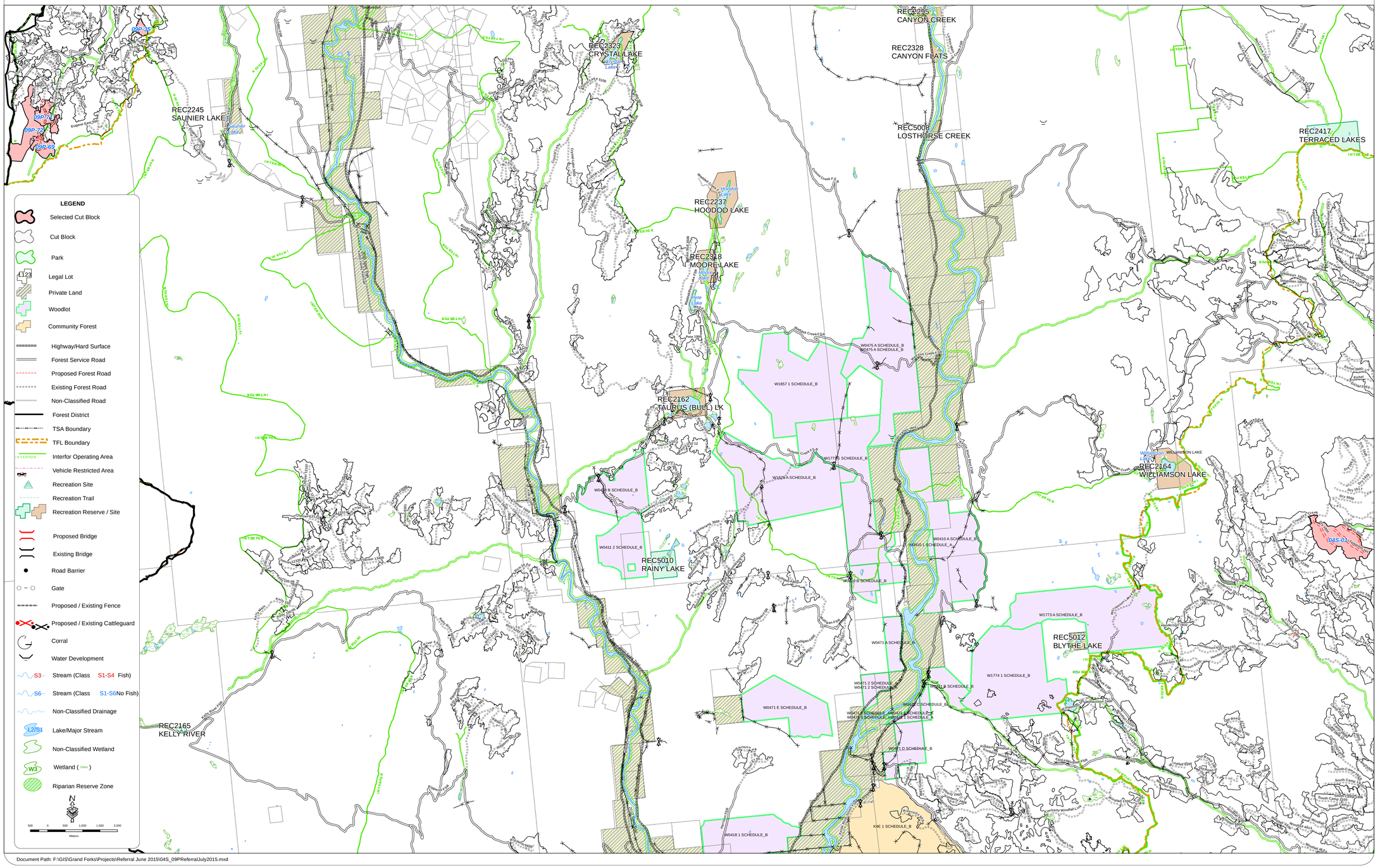


Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP09P_SLM.mxd

INTERFOR

TFL 8
July 2015 Referral Map

Licence	CP	Mark	CP Status	CP Approval Date
TFL 8	Various	N/A	Planned	N/A
Location			**Scale**	**Print Date**
Various			1:40,000	29/06/2015



Document Path: F:\GIS\Grand Forks\Projects\Referral June 2015\04S_09PReferralJuly2015.mxd

STAFF REPORT

Prepared for meeting of September 2015

Private Forestry Referral - 400_406_Interfor Development Proposal			
To: Chair McGregor and Members of the Board			
Applicant: Interfor Corporation			***File No:*** C-29
Location: Between Trout Creek Recreation Site and Bonanza X-Country Ski Trails Recreation Site, east of Christina Lake, Electoral Area 'C'/Christina Lake			
Legal Description: Unsurveyed and surveyed Crown Land			***Area:*** 478.2 hectares in 20 blocks
OCP Designation: Natural Resource	***Zoning:*** Natural Resource 1 (NR1)	***ALR status:*** No	***DP Area:*** N/A
Contact Information: Randy G. Waterous, RFT Forestry and Land Use Planner Interfor Corporation 570 – 68th Avenue, Grand Forks, BC, V0H 1H0 Randy.waterous@interfor.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Interfor Corporation has invited the Regional District to provide comments regarding a Development Referral for 20 proposed cut blocks in Electoral Area 'C'/Christina Lake between Trout Creek Recreation Site and Bonanza X-Country Ski Trails Recreation Site *(see Site Location Map; Referral Map).*

PROPOSAL

The proposed harvesting would take place in 20 cut blocks totaling 478.2 ha. The project start date is subject to permit approval from the Province.

HISTORY / BACKGROUND FACTORS

Interfor proposes to harvest primarily Lodgepole Pine with components of Fir, Larch, Spruce and Balsam. There are two distinct groups of cut blocks. The area of each of the proposed cut blocks are as follows:

Block Number	Area of Blocks (ha)
400_03	45.7
400_05	26.8
400_06	2.9
400_09	27.3
400_11	17.9
406_A	36.7
406_B	30.5
406_C	37.0
406_D	22.1
406_E	41.5
406_F	28.9
406_G	37.5
406_H	21.6
406_I	22.1
406_J	46.7
406_K	48.1
406_L	18.3
406_M	35.7
406_N	34.0
406_O	17.5
Total	**478.2**

The proposed cut blocks are zoned 'Natural Resource 1' within the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300 and designated 'Natural Resource' within the Electoral Area 'C'/Christina Lake Official Community Plan Bylaw No.1250. The 'Natural Resource 1' Zone permits forestry, logging and silviculture.

Interfor anticipates Provincial approval for Fall 2015 although Permit approval varies depending on seasonal weather conditions, planning constraints and ministry workloads. The main focus of the cut blocks is timber volume, with some minor forest health. If Interfor receives approval, they will be given four years to harvest the cut

blocks. Interfor would likely be done logging these areas within three years. Roads will be developed one year prior to harvest in accordance with Interfor's commitment to the Sutherland Creek Community Watershed Planning Team.

The main access would be via Sutherland Forest Road. Further road access to the proposed cut blocks would be via existing roads and new amendments to Road Permit R08695. The total length of roads proposed to be developed for CP 400 is 8.9 kilometres. The total length of roads proposed to be developed for CP 406 is 15.8 kilometres.

IMPLICATIONS

Cut block 400-11 is within close proximity to private property. The Planning Department inquired if the property owners had been notified of the development proposal. Interfor has been made aware of the identity of these property owners by local knowledge of working in the area. Interfor has had communications with these parties.

Interfor stated that there are no fish bearing streams within the proposed cut blocks or areas planned for road development. Regardless, Interfor assured the Planning and Development Department that all major structure installations such as bridges are planned and installed with appropriate consideration of aquatic and riparian habitats in accordance with Interfor's Environmental Management Systems certified under the Sustainable Forestry Initiative.

The Planning and Development Department inquired if the proposed cut block areas were affected by the Mountain Pine Beetle. The Mountain Pine Beetle infests only pines, primarily lodgepole pines; yet this stand has been minimally affected by the pine beetle.

These cut blocks are not within areas of established visual quality objectives.

The Sutherland Creek Community Watershed Planning Team has been in communication with Interfor. The development proposal lies within the boundaries of the Kettle River Watershed, specifically the sub basin of Kettle River/Cascade. The Kettle River Watershed Management Watershed Plan (KRMWP) recognizes the challenges of the 'cumulative impacts' of resource development. This referral process attempts to bridge the gaps mentioned within the KRMWP between resource management agencies, local government, and stewardship organizations.

The Planning and Development Department has referred this development plan to Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan. He provided the following comments:

- *"Sediment and increase in temperature are key impacts of forest harvest and road building and use on fish habitat and aquatic ecosystems. Small wetlands and low order streams in the headwaters have been found to strongly determine the health of downstream aquatic ecosystems in many studies, yet in BC there is very little protection in terms of maintaining shade, large woody debris or other ecosystem functions for small streams.*

- *Thus it is important for forest harvest planning to consider retaining a wider riparian reserve and management area that maintains temperature, sediment reduction and large woody debris input functions to small streams, and to mitigate sediment impacts from stream crossings, especially in consideration of range use (access to streams)*
- *Recommend considering use of logging debris fences for riparian areas, especially near stream crossings, as per Interior Appraisal Manual 4.3.2.6"*

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'C'/Christina Lake Advisory Planning Commission had no comments, other than they are glad to be involved in the process.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

The issues of visual impact and riparian areas raised by the APC are regulated by the *Forests Range and Practices Act* and *Forests Range and Practices Regulation.*

Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan brought attention to the Interior Appraisal Manual 4.3.2.6, which discusses a logging debris fence which can be used to protect sensitive riparian areas within a cut block.

BACKGROUND INFORMATION PROVIDED

Site Location Map; Referral Map

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors advise that the Development Proposal submitted by Interfor Corporation for 20 proposed cut blocks and roads in Electoral Area 'C'/Christina Lake between Trout Creek Recreation Site and Bonanza X-Country Ski Trails Recreation Site, is supported, and that the comments from the Advisory Planning Commission and Project Coordinator for the Kettle River Watershed Management Plan be provided to Interfor Corporation for consideration.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Site Location Map

Interfor
CP 400

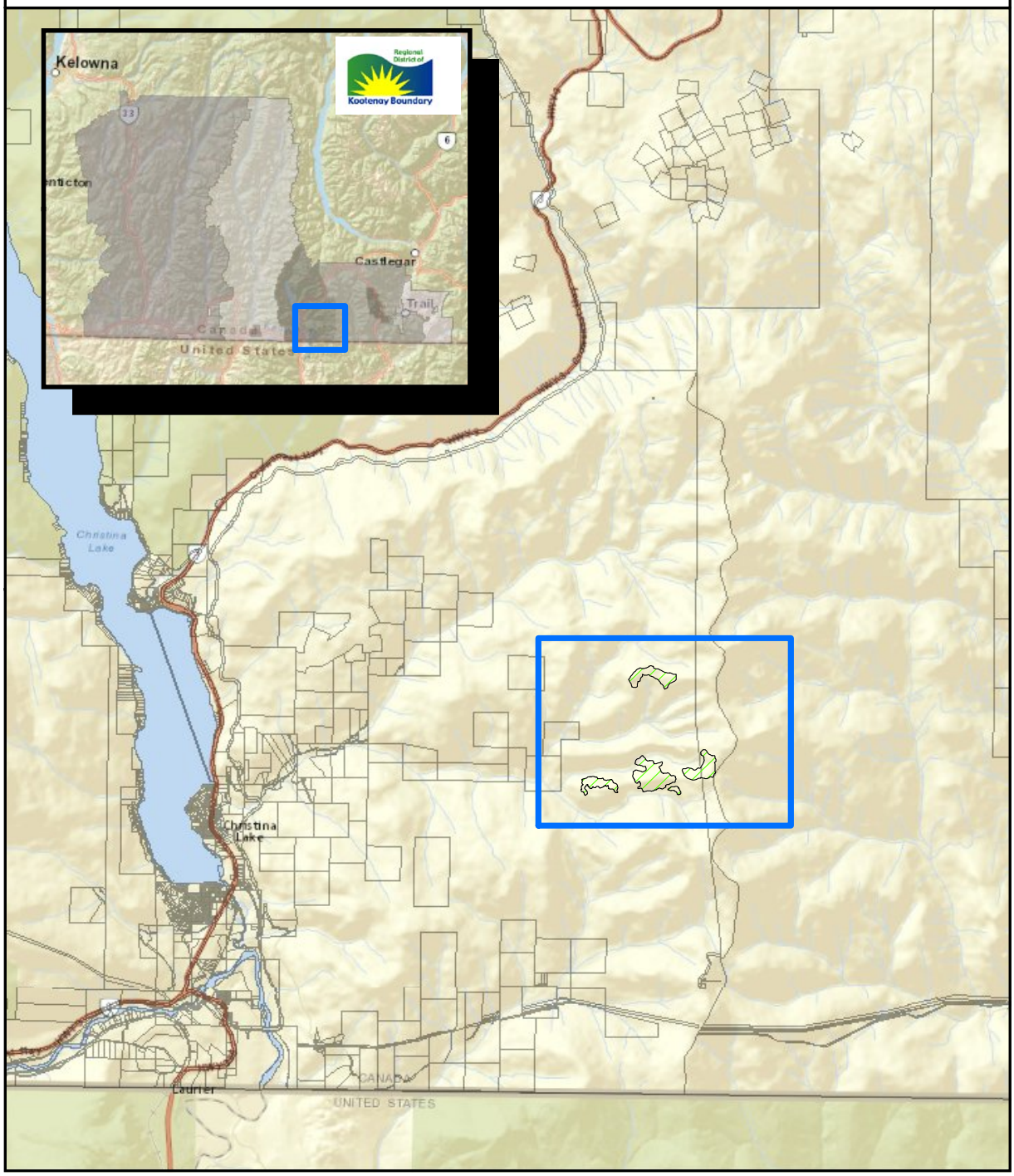
Date: 23/07/2015

N

0 0.5 1 2 3 4 5

Kilometers

Scale 1:125,000



Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP400_SLM.mxd

Site Location Map

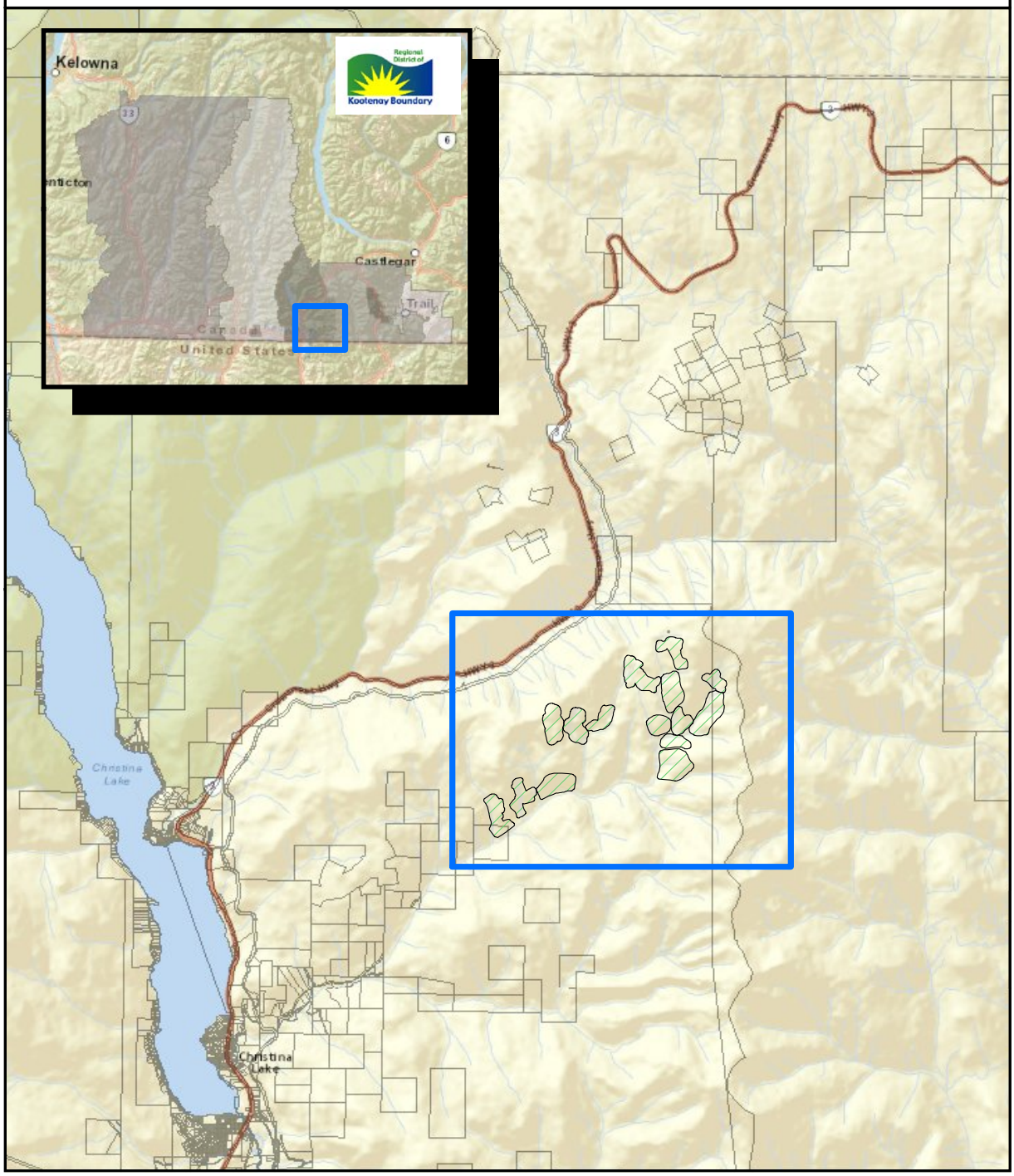
Interfor
CP 406

Date: 23/07/2015

N

0 0.5 1 2 3 4 5
Kilometers

Scale 1:125,000



Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP406_SLM.mxd

INTERFOR

FL A18969
July 2015 Referral Map

Licence	CP	Mark	CP Status	CP Approval Date
FL A18969	Various	N/A	Planned	N/A
Location			**Scale**	**Print Date**
Italy-Sutherland			1:40,000	26/06/2015

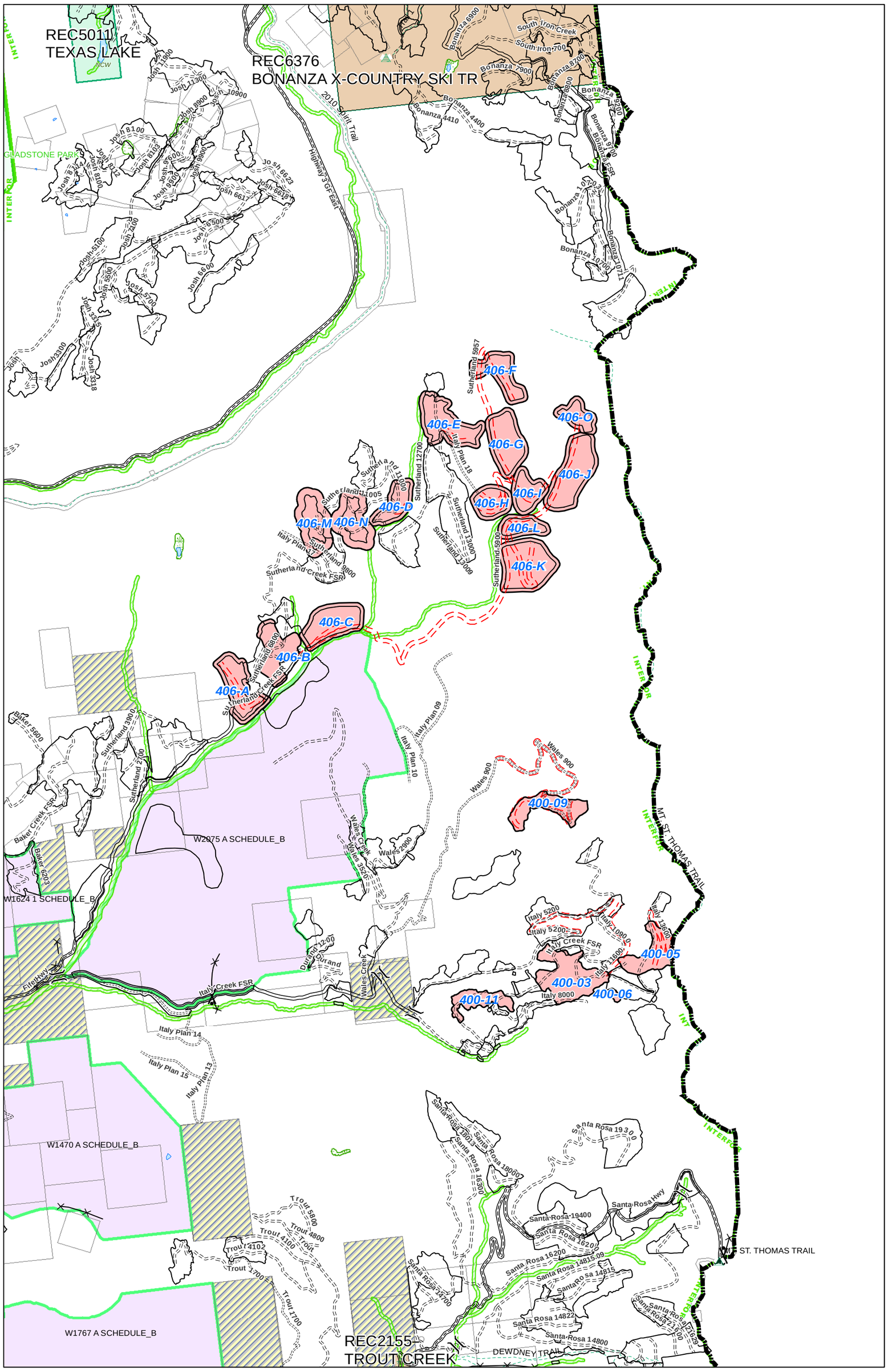
LEGEND

- Selected Cut Block
- Cut Block
- Park
- L123 Legal Lot
- Private Land
- Woodlot
- Community Forest
- Highway/Hard Surface
- Forest Service Road
- Proposed Forest Road
- Existing Forest Road
- Non-Classified Road
- Forest District
- TSA Boundary
- TFL Boundary
- INTERFOR Interfor Operating Area
- Vehicle Restricted Area
- Recreation Site
- Recreation Trail
- Recreation Reserve / Site
- Proposed Bridge
- Existing Bridge
- Road Barrier
- Gate
- Proposed / Existing Fence
- Proposed / Existing Cattleguard
- Corral
- Water Development
- S3 Stream (Class S1-S4 Fish)
- S6 Stream (Class S1-S6 No Fish)
- Non-Classified Drainage
- L2/S1 Lake/Major Stream
- Non-Classified Wetland
- W3 Wetland (Class)
- Riparian Reserve Zone

N

500 0 500 1,000 1,500 2,000

Meters



Document Path: F:\GIS\Grand Forks\Projects\Referral June 2015\400_406ReferralJuly2015.mxd

STAFF REPORT

Prepared for meeting of September 2015

Private Forestry Referral - 423_426_432_442 Interfor Development Proposal			
To: Chair McGregor and Members of the Board			
Applicant: Interfor Corporation			***File No:*** E-10
Location(s): Commencing near Kettle Canyon and running north to Copper Kettle Lake along the Christian Valley, Electoral Area 'E'/West Boundary			
Legal Description: Unsurveyed and surveyed Crown Land		***Area:*** 1301.2 hectares in 44 blocks	
OCP Designation: None	***Zoning:*** None	***ALR status:*** No	***DP Area:*** None
Contact Information: Randy G. Waterous, RFT Forestry and Land Use Planner Interfor Corporation 570 – 68th Avenue, Grand Forks, BC, V0H 1H0 Randy.waterous@interfor.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Interfor Corporation has invited the Regional District to provide comments regarding a Development Referral for 44 proposed cut blocks in Electoral Area 'E'/West Boundary commencing east of Beaverdell, near Kettle Canyon running north up the Christian Valley with the terminus near Copper Kettle Lake *(see Site Location Map; Referral Map).*

PROPOSAL

The proposed harvesting would take place in 44 cut blocks totaling 1301.2 ha. The project start date is subject to permit approval from the Province.

HISTORY / BACKGROUND FACTORS

Interfor proposes to harvest primarily Lodgepole Pine with components of Fir, Larch, Spruce and Balsam. There are four distinct groups of cut blocks. The area of each of the proposed cut blocks are as follows:

Block Number	Area of Blocks (ha)	Length of Road (km)
423_12 to 423_68	355.3	22.9
426_04 to 426_12	191.3	8
432_01 to 432_08	239.6	10.4
442_01 to 442_26	515	6.8
Total	**1301.2**	**48.1**

The proposed cut blocks are within a portion of Electoral Area 'E'/West Boundary with no Official Community Plan or zoning bylaws.

Interfor anticipates Provincial approval for fall or winter 2015 although Permit approval varies depending on seasonal weather conditions, planning constraints and Ministry workloads. The main focus of the cut blocks is timber volume, with some minor forest health. If Interfor receives approval, they will be given four years to harvest the cut blocks. Interfor would likely be done logging these areas within the first two years.

The main access would be via Barth Forest Service Road, Thone Forest Service Road, Beaverdell Creek Forest Service Road and Christian Valley Road. Further road access to the proposed cut blocks would be via existing roads and new amendments to Road Permits R07022, R08708, R01765, and R08709. Total length of proposed roads is 48.1 kilometres as shown in the table above.

IMPLICATIONS

Cut block 442 is within proximity to, but not included in the ALR. Regardless, Section 2 (f) of the *Agricultural Land Reserve Regulation* designates 'timber production, harvesting, silviculture and forest protection' as farm uses. Neighbouring timber harvesting is a compatible land use.

Cut block 442-01 and 442-02 abut private property. Cut block 423-14, 423-42, and 423-43 are within close vicinity to private property. The Planning and Department inquired with Interfor and they provided the following comment. "We are aware of the identity of private land owners in proximity to CP 442 through local knowledge and have had communications with those parties. However we do not have confirmation of the land owners identity near CP 423 although licensed water users with mapped intakes on those properties and adjacent range tenure holders have been notified of our plans. There is a possibility that those parties also own the land in question, but it is our

understanding that ownership detail is not readily available to Interfor due to privacy concerns."

Cut block 423-12, 423-14, 423-67 are near the Kettle River. Riparian Management Zones and Reserve Zones are specified in Sections 47-49 of the Forest Planning and Practices Regulation (FPPR) and Section 51 outlines Restrictions in a Riparian Reserve Zone. Depending on the width of the river, forest practices must be done according to FPPR. At this time Interfor has no plans to carry out any activities within the Reserve Zone.

Interfor stated that there are two fish bearing streams which must be crossed to access cut blocks 423-64 and 442-17. Appropriate protective measures regulated by Forests Range and Practices Act (FRPA) will be implemented. All major structural installations such as bridges are planned and installed with appropriate consideration of aquatic and riparian habitats in accordance with Interfor's Environmental Management Systems certified under the Sustainable Forestry Initiative.

Cut blocks 442-01 and 442-02 are the only cut blocks within areas of established visual quality objectives. The harvest objective is 'modification', the impact will be consistent with the objective.

The Kettle River Management Watershed Plan (KRMWP) recognizes the challenges of 'cumulative impacts' of resource development. This referral process attempts to bridge the gaps mentioned within the KRWMP between resource management agencies, local governments, and stewardship organizations.

The Planning and Development Department requested comments from Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan. He provided the following comments:

- *"On Thone Creek, CP432 new roads have at least 10 first order stream crossings (likely S6 non fish bearing) and two second order S5/S6 crossings*
- *On the tributary Beaver Creek, CP 442, referral roads cross two first order and one second order stream*
- *Thone Creek and Beaver Creek are both the nearest upstream tributaries to proposed critical Speckled Dace habitat on the Kettle River and West Kettle River, respectively*
- *Sediment and increase in temperature are key impacts of forest harvest and road building and use on fish habitat and aquatic ecosystems. Small wetlands and low order streams in the headwaters have been found to strongly determine the health of downstream aquatic ecosystems in many studies, yet in BC there is very little protection in terms of maintaining shade, large woody debris or other ecosystem functions for small streams.*
- *Thus it is important for forest harvest planning to consider retaining a wider riparian reserve and management area that maintains temperature, sediment reduction and large woody debris input functions to small streams, and to*

mitigate sediment impacts from stream crossings, especially in consideration of range use (access to streams)

- *Recommend considering use of logging debris fences for riparian areas, especially near stream crossings, as per Interior Appraisal Manual 4.3.2.6"*

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'E'/ West Boundary Advisory Planning Commission provided the following comments;

" Observations:

- *Concerns were raised on how logging roads would be constructed and what impact that could have on the environment. A comment was made that roads create 95% of sediments that go into creeks. Also, every road left unattended could become a risk.*
- *Concerns were raised on what should be done with the roads once logging has been completed.*
- *Concerns were also raised on how effective self-monitoring with respect to ensuring that government regulations protect aquatic and riparian habitats and how this kind of monitoring could be improved.*

Recommendations:

- *Roads should have minimum widths and, as far as possible be ditch free.*
- *Once the logging has been completed the roads should be either*
    - *deactivated via water-barring, grass-seeding and, unless permanent, all culverts removed, or*
    - *completely rehabilitated with the road re-contoured as it was prior to construction and re-vegetated as soon as possible and replanted with trees."*

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

The issues of visual impact and riparian areas raised by the APC are regulated by the *Forests Range and Practices Act* and *Forests Range and Practices Regulation.*

Graham Watt, Project Coordinator for the Kettle River Watershed Management Plan brought attention to the Interior Appraisal Manual 4.3.2.6, which discusses logging debris fences which are to be used to protect sensitive riparian areas within a cut block.

BACKGROUND INFORMATION PROVIDED

Site Location Map;

Referral Map.

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors advise that the Development Proposal submitted by Interfor Corporation for 44 proposed cut blocks and roads in Electoral Area 'E'/West Boundary commencing east of Beaverdell, near Kettle Canyon running north up the Christian Valley, is supported, and that the comments from the Advisory Planning Commission and the Project Coordinator for the Kettle River Watershed Management Plan be provided to Interfor Corporation for consideration.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Site Location Map

Interfor
CP 423

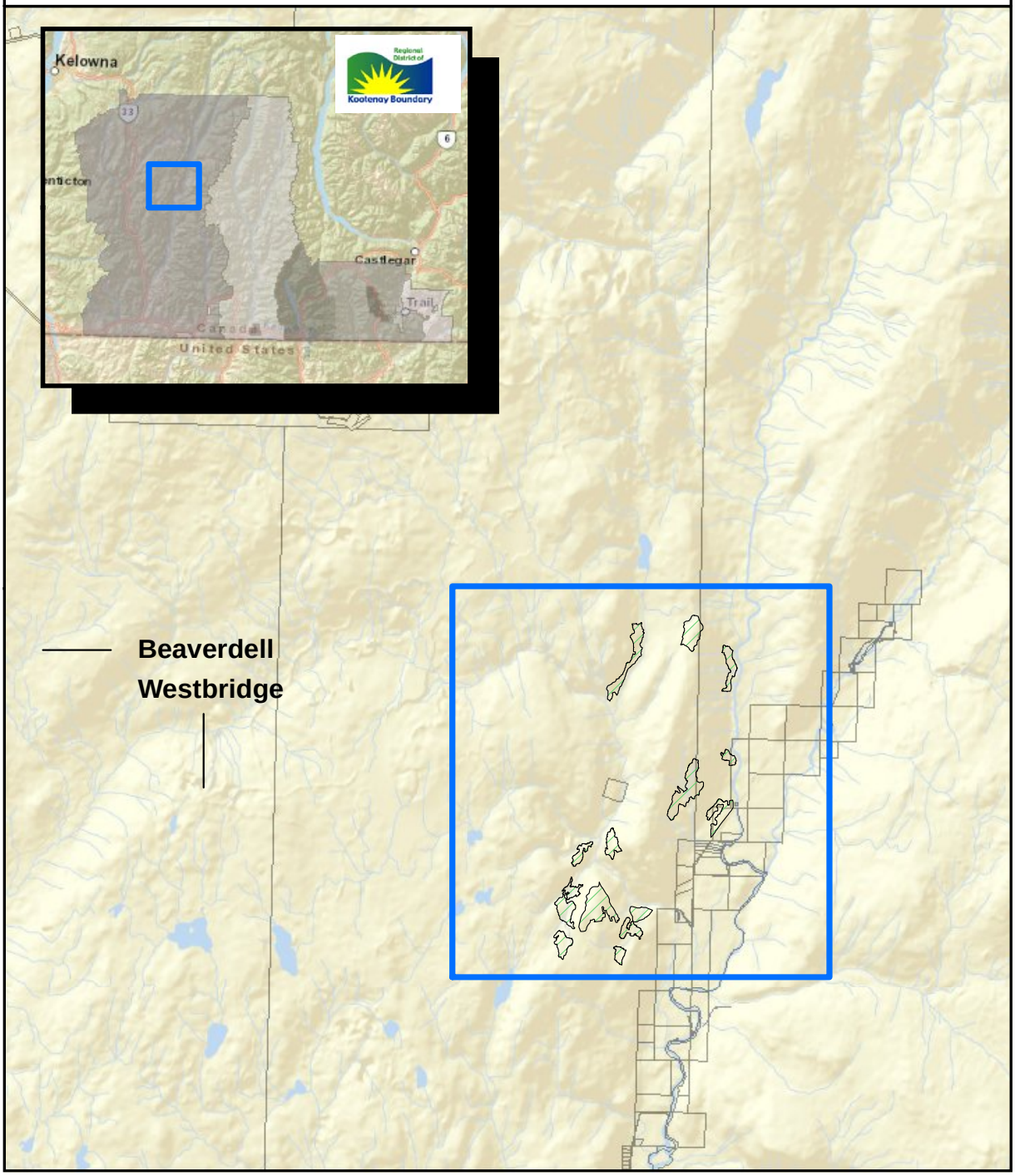
Date: 23/07/2015

N

0 0.5 1 2 3 4 5

Kilometers

Scale 1:125,000



Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP423_SLM.mxd

Site Location Map

Interfor
CP 426

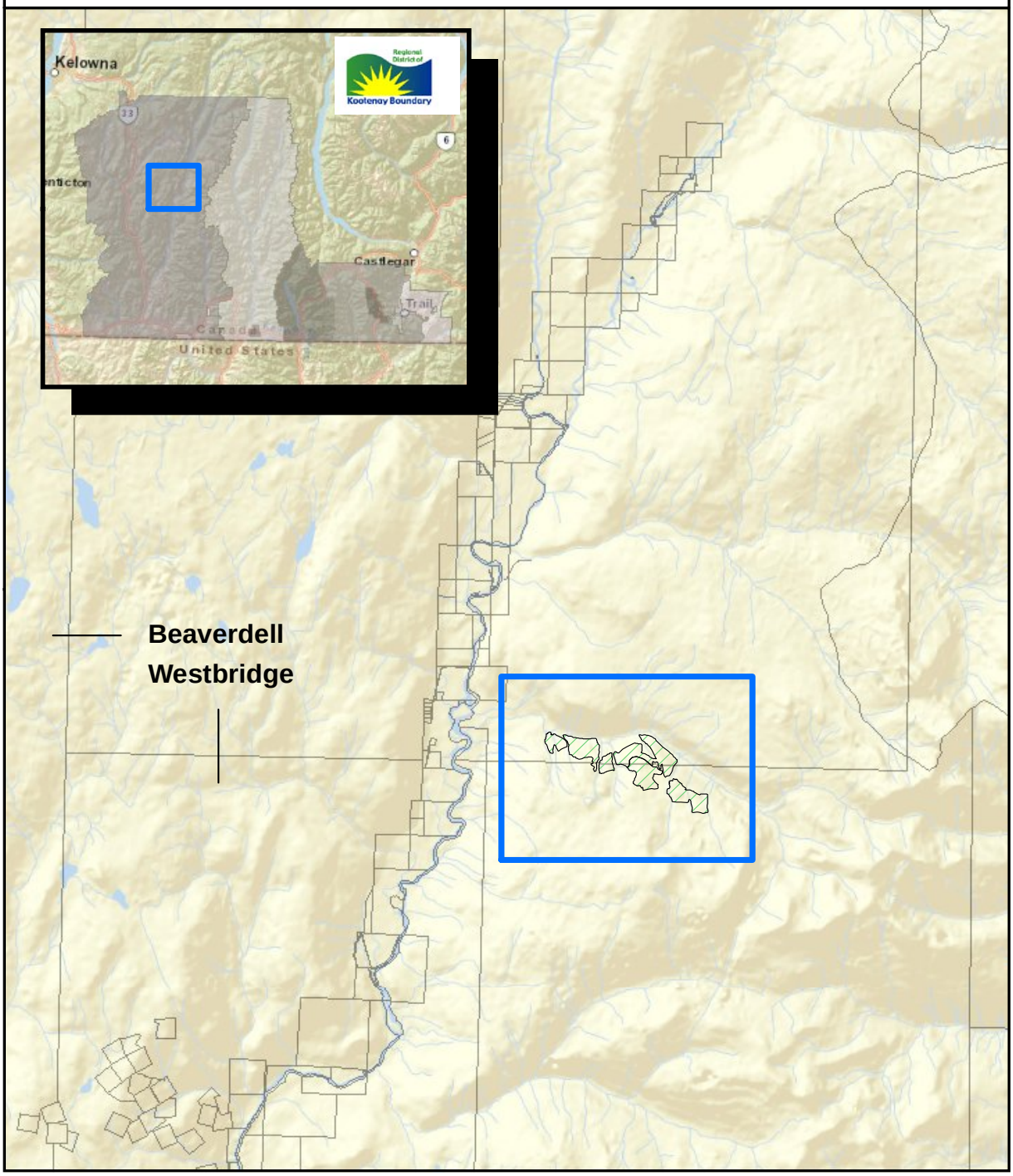
Date: 23/07/2015

N

0 0.5 1 2 3 4 5

Kilometers

Scale 1:125,000



Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP426_SLM.mxd

Site Location Map

Interfor
CP 432

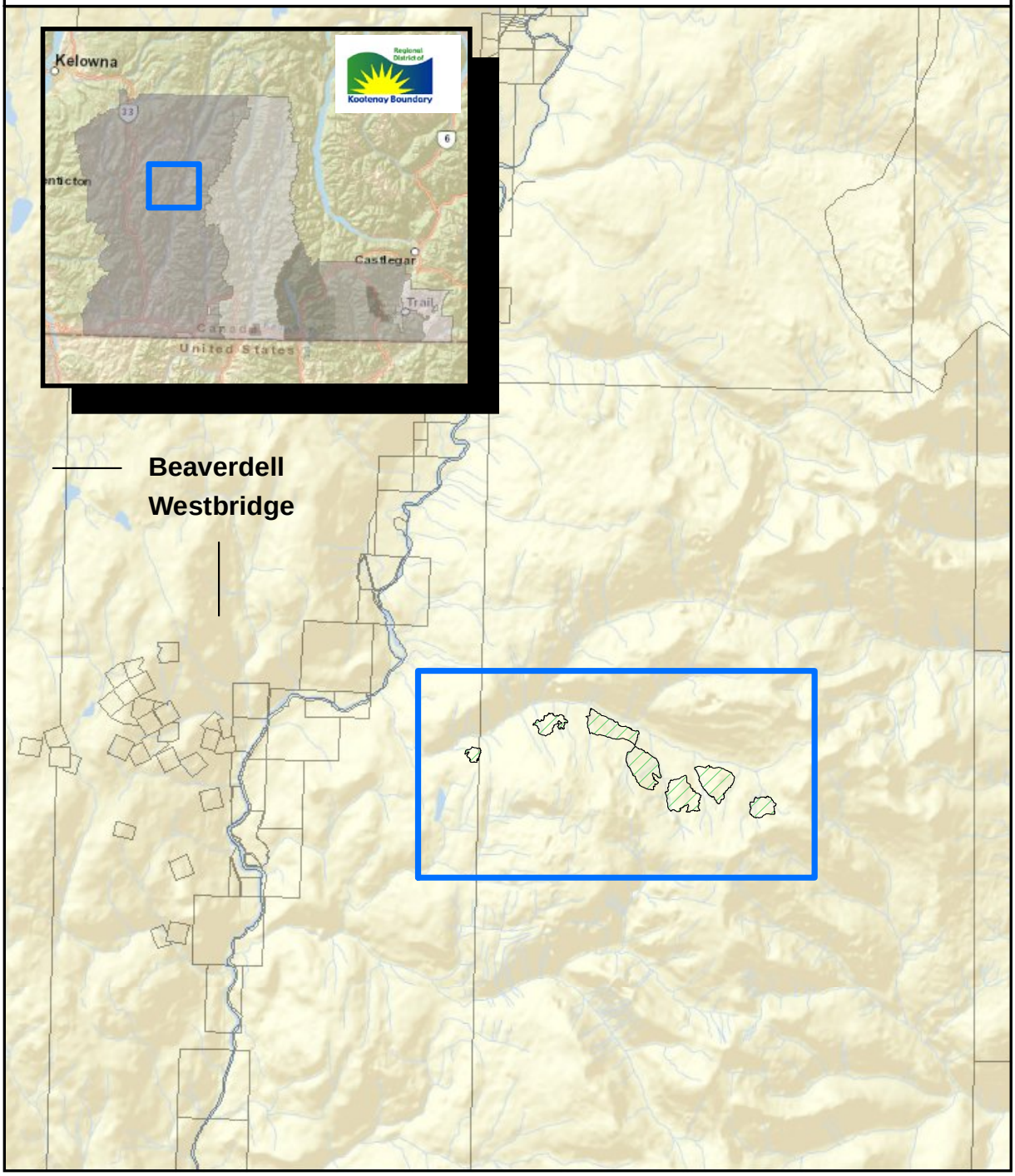
Date: 23/07/2015

N

0 0.5 1 2 3 4 5

Kilometers

Scale 1:125,000



Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP432_SLM.mxd

Site Location Map

Interfor
CP 442

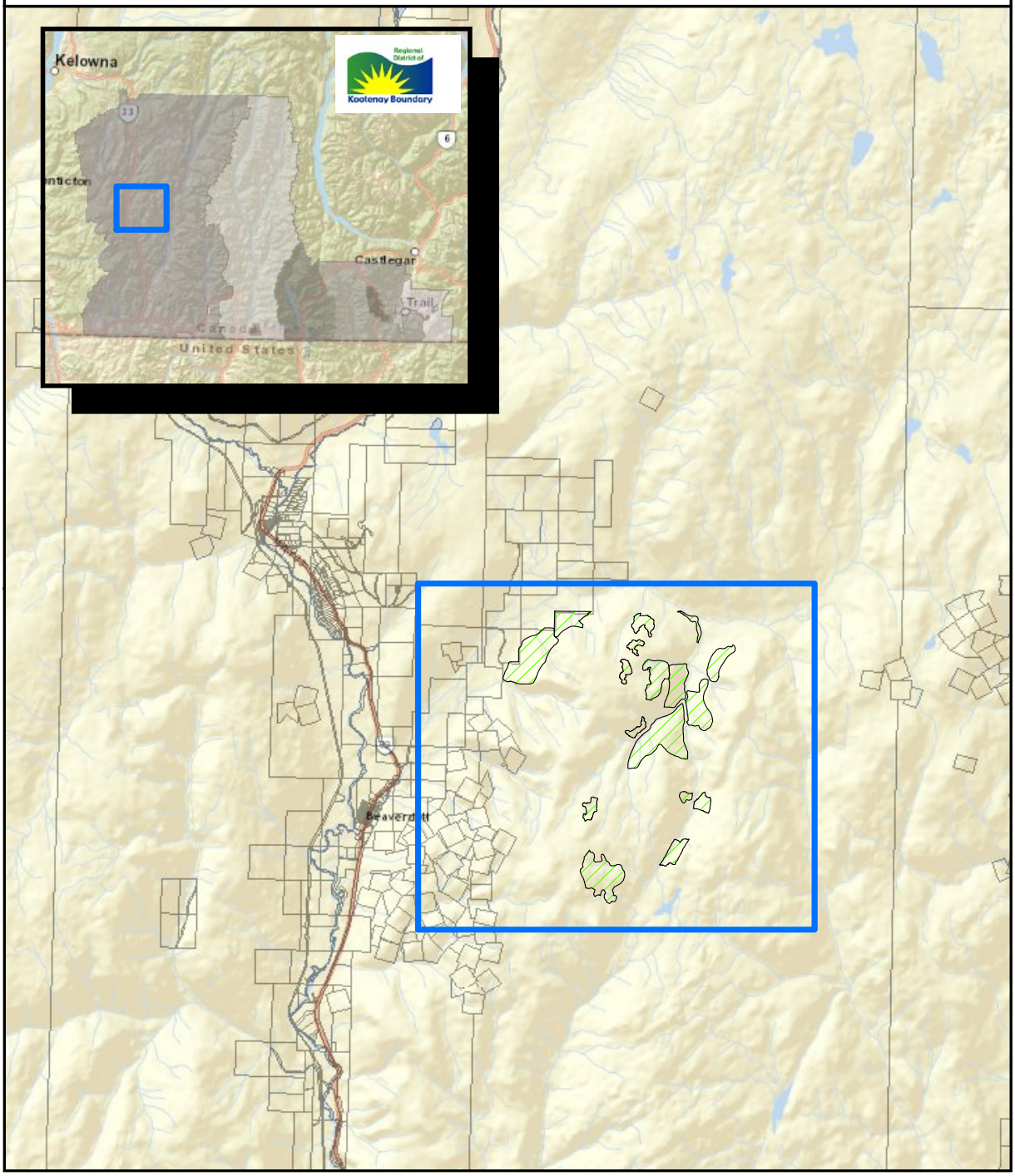
Date: 23/07/2015

N

0 0.5 1 2 3 4 5

Kilometers

Scale 1:125,000



Document Path: P:\GIS\RDKB\MapDocuments\Area_E\InterforReferral_24Jul15\2015-07-23_CP442_SLM.mxd

INTERFOR

FL A18969
July 2015 Referral Map

Licence	CP	Mark	CP Status	CP Approval Date
FL A18969	Various	N/A	Planned	N/A
Location			**Scale**	**Print Date**
Various			1:40,000	06/07/2015

LEGEND

- Selected Cut Block
- Cut Block
- Park
- L123 Legal Lot
- Private Land
- Woodlot
- Community Forest

- Highway/Hard Surface
- Forest Service Road
- Proposed Forest Road
- Existing Forest Road
- Non-Classified Road

- Forest District
- TSA Boundary
- TFL Boundary
- Interfor Operating Area
- Vehicle Restricted Area
- Recreation Site
- Recreation Trail
- Recreation Reserve / Site

- Proposed Bridge
- Existing Bridge
- Road Barrier
- Gate
- Proposed / Existing Fence
- Proposed / Existing Cattleguard
- Corral
- Water Development

- S3 Stream (Class S1-S4, Fish)
- S6 Stream (Class S1-S6, No Fish)
- Non-Classified Drainage
- L2/S1 Lake/Major Stream
- Non-Classified Wetland
- W3 Wetland (Class)
- Riparian Reserve Zone

N

500 0 500 1,000 1,500 2,000
Meters

REC2232 COPPER KETTLE LK
REC2300 SANDDRIFT LAKE #1
REC2246 SANDRIFT LAKE #2
REC2296 STATE LAKE ROAD
REC2233 JOAN LAKE
REC2324 CLEO LAKE
REC2230 LASSIE LAKE
REC2234 STATE LAKE
REC2243 CUR LAKE
REC2236 CLARK LAKE
REC2249 MALONEY LAKE
REC2241 STATE CREEK
REC2244 SAGO CREEK
REC2238 LOWER COLLIER LK
REC2239 UPPER COLLIER LK
REC2415 RHODODENDRON LAKE
REC5013 TRIPLE LAKES
REC2251 KETTLE CANYON / KETTLE BENCH
REC2240 THONE LAKE
REC2295 CANYON CREEK
REC2328 CANYON FLATS
REC2323 CRYSTAL LAKE
REC5008 LOSTHORSE CREEK
REC2417 TERRACED LAKES
REC6158 SOLITUDE LAKE
REC2237 HOODOO LAKE
REC2318 MOORE LAKE

W0475 A SCHEDULE B
W0475 A SCHEDULE B

Document Path: F:\GIS\Grand Forks\Projects\Referral June 2015\423_426_432_442ReferralJuly2015.mxd

Regional District of Kootenay Boundary

Grant-in–Aid Request

Application to (please check where appropriate):

✓	Electoral Area A Director Ali Grieve		Electoral Area B/ Lower Columbia-Old Glory Director Linda Worley		Electoral Area C/ Christina Lake Director Grace McGregor		Electoral Area D/ Rural Grand Forks Director Roly Russell		Electoral Area E/West Boundary Director Vicki Gee

Applicant:	Village of Fruitvale		
Address:	PO Box 370 Fruitvale, BC V0G 1L0		
Phone:	250-367-7551	Fax:	250-367-9267
Email:	cao@village.fruitvale.bc.ca		
Representative:	Lila Cresswell, CAO		
Make cheque payable to:	Village of Fruitvale		

****GIA Requests of $5,000.00 or more may require official receipt****

What is the Grant-in-Aid for:

To assist with the cost of Fitness Room (the GYM) external swipe card access and security CCTV.

Amount Requested: $2000.00

Date: August 28, 2015

Signature: Lila Cresswell Digitally signed by Lila Cresswell DN: c=CA, st=BC, o=Village of Fruitvale, cn=Lila Cresswell, email=cao@village.fruitvale.bc.ca Date: 2015.08.28 13:00:27 -07'00'

Print name: Lila Cresswell

SUBMIT

Office Use Only

Grant approved by Director: Approved by Lucien Grieve

Approved by Board: AUG 28/15

Regional District of Kootenay Boundary

Grant-in–Aid Request

Application to (please check where appropriate):

✓	Electoral Area A Director Ali Grieve		Electoral Area B Director Linda Worley		Electoral Area C Director Grace McGregor		Electoral Area D Director Irene Perepolkin		Electoral Area E Director Bill Baird

Applicant:	LCCDTS Sustainable Agricultural Committee		
Address:	Suite #1 1355 Pine Ave Trail, V1R 4E7		
Phone:	250.364.6461	Fax:	
Email:	tvanhorn@lcic.ca		
Representative:	Gina Ironmonger		
Make cheque payable to:	Lower Columbia Development Team Society.		

What is the Grant-in-Aid for:

A dinner of locally grown food, by invite, of key players to start the discussion and work toward strategies to promote & grow agriculture food initiatives within the LC Community.

Amount Requested: $300

Date: October 10, 2015

Signature: _____

Print name: Gina Ironmonger

SUBMIT

Office Use Only

Grant approved by Director: Approve by Director Grieve Sept 18/15

Approved by Board: _____

LCCTDS – Local Sustainable Agriculture Committee Grant-in-Aid Request

The Sustainable Local Agriculture Committee (SLAC) of the LCCDT is asking for $300 from the Regional District of Kootenay Boundary, Electoral Area A to host an incr**EDIBLE** Thanksgiving Dinner.

SLAC's mandate is to facilitate and advocate for food growing strategies that promote local agriculture and business and thus contribute to the viability of the LCCDT region. Primary functions include, but are not limited to:

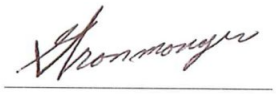
1. Identify agricultural related initiatives in the LC Region and act as a catalyst to encourage collaboration;
2. Advance the concept of the incr**EDIBLE** trail as a regional initiative;
3. Advocate and facilitate regional planning processes related to advance sustainable agriculture.

The purpose of this first dinner is to invite, by invitation only, political leaders, business leaders/advocates, service organizations and some of their clients to share a dinner prepared by local food producers, volunteers and distributors. The event will allow us to begin the discussion about how to promote and grow agriculture food initiatives and businesses within and amongst our communities and region. We hope that this would be the first of many incr**EDIBLE** food functions that would promote local business and agriculture. There would be different themes and menus in each of our communities that would encourage locals and visitors to discover the Lower Columbia Communities incr**EDIBLE** trail. Tickets will be sold for future events with proceeds to cover costs. Any excess funds raised will promote food initiatives.

We will also apply for some funds from the Community Directed Funds as we feel that the proposal complies with their two priority criteria: Economic Development and Tourism as well as Local Governance & Regional Collaboration. CDF will allow for a larger event.

Attached is an overview. If you have any questions please feel free to contact me personally at any time.

Sincerely



Gina Ironmonger

Chair: Local Sustainable Agriculture Committee of the LCCDTS

250.368.6855 or email incredibletrail@gmail.com

incrEDIBLE Thanksgiving

LCCDTS - Sustainable Local Agriculture Committee
October 10, 2015

Organizational History
Founded to promote and strengthen the *Lower Columbia Region's* (LCR) permacultural network, the *Sustainable Local Agriculture Committee (*SLAC) is a sub-committee of the Lower Columbia Community Development Team Society (LCCDTS). It is best known for establishing *incEDIBLE trail,* a growing local initiative that produces food in and amongst the places we live, work, and play.

Context
Historically, the confluence of harvest's communal effort with a feasts shared celebration enabled settlers to forgive grievances, establish affiliations and strengthen friendships prior to the onset of winter. By strengthening an individuals sense of belonging within a group, the Thanksgiving Feast proved to be a successful mechanisms for building and maintaining cohesive communities.

To rejuvenate this spirit, an *incrEDIBLE Thanksgiving,* will engage its participants as integral members of an increasingly important economic, social, and environmental system within the Lower Columbia: *Sustainable Local Agriculture.*

Event
The first in a series of regional dinners, *Thanksgiving,* enables invitees to participate in an evening of community building that highlights those individuals, producers, and distributors comprising the local supply chain that made their meals possible.

Location: Rossland Social Club (Old Fire Hall)
Meal: Premier Chef Services
Producers: Earthy Organics, TBA
Beverages: Columbia Garden Winery, Rossland Beer Company, Seven Summits Coffee
Music: Ron Halliday, Multi-instrumentalist and organic farmer
Presentations: TBA

Regional District of Kootenay Boundary

Grant-in–Aid Request

Application to (please check where appropriate):

✓	Electoral Area A Director Ali Grieve		Electoral Area B/ Lower Columbia-Old Glory Director Linda Worley		Electoral Area C/ Christina Lake Director Grace McGregor		Electoral Area D/ Rural Grand Forks Director Roly Russell		Electoral Area E/West Boundary Director Vicki Gee

Applicant:	Special Olympics BC-Trail		
Address:	Box 34 Trail BC V1L-4R5		
Phone:	250-367-6254	Fax:	
Email:	goddo@telus.net		
Representative:	Ben Postmus		
Make cheque payable to:	SOBC-Trail		

****GIA Requests of $5,000.00 or more may require official receipt****

What is the Grant-in-Aid for:

Continuing of established programs. Assisting with development of new programs. Curling is new for us in 2015/16

Continue of Silver Sponsor for RDKB Area A and B

Amount Requested: 500.00

Date: Sept 14 2015

Signature: [signature]

Print name: Ben Postmus

SUBMIT

Office Use Only

Grant approved by Director: [signature]

Approved by Board: _____

Regional District of Kootenay Boundary

Grant-in–Aid Request

Application to (please check where appropriate):

	Electoral Area A Director Ali Grieve	✓	Electoral Area B/ Lower Columbia-Old Glory Director Linda Worley		Electoral Area C/ Christina Lake Director Grace McGregor		Electoral Area D/ Rural Grand Forks Director Roly Russell		Electoral Area E/West Boundary Director Vicki Gee

Applicant:	Special Olympics BC-Trail		
Address:	Box 34 Trail BC V1R-4L5		
Phone:	250-367-6254	Fax:	
Email:	goddo@telus.net		
Representative:	Ben Postmus		
Make cheque payable to:	SOBC-Trail		

****GIA Requests of $5,000.00 or more may require official receipt****

What is the Grant-in-Aid for:

Continuing of established programs. Assisting with development of new programs. Curling is new for us in 2015/16

Continue of Silver Sponsor for RDKB Area A and B

Amount Requested: 500.00

Date: Sept 14 2015

Signature: Ben Postmus

Print name: Ben Postmus

SUBMIT

Office Use Only

Grant approved by Director: Linda Worley

Approved by Board: _____

Regional District of Kootenay Boundary

Grant-in-Aid Request

Application to (please check where appropriate):

	Electoral Area A Director Ali Grieve		Electoral Area B/ Lower Columbia-Old Glory Director Linda Worley		Electoral Area C/ Christina Lake Director Grace McGregor	√	Electoral Area D/ Rural Grand Forks Director Roly Russell

Applicant:	Selkirk College		
Address:	4180 72nd Ave PO Box 968		
	Grand Forks BC V0H 1H0		
Phone:	250 442 2704	Fax:	
Email:	jwetmore@selkirk.ca		
Representative:	Jennifer Wetmore		
Make cheque payable to:	Selkirk College		

****GIA Requests of $5,000.00 or more may require official receipt****

What is the Grant-in-Aid for:

The funding will be used to offset costs related to the Not For Profit Workshop Series being offered in Fall of 2015.

Amount Requested: $200.00 (#2,000)

Date: Aug 20 2015

Signature:

Print name: Jennifer Wetmore

SUBMIT

Office Use Only

Grant approved by Dire...

Approved by Board:

Regional District of Kootenay Boundary

STAFF REPORT

Date: 11 Sep 2015 **File** ADMN-Bylaw 1582

To: Chair McGregor and Members of the RDKB Board of Directors

From: Theresa Lenardon, Manager of Corporate Administration

Re: 2016 Property Tax Exemption Bylaw

Issue Introduction
A staff report from Theresa Lenardon, Manager of Corporate Administration regarding proposed Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015.

History/Background Factors
Since 1993, and according to legislation and upon request from the Electoral Area Director, the RDKB has adopted a permissive bylaw to exempt certain properties that are located in Electoral Areas A-E from taxation.

The Tax Exemption Bylaw must be adopted on or before October 31st of each year so that the properties are exempted from taxation for the next calendar year.

Legislation
Section 809 of the *Local Government Act* provides authority to Regional Districts to exempt properties (lands and improvements) from taxation through the adoption of a bylaw. Section 810 of the *Local Government Act* provides exemption for heritage properties. This authority is given from Section 15 (1) (v) of the *Taxation (Rural Area) Act* and is considered "permissive" based on support from the Electoral Area Director.

The properties (lands and improvements - improvements being structures, buildings etc.) listed on the proposed 2016 Property Tax Exemption Bylaw are non-profit or not-for-profit and meet the intent of *Local Government Act* Sections 809 (4) (a) and 810.

Updates

There are no new properties included in the proposed 2016 Bylaw.

However, the Hardy Mountain Doukhobor Village property has been removed from the 2016 Bylaw. Earlier this year, the RDKB assumed ownership and the mortgage from The Land Conservancy and is now the registered owner on title. Local Governments are already exempt from taxation without having to be included in a Tax Exemption Bylaw.

For the first time, those properties listed on the current exemption bylaw were requested to acknowledge the RDKB's generosity in adopting the Tax Exemption Bylaw. Staff received acknowledgement letters from all of the properties listed except for the Rock Creek Community Medical Centre.

Also for the first time, and further to Chair McGregor's request, the Board is presented with financial information regarding the Tax Rates, the estimated amount of taxation that the RDKB assumes and a financial golf course summary (Christina Lake Golf and Country Club, the Kettle Valley Golf Club, the Champion Lakes Golf and Country Club and the Rossland Trail Country Club Birchbank Golf Club are included in the Bylaw). This financial information is based on the 2015 tax rates as 2016 figures are not available yet.

Should the Board approve and adopt the proposed Tax Exemption Bylaw, staff will forward it to the appropriate Assessment Offices.

Implications

Historically, and for the benefit of the RDKB rural communities, the RDKB Board has provided tax exemptions to lands, improvements or both that are situated in Electoral Areas A-E subject to the requests meeting the *Local Government Act* requirements and support from the Electoral Area Director.

Adoption of the proposed 2016 Property Tax Exemption Bylaw results in the RDKB foregoing revenue that could be generated from taxation on the lands and improvements identified in the Bylaw.

Advancement of Strategic Planning Goals

This matter is not relevant to the RDKB's 2012-2015 Strategic Plan.

Background Information Provided

1. Draft 2016 Tax Exemption Bylaw
2. Section 809 and 810 *Local Government Act*
3. Section 15 *Taxation (Rural Area) Act*
4. Financial Information (tax rates, estimated RDKB taxes and golf summary)

Alternatives

1. Receipt
2. Receipt and give proposed RDKB 2016 Property Tax Exemption Bylaw No. 182 first, second and third readings and adoption.
3. Receipt and not approve proposed RDKB 2016 Property Tax Exemption Bylaw No. 1582

Recommendation(s)

That Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015 be given first, second and third readings.

That Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015 be reconsidered and finally adopted.

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

BYLAW NO. 1582

A bylaw to Exempt Certain Land and Improvements from Taxation
in the Regional District of Kootenay Boundary.

WHEREAS by Section 809 of the *Local Government Act*, the Board is authorized to exempt from taxation certain lands, improvements or both, for a period of one calendar year;

NOW THEREFORE BE IT RESOLVED, that the Board of Directors of the Regional District of Kootenay Boundary in open meeting assembled enacts as follows:

1. That the lands and improvements located on the following described lands are hereby exempt from taxation for the 2016 calendar year:

Christina Lake Golf & Country Club (Penticton Area 17)

Parcel Z, DL 269, 313, Except Plan KAP72739, Lot 2, Block 19, Plan KAP8, DL 269, SDYD
Lot 3, Block 19, Plan KAP8, DL 269, SDYD
Lot 1, Plan KAP27907, DL 269 313, SDYD
275 2nd Avenue (Roll No. 712/00210.100);

Except any lands and improvements located thereon used for private commercial undertakings.

Kettle Valley Golf Club – Village of Midway (Penticton Area 17)

Plan KAP843, Lot 11, DL 514, LD 54, SDYD
Except Plan H1 Lot 18, Plan KAP843, DL 514, SDYD
Except Plan H1 Lot 22, Plan KAP843 DL 514, SDYD
Except Plan H1 Lot 21, Plan KAP843, DL 514, SDYD, Lot 14
3280 Highway 3 (Roll No. 713/03133.000).

Champion Lakes Golf & Country Club
Beaver Valley Golf & Recreation Society (Cranbrook Area 22 & Nelson Area 21)

NEP X67, DL 1236, LD 26
Subsidy Lot 25, Except Plan 7883, Plan X67
111 Champion Park Road (Roll No. 711/05538.010)

Rossland Trail Country Club Birchbank Golf Club
(Cranbrook Area 22 & Nelson Area 21)

DL 7179, Except PT Outlined in Red on PL DD 11805, DL 7188, KD
Except PT outlined in Red on PL DD 11805, 1605, RW13 6711 NEP65123 NEP65124
5500 Highway 22 (Roll No. 711/08761.001).

Christina Lake Community Association (Penticton Area 17)

DL 317, Plan KAP5491B, LD 54, Parcel A
90 Park Road Roll No. 712/02580.000

Plan KAP50, Block 21, Lot 2, DL 317, LD 54
Lot 3, Block 21, Plan KAP50, DL 317, SDYD, LD 54,
Lot 4, Block 21, Plan KAP50, DL 317, SDYD, LD 54'
Lot 5, Block 21, Plan KAP50, DL 317, SDYD, LD 54, Lot 6
Park Road (Roll No. 712/00306.000);

Phoenix Mountain Alpine Ski Society (Penticton Area 17)

255s, LD 54
8000 Phoenix Ski Hill Road (Roll No. 712/02100.000);

DL 2701, Lease/Permit/Licence #340472 Surface of Parts of DL 2701, W/I Lots 1811 976 977 975 and 915 As shown on map attached to License for operation and maintenance of Ski Hill purposes
Phoenix Ski Hill Road (Roll No. 712/10431.000);

Boundary Stock Horse Association (Penticton Area 17)

DL 2007, LD 54
Lease/Permit/Licence #404836 Covering that Part of DL 2007 Together with that Park of DL 332 Plan B847 Except Plans B12368 and KAP57445 For Community Facility and Community event purposes.
(Roll No. 712/02613.500)

Plan KAP847B, D.L. 332, LD 54,
Lease/Permit/Licence #404836 Except Plan B12368 KAP57445 and Except Portion shown on Licence No. 403933 As "proposed gravel pit"
Issued for community recreation purposes.
8640 North Fork Road (Roll No. 712/02612.101

Grand Forks Wildlife Association (Penticton Area 17)

DL 2700, LD 54
Lease/Permit/Licence #403755 Firearms Range & Clubhouse Special Use Permit 6970
8810 Granby Road (Roll No. 712/10386.050).

Beaverdell Community Club & Recreation Commission (Penticton Area 17)

Lot A, Plan KAP13542, D.L. 1545, S.D.Y.D.
5896 Highway 33 (Roll No. 713/00119.005).

Mountain Medical Services Society (Penticton Area 17)

D.L. 4183s Block C LD 54
4970 Berezan Way (Roll No. 713/07905.265).

Rock Creek Community Medical Society (Penticton Area 17)

Lot B, Plan KAP34311, District Lot 352, LD 54
100 Rock Creek Cutoff (Roll No. 713/02643.045).

Road Runner Okanagan Auto Sports Club (Penticton Area 17)

Lease/Permit/Licence # 344863
170.503 ac in the vicinity of DL 2729s for motorsport complex purposes
9525 Okanagan Falls For (Roll No. 713/10394.666)

Kettle Wildlife Association (Penticton Area 17)

Lease/Permit/Licence #404699 PT of SL 5 PL 1186 DL 2704
Except PL 12233; PT DL 568S and DL 862 As shown B06162 on map attached to License #issued for Trap Skeet & Shooting Range purposes, Manufactured Home Reg #B06162
1635 Rock Creek Dump Road (Roll No. 713/10243.000)

Bridesville Community Club (Penticton Area 17)

Plan KAP58882, Lot 2, DL 491, LD 54
5724 Bridesville Townsite Road (Roll No. 713/0176.005)

Christina Lake Welcome Centre (Penticton Area 17)

DL 498, LD 54
Lease/Permit/Licence #404063, for a Portion Except 6.29 acres Except Plan 2710 13142 13192 29837 37989 38106 Un-surveyed portion of DL issued for centre for ecological interpretation tourist information art gallery/studio purposes.
1675 (Roll No. 712/02294.016)

2. Regional District of Kootenay Boundary Bylaw No. 1561, 2014 is hereby repealed.

3. This bylaw may be cited for all purposes as "Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015".

Read a **FIRST**, **SECOND** and **THIRD** time this 29th day of September, 2015.

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, do hereby certify the foregoing to be a true and correct copy of Regional District of Kootenay Boundary Bylaw No. 1582 cited as "Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015" as a read a third time this 29th day of September, 2015.

_____
Manager of Corporate Administration

RECONSIDERED and finally adopted this 29th day of September, 2015.

_____ _____
Chair Manager of Corporate Administration

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, do hereby certify the foregoing to be a true and correct copy of Regional District of Kootenay Boundary Bylaw No. 1582 cited as "Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015" as reconsidered and finally adopted this 29th day of September, 2015.

_____
Manager of Corporate Administration

Excerpt from the *Local Government Act*-*Part 24; Regional Districts*

Property tax exemptions

809 (1) Land and improvements owned or held by a regional district within the boundaries of the regional district are exempt from taxation when used for its own purposes, but otherwise are subject to taxation, as applicable,

(a) under section 229 *[taxation of municipal land used by others]* of the *Community Charter* as if the property were owned by a municipality, or

(b) under section 18 (4) of the *Taxation (Rural Area) Act* as if the property belonged to the Crown.

(2) Despite subsection (1), the owner of land or improvements, or both, leased or rented to the regional district is liable for the payment of taxes that would otherwise be imposed with respect to that property under any Act.

(3) On or before October 31 in any year, a board may, by bylaw adopted by at least 2/3 of the votes cast, exempt the property described in subsection (4) from taxation under this Part for

(a) the next calendar year, or

(b) with the assent of the electors, a specified period not longer than 10 years.

(4) The following property that is in an electoral area may be exempted from taxation under subsection (3):

(a) land or improvements, or both, owned or held by, or held in trust by the owner for, an athletic or service organization and used principally for public athletic or recreation purposes;

(b) land or improvements, or both, used or occupied by a church as tenant or licensee for the purpose of public

worship or for the purposes of a church hall that the board considers necessary to the church;

(c) an interest held by a non-profit organization in school buildings that the organization uses or occupies as tenant or licensee of a board of school trustees;

(d) land that is owned and used exclusively by an agricultural or horticultural society and that is in excess of the area exemption under section 15 (1) (j) of the*Taxation (Rural Area) Act*;

(e) an interest held by a francophone education authority in school buildings that the francophone education authority uses or occupies as licensee of a board of school trustees;

(f) an interest held by a non-profit organization in school buildings that the organization uses or occupies as tenant or licensee of a francophone education authority;

(g) land or improvements that

(i) are owned or held by a municipality, regional district or other local authority, and

(ii) the board considers are used for a purpose of the local authority.

(5) An exemption under subsection (3) may be limited to a specified portion of the net taxable value of the property to which the exemption applies.

(6) If, because of a change in the use or ownership of property exempted from taxation by bylaw under subsection (3), the property no longer meets the requirements for exemption established by subsection (4), the bylaw ceases to apply to that property and the property is liable to taxation effective from the time of the change.

(7) Assent of the electors as required by subsection (3) (b) is obtained if, by voting conducted throughout the regional district, a majority of the votes counted as valid in all voting on the bylaw is in favour of the bylaw.

(8) Part 4 applies to voting for the purposes of subsection (7), with voting to be conducted either, at the option of the board,

(a) by the board throughout the regional district, or

(b) by the council of each municipality and by the board for that part of the regional district that is not in a municipality, with the results of voting in these areas totalled to determine whether assent has been obtained.

Exemptions for heritage properties

810 (1) In this section and section 810.1, **"eligible heritage property"** means property in an electoral area that is

(a) protected heritage property,

(b) subject to a heritage revitalization agreement under section 966, or

(c) subject to a covenant under section 219 of the *Land Title Act* that relates to the conservation of heritage property.

(2) Despite section 182 *[prohibition against assistance to business]* but subject to subsection (3) of this section, for the purposes of supporting the conservation of an eligible heritage property, on or before October 31 in any year, a board may, by bylaw adopted by at least 2/3 of the votes cast, do one or more of the following:

(a) exempt from taxation under this Part all or part of

(i) the eligible heritage property, and

(ii) if the eligible heritage property is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding the eligible heritage property;

(b) limit an exemption under paragraph (a) to a specified portion of the net taxable value of the property to which the exemption applies;

(c) make an exemption under this subsection subject to specified conditions.

(3) A bylaw under subsection (2) may provide a tax exemption

(a) for the next calendar year, or

(b) if the bylaw has received the approval of the electors, for a specified period not longer than 10 years.

(4) In addition to the information required by section 86 (2) *[alternative approval process — notice]* of the *Community Charter* or section 164 (3) *[notice of assent voting]* of this Act, the notice in relation to approval of the electors under subsection (3) (b) of this section must

(a) identify the eligible heritage property that would be subject to the bylaw, and

(b) describe the exemption that would be made for the eligible heritage property.

(5) Within 30 days after adopting a bylaw under this section, the board must give notice of the bylaw to the minister responsible for the *Heritage Conservation Act* in accordance with section 977.

Excerpt from *Taxation (Rural Area) Act*-
Part 2 Taxation of Land and Improvements

Sections 15 (1) (q) and (Y) for RDKB purposes

Exemption from taxation

15 (1) The following property is exempt from taxation:

(a) land and improvements in a municipality;

(b) land and improvements owned by a municipal corporation, except if held or occupied otherwise than by or on behalf of the municipality as provided in section 28 of the *Assessment Act*;

(c) land consisting of a public road, way, highway or public square or park used exclusively for public purposes;

(d) every place of public worship;

(d.1) land used exclusively for a public cemetery, mausoleum or columbarium, not exceeding 2.023 ha;

(e) fruit trees on farm land;

(f) improvements consisting of buildings, fixtures and things erected on or affixed to land necessarily and actually used for agriculture, horticulture, poultry raising or stock raising, including a farmer's dwelling, that have been assessed on farm land;

(f.1) an owner's dwelling as defined in section 23 (0.1) of the *Assessment Act* on land that is classified as a farm under section 23 (3.1) of that Act;

(g) land and improvements vested in or held by Her Majesty, or held in trust for Her Majesty in right of Canada or of British Columbia, or held in trust for the public uses of British Columbia;

(h) land and improvements vested in or held by Her Majesty in trust for a band of Indians, and either unoccupied, or

occupied by a person in an official capacity or by the Indians;

(i) buildings with the land attached to them, not exceeding 4 046.8 m^2, of a public library, or farmers', mechanics', women's, mining, literary or scientific institute or society, if they are used exclusively for the purposes of the library, institute or society;

(j) buildings with the land attached to them, not exceeding 8.094 ha, of an agricultural or horticultural society, if they are used exclusively for the purposes of agriculture or horticulture;

(k) buildings and land of a university, orphanage, public hospital, asylum or home for care of the sick, the aged and the infirm or of persons who have a mental or physical disability if the institution is supported in whole or in part by public donations, private charity or grants from the government, and the buildings and land are used exclusively for the purposes of the institution;

(l) Crown land held under a tree farm licence under the *Forest Act*, or held under an agreement with the government under the *Forest Act*, but only if both the land and the timber on it are subject to management by the licensee or holder for the purpose of growing continuously and perpetually, and harvesting, successive crops of forest products on a sustained yield basis;

(m) subject to subsection (2), improvements in a mine that are used for exploration or proving of the ore;

(n) tunnels and similar excavations of a mine;

(o) a building, including the land on which it actually stands, of which an incorporated institution of learning regularly giving to children instruction accepted as equivalent to that provided in a public school is the registered owner or the owner under agreement, and which is actually occupied by

the institution and wholly in use for the purpose of the instruction, and also including an area of the land surrounding the buildings determined by the minister to be reasonably necessary in connection with them, and if the land and improvements are primarily in use for the purpose of the instruction, the minister may determine the proportions of the land and improvements that are exempt and taxable respectively;

(p) a building, including the land on which it actually stands, constructed or reconstructed with the assistance of aid granted and given by the government after January 1, 1947, and owned and used exclusively by a nonprofit corporation for providing homes for elderly citizens, and also an area of land surrounding the building determined by the minister;

(q) land and improvements if the land and improvements are

(i) owned or occupied, and

(ii) used exclusively

by a nonprofit organization for activities that are of demonstrable benefit to all members of the community where the land is located;

(r) sewage treatment plants, manure storage facilities, effluent reservoirs, effluent lagoons, deodorizing equipment, dust and particulate matter eliminating equipment;

(s) to the extent established by subsection (3), land and improvements that were exempted for the 1996 taxation year under a pollution abatement provision, if

(i) the land and improvements were exempted under that provision for the 1996 taxation year on final determination under the *Assessment Act*, and

(ii) as applicable,

(A) for an exemption in relation to land only, the land continues to be exclusively or primarily used for the purpose of abating pollution,

(B) for an exemption in relation to improvements only, the improvements continue to be exclusively or primarily used for the purpose of abating pollution, or

(C) for an exemption in relation to land and improvements, the land and improvements continue to be exclusively or primarily used for the purpose of abating pollution;

(t) land and improvements for future hospital requirements, designated for the purpose of this section by the minister responsible for the administration of the*Hospital Act*, that are vested in or held by a nonprofit society or corporation that has, as one of its objects, the operation of a hospital;

(u) land held under a lease or licence issued under the *Coal Act*;

(v) land or improvements, or both, that are exempted by bylaw under section 809 (3) or 810 (2) of the *Local Government Act*;

(w) land that is exempted by bylaw under section 811 (2) of the *Local Government Act*;

(x) land or improvements, or both, that are exempted under section 131 (6) or (8) of the *School Act*;

(y) land or improvements or both that are

(i) owned by or held in trust for a registered charity, or

(ii) occupied by a registered charity,

and

(iii) used primarily as a recreational camp.

(z) property that is exempted by regulation under section 57 (2) (k) *[property owned in part by Crown or Crown agent]*, to the extent of the exemption provided by the regulation.

Regional District of Kootenay Boundary

Tax Rates for 2015

	Area 'A'	Area 'B'	Area 'C'	Area 'D'	Area 'E'
Class 1 Residential					
RDKB Only	3.7941	3.2379	2.3015	2.8619	0.9679
Total TAX	8.4028	7.2223	6.7738	7.9164	4.9344
Class 6 Business/Other					
RDKB Only	9.2955	7.9329	5.6387	7.0117	2.3714
Total TAX	19.3727	18.0072	16.7582	19.5576	12.2517
Class 8 Recreation/Non Profit					
RDKB Only	3.7941		2.3015	2.8619	0.9679
Total TAX	11.7591		7.5319	8.6745	5.6925

Regional District of Kootenay Boundary
Proposed Property Tax Exemption Bylaw
To Exempt Improvements on the following described lands for the 2016 Calendar Year

No.	Name	Folio	Estimated RDKB Taxes	Estimated All Taxes	
1	Christina Lake Golf & Country Club	712 00170.000 712 00210.100	$ 7,901.84	$ 24,794.60	C
2	Kettle Valley Golf Club	713 03133.000	$ 1,122.50	$ 6,253.23	E
3	Champion Lakes Golf & Country Club	711 05538.010	$ 7,055.11	$ 18,185.58	A
4	Rossland-Trail Country Club	711 08761.001 711 08761.000	$ 6,231.37	$ 14,133.74	B
		Total Golf & Country Clubs	$ 22,310.82	$ 63,367.14	
5	Christina Lake Community Club	712 00306.000 712 02580.000 712 00274.110 (RDKB) 712 00306.900 (RDKB)	$ 3,619.18	$ 11,138.15	C
6	Christina Lake Welcome Centre	712 02294.016	$ 7,200.62	$ 21,400.22	C
7	Phoenix Mountain Alpine Ski Society	712 10431.000 712 02100.000	$ 2,306.70	$ 6,618.76	D
8	Boundary Stock Horse Association	712 02612.101 712 02613.500	$ 1,145.40	$ 3,437.01	D
9	Grand Forks Wildlife Association	712 10386.050	$ 791.14	$ 2,379.00	D
10	Beaverdell-Carmi Curling Club	713 00119.005	$ 515.51	$ 2,716.57	E
11	Mountain Medical Services Society	713 07905.265	$ 863.19	$ 4,459.62	E
12	Rock Creek Community Medical Society	713 02643.045	$ 715.45	$ 3,696.34	E
13	Mountain View Doukhobor Museum	712 03845.000 (RDKB)	$ 1,175.24	$ 3,465.57	D
14	Road Runner Okanagan Auto Sports Club	713 10394.666	$ 290.61	$ 1,675.08	E
15	Kettle Wildlife Association	713 10243.000	$ 516.35	$ 2,891.89	E
16	Bridesville Community Club	713 00176.005	$ 155.35	$ 791.97	E
		Total Other Properties	$ 19,294.75	$ 64,670.18	
		Total Tax Exemptions	$ 41,605.57	$ 128,037.32	
		Electoral Area 'A'	$ 7,055.11	$ 18,185.58	
		Electoral Area 'B'	6,231.37	14,133.74	
		Electoral Area 'C'	18,721.63	57,332.97	
		Electoral Area 'D'	5,418.49	15,900.34	
		Electoral Area 'E'	4,178.97	22,484.69	
		Total Tax Exemptions	$ 41,605.57	$ 128,037.32	

Regional District of Kootenay Boundary
Proposed Golf Course Exemptions - Estimated for 2016 Taxation Year

GOLF SUMMARY

	Land	Buildings	Total	Taxable	Exempt
TOTAL PROPERTIES					
Class 1 Residential	174,000	-	174,000	87,000	87,000
Class 6 Business Other	93,500	2,000,900	2,094,400	120,500	1,973,900
Class 8 Recreation Non Profit	4,986,000	-	4,986,000	-	4,986,000
	5,079,500	2,000,900	7,080,400	120,500	6,959,900

TOTALS		Estimated Taxes
Class 1 Residential	Total	$ 628
Class 6 Business Other	Total	$ 34,109
Class 8 Recreation Non Profit	Total	$ 28,630
		$ 63,367
Class 1 Residential	RDKB	$ 282
Class 6 Business Other	RDKB	$ 13,605
Class 8 Recreation Non Profit	RDKB	$ 8,424
		$ 22,311

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

BYLAW NO. 1582

A bylaw to Exempt Certain Land and Improvements from Taxation
in the Regional District of Kootenay Boundary.

WHEREAS by Section 809 of the *Local Government Act*, the Board is authorized to exempt from taxation certain lands, improvements or both, for a period of one calendar year;

NOW THEREFORE BE IT RESOLVED, that the Board of Directors of the Regional District of Kootenay Boundary in open meeting assembled enacts as follows:

1. That the lands and improvements located on the following described lands are hereby exempt from taxation for the 2016 calendar year:

Christina Lake Golf & Country Club (Penticton Area 17)

Parcel Z, DL 269, 313, Except Plan KAP72739, Lot 2, Block 19, Plan KAP8, DL 269, SDYD
Lot 3, Block 19, Plan KAP8, DL 269, SDYD
Lot 1, Plan KAP27907, DL 269 313, SDYD
275 2nd Avenue (Roll No. 712/00210.100);

Except any lands and improvements located thereon used for private commercial undertakings.

Kettle Valley Golf Club – Village of Midway (Penticton Area 17)

Plan KAP843, Lot 11, DL 514, LD 54, SDYD
Except Plan H1 Lot 18, Plan KAP843, DL 514, SDYD
Except Plan H1 Lot 22, Plan KAP843 DL 514, SDYD
Except Plan H1 Lot 21, Plan KAP843, DL 514, SDYD, Lot 14
3280 Highway 3 (Roll No. 713/03133.000).

Champion Lakes Golf & Country Club
Beaver Valley Golf & Recreation Society (Cranbrook Area 22 & Nelson Area 21)

NEP X67, DL 1236, LD 26
Subsidy Lot 25, Except Plan 7883, Plan X67
111 Champion Park Road (Roll No. 711/05538.010)

Rossland Trail Country Club Birchbank Golf Club
(Cranbrook Area 22 & Nelson Area 21)

DL 7179, Except PT Outlined in Red on PL DD 11805, DL 7188, KD
Except PT outlined in Red on PL DD 11805, 1605, RW13 6711 NEP65123 NEP65124
5500 Highway 22 (Roll No. 711/08761.001).

Christina Lake Community Association (Penticton Area 17)

DL 317, Plan KAP5491B, LD 54, Parcel A
90 Park Road Roll No. 712/02580.000

Plan KAP50, Block 21, Lot 2, DL 317, LD 54
Lot 3, Block 21, Plan KAP50, DL 317, SDYD, LD 54,
Lot 4, Block 21, Plan KAP50, DL 317, SDYD, LD 54'
Lot 5, Block 21, Plan KAP50, DL 317, SDYD, LD 54, Lot 6
Park Road (Roll No. 712/00306.000);

Phoenix Mountain Alpine Ski Society (Penticton Area 17)

255s, LD 54
8000 Phoenix Ski Hill Road (Roll No. 712/02100.000);

DL 2701, Lease/Permit/Licence #340472 Surface of Parts of DL 2701, W/I Lots 1811 976 977 975 and 915 As shown on map attached to License for operation and maintenance of Ski Hill purposes
Phoenix Ski Hill Road (Roll No. 712/10431.000);

Boundary Stock Horse Association (Penticton Area 17)

DL 2007, LD 54
Lease/Permit/Licence #404836 Covering that Part of DL 2007 Together with that Park of DL 332 Plan B847 Except Plans B12368 and KAP57445 For Community Facility and Community event purposes.
(Roll No. 712/02613.500)

Plan KAP847B, D.L. 332, LD 54,
Lease/Permit/Licence #404836 Except Plan B12368 KAP57445 and Except Portion shown on Licence No. 403933 As "proposed gravel pit"
Issued for community recreation purposes.
8640 North Fork Road (Roll No. 712/02612.101

Grand Forks Wildlife Association (Penticton Area 17)

DL 2700, LD 54
Lease/Permit/Licence #403755 Firearms Range & Clubhouse Special Use Permit 6970
8810 Granby Road (Roll No. 712/10386.050).

Beaverdell Community Club & Recreation Commission (Penticton Area 17)

Lot A, Plan KAP13542, D.L. 1545, S.D.Y.D.
5896 Highway 33 (Roll No. 713/00119.005).

Mountain Medical Services Society (Penticton Area 17)

D.L. 4183s Block C LD 54
4970 Berezan Way (Roll No. 713/07905.265).

Rock Creek Community Medical Society (Penticton Area 17)

Lot B, Plan KAP34311, District Lot 352, LD 54
100 Rock Creek Cutoff (Roll No. 713/02643.045).

Road Runner Okanagan Auto Sports Club (Penticton Area 17)

Lease/Permit/Licence # 344863
170.503 ac in the vicinity of DL 2729s for motorsport complex purposes
9525 Okanagan Falls For (Roll No. 713/10394.666)

Kettle Wildlife Association (Penticton Area 17)

Lease/Permit/Licence #404699 PT of SL 5 PL 1186 DL 2704
Except PL 12233; PT DL 568S and DL 862 As shown B06162 on map attached to License #issued for Trap Skeet & Shooting Range purposes, Manufactured Home Reg #B06162
1635 Rock Creek Dump Road (Roll No. 713/10243.000)

Bridesville Community Club (Penticton Area 17)

Plan KAP58882, Lot 2, DL 491, LD 54
5724 Bridesville Townsite Road (Roll No. 713/0176.005)

Christina Lake Welcome Centre (Penticton Area 17)

DL 498, LD 54
Lease/Permit/Licence #404063, for a Portion Except 6.29 acres Except Plan 2710 13142 13192 29837 37989 38106 Un-surveyed portion of DL issued for centre for ecological interpretation tourist information art gallery/studio purposes.
1675 (Roll No. 712/02294.016)

2. Regional District of Kootenay Boundary Bylaw No. 1561, 2014 is hereby repealed.

3. This bylaw may be cited for all purposes as "Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015".

Read a **FIRST**, **SECOND** and **THIRD** time this 29th day of September, 2015.

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, do hereby certify the foregoing to be a true and correct copy of Regional District of Kootenay Boundary Bylaw No. 1582 cited as "Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015" as a read a third time this 29th day of September, 2015.

_____
Manager of Corporate Administration

RECONSIDERED and finally adopted this 29th day of September, 2015.

_____ _____
Chair Manager of Corporate Administration

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, do hereby certify the foregoing to be a true and correct copy of Regional District of Kootenay Boundary Bylaw No. 1582 cited as "Regional District of Kootenay Boundary 2016 Property Tax Exemption Bylaw No. 1582, 2015" as reconsidered and finally adopted this 29th day of September, 2015.

_____
Manager of Corporate Administration

STAFF REPORT

Prepared for meeting of September 2015

Zoning Bylaw Amendment			
To: Chair McGregor and Members of the Board			
Owner: Rosalee Ewasiuk and Jason Furlotte			***File No:*** D-700-03677.000
Location: 3250 6th Road West, west of City of Grand Forks, Electoral Area 'D'/Rural Grand Forks			
Legal Description: Lot 3, District Lot 700, SDYD, Plan KAP38			***Area:*** 3440m² (0.85 acres)
OCP Designation: Estate Lot Residential	***Zoning:*** Industrial 4 (I4)	***ALR status:*** No	***DP Area:*** No
Contact Information: Rose Ewasiuk 3250 6th Road West Grand Forks, BC V0H 1H2 250.443.4008 rojogreat@gmail.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Rosalee Ewasiuk and Jason Furlotte have applied to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No 1299, 2005 to rezone the subject property to 'Estate Lot Residential 3'. This would reflect its current use and would make it consistent with the Electoral Area 'D'/Rural Grand Forks Official Community Plan, where it is designated 'Estate Lot Residential' *(see Site Location Map)*.

BACKGROUND FACTORS

The property was zoned 'Residential 1' in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 100, 1975. In 1988, the RDKB received a complaint that a company which recently purchased the property was using it for gravel extraction. A stop work

order was issued and the Ministry of Mines advised the owners that they did not possess the necessary permits for a gravel extraction operation.

The matter ended up going through a lengthy rezoning process, which permitted industrial use, including gravel extraction in 1989. Part of the rationale was that gravel resources were limited in the area and were crucial to support development in the Grand Forks area. It was further noted that while gravel resources were limited, there were a few small operators in this area and gravel extraction would be consistent with the land use in the general area.

The gravel from this parcel was exhausted by the early 1990's, and the parcel has been used as a residential parcel since that time. The current owners are considering selling the parcel and believe they would be more successful doing so if the zoning reflected the current residential use of the property and the OCP designation. Also, they assert there are insurance issues resulting from the current zoning, stating the dwelling may not be covered in the event of disaster.

Currently this 3440m² (0.85 acre) parcel is designated 'Estate Lot Residential' in the Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 852 and zoned 'Industrial 4' in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299. Presently the OCP designation and zoning land use regulation are not consistent.

PROPOSAL

The applicants are requesting a zoning bylaw amendment to rezone their 'Industrial 4' property to a 'Estate Lot Residential 3' (R3) zone to be consistent with OCP designation, and reflect the actual land use in the neighbourhood.

IMPLICATIONS

The original use of this property was residential in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 100, 1975. In 1989 the parcel was rezoned to industrial use to permit gravel extraction. That resource is now exhausted on the property. It has been used as a residential parcel since the early 1990's and the OCP designation of 'Estate Lot Residential' reflects the current land use. There are still some parcels in the area which remain zoned 'Industrial' (approximately 8), although several of parcels around the subject parcel are zoned R3 and some of the nearby Industrial zoned parcels are used as residential properties.

Electoral Area 'D'/Rural Grand Forks OCP Bylaw No. 852

The OCP acknowledges, in Industrial Objectives Section 3.14.2:

> *that 'the area designated as Industrial in the vicinity of G.N. Road, the implementing zoning bylaw shall only permit industrial land uses related to gravel extraction, processing and manufacturing. After the local gravel resources have been exhausted, the Regional District may consider, by way of*

rezoning, permitting limited light industrial land uses (such as storage and non-hazardous materials warehousing).'

Thus, the OCP acknowledges gravel as a finite resource on the industrial properties in this area and suggests that rezoning to a more appropriate use when the time comes may be supported. The current OCP recognizes this by designating the parcel 'Estate Lot Residential'.

The subject property is somewhat unique as it is mostly surrounded by 'Estate Lot Residential 3' properties to the north-west, south and west *(see Subject Property Map)*. The majority of the Industrial properties are on G.N. Road. The neighbour to the east is also in the same situation as the subject parcel as it is currently being used as a residential parcel but remains zoned 'Industrial 4' due to the history of gravel extraction.

When a new comprehensive zoning bylaw for Electoral Area 'D'/Rural Grand Forks is adopted, the zoning for the area will be reviewed. However, that may not be for two years. For the reasons previously stated, the applicants wish to rezone the parcel now rather than wait.

There were no recorded complaints against the subject property when it was zoned as a 'Residential 1' property in Bylaw No. 100, 1975. The conflicts began when the property was being used for an industrial use. The RDKB chose to rezone the property to permit the extraction of a limited resource which was necessary for development. Now that the resource is exhausted on the parcel and the use of the property has reverted to residential. If this application proceeds there will be a public hearing where community members will be able to voice any concerns they may have with the rezoning application.

The Certificate of Location depicts a cabin on the parcel *(see Certificate of Location)*. The applicants say there is no plumbing, bathroom, or kitchen facilities in this building, thus it is not used for occupancy. It is used for storage only and is not in conflict with the 'Estate Lot Residential' zoning which is being proposed. Review of the building permit file seems the show the cabin on the parcel as far back as the early 1990's.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission provided the following comments;

" As this rezoning would reflect the actual use of the property as well as creating consistency between the zoning bylaw and the OCP it was:

Moved: Bob Kendal; Seconded: Deb Billwiller that the APC is in support of this application. Carried"

BACKGROUND INFORMATION PROVIDED

Site Location Map
Subject Property Map
Certificate of Location

RECOMMENDATION

That the application submitted by Rosalee Ewasiuk and Jason Furlotte to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No.1299 to rezone their 'Industrial 4' property to 'Estate Lot Residential 3' (R3) on the subject property legally described as Lot 3, District Lot 700, SDYD, Plan KAP38, be supported AND FURTHER that the staff be directed to draft an amendment bylaw for presentation to the Board of Directors for first and second reading and to schedule and hold a public hearing on the proposed bylaw amendment.

Respectfully Submitted:	*Concurrence: (Department Head)*	*Concurrence: (CAO)*
_____	_____	_____

Regional District of Kootenay Boundary

Site Location Map

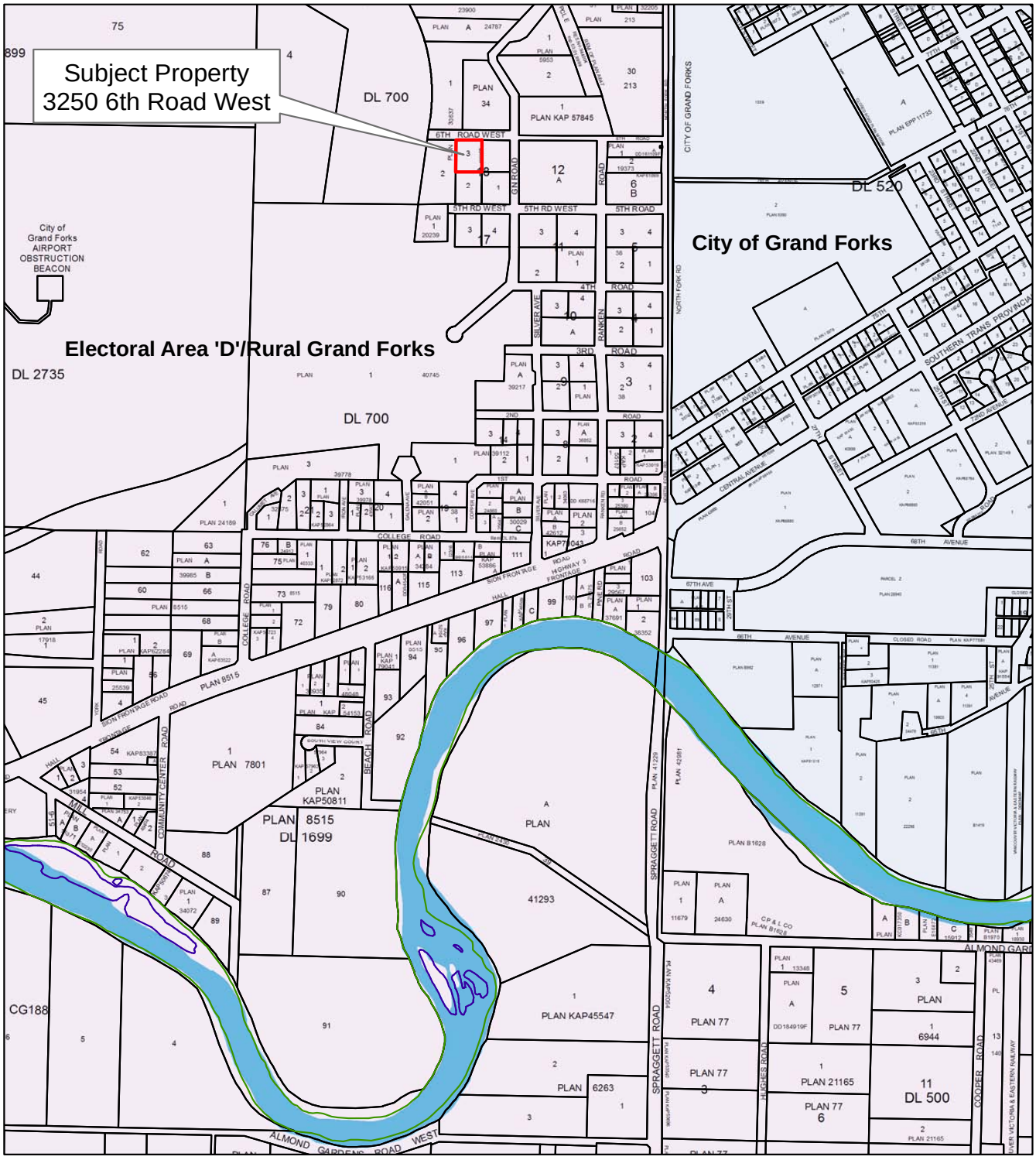
Scale 1:10,000

N

0 50100 200 300 400 500

Meters

2015/09/08



P:\\GIS\\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\Area_'C'_ChristinaLake\SLM-D-700-Ewasiuk_2015-09-08

Subject Property Map

Scale 1:3,000

0 50 100
Meters

N

2015/09/08

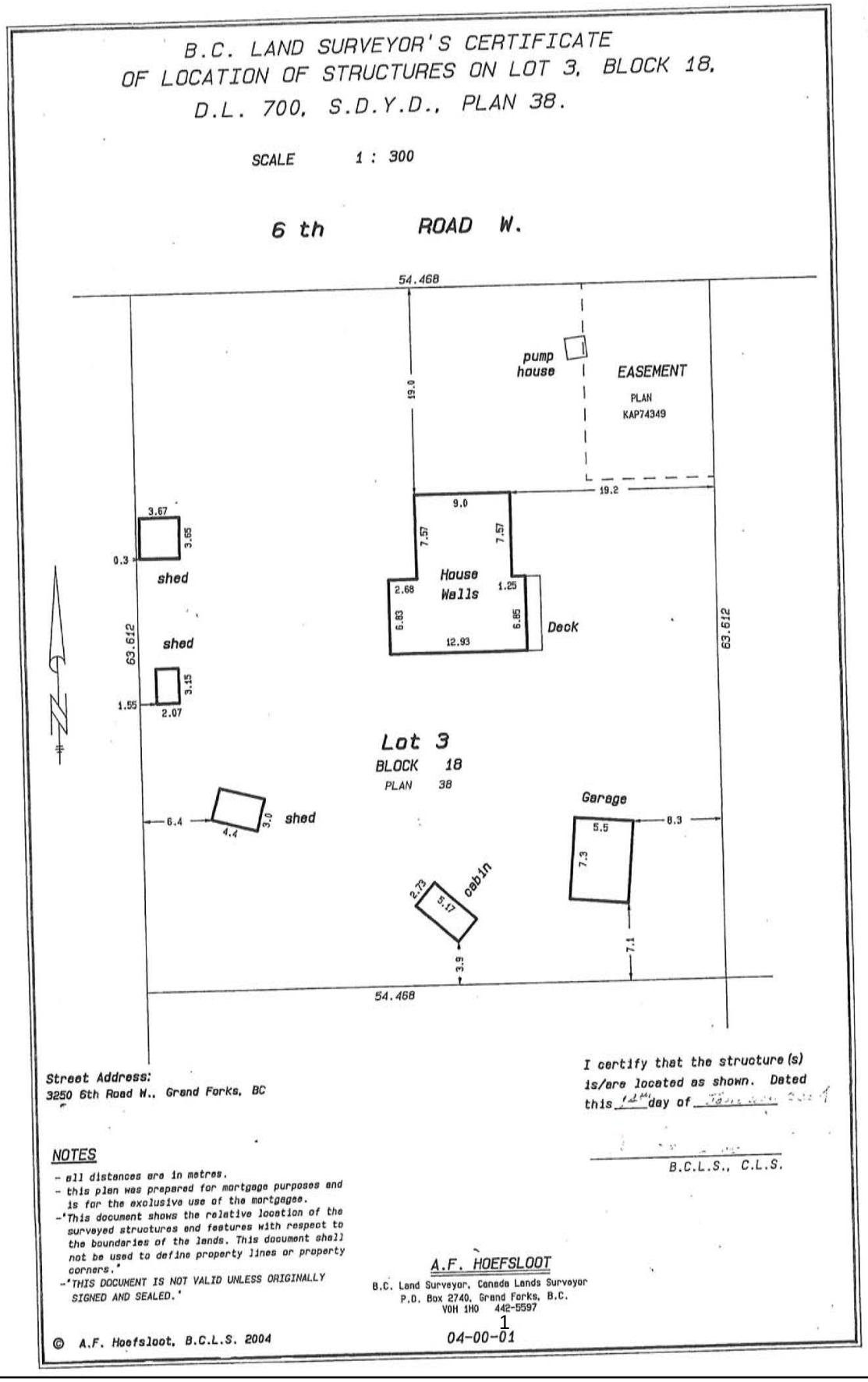


P:\\GIS\\RDKB\MapDocuments\Routine_Maps\SubjectPropertyMap\Area_'C'_ChristinaLake\SPM-D-700-Ewasiuk_2015-09-08

Certificate of Location

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF STRUCTURES ON LOT 3, BLOCK 18, D.L. 700, S.D.Y.D., PLAN 38.

SCALE 1 : 300



Street Address:
3250 6th Road W., Grand Forks, BC

I certify that the structure(s) is/are located as shown. Dated this 12th day of [illegible]

B.C.L.S., C.L.S.

NOTES

- all distances are in metres.
- this plan was prepared for mortgage purposes and is for the exclusive use of the mortgagee.
- 'This document shows the relative location of the surveyed structures and features with respect to the boundaries of the lands. This document shall not be used to define property lines or property corners.'
- 'THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.'

A.F. HOEFSLOOT
B.C. Land Surveyor, Canada Lands Surveyor
P.O. Box 2740, Grand Forks, B.C.
V0H 1H0 442-5597

© A.F. Hoefsloot, B.C.L.S. 2004

1

04-00-01

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
BYLAW NO. 1579

A Bylaw to amend Electoral Area 'D'/Rural Grand Forks Zoning
Bylaw No. 1299, 2005 of the Regional District of Kootenay Boundary

WHEREAS the Regional District of Kootenay Boundary may amend the provisions of its Zoning Bylaws pursuant to the provisions of the *Local Government Act*;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors intends to rezone the property legally described as:

- Lot 3, DL 700, SDYD, Plan KAP38;

from 'Industrial 4' to 'Estate Lot Residential 3';

NOW THEREFORE the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1579, 2015.

2. That Schedule A (Zoning Map) of the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299, 2005 be amended to rezone the following property from the current 'Industrial 4' to 'Estate Lot Residential 3':

   - Lot 3, DL 700, SDYD, Plan KAP38;

   as shown outlined in red on the attached Schedule Z attached hereto and forming part of this bylaw.

READ A FIRST TIME this 29th day of September, 2015.

READ A SECOND TIME this 29th day of September, 2015.

PUBLIC HEARING held on this _____ day of _____, 2015.

READ A THIRD TIME this _____ day of _____, 2015.

FINALLY ADOPTED this _____ day of _____, 2015.

_____ _____
Manager of Corporate Administration Chair

I, Theresa Lenardon, Manager of Corporate Administration hereby certify that this is a true and correct copy of Bylaw No. 1579, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1579, 2015".

_____
Manager of Corporate Administration

APPROVED by the Ministry of Transportation and Infrastructure Approving Officer this _____ day of _____, 2015.

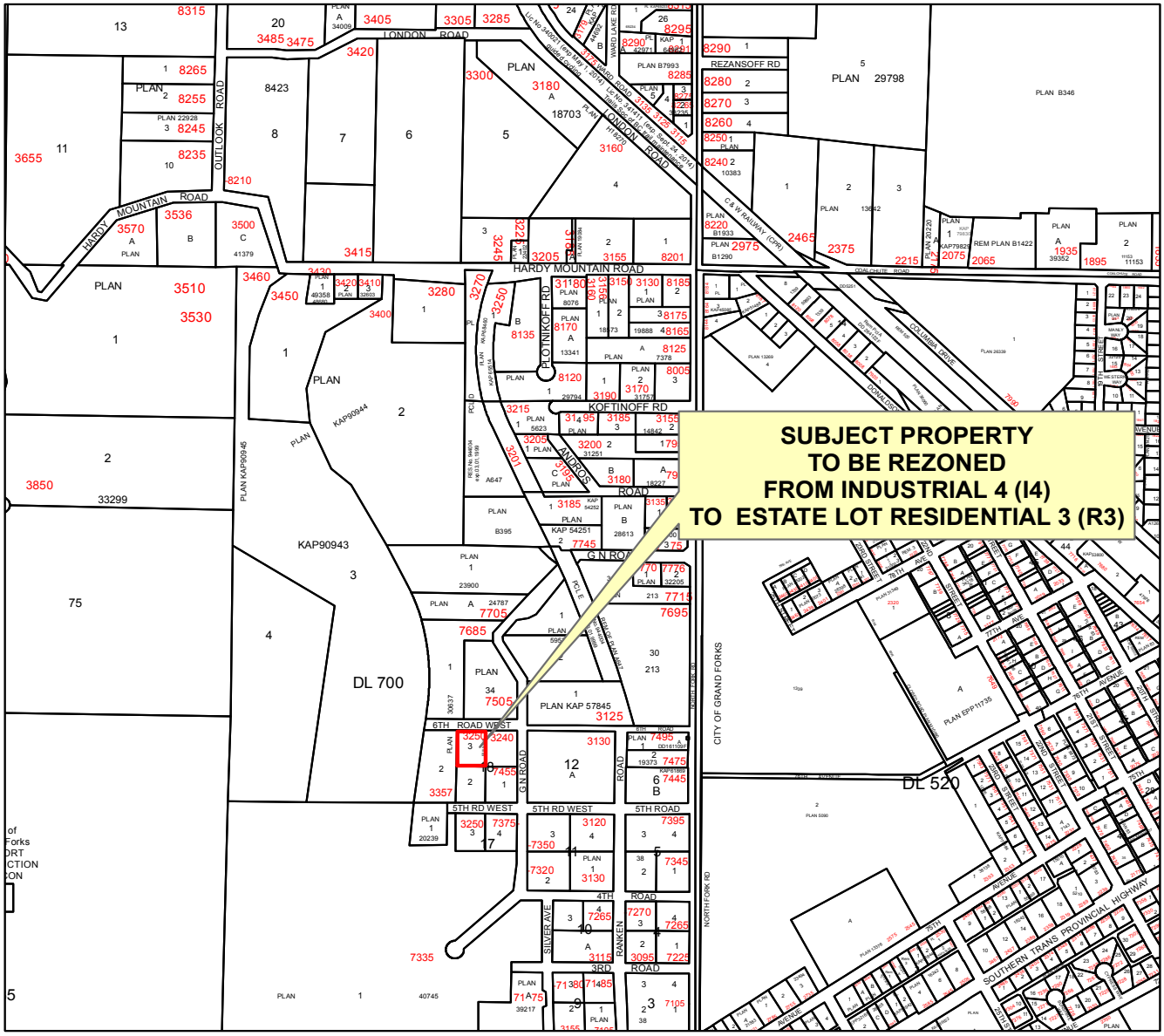
_____
APPROVING OFFICER

RECONSIDERED AND FINALLY ADOPTED this _____ day of _____, 2015.

_____ _____
Manager of Corporate Administration Chair

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1579, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1579, 2015".

_____
Manager of Corporate Administration



I hereby certify this Schedule Z to be a true and correct copy and that this Schedule Z correctly outlines the property to be rezoned by "Regional District of Kootenay Boundary Bylaw No. 1579."

N

Scale
1:10,000

Director of Corporate Administration Date

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
BYLAW NO. 1580

A Bylaw to amend the Mt. Baldy Official Community Plan
Bylaw No. 1335, 2007 of the Regional District of Kootenay Boundary

WHEREAS the Regional District of Kootenay Boundary may amend the provisions of its Official Community Plans pursuant to the provisions of the *Local Government Act*;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors intends to change the Development Permit Guidelines regarding off-street parking requirements, fire protection control policies applicable to the Eagle Residential Development Permit Area, and change the name of the Landscaping Guidelines in the Mt. Baldy Development Permit Areas;

AND WHEREAS the Regional District of Kootenay Boundary has considered the requirements under Section 879 of the *Local Government Act* with respect to early and ongoing consultation;

NOW THEREFORE the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1580, 2015.
2. Make the following changes to Appendix A: Alpine Residential and Commercial Development Permit Area:
   a) Strike “Landscaping” in both locations under the list of guidelines and replace it with “Vegetation and Erosion Management”
   b) Strike the following heading and paragraph:

      “Landscaping

      The purpose of landscaping in the ***Plan Area*** is to mitigate the loss of surficial materials through erosion, and to control dust during the drier times of the year. A number of factors should be considered when preparing a Landscaping Plan including: pre-construction inventory; protection of existing trees, vegetation and landscape features; erosion control; fire protection; selection and planting of vegetation; and maintenance. Those factors are discussed below.”

      And replace it with:

      “Vegetation and Erosion Management

      The purpose of Vegetation and Erosion Management in the ***Plan Area*** is to mitigate the loss of surficial materials through erosion, control dust during the drier times of the year, retain natural vegetation and encourage use of drought and fire resistant plants. A number of factors should be considered when preparing a Vegetation and Erosion Management Plan including: pre-construction inventory; protection of existing trees, vegetation and landscape features; erosion control; fire protection; selection and planting of vegetation; and maintenance. Those factors are discussed below.”

   c) In the first sentence under *Fire Protection*, strike “Landscaping” and replace it with “Vegetation and Erosion Management”.
   d) Remove the title for Table 1. and replace it with “Table 1. Selected Plant Species Suitable for Erosion Control at Mt. Baldy”.

e) Strike the following heading and paragraph:

"Landscaping Plan Requirements

This section provides details on the type of information to include in the Landscaping Plan. The Plan must be site specific due to differences in on-site features, slope, aspect, micro-climate, and soil. Both a site plan and written text must be included in the Plan. Applicants may consider using the services of a registered Landscaping Professional to prepare the Plan and to supervise installation of the landscape work."

And replace it with:

"Vegetation and Erosion Management Plan Requirements

This section provides details on the type of information to include in the Vegetation and Erosion Management Plan. The Plan must be site specific due to differences in on-site features, slope, aspect, micro-climate, and soil. Both a site plan and written text must be included in the Plan. Applicants may consider using the services of a registered professional to prepare the Plan and to supervise installation of the Vegetation and Erosion work."

3. Amend Policy #2 in Section 5.2.2 by removing reference to parking requirements. The policy will read as follows: "Regulations with respect to permitted uses and setbacks in the implementing Zoning Bylaw will resemble those in the "Bylaws, Rules & Regulations of Strata Corporation KAS1840";
4. Add the following sentence to Policy #11.2.1: "This policy shall not apply to the Eagle Residential land use designation." after the first sentence;
5. Strike the last sentence from the first paragraph of Appendix B: Eagle Residential Development Permit Area, which reads "Consideration will be given to varying the parking requirements of the Zoning Bylaw if it can be demonstrated that the provision of off-street parking presents a hardship."
6. Strike "Landscaping Guidelines" under Guidelines in Appendix B: Eagle Residential Development Permit Area and replace it with "Vegetation and Erosion Management Guidelines".
7. Strike "landscaping guidelines" under Guidelines in Appendix C: Alpine Industrial Development Permit Area and replace it with "Vegetation and Erosion Management Guidelines".

READ A FIRST TIME this 29th day of September, 2015.

READ A SECOND TIME this 29th day of September, 2015.

PUBLIC HEARING held on this _____ day of _____, 2015.

READ A THIRD TIME this _____ day of _____, 2015.

FINALLY ADOPTED this _____ day of _____, 2015.

_____ _____

Manager of Corporate Administration Chair

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1580, cited as "Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1580, 2015".

_____

Manager of Corporate Administration

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
BYLAW NO. 1584

A Bylaw to amend the Mt. Baldy Zoning Bylaw No. 1340, 2010
of the Regional District of Kootenay Boundary

WHEREAS the Regional District of Kootenay Boundary may amend the provisions of its Official Community Plans pursuant to the provisions of the *Local Government Act*;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors believes it to be in the public interest to amend the Mt. Baldy Zoning Bylaw;

NOW THEREFORE the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1584, 2015.
2. Strike the following sentence in Section 402.9 “Off-street parking must be provided in accordance with Section 315 of this Bylaw.”
3. Replace Section 402.9 with the following: “The off-street parking requirements of Section 315 of this Bylaw do not apply to the R1 Zone.”

READ A FIRST TIME this 29th day of September, 2015.

READ A SECOND TIME this 29th day of September, 2015.

PUBLIC HEARING held on this _____ day of _____, 2015.

READ A THIRD TIME this _____ day of _____, 2015.

FINALLY ADOPTED this _____ day of _____, 2015.

_____ _____
Manager of Corporate Administration Chair

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1584, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1584, 2015".

_____
Manager of Corporate Administration