



## Regular Meeting of the Board of Directors

April 24, 2019

6:00 pm

RDKB Board Room, Grand Forks, B.C

### A G E N D A

1. **Call to Order**

2. **Consideration of the Agenda (Additions/Deletions)**

- 2a) The agenda for the Regional District of Kootenay Boundary Board of Directors meeting of April 24, 2019 is presented.

**Recommendation: Corporate Vote Unweighted**

That the agenda for the Regional District of Kootenay Boundary Board of Directors meeting of April 24, 2019 be adopted as presented.

3. **Minutes**

- 3a) The minutes of the Regional District of Kootenay Boundary Board of Directors meeting held April 10, 2019 are presented.

[Minutes-Regular Meeting Board of Directors - 10 Apr 2019 - BoD Ap 24 19 Pdf](#)

**Recommendation: Corporate Vote Unweighted**

That the minutes of the Regional District of Kootenay Boundary Board of Directors meeting held April 10, 2019 be adopted as presented.

4. **Delegation(s)**

- a) There are no delegations.

**5. Staff Presentation(s)**

- 5a) D. Derby, Regional Fire Chief and M. Stephens, Interim Manger of Emergency Programs  
Re.: Flood Response Plan**

**6. Unfinished Business**

- a)** There is no unfinished business to consider.

**7. Reports**

**7a) Cheque Register Summary for Month of March 2019**

*Director Cacchioni, Finance Liaison*

[2019 03 RDKB March AP Summary for Board](#)

**Recommendation: Corporate Vote Unweighted**

That the Cheque Register Summary for the month of March 2019 for \$1,129,798.79 be received.

**7b) Adopted RDKB Committee Minutes**

The following minutes of RDKB Committee meeting as adopted by the respective Committees are presented:

Solid Waste Management Plan Steering and Monitoring Committee (March 14/19), Electoral Area Services Committee (March 14/19), Utilities Committee (Feb. 13/19), Beaver Valley Regional Parks and Regional Trails Committee (March 11/19) and East End Services Committee (March 19/19).

[Minutes-Solid Waste Management Plan Steering & Monitoring Committee - 14 Mar-BoD Ap 24 19 - Pdf](#)

[Minutes-Electoral Area Services Committee - 14 Mar-BoD Ap 24 19- Pdf](#)

[Minutes-Utilities Committee - 13 Feb 2019-BoD Ap 24 19 - Pdf](#)

[Minutes - 11 Mar 2019 - BV Rec - BoD Ap 24 19Pdf](#)

[Minutes -19 Mar 2019 - East End Services Committee- BoD Ap 24 19 - Pdf](#)

**Recommendation: Corporate Vote Unweighted**

That the following minutes of RDKB Committees be received:

Solid Waste Management Plan Steering and Monitoring Committee (March 14/19), Electoral Area Services Committee (March 14/19), Utilities Committee (Feb. 13/19), Beaver Valley Regional Parks and



Regional Trails Committee (March 11/19) and East End Services Committee (March 19/19).

**7c) Adopted RDKB Recreation Commission Minutes**

The minutes of the Electoral Area C Parks and Recreation Commission meeting (March 13/19) and the Grand Forks and District Recreation Commission meeting (March 14/19) are presented.

[Minutes -Electoral Area C Parks & Recreation Commission March 13, 2019 - Board - April 24, 2019](#)

[Minutes-Grand Forks and District Recreation Commission -March 14, 2019 - Board - April 24, 2019](#)

**Recommendation: Corporate Vote Unweighted**

That the minutes of the Electoral Area C Parks and Recreation Commission meeting held March 13, 2019 and the minutes of the Grand Forks and District Recreation Commission meeting held March 14, 2019 be received.

**7d) Draft RDKB Electoral Area Advisory Planning Commission Minutes**

The draft minutes of the meetings of the Regional District of Kootenay Boundary Electoral Area Advisory Planning Commissions held during March and April 2019 are presented.

[APC Minutes-Area B-Board-April 24 2019](#)

[APC Minutes - Area C-Board-April 24 2019](#)

[APC Minutes-Area D-Board-April 24 2019](#)

[APC Minutes-Area E-Board-April 24 2019](#)

[APC-Minutes-Big White-Board - April 24 2019](#)

**Recommendation: Corporate Vote Unweighted**

That the following draft minutes of the meetings of the Regional District of Kootenay Boundary Electoral Area Advisory Planning Commissions held during March and April 2019 be received:

Electoral Area B/Lower Columbia-Old Glory (March 26/19), Electoral Area C/Christina Lake (April 2/19), Electoral Area D/Rural Grand Forks (April 2/19), Electoral Area E/West Boundary (April 1/19) and Electoral Area E/West Boundary-Big White (April 2/19).

**7e) B. Burget, General Manager of Finance  
RE: CBT Community Initiatives**

A staff report from Beth Burget, General Manager of Finance, regarding the CBT Community Initiatives Program is presented.

[Staff Report - CBT Comm Iniiit - BRD - Apr 25, 2019 - Pdf](#)

**Recommendation: Corporate Vote Weighted**

That the Regional District of Kootenay Boundary Board of Directors approve the disbursement of the Community Initiatives funds as presented to the Board on April 24, 2019.

**8. Committee Recommendations to Board of Directors**

Recommendations to the Board of Directors, as adopted by the RDKB Committees are presented for consideration.

**8a) Electoral Area Services Committee - March 14/19**

*Director Worley, Committee Chair / Director McGregor,  
Committee Vice Chair*

*Letter to Agricultural Land Commission-Proposal to Build  
Manufactured Home*

[Staff Report Changes-to-ALR- Board-April 24 2019](#)

**Recommendation: Corporate Vote Unweighted**

That the Regional District of Kootenay Boundary Board of Directors send a letter to the Agricultural Land Commission in support of the Underwood's proposal to build a manufactured home as a second dwelling unit on their parcel. **FURTHER** that the letter also outline the broader implications to others in the community who may be in a similar situation.

**8b) Solid Waste Management Committee-March 14, 2019**

*Director McGregor, Committee Chair / Director Cacchioni,  
Committee Vice Chair*

*Organics Infrastructure Program Funding*

[Staff Report - Organics Infrastructure Grant - SWMP Steering and  
Monitoring Committee - BoD Ap 24 19- Pdf](#)

**Recommendation: Corporate Vote Weighted**

That the Regional District of Kootenay Boundary Board of Directors direct that: for the Organics Infrastructure Program funding application that the funding required from the RDKB for the development of organics processing infrastructure be primarily sourced from the reserve monies from the sale of the Trail Airport lands as well as other reserve

monies available in the Regional Solid Waste Budget (010). **FURTHER** that any shortfall amounts be obtained through short-term borrowing if required.

**8c) Liquid Waste Management Plan Stage 3 Steering Committee - April 4/19**

*Director Cacchioni Committee Chair / Director Worley, Committee Vice Chair*

[Staff Report - RDKB LWMP Stage 3 Final Report - CPCC Upgrade and Stage 3 LWMP Steering Committee - April 4, 2019 - Pdf](#)

**Recommendation: Stakeholder Vote (Cities of Trail and Rossland, Village of Warfield) Weighted**

That the Regional District of Kootenay Boundary CPCC Upgrade and Liquid Waste Management Plan Stage 3 Steering Committee direct Staff to acquire a resolution from the East End Regional Sanitary Service participants and the RDKB Area 'B'/Lower Columbia - Old Glory as a funder approving the Regional District of Kootenay Boundary Liquid Waste Management Plan Stage 3 final report. **FURTHER**, that with the approval from all the service participants and the funder the Steering Committee recommend that the Regional District of Kootenay Boundary Board of Directors approve the Regional District of Kootenay Boundary Liquid Waste Management Plan Stage 3 Final Report. **FURTHER**, that the Regional District of Kootenay Boundary Board of Directors direct Staff to submit the Regional District of Kootenay Boundary Liquid Waste Management Plan Stage 3 Final report to the Province of British Columbia for approval.

**9. Board Appointments Updates**

- 9a)** *Southern Interior Development Initiative Trust (S.I.D.I.T.) - Director McGregor*  
*B.C. Rural Centre/Southern Interior Beetle Action Coalition (S.I.B.A.C.) - Director McGregor*  
*Okanagan Film Commission - Director Gee*  
*Boundary Weed Stakeholders Committee - Director Gee*  
*Columbia River Treaty Local Government Committee (CRT LGC)- Directors Worley and Langman*  
*Columbia Basin Regional Advisory Committee (CBRAC) - Director Worley*  
*West Kootenay Regional Transit Committee-Directors Cacchioni and Worley, Alternate Director Parkinson*  
*Kootenay Booth - Director Langman*  
*Rural Development Institute (R.D.I.) - Director Worley*

**10. New Business**

**10a) D. Dean, Manager of Planning and Development  
Re: Canadian Red Cross Grant Opportunity**

A staff report from Donna Dean, Manager of Planning and Development, regarding a grant opportunity from Canadian Red Cross (CRC) for \$35,000 to hire a consultant to conduct work related to housing recovery in the Boundary area is presented.

[Staff Report-RedCrossGrant-Board-April 24, 2019](#)

**Recommendation: Corporate Vote Weighted**

Regional District of Kootenay Boundary Board of Directors directs staff to submit an application to the Canadian Red Cross (CRC) for a grant to conduct a scoping exercise to help ensure efficiencies in addressing housing recovery and long term housing needs in the Boundary Area in the amount of \$35,000. **FURTHER** if the grant is approved that the 2019 Financial Plan for Service 012 Emergency Preparedness be amended as follows: increase Miscellaneous Revenue Account 11590159 by \$35,000 and Consulting Fees Account 12258233 by \$35,000.

**10b) E. Moore, Planner  
Re: Front Counter Referral-Proposal for Recreation Facilities**

A staff report from Elizabeth Moore, Planner regarding a Front Counter BC referral respecting a proposal for recreation facilities in Electoral Area 'E'/West Boundary is presented.

[Staff Report-FrontCounter Trails and rec Board-April 24 2019](#)

**Recommendation: Corporate Vote Unweighted**

Corporate Vote Unweighted That the staff report regarding the Canyon Lakes Cabin recreation site on Unsurveyed Crown Land approximately 24 km west of Big White in Electoral Area 'E'/West Boundary be received.

**10c) E. Moore, Planner  
Re: BC Land Title and Survey Authority Proposed Natural  
Boundary Adjustment**

## **Electoral Area E/West Boundary**

A staff report from Elizabeth Moore, Planner regarding a referral from BC Land Title and Survey Authority regarding a proposed Natural Boundary Adjustment in Electoral Area E/West Boundary is presented.  
[Staff Report-WSP Boundary Adjustment Board-April 24 2019](#)

### **Recommendation: Corporate Vote Unweighted**

That the staff report regarding the Natural Boundary Adjustment on District Lot 2364, SDYD in Beaverdell, Electoral Area 'E'/West Boundary be received.

## **10d) K. Gobeil, Senior Planner**

### **Re: Liquor and Cannabis Regularization Branch-Retail Cannabis Referral**

### **Monashee Mountain Cannabis Company Ltd. and Minutes of a Public Meeting**

A staff report from Ken Gobeil, Senior Planner and the minutes of a public meeting held March 27, 2019 regarding a referral from the Liquor Cannabis Regulation Branch (LCRB) for a proposed Non-Medical Cannabis Retail Store (CRS) in Big White are presented.

[Minutes-Public Meeting-LCRB0 BigWhite-Board-April 24 2019](#)  
[Staff Report Monashee BOARD-April 24 2019](#)

### **Recommendation: Corporate Vote Unweighted**

That the minutes of a public meeting, held March 27, 2019 regarding a referral from the Liquor Cannabis Regulation Branch (LCRB) for a proposed Non-Medical Cannabis Retail Store (CRS) in Big White be received.

### **Recommendation: Corporate Vote Unweighted**

Be it resolved that the Regional District of Kootenay Boundary Board of Directors recommend the Non-Medical Retail Cannabis Retail Store license for the Monashee Mountain Cannabis Company Ltd. on the property legally described as Lot 2, DL 4109s, SDYD, Plan KAP61280, Big White, Electoral Area 'E'/West Boundary be supported for the following reasons:

1.The Board's consideration to the location of the proposed store are as follows:

a.The Big White Official Community Plan Bylaw No. 1125 and Zoning Bylaw No. 1166 consider the retail sale of non-medical cannabis to be a 'retail' use, which is a permitted use on the subject property.

- b. We have bylaw or policy regarding the location of retail stores.
  - c. There are no dwelling units in the building, and hours of access by the public would be limited to the operating hours of the building.
  - d. The proposed location of the store is in the least occupied area of the building. There is very little foot traffic, and store access would not be visible from any other store, or the public washrooms.
  - e. The store would be next to a back entrance of the building with direct access to the building's parking lot, which allows customers to discreetly enter and exit the business without walking through the entire building.
2. The Board's consideration of the general impact on the community are as follows:
- a. It is anticipated that the proposal would not negatively affect the Big White Community.
    - i. The location of the proposed store will have a minimal impact on the public enjoyment of the property and surrounding area.
    - ii. There is no bylaw or policy to oppose the retail sale of non-medical cannabis at this location.
    - iii. The Regional District has no policy or metric to measure the effect of a cannabis retail store on the community.
3. The Board's comments on the views of the residents are as follows:
- a. The Regional District solicited views from the community in the following ways:
    - i. The applicant was provided two 'Notice of Proposal' signs. These were posted around the proposed store location on February 9, 2019.
    - ii. The applicant was provided four signs advertising the proposal, asking for comment, and advertising a public meeting around Village Centre Mall in Big White. The signs were posted on March 7, 2019.
    - iii. Notification about the proposal and the public meeting were mailed to all property owners within a 60-metre radius of the subject property on March 5, 2019.
    - iv. An information page and comment board were established on our public engagement website <https://jointheconversation.rdkb.com/> on March 14, 2019.
    - v. A public meeting was held to receive comments from the community at 6:00PM March 27, 2019 at 7555 Porcupine Road (the Big White Fire Hall).
  - b. In response to the proposal we received:
    - i. 70 emails
    - ii. 16 of those were responses from the online engagement website
    - iii. The March 27, 2019 public hearing had 37 members of the public.
  - c. The majority of the written comments were negative.
    - i. Negative comments included the proposed store's proximity to a candy store in the building, a fear that having cannabis available for sale

would increase its use, and that cannabis users ruin the enjoyment of the ski hill.

ii. A large portion of the negative comments did not speak to the application itself. These comments included an evaluation of business practices of Big White Ski-Resort, the ethics of cannabis legalization, public consumption of cannabis on the ski hill, and existing concerns about law enforcement in the resort.

d. Verbal comments received at the public hearing were mixed regarding support and opposition to the application.

i. Supporters of the application felt the proposal was the best location, and best retail option for non-medical cannabis in the community.

ii. Those in opposition were against the store's location and how its presence could impact the ski resort's reputation. Other concerns noted included, the ethics of non-medical cannabis, and safety on the ski hill.

4. The Regional District of Kootenay Boundary supports the application by Monashee Mountain Cannabis for a proposed non-medical cannabis retail store in 5315 Big White Road based on:

a. The Regional District of Kootenay Boundary is not evaluating the reputation or business practices of the Big White Ski.

b. The Regional District of Kootenay Boundary is not considering the ethics of non-medical cannabis.

c. The proposed store is compliant with land use bylaws.

d. The location will be inconspicuous, near a parking lot, out of sight from other businesses and away from the populated areas public as much as possible.

**10e) K. Gobeil, Senior Planner**

**Re: Update on Bylaw Enforcement at 89175 and 9385 Granby Road-Electoral Area D/Rural Grand Forks**

A staff report from Ken Gobeil, Senior Planner regarding a request to provide an update on the bylaw enforcement progress to date on 9175 and 9385 Granby Road is presented.

[Staff Report Demski-Update BOARD- April 24 2019](#)

**Recommendation: Corporate Vote Unweighted**

That the staff report from Ken Gobeil, Senior Planner, titled Bylaw enforcement update: 9175 and 9385 Granby Road and presented to the Regional District of Kootenay Boundary Board of Directors on April 24, 2019 be received.

**10f) Grants in Aid - as of April 17, 2019**

[Grants in Aid-Board-April 24 2019](#)

**Recommendation: Stakeholder Vote (Electoral Area Directors)  
Weighted**

That the following grants-in-aid be approved:

1. B. V. Seniors Branch 44 – 60th Anniversary Party – Electoral Area 'A' - \$500
2. Rossland Summit School – RSS Bio Blitz – Electoral Area 'B'/Lower Columbia-Old Glory - \$500
3. Friends of the Bonanza Pass Recreation Area – Information Kiosk – Electoral Area 'C'/Christina Lake - \$3000
4. Grand Forks Figure Skating Club – Ice Costs – Electoral Area 'D'/Rural Grand Forks - \$1000

**11. Bylaws**

**11a) Bylaw No. 1701-Amending Electoral Area B/Lower Columbia-Old Glory Official Community Plan**

***Adoption***

[Bylaw 1701 - Area B OCP Amendment-Board-April 24 2019](#)

**Recommendation: Stakeholder Vote (Electoral Area Directors)  
Unweighted**

That Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1701, 2019 be Reconsidered and Adopted.

**11b) Bylaw No. 1702-Amending Electoral Area B/Lower Columbia-Old Glory Zoning Bylaw**

***Adoption***

[Bylaw 1702-Area B Zoning Amendment-Board-April 24 2019](#)

**Recommendation: Stakeholder Vote (Electoral Area Directors)  
Unweighted**

That Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1702, 2019 be Reconsidered and Adopted.

**11c) Bylaw No. 1716-Amending Big White Official Community Plan  
*First and Second Readings and Set up Public Hearing***

[Bylaw 1716 BW OCP Amendment-Board-April 24 2019](#)

**Recommendation: Stakeholder Vote (Electoral Area Directors)  
Unweighted**



That Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1716, 2019 be read a First and Second Time.

**Recommendation: Stakeholder Vote (Electoral Area Directors)  
Unweighted**

That staff arrange a Public Hearing for Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1716, 2019 and appoint Director Gee as the Public Hearing Chair with Directors Russell and McGregor as Alternates.

12. **Late (Emergent) Items**
13. **Discussion of Items for Future Meetings**
14. **Question Period for Public and Media**
15. **Closed Meeting**
16. **Adjournment**



## **Regular Meeting of the Board of Directors**

**Wednesday, April 10, 2019**

**RDKB Board Room, Trail, B.C**

**6:00 p.m.**

### **Minutes**

#### **Directors Present:**

Director R. Russell, Chair  
Director G. McGregor, Vice-Chair  
Director A. Grieve  
Director L. Worley  
Director V. Gee  
Director S. Morissette  
Director M. Walsh  
Director R. Cacchioni  
Director D. Langman  
Director A. Morel  
Director B. Taylor  
Director G. Shaw  
Director R. Dunsdon

#### **Staff:**

M. Andison, Chief Administrative Officer  
T. Lenardon, Manager of Corporate Administration/Recording Secretary  
B. Burget, GM - Finance  
J. Dougall, GM - Environmental Services  
M. Stephens, Interim Manager Emergency Programs

#### **Other Elected Officials Attending:**

Alternate Director, L. Pasin  
Alternate Director, B. Edwards

#### **Others Attending:**

C. Choi, Representing JGC Choi Investments Ltd. - Application for Development Variance Permit  
M. McConacchie, RDKB Rep, Columbia Basin Trust Board of Directors (Delegation)  
J. Strileaff, CEO, Columbia Basin Trust (Delegation)  
A. Repin, Indigenous and Community Relations Lead, Columbia Power Corporation (Delegation)

**Call to Order**

The Chair called the meeting to order at 6:02 p.m.

**Consideration of the Agenda (Additions/Deletions)**

The agenda for the Regional District of Kootenay Boundary Board of Directors meeting held April 10, 2019 was presented.

The Manager of Corporate Administration noted that the Staff Report regarding the RDKB's organic waste diversion strategy would be moved from New Business to the end of the agenda after the Closed Meeting, and it was;

**175-19** Moved: Director Worley Seconded: Director Langman

**Corporate Vote Unweighted**

That the agenda for the Regional District of Kootenay Boundary Board of Directors meeting of April 10, 2019 be adopted as amended.

Carried.

**Minutes**

The minutes of the Regional District of Kootenay Boundary Board of Directors meeting held March 20, 2019 were presented.

**176-19** Moved: Director McGregor Seconded: Director Walsh

**Corporate Vote Unweighted**

That the minutes of the Regional District of Kootenay Boundary Board of Directors meeting held March 20, 2019 be adopted as presented.

Carried.

**Delegation(s)**

**M. McConnachie, Columbia Basin Trust Board of Directors (CBT)**

**J. Strilaeff, President & CEO, Columbia Basin Trust (CBT)**

**Re: Update on Trust Activities-Overview**

The Chair welcomed the delegates to the meeting.

Mr. Strilaeff thanked the Board for the opportunity to attend the meeting and to provide an update on CBT activities. He noted that Rick Jensen, Chair, CBT Board of Directors was unable to attend the meeting and he acknowledged Mr. McConnachie's presence.

Mr. Strilaeff reviewed the CBT's core functions including investments and the delivery of benefits and he provided information respecting the 2016-2020 Strategic Priorities. The RDKB Board members reviewed new CBT programs that have been launched and learned about initiatives that will be commencing soon.

Mr. Strilaeff and Mr. McConnachie answered some inquiries from the Board including questions regarding how the CBT works with First Nations and Indigenous groups and the Trust's role in Reconciliation.

The Chair thanked the delegates for the information.

**Audrey Repin, Indigenous and Community Relations Lead, Columbia Power Corporation (CPC)**

**Re: Indigenous Relations**

The Chair welcomed Audrey Repin, Columbia Power Corporation (CPC) Indigenous and Community Relations Lead to the meeting to speak to building relationships with, and becoming more aware of First Nations and Indigenous local governments, lands and cultures.

Ms. Repin thanked the Board for the opportunity to speak to this matter and she recognized the Nations that CPC works with and their traditional territory throughout the Kootenays, the RDKB Boundary Region, the Lower Columbia Region and the Okanagan area. These areas include the Ktunaxa Nation Council (KNC), Okanagan Nation Alliance or Syilx (ONA) and the Shuswap Nation Tribal Council (Secwepemc), the Circle of Indigenous Relations Society (COINS) and South Kootenay Metis Society.

Ms. Repin provided a brief overview on the establishment of the CPC, First Nations and CPC project development, the benefits to, and involvement of First Nations in the Arrow Lakes and Brilliant Expansion and in the Waneta Expansion projects. She explained the Community Benefits Program agreements to support First Nations ONA, KNC and SNTC trades training and she described the various operations and the ways CPC works with First Nations.

Ms. Repin concluded by noting that she is honoured to work with the First Nations and Indigenous groups and she provided contact information for the various Nations.

The Chair thanked Ms. Repin for the presentation.

**Unfinished Business**

**M. Stephens, Interim Manager of Emergency Programs**

**Re: Emergency Alerting - Demonstration, Presentation**

Staff provided background information into the RDKB Emergency Alerting System and noted that the system was launched earlier in the day (April 10, 2019). At that point, approximately 300 RDKB residents and property owners had registered for the emergency alerting system.

A news release has been published and Staff have participated in several media interviews. All member municipalities have been sent information packages and material to help promote the system within their communities. Staff requested the Board to spread the word and advised they will continue to work to include information on and promote the emergency alerting system on the RDKB Emergency website page, which will become live in the near future.

Staff provided a demonstration to the Directors and provided instructions on how to download the Voyent Alert app and to register.

**177-19** Moved: Director Cacchioni Seconded: Director Morel

#### **Corporate Vote Unweighted**

That the registration demonstration and information regarding the RDKB Emergency Alerting- (Voyent Alert) system, presented to the Board of Directors by Mark Stephens, Interim Manager of Emergency Programs on April 10, 2019 be received.

Carried.

#### **Communications (Information Only)**

**K. Conroy, MLA, Kootenay West-March 5/19**

**Re: Community Emergency Preparedness Funding**

**178-19** Moved: Director Morel Seconded: Director McGregor

#### **Corporate Vote Unweighted**

That Communications (Information Only) Item 7a) be received.

Carried.

#### **Reports**

#### **Adopted RDKB Committee Minutes**

The following minutes of RDKB Committee meetings as adopted by the respective Committees were presented:

Boundary Community Development Committee (March 6/19), Beaver Valley Regional Parks and Regional Trails Committee (Feb. 12/19), Special meeting of the East End Services

Committee (Feb. 25/19) and Liquid Waste Management Plan Stage 3 Steering Committee (Feb. 6/19).

**179-19** Moved: Director Cacchioni Seconded: Director Morel

**Corporate Vote Unweighted**

That the minutes of the Boundary Community Development Committee (March 6/19), Beaver Valley Regional Parks and Regional Trails Committee (Feb. 12/19), Special East End Services Committee (Feb. 25/19) and the Liquid Waste Management Plan Stage 3 Steering Committee (Feb. 6/19) meetings be received.

Carried.

**Adopted RDKB Recreation Commission Minutes**

The minutes of the Christina Lake Parks and Recreation Commission meeting held February 13, 2019 and the minutes of the Grand Forks and District Recreation Commission meeting held on February 14, 2019 were presented.

**180-19** Moved: Director McGregor Seconded: Director Worley

**Corporate Vote Unweighted**

That the minutes of the Christina Lake Parks and Recreation Commission meeting held February 13, 2019 and the minutes of the Grand Forks and District Recreation Commission meeting held on February 14, 2019 be adopted as presented.

Carried.

**M. Forster, Executive Assistant  
Re: Notes of RDKB Town Hall Meetings**

The notes of the Regional District of Kootenay Boundary Town Hall meetings for Electoral Areas A, B/Lower Columbia-Old Glory, C/Christina Lake, D/Rural Grand Forks, E/West Boundary and E/West Boundary-Big White were presented.

The Electoral Area E/West Boundary Town Hall notes will be revised with removal of the reference to staff who were not in attendance, and it was;

**181-19** Moved: Director Grieve Seconded: Director McGregor

**Corporate Vote Unweighted**

That the notes of the Regional District of Kootenay Boundary Town Hall meetings, held during January-March 2019, for Electoral Areas A, B/Lower Columbia-Old Glory, C/Christina Lake, D/Rural Grand Forks and E/West Boundary-Big White be received. **FURTHER** that the notes of the Electoral Area E/West Boundary Town Hall meeting be received as amended.

Carried.

### **Committee Recommendations to Board of Directors**

Recommendations to the Board of Directors, as adopted by the RDKB Committees were presented for consideration.

#### **Solid Waste Management Plan Steering and Monitoring Committee-March 14/19**

*Director McGregor, Committee Chair / Director Cacchioni, Committee Vice Chair*

*Agreement with Major Appliance Recycling Roundtable Stewardship Organization-Drop off Depot Services*

**182-19** Moved: Director McGregor Seconded: Director Cacchioni

#### **Corporate Vote Weighted**

That the Regional District of Kootenay Boundary Board of Directors approve staff to enter into an agreement with the Major Appliance Recycling Roundtable Stewardship Organization (MARR) to host drop off depot services at staffed waste facilities. **FURTHER** that staff bring forward an amendment to Bylaw No. 1605, 2016 which will allow for participation in the MARR stewardship program.

Carried.

#### **Electoral Area Services Committee - March 14/19**

*Director Worley, Committee Chair -/ Director McGregor, Committee Vice Chair*

*Development Variance Permit-Electoral Area C/Christina Lake*

**183-19** Moved: Director Worley Seconded: Director McGregor

#### **Stakeholder Vote (Electoral Area Directors) Unweighted**

That the Regional District of Kootenay Boundary Board of Directors approve the Development Variance Permit application submitted by Randy Gniewotta to allow for a variance of 2 m in height from 4.6 m to 6.6 m to construct an accessory building on the property legally described as Lot 1, Plan KAP51313, DL 4037s, SDYD, Electoral Area 'C'/ Christina Lake.

Carried.

#### **Electoral Area Services Committee - March 14/19**

*Director Worley, Committee Chair / Director McGregor, Committee Vice Chair*

*Development Variance Permit - Electoral Area B/Lower Columbia-Old Glory*

**184-19** Moved: Director Worley Seconded: Director McGregor

**Stakeholder Vote (Electoral Area Directors) Unweighted**

That the Regional District of Kootenay Boundary Board of Directors approve the Development Variance Permit application submitted by Permit Solutions Inc., on behalf of JGC Choi Investments Ltd., to allow for a variance in the number of permitted signs from two (2) signs per parcel to six (6) signs per parcel to construct two (2) new signs and replace four (4) signs on the property legally described as Lot 1, Block 4, Plan NEP2423, DL 2404, KD, Genelle, Electoral Area 'B'/Lower Columbia-Old Glory.

Carried.

**New Business****Chair Russell**

**Re: Request for Letter of Support - Okanagan Nation Alliance Application for Canada Nature Fund for syilx Nation's nx elx eltantet (that which gives us life) Project**

The Okanagan Nation Alliance is requesting a letter of support for an application to the Canada Nature Fund for the syilx Nation's nx elx eltantet (that which gives us life) project. The project is to re-establish key connectivity corridors throughout Indigenous protected areas to further protect various species to ensure their survival and resilience.

Some Directors expressed concerns that should the project move forward on public lands, access by the overall general public for recreational and social activities and amenities may become limited. The Board members generally agreed that clarification is required and that the Okanagan Nation Alliance be invited to a future meeting, and it was;

**185-19** Moved: Director Cacchioni Seconded: Director Morel

**Corporate Vote Unweighted**

That the Regional District of Kootenay Boundary Board of Directors defer the request from the Okanagan Nation Alliance for a letter of support for the application to the Canada Nature Fund for the syilx Nation's nx elx eltantet (that which gives us life) project subject to clarification regarding the lands that are subject of the proposal. **FURTHER** that the Okanagan Nation Alliance be invited to attend a future meeting.

Carried.

**Chair Russell**

**Re: Grand Forks Border Bruin Association Request for RDKB to be Host Agency Application to Phoenix Foundation Funding**

A request for the Regional District of Kootenay Boundary to assume the role of host agency on behalf of the Grand Forks Border Bruin Association for an application to the Phoenix Foundation of the Boundary Communities for \$5,000 to pay for an expansion and upgrades to



the hockey players' dressing room to address storage, hygiene and outdated mechanical systems issues was presented.

**186-19** Moved: Director Taylor Seconded: Director McGregor

**Corporate Vote Unweighted**

That the Regional District of Kootenay Boundary Board of Directors approves assuming the role of host agency on behalf of the Grand Forks Border Bruin Association for an application to the Phoenix Foundation of the Boundary Communities for \$5,000 to pay for an expansion and upgrades to the hockey players' dressing room to address issues with storage, hygiene and outdated mechanical systems.

Carried.

**T. Sprado, Manager of Facilities and Recreation-Grand Forks and District  
Re: Grand Forks Curling Rink Chiller Replacement Budget Amendment**

A staff report from Tom Sprado, Manager of Facilities and Recreation-Grand Forks and District Recreation regarding a budget amendment for the Grand Forks Curling Rink Chiller Replacement project was presented.

**187-19** Moved: Director McGregor Seconded: Director Taylor

**Corporate Vote Weighted**

That the Regional District of Kootenay Boundary Board of Directors approve financing for the replacement of the Grand Forks Curling Club Chiller, as per the report dated April 2, 2019 and presented to the Board of Directors on April 10, 2019, over a five year term through MFA Liability Under Agreement to a maximum of \$35,000. **FURTHER** that the Regional District of Kootenay Boundary Five Year Financial Plan be amended accordingly.

Carried.

**G. Denkovski, Manager of Infrastructure and Sustainability  
Re: Statutory Right of Way for Saddle Lake Dam Spillway Project**

Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding a statutory right of way (SRW) for the construction of the spillway at Saddle Lake Dam was presented.

**188-19** Moved: Director McGregor Seconded: Director Taylor

**Corporate Vote Unweighted**

That the Regional District of Kootenay Boundary Board of Directors direct Staff to sign the Statutory Right of Way Agreement for the Saddle Lake Dam Spillway Project. **FURTHER**, that the Board direct staff to pay the parcel owner the \$1,500 as agreed to in the terms of the Statutory Right of Way.

Carried.

**Grants in Aid - as of April 4, 2019**

**189-19** Moved: Director Grieve Seconded: Director Worley

That the following grants-in-aid be approved:

1. Columbia Basin Environmental Education Network (CBEEN) – Wild Voices Environmental Learning Programs – Electoral Area 'A' - \$500
2. Montrose Recreation Commission – Village of Montrose – Antennae Trail Hike Pancake Breakfast – Electoral Area 'A' - \$600
3. Columbia Basin Environmental Education Network (CBEEN) – Wild Voices Environmental Learning Programs – Electoral Area 'B'/Lower Columbia-Old Glory - \$500
4. Christina Gateway Community Development Centre – CL Welcome Centre Custom Printed Mat – Electoral Area 'C'/Christina Lake - \$2,070.32
5. Christina Lake Recreation Commission – Christina Lake Triathlon – Electoral Area 'C'/Christina Lake - \$1,000
6. Grand Forks Border Bruin Association – Border Bruin Dressing Room Renovations – Electoral Area 'D'/Rural Grand Forks - \$2,500

Carried.

**Bylaws****T. Dueck, Solid Waste Program Coordinator****Re: Updates to RDKB Solid Waste Management Facilities Bylaw**

A Staff Report from Tim Dueck - Solid Waste Program Coordinator regarding updates to the Solid Waste Management Facilities Bylaw is presented.

**190-19** Moved: Director McGregor Seconded: Director Cacchioni

**Corporate Vote Weighted**

That Regional District of Kootenay Boundary Solid Waste Management Facilities Regulatory Bylaw No. 1719, 2019 be given First, Second and Third Reading.

Carried.

**191-19** Moved: Director McGregor Seconded: Director Worley

**Corporate Vote Weighted**

That Regional District of Kootenay Boundary Solid Waste Management Facilities Regulatory Bylaw No. 1719, 2019 be Reconsidered and Adopted.

Carried.

**192-19** Moved: Director McGregor Seconded: Director Cacchioni

**Corporate Vote Weighted**

That the Regional District of Kootenay Boundary Waste Management Facilities Regulatory Bylaw No. 1605, 2016 be repealed.

Carried.

**Late (Emergent) Items**

There were no late (emergent) items to discuss.

**Discussion of Items for Future Meetings**

A discussion of items for future meetings was not required.

**Question Period for Public and Media**

A question period was not necessary.

**Closed Meeting**

Proceed to a closed meeting pursuant to Section 90 (1) (e) of the *Community Charter*.

**193-19** Moved: Director Langman Seconded: Director McGregor

**Corporate Vote Unweighted**

That the Regional District of Kootenay Boundary Board of Directors proceed to a closed meeting pursuant to Section 90 (1) (e) of the *Community Charter* (time: 7:31 p.m.)

Carried.

The RDKB Board of Directors reconvened to the open meeting at 7:58 p.m.

**Items for Release from Closed Meeting to Open Meeting**

The following Closed Meeting recommendations were released to the Open Meeting:

**194-19** Moved: Director Cacchioni Seconded: Director Dunsdon

**Corporate Vote Unweighted**

That the Regional District of Kootenay Boundary Board of Directors release the following documents to the Open Meeting:

1. Organics Management Strategy-Interim Report (Dated March 29, 2019),
2. Presentation from Tetra Tech Canada Ltd. Re: Organics Management Strategy (Dated March 14, 2019).

Carried.

**195-19** Moved: Director McGregor Seconded: Director Worley

**Corporate Vote Unweighted**

That the Regional District of Kootenay Boundary Board of Directors release to Open Meeting that the Board of Directors indicate that Scenario 4, which is to upgrade the organics processing facility at Grand Forks and partner with the Regional District of Central Kootenay for organics generated in the McKelvey Creek Wasteshed, is the preferred option moving forward in the development of an Organics Management Strategy for the RDKB.

Carried.

**J. Dougall, GM - Environmental Services**

**Re: RDKB's Organics Waste Diversion Strategy and Partnership Opportunity**

A Staff Report from Janine Dougall, General Manager of Environmental Services which provides information received from the Regional District of Central Kootenay regarding their Organics Waste Diversion Strategy was presented.

**196-19** Moved: Director McGregor Seconded: Director Worley

**Corporate Vote Unweighted**

That the Regional District of Kootenay Boundary Board of Directors approve, in principle, the partnership with the Regional District of Central Kootenay in that the RDKB will supply and/or direct collected organic food waste from the McKelvey Creek Wasteshed to the Central Landfill facility once the organics processing infrastructure is constructed and operational and by no later than the end of 2022.

Carried.

**Adjournment**

There being no further business to discuss, the meeting was adjourned (time: 8:03 pm.).

DRAFT NOT BOARD APPROVED

## Regional District of Kootenay Boundary

### Cheque Register-Summary for month of March 2019

Cheque Date	Supplier	Name	Amount
2019-03-05	APT001	APTEAN	\$18,653.11
2019-03-05	BIL100	BILLY'S WATERWORKS	\$751.19
2019-03-05	BOS080	BOSOVICH, MAURICE	\$1,000.00
2019-03-05	BOU046	BOUNDARY METIS COMMUNITY	\$800.00
2019-03-05	BOW080	BOWMAN, KARLEE, IN TRUST	\$163.85
2019-03-05	BRI001	BRINK'S CANADA LIMITED	\$477.30
2019-03-05	CAN060	CANADIAN RED CROSS	\$161.71
2019-03-05	OLS050	CORRINE OLSEN	\$840.00
2019-03-05	DEE002	DEER RIDGE WATER ASSOCIATION	\$5,835.00
2019-03-05	DEL070	DELL CANADA INC	\$24.63
2019-03-05	ECL010	ECLIPSE INSPECTION & WELDING	\$2,887.50
2019-03-05	ENV010	ENVIRONMENTAL OPERATORS	\$147.00
2019-03-05	FIS040	FISCHER, KENNETH	\$77.91
2019-03-05	FORGRA	FORTIS BC - FINANCIAL ACCOUNTING	\$257.25
2019-03-05	FOR010	FORTISBC - ELECTRICITY	\$2,989.55
2019-03-05	GAIO10	GAIA PRINCIPLES IPM SERVICES	\$52.50
2019-03-05	GAR150	GARAVENTA (CANADA) LTD.	\$1,130.00
2019-03-05	GEN050	GENELLE IMPROVEMENT DISTRICT	\$274.00
2019-03-05	HOM010	HOME DEPOT CREDIT SERVICES	\$93.13
2019-03-05	IMP020	IMPERIAL OIL LIMITED	\$78.43
2019-03-05	JLC002	JL CROWE SECONDARY SCHOOL	\$1,500.00
2019-03-05	JOH310	JOHNSON, ROSANNE, IN TRUST	\$332.19
2019-03-05	KAH010	KAHUNAUVERSE SPORTS GROUP	\$555.52
2019-03-05	KAL040	KAL TIRE	\$1,068.23
2019-03-05	KET080	KETTLE RIVER MECHANICAL	\$3,577.22
2019-03-05	KET010	KETTLE RIVER SENIORS ASSOC. (ECHO)	\$120.00
2019-03-05	MIN040	MINISTER OF FINANCE	\$1,270.36
2019-03-05	MOR025	MORASSUT, ANGELA ALICE	\$186.00
2019-03-05	MOU015	MOUSTACHE METALWORKS	\$242.88
2019-03-05	NEO001	NEOPOST	\$3,000.00
2019-03-05	PER002	PERON, PIERRE H.	\$200.00
2019-03-05	RED100	RED TAG FITNESS	\$44.11
2019-03-05	RED040	REDI ELECTRIC	\$278.25
2019-03-05	RPM010	RPM AUTOMOTIVE	\$518.27
2019-03-05	RUS025	RUSTIC CRUST	\$231.00
2019-03-05	SAV040	SAVE-ON-FOODS	\$47.51
2019-03-05	SEL010	SELECT OFFICE PRODUCTS	\$178.92
2019-03-05	SHA030	SHAW CABLE	\$412.66
2019-03-05	STE130	STERICYCLE COMMUNICATION	\$860.46

## Regional District of Kootenay Boundary

### Cheque Register-Summary for month of March 2019

Cheque Date	Supplier	Name	Amount
2019-03-05	SUN030	SUNSHINE VALLEY APPLIANCE	\$614.88
2019-03-05	TEL001	TELUS COMMUNICATIONS (B.C.) INC.	\$333.46
2019-03-05	VIS050	VISTA RADIO LTD.	\$588.00
2019-03-05	WES100	WESCO DISTRIBUTION CANADA LP	\$871.86
2019-03-05	WES029	WEST BOUNDARY COMMUNITY	\$4,147.00
2019-03-05	WES025	WESTEK CONTROLS LTD.	\$1,224.30
2019-03-05	YOU120	YOUNGLIVING ESSENTIAL OIL	\$441.84
2019-03-05	ZON040	ZONE 6 KOOTENAY BOUNDARY 55+	\$750.00
2019-03-07	0731689	0731689 BC LTD DBA INTERIOR SIGNS	\$236.25
2019-03-07	BEL070	BELL MEDIA RADIO GP	\$214.20
2019-03-07	CAN130	CANADIAN UNION OF PUBLIC	\$899.83
2019-03-07	CAN044	CANGAS PROPANE	\$1,174.04
2019-03-07	CIB010	CIBC VISA	\$24,773.09
2019-03-07	CIT050	CITYVIEW A DIVISION OF N HARRIS	\$12,195.37
2019-03-07	CIV040	CIVIC LEGAL LLP	\$976.44
2019-03-07	COL026	COLUMBIA WIRELESS INC.	\$610.40
2019-03-07	COO003	COOPERWILLIAMS LAW	\$598.08
2019-03-07	CRE040	CREM HOLDINGS LTD	\$1,050.00
2019-03-07	ENG010	ENGEN, DEAN	\$225.00
2019-03-07	FOR010	FORTISBC - ELECTRICITY	\$2,332.67
2019-03-07	GAR190	GARLINGE, ED	\$70.00
2019-03-07	GRE037	GREENWOOD SAW TO TRUCK REPAIRS	\$520.80
2019-03-07	INL090	INLAND KENWORTH CASTLEGAR	\$740.29
2019-03-07	KOG010	KO, GISELA	\$150.00
2019-03-07	MAL001	MALLACH, ANDY	\$115.00
2019-03-07	MIN170	MINISTER OF FINANCE	\$600.00
2019-03-07	MOR035	MORISSETTE, STEPHEN J.	\$307.36
2019-03-07	OWL020	OWL LABS INC.	\$1,143.45
2019-03-07	PAR007	PARKINSON, ARLENE F	\$392.00
2019-03-07	PEN015	PENNEY, JENNIFER	\$70.00
2019-03-07	PLA090	PLANEDIN, Gordon	\$70.00
2019-03-07	PUR020	PUROLATOR INC.	\$44.37
2019-03-07	RAT015	RATCLIFFE, SARAH	\$446.67
2019-03-07	REC010	RECEIVER GENERAL FOR CANADA	\$107,553.92
2019-03-07	RED040	REDI ELECTRIC	\$294.00
2019-03-07	REI003	REILLY, BRIANNA	\$115.00
2019-03-07	ROC030	ROCKY MOUNTAIN PHOENIX	\$568,751.69
2019-03-07	SAN130	SANTORI, KEVIN	\$31.49
2019-03-07	SEC030	SECURE BY DESIGN	\$44.80

## Regional District of Kootenay Boundary

### Cheque Register-Summary for month of March 2019

Cheque Date	Supplier	Name	Amount
2019-03-07	SEL040	SELKIRK COLLEGE (CASTLEGAR)	\$20,000.00
2019-03-07	SHA030	SHAW CABLE	\$273.75
2019-03-07	SHA070	SHAW, GERRY	\$255.20
2019-03-07	SPC010	SOCIETY FOR PREVENTION OF CRUELTY	\$7,437.00
2019-03-07	STR050	STRIKER INDUSTRIES	\$1,232.00
2019-03-07	TEL001	TELUS COMMUNICATIONS (B.C.) INC.	\$61.67
2019-03-07	VIS050	VISTA RADIO LTD.	\$395.05
2019-03-13	AOY010	AOYS FIRE TRAINING LTD	\$1,667.39
2019-03-15	A2Z010	A2Z ARENA PRODUCTS LTD.	\$957.17
2019-03-15	APE040	APEX EHS SERVICES INC.	\$472.50
2019-03-15	ASS050	ASSOC. OF REGIONAL DISTRICT	\$250.00
2019-03-15	BIL110	BILLINGSLEY, HANNAH	\$75.00
2019-03-15	CIE020	CI EXCAVATING	\$1,151.85
2019-03-15	CIV040	CIVIC LEGAL LLP	\$2,094.40
2019-03-15	CRE050	CREATIVE EMBROIDERY	\$497.22
2019-03-15	FLE015	FLEETCOR CANADA MASTERCARD	\$2,736.00
2019-03-15	FLE015	FLEETCOR CANADA MASTERCARD	\$108.08
2019-03-15	GAIO10	GAIA PRINCIPLES IPM SERVICES	\$52.50
2019-03-15	GEN050	GENELLE IMPROVEMENT DISTRICT	\$423.00
2019-03-15	JOH310	JOHNSON, ROSANNE, IN TRUST	\$79.50
2019-03-15	LES005	LES HALL FILTER	\$1,987.52
2019-03-15	MIN030	MINISTER OF FINANCE	\$5,587.50
2019-03-15	MOT025	MOTEL 99	\$4,878.56
2019-03-15	NIC025	NICHOLSON MECHANICAL LTD	\$1,324.57
2019-03-15	PLA100	PLANET CLEAN	\$59.06
2019-03-15	PUR020	PUROLATOR INC.	\$48.67
2019-03-15	RID001	RIDEAU RECOGNITION SOLUTIONS INC.	\$627.20
2019-03-15	RIV020	RIVERVALE RECREATION	\$6,860.00
2019-03-15	SAV040	SAVE-ON-FOODS	\$47.05
2019-03-15	SEL010	SELECT OFFICE PRODUCTS	\$634.49
2019-03-15	SHA030	SHAW CABLE	\$222.72
2019-03-15	STE130	STERICYCLE COMMUNICATION	\$848.59
2019-03-15	STE015	STEVENS, GEORGE	\$43.85
2019-03-15	TAK015	TAKE A HIKE YOUTH AT RISK	\$4,360.00
2019-03-15	TEL001	TELUS COMMUNICATIONS (B.C.) INC.	\$371.44
2019-03-15	URB030	URBAN SYSTEMS	\$9,479.37
2019-03-15	WES100	WESCO DISTRIBUTION CANADA LP	\$264.49
2019-03-15	WOR010	WORKER'S COMPENSATION BOARD OF	\$309.42
2019-03-15	YOU080	YOUR DOLLAR STORE WITH MORE 180	\$32.76



## Regional District of Kootenay Boundary

### Cheque Register-Summary for month of March 2019

Cheque Date	Supplier	Name	Amount
2019-03-22	BCF020	B.C. FIRE TRAINING OFFICERS	\$635.25
2019-03-22	BCS006	B.C. SENIORS GAMES SOCIETY - ZONE 6	\$300.00
2019-03-22	BEA650	BEAVER VALLEY GOLF & RECREATION	\$1,152.00
2019-03-22	BOU046	BOUNDARY METIS COMMUNITY	\$1,568.00
2019-03-22	BRI001	BRINK'S CANADA LIMITED	\$381.84
2019-03-22	CHA016	CHARTERED PROFESSIONAL	\$1,995.00
2019-03-22	CHR270	CHRISTINA LAKE NEWS	\$252.00
2019-03-22	CIE020	CI EXCAVATING	\$4,032.00
2019-03-22	CLE004	CLEVERBRIDGE	\$1,235.00
2019-03-22	CPA010	CPA SCHOOL OF BUSINESS	\$1,071.00
2019-03-22	STA007	DESJARDINS CARD SERVICES	\$314.49
2019-03-22	FER001	FERRARO FOODS	\$76.90
2019-03-22	FORGRA	FORTIS BC - FINANCIAL ACCOUNTING	\$210.00
2019-03-22	FRU020	FRUITVALE CO-OP	\$136.01
2019-03-22	GOD040	GODIDEK, KIM	\$122.84
2019-03-22	HIL030	HIL-TECH CONTRACTING LTD.	\$2,047.50
2019-03-22	INL090	INLAND KENWORTH CASTLEGAR	\$173.46
2019-03-22	KOG010	KO, GISELA	\$150.00
2019-03-22	UNI001	KOOTENAY REGION BRANCH OF THE	\$1,000.00
2019-03-22	LIT015	LITTLE LAKERS LEARNING CENTRE	\$3,500.00
2019-03-22	MEH010	MEHMAL LEONARD	\$167.95
2019-03-22	PAT030	PATHWISE SOLUTIONS INC	\$8,505.00
2019-03-22	PET010	PETRO CANADA	\$5,189.25
2019-03-22	PUR020	PUROLATOR INC.	\$284.73
2019-03-22	REC010	RECEIVER GENERAL FOR CANADA	\$102,584.69
2019-03-22	REC510	RECEIVER GENERAL FOR CANADA	\$7,749.00
2019-03-22	ROC030	ROCKY MOUNTAIN PHOENIX	\$352.24
2019-03-22	SAN130	SANTORI, KEVIN	\$273.00
2019-03-22	SAV010	SAVAGE PLUMBING & HEATING	\$5,609.63
2019-03-22	SAV040	SAVE-ON-FOODS	\$14.99
2019-03-22	SHA030	SHAW CABLE	\$358.11
2019-03-22	TEL001	TELUS COMMUNICATIONS (B.C.) INC.	\$114.48
2019-03-22	TEL050	TELUS COMMUNICATIONS CO. C/O	\$1,162.63
2019-03-22	KID020	THE KIDNEY FOUNDATION OF CANADA	\$250.00
2019-03-22	THO130	THOMPSON OKANAGAN TOURISM	\$27,924.68
2019-03-22	WAN050	WANETA AUTO AND EQUIPMENT REPAIR	\$978.34
2019-03-29	IMP120	4IMPRINT	\$2,466.72
2019-03-29	ACT015	ACTON, DAMON	\$47.50
2019-03-29	AKB020	ASSOCIATION OF KOOTENAY AND	\$2,289.00

## Regional District of Kootenay Boundary

### Cheque Register-Summary for month of March 2019

Cheque Date	Supplier	Name	Amount
2019-03-29	BEA150	BEAVER VALLEY NITEHAWKS	\$50.00
2019-03-29	BIG045	BIG WHITE CHAMBER OF COMMERCE	\$50.00
2019-03-29	BIG006	BIG WHITE FIRE DEPT. AUXILIARY	\$500.00
2019-03-29	CHI080	CHINA CREEK INTERNET SERVICE	\$469.73
2019-03-29	COL021	COLBACHINI, RANDY, R.	\$50.00
2019-03-29	COL023	COLUMBIA MOUNTAINS INSTITUTE OF	\$336.00
2019-03-29	COM018	COMMUNITIES IN FAITH	\$60.00
2019-03-29	CRE040	CREM HOLDINGS LTD	\$753.62
2019-03-29	CUM010	CUMMINS WESTERN CANADA	\$3,221.78
2019-03-29	FRI015	FRIESEN RICHARD	\$237.36
2019-03-29	GLO015	GLOBAL INDUSTRIAL CANADA	\$874.00
2019-03-29	GRA050	GRAND FORKS HOME HARDWARE	\$17.11
2019-03-29	GRA440	GRAND FORKS PIRANHA SWIM CLUB	\$216.00
2019-03-29	HOM010	HOME DEPOT CREDIT SERVICES	\$28.07
2019-03-29	IHA010	IHAS, JODI	\$29.75
2019-03-29	IMP160	IMPERIAL MOTEL	\$18,575.08
2019-03-29	IMP020	IMPERIAL OIL LIMITED	\$75.28
2019-03-29	INL090	INLAND KENWORTH CASTLEGAR	\$263.43
2019-03-29	KOO047	KOOTENAY GLASS & MIRROR LTD	\$378.00
2019-03-29	LEE070	LEE ORR PHOTOGRAPHY	\$1,638.00
2019-03-29	MAK025	MAKE IT FIT	\$18.90
2019-03-29	MCF005	MCFARLANE, ANITA	\$54.09
2019-03-29	MCG010	MCGREGOR ROBERT "IN TRUST"	\$74.38
2019-03-29	MGK010	MGK DRYWALL LTD	\$479.85
2019-03-29	MIN040	MINISTER OF FINANCE	\$734.40
2019-03-29	PAP001	PAPOUE, TONY	\$193.45
2019-03-29	PET002	PETERSON, WAYNE	\$200.00
2019-03-29	PUR020	PUROLATOR INC.	\$133.65
2019-03-29	PUS020	PUSHOR MITCHELL LLP LAWYERS	\$2,174.74
2019-03-29	REC510	RECEIVER GENERAL FOR CANADA	\$621.00
2019-03-29	ROC220	ROCK CREEK CEMETERY	\$4,250.00
2019-03-29	SAV010	SAVAGE PLUMBING & HEATING	\$236.22
2019-03-29	SAV040	SAVE-ON-FOODS	\$89.22
2019-03-29	SEL010	SELECT OFFICE PRODUCTS	\$37.41
2019-03-29	SHA030	SHAW CABLE	\$290.91
2019-03-29	SIL040	SILVER CITY TRAP CLUB	\$15,960.00
2019-03-29	SLR010	SLR CONSULTING (CANADA) LTD.	\$4,195.80
2019-03-29	SOL005	SOLUTIONS NOTARIUS INC.	\$229.95
2019-03-29	STA160	STANTEC CONSULTING LTD	\$203.96

## Regional District of Kootenay Boundary

### Cheque Register-Summary for month of March 2019

Cheque Date	Supplier	Name	Amount
2019-03-29	SUM015	SUMMIT SUBARU	\$129.15
2019-03-29	PAS060	THE PASTRY SHOP	\$265.95
2019-03-29	THO130	THOMPSON OKANAGAN TOURISM	\$10,424.67
2019-03-29	TRA046	TRAIL HAMMER AND BOLT CO. LTD.	\$20.52
2019-03-29	UBC020	UBCM	\$6,612.88
2019-03-29	USE010	USEH	\$516.06
2019-03-29	VEN010	VENTURE MECHANICAL SYSTEMS LTD	\$813.75
2019-03-29	WAS010	WASTE MANAGEMENT	\$1,004.96
2019-03-29	WER010	WERT, DONALD	\$77.91
2019-03-29	YOU080	YOUR DOLLAR STORE WITH MORE 180	\$14.84
<b>Total Accounts Paid</b>			<b>\$1,129,798.79</b>

NB: No payments greater than \$100,000 related to Provincial Emergency Program (service 012).



## **Solid Waste Management Plan Steering & Monitoring Committee Meeting**

**Minutes**  
**Thursday, March 14, 2019**  
**RDKB Board Room, Trail, BC**

### **Directors Present:**

Director G. McGregor, Chair  
Director R. Cacchioni, Vice Chair  
Director R. Russell, RDKB Chair  
Director S. Morissette (2:25 pm)  
Director L. Worley, Via Teleconference (left meeting at 3:32 pm)  
Director V. Gee, Via Teleconference

### **Staff and Others Present:**

J. Dougall, General Manager of Environmental Services  
T. Dueck, Solid Waste Program Coordinator  
G. Wiebe, Engineering & Safety Coordinator  
S. Surinak, Secretary/Clerk/Receptionist/Recording Secretary

### **CALL TO ORDER**

The Chair called the meeting to order at 2:10 pm.

### **ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the March 14, 2019 Solid Waste Management Plan Steering and Monitoring Committee meeting was presented.

Moved: Director Cacchioni    Seconded: Director Russell

That the agenda for the March 14, 2019 Solid Waste Management Plan Steering and Monitoring Committee meeting be adopted as presented.

Carried.

*Page 1 of 4*  
*Solid Waste Management Plan Steering and Monitoring Committee Meeting*  
*March 14, 2019*

### **MINUTES**

The minutes of the Solid Waste Management Plan Steering and Monitoring Committee meeting held January 24, 2019 were presented.

Moved: Director Cacchioni    Seconded: Director Russell

That the minutes of the Solid Waste Management Plan Steering and Monitoring Committee meeting held on January 24, 2019 be adopted as presented.

Carried.

### **CLOSED (IN CAMERA) SESSION**

Proceed to a Closed Meeting pursuant to Section 90 (1) (e) of the Community Charter.

Moved: Director Worley    Seconded: Director Russell

That the Solid Waste Management Plan Monitoring and Steering Committee proceed to a closed meeting pursuant to Section 90 (1) (e) of the Community Charter.

Carried.

The open meeting reconvened at 3:30 pm.

### **GENERAL DELEGATIONS**

There were no general delegations to this meeting.

### **UNFINISHED BUSINESS**

Director Worley left the meeting at 3:32 pm.

**Information**

**Re: Organics Infrastructure Program - Email**

An email from the Organics Infrastructure Program was presented.

Moved: Director Cacchioni Seconded: Director Gee

That the Solid Waste Management Plan Steering and Monitoring Committee receive the email from the Organics Infrastructure Program.

Carried.

**NEW BUSINESS**

**T. Dueck, Solid Waste Program Coordinator**

**Re: Major Appliance Recycling Roundtable Stewardship Organization - Depot Agreement**

A Staff Report from Tim Dueck, Solid Waste Program Coordinator, seeking direction regarding a depot agreement with the Major Appliance Recycling Roundtable Stewardship Organization was presented.

Moved: Director Cacchioni Seconded: Director Russell

That the Solid Waste Management Plan Steering and Monitoring Committee recommend to the RDKB Board of Directors that staff be directed to enter into an agreement with MARR to host drop off depot services at staffed RDKB waste facilities. Further, that staff bring forward an amendment to Bylaw #1605 which will allow for participation in the MARR stewardship program.

Carried.

**LATE (EMERGENT) ITEMS**

There were no late (emergent) items.

**DISCUSSION OF ITEMS FOR FUTURE MEETINGS**

There was no discussion of items for future meetings.

*Page 3 of 4*

*Solid Waste Management Plan Steering and Monitoring Committee Meeting  
March 14, 2019*

**QUESTION PERIOD FOR PUBLIC AND MEDIA**

A question period for the general public and the media was not necessary.

**ADJOURNMENT**

The Chair adjourned the meeting at 3:45 pm.



## **Electoral Area Services Committee Minutes**

Thursday, March 14, 2019 at 12:00 p.m.  
RDKB Board Room, 843 Rossland Ave., Trail, BC

### **Directors Present:**

Director Linda Worley, Chair  
Director Ali Grieve  
Director Grace McGregor  
Director Vicki Gee, via teleconference

### **Directors Absent:**

Director Roly Russell

### **Staff Present:**

Donna Dean, Manager of Planning and Development  
Ken Gobeil, Senior Planner  
Maria Ciardullo, Recording Secretary

### **CALL TO ORDER**

Chair Worley called the meeting to order at 12:00 p.m.

### **ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

#### **March 14, 2019**

The following item was added to the agenda: Item 7A Firesmart mailout  
The following item was deferred to the next meeting: Item 6G Discussion on EA  
Directors' support for each other.

Moved: Director McGregor

Seconded: Director Grieve

That the Electoral Area Services Committee meeting agenda be adopted as amended.



Carried.

## **MINUTES**

### **February 14, 2019**

Director Gee suggested that "with the correct Board fee" was an incorrect reference to her comment on the Grant in Aid report.

Moved: Director Grieve

Seconded: Director Gee

That the Electoral Area Services Committee meeting minutes from February 14, 2019 be adopted as amended.

Carried.

## **DELEGATIONS**

No delegations were in attendance.

## **UNFINISHED BUSINESS**

### **Liquor & Cannabis Referral Fees and Procedures RDKB File: F-7**

Moved: Director McGregor

Seconded: Director Grieve

That the proposed amendment to the Fees and Procedures Bylaw No. 1231 to include policy for referrals from the Liquor and Cannabis Regulation Branch be received and further, that staff be directed to draft an amendment bylaw for presentation to the RDKB Board of Directors.

Carried.

## **NEW BUSINESS**

### **JGC Choi Investment Ltd. RE: Development Variance Permit 502-12th Avenue, Genelle RDKB File: B-2404-06291.000**

Chair Worley stated that the Electoral Area 'B'\Lower Columbia-Old Glory APC supports the application. There was discussion about the number and size of signs allowed.

Moved: Director McGregor

Seconded: Director Grieve

That the Development Variance Permit application submitted by Permit Solutions Inc., on behalf of JGC Choi Investments Ltd., to allow for a variance in the number of permitted signs from two (2) signs per parcel to six (6) signs per parcel to construct two (2) new signs and replace four (4) signs on the property legally described as Lot 1, Block 4, Plan NEP2423, DL 2404, KD, Genelle, Electoral Area 'B'\Lower Columbia-Old Glory be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

Carried.

**Randy and Sandy Gniewotta**

**RE: Development Variance Permit**

7815 McRae Road, Christina Lake

RDKB File: C-4037s-07285.070

Director McGregor stated that the Electoral Area 'C'\Christina Lake APC supports this application.

Moved: Director McGregor

Seconded: Director Gee

That the Development Variance Permit application submitted by Randy Gniewotta to allow for a variance of 2 m in height from 4.6 m to 6.6 m to construct an accessory building on the property legally described as Lot 1, Plan KAP51313, DL 4037s, SDYD, Electoral Area 'C'/ Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

Carried.

**Randy and Jackie Gogowich**

**RE: Development Permit**

1912 West Lake Drive, Christina Lake

RDKB File: C-1021s-04542.000

The placement of the septic system was discussed.

Moved: Director McGregor

Seconded: Director Grieve

That the staff report regarding the Development Permit application submitted by Weiland Construction on behalf of Randy and Jackie Gogowich to construct a single-family dwelling in the Environmentally Sensitive Waterfront Development Permit area on the parcel legally described as Lot 8, Plan KAP7442, DL 1021s, SDYD, Electoral Area 'C'/Christina Lake, be received.

Carried.

**Carmi Creek Holdings Ltd.**

**RE: Ministry of Transportation and Infrastructure Subdivision**

West of Hwy 33, south of Carmi

RDKB File: E-2358-05134.001

Director Gee advised that the Electoral Area 'E'\West Boundary APC does not support this application due to potential for erosion, location of septic systems, potential impacts on the Kettle River, potential for flooding, proximity to the KVR, and maintenance of access roads.

Moved: Director Grieve

Seconded: Director Gee

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcels legally described as District Lot 2352, SDYD, and Block A, DL 2358, SDYD Electoral Area 'E'/West Boundary, be received.

Carried.

**Sample Floodplain Covenant**

For information only. This was a request that came about from the last Board of Director's meeting. The committee members stated that this is a very comprehensive example of a floodplain covenant.

**Expenses breakdown for Directors**

(Director Grieve-Discussion)

The Directors would like to see the breakdown\itemization of expenses. It was decided that Chair Worley will have a conversation with Mark Andison, Chief Administrative Officer, regarding this issue.

**Discussion on EA Directors' support for each other.**

(Chair Worley)

This item was deferred to the next Electoral Area Services meeting.

**Grant in Aid Report**

Moved: Director Grieve

Seconded: Director Gee

That the Grant in Aid report be received.

Carried.

**Gas Tax Report**

Moved: Director McGregor

Seconded: Director Grieve

That the Gas Tax Report be received.

Carried.

**LATE (EMERGENT) ITEMS**

**Firesmart Mail Out**

Director Grieve suggested that a 2 page flyer be mailed out with Firesmart information on one side and Emergency preparedness on the other side, showing contact numbers.

Moved: Director Grieve

Seconded: Director McGregor

That staff draft a two sided document with Firesmart information on one side and emergency preparedness on the other, for presentation at the April 2019 Electoral Area Services Committee meeting.

Carried.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

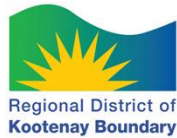
Electoral Area Directors Support for each other.

**CLOSED (IN CAMERA) SESSION**

A closed (in camera) session was not required.

**ADJOURNMENT**

There being no further business to discuss, Chair Worley adjourned the meeting at 12:52 p.m.



**Utilities Committee  
Minutes  
Wednesday, February 13, 2019  
RDKB Board Room, 843 Rossland Ave., Trail, BC**

**Committee Members Present:**

Director R. Cacchioni, Chair  
Director L. Worley, Vice-Chair  
Director A. Grieve  
Director G. McGregor  
Director D. Langman  
Director A. Morel  
Director S. Morissette  
Director V. Gee-Via telephone

**Staff Present:**

M. Andison, Chief Administrative Officer  
J. Dougall, General Manager of Environmental Services  
G. Denkovski, Manager of Infrastructure and Sustainability/Meeting Facilitator  
S. Surinak, Secretary/Clerk/Receptionist/Recording Secretary

**CALL TO ORDER**

The Chair called the meeting to order at 5:00 pm.

**ADOPTION OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the February 13, 2019 Utilities Committee meeting was presented.

Moved: Director McGregor      Seconded: Director Morissette

That the agenda for the February 13, 2019 Utilities Committee meeting be adopted as presented.

Carried.

**ADOPTION OF MINUTES**

The minutes of the Utilities Committee meeting held on January 9, 2019 were presented.

Moved: Director Grieve      Seconded: Director Langman

That the minutes of the Utilities Committee meeting held on January 9, 2019 be adopted as presented.

Carried.

**GENERAL DELEGATIONS**

There were no general delegations to this meeting.

**UNFINISHED BUSINESS**

**G. Denkovski**

**Re: Grant Opportunity Tracking**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability, on the tracking of grant opportunities was presented.

Moved: Director McGregor      Seconded: Director Morel

That a report from Goran Denkovski, Manager of Infrastructure and Sustainability, on the tracking of grant opportunities be received.

Carried.

**G. Denkovski**

**Re: 2019 - 2023 Budget and Five Year Financial Plans and Work Plans Big White Street Lighting (101) and Beaverdell Street Lighting (103) Services**

Moved: Director Langman    Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the 2019 - 2023 Budget and Five Year Financial Plans and associated Work Plans for the Big White Street Lighting (101) and Beaverdell Street Lighting (103) Services including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plans be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**G. Denkovski, Manager of Infrastructure and Sustainability**

**Re: Beaver Valley Water Service (500) 2019-2023 Five Year Financial Plan and Work Plan**

Moved: Director McGregor    Seconded: Director Morel

That the Regional District of Kootenay Boundary Board of Directors approve the Beaver Valley Water Service (500) 2019-2023 Five Year Financial Plan and Work Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

Moved: Director Morissette    Seconded: Director Grieve

That the Utilities Committee direct Staff to explore the feasibility of adding power generating turbines to the water system during the implementation of the capital plan.

Carried.



**G. Denkovski, Manager of Infrastructure and Sustainability**  
**Re: Christina Lake Water Utility (550) 2019-2023 Five Year Financial Plan and Work Plan**

Moved: Director McGregor   Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Christina Lake Water Utility (550) 2019-2023 Five Year Financial Plan and Work Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**G. Denkovski, Manager of Infrastructure and Sustainability**  
**Re: Columbia Gardens Industrial Water Supply Utility (600) 2019-2023 Five Year Financial Plan and Work Plan**

Moved: Director Grieve   Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Columbia Gardens Industrial Water Supply Utility (600) 2019-2023 Five Year Financial Plan and Work Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**G. Denkovski, Manager of Infrastructure and Sustainability**  
**Re: Rivervale Streetlighting and Water Utility Service (650) 2019-2023 Five Year Financial Plan and Work Plan**

Moved: Director Worley   Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Rivervale Streetlighting and Water Utility Service (650) 2019-2023 Five Year Financial Plan and Work Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**G. Denkovski, Manager of Infrastructure and Sustainability**  
**Re: East End Regionalized Sewer Utility (700) 2019-2023 Five Year Financial Plan and Work Plan**

Moved: Director Langman   Seconded: Director Morel

That the Regional District of Kootenay Boundary Board of Directors approve the East End Regionalized Sewer Utility (700) 2019-2023 Five Year Financial Plan and Work Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**G. Denkovski, Manager of Infrastructure and Sustainability**  
**Re: East End Regionalized Sewer City of Trail Sole Benefiting (700-101), City of Rossland Sole Benefiting (700- 102) and Rossland Warfield Dual Benefiting (700-103) Services 2019-2023 Five Year Financial Plan**

Moved: Director Worley   Seconded: Director Langman

That the Regional District of Kootenay Boundary Board of Directors approve the East End Regionalized Sewer City of Trail Sole Benefiting (700-101), City of Rossland Sole Benefiting (700- 102) and Rossland Warfield Dual Benefiting (700-103) 2019-2023 Five Year Financial Plans including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plans be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**G. Denkovski, Manager of Infrastructure and Sustainability**  
**Re: Rivervale and Oasis Sewer Service Utility (800) 2019- 2023 Five Year Financial Plan and Work Plan**

Moved: Director Worley   Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Rivervale and Oasis Sewer Service Utility (800) 2019-2023 Five Year Financial Plan and Work Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Financial Plan be included in the overall RDKB 2019-2023 Five Year Financial Plan.

Carried.

**NEW BUSINESS**

**G. Denkovski**

**Re: Flow Meter Report for Volume Data Collected for December 2018**

Flow meter report summarizing volume data collected for the month of December 2018, was presented.

Moved: Director Morel Seconded: Director Morissette

That the Flow meter report summarizing volume data collected for the month December 2018, be received.

Carried.

**G. Denkovski**

**Re: Water Conservation Plans for Rivervale Streetlighting & Water Service (650) and Chirstina Lake Water Utility Service (550)**

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors endorse the Rivervale Streetlighting & Water Service and Christina Lake Water Utility Service Conservation Plans. Further, that the Board direct staff to implement the plans over the next 2 years.

Carried.

**LATE (EMERGENT) ITEMS**

There were no late (emergent) items for the Committee to consider.

**DISCUSSION OF ITEMS FOR FUTURE MEETINGS**

There were no items to discuss for future meetings.

**QUESTION PERIOD FOR PUBLIC AND MEDIA**

There were no questions from the Media nor the Public.

**ADJOURNMENT**

The chair adjourned the meeting at 5:15 pm.



## **Beaver Valley Regional Parks and Regional Trails Committee**

**Minutes  
Monday, March 11, 2019  
Montrose, BC**

### **Committee members present:**

Director A. Grieve, Chair  
Director S. Morissette  
Director M. Walsh

### **Staff and others present:**

M. Daines, Manager of Facilities and Recreation  
M. Maturo, CFO – Village of Fruitvale  
V. Fitzpatrick, Age Friendly Program

### **CALL TO ORDER**

The Chair called the meeting to order at 10:00 am.

### **ACCEPTANCE OF THE AGENDA (additions/deletions)**

The agenda for the March 11, 2019 Beaver Valley Regional Parks and Regional Trails Committee was presented.

The agenda was amended with an addition to late items: Age Friendly Program.

Moved: Director Walsh Seconded: Director Morissette

That the agenda for the March 11, 2019 Beaver Valley Regional Parks and Regional Trails Committee be adopted as amended.

Carried

### **ADOPTION OF MINUTES**

The minutes of the Beaver Valley Regional Parks and Regional Trails Committee meeting held on February 12, 2019 are presented.

Moved: Director Morissette Seconded: Director Walsh

That the minutes of the Beaver Valley Regional Parks and Regional Trails Committee meeting held on February 12, 2019 be adopted as presented.

Carried

### **DELEGATIONS**

There were no delegations present.

### **UNFINISHED BUSINESS**

There was no unfinished business for discussion.

### **NEW BUSINESS**

#### **M. Daines, Manager of Facilities and Recreation Re: Beaver Valley Family Park - Playground Proposals**

Mark Daines, Manager of Facilities and Recreation, presented the Committee with three quotes as per RDKB policy for a new playground structure to be built in Beaver Valley Family Park in the summer of 2019. Request for quotes were received from Habitat, Rec-Tec and Blue Imp.

Of all three quotes, it was decided by the Committee to approve the proposal from Habitat as it offered a nicer looking design and product at a cost of \$43,000.

Moved: Director Morissette Seconded: Director Walsh

That the Beaver Valley Regional Parks and Regional Trails Committee approve the design and purchase of the playground structure from Habitat.

Carried

#### **A. Grieve**

##### **Re: Nitehawks' Presentation - Discussion**

Director Grieve informed the Committee members that they should present a framed picture to Terry Jones and Tom Meakes at the beginning of the Nitehawks' game on Wednesday, March 13, 2019.

Director Morissette will speak to Steve Piccolo to arrange for the presentation at either the Tuesday or the Wednesday night game.

##### **Newsletter Additions**

Staff were directed to send information about the Beaver Valley Family Park playground structure to the Village of Fruitvale for their newsletter.

Staff were also directed to send a list of all the approved Beaver Valley Recreation projects to the Village of Fruitvale for their April newsletter. In addition, it was suggested that Beaver Valley Appreciation Day be included in the newsletter.

##### **LATE (EMERGENT) ITEMS**

##### **Age Friendly Program**

There was discussion around how Beaver Valley Recreation is going to respond to the missed grant opportunity that the Village of Fruitvale was to apply for for the Age Friendly Lunch Program. It was stated that it cost \$11,500 to run the lunch program annually. It was discussed that the \$2 fee be increased to \$5 and to find other ways to make up the difference. There is no lunch program in July and August. It was commented that grants are not guarantees and that other municipalities would likely go after the same funding streams.

It was agreed by the Committee to take a month to look at other ways to cover the shortfall. There was also a recommendation to have staff look at what it would take to put the program coordinator on the RDKB payroll. Vicky Fitzpatrick would look into putting together a procedure manual with dates and deadlines.

There were no resolutions arising.

**DISCUSSION OF ITEMS FOR FUTURE MEETINGS**

1. Service Review
2. Survey on Recreation
3. Age Friendly Program

**QUESTION PERIOD FOR PUBLIC AND MEDIA**

A question period for the public and media was not required.

**CLOSED (IN CAMERA) SESSION**

A closed (in camera) session was not required.

**ADJOURNMENT**

The meeting was adjourned at 11:00 am.



## **East End Services Committee**

### **Minutes Tuesday, March 19, 2019 Trail Board Room**

#### **Committee members:**

Director A. Grieve - Chair  
Director L. Worley  
Director A. Morel  
Director R. Cacchioni  
Director M. Walsh  
Director S. Morissette  
Alternate Director A. Parkinson

#### **Staff and others present:**

J. Chandler, General Manager of Operations/Deputy CAO  
M. Andison, Chief Administrative Officer  
M. Forster, Executive Assistant  
B. Edwards, Alternate Director  
S. Spooner, KCTS  
D. Diplock, KCTS  
G. McAlpine, KCTS

#### **Call to Order**

The Chair called the meeting to order at 4:30 pm.

#### **Acceptance of the Agenda (additions/deletions)**

The agenda for the East End Services Committee meeting of March 19, 2019 was presented.

Moved: Director Worley   Seconded: Director Walsh



That the agenda for the East End Services Committee meeting of March 19, 2019 be adopted as presented.

Carried

### **Minutes**

The minutes of the East End Services Committee special meeting held February 25, 2019 were presented.

Moved: Alternate Director Parkinson Seconded: Director Cacchioni

That the minutes of the East End Services Committee special meeting held February 25, 2019 be adopted as presented.

Carried

### **Delegations**

**S. Spooner, Kootenay Columbia Trails Society (KCTS); D. Diplock, KCTS President; G. McAlpine, KCTS Director  
Re: Annual Report and Budget**

S. Spooner, D. Diplock and G. McAlpine attended the meeting to present the December 31, 2018 financial statements to Committee members. Discussion ensued on the maintenance of trails by the KCTS. The KCTS was also seeking a \$5,000 increase in funding for 2019.

Moved: Director Worley Seconded: Alternate Director Parkinson

That the East End Services Committee supports a \$5,000 increase to the KCTS budget for 2019.

Carried.

(Director Morissette opposed.)

Moved: Director Morel Seconded: Director Cacchioni

That the East End Services Committee directs the KCTS to attend a future meeting in four weeks in order to provide a maintenance plan to the Committee. **FURTHER** that a trails maintenance plan be included with the annual report going forward.

Carried.

### **Unfinished Business**

There was no unfinished business for discussion.

### **New Business**

#### **Discussion Item**

#### **Re: Work Plan and Committee Priorities for 2019**

Director Grieve encouraged the municipal Directors to discuss and identify any priorities for the Committee to address in 2019.

### **Late (Emergent) Items**

There were no late (emergent) items for discussion.

### **Discussion of items for future agendas**

#### **Fire Service Sustainability and Future Meetings**

There was general agreement to begin future East End Services Committee meets at 3:30 pm and dedicate the first hour to discussions related to Regional Fire Service.

Discussion ensued on the need for closed meetings in advance of the regular open East End Services Committee. Staff advised that only subjects for discussion that fall within the requirements of section 90 of the Community Charter can be held in closed meetings. Wherever possible this should be stated and planned in-advance of the meeting at the time of preparing the meeting agendas.

Staff will reach out to Tracey Lorenson, Paragon Strategic Services, in advance of the May 21, 2019, for her availability to potentially assist in strategic planning work that may be required in future assessments of the Fire Service.

**Columbia Basin Trust**

Columbia Basin Trust discussions related to property purchases and management contracts.

**Question Period for Public and Media**

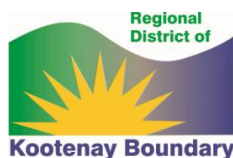
A question period for public and media was not required.

**Closed (In camera) Session**

A closed (in camera) session was not required.

**Adjournment**

The meeting was adjourned at 5:30 pm.



**Electoral Area “C” Parks & Recreation Commission  
Regular Meeting  
Wednesday, March 13, 2019  
Welcome Centre  
8:00 AM**

**AGENDA**

**1. CALL TO ORDER**

**2. ACCEPTANCE OF THE AGENDA (ADDITIONS/DELETIONS)**

- The agenda for the March 13, 2019 Christina Lake Parks & Recreation Commission meeting is presented.  
13, 2019 Christina Lake Parks & Recreation Commission meeting is adopted as presented.

**3. ADOPTION OF MINUTES-Pgs 1-4**

- The minutes of the Christina Lake Parks & Recreation Commission meeting held on February 13, 2019 are presented.

**Recommendation:** That the minutes for the Christina Lake Parks & Recreation Commission meeting held on February 13, 2019 be adopted as presented.

**4. OLD BUSINESS**

- Trail Development from Cove Bay to Brown Rd-Randy/Paul
- Christina Lake Community and Nature Park- Verbal Report
- Swimming Dock at Christina Lake Provincial Park-
  - RDKB Support Letter to BC Parks-Pg5

**5. NEW BUSINESS-N/A**

**6. INFORMATIONAL ITEMS**

**A. Financial Plan**

- 2019 – RDKB Financial Statement – N/A

**B. Correspondence**

- Phoenix Mountain Alpine Ski Society Income Statement-Pgs6-8
- Sarah Leslie –Request to upgrade the Tennis Courts-Pg9

**C. Project Updates**

- Kettle River Walk Trail
- Pickleball Court Expansion-
- Pedestrian Bridge-
- Kettle River Walk Trail-
- 

**D. Sub Committee Report**

- COP Update-
- Trails – Josh Strzelec-

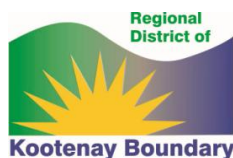
**E. Staff Monthly Report/Community Events Report**

- **Recreation Program –**
  - March Flyer-**Pgs10-11**
  - Christina Lake Triathlon Update-
- **Park Maintenance –N/A**
- **Community Coordinator Report – Update**

**7. LATE EMERGENT ITEMS**

**8. DISCUSSION OF ITEMS FOR FUTURE MEETINGS**

**9. ADJOURNMENT**



**Electoral Area "C" Parks & Recreation Commission  
Regular Meeting  
Wednesday, March 13, 2019  
Christina Lake Welcome Centre  
8:00 AM**

**MINUTES**

**Recreation Commission Members present:**

**Present**

Adam Moore  
Brenda Auge  
Dianne Wales  
Ericka McCluney  
Josh Strzelec  
Liz Stewart  
Paul Beattie  
Randy Gniewotta  
Tara Bobocel

**Absent**

Joe Sioga

**Area Director**

Grace McGregor

**Alternate Area Director**

Donna Wilchynski

**Staff and others present:**

**RDKB Staff**

Tom Sprado/Lilly Bryant

**1. CALL TO ORDER-**

- The Chair called the meeting to order at 8:02am

**2. ACCEPTANCE OF THE AGENDA (ADDITIONS/DELETIONS)**

The agenda for the March 13, 2019 Christina Lake Recreation Commission meeting is presented.

**Additions:**

- **#5 New Business: Promenade Trail Snow Removal**
- **#6B Correspondence: Keep Fit-Thank you**
- **#7 Late Emergent Item: Free Gravel Ad in the Christina Lake News- To be used around the Welcome Centre to absorb the runoff melt**

**09-19 Moved: Brenda Auge**

**Seconded: Randy Gniewotta**

That the agenda for the March 13, 2019 Christina Lake Recreation Commission meeting be adopted as amended.

**Carried**

### 3. ADOPTION OF MINUTES

The minutes of the Christina Lake Recreation Commission meeting held on February 13, 2019 are presented.

**10-19 Moved: Liz Stewart**

**Seconded: Tara Bobocel**

That the minutes for the Christina Lake Recreation Commission meeting held on February 13, 2019 be adopted as presented.

**Carried**

### 4. OLD BUSINESS

- **Trail Development from Cover Bay to Brown Rd**
  - Randy and Paul would like to meet with Josh to look at the final section off Cove Bay for a possible future trail
  - Report to follow once the final section is reviewed
- **Christina Lake Community and Nature Park-Verbal Report**
  - George Harris indicated he has submitted a Tenure Agreement Amendment for the viewing dock location
- **Pedestrian Bridge-Verbal Report** –No update as of today meeting
- **Swimming Dock at Christina Lake Provincial Park**
  - RDKB Support letter to BC Parks has been submitted

### 5. NEW BUSINESS- Promenade Trail Snow Removal

- Discussed the option to hiring a local resident to pack the Promenade Trail during the winter months.

### 6. INFORMATIONAL ITEMS

#### A. Financial Plan

- RDKB Financial Statement – N/A

#### B. Correspondence-

- **Phoenix Mountain Alpine Ski Society Income Statement-**
  - Received for Information
- **Sarah Leslie** – Repairs or upgrades the Tennis Courts
  - Requesting the tennis group to come as a delegation to the Recreation Commission meeting with an intent to establish an active group and what their plans future plans will be as a group
- **Fitness Keep Fit-**
  - The group provided a thank you card with their appreciation for the free classes this winter. The class gained 4 new members.
  - Scheduled a social after the free classes

**C. Project Updates**

- **Kettle River Walk Trail-**
  - Will contact OIB when the snow is melted and a walk can be scheduled
- **Trail Development from Cove Bay to Brown Rd-(Moved to Old Business)**
- **Pickleball Court Expansion-**
  - Staff continue to receive quotes for the project-

**D. Sub Committee Report**

- **COP Update-**
  - Contact name will be provided after the April Meeting
- **Trails – Josh Strzelec-**
  - Trails are still covered in Snow

**E. Staff Monthly Report/Community Events Report**

- **Recreation Program –**
  - March Flyer- Reviewed Flyer
  - Pharmasave Christina Lake Triathlon will be scheduled Sunday, June 23<sup>rd</sup>-Providing information for the eblast
  - Grace will provide a Grant –in – Aid for the event
- **Park Maintenance –N/A**
- **Community Coordinator Report –**
  - Gateway was awarded the BC Economic Development award for launching a wayfinding app in 2018 for Christina Lake.
  - Gateway was up against other communities with less than 20,000 residents
  - Will be featured in the next BC Business Magazine
  - Deadwood Junction has been awarded the contract for the Welcome Centre Bistro

**7. LATE EMERGENT ITEMS-**

- 150 Truckloads of Gravel to be given away - advertised in the Christina lake News
  - To be used around the Welcome Centre to help with the spring melt

**8. DISCUSSION OF ITEMS FOR FUTURE MEETINGS**

- **Disc Golf course –Future Location**
  - Conversation about developing a course on the Swanson Rd/ Dog Park area



**9. ADJOURNMENT**

That the meeting be adjourned at 9:30am

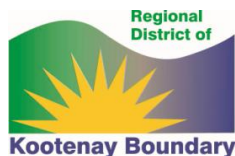
**11-19 Moved: Brenda Auge**

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Lilly Bryant, Recording Secretary

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Grace McGregor, Chairperson



**Grand Forks & District Recreation Commission  
Regular Meeting  
Thursday, March 14, 2019**

**David Borchelt Meeting Room (Arena)  
8:45 AM**

**AGENDA**

**1. CALL TO ORDER**

**2. ACCEPTANCE OF THE AGENDA  
(ADDITIONS/DELETIONS)**

- The agenda for the March 14, 2019 Grand Forks and District Recreation Commission meeting is presented.

**Recommendation:** that the agenda for the March 14, 2019 Grand Forks and District Recreation Commission meeting be adopted as presented.

**3. ADOPTION OF MINUTES-Pgs 1-4**

- The minutes of the Grand Forks and District Recreation Commission meeting held on February 14, 2019 are presented.

**Recommendation:** that the minutes for the Grand Forks and District Recreation Commission meeting held on February 14, 2019 be adopted as presented.

**4. DELEGATION:**

- Learning Garden Representative- N/A

**5. CORRESPONDENCE:**

- **Phoenix Mountain Alpine Ski Society-Income Statement-**
- **2018 Asset Management Planning program Grant confirmation- Pg8**

**6. OLD BUSINESS**

- **Aquatic Centre**
  - **Aquatic Centre 2019 Pool Deck –**  
Report to be distributed
- **Learning Garden:**
  - **Learning Garden Partnership Agreement-Pgs9-19**

**7. NEW BUSINESS**

- **Nomination for the Wall of Honor – Jersey Request for Igor Agarunov-Pg21**
- **Communications in General**

## **8. INFORMATIONAL ITEMS**

### **A. Financial Plan**

- 2019 – RDKB Financial Income Statement-N/A
- YTD-2019 Revenue Report-GFREC –**Pg22**
- YTD-2019 Arena Attendance/ Revenue Report-**Pg23**
- YTD/ 2019 -Aquatic Attendance/Revenue Report-**Pg24**
- YTD- 2019-Comparison Program Statistics Report –Aquatics-**Pg25**
- YTD-2019-Jack Goddard Memorial Arena Usage Stats-**Pg26**

### **B. Supervisor Reports**

- Aquatic Maintenance Coordinator – **Pgs27-29**
- Aquatic Program Coordinator –**Pgs30-31**
- Arena Maintenance Chief Engineer –**Pgs32-33**
  - Recreation Program Services Supervisor
  - April/May Program Update-**Pgs 34-36**
  - March Flyer-**Pgs 37-40**

## **9. LATE EMERGENT ITEMS**

## **10.ROUND TABLE**

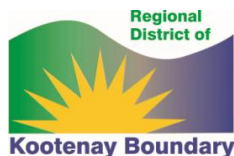
- School District # 51-
- Library and Arts Societies (Culture) - None
- Recreation and Culture Committee of City Council-
- Community Members at Large-

## **11.DISCUSSION OF ITEMS FOR FUTURE MEETINGS**

## **12.QUESTION PERIOD FOR PUBLIC MEDIA**

## **13.CLOSED (IN CAMERA) SESSION**

## **14. ADJOURNMENT**



**Grand Forks & District Recreation Commission**  
**Regular Meeting**  
**Thursday, March 14, 2019**  
**David Borchelt Meeting Room**  
**(Arena Viewing Room)**  
**8:45 AM**  
**Minutes**

Minutes of the Regular Meeting of the Grand Forks and District Recreation Commission held March 14, 2019 in the Jack Goddard Memorial Arena

**Present**

Brian Noble  
 Chris Moslin  
 Eric Gillette  
 Jaime Massey  
 Nigel James  
 Susan Routley  
 Terry Doody

**Absent**

Bob MacLean  
 Roly Russell

**Staff**

Tom Sprado/Lilly Bryant/ Karlee Bowman

**1. CALL TO ORDER**

**2. ACCEPTANCE OF THE AGENDA  
 (ADDITIONS/DELETIONS)**

- The agenda for the March 14, 2019 Grand Forks and District Recreation Commission meeting is presented.

**Recommendation:** that the agenda for the March 14, 2019 Grand Forks and District Recreation Commission meeting be adopted as Amended.

**Additions #2. Introductions**

Accounts and Program Clerk – Karlee Bowman

**#5. Correspondence**

Interior Health -Approval to Repair Rope Swing at the Grand Forks Aquatic Centre

**#9. Late Emergent Item**

Curling Rink Issue

**11-19 Moved: Nigel James**

**Seconded: Susan Routley**

**Carried**

**3. ADOPTION OF MINUTES-**

- The minutes of the Grand Forks and District Recreation Commission meeting held on February 14, 2019 are presented.

**Recommendation:** that the minutes for the Grand Forks and District Recreation Commission meeting held on February 14, 2019 be adopted as presented.

**12-19 Moved: Terry Doody**

**Seconded: Jaime Massey**

**Carried**

#### **4. INTRODUCTIONS- Accounts and Program Clerk**

- Karlee Bowman was introduced and welcome to her new position.

#### **5. DELEGATION: N/A**

- Learning Garden Representative

#### **6. CORRESPONDENCE:**

- **Phoenix Mountain Alpine Ski Society-Income Statement-**
  - The income statement was reviewed – staff recommends that financial statements be received annually when funding is allocated to local Societies.
- **2018 Asset Management Planning program Grant confirmation-**
  - Grant approval was accepted to offset the cost for the Asset Management study for the Aquatic Centre/Arena and Curling Rink-
- **Interior Health – Rope Swing Repair approval**
  - Repairs will be done during the Shutdown period

#### **7. OLD BUSINESS**

- **Aquatic Centre**
  - **Aquatic Centre 2019 Pool Deck –**
  - Review of the four submitted proposals – in process to award project to successful proponent.
- **Learning Garden:**
  - Learning Garden Partnership Agreement-will be included in April's Meeting
  - Are planning to have a representative at the April meeting

#### **8. NEW BUSINESS**

- **Nomination for the Wall of Honor – Jersey Request for Igor Agarunov-**

**Recommends that staff contact the Igor Agarunov's family to provide a Jersey to hang in Jack Goddard Memorial Arena AND to notify the family that the Jersey may be removed at the family's request or by the maintenance staff in the future.**

**13-19 Moved: Terry Doody**

**Seconded: Eric Gillette**

**Carried**

- **Communications in General-**
  - Concerns with the usage at the Jack Goddard Memorial Arena for public skating and Drop In Hockey
  - More advertising through social media for Arena Activities
  - RDKB's website will be updated to include more public announcements
  - More community events to be scheduled at the Jack Goddard Memorial Arena

## 9. INFORMATIONAL ITEMS

### C. Financial Plan

- 2019 – RDKB Financial Income Statement-N/A
- YTD-2019 Revenue Report-GFREC –**Received for Information**
- YTD-2019 Arena Attendance/ Revenue Report-**Received for Information**
- YTD/ 2019 -Aquatic Attendance/Revenue Report-**Received for Information**
- YTD- 2019-Comparison Program Statistics Report –Aquatics-**Received for Information**
- YTD-2019-Jack Goddard Memorial Arena Usage Stats-**Received for Information**

### D. Supervisor Reports

- Aquatic Maintenance Coordinator –
  - Will invite Marg and Melina to the May meeting to discuss the repairs to the Rope Swing and the requirement to upgrade the pool toys
- Aquatic Program Coordinator –**Received for Information**
- Arena Maintenance Chief Engineer –**Received for Information**
- Recreation Program Services Supervisor
- April/May Program Update-**Received for Information**
- March Flyer-

## 10. LATE EMERGENT ITEMS-

- **Curling Rink Repairs**  
Staff updated the Grand Forks Recreation Commission about the repairs to the Chiller at the Grand Forks Curling Rink

## 11. ROUND TABLE

- **School District # 51-**
  - School District 51 received \$2 million to upgrade local schools
  - Policy changes around Vapor/Cannabis and Alcohol in the drug free school zones
  - Funding for new Daycare/Preschool facilities in the District
- **Library and Arts Societies (Culture) - None**
- **Recreation and Culture Committee of City Council-**
  - Improvements to be done on the Library to include the new Senior Centre
  - Some of the Funding will be provided from the insurance of the existing Senior Centre (City Park)

- New Bylaws for the city's public spaces
- The newly updated Fisherman Creek to Grand Forks Trail – being used by the public this winter for skiing/
- Will be continuing to upgrade the Trail, North of Fisherman Creek to Eholt
- **Community Members at Large-**
  - **Eric Gillette** – Concerned about the length of the Meetings and not following the mandate of the Commission.
  - **Nigel James**- Expand the Bylaw for the Grand Forks Recreation Commission to include more community programs outside the existing facilities
  - **Chris Moslin**- to discuss with the City Council the option to broaden the mandate of the Recreation Commission to include Community Recreation within the city.
  - A new Economic Development Service is to be adopted between the City of Grand Forks and RDKB
  - Brian will not be attending April's Meeting and Terry Doody will Chair meeting

## **12. DISCUSSION OF ITEMS FOR FUTURE MEETINGS**

## **13. QUESTION PERIOD FOR PUBLIC MEDIA**

## **14. CLOSED (IN CAMERA) SESSION**

## **15. ADJOURNMENT**

**14-19- Moved: Terry Doody**

**That the meeting be adjourned**

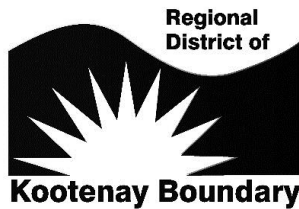
**Carried**

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Lilly Bryant, Recording Secretary

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Brian Noble, Chairperson  
Terry Doody, Vice Chairperson



**ELECTORAL AREA 'B'/LOWER COLUMBIA-OLD  
GLORY**

**ADVISORY PLANNING COMMISSION**

**MINUTES**

Tuesday, March 26, 2019 at the RDKB Office, Trail, BC, commencing at 4:30 p.m.

**PRESENT:** Grant Sapruff, Mary MacInnis, Fern Acton, Darlene  
Espenhain, Graham Jones

**ABSENT:**

Linda Worley

**RDKB DIRECTOR:** Alternate Bill Edwards

**RDKB STAFF:**

**GUESTS:**

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**1. CALL TO ORDER**

The meeting was called to order at 4:30 pm.

**2. ADOPTION OF AGENDA (Additions/Deletions)**

It was moved and seconded that the April 1, 2019 Electoral Area 'B'/Lower Columbia-Old Glory APC agenda be adopted.

**3. ADOPTION OF MINUTES**

It was moved and seconded that the March 4, 2019 Electoral Area 'B'/Lower Columbia-Old Glory Advisory Planning Commission Minutes be adopted.

**4. DELEGATIONS**

**5. UPDATES TO APPLICATIONS AND REFERRALS**

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Electoral Area 'B'/Lower Columbia-Old Glory APC Minutes  
April 1, 2019  
Page 1 of 3



**6. NEW BUSINESS**

**A. Cecil and Joan Sheloff**  
**RE: MOTI Subdivision**  
RDKB File: B-2404-06300.500

Discussion/Observations:

Lots must meet minimum size requirements.

The turnaround must meet MOTI standards. There are no specifics on water and sewer hookups.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the application be: *(Please select one of the following options)*

1. Supported (with stated reasons if appropriate):

As above.

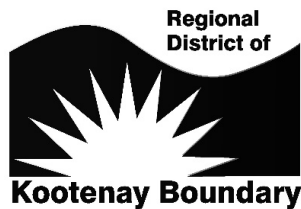
**7. FOR INFORMATION**

**8. FOR DISCUSSION**

**9. ADJOURNMENT**

It was moved by Graham and seconded by Grant that the meeting be adjourned at 4:45 pm.





**ELECTORAL AREA 'C'/CHRISTINA LAKE**  
**ADVISORY PLANNING COMMISSION**  
**MINUTES**

Tuesday, April 2, 2019 at the Christina Lake Fire Hall, commencing at 7:00 p.m.

**PRESENT:** Jennifer Horahan, Phil Mody, Terry Mooney, Butch Bisaro, Dave Bartlett, Jessica Coleman, Ken Stewart, Annie Rioux, Jeff Olsen, David Durand, Jason Patrick Taylor

**ABSENT:** Peter Darbyshire,

**RDKB DIRECTOR:** Grace McGregor

**RDKB STAFF:**

**GUESTS:** Brian Thate

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**1. CALL TO ORDER**

The meeting was called to order at 7:12 p.m.

**2. ADOPTION OF AGENDA (Additions/Deletions)**

**Recommendation:** That the April 2, 2019 Electoral Area 'C'/Christina Lake Advisory Planning Commission Agenda be adopted. Phil/Ken approved

**3. ADOPTION OF MINUTES**

**Recommendation:** That the March 5, 2019 Electoral Area 'C'/Christina Lake Advisory Planning Commission Minutes be adopted. Butch/Ken approved.

**4. DELEGATIONS**

**5. UPDATES TO APPLICATIONS AND REFERRALS**

**6. NEW BUSINESS**

**A. Barry and Lana Hicks**  
**RE: MOTI Subdivision**  
RDKB File: C-750-04040.000

Discussion/Observations:

Property has been logged.

Neither existing septic system complies with current requirements. No changes should be made unless systems are brought up to current standard

This application is deficient and the APC wonders why the application was sent to us like this? Typos and virtually no information that we need to make a recommendation.

**B. Ponderosa Estates**  
**RE: Development Permit**  
RDKB File: C-312-02632.275

Discussion/Observations:

7 supporting

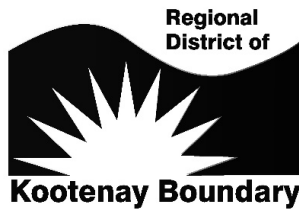
2 opposing. Concerns about affects on aquifer supply to ensure adequate supply for existing residents, concerns about the odors from the budding plants in August/September time frame.

**7. DISCUSSION**

**8. FOR INFORMATION**

**9. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at motion from Jeff 8:02 p.m.



**ELECTORAL AREA 'D'/RURAL GRAND FORKS**  
**ADVISORY PLANNING COMMISSION**  
**MINUTES**

Tuesday, April 2, 2019 at the RDKB Office – Grand Forks, commencing at 7:00 p.m.

**PRESENT:** Deb Billwiller, Rod Zielinski, Della Mallette, Lynn Bleiler

**ABSENT:** Kathy Hutton, Brian Noble

**RDKB DIRECTOR:** Roly Russell

**RDKB STAFF:**

**GUESTS:**

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**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA (Additions/Deletions)**

**Moved:** Mallette; **seconded** Bleiler that the April 2, 2019 Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission Agenda be adopted as circulated. **Carried.**

**3. ADOPTION OF MINUTES**

In article 6, the first point under Discussion should read "Due to the sensitive nature of the area, there are concerns regarding the grazing of cattle on this land." It was then:

**Moved:** Bleiler; **seconded:** Mallette that the March 5, 2019 Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission Minutes be adopted as amended. **Carried.**

**4. DELEGATIONS**

None

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Electoral Area 'D' APC Minutes  
 April 2, 2019  
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**5. OLD BUSINESS /UPDATES TO APPLICATIONS AND REFRRALS**

None

**6. NEW BUSINESS**

**Pa-Van Ranch**  
**RE: MOTI Subdivision**  
12800 North Fork Road  
RDKB File: D-436s-02819.000

Discussion/Observations:

- Lots are within the size criteria for this zoning
- This will bring the property into compliance with the zoning bylaw regarding the number of dwellings on a lot.

Therefore it was:

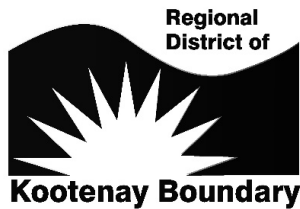
**Moved:** Mallette; **seconded** Billwiller that the APC recommends to the Regional District that this application be supported. **Carried.**

**7. FOR INFORMATION**

None

**8. ADJOURNMENT**

Bleiler **moved** adjournment at **7:13 p.m.**



**ELECTORAL AREA 'E'/WEST BOUNDARY**  
**ADVISORY PLANNING COMMISSION**  
**MINUTES**

Monday, April 1, 2019 at the Rock Creek Medical Centre, 100 Cut Off Rd, commencing at

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**PRESENT:** Jamie Haynes, Florence Hower, Fred Marshall, Randy Trerise,  
 Lynne Storm, Frank Van Oyen, Michael Fenwick-Wilson

**ABSENT** with notification: None

**Absent** without notification: Grant Harfman

**RDKB DIRECTOR:** Vicki Gee

**RDKB STAFF:** None

**GUEST:** None

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1. **CALL TO ORDER**  
 The meeting was called to order at 6 PM.
  2. **ADOPTION OF AGENDA**  
**Recommendation:** That the April 1, 2019 Electoral Area 'E'/West Boundary Planning Commission Agenda be adopted as presented. Moved by Flo and seconded by Lynn. Motion carried.
  3. **ADOPTION OF MINUTES**  
**Recommendation:** That the March 4, 2019 Electoral Area 'E'/West Boundary Planning Commission Minutes be adopted as presented. Moved by Randy and seconded by Jamie. Motion carried.
  4. **DELEGATIONS** – None
- 

Electoral Area E' APC Minutes  
 April 1, 2019  
 Page 1 of 3



**5. UPDATES TO APPLICATIONS AND REFERRALS** – Vicki explained the legal requirements for the parkland dedication that came up at the last meeting as follows “If an area of land has been used to calculate the amount of land or money provided or paid under this section, that area must not be taken into account for a subsequent entitlement under subsection (1) in respect of any future subdivision of the land.”

**6. NEW BUSINESS**

**A. Teck Resource Ltd.**

**RE: Surveyor General Application**

124 Beaverdell Station Road

RDKB File: E-2364-05169.000

Discussion/Observations: It was noted that there were several spelling and counting errors in the consultant’s report. We found the application to be somewhat confusing. The committee wants to be sure that Teck will not own anything below the high-water mark. We were not sure why Teck wants to make the changes to the lot boundary? It was suggested that perhaps Teck will be considering some work with the Beaverdell Community Club. We were not sure whether the changes may impact adjacent private property. We are not aware whether activities on the property have interfered with the natural processes of the river.

Recommendation: Moved by Randy and seconded by Flo and resolved that the APC recommend to the Regional District that the application be supported with concerns - motion carried.

1. Supported with concerns as follows:

- (i) Teck will not come into ownership of any areas below the natural high-water mark of the river.
- (ii) There must not be any overlap onto adjacent private land.
- (iii) No activities have or will take place that interfere with the natural processes of the river.

**B. Ministry of Forests, Lands & Natural Resource Operations****RE: Front Counter BC Land application**

Approx. 24 km west of Big White

RDKB File: E-10

Discussion/Observations: It appears that the trails have been constructed already and they are asking us to approve the existing trails and development.

Recommendation: It was moved by Jamie and seconded by Lynn and resolved that the APC recommend to the Regional District the application be supported.

**C. Rock Creek Provincial Park****RE: Potential Transfer of Management**

4312 Highway 3

RDKB File: E-352-02638.009

Discussion/Observations: There are concerns about slope stability and concern that this is a site of historic interest to First Nations. The area of the park and along the creek has been heavily placer mined since the late 1800's. As a result of the mining it seems very unlikely that there would be any remaining First Nations artifacts. The placer mine on the site is claim #1 for BC and is the oldest in the province.

We believe the land should stay as a park. This is a historic site and we would like to see the RDKB collaborate on improvements to the area. RDKB shouldn't have responsibility for the Park but could collaborate (- e.g. use Gas Tax for improvements, a local group could sign a partnership agreement with the Province for maintenance).

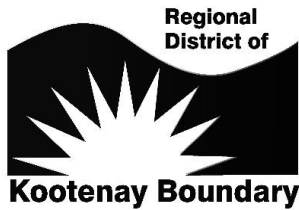
We support the development of a management plan for the park that includes; a picnic table; a barricade to prevent vehicles from driving up into the park and onto adjacent private land; adding further signage regarding the historic importance of the placer mines of the area, and; signage and information regarding First Nations history in the area. We recommend to the RDKB that they work with provincial government agencies, interested local groups and the Osoyoos Indian Band to accomplish this.

Moved by Jamie, seconded by Michael – motion carried

7. **FOR INFORMATION** - none

8. **FOR DISCUSSION** - none

9. **ADJOURNMENT** The meeting was adjourned at 7:15 PM – move by Flo.



**ELECTORAL AREA 'E' (BIG WHITE)**  
**ADVISORY PLANNING COMMISSION**  
**MINUTES**

Tuesday, April 2, 2019 at Big White Fire Hall - Big White Ski Resort, commencing at 4:00 p.m.  
Minutes taken by: Paul Sulyma

**PRESENT:** John Lebrun, Gerry Molyneaux, Deb Hopkinson, Paul Sulyma,  
Cat Schierer, and Rachelle Marcinkoski Quorum present

**ABSENT:**

**RDKB DIRECTOR:** Vicki Gee via Telephone

**RDKB STAFF:**

**GUESTS:** Jeremy Hopkinson

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**1. CALL TO ORDER**

The meeting was called to order at 4:00 p.m.

**2. ADOPTION OF AGENDA (Additions/Deletions)**

**Recommendation:** That the April 2, 2019 Electoral Area 'E' (Big White) Advisory Planning Commission Agenda be adopted.

**3. ADOPTION OF MINUTES**

**Recommendation:** That the March 5, 2019 Electoral Area 'E' (Big White) Advisory Planning Commission Minutes be adopted.

**4. DELEGATIONS**

Naomi Woodland (Mooney Supply Inc.)

**5. UPDATED APPLICATIONS AND REFERRALS**

No Updates

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Electoral Area 'E'/BIG WHITE APC Minutes  
April 2, 2019  
Page 1 of 5

## 6. **NEW BUSINESS**

### A. **Mooney Supply Inc.** **RE: OCP and Zoning Amendment** 6380 Whiskey Jack Road RDKB File: BW-4109s-07428.000

#### **Discussion/Observations:**

- Pg 1 – States the zoning would not be in compliance.
  - Pg 2 – Proposes Hostel – Area cannot support the increase of population.
  - Pg 2 – Implications – RD encourages affordable housing outside the village core
  - Pg 3 – Implications – Affects all properties surrounding.
  - Pg 5 – Height of Building – Allowable up to 20m – Increase of 11m
  - Pg 6 – Width of the building - Based on the lot size the building could only be 10m Wide
  - Pg 7 – Parking requirements – Based on the size of the lot parking would be challenging
- Jeremy Hopkinson– Original OCP – Surveyed property owners regarding concern of retail development moving away from the village core. It was decided that the community wanted to keep the village related activities (retail spaces etc.) in the village.
  - Hostel development for the purpose of staff housing is not a desirable change. Nor does the APC think it is a valid reason to change the zoning.
  - RDKB does not enforce/have the capacity to enforce zoning bylaw, would only act if complaints received.
  - VC6 allows for too many uses when the property is surrounded by residential properties. With no support for the proposal from these properties for a change. This application is also asking for hostels to be included in the VC6 zoning which would allow the use to extend through all of VC6 which the committee feels is beyond our scope to approve and should be part of the next OCP conversation.

#### **Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Application be: *(select one of the following options)*

Not Supported

**See Discussion/Observations above**

**B. Iron Horse Developments****RE: Development Permit**

Grizzly Ridge Trail

RDKB File: BW-4213-07913.242

**Discussion/Observations:**

- Drainage from this development has been an issue in the past, during the winter the snow in the area can be compacted by equipment around culverts, after a past event this is more closely monitored by snow removal crews and the ditch is opened for the freshet. The highways department and the ski resort are aware.
- The development is the first to receive the runoff from the slopes above and the freshet is the most challenging time there is a plan in place and the water eventually makes its way to the highway ditches which are designed for large flows.
- Hand watering type vegetation is not recommended as well plantation that needs special protection will not have a lifespan beyond the initial planting. Perhaps chose more appropriately.
- Do trees work in a snow storage area?
- Who is monitoring the landscaping going forward on the properties that are approved?
- Who assures compliance to the suggestions listed in the January 29, 2019 letter from the Architect Patrick McCuster? For example "all the rooves should be high friction asphalt shingles and have a maximum 4/12 pitch" to avoid snow sloughing.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Application be:

Supported:

**See discussion above**

**C. Brent Harley Associates Ltd.**

**RE: OCP Amendment**

Happy Valley Parking Lot

RDKB File: BW-4216-Happy Valley Guest Services Building

**Discussion/Observations:**

- Any additional pressure on utilities? Jeremy Hopkinson explains that for the utilities that they are responsible for paying DCCs and insuring that the services are adequate.
- Will there be walking paths in the area to access? Answer Brent Harley has planned for pedestrian, skier and vehicle traffic in the area, future plans may include changing the road to flow below the school, and lifts to go directly to skiing.
- Can anything be done to improve safety at the intersection of Happy Valley Road and Big White Road? The sight lines are good but people keep pulling out when not safe to do so. Suggestion presented flashing light at that intersection as a controlled one on the grade would be difficult.

**Recommendation:**

It was moved, seconded and resolved that the APC recommends to the Regional District that the Application be:

Supported (with stated reasons):

**See discussion above**

**8. FOR DISCUSSION**

**None**

**9. FOR INFORMATION**

**None**

**10. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 5:05pm.

**STAFF REPORT**

**Date:** 12 Apr 2019 **File**  
**To:** **Chair Russell and Members,**  
**Board of Directors**  
**From:** Beth Burget, General Manager of  
Finance  
**Re:** CBT Community Initiatives Program

**Issue Introduction**

A staff report from Beth Burget, General Manager of Finance, regarding the CBT Community Initiatives Program.

**History/Background Factors**

The Regional District of Kootenay Boundary administers the Trust's Community Initiatives Program. The total funding available for distribution for 2019/20 is \$343,034.79.

The stakeholders are recommending the funds be disbursed as follows:

City of Trail	\$116,877.02
Village of Warfield	\$ 35,031.26
Village of Montrose/Fruitvale/Area A	\$104,193.96
Area B	\$ 35,297.40
City of Rossland	\$ 51,635.00
Total	\$343,034.64

Detailed list of grant recipients is attached.



**Implications**

None

**Advancement of Strategic Planning Goals**

N/A

**Background Information Provided**

None

**Alternatives**

1. Receipt
2. Deferral
3. Approval

**Recommendation(s)**

That the Regional District of Kootenay Boundary Board of Directors approve the disbursement of the Community Initiatives funds as presented.

Regional District of Kootenay Boundary  
2019/2020 CBT Community Initiatives Program Funding Distribution

**City of Trail**

<b>APPLICANT</b>	<b>AMOUNT</b>
(The) Rossland Gold Fever Follies	\$ 2,000.00
Champion Lakes Golf and Country Club	\$ 750.00
Communities in Faith Pastoral Charge	\$ 2,000.00
Freedom Quest Youth Services Society	\$ 3,013.17
Friends of the Rossland Range Society (FoRRS)	\$ 800.00
Girl Guides of Canada - Kootenay Area - Camp Rory Committee	\$ 1,061.00
Greater Trail Hospice Society	\$ 1,271.60
Health Arts Society	\$ 3,600.00
Holy Trinity - Trail	\$ 800.00
Horse Association Central Kootenay	\$ 1,000.00
Kiwanis Club of Trail	\$ 4,000.00
Kootenay Boundary Regional Hospital Health Foundation	\$ 25,000.00
Kootenay Columbia Educational Heritage Society	\$ 550.00
Rossland Mountain Biking Society	\$ 700.00
Scouts Canada-Camp Tweedsmuir	\$ 7,300.00
SD 20 - WES PAC - Ski Days	\$ 500.00
SD20 - WES PAC - Supplying Our Pride	\$ 1,000.00
Societa Mutuo Soccorso Cristoforo Colombo, Lodge No. 1	\$ 2,338.00
Take a Hike Youth at Risk Foundation	\$ 3,875.00
The Greater Trail Area Creative Activities Centre Society for the Visual Arts	\$ 1,500.00
Trail Alliance Church	\$ 8,938.00
Trail and District Chamber of Commerce	\$ 3,525.00
Trail Gymnastics Club	\$ 3,600.00
Trail Gymnastics Society	\$ 1,040.00
Trail Historical Society	\$ 8,090.00
Trail Lions Club	\$ 5,248.40
Trail Maple Leaf Band	\$ 2,500.00
Trail Minor Baseball	\$ 4,000.00
Trail Pipe Band	\$ 1,620.00
Trail Youth Baseball	\$ 5,234.00
United Way of Trail and District	\$ 880.00
West Kootenay Brain Injury Association	\$ 5,000.00
West Kootenay Minor Softball Association	\$ 2,000.00
West Kootenay Smoke "N" Steel Auto Club	\$ 1,142.85
West Kootenay Timberwolves Lacrosse Society	\$ 1,000.00
	<hr/>
	\$116,877.02
<b>TOTAL CITY OF TRAIL</b>	<hr/> <hr/>

### Village of Warfield

APPLICANT	AMOUNT
(The) Rossland Gold Fever Follies	\$ 1,500.00
Communities in Faith Pastoral Charge	\$ 1,000.00
Friends of the Rossland Range Society (FoRRS)	\$ 400.00
Girl Guides of Canada - Kootenay Area - Camp Rory Committee	\$ 271.00
Greater Trail Hospice Society	\$ 299.00
Health Arts Society	\$ 2,100.00
Holy Trinity - Trail	\$ 600.00
Horse Association Central Kootenay	\$ 1,000.00
Kootenay Animal Assistance Program Society (KAAP)	\$ 250.00
Kootenay Boundary Regional Hospital Health Foundation	\$ 2,500.00
Kootenay Columbia Educational Heritage Society	\$ 175.00
Scouts Canada, 1st Warfield Scouts	\$ 1,650.00
Scouts Canada-Camp Tweedsmuir	\$ 2,000.00
SD 20 - WES PAC - Ski Days	\$ 500.00
SD20 - WES PAC - Supplying Our Pride	\$ 1,500.00
Societa Mutuo Soccorso Cristoforo Colombo, Lodge No. 1	\$ 300.00
SQx Danza	\$ 900.00
Take a Hike Youth at Risk Foundation	\$ 500.00
Trail Alliance Church	\$ 2,400.00
Trail Gymnastics Club	\$ 2,000.00
Trail Gymnastics Society	\$ 160.00
Trail Maple Leaf Band	\$ 620.00
Trail Minor Baseball	\$ 800.00
Trail Pipe Band	\$ 1,620.00
Trail Youth Baseball	\$ 638.00
Trail Youth Centre	\$ 4,000.00
United Way of Trail and District	\$ 880.00
West Kootenay Brain Injury Association	\$ 3,000.00
West Kootenay Minor Softball Association	\$ 1,000.00
West Kootenay Smoke "N" Steel Auto Club	\$ 468.26
<b>TOTAL VILLAGE OF WARFIELD</b>	<b>\$ 35,031.26</b>

### Village of Montrose/Village of Fruitvale/Area 'A'

APPLICANT	AMOUNT
(The) Rossland Gold Fever Follies	\$ 2,000.00
Beaver Valley (BV) Girls Softball	\$ 5,700.00
Beaver Valley Blooming Society	\$ 8,726.00
Beaver Valley Lions Park Society	\$ 10,000.00
Beaver Valley Manor Society	\$ 10,000.00
Champion Lakes Golf and Country Club	\$ 31,750.00
Communities in Faith Pastoral Charge	\$ 1,000.00
Friends of the Rossland Range Society (FoRRS)	\$ 800.00
Girl Guides of Canada - Kootenay Area - Camp Rory Committee	\$ 1,184.00

Greater Trail Hospice Society	\$ 1,346.40
Health Arts Society	\$ 1,000.00
Holy Trinity - Trail	\$ 400.00
Horse Association Central Kootenay	\$ 1,000.00
Kiwanis Club of Trail	\$ 5,375.00
Kootenay Boundary Regional Hospital Health Foundation	\$ 1,633.71
Kootenay Columbia Educational Heritage Society	\$ 550.00
Montrose Youth Action Team Society	\$ 3,646.00
Scouts Canada-Camp Tweedsmuir	\$ 3,500.00
Societa Mutuo Soccorso Cristoforo Colombo, Lodge No. 1	\$ 200.00
Take a Hike Youth at Risk Foundation	\$ 1,750.00
Trail Alliance Church	\$ 2,400.00
Trail and District Chamber of Commerce	\$ 750.00
Trail Gymnastics Club	\$ 2,900.00
Trail Maple Leaf Band	\$ 620.00
Trail Pipe Band	\$ 1,620.00
Trail Youth Centre	\$ 2,000.00
West Kootenay Brain Injury Association	\$ 1,200.00

West Kootenay Smoke "N" Steel Auto Club	\$ 1,142.85
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<b>TOTAL VILLAGE OF MONTROSE/VILLAGE OF FRUITVALE/AREA 'A'</b>	<b>\$ 104,193.96</b>
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### Area 'B'

APPLICANT	AMOUNT
Kootenay Boundary Regional Hospital Health Foundation	\$ 2,500.00
Ecole des Sept-Sommets, Association des Parents de l'Ecole (APE)/ Parent Advisory Council (PAC)	\$ 1,050.00
Friends of the Rossland Range Society (FoRRS)	\$ 880.00
Genelle Recreation Society	\$ 5,000.00
Girl Guides of Canada - Kootenay Area - Camp Rory Committee	\$ 179.66
Greater Trail Hospice Society	\$ 224.40
Health Arts Society	\$ 1,100.00
Holy Trinity - Trail	\$ 380.00
Horse Association Central Kootenay	\$ 1,000.00
Kootenay Columbia Educational Heritage Society	\$ 175.00
Rossland Fall Fair Core Group	\$ 1,000.00
Rossland Mountain Biking Society	\$ 700.00
Rossland Youth Action Network (YAN)	\$ 470.00
Scouts Canada-Camp Tweedsmuir	\$ 1,000.00
SD 20 - WES PAC - Ski Days	\$ 500.00
SD20 - WES PAC - Supplying Our Pride	\$ 500.00
Societa Mutuo Soccorso Cristoforo Colombo, Lodge No. 1	\$ 200.00
SQx Danza	\$ 1,000.00
Take a Hike Youth at Risk Foundation	\$ 580.00
The Greater Trail Area Creative Activities Centre Society for the Visual Arts	\$ 350.00
(The) Rossland Gold Fever Follies	\$ 2,000.00
Trail Alliance Church	\$ 2,400.00

Trail and District Chamber of Commerce	\$ 750.00
Trail Gymnastics Club	\$ 2,000.00
Trail Maple Leaf Band	\$ 620.00
Trail Minor Baseball	\$ 400.00
Trail Pipe Band	\$ 810.00
Trail Youth Baseball	\$ 766.00
Trail Youth Centre	\$ 1,000.00
United Way of Trail and District	\$ 880.00
Visions for Small Schools Society	\$ 1,839.50
West Kootenay Community EcoSociety – Old Growth	\$ 900.00
West Kootenay Minor Softball Association	\$ 1,000.00
West Kootenay Smoke "N" Steel Auto Club	\$ 1,142.84
<b>TOTAL AREA 'B'</b>	<b>\$ 35,297.40</b>

### City of Rossland

APPLICANT	AMOUNT
(The) Rossland Gold Fever Follies	\$ 3,678.00
Communities in Faith Pastoral Charge	\$ 496.00
Ecole des Sept-Sommets, Association des Parents de l'Ecole (APE)/ Parent Advisory Council (PAC)	\$ 1,897.00
Friends of the Rossland Range Society (FoRRS)	\$ 624.00
Girl Guides of Canada - Kootenay Area - Camp Rory Committee	\$ 992.00
Greater Trail Hospice Society	\$ 587.00
Health Arts Society	\$ 1,510.00
Holy Trinity - Trail	\$ 367.00
Kootenay Boundary Regional Hospital Health Foundation	\$ 2,917.00
Kootenay Columbia Educational Heritage Society	\$ 167.00
Kootenay Columbia Trails Society	\$ 1,097.00
Kootenay Library Federation	\$ 2,210.00
Rossland Council for Arts & Culture	\$ 2,352.00
Rossland Fall Fair Core Group	\$ 2,967.00
Rossland Historical Museum & Archives Association	\$ 3,678.00
Rossland Mountain Biking Society	\$ 1,763.00
Rossland Public Library	\$ 959.00
Scouts Canada - 2nd Rossland	\$ 1,409.00
Scouts Canada-Camp Tweedsmuir	\$ 799.00
SQx Danza	\$ 1,229.00
Take a Hike Youth at Risk Foundation	\$ 809.00
The Greater Trail Area Creative Activities Centre Society for the Visual Arts	\$ 257.00
Tourism Rossland Society	\$ 2,790.00
Trail Alliance Church	\$ 715.00
Trail and District Chamber of Commerce	\$ 1,039.00
Trail Gymnastics Club	\$ 1,996.00
Trail Gymnastics Society	\$ 156.00
Trail Minor Baseball	\$ 368.00
Trail Pipe Band	\$ 427.00
Trail Youth Baseball	\$ 446.00
Trail Youth Centre	\$ 489.00
United Way of Trail and District	\$ 607.00

Visions for Small Schools Society	\$ 1,584.00
West Kootenay Brain Injury Association	\$ 2,496.00
West Kootenay Community EcoSociety – Old Growth	\$ 1,282.00
West Kootenay Community EcoSociety - Regional - Municipal Pathway	\$ 2,216.00
West Kootenay Minor Softball Association	\$ 690.00
West Kootenay Timberwolves Lacrosse Society	\$ 1,570.00
<b>TOTAL CITY OF ROSSLAND</b>	<b>\$ 51,635.00</b>

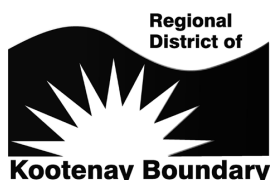
**TOTAL FUNDS 2019/2020** **\$343,034.79**

**TOTAL FUNDS DISBURSED** **\$343,034.64**

The combined recommendation for disbursement from all stakeholders is as follows:

APPLICANT	AMOUNT
(The) Rossland Gold Fever Follies	\$ 11,178.00
Beaver Valley (BV) Girls Softball	\$ 5,700.00
Beaver Valley Blooming Society	\$ 8,726.00
Beaver Valley Lions Park Society	\$ 10,000.00
Beaver Valley Manor Society	\$ 10,000.00
Champion Lakes Golf and Country Club	\$ 32,500.00
Communities in Faith Pastoral Charge	\$ 4,496.00
Ecole des Sept-Sommets, Association des Parents de l'Ecole (APE)/ Parent Advisory Council (PAC)	\$ 2,947.00
Freedom Quest Youth Services Society	\$ 3,013.17
Friends of the Rossland Range Society (FoRRS)	\$ 3,504.00
Genelle Recreation Society	\$ 5,000.00
Girl Guides of Canada - Kootenay Area - Camp Rory Committee	\$ 3,687.66
Greater Trail Hospice Society	\$ 3,728.40
Health Arts Society	\$ 9,310.00
Holy Trinity - Trail	\$ 2,547.00
Horse Association Central Kootenay	\$ 4,000.00
Kiwanis Club of Trail	\$ 9,375.00
Kootenay Animal Assistance Program Society (KAAP)	\$ 250.00
Kootenay Boundary Regional Hospital & Health Foundation	\$ 34,550.71
Kootenay Columbia Educational Heritage Society	\$ 1,617.00
Kootenay Columbia Trails Society	\$ 1,097.00
Kootenay Library Federation	\$ 2,210.00
Montrose Youth Action Team Society	\$ 3,646.00
Rossland Council for Arts & Culture	\$ 2,352.00
Rossland Fall Fair Core Group	\$ 3,967.00
Rossland Historical Museum & Archives Association	\$ 3,678.00
Rossland Mountain Biking Society	\$ 2,463.00
Rossland Public Library	\$ 1,659.00
Rossland Youth Action Network (YAN)	\$ 470.00
Scouts Canada - 2nd Rossland	\$ 1,409.00
Scouts Canada, 1st Warfield Scouts	\$ 1,650.00
Scouts Canada-Camp Tweedsmuir	\$ 14,599.00

SD 20 – Supplying Our Pride	\$ 1,500.00
SD 20 – School Ski Days 2020	\$ 3,000.00
Societa Mutuo Soccorso Cristoforo Colombo, Lodge No. 1	\$ 3,038.00
SQx Danza	\$ 3,129.00
Take a Hike Youth at Risk Foundation	\$ 7,514.00
The Greater Trail Area Creative Activities Centre Society for the Visual Arts	\$ 2,107.00
Tourism Rossland Society	\$ 2,790.00
Trail Alliance Church	\$ 16,853.00
Trail and District Chamber of Commerce	\$ 6,064.00
Trail Gymnastics Club	\$ 12,496.00
Trail Gymnastics Society	\$ 1,356.00
Trail Historical Society	\$ 8,710.00
Trail Lions Club	\$ 5,248.40
Trail Maple Leaf Band	\$ 3,740.00
Trail Minor Baseball	\$ 5,568.00
Trail Pipe Band	\$ 6,097.00
Trail Youth Baseball	\$ 7,084.00
Trail Youth Centre	\$ 7,489.00
United Way of Trail and District	\$ 3,247.00
Visions for Small Schools Society	\$ 3,423.50
West Kootenay Brain Injury Association	\$ 11,696.00
West Kootenay Community EcoSociety – Old Growth Forest	\$ 2,182.00
West Kootenay Community EcoSociety – Regional - Municipal Pathway	\$ 2,216.00
West Kootenay Minor Softball Association	\$ 4,690.00
West Kootenay Smoke "N" Steel Auto Club	\$ 3,896.80
West Kootenay Timberwolves Lacrosse Society	\$ 2,570.00
<b><i>TOTAL FUNDS DISBURSED 2019/2020</i></b>	<u><u>\$ 343,034.64</u></u>



## ELECTORAL AREA SERVICES COMMITTEE Staff Report

**Re: Changes to the ALC Act and ALR Regulations**

**To:** Chair Worley and members of the EAS Committee

**Date:** March 12, 2019

**Report Prepared by:** Ken Gobeil, Senior Planner

### ISSUE INTRODUCTION

As of February 22, 2019, the Agricultural Land Commission (ALC) announced changes to the *Agricultural Land Commission Act* (ALC Act) and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (ALR Regulation). These changes will affect all lands in the ALR.

In addition to removing Zone 1 and Zone 2, three changes have been announced. These include changes to residences in the ALR, tourist accommodation, and soil, fill, or aggregate uses. The purpose of this report is to review these changes, and the implications for land-use bylaws.

Although the legislative changes took effect on February 22, 2019, official notification to the public and local governments through information bulletins were released between February 25- March 22, 2019.

### RESIDENCES IN THE ALR

#### Maximum dwelling size

The maximum size for a residence in the ALR has been set to 500m<sup>2</sup> (approximately 5382ft<sup>2</sup>). Dwelling size in the ALR appears to be more of an issue in the lower mainland and the Okanagan valley; it is unlikely this restriction will affect residents.

#### Secondary Suites

The combined floor area of a house and secondary suite must be below 500m<sup>2</sup>. Within the ALR, secondary suites are now only permitted if they are attached to and form part of the principal residence.

The ALC defines detached secondary suites as a second residence.

#### Additional Residences

Before February 22, 2019, a second dwelling was permitted on parcels under the following conditions:

- A modular home less than 9 metres in width was used for immediate family



- A residence was built on top of an existing single-story accessory building
- The property was larger than 50 hectares

As of February 22, 2019 only one residence will be permitted on a property within the ALR. This Regulation change has the biggest impact on RDKB land-use bylaws.

To date, the size of houses in the ALR has received the most media attention. The amount of residences and the other bulletin notifications (tourist accommodation and soil and fill uses) have not received the same degree of media attention.

## **ACCOMODATION FOR TOURISTS IN THE ALR**

Concepts from the Act and Regulation from the Act and Regulation are unchanged. Amendments are mostly for clarification and will not have any drastic effect on land-use bylaws in the RDKB.

### **Agri-tourism**

The use of land in the ALR for providing accommodation in relation to an agri-tourism activity is permitted if all of the following apply:

- 1) the accommodation is in relation to an "agri-tourism activity". Agri-tourism uses must be secondary to, incidental to and compatible with the agricultural production activities. Expressly under section 12 of the ALR Use Regulation, "agri-tourism activity" is an activity:
  - a) conducted on land in the ALR that is classified as a farm under the Assessment Act;
  - b) to which members of the public are ordinarily invited, whether or not a fee or other charge is payable;
  - c) in connection with which no permanent facilities are constructed or erected.; AND
  - d) that falls into one of the following categories:
    - i) an agricultural heritage exhibit displayed on the agricultural land;
    - ii) a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;
    - iii) cart, sleigh and tractor rides on the agricultural land;
    - iv) subject to section 9 [horse facilities], activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;
    - v) dog trials held on the agricultural land;
    - vi) harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;
    - vii) corn mazes prepared using corn produced on the agricultural land on which the activity is taking place;
- 2) the accommodation is located on land in the ALR that is classified as a farm under the Assessment Act;

- 3) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;
- 4) the accommodation is limited to 10 sleeping units in total, including any bedrooms used for tourist accommodation;  
AND
- 5) accommodation is provided on a seasonal or short-term basis only: ALR Use Regulation, s. 33(2)(d).
  - "Tourist" is a person who travels for pleasure from place to place away from their permanent residence.
  - "Seasonal" is a use or activity that fluctuates according to one or more seasons (spring, summer, fall and winter) (but not all seasons) or available or taking place during one or more seasons (but not all seasons) or at a specific time of the year.
  - "Short-term" is the use by a tourist of accommodation for agri-tourism for a period of not more than 30 consecutive days.
  - "Sleeping unit" means "(a) a bedroom or other area used for sleeping located in a residence, cabin or other structure; (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area

This has implications as the 'second residence' in the Act and Regulation were used for secondary suites in

### **Tourist Accommodation (B&B's)**

Tourist accommodation on ALR land is permitted without application to the Commission in a principal residence that is 500 m<sup>2</sup> or less, and that is otherwise also in compliance with the ALR Use Regulation, if both of the following conditions are met:

- (1) the accommodation is limited to 4 bedrooms in total; AND
  - (2) accommodation is provided on a short-term basis only.
- "Bedroom" for the purpose of section 34 of the ALR Use Regulation means "a bedroom or other area used for sleeping in a residence"
  - "Tourist accommodation" is in the nature of bed and breakfast use, and may only occur in a principal residence.

### **SOIL, FILL AND AGGREGATE**

The following is a summary of key fill placement, soil removal, and aggregate removal changes to the Act and Regulation:

- Farm use is no longer defined in any circumstance to include soil removal or fill placement.
- Non-farm use is no longer defined in any circumstance to include soil removal or fill placement.
- Only in very limited circumstances, which are expressly identified in the ALR Use Regulation, can fill placement or removal of soil or aggregate be

undertaken without interaction with the Agricultural Land Commission (ALC) via a *Notice of Intent* or a *Soil or Fill Use Application* as outlined in this bulletin.

- Prohibited fill has been defined.

## **IMPLICATIONS**

All changes to the Act and Regulation are meant to supersede previous ALC bylaws, policies and information bulletins. Changes to Tourism Accommodations and Soil, Fill and Aggregate will have little effect on local governments. The residential changes will have biggest effect on land-use bylaws.

In the RDKB, the biggest effect on landowners, is the ability to have a detached secondary suite. Many landowners' retirement and family succession plans are affected.

### **Existing Uses**

Any property that was legally approved to have a residential or tourist-accommodation use that no longer adheres to the ALC Act and ALR Regulation changes will be allowed to continue its use. However, replacement will not be possible. The ALC has stated there will be no "grandfathering exception".

Under the Regulation change, if a landowner is completing construction of an additional residence, it can only continue if:

- *all required authorizations to construct the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins before February 22, 2019, AND*
- *from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry;*

### **Local Government**

#### Planning and Development

Any land-use bylaws in effect that contradict the changes to the ALC Act and ALR Regulation must be amended. In Electoral Areas 'A', 'B'/Lower Columbia-Old Glory and, 'C'/Christina Lake; second dwellings are permitted as a detached secondary suite.

The ALC Act and ALR Regulation only apply to land within the ALR. However, our zoning bylaws regulate secondary suites the same regardless if they are in the ALR.

We could consider adding a maximum dwelling size to land use bylaws.

The Planning and Development Department suggest that we consider adding a maximum dwelling size for lands in the ALR, and reviewing the definition of secondary suites in each land-use bylaw for clarity of staff, and no confusion or frustration from the public.

### Building Inspection

Under these changes, the Building Inspection Department would be required to review all open building permits issued in the ALR and determine which permits need to be closed or revoked. The Building inspection Department would also need to ensure the non-compliant buildings are altered for an approved use, or removed.

### **Future Developments**

Any applications submitted after February 22, 2019 property owners may apply to the ALC, for a 'Non-Adhering Residential Use' for any residential development that does not fit within the Act and Regulations. This is similar to an application for a non-farm use. The ALC cannot approve non-adhering residential uses unless they are intended for farming purposes only.

If the nature of the request is not farm related, the land owner may need to submit an application for exclusion from the ALR instead. This could require a zoning bylaw amendment.

### **ATTACHMENTS**

ALC Information Bulletin 05 – Residences in the ALR

ALC Information Bulletin 06 – Accommodation for Tourists in the ALR

ALC Information Bulletin 07 – Soil and Fill uses in the ALR



## INFORMATION BULLETIN 05

### RESIDENCES IN THE ALR

Revised February 26, 2019

February 25, 2019

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## 1. SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**) and the Agricultural Land Reserve Use Regulation (the **ALR Use Regulation**), in relation to residences in the agricultural land reserve (**ALR**). The ALCA and ALR Use Regulation will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA and the ALR Use Regulation. All other applicable laws, regulations and bylaws related to residential uses must also be complied with.

## 2. RECENT CHANGES TO STATUTE AND REGULATIONS

Effective February 22, 2019, the ALCA has been amended and the ALR Use Regulation has been created. Though many concepts contained in the ALCA and its regulations are unchanged from the past, there have been changes to the use of ALR land for residences. All references in this information bulletin to the ALCA and the ALR Use Regulation are as of February 22, 2019, unless otherwise stated.

The following is a summary of key residential changes to the ALCA and the ALR Use Regulation:

- Generally land in the ALR may have **no more than one residence** per parcel: ALCA, s. 20.1(1)(a), subject to certain grandfathering exceptions (see “Grandfathering Provisions” section). In addition, the Commission may approve an application for an additional residence if necessary for farm use, but the Commission is prohibited from approving an additional residence otherwise: ALCA, s. 25(1.1).
- New size, siting and use requirements apply to residential structures: ALCA, s. 20.1(1)(c).
- The **total floor area of a principal residence must be 500 m<sup>2</sup> or less** in order to comply with the ALCA, though a local government may impose a lower size cap under their bylaws: ALCA, ss. 20.1(1)(b), 46. The Commission has resolved on a definition of “total floor area” for the purpose of the ALCA and ALR Use Regulation, as set out in the “Glossary” section at the end of this bulletin.
- The ALCA and regulations had previously contained provisions facilitating the construction of additional dwellings for farm help, manufactured homes for immediate family members, accommodation above an existing farm building, or (in parts of the province) a second single family dwelling. These provisions are no longer found in the ALCA and the ALR Use Regulation, though the ALCA provides some grandfathering protection for pre-existing structures of these kinds and the Commission may approve an application for an additional residence if necessary for farm use.

- If a landowner wishes in the absence of certain grandfathering exceptions to have a principal residence having a total floor area that is more than 500 m<sup>2</sup>, to have an additional residence, or to use a residential structure in a manner that contravenes the regulations, the landowner may submit an application to the Commission, through the local government, seeking Commission approval: ALCA, ss. 20.1(2), 25. The ALCA calls this type of application an “**application for a non-adhering residential use**”. More information about this type of application is provided later in this bulletin under the heading “Applications for Non-Adhering Residential Use”.

### 3. ROLE OF LOCAL GOVERNMENTS

#### A. Role as Approving Body

##### I. Principal Residence

In order to comply with the ALCA, an approving body such as a local government may not approve or permit construction or alteration of a principal residence on ALR land unless the principal residence has a total floor area of 500 m<sup>2</sup> or less and is sized, sited and used in accordance with the ALR Use Regulation, or is permitted by the Commission on application: ALCA, s. 18. See the Section 11 “Glossary”, found at the end of this bulletin, for the definition of “**total floor area**”.

##### II. Additional Residence

An approving body may not approve or permit construction or alteration of an additional residence on ALR land unless the residence is approved by the Commission on application or is permitted under the ALR Use Regulation: ALCA, s. 18.

#### B. Applications

An application to the Commission asking it to approve a non-adhering residential use, such as new construction of a principal residence with a total floor area of more than 500m<sup>2</sup> or an additional residence, may be submitted through the landowner’s local government. For more information on the process for making applications to the Commission, please see the Commission’s website, at [www.alc.gov.bc.ca/alc/content/applications-and-decisions](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions) as well as Section 10 of this information bulletin entitled “Applications For Non-Adhering Residential Use”.

#### C. Consistency with Zoning and Other Bylaws

Any portion of a local government bylaw that purports to allow a use of land in the ALR that is not permitted under the ALCA or the ALR Use Regulation, or contemplates a use of land that would impair or impede the intent of the ALCA or the ALR Use Regulation, is inconsistent with the ALCA or the ALR Use Regulation and has no force or effect: ALCA, ss. 46(4), (5).

For example, **if a zoning bylaw provides for more residences on ALR land than do the ALCA and the ALR Use Regulation, its provision for extra residences is of no force or effect and cannot be relied on.**

Construction, alteration or use of any residences in contravention of the ALCA or the ALR Use Regulation may be subject to compliance and enforcement action even if the construction, alteration or use seems to be in compliance with a local government bylaw.

#### **D. Local Government May Restrict**

**Local government bylaws can be more restrictive of residential use of the ALR than the ALCA:** ALCA, s. 46(6). The ALR Use Regulation identifies certain designated farm uses and permitted non-farm uses that local governments must not prohibit, but places no limitation on local government powers to prohibit or otherwise restrict residential uses of ALR land. **As such, a local government may impose restrictions on sizing, siting and use of principal residences on ALR land additional to those found in the ALCA.** For example, a local government could enact a bylaw imposing a size limit smaller than 500 m<sup>2</sup> total floor area on principal residences on ALR land.

#### **E. Areas Without Zoning Bylaws**

Note that some areas of the province do not have zoning bylaws. The absence of local zoning bylaws does not relieve a landowner from complying with the restrictions in the ALCA and ALR Use Regulation.

### **4. NEW CONSTRUCTION OF A RESIDENCE ON ALR LAND THAT HAS NO EXISTING RESIDENCE**

No application is required to the Commission in order to construct a residence with a total floor area of 500 m<sup>2</sup> or less on a parcel of ALR land which has **no existing residence** (a “**vacant parcel**”).

The Commission will consider the residence when built on a vacant parcel to be the “principal residence”.

If the proposed principal residence is more than 500m<sup>2</sup> or there is already another residence located on the ALR land, in order to construct the residence the landowner must apply to the Commission through the local government and obtain permission from the Commission: ALCA, s. 20.1(1).

“Construct” includes “to build a new structure” or “to place on land a new structure that is fully or partially pre-fabricated”: ALCA, s. 1(1).



## 5. GRANDFATHERING PROVISIONS

### A. Completing a Residential Construction Initiated by February 22, 2019

If by February 22, 2019 a landowner had already initiated construction of a residence in the ALR, in certain circumstances the owner may be able to complete that work without application to the Commission. In other circumstances, the work will not be able to proceed unless the Commission first approves an **application for a non-adhering residential use** made by the owner: ALCA, ss. 20.1(2), 25. See Section 10 “Applications for Non-Adhering Residential Use” later in this bulletin.

#### I. Unfinished Principal Residence

##### Total Floor Area of 500 m<sup>2</sup> or less

If the landowner is completing construction of an unfinished principal residence which will on completion have a total floor area of **500 m<sup>2</sup> or less** and is otherwise also compliant with the ALCA and regulations, the owner may complete that construction without applying to the Commission for permission to do so.

##### Total Floor Area of more than 500 m<sup>2</sup>

If the landowner is completing construction of an unfinished principal residence which will, if completed as designed, have a total floor area of **more than 500 m<sup>2</sup>**, the landowner may continue if:

- a) Where building permit authorization **is required** by local government bylaw
  - all required authorizations to construct the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins on or before November 5, 2019, AND
  - from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry; OR
- b) Where building permit authorization **is NOT required** by local government bylaw
  - if no authorizations to construct the residence are required, construction of the foundation of the residence had substantially begun before February 22, 2019; AND
  - from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry.

## II. Unfinished Additional Residence

If the landowner is completing construction of a residence that, **if completed as designed**, will be an additional residence, the landowner may do so if:

- a) Where building permit authorization **is required** by local government bylaw
  - all required authorizations to construct the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins before February 22, 2019, AND
  - from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry; OR
- b) Where building permit authorization **is NOT required** by local government bylaw
  - if no authorizations to construct the residence are required, construction of the foundation of the residence had substantially begun before February 22, 2019; AND
  - from the date construction of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry.

## **B. Completing Residential Alterations Initiated by February 22, 2019**

If an owner wants to complete alterations to a residence on ALR land that had been initiated prior to February 22, 2019, the owner may do so without application to the Commission only in limited circumstances.

To “alter” means “(a) to alter the exterior of a structure so as to increase its size; (b) to move or alter the exterior walls or edges of a structure so as to change its siting”: ALCA, s. 1(1).

### I. Completing Alterations to a Principal Residence

#### Total Floor Area of 500 m<sup>2</sup> or less

If the landowner is completing alterations to a principal residence that will not cause its total floor area to exceed **500 m<sup>2</sup>** and that will otherwise also be compliant with the ALCA and regulations, the landowner may complete those alterations without applying to the Commission for permission to do so.

Total Floor Area of more than 500 m<sup>2</sup>

Alterations that had already been commenced as of February 22, 2019 to a principal residence that, **if completed as designed**, will have a total floor area of more than 500 m<sup>2</sup>, may be completed if:

- a) Where building permit authorization **is required** by local government bylaw
  - all required authorizations to alter the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins on or before November 5, 2019, AND
  - from the date alteration of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry; OR
- b) Where building permit authorization **is NOT required** by local government bylaw
  - if no authorizations to alter the residence are required, construction of the foundation of the residence had substantially begun before February 22, 2019; AND
  - from the date alteration of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry.

II. Completing Alterations to an Additional Residence

Alterations that had already been commenced as of February 22, 2019 to a residence in the ALR that, **if completed as designed**, will be an additional residence, may be completed if:

- a) Where building permit authorization **is required** by local government bylaw
  - all required authorizations to alter the residence were granted before February 22, 2019 and construction of the foundation of the residence substantially begins before February 22, 2019, AND
  - from the date alteration of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry; OR
- b) Where building permit authorization **is NOT required** by local government bylaw

- if no authorizations to alter the residence are required, construction of the foundation of the residence had substantially begun before February 22, 2019; AND
- from the date alteration of the residence began until completion, the construction or alteration (i) is carried out in accordance with all applicable authorizations and enactments, and (ii) continues without interruption, other than work stoppages considered reasonable in the building industry.

### **C. New Alterations Initiated After February 22, 2019**

Alterations that were not initiated by February 22, 2019 may also be undertaken in some circumstances on ALR land even without application to the Commission.

An owner who wishes to alter a residential structure that exists on ALR land on February 22, 2019 but that (a) is an additional structure; or (b) is a principal residence with a total floor area of more than 500 m<sup>2</sup>; or (c) is of a size or is sited in contravention of a regulation, may do so in some circumstances. The owner may alter the structure without applying to the Commission **only** if the alteration will lead to no further contravention of the ALCA or regulations: ALCA, s. 20.2.

The Commission expects that the alterations undertaken in the context of the above paragraph would eliminate, or at least reduce or not worsen, any pre-existing contravention of the ALCA or the regulations. It does not expect that alterations would increase the size of the residential structure or initiate a non-adhering residential use; any such alterations should be the subject of an application to the Commission.

An owner who wishes to alter a principal residence that will remain no larger than 500 m<sup>2</sup> and that will otherwise also remain in compliance with the ALCA and regulations may also do so without application to the Commission.

### **D. Manufactured Home on ALR Land**

If on February 22, 2019, there was one manufactured home which was an additional residence, was constructed in accordance with all applicable enactments, and was used as a residence by a member of the immediate family of the owner of the land in the ALR, it may continue to be used as a residence in the ALR if on February 22, 2019 there was one manufactured home, up to 9 m in width, constructed in accordance with all applicable enactments and used as a residence by a member of the immediate family of the owner of the land in the ALR, it may continue to be used as a residence in the ALR if:

- there is no other residence on the land other than the principal residence; AND
- the size and siting of the residence is not altered after February 22, 2019 unless
  - permitted on application, OR

- the size of the manufactured home or the total area occupied by all residences and other residential structures, roads and service lines, and all agricultural land between them, as applicable, is not increased by the alteration.

ALR Use Regulation, s. 32

There is no right to replace a residential structure which is permitted due to a grandfathering exception. An application to the Commission for its approval is required to replace such a structure. See the “Replacing a Residence” section for more information.

#### **E. Single-Level Accommodation Constructed Above an Existing Building on the Farm**

If on February 22, 2019 there was accommodation that had been constructed in accordance with all applicable enactments above an existing building on the farm and that had only a single level, it may continue to be used as a residence in the ALR if:

- there is no other residence on the land other than the principal residence; AND
- the size and siting of the residence is not altered after February 22, 2019 unless
  - permitted on application, OR
  - the total area occupied by all residences and other residential structures, roads and service lines, and all agricultural land between them, as applicable, is not increased by the alteration.

ALR Use Regulation, s. 32

There is no right to replace a residential structure which is permitted due to a grandfathering exception. An application to the Commission for its approval is required to replace such a structure. See the “Replacing a Residence” section for more information.

#### **F. Second Single Family Dwelling in Former Zone 2 (“Zone 2 Second SFD”)**

Until February 22, 2019, land in the ALR was considered to be either in Zone 1 (the panel regions of the South Coast, Island and Okanagan panels) or Zone 2 (the panel regions of the Interior, North and Kootenay panels).

Prior to February 22, 2019, certain activities were permitted in Zone 2 that were not permitted in Zone 1. The term “**Zone 2 Second SFD**” is used in this bulletin to refer to a second single family dwelling in the area of the province that until February 22, 2019 was Zone 2, if the parcel was at least 50 ha in size and if the total area occupied by all residences and other residential structures, roads and service lines, and all land between them, was 4 000 m<sup>2</sup> or less.

If on February 22, 2019 there was a “**Zone 2 Second SFD**” on Zone 2 land in the ALR, constructed in accordance with all applicable enactments, the Zone 2 Second SFD may continue to be used as a residence in the ALR if:

- there is no other residence on the land other than the principal residence; AND
- the size and siting of the Zone 2 Extra Home is not altered after February 22, 2019 unless
  - permitted on application, OR
  - the total area occupied by all residences and other residential structures, roads and service lines, and all agricultural land between them, as applicable, is not increased by the alteration.

ALR Use Regulation, s. 32

There is no right to replace a residential structure which is permitted due to a grandfathering exception. An application to the Commission for its approval is required to replace such a structure. See the “Replacing a Residence” section for more information.

## 6. REPLACING A RESIDENCE

The term “construct” includes “to replace a structure, 75% or more of which has been substantially damaged or destroyed”: ALCA, s. 1(1). In order to replace a structure, an owner must abide by the requirements in section 20.1 and, if applicable, section 20.2 of the ALCA.

### A. Parcels on which there is only one residence

If an owner is replacing the only residence on a parcel in the ALR, the total floor area of the new residence must not be more than 500 m<sup>2</sup>.

### B. Parcels on which there is more than one residence

An application to the Commission, and Commission approval of that application, are required to replace residences which pre-date the ALR (that is, are older than December 21, 1972), residences approved by local government under the former section 18 of the ALCA and its predecessors, residences permitted without application to the Commission under previous versions of the ALCA and regulations, and residences constructed in contravention of local zoning bylaws or the ALCA or regulations.

Whether an application is required to replace a residence that the Commission itself had previously approved on application may depend on the terms of that approval.

## 7. USE OF RESIDENCE IN ALR

Use of a residence located in the ALR is limited. Generally it may be used only as a residence, subject to limited exceptions:

### A. Secondary Suites

The use of land in the ALR for a secondary suite is permitted if there is one suite only, located in the principal residence: ALR Use Regulation, s. 31.

### B. Limited Accommodation for Tourists

See the Commission's information bulletin called "Accommodation for Tourists" for more information. Strict conditions must be met for such use.

## 8. SOIL OR FILL FOR RESIDENTIAL CONSTRUCTION

Removing soil from or placing fill on ALR land is permitted for the construction or maintenance of a principal residence if the total area from which soil is removed or on which fill is placed is 1,000 m<sup>2</sup> or less. If the affected area is in a floodplain, an additional condition applies: the resulting elevation level must be consistent with applicable local government or first nation government requirements for flood protection: ALR Use Regulation, s. 35.

Removing soil from or placing fill on ALR land in connection with other residential uses (such as for the construction of an additional residence, alteration of a residence or where the area affected by a principal residence is greater than 1,000 m<sup>2</sup>) is not permitted. An owner of ALR land seeking to remove soil or place fill may submit a notice of intent along with payment of the required fee to the ALC's chief executive officer requesting approval: ALCA, s. 20.3. The landowner may also apply to the Commission for a soil or fill use under s. 25 of the ALCA.

The following types of fill are prohibited on ALR land (ALR Use Regulation, s. 36):

- construction or demolition waste (including masonry rubble, concrete, cement, rebar, drywall and wood waste);
- asphalt;
- glass;
- synthetic polymers;
- treated wood;
- unchipped lumber.

## 9. INFRASTRUCTURE NECESSARY FOR RESIDENTIAL USE

Subject to any limits and conditions set out in Part 4 of the ALR Use Regulation, the use of agricultural land to construct, maintain or operate the following is permitted:

- (a) a structure, other than a residential structure, that is necessary for a residential use permitted under Part 4. Examples include detached garages;
- (b) a driveway or utility necessary for a residential use permitted under this part: ALR Use Regulation, s. 30.

## 10. APPLICATIONS FOR NON-ADHERING RESIDENTIAL USE

An owner may apply to the Commission for permission under section 25 of the ALCA for a non-adhering residential use: ALCA, s. 20.1(2). A “**non-adhering residential use**” means “any of the following: (a) an additional residence; (b) a principal residence having a total floor area that is more than 500 m<sup>2</sup>; (c) a use of a residential structure that contravenes the regulations”: ALCA, s. 1(1).

For more information on making applications to the Commission, please see the Commission's website, at [www.alc.gov.bc.ca/alc/content/applications-and-decisions](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions).

Section 25(1) of the ALCA provides that on receiving a use application the Commission normally may:

- refuse permission for the use applied for,
- grant permission, with or without limits or conditions, for the use applied for, or
- grant permission for an alternative use or subdivision, with or without limits or conditions, as applicable.

With respect to an application for a non-adhering residential use, the Commission (a) must consider the prescribed criteria, if any, (b) must not grant permission for an additional residence unless the additional residence is necessary for a farm use; and (c) must reject the application if required by the regulations to do so: ALCA, s. 25(1.1).

Examples of considerations that the Commission may take into account in determining a use application are found here: [www.alc.gov.bc.ca/alc/content/applications-and-decisions/what-the-commission-considers](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions/what-the-commission-considers)



## 11. GLOSSARY

The following key definitions are relevant to this information bulletin:

**“additional residence”** means “a residence on a parcel of agricultural land, other than the principal residence”: ALCA, s. 1(1)

**“alter”** means “the following: (a) to alter the exterior of a structure so as to increase its size; (b) to move or alter the exterior walls or edges of a structure so as to change its siting”: ALCA, s. 1(1)

**“as designed”** means as stated or shown in (a) a design, proposal or other plan approved under or accepted in support of an authorization, or (b) a design or plan finalized, before the date this section comes into force, by an architect or engineer or, if none, the designer of the residence, if no authorizations are needed to construct or alter the residence: ALCA, s. 20.2

**“authorization”** means a permit or other authorization, issued under an enactment, to construct or alter a residence: ALCA, s. 20.2

**“construct”** means “the following: (a) to build a new structure; (b) to place on land a new structure that is fully or partially pre-fabricated; (c) to replace a structure, 75% or more of which has been substantially damaged or destroyed”: ALCA, s. 1(1)

**“farm use”** means “an occupation or use of agricultural land for (i) farming land, plants, mushrooms, truffles or animals, (ii) a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*, or (iii) a purpose designated as a farm use by regulation”, but “farm use” does “not include a residential use or a soil or fill use”: ALCA, s. 1(1)

**“fill”** means “any material brought onto agricultural land other than materials exempted by regulation”: ALCA, s. 1(1)

**“non-adhering residential use”** means “any of the following: (a) an additional residence; (b) a principal residence having a total floor area that is more than 500 m<sup>2</sup>; (c) a use of a residential structure that contravenes the regulations”: ALCA, s. 1(1)

**“non-farm use”** means “a use of agricultural land other than a farm use, a residential use or a soil or fill use”: ALCA, s. 1(1)

**“pre-existing residential structure”** means “a residential structure that exists on agricultural land on the date this section comes into force [February 22, 2019], and (a) is an additional residence, (b) is a principal residence having a total floor area of more than 500 m<sup>2</sup>, or (c) is of a size or is sited in contravention of a regulation”: ALCA, s. 20.2

**“prescribed residential structure”** is either a “structure” that, or a “vehicle” that, is “used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in [Part 4 of the ALR Use Regulation]”: ALR Use Regulation, s. 29

**“principal residence”** means “the residence permitted under section 20.1(1)(a)”: ALCA, s. 1(1)

**“residential structure”** means “a structure used, during all or part of the year and whether fully or partially, as (a) a residence, (b) if prescribed, accommodation, or (c) if prescribed, in relation to a residence or accommodation”: ALCA, s. 1(1)

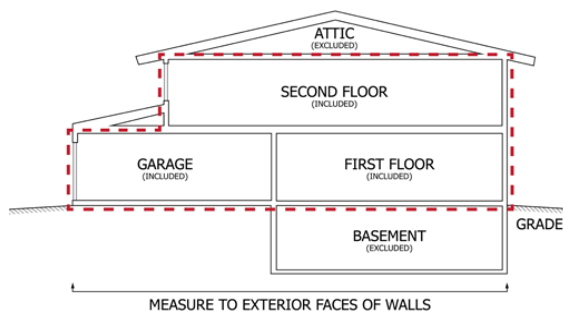
**“residential use”** means “a use of agricultural land for a residential structure” but “does not include a farm use or a soil or fill use”: ALCA, s. 1(1)

**“soil or fill use”** means “the removal of soil from, or the placement of fill on, agricultural land” but “does not include a farm use or a residential use”: ALCA, s. 1(1)

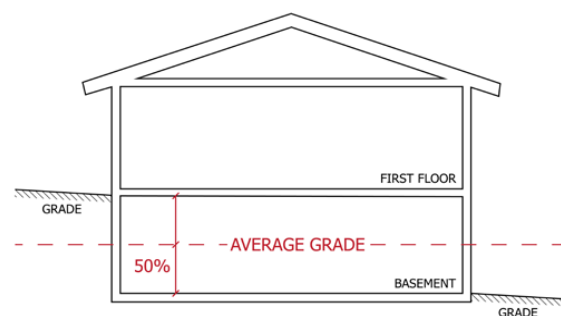
**“total floor area”** means, for purposes of the ALCA and ALR Use Regulation and pursuant to Commission Resolution No. 054N-2019, the total area of all floors measured to the outer surface of the exterior walls, including corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, enclosed porches or verandas, attached garages and excluding:

- (a) unenclosed carports;
- (b) basements, with basement meaning that portion of any floor area having more than one-half its vertical height below the average finished grade at the perimeter of a building;
- (c) attics, with attic meaning the unfinished space between the roof and the ceiling of the top storey of a building or between a partial wall and a sloping roof.

**Total Floor Area Illustration**



**Basement Illustration**



**“unfinished pre-existing residence”** see the definition at s. 20.2 of the ALCA and in the body of the information bulletin above

**“use or subdivision application”** means “an application for permission made under any of the following: (a) section 20 (2) for a non-farm use; (b) section 20.1 (2) (a) for a non-adhering residential use; (c) section 20.3 (5) for a soil or fill use; (d) section 21 (2) for subdivision”: ALCA, s. 1(1)

**“Zone 2 Second SFD”** means a second single family dwelling in the area of the province that until February 22, 2019 was Zone 2, but only if the parcel was at least 50 ha in size and if the total area occupied by all residences and other residential structures, roads and service lines, and all land between them, was 4 000 m<sup>2</sup> or less



**INFORMATION BULLETIN 06**

**ACCOMMODATION FOR TOURISTS IN THE ALR**

**February 25, 2019**

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## 1. SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**) and the Agricultural Land Reserve Use Regulation (the **ALR Use Regulation**), in relation to agri-tourism accommodation and tourist accommodation in the agricultural land reserve (**ALR**). The ALCA and ALR Use Regulation will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA and the ALR Use Regulation. All other applicable laws, regulations and bylaws related to accommodation for tourists must also be complied with.

## 2. RECENT CHANGES TO STATUTE AND REGULATIONS

Effective February 22, 2019, the ALCA has been amended and the ALR Use Regulation has been created. Though many concepts contained in the ALCA and its regulations are unchanged from the past, there have been changes to the use of ALR land for agri-tourism accommodation and tourist accommodation. All references in this information bulletin to the ALCA and the ALR Use Regulation are as of February 22, 2019, unless otherwise stated.

## 3. ROLE OF LOCAL GOVERNMENTS

### A. Role as Approving Body

The approvals that an approving body such as a local government may give in respect of the construction or alteration of residential structures for tourism are limited: ALCA, s. 18.

Any portion of a local government bylaw that purports to allow a use of land in the ALR that is not permitted under the ALCA or the ALR Use Regulation, or contemplates a use of land that would impair or impede the intent of the ALCA or the ALR Use Regulation, is inconsistent with the ALCA or the ALR Use Regulation and has no force or effect: ALCA, ss. 46(4), (5).

For example, **if a zoning bylaw provides for more agri-tourism accommodation or tourist accommodation on ALR land than do the ALCA and the ALR Use Regulation, the zoning bylaw's provision for that extra accommodation is of no force or effect and cannot be relied on.**

### B. Local Government May Restrict

**Local government bylaws can be more restrictive of residential use of the ALR, including use of land in the ALR for prescribed accommodation, than the ALCA: ALCA, s. 46(6).**

The ALR Use Regulation identifies certain designated farm uses and permitted non-farm uses that local governments must not prohibit, but places no limitation on local government powers to prohibit or otherwise restrict residential uses of ALR land.

A local government may decide that no agri-tourism accommodation or tourist accommodation should occur in its jurisdiction. The local government may expressly prohibit that use. Alternatively, the local government may simply not list those uses among uses that can occur in a particular zone, which accomplishes the same purpose. Where a zoning bylaw is in place, use of land for agri-tourism accommodation and tourist accommodation must be specifically permitted by the bylaw in order for that use to occur. Otherwise that use cannot occur even if the use would be compliant with the ALCA and ALR Use Regulation.

A local government also has the option of allowing agri-tourism accommodation or tourist accommodation, but allowing less than the ALCA and the ALR Use Regulation. For example, a local government bylaw may restrict the number of agri-tourism accommodation sleeping units to fewer than 10 and may specify the maximum number of persons who may be accommodated per sleeping unit.

Further, a local government may have additional requirements related to maximum floor area, parking, signage, setbacks, fire and emergency servicing, etc. Local governments that permit accommodation for tourists on ALR land may wish to develop monitoring methodology or require permits to ensure the occupation of the accommodation meets the requirements of their bylaws.

### **C. Areas Without Zoning Bylaws**

Note that some areas of the province do not have zoning bylaws. The absence of local zoning bylaws does not relieve a landowner from complying with the restrictions in the ALCA and ALR Use Regulation.

### **D. Applications**

An application to the Commission asking it to approve a non-adhering residential use, such as a use of a residential structure for accommodation that contravenes the regulations, may be submitted through the landowner's local government. For more information on the process for making applications to the Commission, please see the Commission's website, at [www.alc.gov.bc.ca/alc/content/applications-and-decisions](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions), as well as Section 6 of this information bulletin entitled "Applications For Non-Adhering Residential Use".

## **4. ACCOMMODATION FOR TOURISTS**

The ALR is **not** intended to be the venue for hotels or motels. The types of accommodation permitted in the ALR are very limited and subject to new restrictions for placement of fill and removal of soil. See Section 5 of this information bulletin entitled "Soil or Fill Restrictions for Accommodation Construction".

### A. Agri-Tourism Accommodation

The use of land in the ALR for providing accommodation in relation to an agri-tourism activity is permitted under section 33 of the ALR Use Regulation, without needing to bring an application to the Commission for that use, if **all** of the following apply:

- (1) the accommodation is in relation to an **“agri-tourism activity”**. Agri-tourism uses must be secondary to, incidental to and compatible with the agricultural production activities. Expressly under section 12 of the ALR Use Regulation, **“agri-tourism activity”** is an activity:
  - (a) conducted on land in the ALR that is classified as a farm under the *Assessment Act*;
  - (b) to which members of the public are ordinarily invited, whether or not a fee or other charge is payable;
  - (c) in connection with which no permanent facilities are constructed or erected. See ALC Policy L-04 for further discussion; AND
  - (d) that falls into one of the following categories:
    - (a) an agricultural heritage exhibit displayed on the agricultural land;
    - (b) a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;
    - (c) cart, sleigh and tractor rides on the agricultural land;
    - (d) subject to section 9 [*horse facilities*], activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;
    - (e) dog trials held on the agricultural land;
    - (f) harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;
    - (g) corn mazes prepared using corn produced on the agricultural land on which the activity is taking place;

- (2) the accommodation is located on land in the ALR that is classified as a farm under the *Assessment Act*: ALR Use Regulation, s. 33(2)(a);
- (3) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel: ALR Use Regulation, s. 33(2)(b);
- (4) the accommodation is limited to 10 sleeping units in total, including any bedrooms used for tourist accommodation under section 34 of the ALR Use Regulation: ALR Use Regulation, s. 33(2)(c). **"Sleeping unit"** means "(a) a bedroom or other area used for sleeping located in a residence, cabin or other structure; (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area": ALR Use Regulation, s. 33(1); AND
- (5) accommodation is provided on a seasonal or short-term basis only: ALR Use Regulation, s. 33(2)(d). **"Seasonal"** is a use or activity that fluctuates according to one or more seasons (spring, summer, fall and winter) (but not all seasons) or available or taking place during one or more seasons (but not all seasons) or at a specific time of the year. **"Short-term"** is the use by a tourist of accommodation for agri-tourism for a period of not more than 30 consecutive days.

Note that:

- **"Tourist"** is a person who travels for pleasure from place to place away from their permanent residence.

An owner of ALR land who wishes to construct or alter agri-tourism accommodation on ALR land must also comply with the requirements set out in section 20.1(1)(a) or (b) of the ALCA except as provided under section 32 of the ALR Use Regulation.

#### **B. Tourist Accommodation (B&B's)**

The use of land in the ALR for providing tourist accommodation is permitted under section 34 of the ALR Use Regulation, without needing to bring an application to the Commission for that use, subject to certain restrictions.

Note that:

- **"Tourist accommodation"** is in the nature of bed and breakfast use.
- **"Tourist accommodation"** may **only** occur in a principal residence.
- **"Tourist"** is a person who travels for pleasure from place to place away from their permanent residence.



### I. Tourist Accommodation in Compliant Principal Residence

Tourist accommodation on ALR land is permitted without application to the Commission in a principal residence that is 500 m<sup>2</sup> or less, and that is otherwise also in compliance with the ALR Use Regulation, if both of the following conditions are met:

- (a) the accommodation is limited to 4 bedrooms in total; AND
- (b) accommodation is provided on a short-term basis only.

**“Bedroom”** for the purpose of section 34 of the ALR Use Regulation means “a bedroom or other area used for sleeping in a residence”: ALR Use Regulation, s. 34(1).

**“Short-term basis”** means the use by a tourist of a bed and breakfast accommodation for a period of not more than 30 consecutive days.

### II. Tourist Accommodation in a Grandfathered Principal Residence

Tourist accommodation on ALR land is permitted without application to the Commission in a principal residence that has a total floor area of more than 500 m<sup>2</sup> or that is otherwise of a size or is sited in contravention of a regulation if all of the following conditions are met:

- on February 22, 2019, the number of bedrooms complied with section 3(1)(d) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, as it read immediately before February 22, 2019 (that is, “bed and breakfast use of not more than 4 bedrooms for short term tourist accommodation or such other number of bedrooms as specified in a local government bylaw, or treaty first nation government law, applicable to the area in which the parcel is located”);
- the number of bedrooms is not changed after February 22, 2019 unless (i) permitted under section 25 or 45 of the ALCA, or (ii) the number of bedrooms is not increased by the change; AND
- accommodation is provided on a short-term basis only.

An owner of ALR land who wishes to construct or alter tourist accommodation use in a principal residence on ALR land must also comply with the requirements set out in section 20.1(1)(a) or (b) of the ALCA except as provided under section 32 of the ALR Use Regulation.

## **5. SOIL OR FILL RESTRICTIONS FOR ACCOMMODATION CONSTRUCTION**

Removing soil from or placing fill on ALR land is permitted for the construction or maintenance of a principal residence if the total area from which soil is removed or on which fill is placed is 1,000 m<sup>2</sup> or less. If the affected area is in a floodplain, an additional condition applies: the resulting elevation level must be consistent with applicable local

government or first nation government requirements for flood protection: ALR Use Regulation, s. 35.

Removing soil from or placing fill on ALR land in connection with other residential uses (such as the construction of residential structures for agri-tourism accommodation or where the area affected by a principal residence is greater than 1,000 m<sup>2</sup>) is not permitted. An owner of ALR land seeking to remove soil or place fill may submit a notice of intent along with payment of the required fee to the ALC's chief executive officer requesting approval: ALCA, s. 20.3. The landowner may also apply to the commission for a soil or fill use under s. 25 of the ALCA.

The following types of fill are prohibited on ALR land (ALR Use Regulation, s. 36):

- construction or demolition waste (including masonry rubble, concrete, cement, rebar, drywall and wood waste);
- asphalt;
- glass;
- synthetic polymers;
- treated wood;
- unchipped lumber.

## 6. APPLICATIONS FOR NON-ADHERING RESIDENTIAL USE

An owner may apply to the Commission for approval under section 25 of the ALCA for a non-adhering residential use: ALCA, s. 20.1(2). A **“non-adhering residential use”** means “any of the following: (a) an additional residence; (b) a principal residence having a total floor area that is more than 500 m<sup>2</sup>; (c) a use of a residential structure that contravenes the regulations”: ALCA, s. 1(1). For example, use of more than four bedrooms in a principal residence for short-term tourist accommodation would be a non-adhering residential use requiring an application (subject to the potential exception for Tourist Accommodation in a Grandfathered Principal Residence discussed above).

For more information on making applications to the Commission, please see the Commission's website, at [www.alc.gov.bc.ca/alc/content/applications-and-decisions](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions).

Section 25(1) of the ALCA provides that on receiving a use application the Commission may:

- refuse permission for the use applied for,
- grant permission, with or without limits or conditions, for the use applied for, or
- grant permission for an alternative use or subdivision, with or without limits or conditions, as applicable.

With respect to an application for a non-adhering residential use, the Commission (a) must consider the prescribed criteria, if any, (b) must not grant permission for an additional residence unless the additional residence is necessary for a farm use; and (c) must reject the application if required by the regulations to do so: ALCA, s. 25(1.1).

Examples of considerations that the Commission may take into account in determining an application are found here: <https://www.alc.gov.bc.ca/alc/content/applications-and-decisions/what-the-commission-considers>

## 7. GLOSSARY

The following key definitions are relevant to this information bulletin:

**“agri-tourism activity”** means “an activity referred to in section 12” of the ALR Use Regulation: ALR Use Regulation, s. 1

**“additional residence”** means “a residence on a parcel of agricultural land, other than the principal residence”: ALCA, s. 1(1)

**“alter”** means “the following: (a) to alter the exterior of a structure so as to increase its size; (b) to move or alter the exterior walls or edges of a structure so as to change its siting”: ALCA, s. 1(1)

**“authorization”** means a permit or other authorization, issued under an enactment, to construct or alter a residence: ALCA, s. 20.2

**“bedroom”** means “a bedroom or other area used for sleeping in a residence”: ALR Use Regulation, s. 34(1)

**“construct”** means “the following: (a) to build a new structure; (b) to place on land a new structure that is fully or partially pre-fabricated; (c) to replace a structure, 75% or more of which has been substantially damaged or destroyed”: ALCA, s. 1(1)

**“farm use”** means “an occupation or use of agricultural land for (i) farming land, plants, mushrooms, truffles or animals, (ii) a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*, or (iii) a purpose designated as a farm use by regulation”, but “farm use” does “not include a residential use or a soil or fill use”: ALCA, s. 1(1)

**“fill”** means “any material brought onto agricultural land other than materials exempted by regulation”: ALCA, s. 1(1)

**“non-adhering residential use”** means “any of the following: (a) an additional residence; (b) a principal residence having a total floor area that is more than 500 m<sup>2</sup>; (c) a use of a residential structure that contravenes the regulations”: ALCA, s. 1(1)

**“non-farm use”** means “a use of agricultural land other than a farm use, a residential use or a soil or fill use”: ALCA, s. 1(1)

**“pre-existing residential structure”** means “a residential structure that exists on agricultural land on the date this section comes into force [February 22, 2019], and (a) is an additional residence, (b) is a principal residence having a total floor area of more than 500 m<sup>2</sup>, or (c) is of a size or is sited in contravention of a regulation”: ALCA, s. 20.2

**“prescribed residential structure”** is either a “structure” that, or a “vehicle” that, is “used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in [Part 4 of the ALR Use Regulation]”: ALR Use Regulation, s. 29

**“principal residence”** means “the residence permitted under section 20.1(1)(a)”: ALCA, s. 1(1)

**“residential structure”** means “a structure used, during all or part of the year and whether fully or partially, as (a) a residence, (b) if prescribed, accommodation, or (c) if prescribed, in relation to a residence or accommodation”: ALCA, s. 1(1)

**“residential use”** means “a use of agricultural land for a residential structure” but “does not include a farm use or a soil or fill use”: ALCA, s. 1(1)

**“seasonal”** means a use or activity that fluctuates according to one or more seasons (spring, summer, fall and winter) (but not all seasons) or available or taking place during one or more seasons (but not all seasons) or at a specific time of the year

**“short-term basis”** means the use by a tourist of accommodation for a period of not more than 30 consecutive days

**“sleeping unit”** means “(a) a bedroom or other area used for sleeping located in a residence, cabin or other structure; (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area”: ALR Use Regulation, s. 33(1)

**“soil or fill use”** means “the removal of soil from, or the placement of fill on, agricultural land” but “does not include a farm use or a residential use”: ALCA, s. 1(1)

**“tourist”** is a person who travels for pleasure from place to place away from their permanent residence

**“use or subdivision application”** means “an application for permission made under any of the following: (a) section 20 (2) for a non-farm use; (b) section 20.1 (2) (a) for a non-adhering residential use; (c) section 20.3 (5) for a soil or fill use; (d) section 21 (2) for subdivision”: ALCA, s. 1(1)



**INFORMATION BULLETIN 07**  
**SOIL OR FILL USES IN THE ALR**

**March 22, 2019**

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## 1. SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**), the Agricultural Land Reserve General Regulation (the **ALR General Regulation**) and the Agricultural Land Reserve Use Regulation (the **ALR Use Regulation**), in relation to fill placement or soil or aggregate removal in the agricultural land reserve (**ALR**). The ALCA, the ALR General Regulation and the ALR Use Regulation will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA, the ALR General Regulation and the ALR Use Regulation. All other applicable provincial and federal laws and regulations, as well as applicable local government bylaws, must also be complied with.

## 2. RECENT CHANGES TO STATUTE AND REGULATIONS

Effective February 22, 2019, the ALCA has been amended and the ALR Use Regulation has been created. Though many concepts contained in the ALCA and its regulations are unchanged from the past, there have been significant changes in relation to fill placement, soil removal, and aggregate removal. All references in this information bulletin to the ALCA and its regulations are as of February 22, 2019, unless otherwise stated.

The following is a summary of key fill placement, soil removal, and aggregate removal changes to the ALCA and ALR Use Regulation:

- Farm use is no longer defined in any circumstance to include soil removal or fill placement.
- Non-farm use is no longer defined in any circumstance to include soil removal or fill placement.
- Only in very limited circumstances, which are expressly identified in the ALR Use Regulation, can fill placement or removal of soil or aggregate be undertaken without interaction with the Agricultural Land Commission (ALC) via a *Notice of Intent* or a *Soil or Fill Use Application* as outlined in this bulletin.
- Prohibited fill has been defined.

The changes to the ALCA and the regulations mean that previous ALC bylaws, policies and information bulletins in relation to fill placement, soil removal and aggregate removal are superseded.

**Anyone who intends to place fill on land in the ALR or to remove soil or aggregate from land in the ALR must comply with the ALCA and its regulations.**

### 3. PLACEMENT OF FILL OR REMOVAL OF SOIL IN THE ALR

#### A. Fill Placement or Soil Removal That May Occur Without Authorization

See Section 4 of this bulletin for information on Aggregate Removal.

The following fill placement or soil removal activities are permitted uses and are considered “**Exempted Activities**” or an “**Exempted Activity**” and do not require authorization from the ALC:

- constructing or maintaining a structure for farm use OR for a principal residence **if** both of the following conditions are met:
  - (i) the total area from which soil is removed, or on which fill is placed, is 1,000 m<sup>2</sup> or less; AND
  - (ii) if the area from which the soil is removed, or on which the fill is placed, is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain;

See the Section 9 “Glossary”, found at the end of this bulletin, for the definition of “**structure for farm use**” and “**principal residence**”.

- constructing or maintaining berms for producing cranberries, if any fill placed on the area is (i) no higher than 2 m above the natural grade, and (ii) no wider than 10 m at the base;
- constructing or maintaining flood protection dikes, drainage, irrigation and livestock watering works for farm use, if the total annual volume of soil removed or fill placed is 320 m<sup>3</sup>/16 ha or less;
- maintaining an existing farm road, if the total annual volume of soil removed or fill placed is 50 m<sup>3</sup> or less;
- using clean sand as a top-dress for berry production, if the total annual volume of soil removed or fill placed is 100 m<sup>3</sup>/ha or less;
- applying soil amendments, if incorporated into the soil to a depth of 30 cm or less. “Soil amendment” means compost, fertilizer, manure, mulch and soil conditioners;
- conducting soil research and testing, if the soil removed or fill placed is limited to the amount necessary for the research or testing.

For any of the above purposes, fill must not include any of the following, which are defined as **Prohibited Fill** in the ALR Use Regulation:

- (a) construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste;
- (b) asphalt;
- (c) glass;

- (d) synthetic polymers (e.g., plastic drainage pipe);
- (e) treated wood;
- (f) unchipped lumber.

#### **B. Fill Placement or Soil Removal That Requires Authorization**

Other than those fill placement and soil removal activities described as Exempted Activities, a person must not place fill on, or remove soil from, land in the ALR without successfully completing one of the following processes:

- **Notice of Intent** – A landowner who wishes to place fill or remove soil in the ALR must submit a *Notice of Intent* to the CEO of the Commission in accordance with the process set out in this bulletin in Section 5.
- **Soil or Fill Use Application** - A landowner is always at liberty to make an application for fill placement or soil removal to be decided by the Commission under s. 25 of the ALCA. If the Commission approves the *Soil or Fill Use Application*, the landowner may proceed with the approved use on the terms of that approval.

If a landowner is unsure as to which type of authorization they should seek, they should contact the Commission staff for guidance at [ALC.Soil@gov.bc.ca](mailto:ALC.Soil@gov.bc.ca).

**A person who places fill or removes soil from land in the ALR without successfully having completed one of these processes, may be subject to a penalty or order to remediate the land or remove the unauthorized fill.**

### **4. REMOVAL OF AGGREGATE**

#### **C. Aggregate Removal That May Occur Without Authorization**

If a person engages in aggregate removal within the following parameters, a *Notice of Intent* is not required and the removal will not breach the ALCA (ALR Use Regulation, s. 26) (a "**Section 26 Aggregate Removal**") if:

- the total volume of aggregate removed from any single parcel is less than 500 m<sup>3</sup>; and,
- regardless of the volume of aggregate removed, the disturbed area is rehabilitated in accordance with good agricultural practice as soon as reasonably practicable after (i) aggregate removal is complete, if the aggregate is removed as part of a single continuous operation, or (ii) each stage of aggregate removal is complete, if subparagraph (i) does not apply; and,
- the cultivable surface layer of soil is salvaged, stored on the parcel and available for rehabilitation in accordance with the bullet point above.

#### **D. Aggregate Removal That Requires Authorization**

A person must not remove aggregate from land in the ALR, with the exception of activities related to Section 26 Aggregate Removal, without successfully completing either a *Notice of Intent* or *Soil or Fill Use Application*, as described in this bulletin.



**A person who removes aggregate from land in the ALR without successfully having completed one of these processes, may be subject to a penalty or order to remediate the land or remove the unauthorized fill.**

## 5. PROCESS TO REQUEST AUTHORIZATION

If a landowner is unsure as to which type of authorization they should seek, they should contact ALC staff for guidance at [ALC.Soil@gov.bc.ca](mailto:ALC.Soil@gov.bc.ca).

### A. Notice of Intent Process

If a landowner intends to place fill or remove soil or aggregate for reasons other than an Exempted Activity, the landowner must submit the *Notice of Intent* prior to initiating an activity. The *Notice of Intent* is submitted through the ALC Application Portal along with the prescribed \$150 fee: ALCA s. 20.3(1)(c), ALCA General Regulation, s. 33.1(6). This is the required manner of submission under s. 20.3(1)(c) of the ALCA. Please see [www.alc.gov.bc.ca/alc/content/applications-and-decisions](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions) on the ALC website for more information.

**The purpose of a *Notice of Intent* is to seek authorization prior to lawful placement of fill or removal of soil or aggregate, and not as a mechanism to seek retroactive approval.**

#### I. Receipt of a Complete Notice of Intent

The CEO and employees of the Commission to whom authority is delegated under s. 20.3(6) of the ALCA (together referred to as the CEO as applicable in this bulletin) have certain powers and functions once both the *Notice of Intent* and fee have been received. The CEO will acknowledge the *Notice of Intent* when it has been received in the required form and manner and the fee has been paid. The *Notice of Intent* is not considered to be complete unless it is submitted to the CEO in the required form and manner and the fee has been paid.

**The 60 calendar day period for reviewing the *Notice of Intent* does not start running until the *Notice of Intent* has been acknowledged as complete.**

#### II. Additional Information Request from CEO

Upon review of a complete Notice of Intent, the CEO may request additional information from the landowner who submitted the *Notice of Intent*: ALCA s. 20.3(2)(a). The CEO has 60 days from when the *Notice of Intent* (in the form and manner) is found to be complete to request additional information.

Once all of the additional information requested by the CEO is provided, the CEO has 60 days either to:

- approve the placement of fill or the removal of soil or aggregate (either as set out in the *Notice of Intent* or subject to limits and conditions) (the “**CEO Approval**”) or
- issue a written order that the person stop or not engage in placing fill or removing soil or aggregate (the “**CEO Refusal**”): ALCA s. 20.3(2), (4).

**The 60 day period for issuing either the CEO Approval or the CEO Refusal does not start running until the CEO has received all of the additional information requested.**

If the CEO does not issue either a CEO Approval or a CEO Refusal within the 60 day period from receipt of all the additional information requested, fill placement or removal of soil or aggregate as described in the *Notice of Intent* will not contravene the ALCA or the regulations except if Prohibited Fill is placed on the property.

### III. CEO does not request additional information

If the CEO does not request additional information from the person who submitted the *Notice of Intent*, the CEO must within 60 days from receipt of the *Notice of Intent* (in the required form and manner) and fee, either:

- approve the fill placement or soil or aggregate removal activity (either as set out in the notice or subject to limits and conditions)(**CEO Approval**), or
- issue a written order that the person stop or not engage in placing fill or removing soil or aggregate (**CEO Refusal**): ALCA s. 20.3(2), (4).

### IV. Compliance with CEO Approval

A landowner who receives a CEO Approval may place fill or remove soil or aggregate in accordance with the terms of that approval. The CEO Approval will indicate terms and conditions of the fill placement or soil or aggregate removal activity.

### V. CEO Refusal

If the landowner who receives a CEO Refusal still wishes to place fill or remove soil or aggregate, he or she must submit and have an approved *Soil or Fill Use Application* to the Commission.

## **B. Soil or Fill Use Application Process**

A *Soil or Fill Use Application* is a form of “use application” to be decided by the Commission under s. 25 of the ALCA. A *Soil or Fill Use Application* may be made in any of the following circumstances:

- if a landowner in the ALR wishes to seek Commission approval via a use application rather than going through the *Notice of Intent* process;
- if a landowner in the ALR commences but changes their mind before completion of the *Notice of Intent* process and wishes to seek Commission approval via a use application;
- if at the conclusion of the *Notice of Intent* process, the CEO has issued a CEO Approval and the landowner is not satisfied with the terms and conditions of that approval and wishes to have different terms and conditions; or
- if at the conclusion of the *Notice of Intent* process, the CEO has issued a CEO Refusal.

If a *Notice of Intent* and associated fee have already been submitted, the *Soil or Fill Use Application* fee is \$1,350; otherwise the fee is \$1,500: ALR General Regulation, s. 33(1.1).

The *Soil or Fill Use Application* must be submitted through the ALC Application Portal. Please see [www.alc.gov.bc.ca/alc/content/applications-and-decisions](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions) on the ALC website for more information. This is the required manner of submission under s. 20.3(5) of the ALCA.

On receiving a *Soil or Fill Use Application*:

- the Commission must reject the application if the fill to be placed includes any form of **Prohibited Fill**; or,
- the Commission must do one of the following:
  - (a) refuse permission for the fill placement or removal of soil or aggregate;
  - (b) grant permission, with or without terms or conditions, for the use applied for, or
  - (c) grant permission for an alternative use, with or without terms or conditions, as applicable: ALCA, s. 25(1)(b).

### C. Soil or Fill Use Application Considerations

For examples of general considerations that the Commission may take into account in determining a use application, please see [www.alc.gov.bc.ca/alc/content/applications-and-decisions/what-the-commission-considers](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions/what-the-commission-considers).

Among the considerations that the Commission is likely to take into account on a *Soil or Fill Use Application* for soil or fill use are the following:

- Will the fill placement or soil removal aid the farm/farming activity?
- Will the fill placement or soil removal reduce the agricultural capability of the land, degrade soils, or limit the range of crops that can be grown on the subject property compared to the current crop suitability of the land?
- Is fill placement or soil removal the only means available to address implementation of standard agricultural best practices?
- Will the fill placement or soil removal aid in the rehabilitation of agricultural lands severely impacted by past fill activities or other activities that have degraded agricultural land, whether permitted or not permitted?
- Will the fill placement foul, obstruct, or impede the flow of any waterway?
- If fill is required for drainage improvements, will the proposed fill height exceed more than 0.5 metres above the maximum height of the water table (as confirmed by a Qualified Registered Professional) which is equivalent to a Class 1 excess water limitation?

- Will the final finished grade of the subject property complement adjacent landforms and provide for a smooth transition between the land contours and drainage channels on adjacent lands and the reclaimed area?
- How long are fill placement activities expected to last? Generally, the Commission will not consider fill placement activities that would extend beyond two years.

If the Commission approves a *Soil or Fill Use Application*, the fill placement or soil or aggregate removal activity may proceed only in accordance with that approval.

A person who places fill or removes soil or aggregate from land in the ALR without successfully having completed a *Notice of Intent* or a *Soil or Fill Use Application* may be subject to a penalty or order to remediate the land or remove the unauthorized fill.

**A *Notice of Intent* may NOT be made for a *Soil or Fill Use Application* that was refused by the Commission.**

## 6. ROLE OF LOCAL GOVERNMENT

The role of local government will depend on the whether the landowner has submitted a *Notice of Intent* or a *Soil or Fill Use Application*.

### E. Notice of Intent

Local governments are notified when a *Notice of Intent* is submitted; however they do not have a role in processing or evaluating a *Notice of Intent*, unless the CEO requests their input. Local governments are also copied on decisions once the CEO has rendered them.

The local government must NOT approve or permit fill placement or soil or aggregate removal activities unless:

- the fill placement or soil removal is an **Exempted Activity**; or,
- there is a CEO Approval for the fill placement or removal of soil or aggregate.

### F. Soil or Fill Use Application

An application to the Commission asking it to approve a soil or fill use may be submitted through the local government.

Local governments that receive a *Soil or Fill Use Application* under section 34 (4) of the ALCA must:

- (a) review the application, and
- (b) forward to the Commission the application together with the comments and recommendations of the local government or the first nation government in respect of the application

The local government must NOT approve or permit fill placement or removal of soil or aggregate until such time that the Commission has approved the *Soil or Fill Use Application* for the subject property.

For more information on the process for making applications to the Commission, please see the Commission's website at [www.alc.gov.bc.ca/alc/content/applications-and-decisions](http://www.alc.gov.bc.ca/alc/content/applications-and-decisions).

#### G. Consistency with Zoning and Other Bylaws

Any portion of a local government bylaw that intends to allow a use of land in the ALR that is not permitted under the ALCA or the ALR Use Regulation, or contemplates a use of land that would impair or impede the intent of the ALCA or the ALR Use Regulation, is inconsistent with the ALCA or the ALR Use Regulation and has no force or effect: ALCA, ss. 46(4), (5).

The placement of fill or removal of soil or aggregate in contravention of the ALCA or the ALR Use Regulation may be subject to compliance and enforcement action even if the use seems to comply with a local government bylaw.

### 7. LAND DEVELOPMENT WORKS

Farm use of land in the ALR includes "a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*": ALCA, s. 1. The definition of "farm operation" in the *Farm Practices Act* includes "clearing, draining, irrigating or cultivating land" if "involved in carrying on a farm business". A subset of this category of work is known as "land development works", which includes all of the following:

- (a) levelling and berming agricultural land;
- (b) constructing reservoirs;
- (c) constructing works ancillary to clearing, draining, irrigating, levelling or berming agricultural land and to constructing reservoirs.

Some of these land development works may require fill placement or removal of soil; however, **this does not mean that these activities can occur without authorization of the Commission.** Authorization in the form of a *Notice of Intent* or *Soil or Fill Use Application* **must be obtained** (other than for **Exempted Activities**) before the fill placement or soil or aggregate removal activity associated with land development works is undertaken.

### 8. RESIDENTIAL CONSTRUCTION

Fill placement or removal of soil or aggregate is permitted for the construction or maintenance of a principal residence if:

- the total area from which soil or aggregate is removed or on which fill is placed is 1,000 m<sup>2</sup> or less, AND

- the total floor area of the principal residence is 500 m<sup>2</sup> or less, or the residence has been authorized by a *Non-Adhering Residential Use Application*. See Information Bulletin 05: Residences in the ALR for more information on residential uses.

If the affected area is in a floodplain, an additional condition applies: the resulting elevation level must be consistent with applicable local government or first nation government requirements for flood protection: ALR Use Regulation, s. 35.

Removing soil or aggregate from, or placing fill on, ALR land in connection with other residential uses (such as for the construction of an additional residence, alteration of a residence or where the area affected by a principal residence is greater than 1,000 m<sup>2</sup>) is not permitted. A landowner seeking to remove soil or aggregate or place fill that exceeds the 1000 m<sup>2</sup> condition may submit a *Notice of Intent* along with payment of the required fee. The landowner may also apply to the Commission through a *Soil or Fill Use Application* under s. 25 of the ALCA.

**Prohibited Fill is not permitted for the construction or maintenance of any residential uses.**

## 9. COMPLIANCE AND ENFORCEMENT

The Commission receives many complaints regarding fill, soil and aggregate-related activities on ALR land. Compliance and enforcement officials of the Commission have a wide range of compliance and enforcement mechanisms available under ss. 49-57 of the ALCA. This includes mechanisms to ensure that the ALCA, regulations and orders are complied with, that land can be rehabilitated where non-compliance occurs, and that violations can be penalized administratively or through the courts.

**The purpose of a *Notice of Intent* is to seek authorization prior to lawful placement of fill or removal of soil and aggregate, and not as a mechanism to seek retroactive approval.**

## 10. GLOSSARY

The following key definitions are relevant to this information bulletin:

**“aggregate”** means sand, gravel, crushed stone, quarry rock and similar materials used in the construction and maintenance of civil and structural projects

**“ALCA”** means the *Agricultural Land Commission Act*

**“ALR”** means the Agricultural Land Reserve

**“ALR General Regulation”** means the Agricultural Land Reserve General Regulation

**“ALR Use Regulation”** means the Agricultural Land Reserve Use Regulation

**“berming”** means the construction of dykes;

**“CEO”** means the Chief Executive Officer of the Commission and, as applicable, such employees to whom powers and duties are delegated under s. 20.3(6) of the ALCA

**“clearing”** means tree and stump removal undertaken to prepare land for cultivation

**“Farm Practices Act”** means the *Farm Practices Protection (Right to Farm) Act*

**“structure for farm use”** means structures used in a farm operation for the growing, producing, raising, or keeping of farm animals or plants, including mushrooms and aquaculture facilities, and the primary products of those plants and animals

**“farm use”** (a) means an occupation or use of agricultural land for (i) farming land, plants, mushrooms, truffles or animals, (ii) a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act* or (iii) a purpose designated as a farm use by regulation, and (b) does not include a residential use or a soil or fill use: ALCA, s. 1

**“fill”** means “any material brought onto agricultural land other than materials exempted by regulation”: ALCA, s. 1

**“flood protection requirements”** means the elevation level as established by local government bylaws for flood protection within a defined floodplain

**“levelling”** means reshaping the soil surface within a field or parcel of land to eliminate high and low areas and resulting in a uniform field level (that is, cutting high spots and filling in low spots);

**“non-farm use”** means “a use of agricultural land other than a farm use, a residential use or a soil or fill use”: ALCA, s. 1

**“Notice of Intent”** means a notice of intent submitted to the CEO under s. 20.3(1)(c)(ii) of the ALCA, in the form and manner that the CEO requires

**“placement”** of fill, or **“fill placement”**, means to deposit, place, store, or stockpile directly or indirectly, fill on any land in the ALR, where that fill did not previously exist

**“principal residence”** means the residence permitted under section 20.1(1)(a) of the ALCA

**“Prohibited Fill”** means (a) construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste; (b) asphalt; (c) glass; (d) synthetic polymers; (e) treated wood; (f) unchipped lumber: ALR Use Regulation, s. 36.

**“Qualified Registered Professional”** means a person registered with a professional association including the Association of Professional Engineers and Geoscientists of BC, the Corporation of the Province of British Columbia Land Surveyors, British Columbia Institute of Agrologists or another person who is qualified because of knowledge, training and experience to organize, supervise and perform the relevant services

**“remove”** or **“removal”** means the act of removing soil or aggregate from any land in the ALR, where it existed or stood, which place or location shall include a stockpile or other storage facility

**“reservoir”** means a water impoundment that is used for agricultural water supply.

**“soil”** includes the entire mantle of unconsolidated material above bedrock other than minerals as defined in the *Mineral Tenure Act*: ALCA, s. 1

**“soil amendment”** means compost, fertilizer, manure, mulch and soil conditioners: ALR Use Regulation, s. 1

**“soil conditioner”** means organic or inorganic matter that has beneficial effects on the biological, chemical, or physical properties of soil

**“soil or fill use”** means (a) the removal of soil from, or the placement of fill on, agricultural land, and (b) does not include a farm use or a residential use: ALCA, s. 1

**“Soil or Fill Use Application”** means an application for permission made for a soil or fill

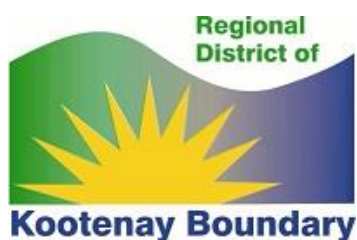
**“stockpile”** means a man-made accumulation of soil, fill, or organic materials held in reserve for future use, distribution or removal.

**“use application”** means an application for permission made under any of the following: (a) s. 20(2) of the ALCA for a non-farm use; (b) s. 20.1(2)(a) for a non-adhering residential use; (c) section 20.3 (5) for a soil or fill use: ALCA, s. 1

**“wood residue”** as defined by the Code of Practice for Agricultural Environmental Management means wood or a wood product that (a) is chipped or ground, (b) originates from (i) wood processing, (ii) the clearing of land, if the majority of the greenery is removed and no soil is present, or (iii) trimming or pruning activities, (c) has not been treated or coated with chemicals, including preservatives, glues, paints, varnishes, oils or finishing materials, (d) does not contain a foreign substance harmful to humans, animals, or plants when combusted, (e) has not been exposed to salt water, and (f) has not been used for or recovered from construction or demolition activities

**“wood waste”** includes wood residue, hog fuel, mill ends, bark, and sawdust, but does not include demolition waste, construction waste, tree stumps, branches, logs or log ends, or log yard waste





## STAFF REPORT

**Date:** 11 Apr 2019 **File** ES - Solid Waste  
**To:** **Chair McGregor and Solid Waste Management Plan Steering and Monitoring Committee**  
**From:** Janine Dougall, General Manager of Environmental Services  
**Re:** Organics Infrastructure Program Grant  
 - Financial Considerations

### Issue Introduction

A Staff Report from Janine Dougall, General Manager of Environmental Services regarding the Organics Infrastructure Program Grant and implications to RDKB application.

### History/Background Factors

The Regional District of Kootenay Boundary (RDKB) has been in the process of completing an Organics Management Strategy with the intent of submitting an application for funding under the Organics Infrastructure Program. An Expression of Interest was submitted in November 2018, which has been accepted and makes the RDKB eligible to submit a formal application.

At this time, there are two potential applications being contemplated. One is to upgrade the Grand Forks facility to process organic wastes generated in the Boundary Wasteshed. The other application would be for the upgrading of the Grand Forks facility to become a Regional facility capable of processing organic wastes from the Boundary and McKelvey Creek Wastesheds. Both applications would be for projects that produce a Class A compost product and meet the Organic Matter Recycling Regulation. The current costs estimated for these projects are between 2.4-4.9 million dollars. It should be noted that although two applications are currently under consideration, the RDKB will only be allowed to submit one application for upgrades to the Grand Forks facility.

On March 20, 2019 the application intake for the Organics Infrastructure Program was opened and a "Guide for Submitting an Application" was released. Applications will be accepted until May 22, 2019.

Initial review of the "Guide" indicates that the RDKB will have to show evidence that the applicant's full share of funding has been or will be secured at the time of application submission. Further, the application must demonstrate that the funds have been committed to operate, maintain and plan for replacement.

For local governments the funding breakdown is up to 33% Federal, 33% Provincial and 33% Ultimate Recipient.

There is eligibility to stack up to a maximum of 40% for the Federal contribution, subject to approval from the Ministry of Municipal Affairs and Housing. The use of Gas Tax Community Works Funds are considered a federal contribution for these purposes.

*Potential Revenue Sources for the Required Contribution Amounts by the RDKB*

The following are potential sources of revenue for the required contribution by the RDKB:

- Revenue from the sale of the Trail Airport Lands
    - o Directed by a resolution, revenue that was generated from the sale of the Trail Airport, was allocated to a capital reserve account in Environmental Services for environmental purposes with a specific project to be selected at a later date. The current amount available in that reserve fund is \$1,273,033.
  - Other reserve monies available in the Regional Solid Waste Budget (010)
    - o If utilized as outlined in the approved 2019-2023 Regional Solid Waste Budget (010), available reserves would be valued at \$362,336 at the end of December 31, 2019.
- Combining the reserve monies listed above results in a total amount available of \$1,635,369 at the end of December 31, 2019.
- Gas Tax Community Works Fund to top up the Federal contribution to 40% and thereby reducing the Ultimate Recipient contribution to 26%.
    - o Attached is the February 28, 2019 Gas Tax Community Works Fund report for Areas A-E for information.
  - Short term borrowing
    - o Should short term borrowing be utilized, the RDKB would need to have a bylaw authorizing the borrowing of funds with third reading to submit with the application.

### **Implications**

The current estimates for the construction of a Regional Organics Composting facility is approximately 3.2-4.9 million dollars. If we assume a total project cost of 5 million dollars the following table outlines what the required contributions would be for the project under two different funding scenarios.

#### *Scenario 1 – Normal Funding Breakdown*

Federal (33%)	Provincial (33%)	Ultimate Recipient (33%)	Project Total
\$1,665,000	\$1,665,000	\$1,665,000	\$5,000,000

Under this scenario the RDKB would not have the sufficient amount of reserve monies to fully cover the required amount of contributions. An estimated shortfall of \$29,631 exists, which could be made up with a tax increase, increased revenues from tipping fees or short term borrowing.

#### *Scenario 2 – Top Up Federal Contribution Using Gas Tax Community Works Fund*

Federal (40%)	Provincial (33%)	Ultimate Recipient (26%)	Project Total
\$1,665,000 (OIP)			
\$350,000 (CGT)	\$1,665,000	\$1,320,000	\$5,000,000

Under this scenario the RDKB would have sufficient funds in reserve monies to cover the required contribution amount. However, it is understood that the use of Gas Tax Community Works Fund monies is challenging as rural and municipal funds are typically allocated to more locally relevant projects and hence are not normally available to support Regional projects.

The additional complexity to the funding for the development of organics processing infrastructure is the potential need to construct a transfer station to allow for the organics collected in the McKelvey Creek Wasteshed to be transported to a processing facility. The estimated costs for this infrastructure is \$500,000 to \$750,000. It should be noted that these costs are not eligible for funding under the Organics Infrastructure Program, however Gas Tax Community Works Funds could be utilized.

### **Advancement of Strategic Planning Goals**

The Strategic Planning Goals that would be related to this issue are that we will continue to focus on waste management, focusing on organizational excellence and being responsible and proactive in funding our services.

### **Background Information Provided**

Gas Tax Agreement EA Committee (February 28, 2019)

**Alternatives**

1. That the Board of Directors direct that for the application under the Organics Infrastructure Program that the funding required for the development of organics processing infrastructure be primarily sourced from the reserve monies from the sale of the Trail Airport lands as well as other reserve monies available in the Regional Solid Waste Budget (010). Any shortfall amounts be obtained through short term borrowing if required.
2. That the Board of Directors receive the report from Janine Dougall, General Manager of Environmental Services titled "Organics Infrastructure Fund Grant Application – Financial Considerations" and dated April 11, 2019.
3. That the Board of Directors not receive the report.

**Recommendation(s)**

That the Board of Directors direct that for the application under the Organics Infrastructure Program that the funding required for the development of organics processing infrastructure be primarily sourced from the reserve monies from the sale of the Trail Airport lands as well as other reserve monies available in the Regional Solid Waste Budget (010). Any shortfall amounts be obtained through short term borrowing if required.

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019**

**Revenue:**

Area A	\$ 1,117,925.18
Area B	\$ 829,146.30
Area C	\$ 816,636.60
Area D	\$ 1,871,050.07
Area E	\$ 1,236,164.67

TOTAL AVAILABLE FOR PROJECTS	<b>\$ 5,870,922.82</b>
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**Expenditures:**

Area A	\$ 689,155.48
Area B	\$ 607,907.75
Area C	\$ 491,210.17
Area D	\$ 814,766.54
Area E	\$ 857,072.58

TOTAL SPENT OR COMMITTED	<b>\$ 3,460,112.52</b>
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**TOTAL REMAINING**

<b>\$ 2,410,810.30</b>
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**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019**

**ELECTORAL AREA 'A'**

	Description	Status	Allocation	
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**Revenue:**

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	96,854.94
Allocation to Dec 31, 2008	Received		46,451.80
Allocation to Dec 31, 2009	Received		91,051.00
Allocation to Dec 31, 2010	Received		89,796.00
Allocation to Dec 31, 2011	Received		89,788.04
Allocation to Dec 31, 2012	Received		87,202.80
Allocation to Dec 31, 2013	Received		87,167.87
Allocation to Dec 31, 2014	Received		84,868.70
Allocation to Dec 31, 2015	Received		84,868.70
Allocation to Dec 31, 2016	Received		87,726.69
Allocation to Dec 31, 2017	Received		88,649.64
Allocation to Dec 31, 2018	Received		91,749.50
Allocation to Dec 31, 2019	Estimated		91,749.50

TOTAL AVAILABLE FOR PROJECTS

**\$ 1,117,925.18****Expenditures:**

Approved Projects:

2009	Columbia Gardens Water Upgrade	Completed	\$	250,000.00
2011	South Columbia SAR Hall	Completed		2,665.60
281-13	BV Family Park - Solar Hot Water	Completed		16,684.00
451-13	Beaver Valley Arena - Lighting	Completed		69,000.00
26-14	LWMP Stage II Planning Process	Completed		805.88
17-15	Beaver Creek Park - Band Shell/Arbour	Funded		64,653.88
	Beaver Creek Park - Band Shell/Arbour	Pending or Committed		35,346.12
61-17	Fruitvale Elementary Playground -PAC LEAP Project	Completed		20,000.00
126-17	RDKB BVPART (Electrical Upgrade BV Family Park)	Funded		5,327.25
	RDKB BVPART (Electrical Upgrade BV Family Park)	Pending or Committed		4,672.75
153-17	Village of Fruitvale (Fruitvale RV Park)	Completed		70,000.00
		Pending or Committed		
77-18	Village of Fruitvale (Construction of Replica Train Static	Committed		150,000.00

TOTAL SPENT OR COMMITTED

**\$ 689,155.48**

TOTAL REMAINING

**\$ 428,769.70**

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019**

**ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY**



	Description	Status	Allocation	
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**Revenue:**

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,049.93
Allocation to Dec 31, 2008	Received	33,116.46
Allocation to Dec 31, 2009	Received	64,912.00
Allocation to Dec 31, 2010	Received	64,017.00
Allocation to Dec 31, 2011	Received	64,010.00
Allocation to Dec 31, 2012	Received	65,936.00
Allocation to Dec 31, 2013	Received	65,907.41
Allocation to Dec 31, 2014	Received	64,169.02
Allocation to Dec 31, 2015	Received	64,169.02
Allocation to Dec 31, 2016	Received	66,329.94
Allocation to Dec 31, 2017	Received	67,600.62
Allocation to Dec 31, 2018	Received	69,964.45
Allocation to Dec 31, 2019	Estimated	69,964.45

TOTAL AVAILABLE FOR PROJECTS \$ 829,146.30

**Expenditures:**

Approved Projects:

8547	GID - Groundwater Protection Plan	Completed	\$ 10,000.00
11206	GID - Reducing Station (Advance)2008	Completed	16,000.00
2009	GID - Reducing Station (Balance)	Completed	14,000.00
2009	GID - Upgrades to SCADA	Completed	22,595.50
2009	Casino Recreation - Furnace	Completed	3,200.00
Phase 1	GID - Pipe Replacement/Upgrades	Completed	60,000.00
Phase 2	Looping/China Creek	Completed	18,306.25
2012	Rivervale Water SCADA Upgrade	Completed	21,570.92
2013	Rossland-Trail Country Club Pump	Completed	20,000.00
261-14	Rivervale Water & Streetlighting Utility	Completed	20,000.00
262-14	Genelle Imp. District - Water Reservoir	Completed	125,000.00
263-14	Oasis Imp. District - Water Well	Completed	34,918.00
	Castlegar Nordic Ski Club (Paulson Cross	Completed	
251-15	Country Ski Trail Upgrade)	Completed	10,000.00
	Black Jack Cross Country Ski Club Society	Completed	
252-15	(Snow Cat)	Completed	10,000.00
	Rivervale Water & Streetlighting Utility (LED	Completed	
253-15	Streetlights)	Completed	14,417.00
254-15	Rivervale Oasis Sewer Utility (Flow Meters)	Completed	90,000.00
	Rivervale Oasis Sewer Utility - RDKB (Wemco	Completed	
190-16	Booster Pumps)	Completed	-
221-16	Area 'B' Recreation - RDKB (Rivervale Shed)	Completed	8,632.00
	Rossland Historical Museum and Archive	Completed	
152-17	Association (Rossland Museum Upgrades)	Completed	25,000.00
	Visions for Small Schools Society (Broadband	Completed	
296-17	Installation)	Completed	13,381.80
	Birchbank Golf Club (Upgrade Irrigation	Completed	
111-18	Satellite Controller)	Completed	50,000.00
	Silver Sity Trap Club (Electrical System	Pending or	
102-19	Upgrades)	Committed	20,886.28

TOTAL SPENT OR COMMITTED \$ 607,907.75

TOTAL REMAINING \$ 221,238.55

Status Report - Gas Tax Agreement  
Electoral Area 'C' / Christina Lake

Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019



ELECTORAL AREA 'C' / CHRISTINA LAKE

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	69,877.75
Allocation to Dec 31, 2008	Received		33,513.49
Allocation to Dec 31, 2009	Received		65,690.00
Allocation to Dec 31, 2010	Received		64,785.00
Allocation to Dec 31, 2011	Received		64,778.00
Allocation to Dec 31, 2012	Received		65,746.00
Allocation to Dec 31, 2013	Received		65,718.43
Allocation to Dec 31, 2014	Received		63,985.02
Allocation to Dec 31, 2015	Received		63,985.02
Allocation to Dec 31, 2016	Received		66,139.74
Allocation to Dec 31, 2017	Received		62,678.25
Allocation to Dec 31, 2018	Received		64,869.95
Allocation to Dec 31, 2019	Estimated		64,869.95

TOTAL AVAILABLE FOR PROJECTS	\$	816,636.60
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Expenditures:

Approved Projects:

11207	Christina Lake Community and Visitors Centre	Advanced	\$	50,000.00
2009	CLC&VC	Advanced		25,000.00
2010	CLC&VC	Advanced		25,000.00
2010	Living Machine	Advanced		80,000.00
2012	Kettle River Watershed Study	Funded		5,000.00
2013	Kettle River Watershed Project	Funded		9,959.86
2014	Kettle River Watershed Project	Funded		3,548.77
2015	Kettle River Watershed Project	Funded		1,371.07
2016	Kettle River Watershed Project	Funded		754.04
2017	Kettle River Watershed Project	Funded		2,068.54
2018	Kettle River Watershed Project	Funded		228.57
	Kettle River Watershed Study	Pending or Committed		69.15
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00
2011	Solar Aquatic System Upgrades	Completed		7,325.97
418-13	Christina Lake Chamber of Commerce (Living Arts Centre Sedum/Moss Planting Medium)	Completed		20,697.00
106-14	Christina Gateway Community Development Association	Funded		20,000.00
264-14	Christina Lake Solar Aquatic System Upgrades	Completed		4,227.29
16-15	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Completed		42,763.11
18-15	CL Elementary Parent Advisory Council - Hulitan/Outdoor Classroom	Completed		36,880.00
256-15	Christina Lake Recreation Commission (Pickle Ball & Pump Bike Park)	Completed		65,235.18
360-15	Christina Lake Community Association (Design & Installation Make-Up Air System)	Completed		17,000.00
361-15	Christina Lake Boat Access Society (Redesign Texas Point Boat Launch Parking)	Completed		30,000.00



Status Report - Gas Tax Agreement Electoral Area 'C' / Christina Lake			
80-16	Christina Lake Community Association (Installation Make-Up Air System Shortfall)	Completed	6,263.75
269-16	RDKB C.L. Solar Aquatic System (Plant Rack)	Completed	7,384.83
271-16	RDKB (Boundary Agricultural & Food Project)	Funded	1,714.76
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	414.95
404-17	RDKB CL PARTS (New Washrooms @ Pickleball/Tennis Courts)	Completed	15,000.00
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Funded	5,802.14
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Pending or Committed	5,501.19
TOTAL SPENT OR COMMITTED			\$ 491,210.17
TOTAL REMAINING			\$ 325,426.43

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Status Report - Gas Tax Agreement  
Electoral Area 'D' / Grand Forks Rural

Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019

ELECTORAL AREA 'D' / RURAL GRAND FORKS



	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:			
	Allocation to Dec 31, 2007	Received	\$ 154,656.26
	Allocation to Dec 31, 2008	Received	74,173.40
	Allocation to Dec 31, 2009	Received	145,389.00
	Allocation to Dec 31, 2010	Received	143,385.00
	Allocation to Dec 31, 2011	Received	143,370.00
	Allocation to Dec 31, 2012	Received	150,634.00
	Allocation to Dec 31, 2013	Received	150,571.27
	Allocation to Dec 31, 2014	Received	146,599.76
	Allocation to Dec 31, 2015	Received	146,599.76
	Allocation to Dec 31, 2016	Received	151,536.57
	Allocation to Dec 31, 2017	Received	151,187.25
	Allocation to Dec 31, 2018	Received	156,473.90
	Allocation to Dec 31, 2019	Estimated	156,473.90

TOTAL AVAILABLE FOR PROJECTS

\$ 1,871,050.07

Expenditures:

Approved Projects:			
8549	City of GF - Airshed Quality Study	Completed	\$ 5,000.00
2010	Kettle River Water Study	Funded	25,000.00
2012-1	Kettle River Watershed Study	Funded	15,000.00
2012-2	Kettle River Watershed Study	Funded	10,000.00
2013	Kettle River Watershed Project	Funded	24,899.66
2014	Kettle River Watershed Study	Funded	41,490.99
2015	Kettle River Watershed Study	Funded	7,857.50
2016	Kettle River Watershed Study	Funded	4,237.38
2017	Kettle River Watershed Study	Funded	11,377.02
2018	Kettle River Watershed Study	Funded	1,257.14
	Kettle River Watershed Study	Pending or Committed	380.31
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00
2010	Boundary Museum Society - Phase 1	Pending or Committed	13,000.00
2011	Boundary Museum Society - Phase 2	Completed	30,000.00
2012	Boundary Museum Society - Phase 2	Completed	8,715.00
2011	Phoenix Mnt Alpine Ski Society	Completed	63,677.00
2012	Phoenix Mnt Alpine Ski Society	Completed	1,323.00
2012	Phoenix Mnt Alpine Ski Society	Additional	12,600.00
2012	Grand Forks Curling Rink	Completed	11,481.00
27-14	Boundary Museum	Funded	77,168.50
178-15	Grand Forks Rotary Club (Spray Park)	Completed	25,000.00
426-15	Jack Goddard Memorial Arena (LED Lights)	Completed	40,000.00
7-16	RDKB (Hardy Mountain Doukhobor Village)	Completed	38,165.19
	Grand Forks Aquatic Center (LED Lights for Natatorium)	Completed	10,565.83
144-16		Completed	5,000.00
180-16	Grand Forks BMX Society (Track Upgrade)	Completed	
246-16	RDKB (Kettle River Heritage Trail)	Funded	100,000.00
268-16	Grand Forks Community Trails Society (New Surface Trans Canada Trail Westend Station)	Completed	24,648.45
271-16	RDKB (Boundary Agricultural & Food Project)	Funded	5,430.11
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	1,314.04

Status Report - Gas Tax Agreement Electoral Area 'D' / Grand Forks Rural			
293-16	Grand Forks Aquatic Center (Underwater LED Light Replacement)	Completed	11,508.76
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed	20,512.33
467-17	RDKB (Boundary Transit Capital Funding)	Completed	5,889.00
468-17	RDKB (Boundary Trails Master Plan)	Funded	14,438.13
	RDKB (Boundary Trails Master Plan)	Pending or Committed	5,561.87
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Funded	5,802.14
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Pending or Committed	5,501.19
112-18	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Funded	37,500.00
	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Pending or Committed	12,500.00
258-18	Boundary Museum Society (Black Hawk Livery Addition (40' x 60') Phase 1)	Funded	45,000.00
	Boundary Museum Society (Black Hawk Livery Addition (40' x 60') Phase 1)	Pending or Committed	15,000.00
298-18	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Funded	4,450.00
	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Pending or Committed	4,550.00
	RDKB (Boundary Transit 2018 Capital Funding)	Completed	9,965.00
TOTAL SPENT OR COMMITTED			\$ 814,766.54
TOTAL REMAINING			\$ 1,056,283.53

07/03/2019

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Gas Tax Agreement EA Committee.xlsx

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
February 28, 2019**

	Description	Status	Allocation	
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## Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 108,785.28
Allocation to Dec 31, 2008	Received	52,173.61
Allocation to Dec 31, 2009	Received	102,266.68
Allocation to Dec 31, 2010	Received	100,857.14
Allocation to Dec 31, 2011	Received	100,846.00
Allocation to Dec 31, 2012	Received	93,112.00
Allocation to Dec 31, 2013	Received	93,073.54
Allocation to Dec 31, 2014	Received	90,618.62
Allocation to Dec 31, 2015	Received	90,618.62
Allocation to Dec 31, 2016	Received	93,670.24
Allocation to Dec 31, 2017	Received	101,025.90
Allocation to Dec 31, 2018	Received	104,558.52
Allocation to Dec 31, 2019	Estimated	104,558.52

\$ 1,236,164.67
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Approved Projects:

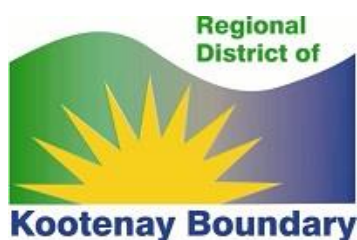
283	Greenwood Solar Power Project	Completed	\$	3,990.00	
8548	Kettle Valley Golf Club	Completed		20,000.00	
8546	West Boundary Elementary School Nature Park	Completed		13,500.00	} 28,500.00
8546E	2010 WBES - Nature Park (expanded)	Completed		15,000.00	
2009/10	Kettle Wildlife Association (heat pump)	Completed		35,000.00	
2010	Rock Creek Medical Clinic (windows/doors)	Completed		18,347.56	
2010	Kettle Valley Golf Club (Pumps)	Completed		24,834.63	} 41,368.00
2011	Kettle Valley Golf Club (Pumps)	Completed		10,165.37	
2011	Kettle Valley Golf Club (Pumps)	Completed		6,368.00	
2010	Rock Creek Fairground Facility U/G	Completed		14,235.38	} 44,000.00
2011	Rock Creek Fairground Facility U/G	Completed		22,764.62	
2011	Rock Creek Fairground Facility U/G	Completed		7,000.00	
2010/11	Beaverdell Community Hall Upgrades	Completed		47,000.00	
2010	Kettle River Water Study	Funded		25,000.00	
2012-1	Kettle River Watershed Study	Funded		15,000.00	
2012-2	Kettle River Watershed Study	Funded		40,000.00	
2013	Kettle River Watershed Project	Funded		49,799.31	
2014	Kettle River Watershed Study	Funded		33,201.82	
2015	Kettle River Watershed Study	Funded		10,946.27	
2016	Kettle River Watershed Study	Funded		5,805.60	
2017	Kettle River Watershed Study	Funded		15,514.16	
2018	Kettle River Watershed Study	Funded		1,714.29	
	Kettle River Watershed Study	Pending or Committed		518.55	
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00	
145-14	Rock Creek & Boundary Fair Association (Electrical Lighting & Equipment Upgrade)	Completed		35,122.00	
221-15	Greenwood Heritage Society (Zee Brick Replacement)	Completed		6,000.00	
222-15	Big White Chamber of Commerce (Tourist Trails Information Sign)	Funded		2,085.70	
	Big White Chamber of Commerce (Tourist Trails Information Sign)	Pending or Committed		695.23	
255-15	Rock Creek & Boundary Fair Association (Irrigation Upgrades)	Completed		20,866.89	
341-15	Greenwood Heritage Society (Install 2 Electric Car Charging Stations)	Completed		2,527.56	
342-15	Kettle River Museum (Install 2 Electric Car Charging Stations)	Completed		2,743.50	

Status Report - Gas Tax Agreements Electoral Area 'E' / West Boundary			
343-15	Trails to the Boundary Society (Trans-Canada Trail Between Mcculloch and Eholt)	Funded	29,574.09
81-16	Kettle Valley Golf Club (Pump House Renovation Project)	Completed	10,123.48
110-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades)	Completed	24,717.57
182-16	Rock Creek Community Medical Society (Roof and Floor Replacement RC Health Centre)	Completed	22,675.68
183-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades Addiitonal)	Completed	3,744.15
271-16	RDKB (Boundary Agricultural & Food Project)	Funded	11,459.95
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	2,773.19
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed	10,256.17
166-17	Beaverdell Community Club & Recreation Commission (Bleachers Beaverdell Ball Park)	Funded	7,178.90
	Beaverdell Community Club & Recreation Commission (Bleachers Beaverdell Ball Park)	Pending or Committed	2,392.96
198-17	Westbridge Recreation Society (Replace Kitchen Westbridge Hall)	Completed	20,699.41
468-17	RDKB (Boundary Trails Master Plan)	Funded	14,438.14
	RDKB (Boundary Trails Master Plan)	Pending or Committed	5,561.86
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Funded	5,802.14
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined )	Pending or Committed	5,501.20
152-18	Westbridge Recreation Society (Door Upgrades/ LED Conversion/Curtains & Tracking System)	Completed	7,023.06
154-18	Bridesville Community Club (Hall Addition)	Completed	70,000.00
296-18	Rock Creek & Boundary Fair Association (Assembly Hall Upgrades)	Funded	15,000.00
	Rock Creek & Boundary Fair Association (Assembly Hall Upgrades)	Pending or Committed	5,000.00
297-18	Kettle River Museum (Bunkhouse Upgrades)	Funded	15,000.00
	Kettle River Museum (Bunkhouse Upgrades)	Pending or Committed	5,000.00
467-18	King of Kings New Testament Church (H/E Commercial Dishwasher)	Completed	6,608.51
566-18	Westbridge Recreation Society (Construction of New Building)	Funded	30,637.30
	Westbridge Recreation Society (Construction of New Building)	Pending or Committed	10,212.43
47-19	Kettle Valley Golf Club (Clubhouse Window Replacement)	Pending or Committed	7,945.95
TOTAL SPENT OR COMMITTED			\$ 857,072.58
TOTAL REMAINING			\$ 379,092.09

07/03/2019

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Gas Tax Agreement EA Committee.xlsx



## STAFF REPORT

**Date:** 04 Apr 2019  
**To:** **Chair Cacchioni and Members of the CPCC Upgrade and LWMP Stage 3 Steering Committee**  
**From:** Goran Denkovski, Manager of Infrastructure and Sustainability  
**Re:** RDKB Liquid Waste Management Plan Stage 3 Final Report

**File** ES-Utilities

### Issue Introduction

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the Regional District of Kootenay Boundary Liquid Waste Management Plane Stage 3 Final Report.

### History/Background Factors

The Regional District of Kootenay Boundary (RDKB) owns the Columbia Pollution Control System, a sewerage system that provides regional wastewater collection, treatment and disposal for the municipalities of Trail, Rossland, Warfield and Electoral Area B, as well as the smaller adjacent communities of Oasis and Rivervale. The Columbia Pollution Control Centre (CPCC) is a primary treatment plant discharging disinfected effluent to the Columbia River. Provincial and federal regulations require a minimum of secondary treatment for wastewater treatment plants discharging to the environment.

The RDKB began preparation of a Liquid Waste Management Plan (LWMP) to identify appropriate and cost-effective pollution prevention options within the service area of the Columbia Pollution Control System in 2006. Stage 1 of the LWMP identified options for upgrading or replacing the CPCC and was completed and approved by the Ministry of Environment and Climate Change Strategy (MOE) in 2008. Stage 2 confirmed that the existing CPCC would be upgraded to secondary treatment at its current location and was completed in 2016 and approved by the MOE in 2017. This Stage 3 LWMP report provides a summary of Stages 1 and 2, documents the Stage 3 process, provides updated costs for the CPCC upgrade and outlines a schedule of commitments made during the Stages 1 and 2 processes. The LWMP process was focused on the following objectives:

- Finalizing the location and treatment criteria for the upgraded CPCC;
- Developing Class B capital and O&M cost estimates for the upgraded infrastructure;
- Developing commitments to address source control, wastewater volume reduction and stormwater management;
- Identifying funding and implementation strategies for the proposed works.

The Stage 3 LWMP describes the decision-making process and the outcome of the process:

- The existing CPCC will be upgraded to meet secondary treatment standards for the build-out population, with considerations for future expansion, to service the City of Trail, Rossland, Warfield, Electoral Area B and the communities of Oasis and Rivervale.
- The upgraded CPCC will produce effluent to meet provincial and federal regulatory standards and recreational standards for faecal coliforms at the edge of the initial dilution zone (IDZ).
- The existing outfall in the Columbia River will be extended to deeper water to meet provincial regulatory standards and improve dilution and mixing.
- Residual solids produced at the CPCC will continue to be sent to landfill since they do not meet OMRR criteria for beneficial reuse.
- Source control, wastewater volume reduction and stormwater management commitments will require coordination by the RDKB and participation by the municipalities.
- Commitments to address inflow & infiltration and other non-point source pollution will be addressed after CPCC upgrades have been completed.

### **Implications**

Capital and operations & maintenance cost estimates were developed for the proposed upgraded CPCC. The per user costs for upgrade of the CPCC to secondary treatment were presented to the public based on Class B cost estimates and the following assumptions:

- Project capital cost estimate: \$52,000,000
- 73% federal/provincial grant: ~\$38,000,000
- 27% debt: ~\$14,000,000
- Annual debt servicing with grant: ~\$740,000
- Annual debt servicing without a grant: ~\$3,000,000
- 30-year debt interest rate: 3.15%
- Annual O&M cost estimate: ~\$595,000

The increase to requisitions shown are current estimates based on the flow contribution to the CPCC as measured by flow meters measuring Rossland's, Warfield's and Trail's wastewater flow to the plant. Cost estimates for households and businesses are based on the Class B 2018 \$CAD cost estimates, 2017 flowbased

cost apportionment, interest rates of 3.15%, current District policy and overall property assessments. Per user costs for residents and businesses were developed by the respective municipalities based on the increase to requisition from the Regional District. These per user costs were presented at a series of public Open Houses through March 2019.

	<b>2017 FLOW FRACTION</b>	<b>ANNUAL INCREASE TO THE REQUISITION WITH GRANT</b>	<b>ANNUAL INCREASE TO THE REQUISITION WITHOUT GRANT</b>
City of Trail	68.06%	\$ 907,240	\$ 2,445,396
City of Rossland	20.04%	\$ 267,133	\$ 720,037
Village of Warfield	11.20%	\$ 149,296	\$ 402,416
Electoral Area 'B' / Lower Columbia Old Glory	0.70%	\$ 9,331	\$ 25,151

Each service participants and funders per user costs to fund the CPCC Upgrade to Secondary Treatment, assuming the RDKB is successful in receiving the grant, are provided in the tables below.

#### City of Trail

	<b>RESIDENTS</b>		<b>BUSINESSES</b>	
	<b>2018 TAX BILL</b>	<b>TAX BILL INCREASE TO</b>	<b>2018 TAX BILL</b>	<b>TAX BILL INCREASE TO</b>
<b>Property Tax Impacts to cover service debt and O&amp;M</b>				
<b>Assuming an average assessment value of \$200,000</b>				
Assuming 73% is funded by senior government grants	\$123	\$227	\$302	\$555
Assuming no funding is provided by senior government grants	\$123	\$402	\$302	\$984
<b>Sewer Charge Impacts</b>				
Assuming 73% is funded by senior government grants	\$261	No change	\$261	No change
Assuming no funding is provided by senior government grants	\$261	No change	\$261	No change



**City of Rossland**

	<b>RESIDENTS</b>		<b>BUSINESSES</b>	
	<b>2018 TAX BILL</b>	<b>TAX BILL INCREASE TO</b>	<b>2018 TAX BILL</b>	<b>TAX BILL INCREASE TO</b>
<b>Property Tax Impacts</b>				
Assuming 73% is funded by senior government grants	No change	No change	No change	No change
Assuming no funding is provided by senior government grants	No change	No change	No change	No change
<b>Sewer Charge Impacts to cover service debt and O&amp;M</b>				
Assuming 73% is funded by senior government grants	\$312	\$456	\$312	\$456
Assuming no funding is provided by senior government grants	\$312	\$700	\$312	\$700

**Village of Warfield**

	<b>RESIDENTS</b>		<b>BUSINESSES</b>	
	<b>2018 TAX BILL</b>	<b>TAX BILL INCREASE TO</b>	<b>2018 TAX BILL</b>	<b>TAX BILL INCREASE TO</b>
<b>Property Tax Impacts New parcel tax to cover Service Debt</b>				
Assuming 73% is funded by senior government grants	Currently no parcel tax	\$104	Currently no parcel tax	\$104
Assuming no funding is provided by senior government grants	Currently no parcel tax	\$422	Currently no parcel tax	\$422
<b>Sewer Rate Impacts to cover O&amp;M</b>				
Assuming 73% is funded by senior government grants	\$438	\$521	\$438	\$521
Assuming no funding is provided by senior government grants	\$438	\$521	\$438	\$521

**RDKB Area 'B'/Lower Columbia-Old Glory**

	<b>RESIDENTS</b>		<b>BUSINESSES</b>	
	<b>2018 TAX BILL</b>	<b>TAX BILL INCREASE TO</b>	<b>2018 TAX BILL</b>	<b>TAX BILL INCREASE TO</b>
<b>Property Tax Impacts</b>				
Assuming 73% is funded by senior government grants	No change	No change	No change	No change
Assuming no funding is provided by senior government grants	No change	No change	No change	No change
<b>Sewer Rate Impacts to cover Service Debt and O&amp;M</b>				
Assuming 73% is funded by senior government grants	\$198	No change	\$247	No change
Assuming no funding is provided by senior government grants	\$198	\$364	\$247	\$442

A list of the commitments made during Stage 1 and Stage 2 LWMP are shown in with budget amounts, fund sources and schedule for each line item. It is recommended that the commitments be reviewed and updated every 5 years.

<b>ITEM NO.</b>	<b>LWMP COMPONENT</b>	<b>BUDGET AMOUNT</b>	<b>FUNDING SOURCE</b>	<b>SCHEDULE</b>
<b>1</b>	<b>Monitor and Update LWMP</b>			
1.1	Review LWMP progress, update, and revise as required.	~\$15,000	RDKB	Every 5 years
<b>2</b>	<b>Wastewater Treatment Infrastructure Upgrades</b>			
2.1	Design of CPCC upgrades to secondary treatment and outfall upgrades	\$1,572,000	50% federal 33% provincial 17% RDKB	In progress 2017-2019
2.2	Construction of CPCC and outfall upgrade 1	\$52,000,000	40% federal 33% provincial 27% local government	Future 2019-2020
<b>3</b>	<b>Wastewater Collection and Conveyance Infrastructure Upgrades</b>			
3.1	Replacement of forcemain river crossing on Old Trail Bridge	~\$6,000,000	RDKB City of Trail	Complete, 2017

ITEM NO.	LWMP COMPONENT	BUDGET AMOUNT	FUNDING SOURCE	SCHEDULE
3.2	Murray Park Pump Station and Forcemain Upgrade 2	~\$2,300,000	RDKB	2025-2030
3.3	Glenmerry Pump Station and Forcemain Upgrade 2	~\$4,480,000	RDKB	2030-2035
3.4	Existing Gravity Sewer Upgrades 2	\$12,584,000	RDKB	2030 and as determined by asset management
<b>4</b>	<b>Environmental Monitoring</b>			
4.1	A receiving environment monitoring program after the secondary treatment upgrade commissioning to confirm the EIS results.	~\$20,000	RDKB	Following plant commissioning
<b>5</b>	<b>Source Control</b>			
5.1	RDKB to support and coordinate source control initiatives by participating municipalities	TBD	RDKB	Ongoing
5.2	Develop a source control bylaw and bylaw enforcement program	TBD	RDKB	2020
5.3	Ongoing monitoring and enforcement of source control bylaw	TBD	RDKB	Ongoing after 2020
5.4	Develop a source control and water conservation education program	TBD	RDKB	2019-2020
<b>6</b>	<b>Wastewater Volume Reduction</b>			
6.1	RDKB to support and coordinate water conservation initiatives by participating municipalities	TBD	RDKB	Ongoing
6.2	Participating municipalities to develop water conservation bylaws	TBD	Participating Municipalities	Village of Warfield to develop plan
6.3	RDKB to support and coordinate I&I reduction initiatives among participating municipalities	TBD	RDKB	Ongoing
6.4	RDKB and participating municipalities to develop an I&I reduction plan.	TBD	RDKB	2025

ITEM NO.	LWMP COMPONENT	BUDGET AMOUNT	FUNDING SOURCE	SCHEDULE
<b>7</b>	<b>Stormwater Management</b>			
7.1	Participating municipalities to develop storm drainage bylaws	TBD	Participating Municipalities	2025
<b>8</b>	<b>Biosolids Management</b>			
8.1	Routine testing of biosolids produced at the Columbia PCC to monitor metals content and identify metals of concern	TBD	RDKB	Ongoing
8.2	Develop a long-term biosolids management plan	~\$100,000	RDKB	In process
<b>9</b>	<b>Resource Recovery</b>			
9.1	Maintain and expand use of biogas for in- plant heating at the upgraded CPCC	TBD	RDKB	2030
9.2	Implement a reclaimed water system for non-potable applications at the upgraded CPCC	Included in Item 2.2	40% federal 33% provincial 27% local government	2020
9.3	Implement an effluent heat recovery system for in-plant heating at the upgraded CPCC	Included in Item 2.2	40% federal 33% provincial 27% local government	2020

### **Advancement of Strategic Planning Goals**

Exceptional Cost Effective And Efficient Services

- We will ensure we are responsible and proactive in funding our services

### **Background Information Provided**

1. Regional District of Kootenay Boundary Liquid Waste Management Plan Stage 3 Final Report.

### Alternatives

1. That the Regional District of Kootenay Boundary CPCC Upgrade and LWMP Stage 3 Steering Committee direct Staff to acquire a resolution from the East End Regional Sanitary Service participants and the RDKB Area 'B'/Lower Columbia - Old Glory, as a funder, approving the RDKB Liquid Waste Management Plan Stage 3 final report. **Further**, that with the approval from all the service participants and the funder the Steering Committee recommend that the RDKB Board of Directors approve the RDKB LWMP Stage 3 Final Report. **And Further**, that the RDKB Board of Directors direct Staff to submit the RDKB LWMP Stage 3 Final report to the Province of British Columbia for approval.
2. That the Steering Committee not receive the report and refer back to Staff.

### Recommendation(s)

That the Regional District of Kootenay Boundary CPCC Upgrade and LWMP Stage 3 Steering Committee direct Staff to acquire a resolution from the East End Regional Sanitary Service participants and the RDKB Area 'B'/Lower Columbia - Old Glory, as a funder, approving the RDKB Liquid Waste Management Plan Stage 3 final report. **Further**, that with the approval from all the service participants and the funder the Steering Committee recommend that the RDKB Board of Directors approve the RDKB LWMP Stage 3 Final Report. **And Further**, that the RDKB Board of Directors direct Staff to submit the RDKB LWMP Stage 3 Final report to the Province of British Columbia for approval.



Regional District of Kootenay Boundary

# Liquid Waste Management Plan Stage 3

March 2019





REGIONAL DISTRICT OF KOOTENAY BOUNDARY – LIQUID WASTE MANAGEMENT PLAN - STAGE 3

### Contact Details

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### Document Details:

Date: March 2019  
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Status: Final

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Director – Wastewater Treatment





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Appendix E – Draft Operational Certificate
Appendix F – Council / Board Resolution

## 1. Executive Summary

The Regional District of Kootenay Boundary (RDKB) owns the Columbia Pollution Control System, a sewerage system that provides regional wastewater collection, treatment and disposal for the municipalities of Trail, Rossland, Warfield and Electoral Area B, as well as the smaller adjacent communities of Oasis and Rivervale. The Columbia Pollution Control Centre (CPCC) is a primary treatment plant discharging disinfected effluent to the Columbia River. Provincial and federal regulations require a minimum of secondary treatment for wastewater treatment plants discharging to the environment.

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The LWMP process was focused on the following objectives:

- Finalizing the location and treatment criteria for the upgraded CPCC;
- Developing Class B capital and O&M cost estimates for the upgraded infrastructure;
- Developing commitments to address source control, wastewater volume reduction and stormwater management;
- Identifying funding and implementation strategies for the proposed works.

This Stage 3 LWMP describes the decision-making process and the outcome of the process:

- The existing CPCC will be upgraded to meet secondary treatment standards for the build-out population, with considerations for future expansion, to service the City of Trail, Rossland, Warfield, Electoral Area B and the communities of Oasis and Rivervale.
- The upgraded CPCC will produce effluent to meet provincial and federal regulatory standards and recreational standards for faecal coliforms at the edge of the initial dilution zone (IDZ).
- The existing outfall in the Columbia River will be extended to deeper water to meet provincial regulatory standards and improve dilution and mixing.
- Residual solids produced at the CPCC will continue to be sent to landfill since they do not meet OMRR criteria for beneficial reuse.
- Source control, wastewater volume reduction and stormwater management commitments will require coordination by the RDKB and participation by the municipalities.
- Commitments to address inflow & infiltration and other non-point source pollution will be addressed after the CPCC upgrades have been completed.

The proposed CPCC layout is shown below.



*Proposed Upgraded Columbia Pollution Control Centre*

Capital and operations & maintenance cost estimates were developed for the proposed upgraded CPCC. The per user costs for upgrade of the CPCC to secondary treatment were presented to the public based on Class B cost estimates and the following assumptions:

- Project capital cost estimate: \$52,000,000
- 73% federal/provincial grant: ~\$38,000,000
- 27% debt: ~\$14,000,000
- Annual debt servicing with grant: ~\$740,000
- Annual debt servicing without a grant: ~\$3,000,000
- 30-year debt interest rate: 3.15%
- Annual O&M cost estimate: ~\$595,000

The increase to requisitions shown in ES-1 are current estimates based on the flow contribution to the CPCC as measured by flow meters measuring Rossland's, Warfield's and Trail's wastewater flow to the plant. Cost estimates for households and businesses are based on the Class B 2018 \$CAD cost estimates, 2017 flow-based cost apportionment, interest rates of 3.15%, current District policy and overall property assessments.

Per user costs for residents and businesses were developed by the respective municipalities based on the increase to requisition from the Regional District and are shown in Section 6 of this report. These per user costs were presented at a series of public Open Houses through March 2019.

*ES 1 - Regional District Increase to Requisition*

	2017 FLOW FRACTION	ANNUAL INCREASE TO THE REQUISITION <i>WITH</i> GRANT	ANNUAL INCREASE TO THE REQUISITION <i>WITHOUT</i> GRANT
City of Trail	68.06%	\$ 907,240	\$ 2,445,396
City of Rossland	20.04%	\$ 267,133	\$ 720,037
Village of Warfield	11.20%	\$ 149,296	\$ 402,416
Electoral Area 'B' / Lower Columbia Old Glory	0.70%	\$ 9,331	\$ 25,151

A list of the commitments made during Stage 1 and Stage 2 LWMP are shown in Table ES-2 along with budget amounts, fund sources and schedule for each line item. It is recommended that the commitments be reviewed and updated every 5 years.

*ES 2 - LWMP Financial Commitments and Schedule*

ITEM NO.	LWMP COMPONENT	BUDGET AMOUNT	FUNDING SOURCE	SCHEDULE
<b>1</b>	<b>Monitor and Update LWMP</b>			
1.1	Review LWMP progress, update, and revise as required.	~\$15,000	RDKB	Every 5 years
<b>2</b>	<b>Wastewater Treatment Infrastructure Upgrades</b>			
2.1	Design of CPCC upgrades to secondary treatment and outfall upgrades	\$1,572,000	50% federal 33% provincial 17% RDKB	In progress 2017-2019
2.2	Construction of CPCC and outfall upgrade <sup>1</sup>	\$52,000,000	40% federal 33% provincial 27% local government	Future 2019-2020
<b>3</b>	<b>Wastewater Collection and Conveyance Infrastructure Upgrades</b>			
3.1	Replacement of forcemain river crossing on Old Trail Bridge	~\$6,000,000	RDKB City of Trail	Complete, 2017
3.2	Murray Park Pump Station and Forcemain Upgrade <sup>2</sup>	~\$2,300,000	RDKB	2025-2030
3.3	Glenmerry Pump Station and Forcemain Upgrade <sup>2</sup>	~\$4,480,000	RDKB	2030-2035
3.4	Existing Gravity Sewer Upgrades <sup>2</sup>	\$12,584,000	RDKB	2030 and as determined by asset management
<b>4</b>	<b>Environmental Monitoring</b>			
4.1	A receiving environment monitoring program after the secondary treatment upgrade commissioning to confirm the EIS results.	~\$20,000	RDKB	Following plant commissioning
<b>5</b>	<b>Source Control</b>			



ITEM NO.	LWMP COMPONENT	BUDGET AMOUNT	FUNDING SOURCE	SCHEDULE
5.1	RDKB to support and coordinate source control initiatives by participating municipalities	TBD	RDKB	Ongoing
5.2	Develop a source control bylaw and bylaw enforcement program	TBD	RDKB	2020
5.3	Ongoing monitoring and enforcement of source control bylaw	TBD	RDKB	Ongoing after 2020
5.4	Develop a source control and water conservation education program	TBD	RDKB	2019-2020
<b>6</b>	<b>Wastewater Volume Reduction</b>			
6.1	RDKB to support and coordinate water conservation initiatives by participating municipalities	TBD	RDKB	Ongoing
6.2	Participating municipalities to develop water conservation bylaws	TBD	Participating Municipalities	Village of Warfield to develop plan
6.3	RDKB to support and coordinate I&I reduction initiatives among participating municipalities	TBD	RDKB	Ongoing
6.4	RDKB and participating municipalities to develop an I&I reduction plan.	TBD	RDKB	2025
<b>7</b>	<b>Stormwater Management</b>			
7.1	Participating municipalities to develop storm drainage bylaws	TBD	Participating Municipalities	2025
<b>8</b>	<b>Biosolids Management</b>			
8.1	Routine testing of biosolids produced at the Columbia PCC to monitor metals content and identify metals of concern	TBD	RDKB	Ongoing
8.2	Develop a long-term biosolids management plan	~\$100,000	RDKB	In process
<b>9</b>	<b>Resource Recovery</b>			
9.1	Maintain and expand use of biogas for in-plant heating at the upgraded CPCC	TBD	RDKB	2030
9.2	Implement a reclaimed water system for non-potable applications at the upgraded CPCC	Included in Item 2.2	40% federal 33% provincial 27% local government	2020
9.3	Implement an effluent heat recovery system for in-plant heating at the upgraded CPCC	Included in Item 2.2	40% federal 33% provincial 27% local government	2020

1 Based on August 2018 Class B estimates.

2 Based on Class D cost estimates last updated in 2015. Cost estimates to be updated at pre-design stage.



Resolutions are included endorsing the Stage 3 LWMP and a draft Operational Certificate for the upgraded Columbia Pollution Control Centre is also included to go into effect once secondary treatment is implemented.

## 2. Introduction and Background

The Regional District of Kootenay Boundary's (RDKB) three stage Liquid Waste Management Plan (LWMP) is to provide strategies for wastewater management for the municipalities of Trail, Rossland and Warfield as well as the two smaller adjacent communities of Oasis and Rivervale for the next 20-30 years.

### 2.1. LWMP Process

The three stage LWMP process was initiated in 2006 and developed using the provincial *Interim Guidelines for Preparing Liquid Waste Management Plans*. The key issue for the LWMP process from the perspective of the MOE and the local governments is providing secondary treatment for the Columbia Pollution Control Centre (CPCC) primary wastewater discharge to the Columbia River. In accordance with the Guidelines, the LWMP also includes consideration of source control of contaminants, wastewater volume reduction, stormwater management, wastewater collection and treatment, beneficial use of treated wastewater and residual solids, and the incorporation of sustainable design and integrated resource recovery technologies.

Stage 1 was initiated in 2006 and completed in 2008. Stage 2 was initiated in 2009 and completed in 2016. The processes included identification of existing conditions and constraints, and the development of technical solutions. The LWMP committee structure combined the Technical and Local Advisory Committee into one Joint Advisory Committee (JAC) to facilitate communications and scheduling. A Steering Committee including representatives from the participating municipalities provided overall direction and planning to the process.

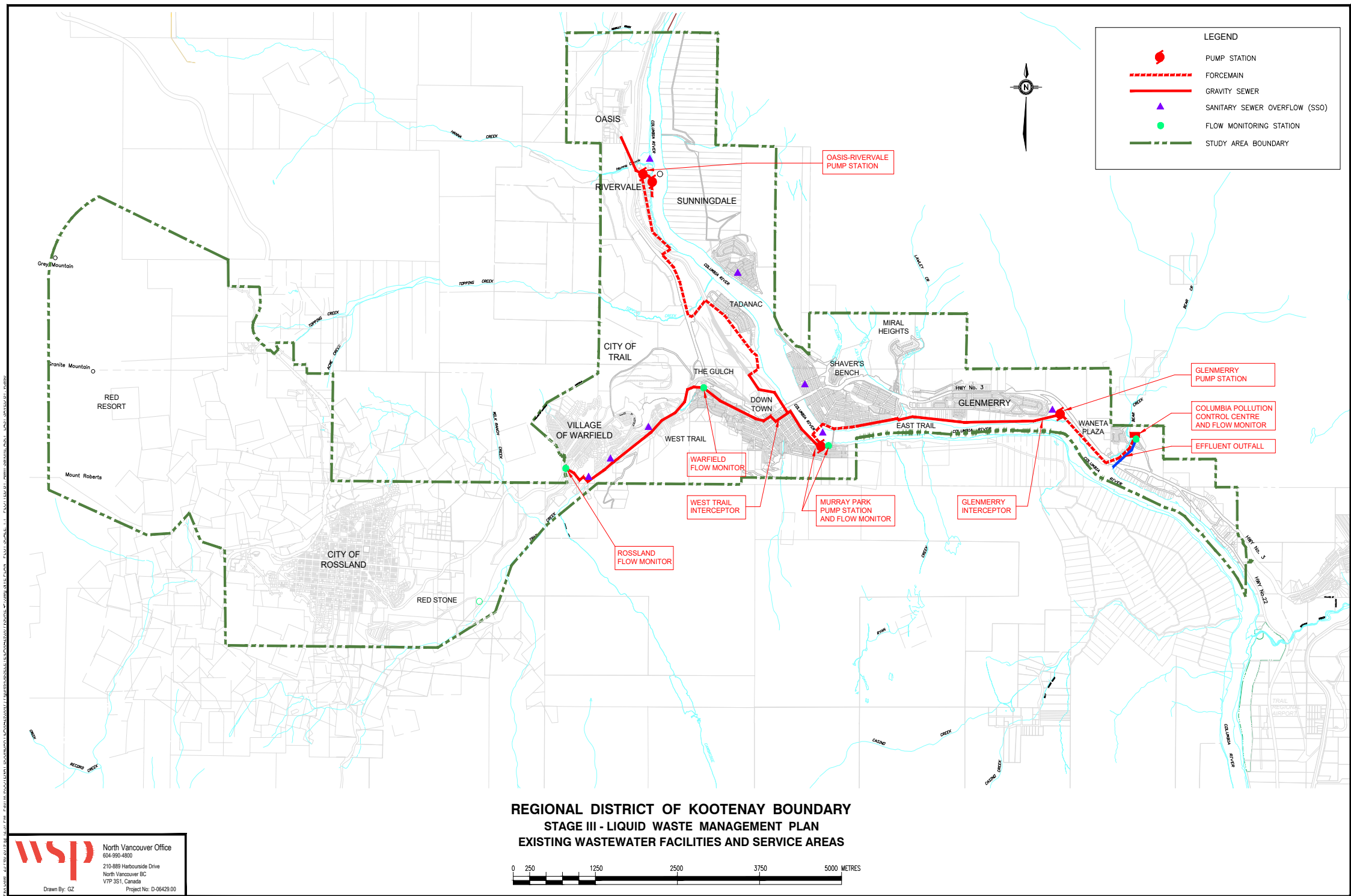
Public and stakeholder consultation carried out during Stages 1 and 2 included eleven JAC meetings, six public open houses, two workshops with regulatory agencies, and consultation with First Nations. During the Stage 3 LWMP process, three additional meetings with the JAC and three public open houses took place. The RDKB also maintains a website with LWMP documentation.

The core finding of the Stage 2 LWMP was to upgrade the existing CPCC to meet provincial and federal regulatory standards. For the Stage 3 LWMP, development and population growth projections for each of the communities involved and projected quantities of wastewater, were updated from Stage 2. The wastewater treatment process was selected and CPCC upgrade cost estimates and per user costs were updated.

### 2.2. Wastewater Collection and Treatment Service Areas

The Regional District of Kootenay Boundary (RDKB) owns the Columbia Pollution Control System, a sewerage facility that provides regional wastewater collection, treatment and disposal for the municipalities of Trail, Rossland and Warfield as well as the two smaller adjacent communities of Oasis and Rivervale, serving approximately 13,500 people. Each of the areas retains responsibility for wastewater collection at the local level. Wastewater is then treated at the Columbia Pollution Control Centre (CPCC), a primary treatment facility with disinfection of effluent and anaerobic digestion for solids stabilization.

The system consists of five pump stations, and several kilometres of forcemain and gravity sewers to convey wastewater to the CPCC. The existing system is illustrated in Figure 2-1.





### 2.3. Receiving Environment

The CPCC is located in the City of Trail, and discharges to the Columbia River downstream of the mouth of Bear Creek. The existing CPCC provides primary treatment and disinfection of effluent with an outfall discharge to the Columbia River. Primary solids are stabilized in anaerobic digesters and dewatered before being trucked to the landfill for disposal.

The Columbia River is a major transboundary river, draining an area of 668,000 km<sup>2</sup> in British Columbia, Montana, Idaho, Washington and Oregon. It is the largest river in the Pacific Northwest and the fourth largest by volume in North America. The Canadian portion of the Columbia River originates in the Rocky Mountain Trench at Columbia Lake near Canal Flats and flows first northwest then south for 760 km until it reaches the Canada/USA border just south of Trail. In the vicinity of the CPCC outfall, the Columbia River is confined, with a channel width of ~250 metres, and lacks an active floodplain.

The Water Survey of Canada maintains an active hydrometric station (08NE049) on the Columbia River at Birchbank that is representative of discharges at the existing outfall location. At Birchbank, the river drains a watershed area of 87,400 km<sup>2</sup> and has a mean annual discharge of 2,006 m<sup>3</sup>/s. Peak flows occur in June/July with the maximum average daily flows on the order of 4,500 m<sup>3</sup>/s. Minimum flows typically occur in March/April and October/November and are ~900 m<sup>3</sup>/s. The Columbia River is highly regulated as a result of hydroelectric development. Seven other authorized dischargers release effluent directly into the Columbia River basin.

The Columbia River supports a diverse freshwater ecosystem and is used for a variety of recreational purposes. No water licenses for drinking water are recorded in Canada downstream of the outfall, although water intakes for irrigation are present.

The river is an oligotrophic system with low levels of nitrogen and phosphorus nutrients. Available information on periphyton and benthic invertebrate communities suggests that the existing primary wastewater discharge has not led to an undesirable degree of change of increased biological activity downstream of the outfall.

The Environmental Impact Study is included in Appendix B.

### 2.4. Summary of Stage 1 and 2 LWMP

A number of options were considered for inclusion in the LWMP developed by the project team in consultation with the Joint Local and Technical Advisory Committee and the public, and are described in the Stages 1 and 2 reports. The LWMP components recommended for advancement to Stage 3 are outlined below.

#### 2.4.1. Source Control

Recommended source control initiatives include:

- The RDKB and participating municipalities should develop a source control bylaw and bylaw enforcement program to protect the sanitary sewer system from discharge of high strength wastes and harmful contaminants to protect the capacity, effluent quality and the biological process at the wastewater treatment plant.
- Development of a source control and water conservation education program to educate residents on what not to flush, reducing potable water consumption and reducing wastewater flows to the wastewater treatment plant.
- Development of a sanitary sewer monitoring program to identify sources of high strength wastes and problem metals.

#### 2.4.2. Wastewater Volume Reduction

Recommended wastewater volume reduction initiatives include:

- The RDKB and participating municipalities should continue ongoing efforts to minimize the amount of inflow and infiltration (I&I) into the sanitary sewer collection and conveyance system. Data from

the flow meters at Rossland and Warfield should be used to help evaluate the degree of I&I and the impact of I&I reduction measures.

- The RDKB should work with participating municipalities to develop water conservation bylaws to reduce wastewater volumes.
- Support water use efficiency measures by participating municipalities
- Development of a source control and water conservation education program as noted above.

#### 2.4.3. *Stormwater Management*

From the standpoint of the LWMP, the most compelling issue associated with stormwater is reduction of I&I into the sewer collection systems. As with water conservation and I&I reduction, the RDKB does not have jurisdiction over the municipal storm drainage systems within the study area, but can set targets for flow reduction. Recommended stormwater management initiatives include:

- The RDKB play a supportive and coordinating role in stormwater management by the participating municipalities.
- Storm drainage bylaws should be implemented by participating municipalities.

#### 2.4.4. *Wastewater Collection and Treatment*

Wastewater management recommendations include:

- Upgrading the existing Columbia PCC to meet provincial and federal secondary treatment standards for the 20-year horizon build-out population. This should include upgraded headworks facilities, upgraded primary treatment facilities, new secondary treatment facilities, new UV disinfection system, and upgraded dewatering facilities.
- Upgrading the outfall to meet provincial Municipal Wastewater Regulation (MWR) standards.
- A condition survey of the existing interceptor sewers is recommended to estimate the remaining useful life of the pipes.

#### 2.4.5. *Biosolids Management*

Recommended biosolids management initiatives include:

- Biosolids should be routinely sampled for metals concentrations to determine suitability for land application.
- The RDKB with participating municipalities and stakeholders should develop a biosolids management plan for the region to identify long-term solutions.
- In the short term, sludge should continue to be digested and dewatered on site at the Columbia PCC.
- Biosolids should continue to go to the landfill for the short-term since biosolids are not able to meet regulatory standards for metal concentrations for land application or beneficial reuse.

#### 2.4.6. *Resource Recovery*

Resource recovery recommendations include:

- Use of digester biogas for in-plant heating should be continued and expanded where possible.
- Options for energy recovery were deferred to the Stage 3 LWMP following evaluation and selection of the preferred option(s) for configuration of the wastewater collection and treatment system. In consultation with the Joint Advisory Committee, the feasible option for reclaimed water use

advanced to the Stage 2 LWMP was to reuse treated effluent at wastewater treatment facilities for non-potable applications.

#### 2.4.7. Approval of Stage 1 and 2 LWMP

The Stage 1 LWMP report was approved by the BC MOE on April 23, 2008. The Stage 2 LWMP report was approved on October 5, 2017.

No conditions were required from the Stage 1 approval. A summary of the conditions required from the Stage 2 approval are as follows:

- Clearly document the consultation process;
- Detailed implementation schedule for CPCC upgrade to secondary treatment and subsequent Stage 3 EIS;
- Draft sanitary sewer source control bylaw and accompanying enforcement policy to include both prohibited and restricted wastes;
- Include stormwater management initiatives and inflow and infiltration reduction measures;
- Commitments by participating municipalities to implement storm drainage bylaws and water conservation bylaws;
- Further consideration and analysis of biosolids management options with objective of achieving beneficial reuse;
- Update population projections;
- Identify cost per user for users in service areas, projected over life of the plant based on population projections;
- Schedule of implementing commitments of the plan;
- Establish an ongoing Plan Monitoring Committee; and
- Continue First Nations consultation.

#### 2.5. Scope of Work for Stage 3 LWMP

The scope of work for the Stage 3 LWMP is to:

- Summarize and review the commitments made during the Stage 1 and 2 reports;
- Incorporate MOE recommendations from the Stage 2 approval letter into the Stage 3 process;
- Develop an implementation schedule and financing plan for the LWMP commitments;
- Provide a recommendation on the preferred secondary treatment process;
- Complete a draft Stage 3 LWMP report;
- Complete Joint Advisory and Steering Committee review on the draft Stage 3 report;
- Complete public and First Nations consultation on the draft Stage 3 report;
- Council review and adoption of Stage 3 LWMP;
- Submit Stage 3 LWMP to Minister for approval.

#### 2.6. Acknowledgements

We thank the members of the Joint Advisory Committee and Steering Committee for their participation in developing this Stage 3 LWMP, and for their many valuable comments and suggestions.

We are also indebted to the technical staff at the Regional District of Kootenay Boundary, the City of Rossland, the City of Trail, and the Village of Warfield, for providing technical information and organizing Committee meetings.

### 3. Consultation

Effective public and stakeholder consultation is required by the LWMP guidelines and essential to the success of the LWMP process. The public consultation program for the LWMP commenced with the formation of the



Steering, Technical and Local Advisory Committees, and continued throughout Stage 1 and 2 through committee meetings and public open house meetings.

During the Stage 1 process, the Technical and Local Advisory Committees were combined to facilitate communications between technical and community/stakeholder representatives, forming the Joint Advisory Committee (JAC).

A summary of the public consultation program undertaken during the LWMP is outlined in this section.

### 3.1. Stage 1 and 2 LWMP Consultation

#### 3.1.1. Stage 1 and 2 Advisory Committee Meetings

The LWMP guidelines require the local government to strike Advisory Committees to administer development of the plan. Representatives from the communities of Fruitvale and Montrose were observers during Stage 1 when there was consideration of including these two communities to the sewer collection system for treatment at the CPCC. These two communities also initially participated in the Stage 2 process but later formally withdrew from the LWMP prior to completion of Stage 2.

A summary of the Stage 1 and 2 meetings of the Advisory Committees undertaken is provided below.

##### 1. Joint Advisory Committee Meeting No. 1 & Workshop No. 1 (Stage 1)

JAC Meeting No. 1 was held June 22, 2006 and initiated Stage 1 work, established committee terms of reference, meeting protocols, roles, and also included a workshop to brief committee members on the basin of sewage treatment and disposal.

##### 2. Joint Advisory Committee Meeting No. 2 (Stage 1)

JAC Meeting No. 2 was held September 21, 2006 to present and discuss sections of the initial (30%) Stage 1 draft report which included the definition of the study area, existing and projected development and waste volumes, source controls, wastewater volume reduction, and stormwater management.

##### 3. Joint Advisory Committee Meeting No. 3 (Stage 1)

JAC Meeting No. 3 was held April 26, 2007 to discuss the first draft of the Stage 1 report which included options for treatment, disposal, and reuse of wastewater, and incorporated Committee feedback from Meeting No. 1.

##### 4. Joint Advisory Committee Meeting No. 4 (Stage 1)

JAC Meeting No. 4 was held June 21, 2007 to present cost estimates for the concept options carried forward from Meeting No. 3 and discuss the second draft of the Stage 1 report. It was requested that a more detailed breakdown of the cost estimate be provided as well as a computer model to determine if a reduction in stormwater inflow and infiltration (I&I) would be a cost-effective method of delaying major upgrades to sewer interceptors.

##### 5. Joint Advisory Committee Meeting No. 5 (Stage 1)

JAC Meeting No. 5 was held October 18, 2007 to discuss the third draft of the Stage 1 report based on Committee feedback from Meeting No. 4 and discuss the draft questionnaire for use at the Public Open House.

##### 6. Joint Advisory Committee Meeting No. 6 (Stage 2)

JAC Meeting No. 6, the first meeting for Stage 2 work, was held January 25, 2012 to review Stage 1 progress and summarize the work plan for Stage 2. Following this meeting, an initial draft of the Stage 2 report was developed and submitted to JAC members for review.



#### 7. Joint Advisory Committee Meeting No. 7 (Stage 2)

JAC Meeting No. 7 was held June 21, 2012 to receive feedback on the initial draft of the Stage 2 report. Following this meeting, a second draft report was prepared and submitted to the RDKB for review. A third draft was then prepared and circulated to committee members for review.

#### 8. Joint Advisory Committee Meeting No. 8 (Stage 2)

JAC Meeting No. 8 was held September 17, 2012 to receive additional feedback.

#### 9. Workshop No. 2 (Stage 2)

A workshop with MOE (Nelson office) was held November 29, 2012 to receive feedback on the regulatory aspect of the third draft of the Stage 2 report. MOE requested review comments from other regulatory agencies including Environment Canada, Interior Health Authority, Ministry of Forests, Lands, and Natural Resource Operations (FLNRO), and Department of Fisheries and Oceans (DFO). First Nations having potential interest were also invited to participate. Copies of the third draft of the Stage 2 report were mailed to First Nations with a request for participation and input dated November 20<sup>th</sup>.

#### 10. Joint Advisory Committee Meeting No. 9 (Stage 2)

JAC Meeting No. 9 was held March 7, 2013 to present the fourth draft of the Stage 2 report. Following this meeting, a fifth draft was prepared based on comments received during this meeting and input from the RDKB and other LWMP stakeholders.

#### 11. Steering Committee Meeting No. 1 (Stage 2)

Steering Committee Meeting No. 1 was held June 18, 2015 where it was agreed that the preferred option for wastewater collection and treatment was to upgrade and expand the existing CPCC (Option 1), rather than constructing a new PCC at an alternate location.

#### 12. Steering Committee Meeting No. 2 (Stage 2)

Steering Committee Meeting No. 2 was held October 6, 2015 where it was decided that the Stage 2 report would be presented for public consultation after being updated to reflect 2013 to 2015 data. Following this meeting, a sixth draft was prepared and included treatment and conveyance costs updated to 2015 dollars.

#### 13. Joint Advisory Committee Meeting No. 10 (Stage 2)

JAC Meeting No. 10 was held March 7, 2016 to review the sixth draft of the Stage 2 report and where it was decided to move forward with public consultation.

#### 14. Steering Committee Meeting No. 3 (Stage 2)

Steering Committee Meeting No. 3 was held May 10, 2016 to review the package of public consultation material and where it was agreed to present the public with Option 1 as the preferred option for upgrading the CPCC to secondary treatment.

#### 15. Joint Advisory Committee Meeting No. 11 (Stage 2)

JAC Meeting No. 11 was held May 24, 2016 to review public consultation material and where it was agreed to move forward with Stage 2 public consultation open houses.

#### 3.1.2. Stage 1 and 2 Public Open Houses and Information

During the Stage 1 process, display advertisements and news articles were published in the local media to keep citizens informed on the progress of work and provide notice of Committee meetings and Open Houses.

During both Stage 1 and 2, Open Houses were advertised in Trail and Rossland newspapers, on local radio, various social media, word of mouth, and on the RDKB website. Letters were sent to First Nations with a request to provide input and participate in the Open Houses. Draft LWMP material was summarized and illustrated on



poster displays. The Open Houses were staffed by representatives of the RDKB, members of the Joint Advisory Committee, and by consultants who were available for questions and discussion.

Three Public Open Houses were held during each of the Stage 1 and Stage 2 processes. During the Stage 1 Open Houses, concept options for alternative designs for wastewater collection and treatment were presented. A total of 17 questionnaires were filled out and submitted. During the Stage 2 Open Houses, the primary purpose was to obtain public feedback on the recommended Option 1, upgrading the existing CPCC to meet provincial and federal regulations at its current location to advance to the Stage 3 LWMP. A total of 22 questionnaires were filled out and submitted.

In general, the public supported the option to upgrade the existing CPCC. Additionally, the majority of the respondents supported the statement that all residents of the RDKB who are serviced by the system should contribute financially to its upgrade, although questions arose around cost apportionment between municipalities and the ultimate cost that would be borne by residents.

#### **1. Public Open House No. 1 (Stage 1)**

An Open House was held in the Village of Warfield at the Warfield Community Hall on November 26, 2007.

#### **2. Public Open House No. 2 (Stage 1)**

An Open House was held in the City of Trail at the Trail Riverbelle Hall on November 27, 2007.

#### **3. Public Open House No. 3 (Stage 1)**

An Open House was held in the City of Rossland at the Rossland Sacred Heart Church Hall on November 28, 2007.

#### **4. Public Open House No. 4 (Stage 2)**

An Open House was held in the Village of Warfield at the Warfield Council Chambers on June 22, 2016.

#### **5. Public Open House No. 5 (Stage 2)**

An Open House was held in the City of Trail at the Trail United Church on June 23, 2016.

#### **6. Public Open House No. 6 (Stage 2)**

An Open House was held in the City of Rossland at the Prestige Mountain Resort on June 23, 2016.

#### **3.1.3. Stage 1 and 2 First Nations Consultation**

Letters were sent to First Nations having potential interest in the process, requesting the following:

- Participation in a workshop including provincial and federal regulatory agencies to obtain input on the draft Stage 2 LWMP report (letters dated November 20, 2012);
- Comments and feedback regarding the Stage 2 LWMP (letters dated January 9, 2013); and
- Input and participation in the open houses (letters dated May 27, 2016 letters).

#### **3.2. Stage 3 LWMP Consultation**

##### **3.2.1. Stage 3 Advisory Committee Meetings**

The Joint Advisory Committee was reconvened to support the Stage 3 LWMP process. Meeting Minutes are included in Appendix C.



### 1. Joint Advisory Committee Meeting No. 10 (Stage 3)

JAC meeting No.10 was held on December 11<sup>th</sup>, 2017 to review the wastewater treatment process options evaluation.

### 2. Joint Advisory Committee Meeting No. 11 (Stage 3)

JAC meeting No.11 was held on January 15<sup>th</sup>, 2018 to recommend the secondary treatment wastewater process.

### 3. Joint Advisory Committee Meeting No. 12 (Stage 3)

JAC meeting No. 12 was held on February 7<sup>th</sup>, 2019 to review the Stage 3 LWMP report and per user costs and recommend that the information go for public consultation.

#### 3.2.2. Stage 3 Public Consultation

Since the costs of the infrastructure had increased since the Stage 2 LWMP, public open houses were held to consult on the per user costs of the infrastructure and allow the public to provide any other feedback prior to finalizing the LWMP. Three open houses were held over two days in the participating municipalities:

#### 1. Public Open House No. 1 in Warfield on March 13<sup>th</sup> 2019

#### 2. Public Open House No. 2 in Trail on March 14<sup>th</sup> 2019

#### 3. Public Open House No. 3 in Rossland on March 14<sup>th</sup> 2019

Attendees were generally in favour of the LWMP as proposed and had no significant objections to the per user costs for the new infrastructure. Public consultation material and results from the consultations is included in Appendix D.

#### 3.2.3. Stage 3 First Nations Consultation

First Nations communities do not form part of the service area to the CPCC, nor are any communities directly impacted by the infrastructure, however local First Nations communities having a potential interest in the project were invited to the public Open Houses.

Letters sent to the First Nations communities inviting them to participate are included in Appendix D.

## 4. Updated Population and Flow Projections

### 4.1. Updated CPCC Service Population Projections

Population projections were made for a 20-year horizon starting in 2016 to 2036, as well as for build-out. Build-out population projections were taken from the LWMP Stage 2 completed in September 2016. Since completion of the LWMP Stage 2, Census data were released for 2016. The population projections for this pre-design were updated using the 2016 BC Stats Census data and revised population growth rates as indicated below.

The CPCC service areas include:

- City of Rossland
- City of Trail
- Village of Warfield
- Community of Oasis (unincorporated)
- Community of Rivervale (unincorporated)

The City of Rossland currently comprises primarily residential and single-family housing, but expects future development to include high density residential areas and mixed-use accommodations in the downtown core. Rossland confirmed that annual population growth rates are anticipated to be between 1.5% and 2% per year.<sup>1</sup> An average growth rate of 1.75% was used for the population growth of the City of Rossland.

The City of Trail currently comprises primarily detached single family and duplex residential properties, but expects future developments to include higher density townhouses and apartments. Based on anticipated residential and commercial development expansion, population growth for the City of Trail was estimated at approximately 1% annually during the 20-year period between 2016 and 2036.<sup>2</sup>

The Village of Warfield anticipates residential, commercial, industrial, and utility development expansion that would translate to 0.8% growth. For the purpose of planning projections for the CPCC upgrades, a 1% annual population growth was used.<sup>3</sup>

Oasis and Rivervale are unincorporated communities tied into the sewer collection system conveying flow to the CPCC. While no planned or approved development has been provided by the communities, a 1% annual population growth was assumed for planning purposes.

Table 4-1 summarizes the updated projected population growth in the CPCC service areas to the 20-year design horizon and Build-out. The updated population projection for the 20-year horizon is 17,200 people and 20,800 people for build-out.

<sup>1</sup> as confirmed by the City via email in August 2017

<sup>2</sup> as confirmed by the City via email on September 15, 2017

<sup>3</sup> as confirmed by the Village via email on September 19, 2017



Table 4-1: Population Growth in the CPCC Service Area (updated from Stage 2 LWMP).

AREA	POPULATION									BUILD-OUT
	1996	2001	2006	2011	2016	2021	2026	2031	2036	
Oasis/Rivervale <sup>1, 7, 8</sup>	400	400	400	400	420	442	464	488	513	600
Rossland <sup>2, 3, 5</sup>	3,941	3,649	3,278	3,563	3,729	4,067	4,435	4,837	5,276	6,481
Trail <sup>2, 4, 5, 6, 8</sup>	7,962	7,619	7,248	7,260	7,709	8,084	8,478	8,890	9,323	10,699
Warfield <sup>2, 7, 8</sup>	1,855	1,761	1,739	1,801	1,680	1,766	1,856	1,950	2,050	3,000
<i>Sub-total:</i>	<i>14,160</i>	<i>13,430</i>	<i>12,670</i>	<i>13,020</i>	<i>13,540</i>	<i>14,360</i>	<i>15,230</i>	<i>16,170</i>	<i>17,162</i>	<i>20,780</i>
<b>Columbia PCC Design Population (20-year horizon):</b>										<b>17,200</b>
<b>Columbia PCC Design Population (Build-out):</b>										<b>20,800</b>

- 1 1996 pop. from KWLG&S (1997), assumes no growth from 1997 to 2011
- 2 1996, 2001, 2006, 2011, and 2016 from Canada Census (incl. estimate of net Census undercount from BC Stats)
- 3 Assumes annual population growth from 2016 to 2036 = 1.75%
- 4 Population of East Trail for 1996, 2001, 2006 and 2011 = Total Trail pop. (from BC Stats) less estimated population of West Trail; 2016 Total Trail pop. from Canada Census data.
- 5 Population of West Trail for 1996, 2001 and 2006 from KWL (2006), no growth assumed from 2006 to 2011; 2016 population of West Trail = annual growth at 0.96% from 2011 population.
- 6 Assumes annual population growth from 2016 to 2036 = 1%
- 7 Assumes annual population growth from 2016 to 2036 = 1%
- 8 Ultimate population assumed

## 4.2. Updated Flow Analysis and Projection

The projected flows presented in Table 4-2 below were based on measured flows during 2009 to 2011 and 2013 to 2017. During the Stage 2 LWMP flow analysis, flows from 2012 were found to be inaccurate and were not included in the analysis.

Flow data used to generate flow projections were from the effluent flow meter at the CPCC, where effluent flows were assumed approximately equal to influent flows. Given that flow data was collected at the CPCC, the data represents residential, commercial, and industrial flow contributions.

Average Dry Weather Flow (ADWF) and Average Wet Weather Flow (AWWF) were calculated as the lowest and highest of a 30-day moving average of daily flow respectively for a given year. Using the measured values for Average Day Flow (ADF), ADWF, and AWWF, flows per capita were projected using the population data from Table 4-1.

The MWR states that if the ratio of Maximum Day Flow (MDF) to ADWF exceeds 2, inflow and infiltration (I&I) is likely an issue in the sewer collection system. For the years analyzed, the MDF:ADWF ratio exceeded 2 for all years, except in 2010, ranging from 2.0 to 3.9, indicating I&I is an issue for the CPCC.

Maximum Day Flow was assumed to be the sum of ADWF and Maximum Day Inflow & Infiltration (I&I), where ADWF represents base sanitary flows. For the purpose of this analysis, ADWF was projected on a per capita basis, and I&I was assumed to remain constant on the assumption that the existing sewer collection system will not be expanding significantly beyond its current extent, that population growth will occur mainly as infill within the current serviced areas, and that ongoing efforts will reduce I&I over time to compensate for any expansions in the existing sewer and increases in the above sewer flow network (this is judged to be a conservative approach since I&I is expected to be reduced over the long term). As such, I&I was assumed to be unrelated to population growth, and current Max Day I&I as calculated using 2016 flows was taken to represent all future I&I as well. Projections for MDF shown in Table 4-2 were based on projected ADWF and the constant Max Day I&I from 2016.

The Peak Wet Weather Flow (PWWF) from 2016 provided in Table 4-2 was calculated using Max Day I&I and a peaking factor applied to ADWF. The existing sewer collection system comprises multiple pump stations and an interceptor before reaching the Glenmerry Pump Station, resulting in peak instantaneous flows being attenuated



before reaching the Glenmerry Pump Station. This pump station is currently the limiting factor for the peak influent flows received at the CPCC.

The projected flows for the CPCC for the 20-year population of 17,200 and to a build-out population of 20,800 are presented in Table 4-2.

Table 4-2: Projected Flows at the CPCC

YEAR	POPULATION	ADF <sup>1</sup> (M <sup>3</sup> /DAY)	ADWF <sup>2</sup> (M <sup>3</sup> /DAY)	AWWF <sup>2</sup> (M <sup>3</sup> /DAY)	MDF <sup>3</sup> (M <sup>3</sup> /DAY)	MAX DAY I&I <sup>4</sup> (M <sup>3</sup> /DAY)	MPF <sup>5</sup> (L/S)	MDF: ADWF <sup>6</sup>	PEAKING FACTOR <sup>7</sup>	PWWF <sup>8</sup> (L/S)	PWWF PF <sup>9</sup>
2016	13,540	9,706	7,395	14,358	19,057	11,662	324	2.6	2.43	343	4.0
2020	14,202	10,180	7,757	15,060	19,419			2.5	2.42	352	3.9
2021	14,360	10,294	7,843	15,228	19,505			2.5	2.42	355	3.9
2026	15,230	10,917	8,318	16,151	19,980			2.4	2.40	366	3.8
2031	16,170	11,591	8,832	17,147	20,494			2.3	2.39	379	3.7
2036	17,200	12,329	9,394	18,240	21,056			2.2	2.37	393	3.6
Build-out	20,800	14,910	11,361	22,057	23,022			2.0	2.33	441	3.4
Design Flows:											
20-year horizon		12,300	9,400	18,200	21,100	11,662	324	2.2	2.37	390	3.8
Build-out		14,900	11,400	22,100	23,000			2.0	2.33	440	3.8

1 ADF = Average Day Flow, ADWF = Average Dry Weather Flow, AWWF = Average Wet Weather Flow, MDF = Maximum Day Flow

2 Based on a 30-day moving average

3 MDF = Max Day I&I + ADWF

4 Max Day I&I = MDF - ADWF, based on 2016 flows

5 MPF = Maximum Pumped Flow; MPF is 28,000 m<sup>3</sup>/day (324 L/s), based on the current capacity of the Glenmerry Pump Station.

6 MDF:ADWF is the ratio of the average MDF and ADWF per capita as calculated based on flow data collected between 2009 and 2017, excluding 2012

7 Peaking Factor =  $3.2 \div (\text{Population in thousands})^{0.105}$  (MMCD Design Guidelines, 2014)

8 PWWF = Peak Wet Weather Flow = (ADWF\*Peaking Factor) + Max Day I&I; maximum possible instantaneous flow at the WWTP assuming I&I is not reduced in the collection system from current value

9 Wet Weather Peaking Factor (PF) = PWWF  $\div$  ADWF

### 4.3. Inflow and Infiltration (I&I)

Inflow and infiltration (I&I) of surface and groundwater into the wastewater collection system can cause excessive wastewater flows, reducing the capacity of the collection system and wastewater treatment plant.

The MWR requires that the MDF not exceed twice the ADWF at the treatment plant. Flow analysis and projections in Section 4.2 indicate that the MDF:ADWF ratio consistently exceeds 2, indicating excessive I&I in the system. Further, theoretical peak wet weather flows already exceed the capacity of the Glenmerry Pump Station, the main influent pump station to the CPCC, which could become a capacity issue for the pump station in the future.

Wastewater treatment plants are typically designed to handle a peak flow event. However, this has a knock-on effect, as the peak flow event becomes larger, the infrastructure required to handle the peak flow becomes larger and more expensive. It is worthwhile to limit I&I at the wastewater treatment plant because extraneous I&I can result in reduced treatment efficacy, increased energy consumption and chemical use.

The upgraded wastewater treatment plant will be designed for the build-out population of 20,800 PE. Recognizing the urgency of implementing secondary treatment, it is proposed that the upgraded wastewater treatment plant be designed to hydraulically accommodate the 20-year design horizon PWWF (~390 L/s), in conjunction with an I&I reduction plan.

This approach provides the RDKB and participants with a flexible solution which provides adequate hydraulic capacity at the wastewater treatment plant for the design horizon, and 20 years to develop and implement an I&I reduction plan.

## 5. Wastewater Treatment Process Selection

This section considers primary and secondary treatment processes and facility layouts appropriate for the Columbia PCC upgrade, considering the project objectives and site constraints raised during the LWMP process.

Typically, a LWMP does not evaluate or recommend the wastewater treatment process selection, since that is typically a component of the pre-design study. However, this Stage 3 LWMP process took place concurrently with the pre-design work, so the wastewater treatment process evaluation and selection is discussed here.

### 5.1. Wastewater Treatment Process Selection

The approved Stage 2 LWMP Report outlined the following upgrades for the CPCC:

- Maintain a buffer (possibly up to 25 m) between the treatment facilities and the property boundary;
- Build out service population of 20,800 population equivalent;
- Construct a new enclosed headworks facility with influent screening, grit removal and odour control (existing headworks to be demolished);
- Expand existing primary treatment process and cover tanks for odour control.
- Add secondary treatment facilities (process selection to be undertaken during pre-design); and
- Maintain existing anaerobic digestion with biogas recovery;
- Replace existing belt press with two centrifuges for biosolids dewatering and implement odour control for the dewatering building;
- Allow for future addition of tertiary treatment facilities if possible;
- Investigate extending outfall discharge to deeper water.

The objective of the project is to provide a fully upgraded wastewater treatment facility that has a design life of at least 50 years, and is compliant with the latest Federal and Provincial design codes and standards applicable to wastewater treatment facilities. The upgrades are recommended to be designed for the build-out population of 20,800 people, since this is only marginally greater than the updated 2036 projected population of 17,200 people.

### 5.2. Options for Secondary Treatment

The key objective of the project is to upgrade the wastewater treatment plant to secondary treatment standards. There are numerous secondary treatment options that can be applied for this purpose. A key requirement for the new secondary process is that it fits on the existing property, does not contribute to odours, noise or poor aesthetics, and ideally should be capable of expansion beyond the 20,800 population if this becomes necessary in future. The secondary facility must incorporate planning for tertiary treatment (if required in future) and UV disinfection.

The CPCC is a relatively small site for a wastewater treatment plant and so small footprint options were an important consideration for implementing secondary treatment. Processes that combine mechanical and operational robustness with reasonable O&M costs and an appropriate footprint were put forward as options for evaluation. In reviewing the options for secondary treatment, it was important to approach the evaluation from a whole-plant perspective.

The secondary treatment options were evaluated against a range of criteria including capital and operations cost, constructability and expandability, social and community values, aesthetics and site conditions leading to a recommended option for implementation. Resulting from the evaluation of options, the recommended upgrade option, and the associated plant layout is outlined.

The following two options were developed for upgrading the CPCC to secondary treatment as follows:

- **Option 1:** Biological treatment using MBBR (Moving Bed Bio-Reactor) with DAF (Dissolved Air Flotation) for solids separation
  - **Option 2:** Biological treatment using Complete Mix Activated Sludge with secondary clarifiers for solids separation
- Secondary Treatment Option 1 – MBBR - DAF System

#### 5.2.1. Secondary Treatment Option 1 – MBBR-DAF System

The MBBR system is a high rate, small footprint process that can be completely or partially enclosed in a building. It is a hybrid fixed growth system which uses neutrally buoyant plastic biofilm carriers operating in mixed motion within an aerated basin(s). The bacteria grow as a biofilm attached to the surface of the carriers.

Each individual biocarrier provides a protected surface area to support the growth of bacteria, as illustrated in Figure 1-2. It is this high-density population of bacteria that achieves high-rate biodegradation within the system, while also offering process reliability and ease of operation. The aeration system keeps the carriers in motion. The excess biological sludge will separate from the carriers and will flow with the treated water to the final separator – the Dissolved Air Flotation (DAF) process.

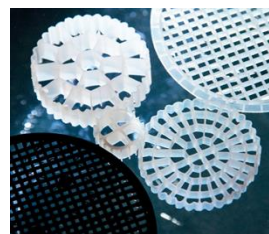


Figure 5-1: Typical MBBR Biocarrier (Courtesy: Veolia)

MBBR provides cost-effective treatment with minimal maintenance, since MBBR processes self-maintain an optimum level of productive biofilm. Additionally, the biofilm attached to the mobile biocarriers within the system responds to flow and load fluctuations, does not wash out under high flows and is resistant to toxic shock. The biofilm makes for a stable treatment process with great flexibility to handle changes in the operating conditions.

DAF technology is the process where suspended solids, oils & greases, and other insoluble impurities are separated from wastewater by a process of dissolving air into water under pressure. Upon release of the pressure, microbubbles form. These micro-bubbles interact with the particles to cause them to float to the surface of a vessel where they are skimmed and separated. DAF systems typically use flocculation and coagulation chemicals to assist with binding the biological flocs together and enabling these to adhere to the microbubbles and float.

DAF is a proven and effective physical/chemical technology for treating a variety of industrial and municipal process and wastewater streams. DAF systems are commonly used for the removal of suspended solids to meet treatment goals. A DAF occupies a fraction of the footprint of an equivalent gravity clarifier to treat a given flow.

The MBBR-DAF system for the CPCC was assumed to have three identical treatment trains, each train with three MBBR reactor cells in series followed by a DAF. The overall footprint of the system would be 2,730 m<sup>2</sup>, this includes a new headworks building, new primary sedimentation tanks, the MBBR-DAF trains, UV disinfection, new MCC room and Blower room, a relocated waste gas burner, and space for future effluent tertiary disk filters. The units were sized to operate with one tank offline as required by provincial reliability criteria. The MBBR tanks would be outside the building (these can be covered), while the DAF tanks and ancillary tankage and equipment would be enclosed in a building as shown on the proposed layout.

#### 5.2.2. Secondary Treatment Option 2 – Activated Sludge with Gravity Secondary Clarifiers

Activated Sludge is a conventional biological wastewater treatment process with aeration tanks and clarifiers. The aeration tanks and secondary clarifiers would be open to the atmosphere and would not be covered. This is a conventional process that would require considerably more space than Option 1. However, a preliminary analysis showed that the site could accommodate Option 2 with careful use of the available space.

Activated sludge is a suspended growth process in completely mixed aeration tanks followed by secondary clarifiers. In the activated sludge process, wastewater containing organic matter is introduced to the aeration basin in which micro-organisms metabolize the suspended and soluble organic matter in the presence of oxygen. Part of the organic matter is synthesized into new cells. The process is characterized by the suspension of microorganisms in the mixture of liquid and organic matter in the aeration basin. The blended suspended mixture is called 'Mixed Liquor'.

Effluent from the primary sedimentation tanks enters the aeration tanks where it is blended into the Mixed Liquor and is retained, mixed and aerated for up to eight hours (depending on the flow rate). As effluent enters the aeration basins, the same volume of mixed liquor is discharged from the aeration basin into the secondary

clarifiers. In the secondary clarifiers, the suspended solids in the mixed liquor containing micro-organisms settle out by gravity. The settled biological sludge is rich in the micro-organisms that have been acclimated to the incoming wastewater, and these are returned to maintain an active biomass in the aeration tanks. A portion of the excess biological sludge is removed daily and is pumped to storage for thickening and digestion. Treated effluent overflows the effluent weirs and is disinfected and discharged.

The activated sludge process is designed based on the solids retention time, Mixed Liquor Suspended Solids (MLSS) concentration, the BOD<sub>5</sub> load entering the plant, and the Food to Microorganism ratio (F/M) in the aeration basin. The MLSS represents the quantity of microorganisms in the mixed liquor in the aeration basin. The BOD<sub>5</sub> loading establishes the aeration system design requirements.

The secondary clarifier is an integral part of the activated sludge process. In the secondary clarifier, the biological and inorganic solids from the aeration tanks settle by gravity. Most of the settled solids are returned to the Activated Sludge Tanks – this is the Return Activated Sludge (RAS) – to maintain the level of micro-organisms in the mixed liquor (MLSS) at the required levels. In order to keep the MLSS within the design operating range, a portion of the settled solids is extracted (wasted) to the sludge treatment facilities every day – this is the Waste Activated Sludge (WAS). Mixed liquor from the bioreactors will enter the clarifiers from the bottom of the central column. Liquid will flow upward in the column to the top of the clarifier and overflow into the effluent launders for discharge to the downstream UV disinfection units. Settled sludge is collected in the hopper on the centre bottom of the clarifier and pumped out by return sludge pumps.

### 5.3. Evaluation of Options

The two options were compared based on the RDKB's requirements in the upgrade which include a holistic evaluation of long-term costs, operational and mechanical complexity, process performance, potential for odour, aesthetics and infrastructure sustainability.

#### 5.3.1. Performance Requirements

The goal of the CPCC upgrade to secondary treatment is to remove BOD<sub>5</sub>, solids and faecal coliforms in the raw wastewater to meet the federal and provincial standards before discharge to Columbia River. Given that the wastewater is municipal sewage, with pollutant loads comparable to other municipalities, and assuming that there are no hard-to-treat elements in the wastewater, both the MBBR and activated sludge systems will meet the treatment performance requirements.

In terms of overall reliability and robustness, both options are reliable and robust. All else being equal, the mechanical complexity of the DAF clarifiers in the MBBR-DAF system is offset by the RAS pumping and separate mechanical thickening of WAS associated with the activated sludge system. The activated sludge system is a more complex system from a treatment process perspective, as it requires more ongoing process monitoring and operator intervention.

In general, fixed growth systems such as MBBR are less susceptible to loss of the process biomass due to high hydraulic loads than suspended growth (activated sludge) systems. If the clarifiers of an activated sludge system become overloaded, the process biomass may begin leaving the clarifiers via the overflow weirs rather than settling to the bottom of the tanks (this is often referred to as "washout" of the biomass). If this continues for several hours, a significant portion of the process biomass may be lost, and this can take days or even weeks to recover. In fixed growth systems, the process biomass is retained in the bioreactor and is not subject to washout.

#### 5.3.2. Ease of Process Control and Operation

Both options were selected because they are proven technologies, without onerous operating and maintenance requirements; however, there are key differences between the two options.

For both options, wastewater will flow through the plant entirely by gravity, thereby eliminating a source of mechanical complexity energy consumption and capital and O&M costs associated with both options.

Both the MBBR and activated sludge treatment process are based on biological processes and need blowers running continuously to provide oxygen to the aeration basins. The activated sludge process generally requires more operator attention to monitor key process parameters such as dissolved oxygen concentration, MLSS concentration, recycle pumping rates etc. to ensure that the process is performing, does not turn anoxic or odourous, and that 'the bugs are happy.' The MBBR process by contrast is somewhat simpler from an operational point of view. Because it is fixed growth and there are no recycle sludge lines, operators do not need

to monitor MLSS and recycle pump rates. The robustness of the fixed growth process also makes the process better able to handle load fluctuations and potential in the incoming wastewater.

From a mechanical complexity perspective, the solids separation using the DAF could be considered more mechanically complex than a secondary clarifier, since the DAF requires a polymer system. However, it does not have an additional sludge recycle pump, nor does it require operation of a facility for WAS thickening. Generally, the MBBR-DAF requires less operator intervention in daily operations.

#### 5.3.3. *Aesthetic and Odour Considerations*

While originally located on the outskirts of town, development has encroached on the CPCC property since original construction in 1973. The CPCC is currently bordered by a senior's residence to the north, Waneta Plaza, a shopping mall, to the east, Bear Creek Campground to the west and a car dealership to the south. This has limited the available space for the CPCC to expand and pushes future expansions in a direction where odours and aesthetics are of greater concern than they may be at a more remote site.

The MBBR-DAF system has a smaller footprint, making it more cost-effective to enclose processes than the activated sludge system. In the proposed MBBR-DAF system, the DAFs would be in a building, while the MBBR tanks could be enclosed for visual aesthetics and to minimize the risk of fugitive odours.

With an activated sludge system, the process components have a greater surface area, making them cost prohibitive to enclose. The activated sludge and secondary clarifiers would be open to the atmosphere, as is common at most activated sludge plants. While these process units do not bring significant odour risks, there is a risk of fugitive odours if process upsets occur.

The MBBR-DAF structures will be easier to mask architecturally since most of it is inside and/or covered. Activated Sludge has large open tanks which would not be easily masked. The MBBR-DAF option provides more open space, which allows for more green space and landscaping to soften visual effects.

#### 5.3.4. *Footprint and Flexibility for Future Expansion*

The space in the existing plant is sufficient for both options proposed. The MBBR-DAF layout occupies a smaller footprint than activated sludge process because the MBBR-DAF process is comprised of two highly compact technologies. This small footprint gives it more flexibility in the layout arrangement and a greater potential to be expanded if required in the future.

The activated sludge process, would occupy more space on the site. The earthwork and concrete work would be more than that of MBBR-DAF system. There would be fewer options for future expandability of the process in Option 2 since almost all the space would be occupied by the secondary treatment upgrade.

#### 5.3.5. *Opportunities for Sustainability & Resource Recovery*

A key objective of constructing wastewater facilities is environmental protection. Extending that mandate to the construction and operation of the facility is becoming more common as technologies to reduce energy consumption, chemical consumption, and material use become more readily available and economically viable. Appropriate implementation of these technologies can reduce operating costs and improve community acceptance of the infrastructure.

Some technologies rely on economies of scale for economic viability such as nutrient recovery. Reuse of digester gas in today's market is typically considered to only be economically viable for large communities (>50,000 PE), however, the original CPCC was constructed with anaerobic digesters, and digester gas is currently used for heating plant buildings and heating the incoming sludge stream to improve digester performance. The digesters are a valuable plant asset, and will be maintained in the upgrade to secondary treatment. With addition of secondary treatment, more sludge will be produced and sent to the digesters, thereby increasing gas production. With this additional gas, there are opportunities to heat the new buildings on the site by extending the existing biogas use system.

Other viable technologies include recovering effluent heat for in plant use. This is likely to not be economically viable since digester gas is already being used for in plant heating; however, this will be considered in the next phase of pre-design.



Implementing a reclaimed water system, to reuse effluent for in plant water use is a very commonly implemented system. This would replace use of potable water for in-plant uses such as hosing down tanks or polymer mixing. Both options would produce an effluent suitable for this application.

#### 5.4. Effluent Discharge Requirements

An EIS was completed by Masse Environmental Consultants Ltd. for the Stage 3 LWMP to determine effluent quality requirements for the upgraded CPCC, predict water quality in the Columbia River following secondary treatment upgrades, identify potential impacts, and recommend a suitable monitoring program to meet MWR requirements, following commissioning of the CPCC upgrades. Effluent quality recommendations following from the EIS include:

- Recreational standards for fecal coliforms (200 MPN/100mL) should be met at the edge of the initial dilution zone (IDZ)
- Removal of phosphorus from the effluent to prevent undesirable biological activity in the Columbia River is not required.
- The maximum allowable ammonia concentration is 47.9 mg N/L under low flow conditions (7Q2) during winter.
- A one-year receiving environment monitoring program following commissioning of the upgraded CPCC is recommended

Effluent requirements and registration of the discharge will be discussed in a preliminary meeting with the Ministry of Environment and Climate Change. A copy of the EIS report is provided in Appendix B.

#### 5.5. CPCC Upgrade to Secondary Treatment Design Recommendations

The following recommendations were based on the findings of the options evaluation:

- The District should consider design and construction of the CPCC upgrade to handle the buildout capacity of 20,800 population, since the cost difference compared to the 17,200 population is relatively small – this will serve the communities well in future by avoiding a costly expansion to handle a marginal increase in population.
- A new headworks building with vortex grit removal and relatively fine screening of the influent sewage was recommended. Grinding of the screenings prior to washing results in a cleaner product and is beneficial in reducing odours associated with screenings storage and transport. The screenings bin area should be enclosed. Odour control for the headworks building using activated carbon filtration of foul air was recommended.
- Three new primary sedimentation tanks should be constructed to replace the existing tanks, due to structural deficiencies found in the existing tanks. The need for covering of the new primary tanks was to be determined in consultation with District staff. If the tanks are to be covered, an additional odour control unit will be required to handle the air from the surface of the primary tanks.
- Two secondary treatment options were evaluated for the plant upgrade: MBBR-DAF and Activated Sludge. Both options will satisfy the treatment objectives, and both options will fit on the site.



Together with RDKB staff, the Stage 3 LWMP Joint Advisory and Steering Committees, MBBR-DAF was selected as the preferred option for the following reasons:

- the smaller footprint process makes better use of space on the site and leaves more room on the site for expansion beyond the current estimated population if this becomes necessary in the future;
- adding biological capacity in the future is straightforward by adding more media to the MBBR tanks;
- the more robust biological process is less complex from a biological process monitoring perspective;
- a smaller and more enclosed facility will enhance aesthetics of the plant, result in more green space on the site, improve uphill visuals and reduce odour and noise risk;
- The belt filter press should be replaced with two centrifuge dewatering units.
- Once the site plan has been confirmed, underground utilities should be located to avoid unexpected conflicts during construction.
- The chlorine disinfection system should be replaced with a UV system designed to meet 200 MPN/100 mL at the edge of the IDZ.
- The existing permit should be replaced by an Operational Certificate, or through registration under the BC Municipal Wastewater Regulation.

#### 5.6. Cost Estimate for CPCC Upgrades to Secondary Treatment

The cost estimate for the CPCC upgrades to secondary treatment and the outfall extension were updated to a 'Class B' level based on using a moving bed-bioreactor (MBBR) and dissolved air floatation (DAF) system for secondary treatment. The 'Class B' capital cost estimate is currently about \$52M with operations and maintenance costs estimated to increase by about \$595,000.

## 6. LWMP Implementation Plan

The commitments developed through the Stage 1 and 2 LWMPs are outlined below. Budgets and schedules for the commitments are summarized in Table 6-1. Line items are included for specific LWMP components over the next five to ten years, beginning in 2019. The implementation plan should be reviewed and updated on a five-year cycle.

### 6.1. Plan Monitoring Committee

The members of the LWMP Advisory Committee will be invited to sit on the Plan Monitoring Committee with updated Terms of Reference. The role of the PMC will be to monitor the progress of the approved LWMP, and to provide input and comment. Table 6-1, Item 1 shows a schedule and budget for monitoring and updating of the LWMP. The frequency of PMC meetings is expected to be approximately twice per year.

### 6.2. Wastewater Treatment

The recommended approach for the RDKB LWMP is to upgrade the existing CPCC to provide secondary treatment to meet current regulatory standards for secondary treatment and for process reliability with discharge to the Columbia River at the current outfall location. This will make the best use of the region's existing conveyance and treatment infrastructure for the long-term.

The approach for upgrading of the existing CPCC is summarized as follows:



- Upgrade existing plant to secondary treatment using the moving bed bio-reactor (MBBR) process followed by dissolved air flotation (DAF) for solids separation,
- Extend and upgrade the existing outfall to Columbia River in the same location.
- Replace the existing headworks facility.
- Replace the existing primary sedimentation tanks.
- Replace the existing dewatering facilities.
- Replace the existing chlorine contact disinfection with UV disinfection.
- Install odour control system at the Headworks and Dewatering Buildings, and possibly also at the primary sedimentation tanks and DAF units.
- Replace the existing waste gas burner
- Maintain use of existing anaerobic digesters
- Implement reclaimed water system for in-plant non-potable water uses.
- Implement an effluent heat recovery system for in-plant heating and cooling.

### 6.3. Wastewater Collection

The Stage 2 LWMP outlined collection and conveyance upgrades that may be required in the Regional Sewerage System. These upgrades are not required immediately but will be required as capacity is reached at pump stations and in major interceptors. Capacity and condition upgrades may be required in the future at:

- Murray Park Pump Station and forcemain
- Glenmerry Pump Station and forcemain
- Various gravity sewers

### 6.4. Source Control

Source control initiatives are used to prevent the discharge of high strength wastes and harmful contaminants to the sanitary sewer and storm drainage systems. Initiatives for the RDKB include developing a source control bylaw and accompanying enforcement policy to prevent the discharge of high strength, toxic and hazardous wastes to the Regional Sewerage System. These initiatives should also include routine testing of biosolids for metals, a sampling program to identify sources of problem metals, and an education program for reducing harmful contaminants from entering the sanitary sewer system. The source control bylaw should include pumper truck discharges and prohibition of cross connections between the storm and sanitary sewer systems.

### 6.5. Wastewater Volume Reduction

The RDKB can act in a supportive role and coordinating role for wastewater volume reduction initiatives, however it does not have jurisdictional control over municipal water use or wastewater collection systems. An initiative for the RDKB LWMP for wastewater volume reduction is to support water conservation and reduction of inflow and infiltration (I&I) initiatives by municipalities. It is recommended that participating municipalities develop water conservation bylaws, policies and educational programs.

It is recommended that the RDKB work with the participating municipalities to develop a long-term I&I reduction plan to maintain capacity in major interceptors, pump stations and at the upgraded wastewater treatment plant.

### 6.6. Stormwater Management

Similar to wastewater volume reduction, the RDKB LWMP initiative is to provide a supportive, coordinating, and educational role in stormwater management by municipalities. The drainage system should be included in the source control education program in concert with the municipalities. It is recommended that participating municipalities implement storm drainage bylaws and policies where appropriate.

### 6.7. Biosolids Management

Sludge produced at the CPCC is anaerobically digested and the resulting biosolids are dewatered onsite before being trucked to the regional landfill. Biosolids produced at the CPCC are consistently unable to meet regulatory standards for land application or other beneficial uses due to metal concentrations (see the Stage 2 LWMP



report). This limits beneficial reuse options unless the quality of the solids can be improved. It is recommended that the biosolids continue to be landfilled until another option can be found.

As a long-term consideration, it is recommended that a biosolids management plan be developed to look at other options for managing biosolids.

### 6.8. Resource Recovery

Integrated resource recovery is recommended to coincide with upgrades to the CPCC. Effluent heat recovery is recommended for in-plant heating and cooling of new buildings. It is recommended that use of digester biogas for heating of existing plant buildings be maintained. A reclaimed water system will also be implemented for non-potable in-plant uses.

### 6.9. Implementation Schedule and Financing

A list of the commitments contained in the RDKB LWMP is shown in Table 6-1 along with budget amounts, fund sources and schedule for each line item. It is recommended that this table of commitments be reviewed and updated every 5 years.

Table 6-1. LWMP Financial Commitments and Schedule

ITEM NO.	LWMP COMPONENT	BUDGET AMOUNT	FUNDING SOURCE	SCHEDULE
<b>1</b>	<b>Monitor and Update LWMP</b>			
1.1	Review LWMP progress, update, and revise as required.	~\$15,000	RDKB	Every 5 years
<b>2</b>	<b>Wastewater Treatment Infrastructure Upgrades</b>			
2.1	Design of CPCC upgrades to secondary treatment and outfall upgrades	\$1,572,000	50% federal 33% provincial 17% RDKB	In progress 2017-2019
2.2	Construction of CPCC and outfall upgrade <sup>1</sup>	\$52,000,000	40% federal 33% provincial 27% local government	Future 2019-2020
<b>3</b>	<b>Wastewater Collection and Conveyance Infrastructure Upgrades</b>			
3.1	Replacement of forcemain river crossing on Old Trail Bridge	~\$6,000,000	RDKB City of Trail	Complete, 2017
3.2	Murray Park Pump Station and Forcemain Upgrade <sup>2</sup>	~\$2,300,000	RDKB	2025-2030
3.3	Glenmerry Pump Station and Forcemain Upgrade <sup>2</sup>	~\$4,480,000	RDKB	2030-2035
3.4	Existing Gravity Sewer Upgrades <sup>2</sup>	\$12,584,000	RDKB	2030 and as determined by asset management
<b>4</b>	<b>Environmental Monitoring</b>			
4.1	A receiving environment monitoring program after the secondary treatment upgrade commissioning to confirm the EIS results.	~\$20,000	RDKB	Following plant commissioning
<b>5</b>	<b>Source Control</b>			



REGIONAL DISTRICT OF KOOTENAY BOUNDARY – LIQUID WASTE MANAGEMENT PLAN - STAGE 3

ITEM NO.	LWMP COMPONENT	BUDGET AMOUNT	FUNDING SOURCE	SCHEDULE
5.1	RDKB to support and coordinate source control initiatives by participating municipalities	TBD	RDKB	Ongoing
5.2	Develop a source control bylaw and bylaw enforcement program	TBD	RDKB	2020
5.3	Ongoing monitoring and enforcement of source control bylaw	TBD	RDKB	Ongoing after 2020
5.4	Develop a source control and water conservation education program	TBD	RDKB	2019-2020
<b>6</b>	<b>Wastewater Volume Reduction</b>			
6.1	RDKB to support and coordinate water conservation initiatives by participating municipalities	TBD	RDKB	Ongoing
6.2	Participating municipalities to develop water conservation bylaws	TBD	Participating Municipalities	Village of Warfield to develop plan
6.3	RDKB to support and coordinate I&I reduction initiatives among participating municipalities	TBD	RDKB	Ongoing
6.4	RDKB and participating municipalities to develop an I&I reduction plan.	TBD	RDKB	2025
<b>7</b>	<b>Stormwater Management</b>			
7.1	Participating municipalities to develop storm drainage bylaws	TBD	Participating Municipalities	2025
<b>8</b>	<b>Biosolids Management</b>			
8.1	Routine testing of biosolids produced at the Columbia PCC to monitor metals content and identify metals of concern	TBD	RDKB	Ongoing
8.2	Develop a long-term biosolids management plan	~\$100,000	RDKB	In process
<b>9</b>	<b>Resource Recovery</b>			
9.1	Maintain and expand use of biogas for in-plant heating at the upgraded CPCC	TBD	RDKB	2030
9.2	Implement a reclaimed water system for non-potable applications at the upgraded CPCC	Included in Item 2.2	40% federal 33% provincial 27% local government	2020
9.3	Implement an effluent heat recovery system for in-plant heating at the upgraded CPCC	Included in Item 2.2	40% federal 33% provincial 27% local government	2020

3 Based on August 2018 Class B estimates.

4 Based on Class D cost estimates last updated in 2015. Cost estimates to be updated at pre-design stage.



### 6.10. Costs per User for Construction of CPCC Upgrades to Secondary Treatment

The LWMP guidelines require that costs per user for the infrastructure upgrades are presented to the public for consultation, both with and without funding from senior government grants. The per user costs for upgrade of the CPCC to secondary treatment are shown in Table 6-3 and were presented to the public based on the following assumptions:

- Project capital cost estimate: \$52,000,000
- 73% grant: ~\$38,000,000
- 27% debt: ~\$14,000,000
- Annual debt servicing with grant: ~\$740,000
- Annual debt servicing without a grant: ~\$3,000,000
- 30-year debt interest rate: 3.15%
- Annual O&M cost estimate: ~\$595,000

The increase to requisitions shown in Table 6-2 are current estimates based on the flow contribution to the Columbia PCC as measured by flow meters measuring Rossland's, Warfield's and Trail's wastewater flow to the plant. Cost estimates for households and businesses are based on the Class B 2018 \$CAD cost estimates, 2017 flow-based cost apportionment, interest rates of 3.15%, current District policy and overall property assessments.

Table 6-2: Regional District Increase to Requisition

	2017 FLOW FRACTION	ANNUAL INCREASE TO THE REQUISITION <i>WITH</i> GRANT	ANNUAL INCREASE TO THE REQUISITION <i>WITHOUT</i> GRANT
City of Trail	68.06%	\$ 907,240	\$ 2,445,396
City of Rossland	20.04%	\$ 267,133	\$ 720,037
Village of Warfield	11.20%	\$ 149,296	\$ 402,416
Electoral Area 'B' / Lower Columbia Old Glory	0.70%	\$ 9,331	\$ 25,151

Table 6-3: City of Trail Per User Costs for CPCC Upgrades

	RESIDENTS		BUSINESSES	
	2018 TAX BILL	TAX BILL INCREASE TO	2018 TAX BILL	TAX BILL INCREASE TO
<b>Property Tax Impacts</b> <sup>1</sup> *to cover service debt and O&M				
Assuming 73% is funded by senior government grants	\$123	\$227	\$302	\$555
Assuming no funding is provided by senior government grants	\$123	\$402	\$302	\$984
<b>Sewer Charge Impacts</b>				
Assuming 73% is funded by senior government grants	\$261	No change	\$261	No change
Assuming no funding is provided by senior government grants	\$261	No change	\$261	No change

<sup>1</sup> Assuming an average assessment value of \$200,000



Table 6-4: City of Rossland Per User Costs for CPCC Upgrades

	RESIDENTS		BUSINESSES	
	2018 TAX BILL	TAX BILL INCREASE TO	2018 TAX BILL	TAX BILL INCREASE TO
<b>Property Tax Impacts</b>				
Assuming 73% is funded by senior government grants	No change	No change	No change	No change
Assuming no funding is provided by senior government grants	No change	No change	No change	No change
<b>Sewer Charge Impacts</b> *to cover service debt and O&M				
Assuming 73% is funded by senior government grants	\$312	\$456	\$312	\$456
Assuming no funding is provided by senior government grants	\$312	\$700	\$312	\$700

Table 6-5: Village of Warfield Per User Costs for CPCC Upgrades

	RESIDENTS		BUSINESSES	
	2018 TAX BILL	TAX BILL INCREASE TO	2018 TAX BILL	TAX BILL INCREASE TO
<b>Property Tax Impacts</b> *New parcel tax to cover Service Debt				
Assuming 73% is funded by senior government grants	Currently no parcel tax	\$104	Currently no parcel tax	\$104
Assuming no funding is provided by senior government grants	Currently no parcel tax	\$422	Currently no parcel tax	\$422
<b>Sewer Rate Impacts</b> *to cover O&M				
Assuming 73% is funded by senior government grants	\$438	\$521	\$438	\$521
Assuming no funding is provided by senior government grants	\$438	\$521	\$438	\$521



Table 6-6: Electoral Area 'B' / Lower Columbia Old Glory for CPCC Upgrades

	RESIDENTS		BUSINESSES	
	2018 TAX BILL	TAX BILL INCREASE TO	2018 TAX BILL	TAX BILL INCREASE TO
<b>Property Tax Impacts</b>				
Assuming 73% is funded by senior government grants	No change	No change	No change	No change
Assuming no funding is provided by senior government grants	No change	No change	No change	No change
<b>Sewer Rate Impacts*</b> to cover Service Debt and O&M				
Assuming 73% is funded by senior government grants	\$198	No change	\$247	No change
Assuming no funding is provided by senior government grants	\$198	\$364	\$247	\$442



## **Appendix A**

### **MOE Letters of Approval for Stages 1 and 2 LWMP**

- Stage 1 Letter of Approval, 2008
- Stage 2 Letter of Approval, 2017



April 23, 2008

File: 76780-30/RDKB

Regional District of Kootenay Boundary  
#202 - 843 Rossland Avenue  
Trail, BC V1R 4S2

Attention: John MacLean, Chair of the Advisory Committee

Dear John:

**Re: Acceptance of the Final Report for Stage 1 of the Regions Liquid Waste Management Plan (LWMP)**

We have received the final report for the RDKB Stage 1 LWMP as prepared by Dayton and Knight Consulting Engineers. We have no concerns with the report and therefore approve it. The RDKB may now proceed with Stage 2 of the plan.

If you have any questions, please contact Chris Stroich at 250-354-6387.

Yours truly,

A handwritten signature in cursive script, appearing to read "R. Roome".

Robyn Roome  
Regional Manager  
Ministry of Environment  
Environmental Protection Division  
Kootenay and Okanagan Regions

cc: Chris Stroich

DB:adv



Ministry of Environment

Environmental Protection  
Kootenay and Okanagan Regions

Mailing/Location Address:  
#401 333 Victoria Street  
Nelson BC V1L 4K3

Telephone: (250) 354-6355  
Facsimile: (250) 354-6332  
Website: [www.gov.bc.ca/env](http://www.gov.bc.ca/env)





October 5, 2017

File: 76780-30: RDKB – Liquid Waste Management Plan

John MacLean  
 Chief Administrative Officer  
 Regional District of Kootenay Boundary  
 202-843 Rossland Ave  
 Trail, BC V1R 4S8

Dear John MacLean, CAO:

**Re: Regional District of Kootenay Boundary Liquid Waste Management Plan Stage 2 Report**

Thank you for your letter of October 3, 2016, with the attached Liquid Waste Management Plan (LWMP) Stage 2 report dated September 2016 and prepared by Opus DaytonKnight Consultants Ltd. on behalf of the Regional District of Kootenay Boundary (RDKB) and the participating communities of the City of Trail, the City of Rossland, and the Village of Warfield.

I am satisfied that the required components of Stage 2 of a plan development process have been included in the submission and that public consultation has been adequate. I hereby approve Stage 2 of the LWMP process and encourage you to move forward to Stage 3. It is recommended that the following components be included in the Stage 3 plan:

- 1) Clear documentation of the consultation process and results, including all correspondence between the RDKB and applicable government authorities, First Nations, and the general public.
- 2) A detailed implementation schedule for upgrading the wastewater treatment facility to provide secondary treatment, and corresponding Environmental Impact Study work.
- 3) Drafting of a sanitary sewer source control bylaw and accompanying enforcement policy, to include both prohibited and restricted wastes.
- 4) Inclusion of stormwater management initiatives and inflow and infiltration reduction measures.
- 5) Commitments by the participating municipalities to implement storm drainage bylaws and water conservation bylaws.
- 6) Further consideration and analysis of biosolids management options with an objective of achieving beneficial reuse.
- 7) Updated population projections.

Ministry of Environment &  
 Climate Change Strategy

Regional Operations Branch  
 Environmental Protection Division

Website: [www.gov.bc.ca/env](http://www.gov.bc.ca/env)

- 8) Identification of the costs per user for users in the sewerage area, projected over the life of the plan and based on updated population projections.
- 9) A schedule for implementing the commitments of the plan.
- 10) The establishment of an ongoing plan monitoring committee to ensure commitments of the plan are carried out in accordance with the implementation schedule.

As part of the RDKB's continued consultation efforts, the RDKB must continue to solicit input and feedback from First Nation representatives and provide sufficient timelines for the review, consideration and response. A copy of the Stage 2 final report should be sent to all affected First Nations.

It is the position of the Ministry that municipalities should be working towards finding alternatives for landfill disposal of biosolids. Should the Stage 3 report not contain a definitive plan for beneficial reuse, this may become a condition of plan approval with a reasonable period of time allow for an assessment of the full spectrum of beneficial uses available, and to address the unique challenges faced by the RDKB's waste stream. The beneficial reuse option selected for treated biosolids should meet the requirements for beneficial use specified in the *Canadian Council of Ministers of the Environment Canada-Wide Approach for the Management of Wastewater Biosolids* (October 11, 2012). A copy of this document and other guidance resources can be found here <http://www.ccme.ca/en/resources/waste/biosolids.html>.

Please also note that because the process for harmonizing the provincial Municipal Wastewater Regulation (MWR) with the federal Wastewater System Effluent Regulation is still in progress, it is the Ministry's preference that new and upgraded facilities register under the MWR. This will ensure new and upgraded facilities will transition into the harmonized regulation.

If you have any questions about the procedures for developing Stage 3 of the plan, please contact Trevor Hamelin at [Trevor.Hamelin@gov.bc.ca](mailto:Trevor.Hamelin@gov.bc.ca) or 604-582-5275.

Yours truly,



A.J. Downie  
Regional Director  
Authorizations - South  
Regional Operations Branch  
Environmental Protection Division



## **Appendix B Environmental Impact Study**

- Liquid Waste Management Plan, Stage 3 Environmental Impact Study, Masse Environmental Consultants, January 2018



**Regional District of Kootenay Boundary  
Liquid Waste Management Plan – Stage 3  
Environmental Impact Study**

Project No. 2017-592

Prepared for:

**Opus International Consultants**

210-889 Harbourside Drive

North Vancouver BC V7P 3S1

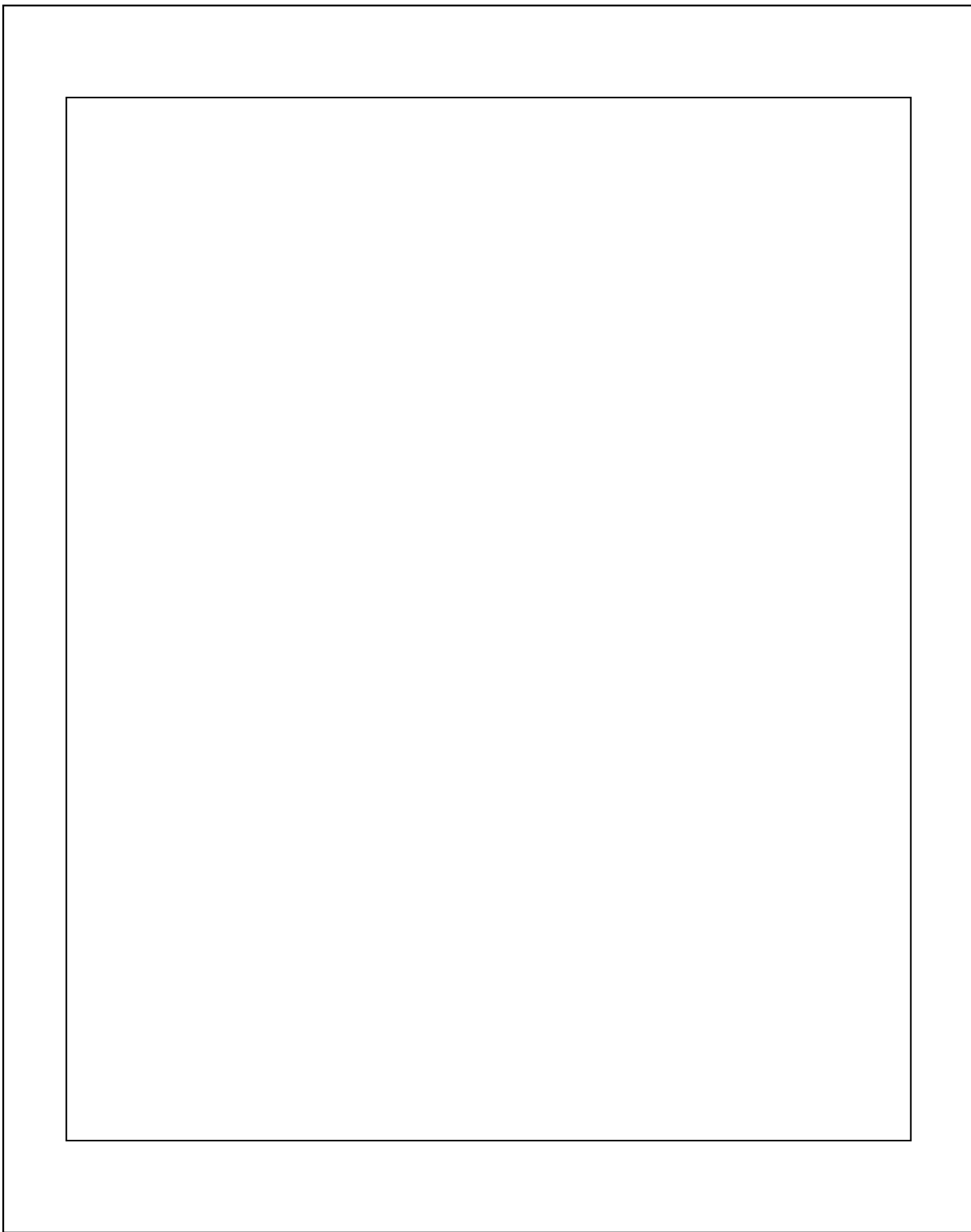
Prepared by:

**Masse Environmental Consultants Ltd.**

812 Vernon St.

Nelson BC V1L 4G4

January 16, 2018



## RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

### EXECUTIVE SUMMARY

The Regional District of Kootenay Boundary (RDKB) is in the process of developing a Liquid Waste Management Plan (LWMP) for the Columbia Pollution Control Center (CPCC), a sewerage facility that provides regional wastewater collection, treatment and disposal for the municipalities of Trail, Rossland, and Warfield, as well as the communities of Oasis and Rivervale. Upgrading the existing treatment facility and effluent outfall to the Columbia River was identified as the preferred option during this process. As part of Stage 3 of the LWMP, an environmental impact study (EIS) for the discharge is required. The EIS provides an opportunity to summarise proposed effluent quality, predict water quality in the receiving environment, identify potential impacts, and recommend a suitable monitoring program.

The CPCC is located on Bear Creek Road near the Waneta Plaza in East Trail, and effluent is discharge to the Columbia River downstream of the mouth of Bear Creek. The current facility provides primary treatment and disinfection of wastewater prior to discharge. The recommended option for upgrades includes the addition of facilities to provide biological secondary treatment with subsequent UV disinfection of the effluent. This will ensure that the effluent meets the standards established by the provincial Municipal Waste Regulation (MWR) and the federal Wastewater Systems Effluent Regulations (WSER) for secondary treatment. The plant would treat up to 28,000 m<sup>3</sup>/day of effluent at maximum build out.

The Columbia River is a large, regulated river that flows in a southerly direction into the State of Washington. At the outfall location, the Columbia River has a watershed area of over 87,000 km<sup>2</sup> and has a mean annual discharge of 2,006 m<sup>3</sup>/s. The average seven day low flow (7Q2) was estimated to be 951 m<sup>3</sup>/s. The available dilution for the effluent at maximum buildout is 2,934:1.

The Columbia River supports a diverse freshwater aquatic ecosystem and is used for a variety of recreational purposes, and these are the primary uses that must be considered. No water licenses for drinking water purposes are recorded in Canada downstream of the outfall, although water intakes for irrigation purposes are present.

The width of the Columbia River at the outfall location at low flow is ~ 100 m. The width of the initial dilution zone is therefore 25 m. The length of the initial dilution zone downstream from the outfall is 100 m, as the results of dilution modelling indicate that the width of the plume is ~5 m at a point 100 m downstream of the outfall. The results of dilution modelling for the preferred outfall configuration indicate that under very conservative low flow conditions, the effluent will be diluted 52:1 at the edge of the initial dilution zone, which is sufficient to ensure that all water quality parameters meet BC water quality guidelines for the protection of freshwater aquatic life and recreational uses.

The Columbia River is an oligotrophic system, with low level of nitrogen and phosphorus nutrients. Available information on periphyton and benthic invertebrate communities suggests that the current discharge has not led to an undesirable degree of increased biological activity downstream of the outfall. The upgrades to secondary treatment will reduce nitrogen and phosphorus levels in the effluent compared to the current discharge.

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RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

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Additional phosphorus removal to less than 1 mg/l total phosphorus and less than 0.5 mg/L orthophosphate is therefore not required for the effluent.

An effluent monitoring program to meet the requirements of the MWR is proposed. A one year receiving environment monitoring program is recommended once the new treatment plant and outfall are in service. The objective of the sampling would be to confirm the predictions of this study, and would target low flow conditions in the Columbia River, which typically occurs in the fall or late winter.

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RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

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## RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

### 1 INTRODUCTION

The Regional District of Kootenay Boundary (RDKB) is in the process of developing a Liquid Waste Management Plan (LWMP) for the Columbia Pollution Control Center (CPCC), a sewerage facility that provides regional wastewater collection, treatment and disposal for the municipalities of Trail, Rossland, and Warfield, as well as the communities of Oasis and Rivervale. The LWMP is a comprehensive strategy to ensure the protection of public health and the environment through management, resource recovery and disposal of treated waste. It is a long term plan for building, financing and managing liquid waste infrastructure.

During stages 1 and 2 of the LWMP (Opus Dayton Knight 2016), the retention of the existing treatment facility and outfall was identified as the preferred option. This option requires the CPCC to be expanded and upgraded to meet current regulatory standards for secondary treatment and process reliability, and the outfall to be extended to a deeper location if possible. The current plant provides primary treatment and disinfection of wastewater prior to discharge to the Columbia River. The recommended option for upgrades includes the addition of facilities to provide biological secondary treatment with subsequent UV disinfection of the effluent. As part of Stage 3 of the LWMP, an environmental impact study (EIS) for the discharge is required. The EIS provides an opportunity to summarise proposed effluent quality, predict water quality in the receiving environment, identify potential impacts, and recommend a suitable monitoring program.

The scope of this EIS includes the following:

- identify effluent quality and quantity,
- identify the location of the outfall,
- describe the receiving environment and summarise available data on aquatic resources,
- review and summarise existing water quality data in the receiving environment,
- identify any other discharges in the vicinity,
- identify the available dilution,
- incorporate the results of dilution modelling to predict water quality in the receiving environment,
- identify if additional treatment is required to meet water quality requirements,
- develop an effluent and receiving environment monitoring program, and
- recommend if additional pre-discharge information is required.

### 2 PROJECT DESCRIPTION

#### 2.1 Location and Setting

The CPCC is located on Bear Creek Road near the Waneta Plaza in East Trail (Appendix 1). The property is approximately 3.7 ha in size. The existing outfall is located on the left bank of the Columbia River downstream of the mouth of Bear Creek.

#### 2.2 Wastewater Treatment

##### 2.2.1 Effluent Quantity

Effluent quantity has been summarised in Stage 2 of the LWMP (Opus Dayton Knight 2016). The CPCC currently services a population of approximately 13,000. In 2015, the plant treated an average of 9,000 m<sup>3</sup>/day of effluent,

## RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

with a maximum daily flow of 18,080 m<sup>3</sup>/day. Projected wastewater flows have been developed based on historical flow data and population growth projections within the service area. Projected flows were estimated for two population sizes: a service population of 17,200 (the 20-yr design flow); and an ultimate buildout population of 22,800. Maximum daily effluent flows for these two population estimates are 16,800 m<sup>3</sup>/day and 28,000 m<sup>3</sup>/day respectively (Table 1).

Table 1. Summary of projected effluent flows for the CPCC (from Opus Dayton Knight 2016).

<b>Project Flow</b>	<b>Design Flows (m<sup>3</sup>/day)</b>	<b>Build Out Flows (m<sup>3</sup>/day)</b>
<b>Population</b>	<b>17,200</b>	<b>20,800</b>
Average Daily Flow	12,300	14,900
Average Dry Weather Flow	9,400	11,400
Average Wet Weather Flow	18,200	22,100
Maximum Daily Flow	28,000	28,000

### 2.2.2 Effluent Quality

The CPCC currently provides primary treatment and disinfection only, and is permitted to discharge effluent with a maximum of 100 mg/L TSS and 100 mg/L BOD<sub>5</sub> (PE-00274). The planned upgrades allow for secondary treatment, which should substantially reduce TSS and BOD<sub>5</sub> levels in the effluent to an average of less than 25 mg/L. For the purposes of the EIS, the effluent quality will be consistent with the standards established by the provincial Municipal Waste Regulation (MWR) and the federal Wastewater Systems Effluent Regulations (WSER) for secondary treatment (Table 2).

Table 2. Summary of provincial and federal municipal effluent quality requirements.

<b>Parameters</b>	<b>MWR*</b>	<b>WSER*</b>
pH	6 - 9	6 - 9
Total suspended solids	max ≤ 45 mg/L	average ≤ 25 mg/L
Biochemical Oxygen Demand	max ≤ 45 mg/L	average ≤ 25 mg/L
Total Ammonia Nitrogen	back calculation	back calculation
96-hr Rainbow trout LC <sub>50</sub>	Pass	Pass

\*MWR: Municipal Wastewater Regulation; WSER: Wastewater Systems Effluent Regulations

## 3 RECEIVING ENVIRONMENT

### 3.1 Columbia River

The Columbia River is a large transboundary river, draining an area of 668,000 km<sup>2</sup> in British Columbia, Montana, Idaho, Washington and Oregon. It is the largest river in the Pacific Northwest, and the fourth largest by volume in North America. The Canadian portion of the Columbia River originates in the Rocky Mountain Trench at Columbia Lake, near Canal Flats, and flows first northwest and then south for 760 km until it reaches the Canada/USA border south of Trail.

In the vicinity of the CPCC outfall, the Columbia River is confined, with a channel width of ~ 250 m, and lacks an active floodplain (Photo 1). The river has incised into the glaciofluvial valley fill, creating terrace scarps that typically range in height from 50-150 m above the river (NHC 2007). This section of the Columbia River is almost

#### RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

entirely erosional, with boulder and cobble the predominant substrates. Depositional areas are generally limited to eddies behind bars or at confluences with tributaries, and these do not retain fine sediments. Substrates in these depositional areas of the Columbia River are predominately coarse grained sands with little organic carbon content (Hawes *et al.* 2014). Fine grained sediments (silts, clays) remain in the water column until they settle out in Lake Roosevelt below Marcus Flats, approximately 60 km south of the outfall location (NHC 2007).



Photo 1. View of Columbia River downstream of the current CPCC outfall (October 5, 2017). Columbia River discharge at Birchbank (08NE049) 1080 m<sup>3</sup>/s.

The Water Survey of Canada maintains a hydrometric station (08NE049) on the Columbia River at Birchbank that is representative of discharges at the outfall location. The hydrometric station is approximately 18 km upstream of the outfall, but no major tributaries are present between this station and the outfall that would significantly affect discharge. The Columbia River at Birchbank drains a watershed area of 87,400 km<sup>2</sup> and has a mean annual discharge of 2,006 m<sup>3</sup>/s. Peak flows occur in June/July, with the maximum average daily flows on the order of 4,500 m<sup>3</sup>/s. Minimum flows typically occur in March/April and October/November and are ~ 900 m<sup>3</sup>/s. The Columbia River, and its major tributary the Kootenay River, are highly regulated as a result of hydroelectric development. River flows can be highly variable over short periods of time, depending on the operation of the upstream Hugh Keenleyside and Brilliant dams. The presence of large upstream storage reservoirs on the Columbia and Kootenay rivers means that peak flows are lower, and minimum flows are higher compared to an unregulated river.

## RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

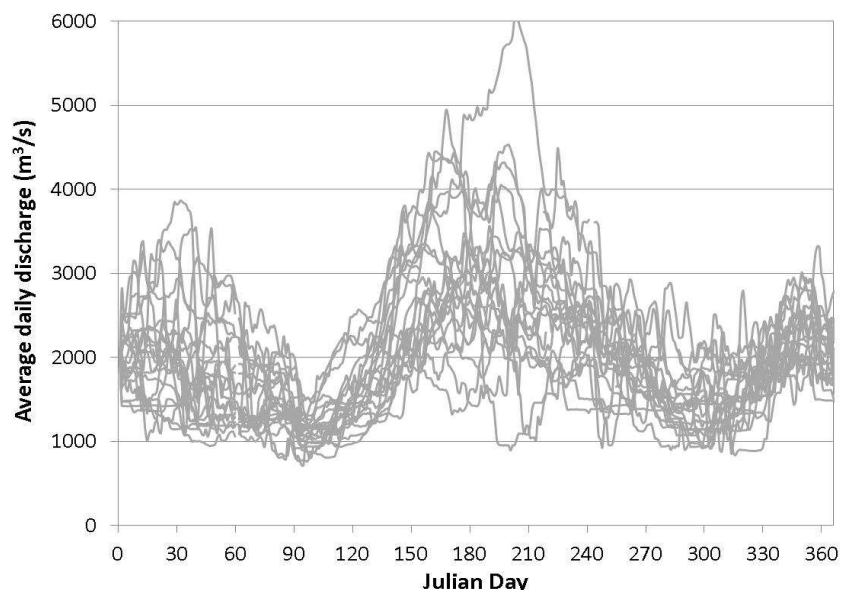


Figure 1. Average daily discharge in the Columbia River at Birchbank (08NE049), 1992 – 2013 (WSC 2013). Each line denotes a separate year.

### 3.2 Location of Outfall

The current outfall is located at an elevation of ~ 400 m and includes up to 7 vertical diffusers. As part of the upgrades, the outfall would be replaced with a new line consisting of a single vertical port at an elevation of ~ 395 m (Appendix 2). Locating the outfall at the lower elevation would extend the outfall further into the middle of the Columbia River where the main flow will maximise dilution. The current outfall, at an elevation of 400 m, is close to the water surface at low flows, and the effluent can be observed surfacing during low flow periods. Moving the outfall to the deeper location will prevent the effluent from being visible and improve effluent dilution compared to the current configuration.

The MWR does not specify any minimum requirements for outfalls in rivers, but does require the following:

1. A qualified professional must design an outfall such that
  - (a) initial dilution zone requirements under this regulation are met,
  - (b) air entrapment is prevented,
  - (c) adequate weighting is provided to prevent movement from currents, ice or possible entrainment of air, and
  - (d) the outfall is protected from corrosion.

#### RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

2. A qualified professional must ensure that outfall diffusers are
  - (a) located at a sufficient depth to maximize the frequency that municipal effluent is trapped below the surface of the water,
  - (b) located to intercept the predominant current and avoid small currents that tend to move toward the shore,
  - (c) designed to ensure that
    - (i) each diffuser section will provide at least 10:1 dilution within the initial dilution zone, and
    - (ii) outside the initial dilution zone, discharge does not cause water quality parameters to fail to meet water quality guidelines, and
  - (d) designed to achieve maximum dilution in a river, stream or estuary located in the channel in which most of the water flows.
3. A qualified professional must ensure that outfalls are located
  - (a) such that they are protected from wave, boat and marine activity.

The proposed outfall extension meets these requirements.

### 3.3 Other Discharges

Seven other authorised discharges release effluent directly into the Columbia River between the Hugh Keenleyside Dam and the border (Table 3, MoE 2015a). The two largest of these are the industrial effluents from the Teck Trail Operations smelter and the Zellstoff Celgar pulp mill. The remaining five are effluents from sewage treatment plants. The City of Castlegar discharges secondary treated effluent from two wastewater treatment plants; the other three discharges are from relatively small sewage treatment facilities.

Table 3. Summary of authorised discharges into the Columbia River (Hugh Keenleyside dam – Border).

Permit Holder	Type	Discharge (m <sup>3</sup> /day)	Parameters specified in Permit
Zellstoff Celgar LP	Pulp Mill	250,000	pH, temperature, BOD, TSS, AOX, dioxins/furans, toxicity
0852711 BC Ltd	Sewage	20	BOD, TSS
City of Castlegar	Sewage	2,727	BOD, TSS
City of Castlegar	Sewage	3,500	pH, BOD, TSS, fecal coliforms
Selkirk College	Sewage	233	BOD, TSS
Whispering Pines	Sewage	124	BOD, TSS, fecal coliforms, NH <sub>3</sub>
Teck Metals Ltd	Smelter	350,000	pH, TSS, As, Cd, Cu, Hg, Pb, Ti, Zn, NH <sub>3</sub>

All of these discharges are located a considerable distance upstream of the CPCC outfall. The closest discharge is the Trail Operations smelter, located on the west side of the Columbia River at Trail, 5 km upstream of the CPCC outfall. The discharges from the Castlegar sewage treatment plants are over 30 km upstream, and the Zellstoff Celgar discharge is 40 km upstream.

## RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

**3.4 Aquatic Resources****3.4.1 Water Licenses**

No water licenses are recorded within 400 m of the outfall. The nearest recorded water intake is 1 km downstream from the outfall and is licenced for irrigation purposes (MoE 2017, DataBC 2017, Appendix 1). One other application for irrigation purposes is located between the outfall and the Canada/USA border.

**3.4.2 Recreation**

The Columbia River is generally cold and fast flowing, and provides limited swimming opportunities. Beaver Creek Provincial Park, located 3.3 km downstream of the outfall at the confluence of Beaver Creek and the Columbia River, is the nearest readily accessible public access point. This section of the Columbia River provides a unique fishery, as it is one of the few free-flowing sections of the Columbia River remaining, and the river is well-known for rainbow trout and walleye. Boating, kayaking, canoeing, and stand-up paddle boarding, are also popular activities. Rock Island, approximately 500 m upstream of the outfall, is the location of a water feature used by kayakers and surfers.

**3.4.3 Fisheries**

The Columbia River provides habitat to over 30 species of fish (Table 4, FISS 2017). White sturgeon (*Acipenser transmontanus*), shorthead sculpin (*Cottus confusus*) and Columbia sculpin (*C. hubbsi*) are all listed under the Species at Risk Act (SARA). White sturgeon is the focus of a sustained recovery plan as persistent recruitment failure over the past 30-40 years has put this population at risk of extirpation (McAdams 2013). Rainbow trout (*Oncorhynchus mykiss*), bull trout (*Salvelinus confluentus*), mountain whitefish (*Prosopium williamsoni*), kokanee (*O. nerka*) and walleye (*Sander vitreus*) are popular sportfish. Most of these fish species have been observed in the vicinity of the outfall (iMapBC 2017), as fish sampling has been completed at the mouth of Bear Creek for a variety of programs (AMEC 2013, Hawes *et al.* 2014). The Bear Creek fan provides shallow, low velocity habitat that is expected to be used by a variety of small-bodied and/or juvenile fish. Deeper, faster flowing areas of the Columbia River are expected to provide habitat for larger fish.

Several introduced fish species occur in the Lower Columbia River, with many appearing to have colonised from the US portion of the Columbia River (Roosevelt Reservoir), or from the Pend d'Oreille River. The Pend d'Oreille River in particular is relatively warm and hosts a wide variety of introduced species, including northern pike, walleye and bass. Northern pike is a current concern as it has only recently (circa 2010) entered the Columbia River, and is a highly voracious species that preys on a wide variety of fish, birds, amphibians and small mammals.

Anadromous salmon were extirpated from the Columbia River in Canada with the construction of the Grand Coulee Dam in 1941, 220 km downstream from the border. Although not currently present in this section of the Columbia River, local First Nations are actively working towards returning salmon to the Canadian portion of the Columbia River.

## RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

Table 4. Fish species recorded in the Columbia River (FISS 2017).

English Name	Scientific Name	Comments
Burbot	<i>Lota lota</i>	
Bull Trout	<i>Salvelinus confluentus</i>	
Bridgelip Sucker	<i>Catostomus columbianus</i>	
Brook Trout	<i>Salvelinus fontinalis</i>	Introduced
Carp	<i>Cyprinus carpio</i>	Introduced
Columbia Sculpin	<i>Cottus hubbsi</i>	SARA-listed (Special concern)
Kokanee	<i>Oncorhynchus nerka</i>	
Largemouth Bass	<i>Micropterus salmoides</i>	Introduced
Largescale Sucker	<i>Catostomus macrocheilus</i>	
Longnose Dace	<i>Rhinichthys cataractae</i>	
Longnose Sucker	<i>Catostomus catostomus</i>	
Lake Whitefish	<i>Coregonus clupeaformis</i>	
Mottled Sculpin	<i>Cottus bairdii</i>	
Mountain Whitefish	<i>Prosopium williamsoni</i>	
Northern Pike	<i>Esox lucius</i>	Introduced
Northern Pikeminnow	<i>Ptychocheilus oregonensis</i>	
Peamouth Chub	<i>Mylocheilus caurinus</i>	
Pumpkinseed	<i>Lepomis gibbosus</i>	Introduced
Prickly Sculpin	<i>Cottus asper</i>	
Rainbow Trout	<i>Oncorhynchus mykiss</i>	
Redside Shiner	<i>Richardsonius balteatus</i>	
Smallmouth Bass	<i>Micropterus dolomieu</i>	Introduced
Shorthead Sculpin	<i>Cottus confusus</i>	SARA-listed (Special concern)
Slimy Sculpin	<i>Cottus cognatus</i>	
Tench	<i>Tinca tinca</i>	
Torrent Sculpin	<i>Cottus rhotheus</i>	Introduced
Umatilla Dace	<i>Rhinichthys umatilla</i>	
Walleye	<i>Sander vitreus</i>	Introduced
Westslope Cutthroat Trout	<i>Oncorhynchus clarki lewisi</i>	
White Sturgeon	<i>Acipenser transmontanus</i>	SARA-listed (Endangered)
Yellow Perch	<i>Perca flavescens</i>	

## 3.4.4 Freshwater Molluscs

There is limited information on the abundance or distribution of freshwater molluscs in the Columbia River. Mussel species reported in the Columbia River (Butcher 1992, Aquametrix 1993) include Oregon floater (*Anodonta oregonensis*), western floater (*A. kennerlyi*), Rocky Mountain ridged mussel (*Gonidea angulata*) and western pearlshell (*Margaritifera falcata*). Rocky mountain ridged mussels are believed to be extirpated from the Columbia River in British Columbia, and current records of this species exist only in the Okanagan River system (COSEWIC 2010). Shortface lanx (*Fisherola nuttalli*), a rare freshwater snail, was recently reported from several



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locations on the Columbia River near Trail, including the east side of the Columbia River at the mouth of Bear Creek, near the existing outfall location (COSEWIC 2016).

##### 3.4.5 Algae and Benthic Invertebrate Communities

Information on the algae and benthic invertebrate communities in this section of the Columbia River is available from Teck, as part of the aquatic receiving environment monitoring program for the Teck Trail Operations (Hawes *et al.* 2014). Erosional exposure areas 4 and 5 (ERO-EXP-4, ERO-EXP-5) in this program are located upstream and downstream of the outfall, respectively. ERO-EXP-5-1 and ERO-EXP-5-2 are approximately 1 km and 2 km downstream of the outfall, the remaining ERO-EXP-5 sites are more than 5 km downstream. Diatoms, in particular *Achnanthes minutissima*, were the dominant species encountered, which is typical for large rivers. Green algae and flagellates were also found at all sites (Hawes *et al.* 2014).

Periphyton communities often display predictable responses to nutrient enrichment, and chlorophyll *a* biomass is often used as a measure of productivity. Average chlorophyll *a* biomass was 6.8 mg/m<sup>2</sup> upstream of the outfall (ERO-EXP-4) and 8.7 mg/m<sup>2</sup> downstream of the outfall (ERO-EXP-5). These values are consistent with a low productivity (oligotrophic) environment (Table 5).

The benthic invertebrate community in this section of the Columbia River is diverse, with up to 40 different species encountered (Hawes *et al.* 2014). Net-spinning caddisfly were the most abundant taxa; these are common throughout the Columbia River and the area is noted for the caddis hatch that occurs in June and July. A wide range of benthic invertebrate densities were encountered during sampling, with between 179 and 10,140 individuals collected upstream of the outfall, and 69 to 7,060 individuals collected downstream of the outfall (Table 5). This may reflect differences in substrate size, and therefore ease of sampling between the sites, and/or the effects of water level fluctuations associated with dam operations.

Table 5. Summary of chlorophyll *a* and benthic invertebrate abundance (from Hawes *et al.* 2014)

Site	Chl <i>a</i> (mg/m <sup>2</sup> )	Benthic invertebrate abundance
ERO-EXP-4-1	5.6	488
ERO-EXP-4-2	10.3	179
ERO-EXP-4-3	2.8	322
ERO-EXP-4-4	10.7	10140
ERO-EXP-4-5	4.6	592
ERO-EXP-5-1	7.9	2425
ERO-EXP-5-2	13.5	7060
ERO-EXP-5-3	6.6	2706
ERO-EXP-5-4	12.5	2123
ERO-EXP-5-5	2.8	69

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### 4 IMPACT ASSESSMENT

#### 4.1 Effluent Quantity

For the purposes of this assessment we have assumed a maximum effluent quantity of 28,000 m<sup>3</sup>/day, the maximum daily flow at ultimate buildout. This is the conservative assumption, since flows of this magnitude are unlikely to occur until well in the future.

#### 4.2 Dilution

##### 4.2.1 Available Dilution

The MWR defines available dilution as the ratio of the average (2 year return period) seven day low flow (7Q2) in the receiving environment to the maximum weekly (7-day) effluent flow.

The Columbia River is highly regulated, and discharge depends on multiple factors, including Columbia River treaty obligations and environmental, social and economic operating constraints. These 'soft constraints' are subject to change depending on their effectiveness and competing interests. The minimum average daily flow since 1975, the year that the Libby Dam, the last large storage reservoir in the upper Columbia watershed was constructed, are shown in Figure 2. In 1995/1996 'whitefish flow management' actions were implemented, which appear to have increased the minimum daily flow. The objective of these actions were to stabilize (to the degree possible) regulated flow releases into the lower Columbia River during whitefish reproduction (BCH 2007). A 7Q2 of 951 m<sup>3</sup>/s was estimated for the Columbia River (NHC 2017a), based on flow data from 1975 – 2015.

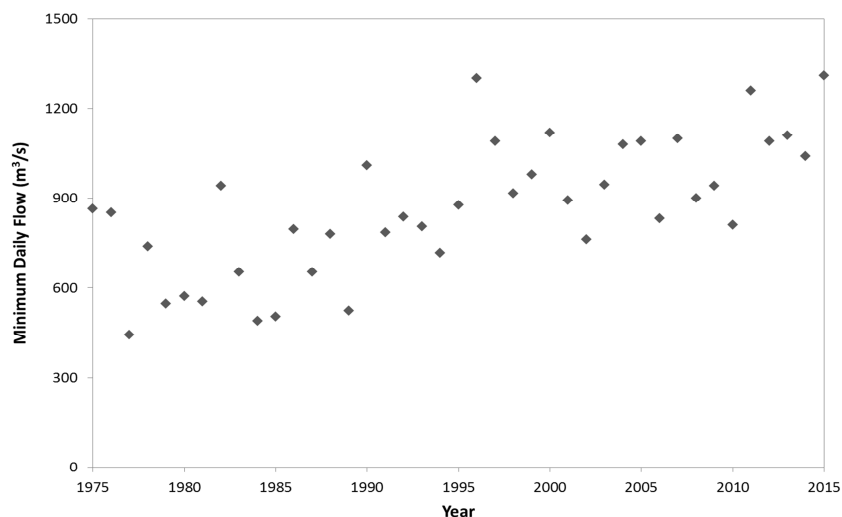


Figure 2. Minimum daily flow in Columbia River at Birchbank gauging station, 1975 – 2015 (NHC 2017a).

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Maximum weekly effluent flow is not available for future discharge volumes. Instead, the maximum daily flow (28,000 m<sup>3</sup>/day) at maximum build out is used. This is considered a conservative estimate, since the maximum design daily flow would not be expected to occur for seven consecutive days.

Using these estimates, the available dilution was estimated to be 2,934:1 (Table 6).

Table 6. Estimates used to calculate available dilution.

Parameter	Value
7Q2	951 m <sup>3</sup> /s
Maximum weekly effluent flow	28,000 m <sup>3</sup> /day
<b>Available dilution</b>	<b>2934:1</b>

#### 4.2.2 Initial Dilution Zone

In British Columbia, the concept of an initial dilution zone (IDZ) is applied to point source discharges. In streams, this is the 3-dimensional area where the effluent initially mixes with the receiving environment. Within this zone, water quality may be degraded, but the expectation is that water quality at the edge of the dilution zone would meet BC water quality guidelines for the designated water uses.

The size of the initial dilution zone is defined under the MWR as:

- a) the height is the distance from the bed to the water surface;
- b) the width is the lesser of 100 m or 25% of the width of the stream; and
- c) the length, parallel to the path of the stream, is the distance between a point 100 m upstream and a point that is the lesser of
  - (i) 100 m downstream, and
  - (ii) a distance downstream at which the width of the municipal effluent plume equals the width determined under paragraph (b).

where measurements are made at mean low water.

The width of the Columbia River at the current outfall location at low flow is ~ 100 m (NHC 2017a). The width of the initial dilution zone is therefore 25 m. The length of the initial dilution zone downstream from the outfall is 100 m, as the results of dilution modelling indicate that the width of the plume is ~5 m at a point 100 m downstream of the outfall (NHC 2018).

The MWR states that *'the discharge must not discharge municipal effluent unless, at the edge of the initial dilution zone, all water quality guidelines are met'*. As the MWR does not specify under what flow conditions this applies, dilution modelling for the proposed outfall under various flow scenarios (mean annual average flow, 7Q2, and 7Q10) was completed by Northwest Hydraulic Consultants (NHC 2018). Under average flow conditions, dilution at the edge of the initial dilution zone is estimated to be 167:1 and the plume does not reach the surface. Under 7Q2 and 7Q10 flows the dilution is estimated to be 90:1 and 52:1, respectively, and the plume surfaces within the initial dilution zone (Table 7).

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Table 7. Summary of results of dilution modelling (from NHC 2018).

Flow scenario	m <sup>3</sup> /s	Port depth (m below water surface)	Dilution at 100 m d/s	Plume width at 100 m d/s	Distance (m) until plume surfaces
Mean annual average flow	2006	8.1	167	5.5	190
7Q2	951	6.0	90	5.0	35
7Q10	651	5.2	52	4.2	14

#### 4.3 Effluent Quality

Under the MWR (Section 94, Table 11, Column A), effluent quality must meet minimum requirements depending on the type of receiving environment, dilution ratio, and effluent volumes. The maximum ammonia concentration at the end of pipe is back calculated using the pH and temperature of the receiving environment to ensure that the water quality guidelines for chronic ammonia are met at the edge of the initial dilution zone. Although the MWR specifies maximum values for total phosphorus and ortho phosphate, these may be altered if an environmental impact study demonstrates that the receiving waters would not be subject to an undesirable degree of increased biological activity because of the phosphorus addition (MWR Section 95 5(a)).

For the purposes of this assessment we have assumed that effluent quality is consistent with Table 8. These values are standard for secondary treated effluent and are considered conservative, in that they represent maximum values expected in the effluent and average values are expected to be lower. These values meet the municipal effluent quality requirements for discharges > 50 m<sup>3</sup>/day with > 40:1 dilution ratio. Rationale for ammonia, total phosphorus, ortho phosphate, and total coliforms is provided in Section 4.5.

Table 8. Assumed effluent quality.

Parameters	Value
<b>Daily flows &lt; 2x ADWF<sup>1</sup></b>	
pH	6 – 9
TSS	≤ 45 mg/L
BOD <sub>5</sub>	≤ 45 mg/L
Total Ammonia Nitrogen	≤ 40 mg/L N
Total Phosphorus	≤ 4 mg/L P
Ortho P	≤ 3 mg/L P
Total coliforms	≤ 200 CFU/100mL
96-hr Rainbow trout LC50	Pass

<sup>1</sup>ADWF = Average dry weather flow

#### 4.4 Background Water Quality

Water quality in the Columbia River is generally well characterised as British Columbia and Environment Canada jointly operate water quality monitoring stations at Birchbank, 18 km upstream of the outfall, and at Waneta, 11 km downstream of the outfall. Samples are collected every two weeks at Birchbank, and every week at Waneta. Although these stations are both a considerable distance from the outfall, they are considered representative since the Columbia River is large and there are limited inputs from tributary streams. The only

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effluent discharges between these two stations are those from Teck Trail Operations and the current CPCC effluent. Water quality data from 2014 is summarised in Table 9 and Table 10.

Table 9. Summary of water quality at Birchbank, 18 km upstream of the CPCC (ECCC 2015)

BC08NE0005		Birchbank			
Parameter	Units	# of samples	Average	Maximum	Minimum
pH		24	7.9	8.04	7.67
Turbidity	NTU	24	0.7	4.60	0.20
Total suspended solids	mg/L	18	1.1	2.40	1.00
Nitrogen - total	mg/L	15	0.20	0.381	0.157
Ammonia	mg/L	24	0.008	0.017	0.005
Nitrate	mg/L	24	0.11	0.145	0.060
Nitrite	mg/L	24	0.002	0.003	0.002
Phosphorus - total	mg/L	18	0.006	0.011	0.003
Phosphorus - dissolved	mg/L	21	0.004	0.006	0.002
Coliforms - fecal	CFU/100 mL	24	4.7	28	1

Table 10. Summary of water quality at Waneta, 11 km downstream of the CPCC (ECCC 2015)

BC08NE0001		Waneta			
Parameter	Units	# of samples	Average	Maximum	Minimum
pH		46	7.9	8.01	7.68
Turbidity	NTU	45	0.5	1.40	0.18
Total suspended solids	mg/L	37	1.4	14.20	1.00
Nitrogen - total	mg/L	25	0.20	0.444	0.145
Ammonia	mg/L	45	0.011	0.022	0.005
Nitrate	mg/L	45	0.11	0.149	0.063
Nitrite	mg/L	45	0.002	0.008	0.002
Phosphorus - total	mg/L	37	0.006	0.011	0.003
Phosphorus - dissolved	mg/L	37	0.005	0.022	0.002
Coliforms - fecal	CFU/100 mL	44	16.4	120	1

#### 4.4.1 Nutrients

Nitrogen and phosphorus are essential plant nutrients that are often present in limiting quantities for plant growth. The discharge of effluent into the aquatic environment can result in elevated levels of nitrogen and phosphorus in the immediate area, and may lead to excessive algae growth.

The Columbia River is considered oligotrophic with naturally low levels of nitrogen and phosphorus. Phosphorus is typically the limiting nutrient, although there may be seasonal changes. Total nitrogen and total phosphorus since 2010, are shown in Figure 3 and Figure 4, respectively. Total nitrogen is typically less than 0.25 mg/L, with the highest concentrations occurring in the winter and early spring. Total phosphorus is typically less than 0.01 mg/L, with the highest levels occurring from May to July. The lowest phosphorus levels typically occur in late winter.

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Historically, Cominco (now Teck Trail Operations) contributed significant amounts of nutrients, primarily phosphorus, to the Columbia River. However, this contribution ended in the mid 1990's when production of phosphate fertilisers stopped.

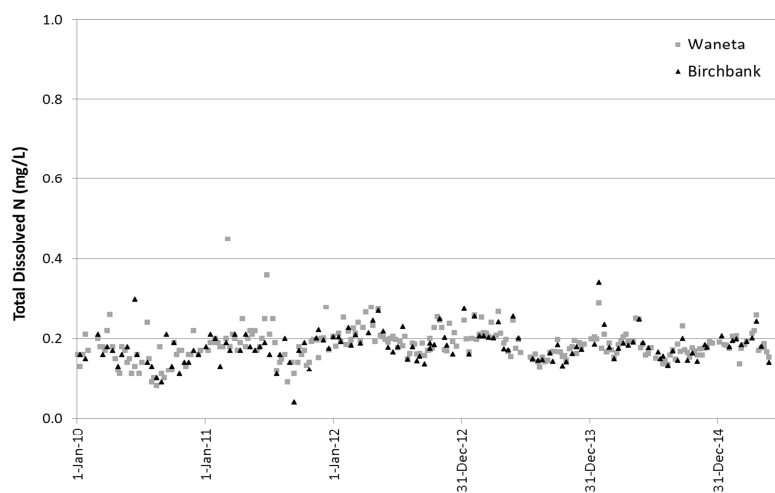


Figure 3. Total nitrogen at Birchbank and Waneta, 2010-2015 (ECCC 2015).

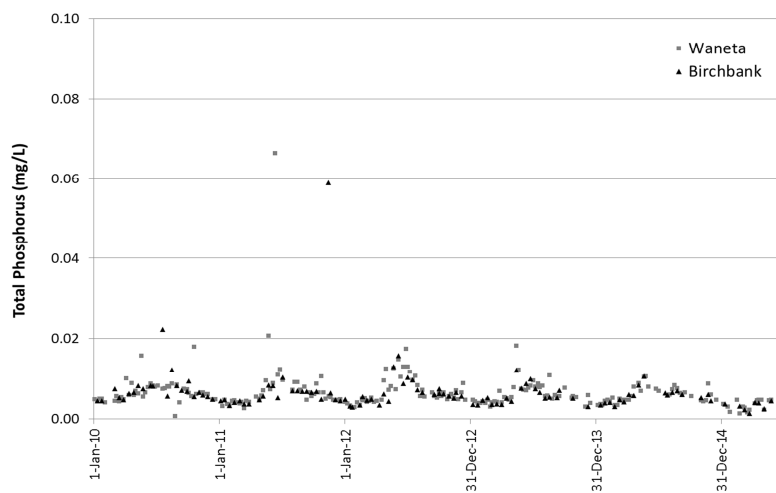


Figure 4. Total phosphorus at Birchbank and Waneta, 2010-2015 (ECCC 2015).

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## 4.4.2 Biological Parameters

The microbial parameters, fecal coliforms, *Escherichia coli* and *Enterococcus* spp, are considered indicator organisms, as their presence in water indicates that other disease causing organisms may also be present. The presence of these organisms in water usually indicates recent contamination by fecal matter, including effluent from sewage treatment plants, runoff from agricultural fields, and/or wildlife.

Fecal coliforms are routinely monitored at the Birchbank and Waneta monitoring stations, and data for the period 2000 to 2015 is provided in Figure 5. Fecal coliforms are routinely detected at both monitoring sites, with higher counts generally observed at Waneta. A seasonal pattern is observed at Waneta, with the highest counts occurring in late summer and fall. Municipal sewage effluents from the Castlegar and RDKB sewage treatment plants are the most likely sources of microbial contamination in the Columbia River, and the lower treatment currently provided by the RDKB plant is the most likely explanation for the consistently higher counts at Waneta compared to Birchbank. The CPCC currently includes chlorine disinfection of the effluent, although microbial parameters in the effluent are not routinely monitored and no coliforms limits are specified in the permit. Beaver Creek may also be a source of microbial inputs, as the Village of Fruitvale discharges treated effluent into Beaver Creek.

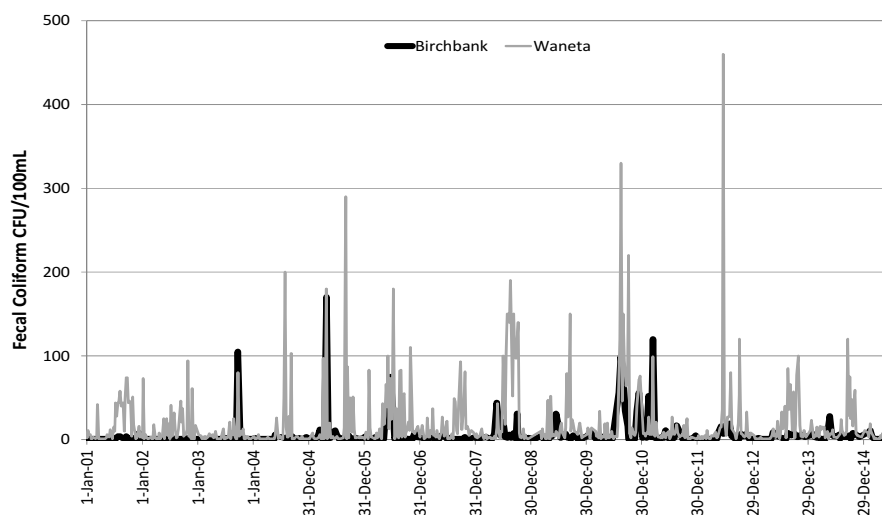


Figure 5. Fecal coliform counts measured at Birchbank and Waneta, 2001 – 2015 (ECCC 2015).

*E. coli* and *Enterococcus* are not routinely measured in the Columbia River, but have been measured at Birchbank, downstream of the outfall (dsSTP), and at Waneta, as part of 5 in 30 day sampling during low flow periods March-April) from 2004 to 2010 (CRIEMP 2015). The dsSTP site is immediately downstream of the CPCC outfall and typically had the highest counts for fecal coliforms, *E. coli* and *Enterococcus* (Figure 6 - Figure 8).

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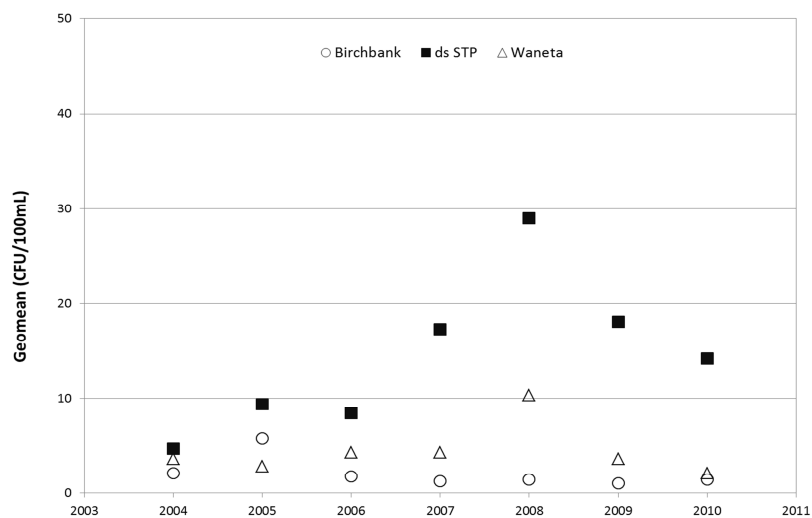


Figure 6. Geomean fecal coliforms counts at Birchbank, dsSTP, and Waneta measured during low flow conditions, 2004-2010 (CRIEMP 2015).

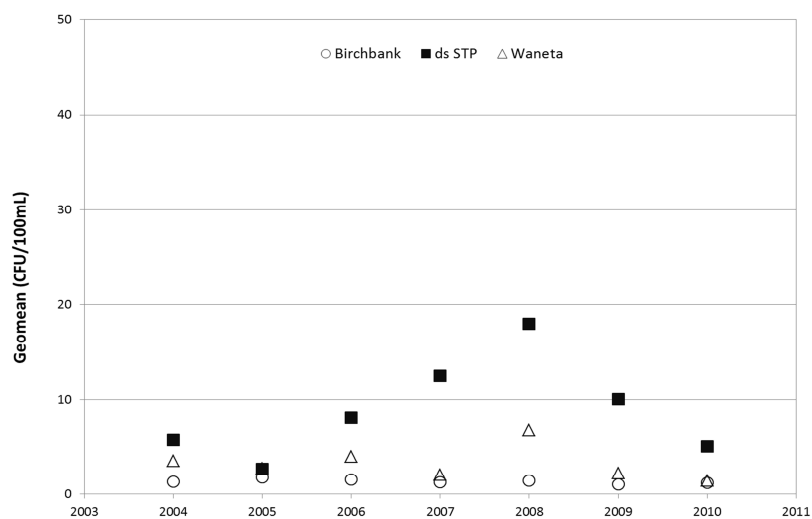


Figure 7. Geomean *E. coli* counts at Birchbank, dsSTP, and Waneta measured during low flow conditions, 2004-2010 (CRIEMP 2015).



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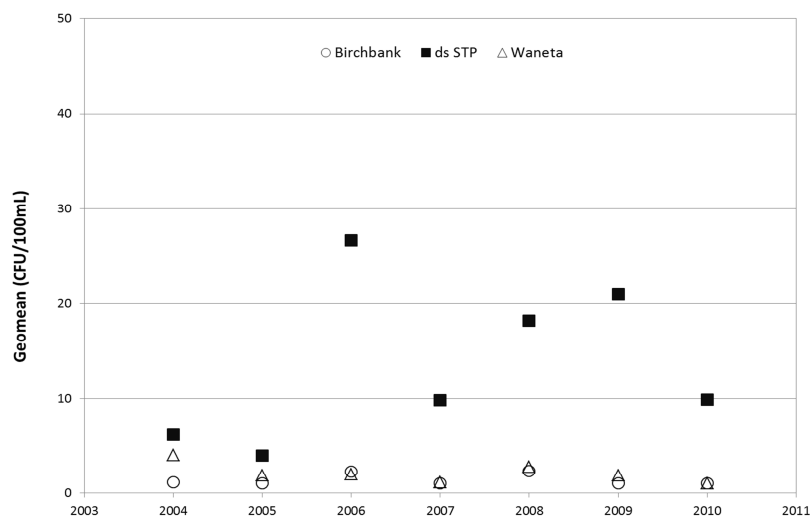


Figure 8. Geomean *enterococci* counts at Birchbank, dsSTP, and Waneta measured during low flow conditions, 2004-2010 (CRIEMP 2015).

#### 4.4.3 Other Parameters

Municipal effluent can contain a variety of other substances that may be of concern, such as pharmaceutically active compounds, persistent organic pollutants, and metals. There is limited information on the presence of these substances in the effluent, although the risk associated with these substances in the treated effluent is considered relatively low given the small population that is serviced by the CPCC. Most hydrophobic chemicals will partition to the sediments (sludge), which is removed from the effluent stream. Some metals may be elevated in the effluent due to the presence of the Teck Trail Operations smelter; however, any contribution from the CPCC are expected to be insignificant compared to current discharges from the smelter, as well as non-point sources from historical smelter operations.

### 4.5 Predicted Water Quality

#### 4.5.1 Ammonia

Domestic sewage typically has ammonia concentrations on the order of 20-40 mg/L. During the effluent treatment process, ammonia can be biologically converted to nitrite, which subsequently is converted into nitrate. The rate of ammonia removal varies, and higher concentrations of ammonia usually occur during cooler periods, when the rate of biological conversion of ammonia to nitrite/nitrate is lower.

To determine the maximum allowable concentration of ammonia in the effluent at the "end of pipe", a back calculation is performed based on:

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- (a) the ambient temperature and pH characteristics of the receiving water,
- (b) water quality guidelines for chronic ammonia, and
- (c) the results of dilution modelling.

To estimate the worst case conditions for the receiving environment, the water quality guideline for ammonia is calculated based on the highest temperature and pH (MoE 2015b). For the Columbia River, three seasonal scenarios were reviewed to represent three temperature scenarios (4°C, 10°C and 20°C). A pH of 8.1 was used as this represents the maximum pH in the Columbia River. The maximum allowable concentration of ammonia in the effluent was calculated to be 29.7 – 47.9 mg/L (as N) under the low flow condition (7Q10) depending on the temperature. These are considered conservative estimates, as they are based on worst case scenarios and low flow (7Q10 conditions). For example, in late summer, when water temperatures are highest, both the rate of ammonia removal and the available dilution are expected to be higher. Increasing the available dilution to 90:1, consistent with dilution modelling for 7Q2 conditions, increases the maximum allowable ammonia concentration in the effluent from 29.7 to 51.1 mg/L (Table 11).

Table 11. Summary of assumptions used for ammonia end-of pipe calculation

Scenario	pH	Temp (°C)	Guideline (mg/L as N)	Background (mg/L as N)	Dilution at edge of IDZ	End of pipe (mg/L as N)
Winter	8.1	4	0.952	0.05	52	47.9
Spring/fall	8.1	10	0.899	0.05	52	45.0
Summer	8.1	20	0.611	0.05	52	29.7
Summer	8.1	20	0.611	0.05	90	51.1

Ammonia concentrations at the edge of the initial dilution zone are therefore expected to meet the British Columbia water quality guideline for the protection of freshwater aquatic life under all conditions.

#### 4.5.2 Nutrient Loading

For discharges > 50 m<sup>3</sup>/day, the MWR requires that levels of total and ortho phosphate in the effluent be less than 1 and 0.5 mg/L P respectively, unless an environmental impact study demonstrates that *"the receiving waters are not subject to an undesirable degree of increased biological activity because of the phosphorus addition"*.

The Columbia River is considered oligotrophic, with levels of phosphorus typically less than 10 µg/L. Phosphorus is expected to be the limiting nutrient at most times of the year, since the ratio of average total nitrogen to average total phosphorus is 33:1, and much of the total phosphorus is expected to be associated with particulates and biologically unavailable.

Total phosphorus concentrations in secondary treated effluent are typically ~4 mg/L. At peak effluent volumes, the CPCC is estimated to contribute up to 112 kg/day of total phosphorus. After complete mixing, this would result in a slight increase in total phosphorus downstream of the outfall, in the range of 1–2 µg/L (Table 12). As background levels of total phosphorus are less than 10 µg/L, the Columbia River would still be considered

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oligotrophic despite this additional loading of phosphorus. These estimates are considered conservative as they are based on maximum effluent volumes, which are not expected to occur continuously.

Table 12. Estimated increase in total phosphorus under worst case conditions.

Flow scenario	m <sup>3</sup> /s	m <sup>3</sup> /day	Effluent loading (kg/day)	Increase in P after complete mixing (µg/L)
Mean annual average flow	2006	173,000,000	112	0.6
7Q2	951	82,000,000	112	1.4
7Q10	683	56,000,000	112	2.0

Based on this analysis, without phosphorus removal from the effluent, the Columbia River would not be subject to an undesirable degree of increased biological activity as a result of the additional phosphorus load. The upgrade to secondary treatment will reduce phosphorus and nitrogen levels in the effluent compared to the current discharge, which does not appear to have resulted in significant productivity issues in this section of the Columbia River, based on the review of periphyton and benthic invertebrate data available (Section 3.4.5).

#### 4.5.3 Microbial parameters

The upgrades to the CPCC include the addition of ultraviolet disinfection to the effluent. Treatment is designed to meet the standards of the MWR, which specifies that fecal coliforms at the edge of the initial dilution zone be less than ≤200 CFU/100 mL for primary contact recreational waters. This value is the geometric mean of at least 5 samples collected in 30 days. Assuming background fecal coliform counts of 50 CFU/100mL (Figure 5) and a minimum dilution of 52:1, the fecal coliform count in the effluent could average 8,000 CFU/100mL and still meet the recreation criteria at the edge of the IDZ.

The UV treatment process will be designed to reduce the fecal coliform count in the effluent to less than 200 CFU/100 mL as an engineering control to ensure that water quality at the edge of the initial dilution zone meets the recreational standard.

The addition of secondary treatment and UV disinfection is expected to reduce coliforms levels in the effluent compared to the existing discharge. The current treatment process includes chlorine disinfection of the primarily treated effluent. However, no data of coliform levels in the current effluent is available.

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**5 MONITORING PROGRAM****5.1 Effluent Monitoring**

Effluent monitoring is important to ensure that effluent quality remains within the normal operating range. Changes in effluent quality may indicate changes in treatment processes that need to be addressed. The minimum effluent monitoring required by the MWR (Table 13) is considered sufficient for this discharge. This monitoring program will almost meet the requirements of the WSER.

Table 13. Minimum effluent monitoring requirements for discharges > 500 m<sup>3</sup>/day (MWR, Table 12).

Parameter	Current	MWR Requirements
		> 500 m <sup>3</sup> /day
Flow	daily	daily
pH	monthly	not required
BOD <sub>5</sub>	monthly	monthly
TSS	monthly	monthly
<b>Nutrients</b>		
Ammonia (as N)	monthly	6x/year
Total Phosphorus	none	6x/year
Ortho Phosphate	none	6x/year
<b>Biological</b>		
Fecal Coliforms	monthly	6x/year
Toxicity	none	1x/2yr

**5.2 Receiving Environment Monitoring**

The MWR (20(1)) requires that a discharge establish a receiving environment monitoring program that does all of the following:

- (a) provides for at least one control sampling station located upstream, upgradient or outside the influence of the initial dilution zone of the municipal effluent;
- (b) obtains data to
  - (i) assess the potential impact of the discharge, and
  - (ii) ensure that the discharge does not or will not cause water quality parameters, outside the initial dilution zone, to fail to meet water quality guidelines;
- (c) documents pre-discharge conditions.

A large number of studies have been completed in this section of the Columbia River, primarily to assess the effects of the discharge from Teck Trail Operations on water quality and biological resources. Although these are not specifically directed to the CPCC, they provide sufficient information to characterise pre-discharge conditions as well as provide a significant level of confidence in assessing the impact of the discharge. Additional pre-discharge information is not considered necessary for this discharge.

Upgrading the CPCC to secondary treatment will significantly improve effluent quality and dilution compared to the existing discharge. The results of the environmental impact study suggest that the discharge of this effluent

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will not result in significant impacts to the receiving environment based on conservative (worst case) assumptions. The Columbia River is a large, cold, fast flowing river with an available dilution estimated at 2,934:1. Dilution modelling for the new outfall predicts that under low flow conditions (7Q10), the effluent will be diluted 52:1 at the edge of the initial dilution zone, which is more than sufficient to ensure that British Columbia water quality guidelines are met at this location at all times. The modelling also predicts that the effluent plume will be ~ 5 m wide 100 m downstream of the outfall, which combined with the dilution, may make it difficult to confirm the modelling unless specific tracers are used. Although not ideal for use as tracers, phosphorus and nitrogen parameters may be sufficiently high in the effluent to allow them to be used for this purpose.

We recommend that a one year receiving environment monitoring program be completed once the new treatment plant and outfall are in service. The objective of the sampling would be to confirm the predictions of this study, and would target low flow conditions in the Columbia River, which typically occurs in the fall or late winter.

Table 14. Proposed receiving environment monitoring program.

Locations	Frequency	Timing	Parameters
Upstream Effluent Downstream	5 samples in 30 days (weekly)	Low flows (October or April)	Conductivity, total phosphorus, dissolved phosphate, ammonia, total nitrogen

Additional receiving environment sampling is not required at this stage unless effluent quality does not meet the requirements of the MWR or the assumptions made in this study. Sediment sampling is not expected to provide any meaningful results and is not recommended as there are no depositional areas that retain fine grained sediments downstream of the outfall. Fine grained sediments remain in suspension for ~ 60 km until they reach they settle out in the Roosevelt Reservoir (NHC 2007).

## 6 CONCLUSION

An environmental impact study was performed for the discharge of secondary treated sewage effluent from the Columbia Pollution Control Centre via a new outfall to the Columbia River. The CPCC currently discharges primary treated effluent near the same location, and upgrades to the sewage treatment process and the outfall were identified during the liquid waste management planning process as the preferred option for providing regional wastewater collection treatment and disposal services for the area.

The study reviewed proposed effluent quality and quantity, the results of dilution modelling for the outfall, existing water quality in the Columbia River, as well as annual and seasonal river discharges, and predicted water quality and potential impacts to the receiving environment. The upgrades to the sewage treatment process will significantly improve effluent quality, and the secondary treated effluent will meet the requirements of the MWR for a discharge of this size.

The available dilution at the outfall location was estimated to be 2,934:1, using the predicted maximum effluent flows of 28,000 m<sup>3</sup>/day for the design build out. The proposed outfall, which is deeper and extends further into the Columbia River compared to the existing outfall, will improve dilution of the effluent. Under the lowest flow

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scenario reviewed, corresponding to the seven day, 10 year low flow in the Columbia River, the effluent will be diluted 52:1 by the time it reaches the edge of the initial dilution zone, and water quality is predicted to meet BC water quality guidelines for the protection of freshwater aquatic life.

The Columbia River is oligotrophic, with naturally low levels of nutrients. Treated sewage effluents are sources of both nitrogen and phosphorus nutrients, which may lead to increased productivity. The current discharge does not appear to result in a significant increase in productivity downstream of the outfall, and the upgrade to secondary treatment will reduce levels of nutrients in the effluent. Phosphorus loading to the Columbia River was reviewed, and the discharge is predicted to result in a small increase in nutrients downstream of the outfall. However, this is not expected to change the trophic status of the river, and phosphorus removal is not required for the effluent.

The treatment process includes UV disinfection of the effluent to a standard of < 200 fecal coliform CFU/100 mL prior to discharge. This would mean that the effluent meets recreation standards for primary contact.

An effluent monitoring program consistent with the minimum requirements of the MWR is recommended. The objective of this monitoring is to ensure that effluent quality meets MWR requirements, and to ensure that effluent quality remains within the normal operating range.

A limited receiving environment monitoring program is proposed. The current discharge does not appear to have a significant effect on productivity in the receiving environment, based on an assessment of periphyton and benthic invertebrate data collected by Teck (Hawes *et. al.* 2014). The objective of the receiving environment monitoring program is to confirm that the predictions used in this environmental impact study are valid. Monitoring should target the low flow period in the Columbia River, which typically occurs in October or April, depending on upstream releases.

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RDKB Liquid Waste Management Plan – Stage 3: Environmental Impact Study

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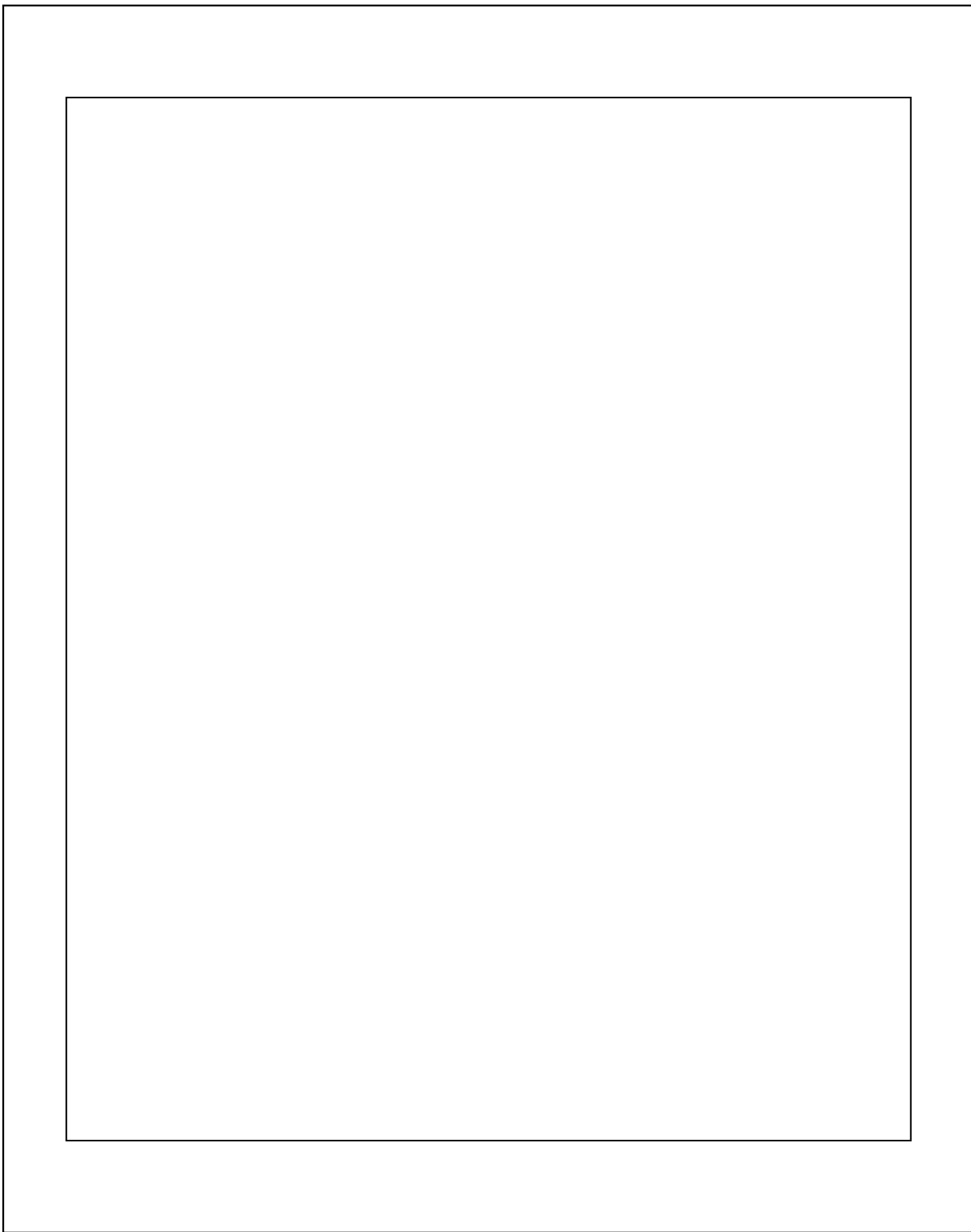
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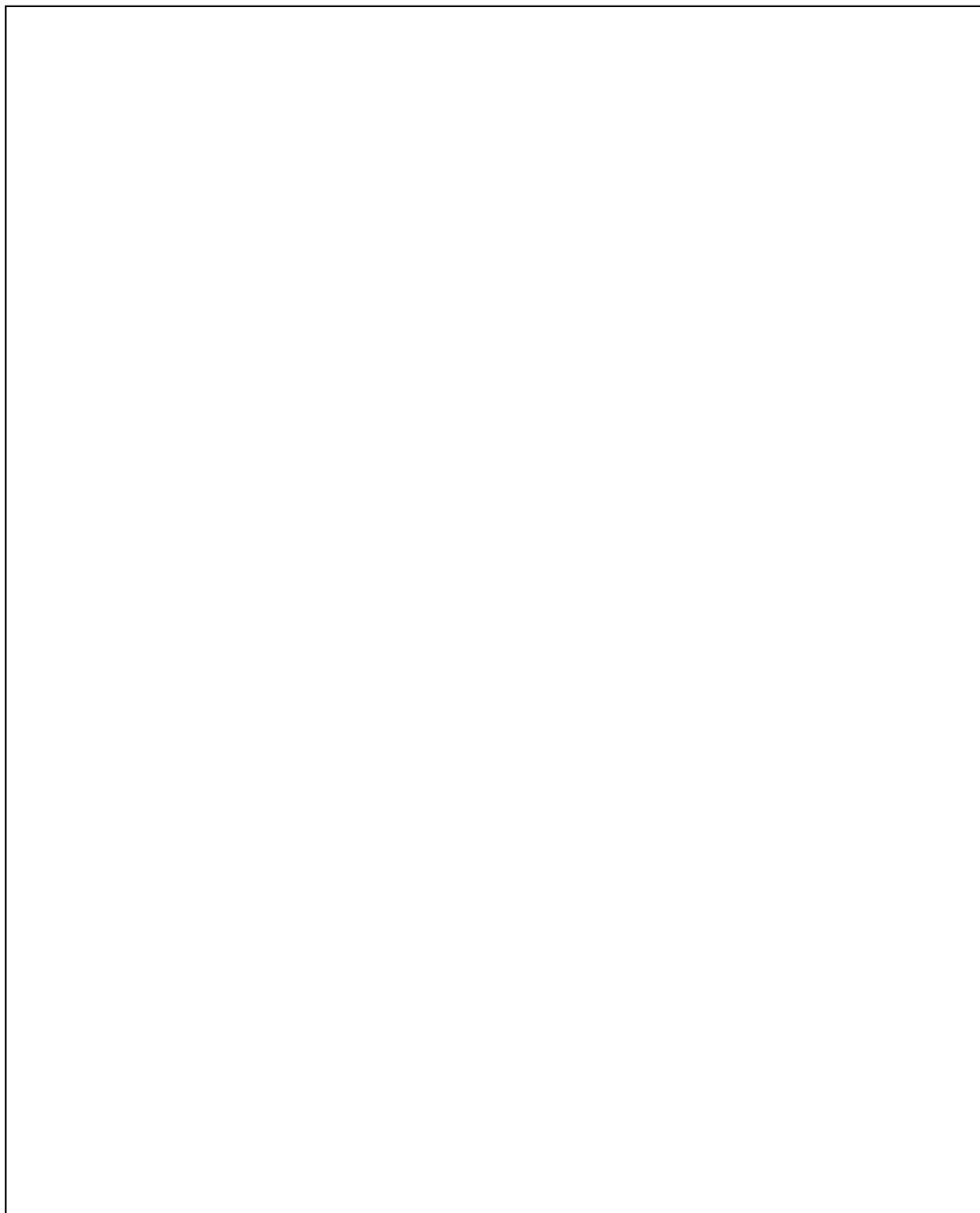
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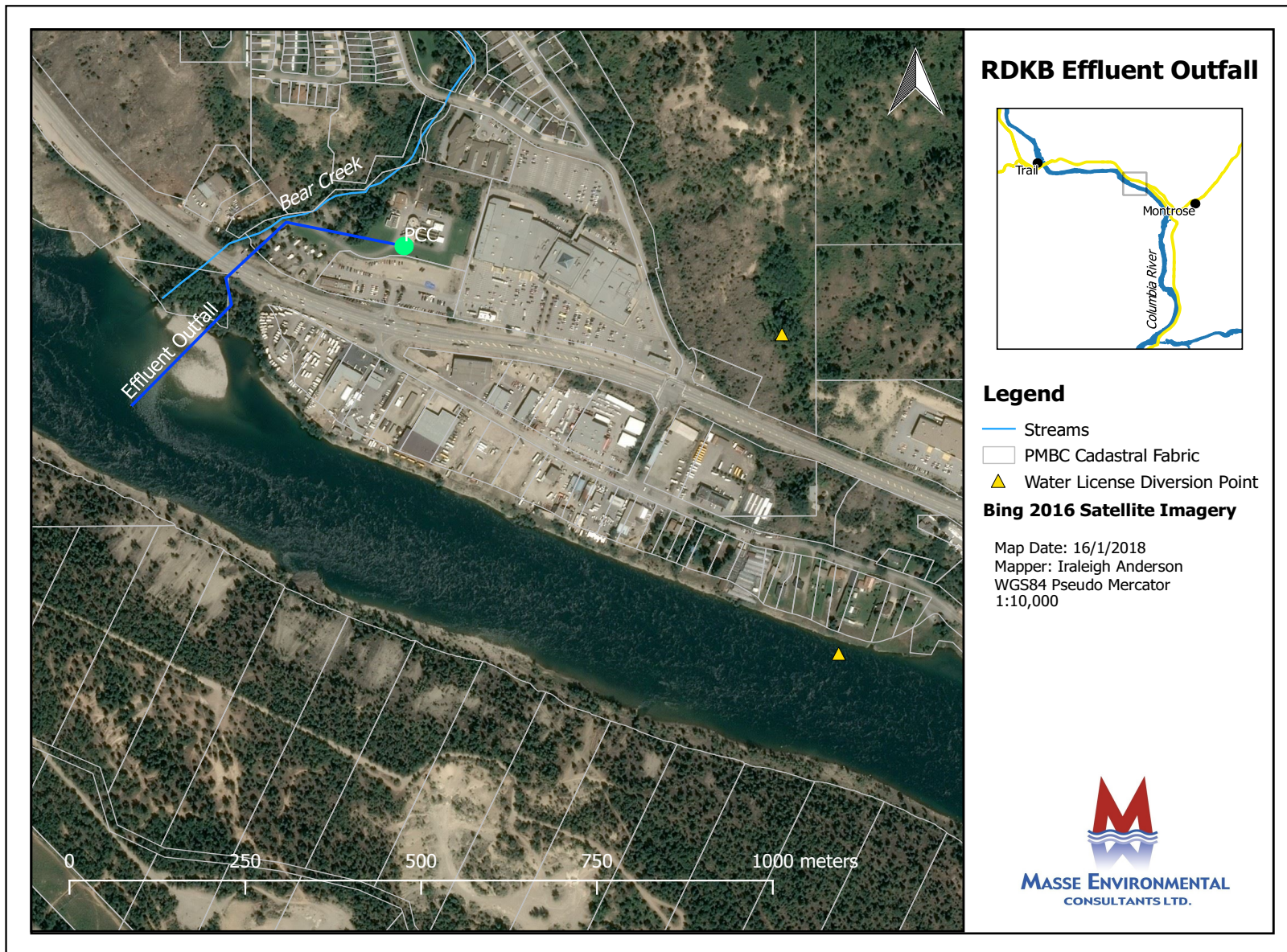
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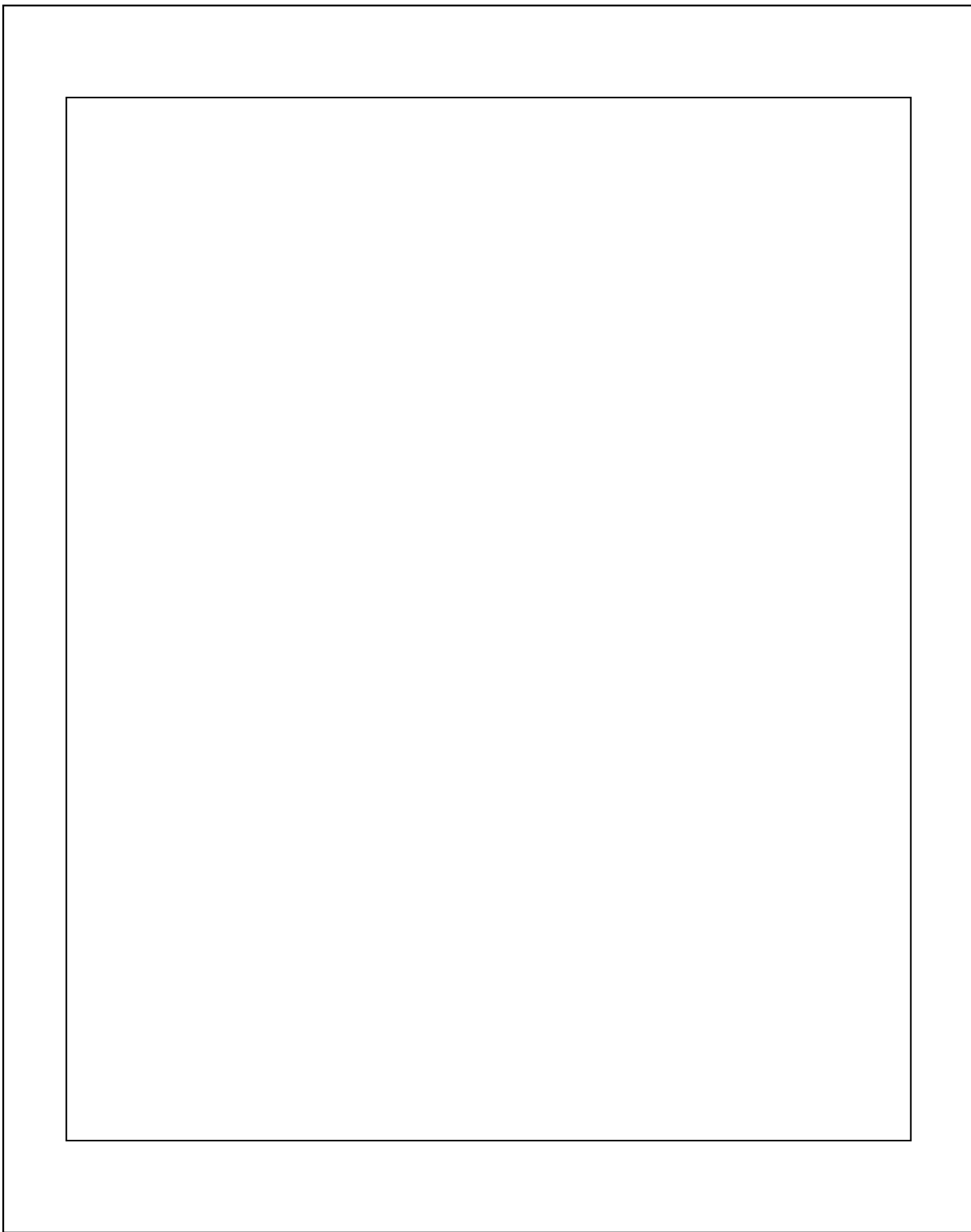




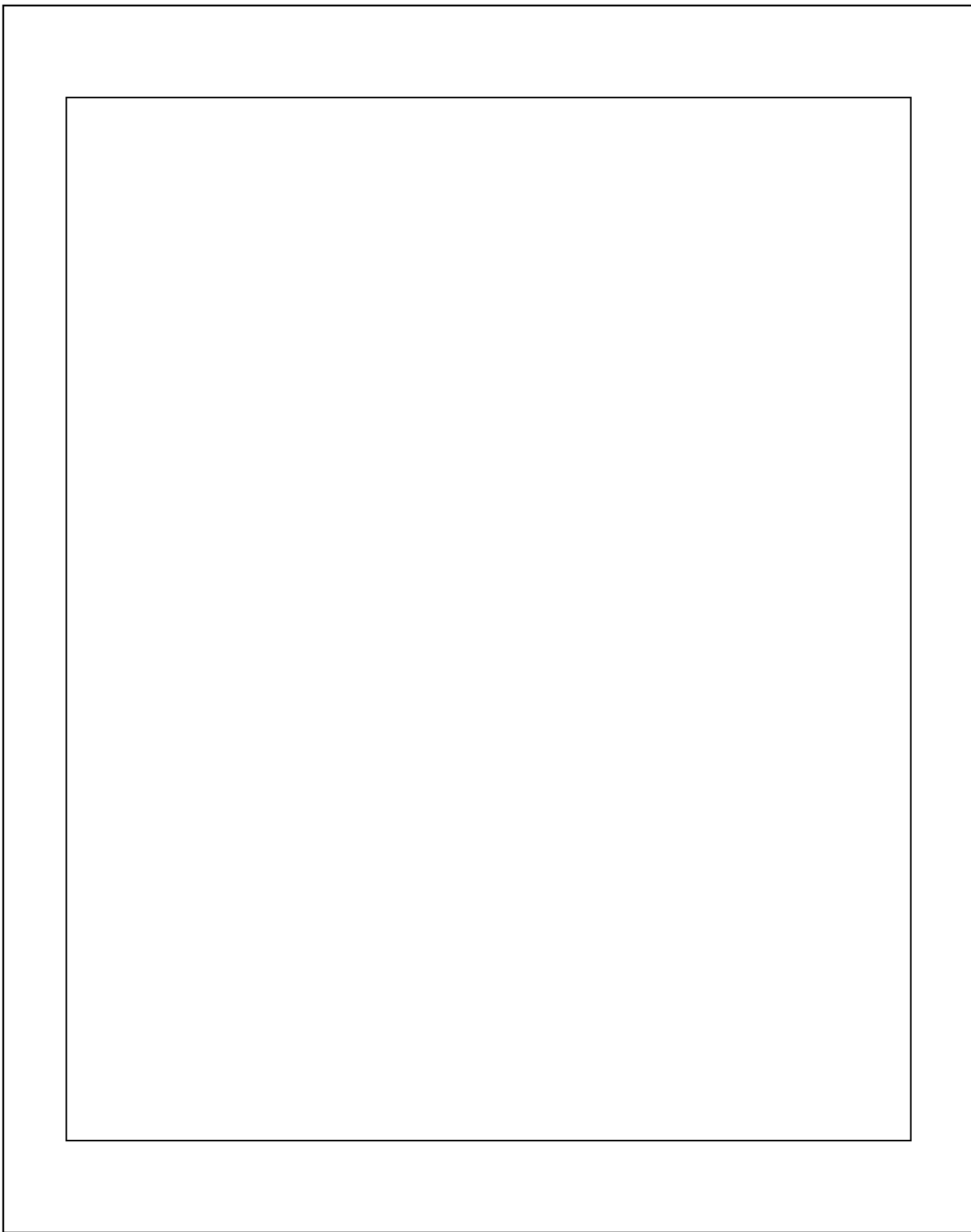
**Appendix 1**  
**Location Map**



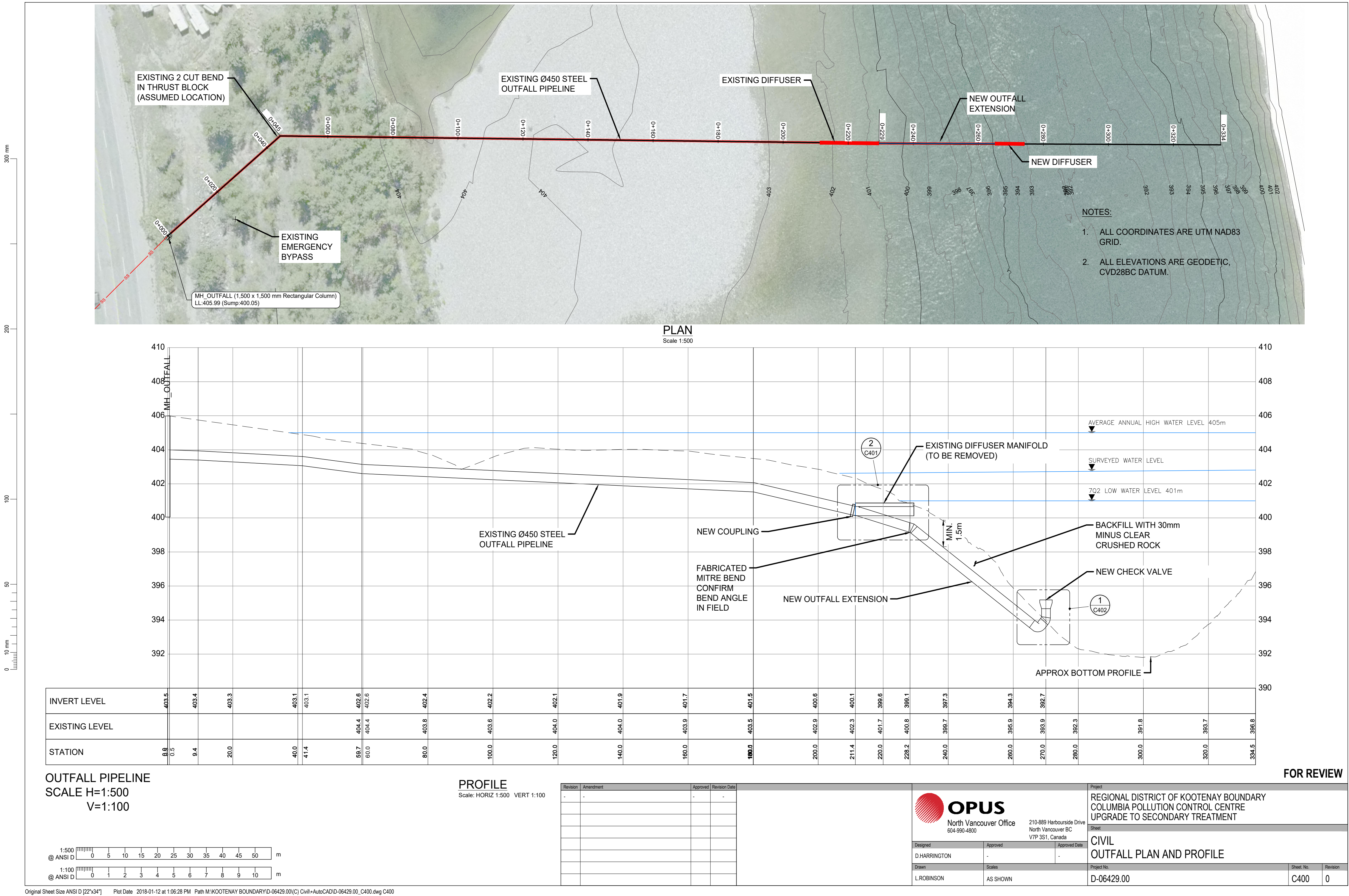




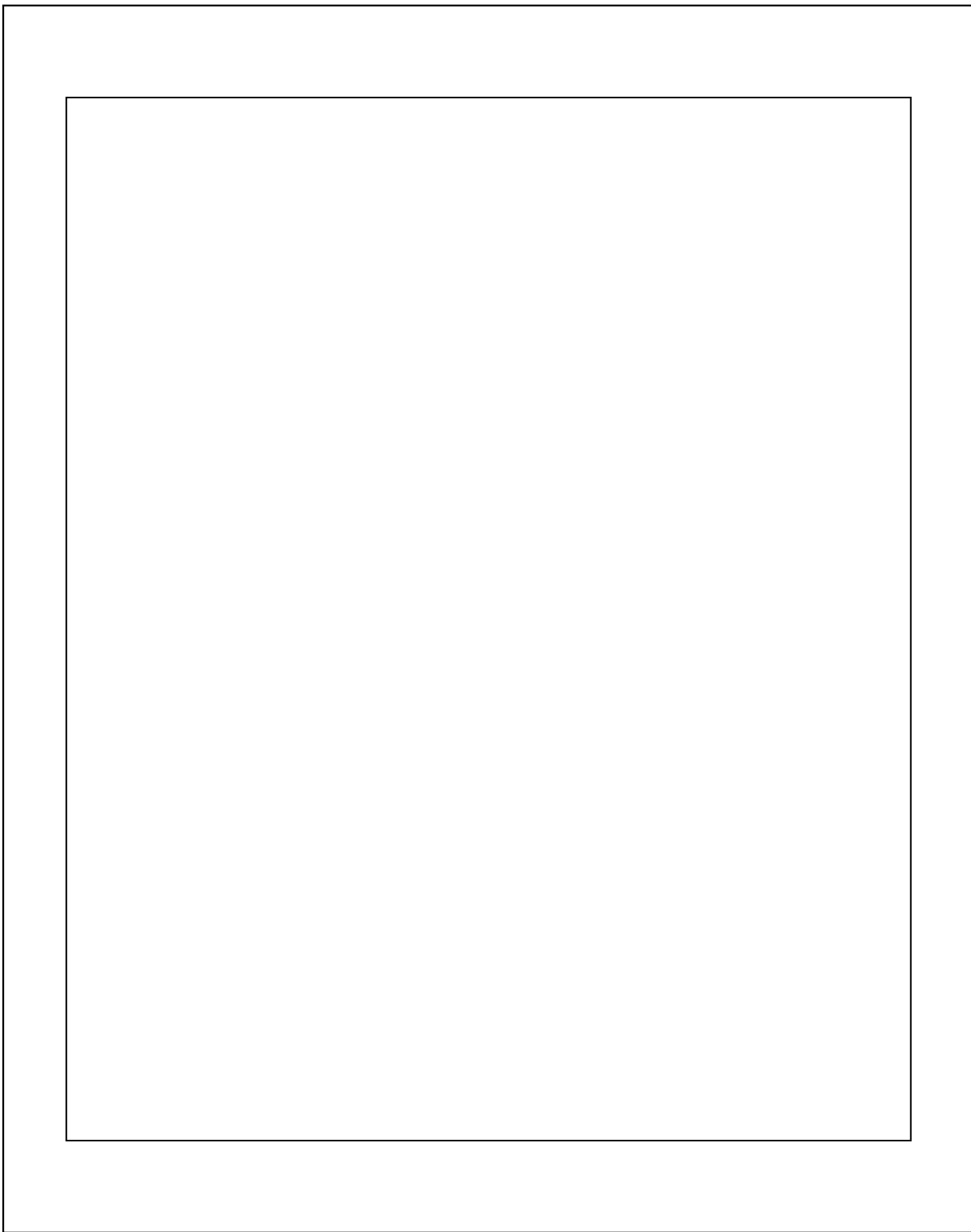
**Appendix 2**  
**Outfall Plan and Profile**













## **Appendix C**

### **Joint Advisory Committee & Steering Committee**

- Joint Advisory Committee Meeting Minutes
- Steering Committee Meeting Minutes



**Liquid Waste Management Plan – Stage 3  
Steering Committee**

**Minutes  
Tuesday, November 28, 2017 – 5:00 pm  
RDKB Trail Board Room**

**Committee members present:**

Alternate Director K. Jolly, Chair  
Director L. McLellan  
Director L. Worley  
Director D. Langman (arrived 5:40 pm)

**Staff and others present:**

M. Andison, Chief Administrative Officer  
M. Forster, Executive Assistant /Recording Secretary  
A. Stanley, General Manager of Environmental Services  
G. Denkovski, Manager of Infrastructure and Sustainability  
I. Bennet, OPUS (telecom)  
A. Gibb, OPUS (telecom)

**Call to Order**

The meeting was called to order at 5:07 pm.

**Adoption of Agenda (Additions/Deletions)**

The agenda for the November 28, 2017 Liquid Waste Management Plan – Stage 3 Steering Committee meeting was presented.

Moved: Director Worley    Seconded: Director McLellan

That the agenda for the November 28, 2017 Liquid Waste Management Plan – Stage 3 Steering Committee meeting be adopted as presented.

Carried

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**Page 1 of 4**  
**Liquid Waste Management Plan – Stage 3 Steering Committee**  
**November 28, 2017**

### **Introduction**

G Denkovski, Manager of Infrastructure and Sustainability, provided the Committee members with an introduction to the current LWMP status and introduced the participants. The Committee was informed that a report on predesign and option choices on how to move forward in the detail design would be reviewed at the meeting.

### **Minutes**

The minutes from the October 17, 2017 meeting were provided for informational purposes only.

The minutes were amended under the section "LWMP Stage 3 Committee Chair Appointments". During the election, the City of Trail representative was voted on and was Alternate Director Jolly at the time. In the minutes, references to Director Martin were incorrect and replaced by "City of Trail Representative".

Director Worley clarified that she nominated the City of Trail Representative.

Discussion also ensued on the election of Chair and Vice Chair for the committee.

Moved: Director McLellan    Seconded: Director Worley

That the minutes for the October 17, 2017 meeting be adopted as amended.

Carried

### **LWMP Stage 3 Steering Committee Terms of Reference (TOR)**

G. Denkovski, Manager of Infrastructure and Sustainability provided the Committee members with a draft of the Committee's TOR. The Utilities Committee Terms of Reference were provided for a frame of reference. Director McLellan expressed the need for a common template for all Committees' Terms of Reference.

Discussion ensued on the voting structure. It was noted that rules around voting are covered by the current Establishment Bylaw and the *Community Charter*.

Alternate Director Jolly suggested that staff review the level of consistency between TOR's and provide the Committee with comments.

The need of an Oversight Committee was also discussed. The Committee was informed that potentially there can be a steering committee that would be active during the

**Page 2 of 4**  
**Liquid Waste Management Plan – Stage 3 Steering Committee**  
**November 28, 2017**

implementation/detail design stage. Alternate Director Jolly strongly encouraged the need for an Oversight Committee.

Moved: Director Worley    Seconded: Director McLellan

**Appointment of Chair for the Stage 3 LWMP Joint Technical/Local Advisory Committee and Review Members**

G. Denkovski, Manager of Infrastructure and Sustainability provided the Committee members with a list of potential candidates from the LWMP Stage 2 committee appointments. There was general consensus among the Committee members that the candidate should be a professional in their field.

Moved: Director Worley    Seconded: Director McLellan

That the Liquid Waste Management Plan – Stage 3 Steering Committee directs staff to call, in the following order, Trevor Greene, Scott Wallace and Elise Pare, and propose the position of Chair of the Stage 3 LWMP Joint Technical/Local Advisory Committee.

Carried

**Update on Staff Visits to View Secondary Treatment Technologies**

G. Denkovski, Manager of Infrastructure and Sustainability provided the Committee members with a review of recent staff and Opus visits to view secondary treatment technologies in Ladysmith, Campbell River and Whistler. The Committee was informed that the Ladysmith site had the smallest footprint and that Whistler's technology could be used here. Major lessons brought back from the visits were that every plant has its own problems which are resolved by working together. New lessons are learned with every new plant.

**CPCC Upgrade to Secondary Treatment Process Pre-Design Report - Opus**

A. Bennett and A. Gibb, OPUS, provided a presentation, by telecom, to the Committee members regarding the upgrade to the secondary treatment. Topics included:

Option 1 – MBBR-DAF/capital cost estimate/O&M cost estimate.

Option 2 – Activated Sludge/Secondary Clarifier/capital cost estimate/O&M Cost Estimate

Staff was seeking the Committee members' consensus on what option would be preferable, and based on the discussion, there was general agreement that in order to make an informed decision, the site would have to be walked by the Committee members.

**Page 3 of 4**  
**Liquid Waste Management Plan – Stage 3 Steering Committee**  
**November 28, 2017**

Ultimately, the Committee members decided that it would be prudent to defer to the Local/Technical Advisory Committee, staff and Opus for advice on which option would be preferable.

The following concerns were expressed:

**Director Worley:** concerns about potential future growth on the site. Would base the decision on recommendations from professionals?

**Director Langman:** concerns about Option 2 and the potential smell and risks involved. Echoes Director Worley in that she would rely on Opus and staff for a recommendation.

**Director McLellan:** looking towards Option 2 as being preferable but will defer to the Local/Technical Advisory Committee.

**Alternate Director Jolly:** prefers the esthetics of Option 1 – MBBR/DAF. However, will not make a final decision until he has gained further insights from the tour and from the Local/Technical Advisory Committee.

G. Denkovski will send out a doodle poll next week for the Steering Committee's availability to walk the site.

Moved: Director Worley    Seconded: Director McLellan

That the Liquid Waste Management Plan – Stage 3 Steering Committee directs staff to set up an appropriate time to walk the site. **FURTHER** that the Liquid Waste Management Plan – Stage 3 Steering Committee will defer to the Local/Technical Advisory Committee for recommendations as to which option would be preferable.

Carried

The Committee members were informed that Director Martin requested that the minutes and agendas for the Steering Committee be added to Civic Web.

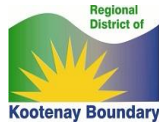
Moved: Director Worley    Seconded: Director Langman

That the Liquid Waste Management Plan – Stage 3 Steering Committee directs staff to provide the Committee's minutes and agendas on Civic Web.

Carried

### **Adjournment**

The meeting was adjourned at 7:02 pm.



**Liquid Waste Management Plan – Stage 3  
Steering Committee**

**Minutes  
Tuesday, October 17, 2017 – 3:00 pm  
RDKB Trail Board Room**

**Committee members present:**

Director L. McLellan  
Director L. Worley (telecom)  
Alternate Director K. Jolly  
Alternate Director A. Parkinson

**Staff and others present:**

M. Andison, Acting Chief Administrative Officer  
M. Forster, Executive Assistant /Recording Secretary  
A. Stanley, General Manager of Environmental Services  
G. Denkovski, Manager of Infrastructure and Sustainability  
I. Bennet, OPUS (telecom)  
A. Gibb, OPUS (telecom)

**Call to Order**

The meeting was called to order at 3:00 pm.

**Adoption of Agenda (Additions/Deletions)**

The agenda for the October 17, 2017 Liquid Waste Management Plan – Stage 3 Steering Committee meeting was presented.

Moved: Alternate Director Jolly    Seconded: Director McLellan

That the agenda for the October 17, 2017 Liquid Waste Management Plan – Stage 3 Steering Committee meeting be adopted as presented.

Carried

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***Page 1 of 4  
Liquid Waste Management Plan – Stage 3 Steering Committee  
October 17, 2017***

### **Introduction**

G Denkovski, Manager of Infrastructure and Sustainability, provided the Committee members with an introduction to the current LWMP status. They were informed that in October 2016, the finalized LWMP – Stage 2 was submitted to the Ministry of Environment & Climate Change Strategy. The Ministry approved the Plan and allowed the RDKB to move forward to Stage 3.

### **LWMP Stage 3 Committee Chair Appointments**

G. Denkovski called for nominations for Chair of the Liquid Waste Management Plan – Stage 3 Steering Committee. Director Martin and Director McLellan were nominated.

Alternate Director Jolly, on behalf of Director Martin, and Director McLellan were provided an opportunity to address the Committee members, Director Martin was elected, and as Director Martin was absent, Alternate Director Jolly assumed the Chair in his stead.

Director McLellan was elected, by acclamation, as Vice Chair.

### **Minutes**

The minutes from the May 10, 2016 meeting were provided for informational purposes only.

Moved: Alternate Director Parkinson    Seconded: Director McLellan

That the minutes for the May 10, 2016 meeting be received as presented.

Carried

### **Review Ministry of Environment Stage 2 Approval Letter**

G. Denkovski, Manager of Infrastructure and Sustainability provided the Committee members with a review of the letter from the Ministry of Environment allowing the RDKB to proceed to Stage 3.

### **Site Visits to Ladysmith and Whistler**

Discussion ensued on proposed visits to the Ladysmith and Whistler liquid waste plants and who should participate in these visits.



Moved: Director McLellan    Seconded: Alternate Director Parkinson

That the Liquid Waste Management Plan – Stage 3 Steering Committee approves a visit to both the Ladysmith and Whistler liquid waste plants. **FURTHER** that only G. Denkovski, Manager of Infrastructure and Sustainability and J. Paakkunainen participate in the visits.

Carried

**LWMP – Stage 3 Process and Presentation of CPCC Secondary Treatment Design and LWMP**

A. Bennett and A. Gibb, OPUS, provided a presentation, by telecom, to the Committee members regarding the LWMP. Topics included:

1. Stage 2 LWMP Outcomes,
2. Stage 3 LWMP Work Phases,
3. Design Schedule & Work Phases,
4. Phase A – Pre-design Studies & 30% Design, and
5. Phase B – Detailed Design & Tender Package

**Discussion about Brewery Loads on Sewer and Population**

The Committee members were informed that currently there are two breweries that discharge into the sewer system. Currently there is no information regarding loads. There was general agreement to measure the discharge, volume and strength of the breweries.

**Architectural Considerations**

OPUS provided information on building design. The Committee members were informed that minimizing visual and odour concerns will be a key consideration to be addressed through low tech, low maintenance screening and roof structures.

**Fortis Raw Gas and Fortis Power Generation on Outlet Feasibility Studies**

The Committee was informed that RDKB has been approached by Fortis Gas to provide raw gas. Fortis would partner with capital cost and feasibility and capital stages.

Moved: Director Worley    Seconded: Director McLellan

That the Liquid Waste Management Plan – Stage 3 Steering Committee directs staff to pursue additional information for the initial stages.

Carried

**Include SCADA in Design**

The Committee members were informed that SCADA needs replacement. Originally \$500,000 was budgeted for the upgrade. The original scope did not include the complete redesign.

Moved: Alternate Director Parkinson    Seconded: Director McLellan

That SCADA will be included in the overall design.

**Design to Consider the SPCA has Moved**

The Committee members were informed that the SPCA has broken ground in Castlegar and it would be prudent to have a discussion with the SPCA. It will be moving to Castlegar in a year from now.

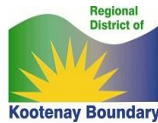
Moved: Director McLellan    Seconded: Alternate Director Parkinson

The Liquid Waste Management Plan – Stage 3 Steering Committee directs staff to send a letter to the SPCA asking for a definitive date of the move.

Carried

**Adjournment**

The meeting was adjourned at 4:09 pm.



**LWMP Stage 3 Steering Committee**

**February 9, 2018  
RDKB Boardroom, Trail BC  
12:00 Noon  
Minutes**

**Committee Members Present:**

Alternate Director K. Jolly, Chair  
Director L. McLellan, Vice-Chair  
Director D. Langman  
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 12:01 p.m.

**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the February 9, 2018 LWMP Stage 3 Steering Committee meeting was presented.

Moved: Director Worley    Seconded: Director McLellan

That the agenda for the February 9, 2018 LWMP Stage 3 Steering Committee meeting be adopted as presented.

Carried.

**ADOPTION OF MINUTES**

The minutes of the LWMP Stage 3 Steering Committee meeting held November 28, 2017 were presented.

Moved: Director Langman    Seconded: Director Worley

That the minutes of the LWMP Stage 3 Steering Committee meeting held November 28, 2017 be adopted as presented.

Carried.

**UNFINISHED BUSINESS****G. Denkovski, Manager of Infrastructure and Sustainability****Re: CPCC Upgrade to Secondary Treatment Process Pre-Design Report Questions and Answers for Joint Advisory Committee**

Review the Report Questions and Answers on CPCC Upgrade to Secondary Treatment Process Pre-Design Report.

Moved: Director McLellan    Seconded: Director Langman

That the LWMP Stage 3 Steering Committee receive the Report Questions and Answers as presented.

Carried.

There was a discussion regarding the implications in cost, design and potential payback with metal extraction, should that be possible with the process. Al Gibb noted that metal extraction is very expensive and that to his knowledge, it is not an operation that is undertaken at sewer treatment plants. The concentrations levels are not worth exploring.

**G. Denkovski, Manager of Infrastructure and Sustainability****Re: Liquid Waste Management Plan Stage 3 Joint Technical/Local Advisory Committee Minutes and Recommendation**

Review minutes from the Joint Technical/Local Advisory Committee meetings and discuss this Committee's option for secondary treatment option.

There was consensus that in the future, the minutes from the Joint Technical/Local Advisory Committee would be received for information, and it was;

Moved: Director McLellan    Seconded: Director Langman

That the LWMP Stage 3 Steering Committee agrees that that the minutes recorded from the Joint Technical/Local Advisory Committee would be received for information purpose only.

Carried.

The action and ideas brought forward from the Joint Technical/Local Advisory Committee are for the consideration of the Liquid Waste Management Steering Committee..

**G. Denkovski, Manager of Infrastructure and Sustainability**

**Re: Draft CPCC Upgrade to Secondary Treatment Process Pre-Design Report**

Discussion on CPCC Upgrade to Secondary Treatment Process Pre-Design Report Recommendations.

Moved: Director Langman    Seconded: Director Worley

That the LWMP Stage 3 Steering Committee receive the draft report recommendations as presented.

Carried.

Moved: Director McLellan    Seconded: Director Worley

That the LWMP Stage 3 Steering Committee agrees with the conclusion reached by the Joint Technical/Local Advisory Committee as to its preference for option B1 MBBR-DAF. **FURTHER** the Steering Committee, with full consensus go on record as also moving forward with option B1 MBBR-DAF.

Carried.

Alternate Director Jolly recused himself from the meeting due to a possible conflict of interest related to his employment (time: 12:19 P.M.).

Moved: Director McLellan    Seconded: Director Worley

That the LWMP Stage 3 Steering Committee recommends to the RDKB Utilities Committee to instruct staff to investigate placing restrictions and limitations (e.g. a covenant) on the RDKB sewer treatment plant subject-property that would prohibit any subdivision of the subject property as well as restricting the subsequent sale of the subject property or any part of the property at this location.

Carried.

Alternate Director Jolly returned to the meeting at 12:23 p.m. and he clarified that he has no specific knowledge of any type of land development on the subject RDKB sewer treatment plant lands.

**Re: Project Timelines**

Staff advised that the project timelines have been affected due to the delay in receiving information for endorsement by the RDKB Board of Directors until February 2018. It is the intention of both Opus and the RDKB to ensure the project is completed by September 2018 and it was agreed that if additional resources are required, that the RDKB will request Opus to bring forward a Change Order.

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LWMP Steering Committee  
February 9, 2018*

**Joint Technical/Local Advisory Committee**

Moved: Director McLellan    Seconded: Director Worley

That a letter be sent to the Joint/Technical Local Advisory Committee thanking the Committee members for their valuable input and time given to this project.

Carried.

Moved: Director McLellan    Seconded: Director Langman

That the LWMP Stage 3 Steering Committee meetings be held in the RDKB Trail Board Room, at Noon on the Thursday in the week prior to the following Wednesday Utilities Committee meetings. **FURTHER** that staff be instructed to place a placeholder for the LWMP Steering Committee Stage 3 Thursday meetings on the RDKB meeting calendar.

Carried.

**NEW BUSINESS**

There was no new business to discuss.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

A discussion was not necessary.

**CLOSED (IN CAMERA) SESSION**

A closed meeting was not required.

**ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned (time: 12:38 p.m.)

TL



**LWMP Stage 3 Steering Committee  
Minutes  
Thursday, May 24, 2018  
RDKB Boardroom, Trail BC**

**Committee members present:**

Director M. Martin, Chair  
Director L. Worley  
Director D. Langman  
Director L. McLellan

**Staff and others present:**

G. Denkovski, Manager of Infrastructure and Sustainability  
M. Forster, Executive Assistant/Recording Secretary  
A. Gibb, WSP (OPUS)  
A. Bennett, WSP (OPUS)

**CALL TO ORDER**

The Chair called the meeting to order at 4:00 pm.

**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the May 24, 2018 LWMP Stage 3 Steering Committee meeting was presented.

Moved: Director Langman Seconded: Director Worley

That the agenda for the May 24, 2018 LWMP Stage 3 Steering Committee meeting be adopted as presented.

Carried

### **ADOPTION OF MINUTES**

The minutes from the May 16, 2018 were not ready for review. The minutes will be brought forward at the next meeting.

### **UNFINISHED BUSINESS**

#### **G. Denkovski**

#### **Re: Columbia Pollution Control Center Upgrade to Secondary Treatment Pre-design Report**

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the Columbia Pollution Control Center upgrade to secondary treatment pre-design report was presented which included a review of previous meetings to date. Approval was being sought for staff to direct WSP (OPUS) to proceed to detailed design.

Questions and discussion were raised by the Committee members which included:

1. Decommissioning of centrate and sludge storage tanks - currently used for emergency storage of effluent. It was noted that Teck has the necessary monitoring system in place to mitigate any effluent discharge.
2. Asset Management Plan - questions were raised in regards to the Plan not being complete and how this might affect the grant application process. The Committee was informed that grant applications are accepted with the plan being in different stages of completion.
3. Concerns were raised by Director Martin regarding the need for a solid final estimate, quantity survey and a master schedule of design process. A solid final estimate is needed to avoid any misstep in the grant application process. An estimate on contingencies will be worked into the budget. A master schedule of the design process would be helpful to see the milestones being met throughout the various components of the project. The Committee was informed that WSP (OPUS) will provide milestones and updates moving forward.
4. Grant intake deadlines and the need to have the cost estimate accurate with contingencies in place. The project will be tender ready by the end of August.
5. Appropriate percentage of contingencies for unforeseen events.
6. Final cost compared to budget cost - Director Martin requested a report with this information from WSP (OPUS).



Moved: Director Worley Seconded: Director Langman

That the Regional District of Kootenay Boundary LWMP Stage 3 Steering Committee give approval for Staff to direct WSP (OPUS) to proceed to detailed design.

Carried

Staff will provide a letter to WSP (OPUS) formalizing the approval to proceed to detailed design.

### **NEW BUSINESS**

#### **Committee Structure**

Director Martin expressed the need to look at how best to set up an Oversight Steering Committee for the project going forward into the design stage and construction stage beyond.

Moved: Director Worley Seconded: Director Langman

Staff is directed to work on the development of Terms of Reference or criteria for setting up an Oversight Steering Committee to ensure that Board approval is obtained to move forward into the construction phase.

Carried

### **DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

Future meetings will be held on the first Thursday of every month and one on August 30, 2018.

### **CLOSED (IN CAMERA) SESSION**

A closed (in camera) session was not required.

### **ADJOURNMENT**

The meeting was adjourned at 4:40 pm.



**LWMP Stage 3 Steering Committee  
Minutes  
Thursday, June 7, 2018  
RDKB Boardroom, Trail BC**

**Committee members present:**

Director L. McLellan, Acting Chair  
Director L. Worley  
Director D. Langman

**Staff and others present:**

G. Denkovski, Manager of Infrastructure and Sustainability  
M. Forster, Executive Assistant/Recording Secretary  
J. Dougall, General Manager of Environmental Services  
A. Gibb, WSP (OPUS)  
A. Bennett, WSP (OPUS)

**CALL TO ORDER**

The Acting Chair called the meeting to order at 12:00 pm.

**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the June 7, 2018 LWMP Stage 3 Steering Committee meeting was presented.

Moved: Director Langman   Seconded: Director Worley

That the agenda for the June 7, 2018 LWMP Stage 3 Steering Committee meeting be adopted as presented.

Carried

### **ADOPTION OF MINUTES**

The minutes for the LWMP Stage 3 Steering Committee May 16, 2018 meeting are presented.

Moved: Director Langman Seconded: Director Worley

That the minutes of the LWMP Stage 3 Steering Committee May 16, 2018 meeting be adopted as presented.

Carried

### **UNFINISHED BUSINESS**

#### **G. Denkovski**

#### **Pre-Design Review Meeting Minutes May 17, 2018**

A verbal report from Goran Denkovski, Manager of Infrastructure and Sustainability on the May 17, 2018 WSP/Opus pre-design review meeting held in the Trail, BC RDKB Boardroom was presented along with the minutes from the meeting.

Some of the topics discussed included:

1. Inclusion of primary clarifier covers in design as an optional item.
2. The sale of the generated methane gas - The Committee was informed that enough methane gas is not produced for sale but is used for heating instead.
3. The decommissioning of primary tanks - This is part of the design. Teck could contact the RDKB when effluent is expected to be discharged.
4. Grant intake is open and one of the requirements is to have an updated water conservation plan to support the grant application.

Moved: Director Langman Seconded: Director Worley

That the LWMP Stage 3 Steering Committee receive the report. **FURTHER**, that staff be directed to approve WSP/OPUS to include reclaimed water and heat recovery in the detailed design.

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*Page 2 of 4  
LWMP Stage 3 Steering Committee  
June 7, 2018*

Page 2 of 4

Carried

**NEW BUSINESS**

**G. Denkovski**

**Terms of Reference Stage 3 Liquid Waste Management Plan Steering Committee**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability on discussing the role of the committee with the design and construction of the CPCC Upgrade was presented.

The Committee discussed the proposed Terms of Reference (TOR). The TOR will be revised to read that the meetings will be called at the pleasure of the Chair. A meeting schedule for Thursday meetings and special meetings will be added to the TOR. The revised TOR will be brought back to the next meeting.

Moved: Director Worley Seconded: Director Langman

That the report from Goran Denkovski, Manager of Infrastructure on discussing the role of the committee with the design and construction of the CPCC Upgrade be received.

Carried

**G. Denkovski**

**CPCC Upgrade Architectural Drawings**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability reviewing the CPCC Secondary Treatment Upgrade architectural drawings was presented. The Committee was provided with an update and design rational.

Moved: Director Worley Seconded: Director Langman

That the LWMP Stage 3 Steering Committee receive the CPCC Secondary Treatment Upgrade architectural drawings. **FURTHER**, that the LWMP Stage 3 Steering Committee forward the drawings to the Stage 3 LWMP Joint Local/Technical Advisory Committee for comment.

Carried

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

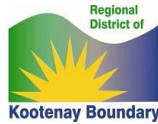
A. Gibb, WSP (OPUS) will provide the Committee with an availability schedule for future meetings.

**CLOSED (IN CAMERA) SESSION**

A closed (in camera) session was not required.

**ADJOURNMENT**

The meeting was adjourned at 12:45 pm.



**LWMP Stage 3 Steering Committee  
Minutes  
Wednesday, June 20, 2018  
RDKB Boardroom, Trail BC**

**Committee members present:**

Director M. Martin, Chair  
Director L. McLellan  
Director D. Langman  
Director L. Worley (by telephone)

**Staff and others present:**

M. Andison, Chief Administrative Officer  
M. Forster, Executive Assistant/Recording Secretary  
G. Denkovski, Manager of Infrastructure and Sustainability  
J. Chandler, General Manager of Operations/Deputy CAO  
J. Dougall, General Manager of Environmental Services  
A. Gibb, WSP (OPUS)  
A. Bennett, WSP (OPUS)

**CALL TO ORDER**

The Chair called the meeting to order at 12:30 pm.

M. Andison, Chief Administrative Officer, introduced Janine Dougall, General Manager of Environmental Services and James Chandler, General Manager/Deputy CAO, to the Committee members.

**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the June 20, 2018 Steering Committee meeting was presented.

Moved: Director Langman   Seconded: Director McLellan

That the agenda for the June 20, 2018 Steering Committee meeting be adopted was presented.

Carried

#### **ADOPTION OF MINUTES**

The minutes for the Steering Committee June 7, 2018 meeting were presented.

The minutes were amended with the following changes:

1. Unfinished Business - point #3 will be amended to read: If there is an environmental incident that would impact the plant, Teck would contact the RDKB.
2. Director McLellan's position at this meeting will be noted as Vice Chair.

Moved: Director Langman Seconded: Director McLellan

That the minutes of the Steering Committee June 7, 2018 meeting be adopted as amended.

Carried

#### **UNFINISHED BUSINESS**

##### **G. Denkovski**

##### **Re: Terms of Reference Stage 3 Liquid Waste Management Plan Steering Committee**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability on discussing the role of the committee with the design and construction of the CPCC Upgrade was presented.

The Committee members discussed the Terms of Reference (TOR), and after reviewing the updated TOR, it was decided to send the updated TOR directly to the Board of Directors for approval.

Moved: Director McLellan Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the CPCC Upgrade and Stage 3 Liquid Waste Management Plan Steering Committee Terms of Reference. **FURTHER**, that the Board of Directors appoint Goran Denkovski, Manager of Infrastructure and Sustainability to the Committee.

Carried

### **NEW BUSINESS**

#### **G. Denkovski**

##### **Re: CPCC Secondary Treatment Upgrade Detailed Design Update**

A verbal update from Goran Denkovski, Manager of Infrastructure and Sustainability on the CPCC Secondary Treatment Upgrade Detailed Design was presented.

A. Gibb, WSP (OPUS), informed the Committee that progress was being made and the consultants will be able to move forward and begin the detailed structure design. The Committee members inquired about the proposed schedule for the detailed design and were informed that 60% of the design would be completed by the end of July and was scheduled for a 90% completion by the end of September.

Discussion ensued and concerns were raised on the cost estimating services by Hanscomb Ltd. in the amount of \$12,411. Committee Chair Martin inquired as to the extent of work to done for this amount.

Moved: Director McLellan Seconded: Director Langman

That the LWMP Stage 3 Steering Committee directs Staff to approve WSP/Opus to include cost estimating services by Hanscomb Ltd. for the amount of \$12,411.

Carried

#### **G. Denkovski**

##### **Re: CPCC Secondary Treatment Upgrade Grant Opportunity**

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the CPCC Secondary Treatment Upgrade grant opportunity was presented.

The Committee was informed that the intent of the staff report was to provide councils/stakeholders with information on the required tax requisition commitments and what the Green Infrastructure - Environmental Quality Sub-Stream grant application would require. The Committee reviewed the implications to the Sewerage Service 700 budget tax requisition as outlined in the staff report. Staff was requested to amend the staff report to include the increase to the Area 'B'/Lower Columbia-Old Glory 800 Service budget tax requisition based on the 2017 flows as well as adding percentages to the illustration. The year "2022" will be expanded to read "2022-2023". The stakeholders will ask for consent of the loan authorization bylaw.



The Committee also requested that staff provide a summary on the LWMP completed to date and a description of the project.

Moved: Director Langman Seconded: Director McLellan

That the Stage 3 Liquid Waste Management Plan Steering Committee recommends that the Regional District of Kootenay Boundary Board of Directors adopt the Regional District of Kootenay Boundary East End Regional Sanitary Sewer System Treatment Plant (Columbia Pollution Control Centre) Loan Authorization Bylaw No. 1679, 2018.

Carried

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

The Committee members discussed the scheduling of future meetings. During the summer months, scheduling will be at the call of the Chair.

**CLOSED (IN CAMERA) SESSION**

A closed (in camera) session was not required.

**ADJOURNMENT**

The meeting was adjourned at 1:30 pm.



**LWMP Stage 3 Steering Committee  
Minutes  
Thursday, August 2, 2018  
The Regional District of Kootenay Boundary Board Room, Trail, B.C.**

**Present:** Director M. Martin, Chair  
Director L. McLellan  
Director L. Worley

**Staff:** M. Andison, Chief Administrative Officer  
G. Denkovski, Manager of Infrastructure and Sustainability  
S. Surinak, Recording Secretary

**Others:** A. Gibb, WSP (OPUS)  
A. Bennett, WSP (OPUS)

**Call to Order**

The Chair called the meeting to order at 12:00 pm.

**Consideration of the Agenda (Additions/Deletions)**

The agenda for the August 2, 2018 Steering Committee meeting was presented.

Moved: Director McLellan Seconded: Director Worley

That the agenda for the August 2, 2018 Steering Committee meeting be adopted as presented.

Carried

### **Minutes**

The minutes for the LWMP Stage 3 Steering Committee June 20, 2018 meeting were presented.

Moved: Director Worley Seconded: Alternate Director McLellan

That the minutes of the Regional District of Kootenay Boundary Board of Directors meeting held June 28, 2018 be adopted as presented.

Carried

### **Unfinished Business**

#### **G. Denkovski**

#### **CPCC Upgrade Detailed Design Update**

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the CPCC upgrade detailed design.

Moved: Director Worley Seconded: Director McLellan

A Staff Report from Goran DenKovski, Manager of Infrastructure and Sustainability, regarding the CPCC upgrade detailed design up to July 27, 2018 was presented.

The Committee was informed that the intent of the staff report was to provide councils/stakeholders with information regarding the progress of the CPCC upgrade design.

Al Gibb, WSA (OPUS) informed the Committee that drawings were sent to Hanscomb Ltd and that the focus for the near future will be finishing the grant application.

Discussion ensued and Members of the Committee asked Staff for more information regarding various facets of the project including any modifications to the Final Pre-Design report since April 2018. Further, the committee requested Staff report the monies spent to date and how much is remaining.

The Committee requested that another meeting be tentatively scheduled for August 13, 2018 as a placeholder but agree to change the meeting date as needed.

Moved: Director McLellan   Seconded: Director Worley

**New Business**

There was no new business to be discussed.

**Discussion of Items for Future Meetings**

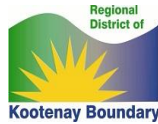
A discussion of items for future meetings was not required.

**Closed (In Camera) Session**

A closed (in camera) session was not required.

**Adjournment**

The meeting was adjourned at 12:51 pm.



### **LWMP Stage 3 Steering Committee**

Minutes

Wednesday, October 3, 2018  
RDKB Boardroom, Trail BC

#### **Directors present:**

Director M. Martin-Chair  
Director L. Worley,  
Director L. McLellan  
Director D. Langman

#### **Staff Members and Others present:**

G. Denkovski, Manager of Infrastructure and Sustainability  
S. Surinak, Secretary/Receptionist-Recording Secretary  
J. Dougall, General Manager of Environmental Services  
Al Gibb, WSP (AG)  
Roger Warren, WSP (RW)  
Sebastien Le Scraigne, WSP (SLS)

#### **CALL TO ORDER**

The Chair called the meeting to order at 3:00 pm.

#### **ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the October 3, 2018 Steering Committee meeting was presented.

Moved: Director Langman    Seconded: Director Worley

That the agenda for the October 3, 2018 Steering Committee meeting be adopted as presented.

Carried.

#### **ADOPTION OF MINUTES**

October 3, 2018

The minutes for the Steering Committee August 15, 2018 meeting were presented.

Moved: Director Worley    Seconded: Director McLellan

That the minutes of the Steering Committee August 15, 2018 meeting be adopted as presented.

Carried.

### **UNFINISHED BUSINESS**

#### **A. Gibb**

##### **CPCC Upgrade 60% Design Review Overview**

A verbal overview from A. Gibb, Project Director for WSP on the CPCC Upgrade 60% Design was presented. The WSP design team provided a PowerPoint presentation that covered the following based on the 60% design:

- Updated site plan and architectural renderings
- Class B cost estimate (used for grant application) and contingency strategy
- Summarize 60% design review to be held with staff (scheduled for Oct 4)
- Status of grant application
- Action items

The design remains mostly the same. There have been a few minor changes to building placement.

A lengthy discussion ensued regarding the Dewatering Building.

The main points that came from the discussion are:

- The building could be completed without putting the equipment in place.
- One of the major issues with the old dewatering building is the odour generated. The new building has odour control measures, the old one does not.
- Director Worley stated that odour was a major issue and why not do all the upgrade at once?

The Architectural Renderings were displayed on the board room monitors and Mr. Gibb stated that there has been no changes made since the last update.

The Cost Estimate was discussed.

- The Class B based on 60% design submission is complete.
- Will advance to Class A once the design reaches 90%.

October 3, 2018

It was stated that the RDKB and the Municipalities involved should be lobbying politically as much as possible.

Director McLellan raised the issue of Letters of Support from the various Municipal Councils.

Director Martin suggested that the Committee direct staff to prepare a document listing who we could reach out to for support and a list of bullet points to talk up.

The timeline for the grant decision to be made is Spring of 2019.

Moved: Director Worley    Seconded: Director Langman

That the Power Point presentation from A. Gibb, Project Director for WSP on the CPCC Upgrade 60% Design be received.

Carried.

### **NEW BUSINESS**

#### **G. Denkovski**

#### **CPCC Upgrade Detailed Design Update**

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the CPCC upgrade detailed design update report.

Goran Denkovski presented a staff report regarding the CPCC Upgrade Detailed Design update.

Design Update

-the design has been finalized.

-a few changes were made.

They are:

1. The headworks screens were changed from step screens to the ones recommended by the manufacturer.
2. Positive displacement blowers will be used.
3. The transformer and the genset will be moved to the corner of the property where the power comes in.

The pre-design studies 30% was completed in July 2018 and the detailed design and tender package will be completed in November 2018 so that when the grant is approved, the call for tender can be issued immediately.

October 3, 2018

It was asked if Class A estimates are usually higher than Class B.

Janine Dougall wondered if the newly approved LNG project in Northern BC would pull skilled workers away from the CPCC Update project.

The RDKB will have to hold public consultations. The target dates are the middle of November. There is a possibility of producing a newsletter.

Moved: Director Worley    Seconded: Director Langman

The LWMP Stage 3 Committee directed staff to prepare a one page briefing note and contacts list regarding the grant application for the CPCC Update.

Carried.

Moved: Director Worley    Seconded: Director McLellan

That the LWMP Stage 3 Steering Committee receive the CPCC Upgrade Detained Design update report.

Carried.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

A discuss of items for future agendas was not required.

**CLOSED (IN CAMERA) SESSION**

Director Martin the requested the the LWMP Stage 3 Steering Committee proceed to a Closed (in camera) Meeting.

Moved: Director McLellan    Seconded: Director Langman

That the LWMP Stage 3 Steering Committee proceed to a Closed Meeting pursuant to Section 90 (1) (g) of the Community Charter

Carried.

October 3, 2018



**ADJOURNMENT**

The next meeting of the LWMP will be November 1, 2018.

Moved: Director Worley    Seconded: Director Langman

There being no further discussion, the LWMP Stage 3 Steering Committee reconvened to the open meeting and adjourned at 4:24 p.m.

Carried.

October 3, 2018



**LWMP Stage 3 Steering Committee  
Minutes  
Thursday, November 1, 2018  
RDKB Boardroom, Trail BC**

**Committee members present:**

Director M. Martin, Chair  
Director L. Worley  
Director D. Langman  
Director L. McLellan

**Staff and others present:**

G. Denkovski, Manager of Infrastructure and Sustainability  
M. Forster, Executive Assistant/Recording Secretary  
J. Dougall, General Manager of Environmental Services  
G. Wiebe, Engineering and Safety Coordinator  
A. Bennett, WSP (OPUS) – by teleconference  
R. Ward, WSP (OPUS)

**CALL TO ORDER**

The Chair called the meeting to order at 12:05 pm.

**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the November 1, 2018 LWMP Stage 3 Steering Committee meeting was presented.

Moved: Director Worley Seconded: Director Langman

That the agenda for the November 1, 2018 LWMP Stage 3 Steering Committee meeting be adopted as presented.

Carried

**ADOPTION OF MINUTES**

The minutes for the LWMP Stage 3 Steering Committee October 3, 2018 were presented. Staff attendance will be added and revisions will be made to the CPCC Upgrade Detailed Design Update section by deleting the reference made to Class A estimates.

Moved: Director Langman Seconded: Director McLellan

That the minutes of the LWMP Stage 3 Steering Committee October 3, 2018 meeting be adopted as amended.

Carried

**UNFINISHED BUSINESS**

**G. Denkovski**

**CPCC Upgrade 60% Design Review Meeting Minutes October 4, 2018** Meeting minutes from the October 4, 2018 60% design review meeting with Staff.

Moved: Director Worley Seconded: Director Langman

That the minutes from the Staff October 4, 2018 60% design review meeting be received.

Carried

**NEW BUSINESS**

**G. Denkovski**

**CPCC Upgrade Detailed Design Update**

The WSP Progress Update, Progress Memo, Progress summary reports and Schedule regarding the CPCC upgrade detailed design was presented.

Moved: Director Worley Seconded: Director Langman

The WSP Progress Update, Progress Memo, Progress summary reports and Schedule regarding the CPCC upgrade detailed design be received.

Carried

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

A discussion of items for future meetings was not required.

**CLOSED (IN CAMERA) SESSION**

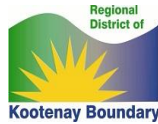
Moved: Director McLellan Seconded: Director Langman

That the LWMP Stage 3 Steering Committee convene to a closed (in camera) session pursuant to Section 90 (1) (k) of the Community Charter at 12:41 pm.

Carried

**ADJOURNMENT**

There being no further business, the LWMP Stage 3 Steering Committee was adjourned at 1:00 pm.



## **LWMP Stage 3 Steering Committee-Open Meeting**

### **Minutes**

**Thursday, December 6, 2018  
RDKB Boardroom, Trail BC**

#### **Committee members present:**

Director R. Cacchioni, Chair  
Director L Worley  
Director D. Langman  
Director A. Morel

#### **Staff and others present:**

J. Dougall, General Manager of Environmental Services  
G. Denvokski, Manager of Infrastructure and Sustainability  
S. Surinak, Secretary/Clerk/Receptionist/Recording Secretary  
R. Ward, WSP (OPUS)-by teleconference  
A. Bennett, WSP (OPUS)-by teleconference

#### **CALL TO ORDER**

The Chair called the meeting to order at 12:05 pm.

#### **ELECTION OF THE VICE-CHAIR**

The Steering Committee Chair called three times for nominations for the position of Vice-Chair of the LWMP Stage 3 Steering Committee.

Director Diane Langman nominated Director Linda Worley.

Since Director Worley was the only nominee, she was elected by acclamation.

**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the December 6, 2018 Steering Committee meeting was presented.

Moved: Director Langman      Seconded: Director Morel

That the agenda for the December 6, 2018 Steering Committee meeting be adopted with the following additions:

7 a) Warfield and Montrose Septic Treatment

b) CPCC Upgrade-Tax Payer Costs

Carried.

**ADOPTION OF MINUTES**

The minutes for the Steering Committee November 1, 2018 meeting were presented.

Moved: Director Langman      Seconded: Director Morel

That the minutes of the Steering Committee November 1, 2018 meeting be adopted as presented.

Carried.

**UNFINISHED BUSINESS**

There was no unfinished business.

**NEW BUSINESS**

**G. Denkovski**

**Re: CPCC Upgrade Detailed Design Update**

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the CPCC upgrade detailed design update report.

Moved: Director Morel    Seconded: Director Langman

Goran Denkovski will send relevant staff reports to the new Committee members thus allowing them to familiarize themselves with the project.

That the CPCC Upgrade and LWMP Stage 3 Steering Committee receive the detailed design update Staff Report.

Carried.

**G. Denkovski**

**Re: CPCC Upgrade Briefing Note**

A briefing note from Goran Denkovski, Manager of Infrastructure and Sustainability on the CPCC upgrade.

Moved: Director Langman    Seconded: Director Worley

That the briefing note be received.

Carried.

**LATE (EMERGENT) ITEMS**

Chair Cacchioni added the following items to the Agenda:

Montrose and Fruitvale Septic Treatment

Cost to Tax Payers for CPCC Upgrade.

Discussion of this item triggered a Closed (In Camera) Session.

**Page 3 of 4**  
**LWMP Stage 3 Steering Committee Open Meeting**  
**December 6, 2018**

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

The was no discussion of items for future agendas

**CLOSED (IN CAMERA) SESSION**

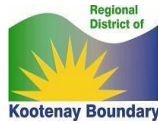
That the LWMP Stage 3 Steering Committee convene to a closed (in camera) session pursuant to Section 90 (1) (k) of the Community Charter.

**ADJOURNMENT**

The next meeting of the LWMP Stage 3 Steering Committee is tentatively scheduled for January 23, 2019 at 12:00 pm.

The Chair adjourned the meeting at 12:40 pm.





**LWMP Stage 3 Steering Committee Meeting**

**Minutes**

**Wednesday, February 6, 2019-3:00 pm**

**The Regional District of Kootenay Boundary Boardroom, Trail BC**

**Committee Members Present:**

Director R. Cacchioni-Chair  
Director L. Worley, Vice-Chair  
Director A. Morel  
Director D. Langman

**Staff Members Present:**

J. Dougall, General Manager of Environmental Services  
G. Denkovski, Manager of Infrastructure and Sustainability  
S. Surinak, Secretary/Clerk/Receptionist/Recording Secretary

**Others Present:**

A Gibb, WSP  
R Warren, WSP  
A. Bennett, WSP

**CALL TO ORDER**

The Chair called the meeting to order at 3:00 p.m.

**CLOSED (IN CAMERA) SESSION**

Proceed to a Closed Meeting Pursuant to Section 90 (1) (k) of the Community Charter.

Moved: Director Worley      Seconded: Director Morel

That the Liquid Waste Management Plan Stage 3 Steering Committee proceed to a closed meeting (time: 3:00 pm).

Carried

**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the February 6, 2019 Liquid Waste Management Plan Stage 3 Steering Committee meeting was presented.

Moved: Director Langman    Seconded: Director Worley

That the agenda for the February 6, 2019 Liquid Waste Management Plan Stage 3 Steering Committee meeting be adopted as presented.

Carried.

**ADOPTION OF MINUTES**

The minutes for the December 6, 2018 Liquid Waste Management Plan Stage 3 Steering Committee meeting were presented.

Moved: Director Morel    Seconded: Director Worley

That the minutes of the Liquid Waste Management Plan Stage 3 Steering Committee December 6, 2018 meeting be adopted as presented.

Carried.

**UNFINISHED BUSINESS**

**G. Denkovski**

**Re: CPCC Upgrade Detailed Design Update**

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the CPCC upgrade detailed design update report was presented.

Moved: Director Langman    Seconded: Director Worley

That the CPCC Upgrade and LWMP Stage 3 Steering Committee receive the detailed design update Staff Report.

Carried.

**NEW BUSINESS****A. Gibb****Re: CPCC Upgrade 90% Design Review Overview**

A verbal overview from A. Gibb, Project Director for WSP on the CPCC Upgrade 90% Design. The WSP design team will provided a PowerPoint presentation that covered the following based on the 90% design:

- Updated site plan and architectural renderings
- Summarize 90% design review to be held with staff (scheduled for February 7, 2019)
- Status of grant application
- Action items

The Committee requested that Goran Denkovski, Manager of Infrastructure and Sustainability, send copies of Mr. Gibb's presentation, minus the in camera items, to the Directors so that they may share that information with their councils and constituents.

Moved: Director Worley    Seconded: Director Morel

That the verbal overview from A. Gibb, Project Director for WSP on the CPCC Upgrade 90% Design be received.

Carried.

**G. Denkovski****Re: Liquid Waste Management Plan Stage 3 Draft Report**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the Liquid Waste Management Plan Stage 3 draft report was presented.

Moved: Director Langman    Seconded: Director Morel

That the Steering Committee receive the Draft Liquid Waste Management Plan Stage 3 report and refer the report to the Liquid Waste Management Plan Stage 3 Joint Local/Technical Advisory Committee for comment.

Carried.

**G. Denkovski**

**Re: Liquid Waste Management Plan Stage 3 Public Consultation Package**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the LWMP Stage 3 public consultation posters was presented.

Moved: Director Worley   Seconded: Director Langman

That the Steering Committee refer the public consultation posters to the LWMP Stage 3 Joint Local/Technical Advisory Committee for comment.

Carried.

Moved: Director Morel   Seconded: Director Worley

That the revised public consultation posters be sent to the Directors for use with their councils and members of the public.

Carried.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

The Committee decided to invite the area Federal and Provincial Representatives to attend the next Liquid Waste Management Plan Stage 3 Steering Committee Meeting to be held sometime during the period of February 19-22, 2019

Moved: Director Langman   Seconded: Director Worley

That Member of Parliament, Richard Canning and Member of Legislative Assembly, Katrine Conroy be invited to attend the next Liquid Waste Management Plan Stage 3 Steering Committee Meeting.

Carried.

**ADJOURNMENT**

The Chair adjourned the meeting at 4:50 p.m.



**Liquid Waste Management Plan – Stage 3  
Joint Technical/Advisory Committee  
Minutes  
Tuesday, December 11, 2017 – 6:00 pm  
RDKB Trail Board Room**

**Committee members present:**

Trevor Greene, Chair – City of Rossland  
Elise Pare – City of Rossland  
Scott Wallace – City of Trail  
Chris McIsaac – City of Trail  
Darrin Albo – City of Rossland  
Jackie Patridge – Village of Warfield  
Warren Proulx – City of Trail  
Clayton Jolly – Village of Warfield  
Nathan Lee – Village of Warfield

**Staff and others present:**

M. Andison, Chief Executive Officer  
M. Forster, Executive Assistant /Recording Secretary  
G. Denkovski, Manager of Infrastructure and Sustainability  
Kevin Jolly – City of Trail – Steering Committee  
Diane Langman – Village of Warfield – Steering Committee  
Lloyd McLellan – City of Rossland – Steering Committee  
Linda Worley – Electoral Area 'B' / Lower Columbia – Old Glory – Steering Committee  
A. Bennet, OPUS (telecom)  
A. Gibb, OPUS (telecom)

T. Greene left the meeting at 7:06 pm and Scott Wallace assumed the Chair.

**Call to Order**

The Chair called the meeting to order at 6:00 pm.

**Agenda Review**

The agenda for the December 11, 2017 Liquid Waste Management Plan – Stage 3 Joint Technical/Local Advisory Committee meeting was presented.

**Minutes**

The minutes from the May 24, 2016 Liquid Waste Management Plan – Stage 2 Joint Technical/Local Advisory Committee meeting were presented and reviewed.

**Appointment of Chair**

The members of the Joint Technical/Local Advisory Committee appointed Trevor Greene as Chair of the Liquid Waste Management Plan – Stage 3 Joint Technical/Local Advisory Committee. Trevor Greene accepted the appointment and assumed the Chair.

**Joint Technical/Local Advisory Committee LWMP Stage 3 Committee Terms of Reference**

G. Denkovski, Manager of Infrastructure and Sustainability, provided the Committee members with the Terms of Reference (TOR) for the Joint Technical/Local Advisory Committee. The Committee was informed that the TOR have been updated from Stage 2 TOR.

**Discussion on October 17, 2017 Steering Committee Meeting**

G. Denkovski, Manager of Infrastructure and Sustainability, provided the Committee members with an overview of the Steering Committee meeting held on October 17, 2017. Some of the items discussed at that meeting were:

1. The letter from the Ministry of Environment approving Stage 2 of the LWMP process.
2. Proposed site visits to view secondary treatment technologies.
3. Discussion about brewery loads on sewer system.
4. Architectural considerations.
5. Fortis raw gas and Fortis power generation.
6. Inclusion of SCADA in the design.
7. Design to consider SPCA move.

**Review of Ministry of Environment Stage 2 Approval Letter**

The Committee was provided with a review of the letter from the Ministry of Environment which approved Stage 2 of the LWMP process. The letter listed 10 components to be included in the Stage 3 plan.

### **LWMP Stage 3 Process Review and Discussion of OPUS Presentation**

The Committee was provided with a presentation, for information purposes, from OPUS on the CPCC upgrade to secondary treatment. The presentation was previously provided to the Steering Committee on October 17, 2017.

### **Verbal Report and Pictures of Staff Site Visits to View Secondary Treatment Technologies in BC**

G. Denkovski, Manager of Infrastructure and Sustainability, provided the Committee members with a review of recent staff and OPUS visits to view secondary treatment technologies in Ladysmith, Campbell River and Whistler. The Committee was informed that the Ladysmith site had the smallest footprint and that Whistler's technology could be used here.

### **CPCC Upgrade to Secondary Treatment Process Pre-Design Report Recommendation**

A. Bennet and A. Gibb, OPUS, provided a presentation, by telecom, to the Committee members regarding the upgrade to the secondary treatment. Two options were presented for consideration:

Option 1: Biological treatment using MBBR with DAF for solid separation.

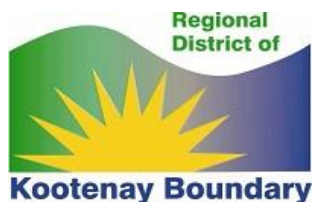
Option 2: Biological treatment using Complete Mix Activated Sludge with secondary clarifiers for solids separation.

OPUS summarized the main features and benefits of both options. Option 2 was recommended for the RDKB.

An on-site visit was encouraged.

### **Adjournment**

The meeting was adjourned the meeting at 7:30 pm.



**LWMP Stage 3 Joint Technical/Local  
Advisory Committee**

**Monday, January 15, 2018 - 5:30 pm**

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

**A G E N D A**

1. CALL TO ORDER

2. ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

The agenda for the January 15, 2018 Joint Technical/Local Advisory Committee meeting is presented.

**Recommendation:** That the agenda for the January 15, 2018 Joint Technical/Local Advisory Committee meeting be adopted as presented.

3. ADOPTION OF MINUTES

The minutes for the Joint Technical/Local Advisory Committee December 11, 2017 meeting are presented.

**Recommendation:** That the minutes of the Joint Technical/Local Advisory Committee December 11, 2017 meeting be adopted as presented.

[Minutes - LWMP Jt Tech - Local Adv Comm Dec 11 2017](#)

4. UNFINISHED BUSINESS

5. NEW BUSINESS

**C. McIsaac**



**Re: Pre-Design Workshop**

Verbal report from the City of Trail Technical Representative on scheduling a workshop to discuss the secondary treatment options and develop an Agenda for that workshop.

**Recommendation:** That the Joint Committee receive the report as presented.

**G. Denkovski**

**Re: CPCC Upgrade to Secondary Treatment Process Pre-Design Report**

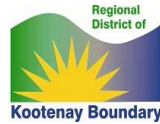
Discussion on CPCC Upgrade to Secondary Treatment Process Pre-Design Report Recommendations

**Recommendation:** That the Joint Technical/Local Advisory Committee receive the report and discuss the recommendations as presented.

[RDKB CPCC - 30% DRAFT Pre-design Report](#)

6. DISCUSSION OF ITEMS FOR FUTURE AGENDAS
7. CLOSED (IN CAMERA) SESSION
8. ADJOURNMENT

ITEM ATTACHMENT #



**Liquid Waste Management Plan – Stage 3  
Joint Technical/Advisory Committee  
Minutes  
Tuesday, December 11, 2017 – 6:00 pm  
RDKB Trail Board Room**

**Committee members present:**

Trevor Greene, Chair – City of Rossland  
Elise Pare – City of Rossland  
Scott Wallace – City of Trail  
Chris McIsaac – City of Trail  
Darrin Albo – City of Rossland  
Jackie Patridge – Village of Warfield  
Warren Proulx – City of Trail  
Clayton Jolly – Village of Warfield  
Nathan Lee – Village of Warfield

**Staff and others present:**

M. Andison, Chief Executive Officer  
M. Forster, Executive Assistant /Recording Secretary  
G. Denkovski, Manager of Infrastructure and Sustainability  
Kevin Jolly – City of Trail – Steering Committee  
Diane Langman – Village of Warfield – Steering Committee  
Lloyd McLellan – City of Rossland – Steering Committee  
Linda Worley – Electoral Area 'B' / Lower Columbia – Old Glory – Steering Committee  
A. Bennet, OPUS (telecom)  
A. Gibb, OPUS (telecom)

T. Greene left the meeting at 7:06 pm and Scott Wallace assumed the Chair.

**Call to Order**

The Chair called the meeting to order at 6:00 pm.

ITEM ATTACHMENT #

**Agenda Review**

The agenda for the December 11, 2017 Liquid Waste Management Plan – Stage 3 Joint Technical/Local Advisory Committee meeting was presented.

**Minutes**

The minutes from the May 24, 2016 Liquid Waste Management Plan – Stage 2 Joint Technical/Local Advisory Committee meeting were presented and reviewed.

**Appointment of Chair**

The members of the Joint Technical/Local Advisory Committee appointed Trevor Greene as Chair of the Liquid Waste Management Plan – Stage 3 Joint Technical/Local Advisory Committee. Trevor Greene accepted the appointment and assumed the Chair.

**Joint Technical/Local Advisory Committee LWMP Stage 3 Committee Terms of Reference**

G. Denkovski, Manager of Infrastructure and Sustainability, provided the Committee members with the Terms of Reference (TOR) for the Joint Technical/Local Advisory Committee. The Committee was informed that the TOR have been updated from Stage 2 TOR.

**Discussion on October 17, 2017 Steering Committee Meeting**

G. Denkovski, Manager of Infrastructure and Sustainability, provided the Committee members with an overview of the Steering Committee meeting held on October 17, 2017. Some of the items discussed at that meeting were:

1. The letter from the Ministry of Environment approving Stage 2 of the LWMP process.
2. Proposed site visits to view secondary treatment technologies.
3. Discussion about brewery loads on sewer system.
4. Architectural considerations.
5. Fortis raw gas and Fortis power generation.
6. Inclusion of SCADA in the design.
7. Design to consider SPCA move.

**Review of Ministry of Environment Stage 2 Approval Letter**

The Committee was provided with a review of the letter from the Ministry of Environment which approved Stage 2 of the LWMP process. The letter listed 10 components to be included in the Stage 3 plan.

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*Page 2 of 3  
Liquid Waste Management Plan-Stage 3  
Joint Technical/Local Advisory Committee  
December 11, 2017*

Page 4 of 71

ITEM ATTACHMENT #

**LWMP Stage 3 Process Review and Discussion of OPUS Presentation**

The Committee was provided with a presentation, for information purposes, from OPUS on the CPCC upgrade to secondary treatment. The presentation was previously provided to the Steering Committee on October 17, 2017.

**Verbal Report and Pictures of Staff Site Visits to View Secondary Treatment Technologies in BC**

G. Denkovski, Manager of Infrastructure and Sustainability, provided the Committee members with a review of recent staff and OPUS visits to view secondary treatment technologies in Ladysmith, Campbell River and Whistler. The Committee was informed that the Ladysmith site had the smallest footprint and that Whistler's technology could be used here.

**CPCC Upgrade to Secondary Treatment Process Pre-Design Report Recommendation**

A. Bennet and A. Gibb, OPUS, provided a presentation, by telecom, to the Committee members regarding the upgrade to the secondary treatment. Two options were presented for consideration:

Option 1: Biological treatment using MBBR with DAF for solid separation.

Option 2: Biological treatment using Complete Mix Activated Sludge with secondary clarifiers for solids separation.

OPUS summarized the main features and benefits of both options. Option 2 was recommended for the RDKB.

An on-site visit was encouraged.

**Adjournment**

The meeting was adjourned the meeting at 7:30 pm.



**Liquid Waste Management Plan – Stage 3  
Joint Technical/Local Advisory Committee  
Minutes  
Monday, February 5, 2018 – 5:30 pm  
RDKB Boardroom, Trail BC**

**Committee members present:**

Trevor Greene, Chair – City of Rossland  
Elise Pare – City of Rossland  
Scott Wallace – City of Trail  
Chris McIsaac – City of Trail  
Darrin Albo – City of Rossland  
Jackie Patridge – Village of Warfield  
Warren Proulx – City of Trail  
Clayton Jolly – Village of Warfield  
Alastair Champion – City of Rossland  
Alberto Gonzalez – City of Trail

**Staff and others present:**

G. Denkovski, Manager of Infrastructure and Sustainability  
M. Zahn, Recording Secretary  
A. Bennet, OPUS (telecom)  
A. Gibb, OPUS (telecom)

**CALL TO ORDER**

The meeting was called to order at 5:34 pm.

**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the February 5, 2018 Joint Technical/Local Advisory Committee meeting was approved as presented.

**MINUTES**

The minutes for the Joint Technical/Local Advisory Committee January 15<sup>th</sup>, 2018 meeting were approved as presented.

**UNFINISHED BUSINESS****CPCC Upgrade to Secondary Treatment Process Pre-Design Report Questions and Answers**

G. Denkovski, Manager of Infrastructure and Sustainability provided a recap from the last meeting. The committee took turns asking any further questions of OPUS and providing additional comments on the Pre-Design Report. A roundtable discussion ensued and participants indicated their readiness to choose the secondary treatment process to be included in the CPCC upgrade;

Option 1 – MBBR-DAF/capital cost estimate/O&M cost estimate; OR

Option 2 – Activated Sludge/Secondary Clarifier/capital cost estimate/O&M Cost Estimate.

Additional comments included:

- Continued clarification on the main metals of concern and do they mostly report to the precipitated solids (question 29). Staff were asked to provide details regarding what happens to the leachate.
- OPUS indicated that ammonia was not identified as a concern
- Excess capacity clarification
- MBBR process is able to adjust to toxic situations better than Activated Sludge
- If ozone process to be added, it should come at the tail end of the process
- MBBR will have a smaller footprint
- Activated Sludge is an easier process to operate that is highly used in our area
- The difference in the capital costs can be balanced by available grants; however, the higher operating costs of approximately \$75,000 annually are a big point to consider
- As both processes are equal technically, the decision is to be made on aesthetics, i.e. smell
- Is the committee making a political decision based on who lives nearby the Plant.
- Activated Sludge has a larger risk of odour (resulting from the coarse screening part of process)
- Industrial loads were not taken into consideration in this analysis
- MBBR is more easily adjusted should additional industry emerge in the area
- There is more space on the site utilizing the MBBR improvements
- Timeline is estimated at five years until the Plant is constructed
- The MBBR process seems to be more easily operated due to "less babysitting of biology"/more to be looked after

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*Page 2 of 3  
Liquid Waste Management Plan –Stage 3  
Joint Technical/Local Advisory Committee  
February 5<sup>th</sup>, 2018*

Page 2 of 3

- Fixed growth MBBR fair better
- MBBR more easily adjusted for a decrease in population as well (should, for example TECK close)
- Either process is most likely workable

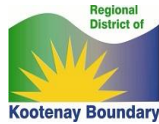
Attendees choices were polled and consensus was reached for the following:

**Recommendation:** That the Joint Technical/Local Advisory Committee receive the answers from OPUS on CPCC Upgrade to Secondary Treatment Process Pre-Design Report and **FURTHER** that the Joint Technical/Local Advisory committee recommends with consensus option B1, MBBR-DAF. Option B1, new primary tanks and MBBR-DAF has been selected as the preferred option for the following reasons:

1. Smaller overall footprint, which better suits the chosen site and provides more space for future additions if treatment/discharge regulations change
2. Provides better ability to control impact on surrounding land uses (visual impacts and odours), since most of the process will be enclosed within buildings
3. Greater operational flexibility to adjust to fluctuation in population and flows; both expansion and retraction
4. Ease of operability to maintain consistent level of treatment.

### **Adjournment**

The meeting was adjourned at 6:34 pm.



## **LWMP Stage 3 Joint Technical/Local Advisory Committee**

### **Minutes**

**Thursday, February 7, 2019  
RDKB Boardroom, Trail BC**

#### **Committee Members Present:**

Trevor Green, Chair-City of Rossland  
Elise Pare-City of Rossland  
Scott Wallace-City of Trail  
Chris McIsaac-City of Trail  
Jackie Partridge-Village of Warfield  
Warren Proulx-City of Trail  
Clayton Jolly-Village of Warfield  
Alastair Champion-City of Rossland  
Nathan Lee-Village of Warfield  
Brian Teasdale-City of Rossland  
Craig Speers-City of Trail

#### **Staff Present:**

J. Dougall-General Manager of Environmental Services  
G. Denkovski-Manager of Infrastructure and Sustainability  
S. Surinak-Secretary/Clerk/Receptionist/Recording Secretary

#### **Others Present:**

A. Bennett-WSA  
A. Gibb-WSA  
R Warren-WSA

#### **CALL TO ORDER**

The Chair called the meeting to order at 5:40 pm.



**ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

The agenda for the February 7, 2019 Liquid Waste Management Plan Stage 3 Joint Technical/Local Advisory Committee meeting was approved as presented.

**ADOPTION OF MINUTES**

The minutes of the February 5, 2018 Liquid Waste Management Plan Stage 3 Joint Technical/Local Advisory Committee meeting were approved as presented.

**UNFINISHED BUSINESS**

There was no unfinished business for the Committee to consider.

**NEW BUSINESS****G. Denkovski****Re: Columbia Pollution Control Center Upgrade to Secondary Treatment Architectural Images**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the CPCC Upgrade architectural images was presented.

Additional comments included:

Question: Is there going to be an increase in paving on site?

Answer: Not significantly

WSA stated that:

- The design is for a low maintenance roof on the DAF building
- Existing wooden fencing to be rebuilt on the side of the property
- The back of the property will have black or green fencing
- The trees at the entrance are for aesthetics
- On-site irrigation will be through reclaimed water

**Recommendation:** That the Advisory Committee receive the architectural images and provide comments.

**G. Denkovski****Re: Liquid Waste Management Plan Stage 3 Draft Report**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the LWMP Stage 3 Draft report.

Additional comments included:

Question: Are there any source control bylaws in place in any of the service areas?

Answer: No

The matter of brewery waste was discussed.

Waste Water Volume Reduction:

The Regional District of Kootenay Boundary will help and support with I & I reduction program.

Question: Will the Regional District of Kootenay Boundary pay for the program.

Answer: No, it is the responsibility of the municipalities and electoral areas.

Biosolids:

It was stated that there should be a Plan B in place to deal with biosolids.

The metal content in the biosolids renders it unusable after composting.

Resource Recovery:

The RDKB will look at working with Fortis to add our gas to their system.

Power generation is another avenue that could be explored at a later date.

These projects would be separate from the CPCC Secondary Treatment Upgrade grant.

Section 6.2: Possible rebate programs to encourage a reduction in water use could include the installation of low flow toilets and high efficient showerheads.

Section 6.4: Question: Could the term ongoing be used here?

Answer: Yes

Per User Costs:

The per user cost for the City of Trail needs to be adjusted to \$261.00. The figure in the report is for sewer, water and garbage pick up fees.

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**Page 3 of 5**

**LWMP Stage 3 Joint Technical/Local Advisory Committee Meeting  
February 7, 2019**

The City of Rossland is implementing a user fee system based on the amount of the requisition from the City of Rossland. There will be no tax increase associated with this project.

The Village of Warfield will have a flat tax of \$104.00 per property whether they are connected to the sewer system or not. Those connected will have an additional user fee as well.

The drawings of the sewer system need to be updated to reflect the changes that resulted from the 2018 Referendum that was held.

**Recommendation:** That the Advisory Committee receive the report, provide comment and with consensus agree that the report can be finalized through the Steering Committee for Provincial Approval.

#### **G. Denkovski**

##### **Re: Liquid Waste Management Plan Stage 3 Public Consultation Posters**

A report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding LWMP Stage 3 public consultation posters.

The public consultation meetings will be held as follows:

- Noon-March 13, 2019 at the Trail United Church
- Evening-March 13, 2019 in Warfield, location to be determined
- PM-March 14, 2019 in Rossland, location to be determined
- Electoral Area B public consultation could be done through a mail out or a door-to-door campaign.

#### Open House

The public consultation posters will be mounted on easels.

The open houses will be informal in nature.

#### Other Comments and Questions

Question: What is the timeline for construction if the grant is not received?

Answer: If there is no grant, there is no construction and the RDKB would apply again during the next grant cycle. If a grant is received at a later date and the costs increase, public consultation would have to be repeated and the liquid waste plan would have to be updated.

**Recommendation:** That the Advisory Committee receive the public consultation posters and provide comment through consensus to the Steering Committee.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

There were no items to discuss for future agendas.

**ADJOURNMENT**

The Chair adjourned the meeting at 6:40 pm.



## Appendix D Stage 3 Consultation



February 26, 2019

Osoyoos Indian Band  
1155 Sen Pok Chin Blvd  
Oliver, BC, V0H 1T8

**RE: RDKB Liquid Waste Management Planning Stage 3 - First Nations Consultation Invitation**

The Regional District of Kootenay Boundary (RDKB) has recently completed a draft of the Stage 3 Liquid Waste Management Plan (LWMP), which involves the selection of a wastewater treatment process for the Columbia Pollution Control Centre (CPCC), cost estimates and per user cost estimates for the treatment process upgrade, and population growth trend analysis for each community involved. Stage 3 of the LWMP incorporates feedback collected through public, First Nations and regulatory consultation between 2012 and 2016.

At this time, the Regional District is inviting First Nations groups and other members of the public to participate in a series of open houses to provide feedback and ask questions regarding the latest draft Stage 3 LWMP. The open houses are scheduled as follows:

<b>City of Trail</b>	<b>Village of Warfield</b>	<b>City of Rossland</b>
March 14 <sup>th</sup> , 2019 12 pm to 2 pm Trail United Church Hall Entrance 1300 Pine Ave, Trail, BC	March 13 <sup>th</sup> , 2019 6 pm to 8 pm Warfield Community Hall 900 Schofield Highway Warfield, BC	March 14 <sup>th</sup> , 2019 6 pm to 8 pm Prestige Mountain Resort Conference Room 1919 Columbia Ave, Rossland, BC

We value your input and we encourage you to participate in this important consultation process.

For further information, including a copy of the draft Stage 3 LWMP, open house posters, and a section to add feedback, please refer to the 'Join the Conversation' section of the Regional District website ([www.rdkb.com](http://www.rdkb.com)).

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Thank you.

Sincerely,

Goran Denkovski  
Manager of Infrastructure and Sustainability  
[gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)

202-843 Rossland Ave Trail, British Columbia Canada V1R 4S8  
Toll-free: 1 800 355 7352 · tel: 250 368-9148 · fax: 250 368-3990  
Email: [admin@rdkb.com](mailto:admin@rdkb.com) · web: [rdkb.com](http://rdkb.com)



February 26, 2019

Shuswap Indian Band  
RR2-3A 492 Arrow Road  
Invermere, BC, V0A 1K2

**RE: RDKB Liquid Waste Management Planning Stage 3 - First Nations Consultation Invitation**

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If you have any questions or require further information, please do not hesitate to contact the undersigned.

Thank you.

Sincerely,

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Goran Denkovski  
Manager of Infrastructure and Sustainability  
[gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)

202-843 Rossland Ave Trail, British Columbia Canada V1R 4S8  
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Email: [admin@rdkb.com](mailto:admin@rdkb.com) · web: [rdkb.com](http://rdkb.com)



February 26, 2019

Akisqnuq First Nations  
3050 Hwy 93/95  
Windermere, BC, V0B 2L2

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February 26, 2019

Lower Kootenay Band  
830 Simon Rd  
Creston, BC, V0B 1G2

**RE: RDKB Liquid Waste Management Planning Stage 3 - First Nations Consultation Invitation**

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February 26, 2019

St. Mary's Indian Band  
7470 Mission Rd  
Cranbrook, BC, V1C 7E5

**RE: RDKB Liquid Waste Management Planning Stage 3 - First Nations Consultation Invitation**

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February 26, 2019

Tobacco Plains Indian Band  
5500 Village Loop Rd, PO Box 76  
Grasmere, BC, V0B 1R0

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February 26, 2019

Ktunaxa Nation Council  
7825 Mission Rd  
Cranbrook, BC, V1C 7E5

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Email: [admin@rdkb.com](mailto:admin@rdkb.com) · web: [rdkb.com](http://rdkb.com)



February 26, 2019

Splats'in First Nation  
5775 Old Vernon Rd, PO Box 460  
Enderby, BC, V0E 1V0

**RE: RDKB Liquid Waste Management Planning Stage 3 - First Nations Consultation Invitation**

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If you have any questions or require further information, please do not hesitate to contact the undersigned.

Thank you.

Sincerely,

Goran Denkovski  
Manager of Infrastructure and Sustainability  
[gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)

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February 26, 2019

Okanagan Nation Alliance  
101-3535 Old Okanagan Hwy  
Westbank, BC, V4T 3L7

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A handwritten signature in black ink, appearing to read "G. Denkovski".

Goran Denkovski  
Manager of Infrastructure and Sustainability  
[gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)

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February 26, 2019

Lower Similkameen Indian Band  
1420 Hwy 3, Coston BC, PO Box 100  
Keremeos, BC, V0X 1N0

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February 26, 2019

Penticton Indian Band  
841 Westhills Dr  
Penticton, BC, V2A 0E8

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February 26, 2019

Neskonlith Indian Band  
743 Chief Neskonlith Dr, PO Box 318  
Chase, BC, V0E 1M0

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February 26, 2019

Okanagan Indian Band  
12420 Westside Rd  
Vernon, BC, V1H 2A4

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February 26, 2019

Secwepemc RFA  
135-345 Chief Alex Thomas Way  
Kamloops, BC, V2H 1H1

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February 26, 2019

Upper Nicola Indian Band  
2225 Village Rd, Douglas Lake BC, PO Box 3700  
Merritt, BC, V1K 1B8

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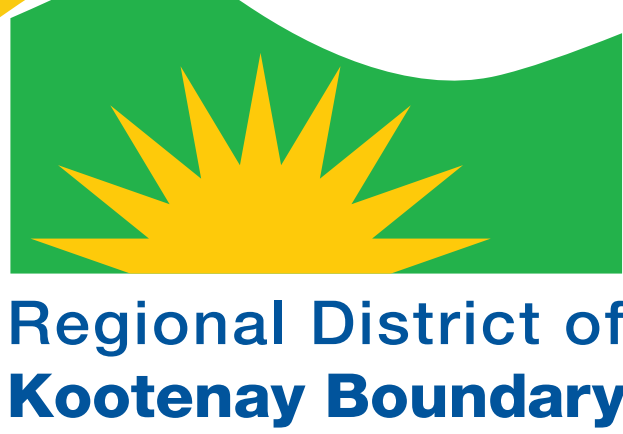
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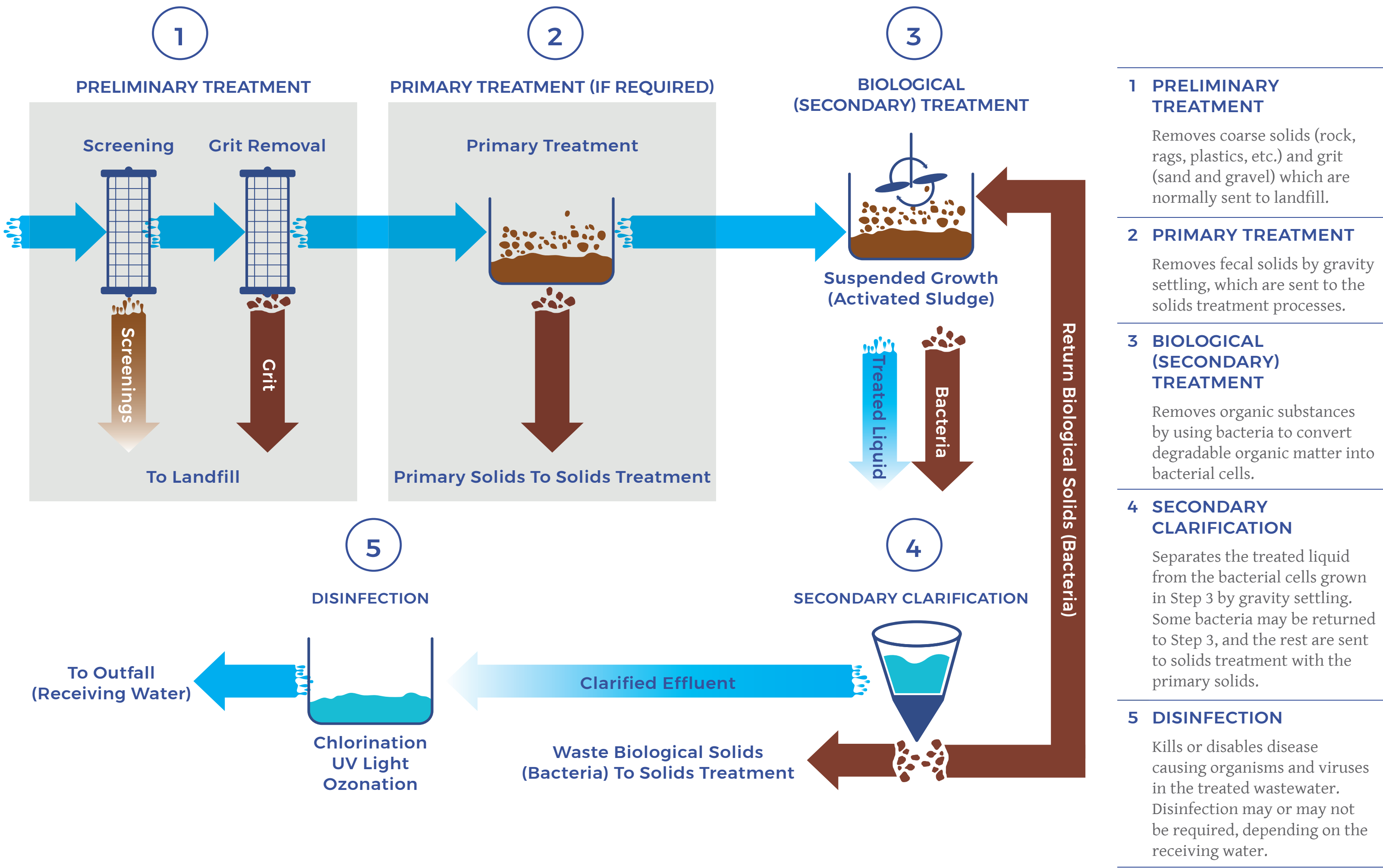
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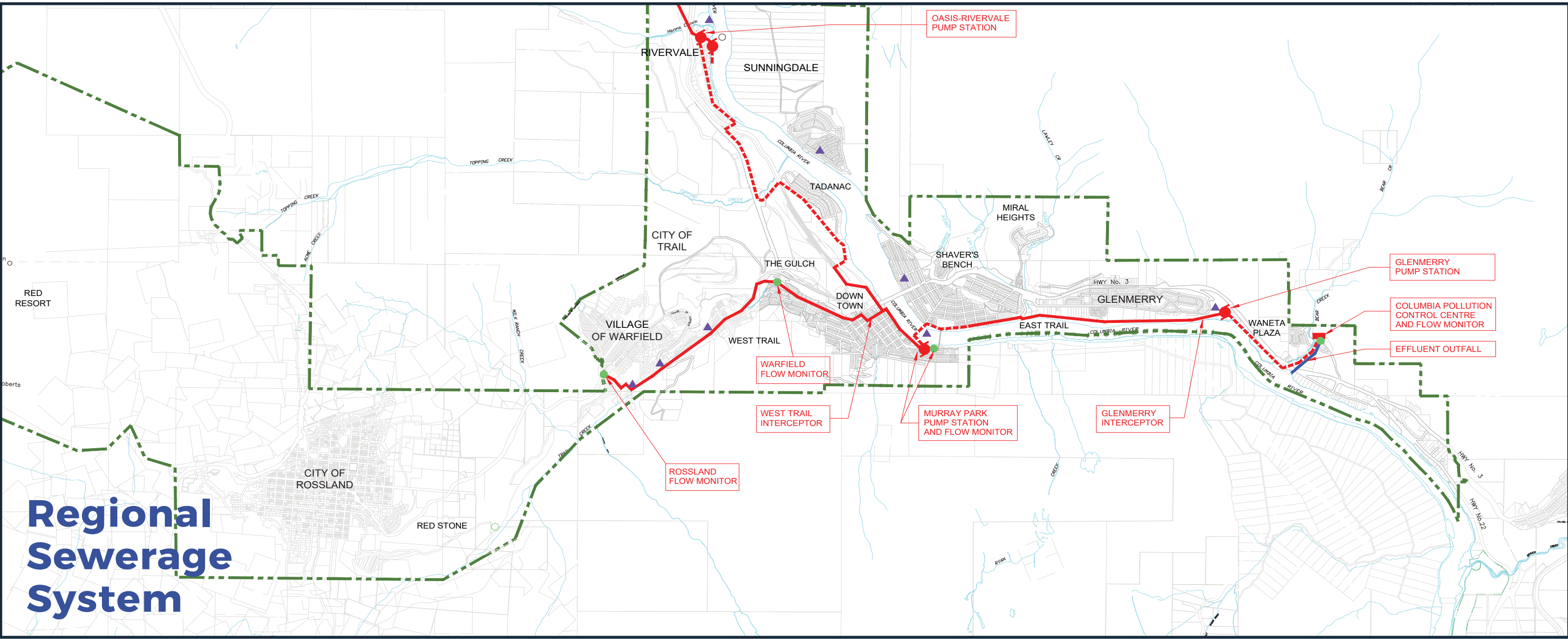


# Getting To Secondary Treatment At The Columbia Pollution Control Centre

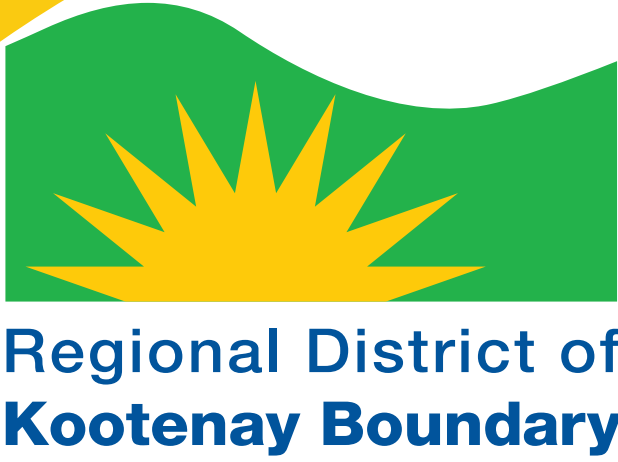


## Treating Wastewater

Currently, the existing Columbia Pollution Control Centre provides primary wastewater treatment with disinfection (steps 1, 2 and 5 in the graphic) and sends treated effluent to the Columbia River, but it does not meet regulations. This plan outlines steps to upgrade the plant to meet provincial and federal regulations by adding secondary treatment.







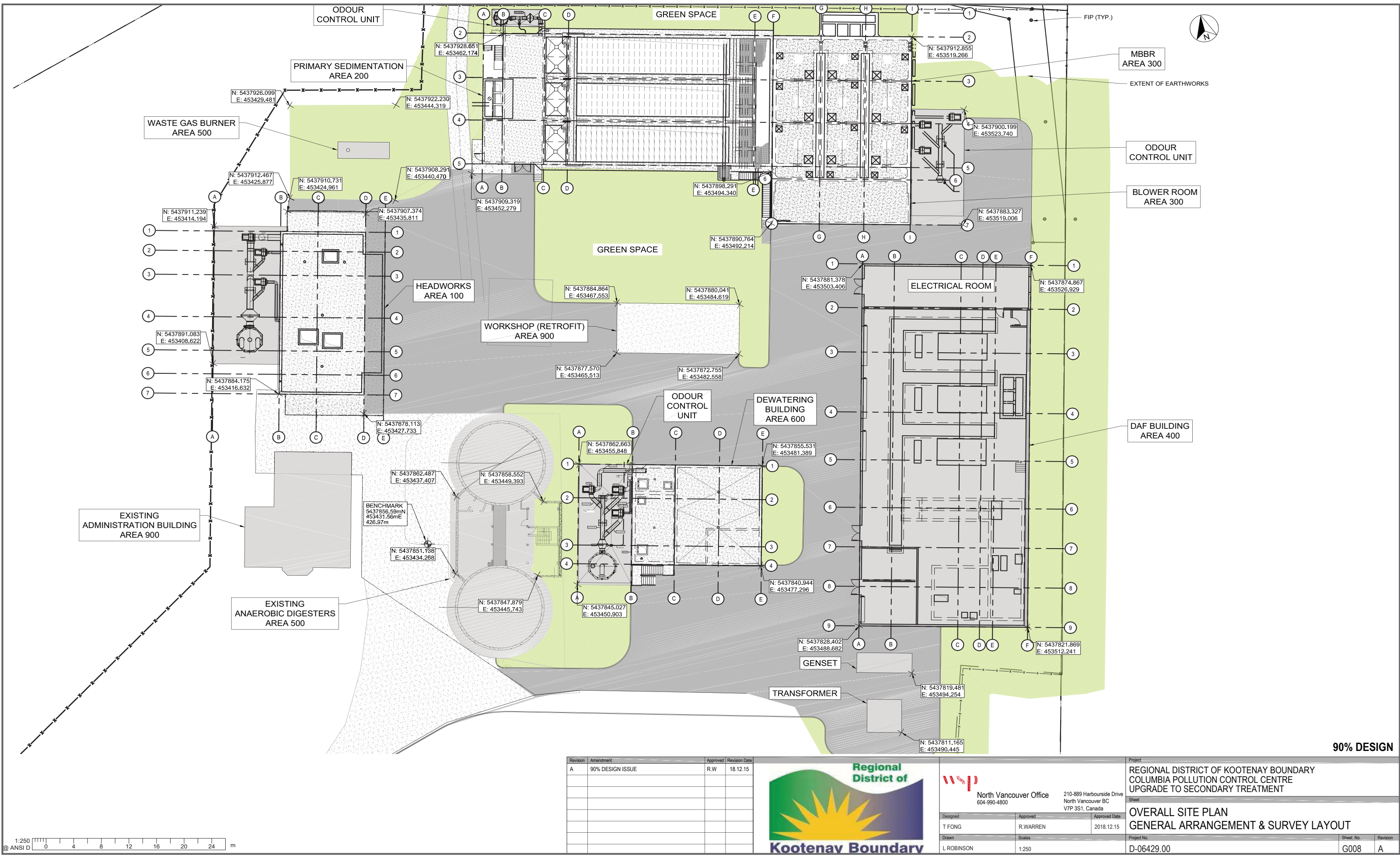
# Upgrading The Columbia Pollution Control Centre To Protect The Columbia River

This upgrade will expand and upgrade the existing Columbia Pollution Control Centre to secondary treatment to serve Trail, Rossland, Warfield, and Electoral Area ‘B.’ The upgrade will meet provincial and federal regulations to protect the Columbia River and increase capacity of the plant by over 50%.



## Design Elements

- Design for a population of 20,800 people (currently ~13,500)
- New headworks building with influent screening and grit removal
- New primary clarifiers for solids removal
- New secondary biological treatment process using the MBBR, moving bed biofilm reactor
- New small footprint dissolved air floatation secondary clarification
- New disinfection system using ultraviolet light
- Reuse existing anaerobic digesters for waste solids stabilization
- New building for dewatering waste biosolids
- Reclamation of waste effluent heat for building heating and cooling
- Reclamation of effluent for irrigation and non-potable water uses at the plant
- Comprehensive odour control
- Architectural building design and landscape design



PROPOSED PLANT LAYOUT







Regional District of  
Kootenay Boundary

## Design Concepts

### Sustainability Design

The new buildings will be heated using waste effluent heat. This would otherwise be wasted and will help reduce natural gas consumption and lower our heating bills.

Treated wastewater will be reclaimed for non-potable uses at plant, reducing potable water consumption by up to 200,000 litres per day.

### Concerned About Odour?

Odourous wastewater treatment processes are enclosed and odour control systems will be installed to minimize impacts on residential areas.

The existing brick buildings on site have strong architectural character and influence the design of the new buildings.



A landscape buffer zone is provided on the north side of the new buildings to minimize overview from the adjacent seniors residence. The landscape buffer features coniferous trees which will extend beyond the height of the new structure.



#### ROOFSCAPE

The flat roofs of the new buildings incorporate colours and materials which are intended to blend with the natural landscape of the region.

The drought resistant native grasses and patches of thin rock material provide a low profile, sustainable, low maintenance roofscape.

#### BUILDING HEIGHT

The new buildings incorporate flat roofs to reduce building height and minimize snow management. The building heights are minimized to ensure that the neighbouring seniors residence will maintain views across the valley.







Regional District of  
Kootenay Boundary

Property Tax Impact

Assumptions:
Project cost: ~\$52,000,000
73% grant: ~\$38,000,000
27% debt: ~\$14,000,000
68.1% contribution from Trail
20% contribution from Rossland
11.2% contribution from Warfield
0.7% contribution from Area 'B'
Annual debt servicing with grant: \$740,000
Annual debt servicing without grant: \$3,000,000
30 year debt interest rate: 3.15%
Annual O&M cost estimate: \$593,000

	Total Increase to Requisition with Grant	Total Increase to Requisition without Grant
Trail	\$907,240	\$2,445,396
Rossland	\$267,133	\$720,037
Warfield	\$149,296	\$402,416
Area 'B'	\$9,331	\$25,151

Cost estimates for households and businesses are based on Class B 2018 CAD cost estimates, 2017 flow-based cost apportionment, interest rates of 3.15%, current Municipal Participants and District policy and overall property assessments.

How Much Will This Cost?

City of Trail

Property Tax Impacts	Residents		Businesses	
	2018 Tax Bill	Tax Bill Increase To	2018 Tax Bill	Tax Bill Increase To
Assuming 73% capital costs funded by senior government grants				
To cover Service Debt and O&M	\$123	\$227	\$302	\$555
Assuming no funding from senior government				
To cover Service Debt and O&M	\$123	\$402	\$302	\$984
*Assuming a \$200,000 average assessment value				
Sewer Rate Impacts	Current Annual Sewer Charge		Total New Sewer Charge	
Assuming 73% capital costs funded by senior government grants	\$261		No change	
Assuming no funding from senior government	\$261		No change	

City of Rossland

Property Tax Impacts	Residents		Businesses	
	2018 Tax Bill	Tax Bill Increase To	2018 Tax Bill	Tax Bill Increase To
Assuming 73% capital costs funded by senior government grants	No change	No change	No change	No change
Assuming no funding from senior government	No change	No change	No change	No change
Sewer Rate Impacts	2018 Sewer Bill	Sewer Bill Increase To	2018 Sewer Bill	Sewer Bill Increase To
Assuming 73% capital costs funded by senior government grants	\$312	\$456	\$312	\$456
To cover Service Debt and O&M				
Assuming no funding from senior government	\$312	\$700	\$312	\$700
To cover Service Debt and O&M				

Village of Warfield

Property Tax Impacts	Residents		Businesses	
	2018 Tax Bill	Tax Bill Increase To	2018 Tax Bill	Tax Bill Increase To
Assuming 73% capital costs funded by senior government grants	Currently no parcel tax	\$104	Currently no parcel tax	\$104
New parcel tax to cover Service Debt				
Assuming no funding from senior government	Currently no parcel tax	\$422	Currently no parcel tax	\$422
New parcel tax to cover Service Debt				
Sewer Rate Impacts	Current Annual Sewer Charge		Total New Sewer Charge	
Assuming 73% capital costs funded by senior government grants	\$438		\$521	
To cover O&M				
Assuming no funding from senior government	\$438		\$521	
To cover O&M				

RDKB Electoral Area 'B'/  
Lower Columbia Old Glory

Property Tax Impacts	Residents		Businesses	
	2018 Tax Bill	Tax Bill Increase To	2018 Tax Bill	Tax Bill Increase To
Assuming 73% capital costs funded by senior government grants	No change	No change	No change	No change
Assuming no funding from senior government	No change	No change	No change	No change
Sewer Rate Impacts	Current Residential	Total New Charge Residential	Current Commercial	Total New Charge Commercial
Assuming 73% capital costs funded by senior government grants	\$198	No change	\$247	No change
Increase Covered with Current Revenue				
Assuming no funding from senior government	\$198	\$364	\$247	\$442
To cover Service Debt and O&M				







Regional District of  
Kootenay Boundary

# Liquid Waste Management Plan Commitments

## Stormwater Management

Development tends to increase the amount of impervious area (rooftops, roads, etc.) which reduces the amount of precipitation that infiltrates the soil and percolates down to the groundwater table. This in turn increases the amount of surface runoff, increasing the likelihood for flooding of low lying areas and erosion in streams. Urban activities also generate contaminants that can be picked up by surface runoff and carried to receiving waters (e.g. metal particles and hydrocarbons associated with automobile use).

### Commitments

Develop municipal bylaws to protect storm drainage systems from contamination.

## Source Control

High strength, toxic and hazardous materials that enter the regional collection system pose a risk to city staff, the public, operations at the plant and the environment, Source controls are used to discourage discharge of these materials to the sewer.

### Commitments

Develop a source control bylaw to prevent the discharge of high strength, toxic or hazardous waste to the regional sewer system.

## Wastewater Volume Reduction

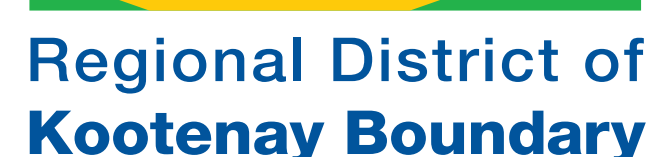
A reduction in wastewater volume helps to conserve resources for wastewater collection and treatment and it reduces the volume of treated effluent to be discharged. The two basic components of wastewater volume reduction are water conservation, and reduction of the amount of surface water and groundwater that enters the sewer collection system through manhole covers, faulty pipes and connections, roof drains, etc.

### Commitments

Develop and implement water conservation bylaws to help minimize wastewater volumes.  
Develop and implement inflow and infiltration reduction programs to maintain capacity of critical municipal infrastructure.







# Why Do We Need A Liquid Waste Management Plan?

The Liquid Waste Management Plan is needed to ensure the future economic viability of the community, public health and protection of the environment by identifying the best option for upgrading and expanding the Columbia Pollution Control Centre. The Liquid Waste Management Plan will also coordinate other environmental protection measures including reduction of wastewater volumes, source control of contaminants and stormwater management.



Provides direction for the overall process.  
Includes representation from the city  
councils of Rossland, Trail and Warfield who  
make decisions based on input from the  
Joint Advisory Committee.



Provide technical resources, and expertise to both committees in developing management options.



The public will provide input prior to approval at each stage of the planning process.



## STAGE 1

- Gather information
- Develop concepts
- Identify realistic options

## STAGE 2

Examine pros and cons  
of each option

Selection of preferred option(s)

Draft LWMP

### STAGE 3

Final confirmation  
Costs, implementation schedule,  
financing  
Approved LWMP

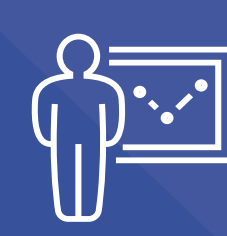
## PEOPLE INVOLVED



PUBLIC



## ELECTED OFFICIALS



## ADVISORY COMMITTEE



## STAFF & CONSULTANTS

## COMMITTEE MEMBERSHIP



REPRESENTATIVES  
FROM

---

Rosslund



## REPRESENTATIVES FROM Trail



REPRESENTATIVES  
FROM  
**Warfield**



REPRESENTATIVES  
FROM

---

**Area 'B' / Lower  
Columbia-  
Old Glory**



REPRESENTATIVES  
FROM  
**BDKB**



REPRESENTATIVES  
FROM

---

**Ministry of  
Environment &  
Climate Change  
Strategy**





**Regional District of  
Kootenay Boundary**

# Wastewater Treatment Plant Upgrades Public Consultations

## Dates and Locations

### VILLAGE OF WARFIELD

Wednesday, March 13th 2019

6 pm to 8 pm

Warfield Community Hall  
900 Schofield Highway

### CITY OF TRAIL

Thursday, March 14th 2019

12 pm to 2 pm

Trail United Church  
Hall Entrance | 1300 Pine Ave

### CITY OF ROSSLAND

Thursday, March 14th 2019

6 pm to 8 pm

Prestige Mountain Resort  
Conference Room  
1919 Columbia Avenue

The Regional District of Kootenay Boundary has been working with regional partners to plan how the region will manage its wastewater for the next 30 to 50 years.

The Columbia Pollution Control Centre located in Trail receives and treats wastewater from Trail, Rossland, Warfield and Area 'B' before discharging to the Columbia River. It was constructed in the early 1970's and requires significant upgrades to meet current regulations. Through this series of public consultations, the public is invited to view and comment on designs and associated costs for the proposed upgrades.

This is a major investment for the region, so please participate in these events and tell us what is in your community's best interest.

### For More Information

**Goran Denkovski**  
Manager of Infrastructure  
and Sustainability  
*Regional District of Kootenay Boundary*  
T: 250-368-0227  
E: [gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)

**You are welcome to attend any  
of the consultation sessions no  
matter where you live.**

**Your opinions are important to us  
and we look forward to hearing  
from you.**





## Columbia Pollution Control Centre Upgrades Public Consultations

Please participate online at [jointheconversation.rdkb.com](http://jointheconversation.rdkb.com).

Or you can submit this form to Goran Denkovski by e-mail, mail or in person at the contact info below.

**Which open house did you attend (circle one)?**

City of Trail   Village of Warfield and Area 'B'/Lower Columbia - Old Glory   City of Rossland   None

**What municipality do you live in?**

Rossland

**Please write your comments below:**

- Very comprehensive information.
- Clear explanation of tax implications.
- Staff available to provide answers to engineering and financial questions.
- Overall, very good information provided

### For More Information

Goran Denkovski  
Manager of Infrastructure  
and Sustainability  
Regional District of Kootenay  
Boundary  
T: 250-368-0227  
E: [gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)  
M: #202 - 843 Rossland Ave  
Trail, B.C  
V1R 4S8

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**Which open house did you attend (circle one)?**

City of Trail   Village of Warfield and Area 'B'/Lower Columbia - Old Glory   City of Rossland   None

**What municipality do you live in?** ROSSLAND

**Please write your comments below:**

VERY CLEAR POSTERS

### For More Information

Goran Denkovski  
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and Sustainability  
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Boundary  
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**Which open house did you attend (circle one)?**

City of Trail   Village of Warfield and Area 'B'/Lower Columbia - Old Glory   City of Roseland   None

**What municipality do you live in?** Roseland.

**Please write your comments below:** well done.

### For More Information

Goran Denkovski  
Manager of Infrastructure  
and Sustainability  
Regional District of Kootenay  
Boundary  
T: 250-368-0227  
E: [gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)  
M: #202 - 843 Roseland Ave  
Trail, B.C  
V1R 4S8

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Or you can submit this form to Goran Denkovski by e-mail, mail or in person at the contact info below.

**Which open house did you attend (circle one)?**

City of Trail      Village of Warfield      City of Rossland      None

**What municipality do you live in?** Area B.

**Please write your comments below:**

EXCELLENT PLAN - LOOK VERY EFFICIENT  
& MODERN - SMALL FOOTPRINT AND UTILIZES  
EXISTING INFRASTRUCTURE.

### For More Information

Goran Denkovski  
Manager of Infrastructure  
and Sustainability  
Regional District of Kootenay  
Boundary  
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V1R 4S8

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Or you can submit this form to Goran Denkovski by e-mail, mail or in person at the contact info below.

**Which open house did you attend (circle one)?**

☒ City of Trail    ☐ Village of Warfield and Area 'B'/Lower Columbia - Old Glory    ☐ City of Rossland    ☐ None

**What municipality do you live in?** Trail

**Please write your comments below:**

- Interesting to see how municipalities plan to charge using different methods (taxes, user fee, residential/commercial)
- Posters easy to understand. Clear information.
- Hopefully we receive infrastructure grant → it will be great to see this project move forward!

### For More Information

Goran Denkovski  
Manager of Infrastructure  
and Sustainability  
Regional District of Kootenay  
Boundary  
T: 250-368-0227  
E: [gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)  
M: #202 - 843 Rossland Ave  
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Your opinions are important to us and we look forward to hearing from you.



# Online Engagement Summary Report

13 February 2019 - 14 March 2019

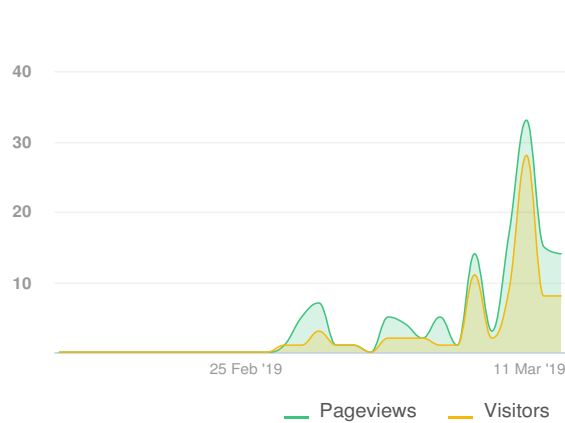
## Regional District of Kootenay Boundary

PROJECTS SELECTED: 1

Columbia Pollution Control Centre Upgrade to Secondary Treatment

<https://jointheconversation.rdkb.com/columbia-pollution-control-centre-upgrade>

### Visitors Summary



### Highlights

TOTAL VISITS	92	MAX VISITORS PER DAY	28
NEW REGISTRATIONS	0		
ENGAGED VISITORS	0	INFORMED VISITORS	13
		AWARE VISITORS	74

## Regional District of Kootenay Boundary : Summary Report for 13 February 2019 to 14 March 2019

## PARTICIPANT SUMMARY

ENGAGED	0 ENGAGED PARTICIPANTS				TOP PROJECTS	
		Registered	Unverified	Anonymous		
INFORMED		Contributed on Forums	0	0	No projects to show	
		Participated in Surveys	0	0		
		Contributed to Newsfeeds	0	0		
		Participated in Quick Polls	0	0		
AWARE		Posted on Guestbooks	0	0		
		Contributed to Stories	0	0		
		Asked Questions	0	0		
		Placed Pins on Places	0	0		
		Contributed to Ideas	0	0		
	* A single engaged participant can perform multiple actions				* Calculated as a percentage of total visits to the Project	

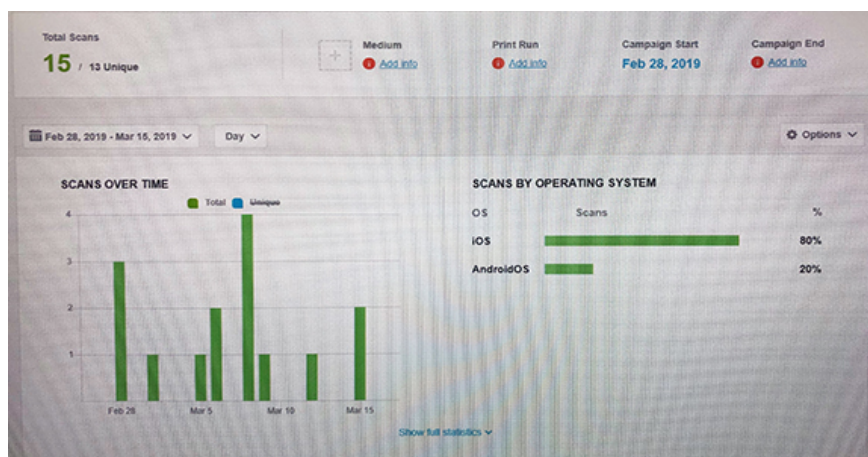
ENGAGED	13 INFORMED PARTICIPANTS				TOP PROJECTS		
		Participants			Participants (%)		
INFORMED		Viewed a video	0			Columbia Pollution Control C...	13 (17.6%)
		Viewed a photo	0				
		Downloaded a document	6				
		Visited the Key Dates page	10				
AWARE		Visited an FAQ list Page	0				
		Visited Instagram Page	0				
		Visited Multiple Project Pages	13				
		Contributed to a tool (engaged)	0				
	* A single informed participant can perform multiple actions				* Calculated as a percentage of total visits to the Project		

ENGAGED	74 AWARE PARTICIPANTS				TOP PROJECTS		
		Participants			Participants		
INFORMED		Visited at least one Page	74			Columbia Pollution Control C...	74
AWARE							
	* Aware user could have also performed an Informed or Engaged Action				* Total list of unique visitors to the project		

Regional District of Kootenay Boundary : Summary Report for 13 February 2019 to 14 March 2019

## TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
m.facebook.com [Mobile Facebook app]	23
www.facebook.com	19
www.rdkb.com [A combination of visits from desktop and scans from our QR code in newspaper ads - 15 total scans from newspaper ad QR code - see data below]	16
rdkb.com	7
l.facebook.com [Still Facebook, but uses a "link shim" to hide the referral identity]	4
t.co [Twitter]	3
www.google.ca	3
android-app	1
www.google.com	1





## Appendix E Draft Operational Certificate



**REGIONAL DISTRICT OF KOOTENAY BOUNDARY  
LIQUID WASTE MANAGEMENT PLAN – STAGE 3**

**APPENDIX E**

**DRAFT OPERATIONAL CERTIFICATE FOR REGIONAL DISTRICT OF  
KOOTENAY BOUNDARY COLUMBIA POLLUTION CONTROL CENTRE**

**(to take effect after secondary treatment is implemented)**

DRAFT

## MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY

## OPERATIONAL CERTIFICATE PE-\_\_\_\_\_

Under the Provisions of the Environmental Management Act and in accordance with the Regional  
District of Kootenay Boundary Liquid Waste Management Plan, the

**Regional District of Kootenay Boundary****202-843 Rossland Avenue****Trail, B.C.****V1R 4S8**

is authorized to discharge effluent from a municipal wastewater collection and treatment system located in the Trail-Rossland-Warfield area of British Columbia to the Columbia River, subject to the conditions listed below. Contravention of any of these conditions is a violation of the Environmental Management Act and may result in prosecution.

This Operational Certificate supersedes Permit PE-274 and its amendments.

**1.1 AUTHORIZED DISCHARGES**

This subsection applies to the discharge of effluent from a wastewater treatment plant serving the Trail-Rossland-Warfield area in accordance with the approved Liquid Waste Management Plan.

**1.1.1** The maximum authorized rate of discharge is 28,000 m<sup>3</sup>/d.

**1.1.2** The characteristics of the discharge shall be equivalent to or better than:

5-day Carbonaceous	< 45 mg/L
Biochemical Oxygen Demand	Monthly Average 25 mg/L
Total Suspended Solids	< 45 mg/L
	Monthly Average 25 mg/L
Unionized Ammonia	<1.25 mg N/L at 15C
Fecal coliform	200 CFU (or MPN)/100 mL geometric mean at the edge of the Initial Dilution Zone

**1.1.3** The authorized works are influent screening, grit removal, primary sedimentation, secondary (biological) treatment using the moving bioreactor (MBBR) process, dissolved air flotation (DAF) for separation of biological solids, disinfection using UV, 450 mm outfall extending 50 m from mean low water to a depth of 6 m below mean low water, anaerobic sludge digestion and dewatering facilities, and related appurtenances approximately located as shown on the attached Site Plan.

**1.1.4** The location of the facilities from which the discharge originates and the point where the discharge is authorized to occur is Lot 1, District Lot 4598, Plan 12996, Kootenay District.

## **2 GENERAL REQUIREMENTS**

### **Maintenance of Works and Emergency Procedures**

2.1 The Regional District of Kootenay Boundary shall inspect the treatment works regularly and maintain them in good working order.

In the event of an emergency or condition beyond the control of the Regional District of Kootenay Boundary, which prevents continuing operation of the approved method of pollution control, the Regional District of Kootenay Boundary shall immediately notify the Director and take appropriate remedial action.

### **Bypasses**

2.2 The discharge of effluent which has bypassed the designated treatment works is prohibited unless the approval of the Director is obtained and confirmed in writing.

### **Process Modifications**

2.3 The Regional District of Kootenay Boundary shall notify the Director prior to implementing changes to any process that may affect the quality and/or quantity of the discharge.

### **Plans**

2.4 Plans and specifications of works authorized in Subsection 1.1.3 shall be submitted to the Director. Plans of the authorized works shall be signed and sealed by a Professional Engineer licensed to practice in the Province of British Columbia.

### **Posting of Outfall**

2.5 The Regional District of Kootenay Boundary shall maintain a sign along the alignment of the outfall above high water mark. The sign shall identify the nature of the works. The wording and size of the sign requires the approval of the Director.

### **Outfall Inspection**

The Regional District of Kootenay Boundary may be required to inspect the outfall line. The inspection shall be conducted when directed by the Director.

### **Standby Power**

The Regional District of Kootenay Boundary shall provide auxiliary power facilities to insure the continuous operation of the treatment works and operations building during power outages.

**Odour Control**

Should objectionable odours, attributable to the operation of the wastewater treatment plant, occur beyond the property boundary, as determined by the Director, measures or additional works will be required to reduce odour to acceptable levels.

**Facility Classification and Operator Certification**

- 2.8 The Regional District of Kootenay Boundary shall have the works authorized by this Operational Certificate classified (and the classification shall be maintained) by the "Environmental Operators Certification Program Society" (Society). The works shall be
- 2.9 operated and maintained by persons certified within and according to the program provided by the Society. Certification must be completed to the satisfaction of the Director.

In addition, the Director shall be notified of the classification level of the facility and certification level of the operators, and changes of operators and/or operator certification levels within 30 days of any change.

Alternatively, the works authorized by this Operational Certificate shall be operated and maintained by persons who the Regional District of Kootenay Boundary can demonstrate to the satisfaction of the Director, are qualified in the safe and proper operation of the facility for the protection of the environment.

**3 MONITORING AND REPORTING REQUIREMENTS****3.1 Discharge Monitoring****3.1.1 Flow Measurement**

The Regional District of Kootenay Boundary shall provide and maintain a suitable flow measuring device and record once per day the effluent volume discharged over a 24-hour period.

**3.1.2 Sampling and Analysis**

The Regional District of Kootenay Boundary shall obtain composite samples of the effluent except as otherwise noted below. The composite samples shall comprise samples taken over a 24-hour period.

The following samples and analyses shall be obtained:

Parameters	Frequency
5-day Carbonaceous Biochemical Oxygen Demand	weekly
Non-filterable Residue (total suspended solids)	weekly
N-NH <sub>4</sub>	monthly grab
P-PO <sub>4</sub>	monthly grab
Total Phosphorus	monthly grab
Fecal Coliforms	monthly grab
pH	monthly
Toxicity	quarterly grab

Proper care should be taken in sampling, storing and transporting the samples to adequately control temperature and avoid contamination, breakage, etc.



## **Monitoring Procedures**

### **3.2.1 Analyses**

Analyses are to be carried out in accordance with procedures described in the latest version of “British Columbia Laboratory Manual (2015 Permittee Edition)”, or the most recent edition or by suitable alternative procedures as authorized by the Director.

- 3.2 Analyses for determining the toxicity of liquid effluent to fish shall be carried out in accordance with the procedures described in the “Laboratory Procedures for Measuring Acute Lethal Toxicity of Liquid Effluent to Fish” dated November, 1982.

Copies of the above manual are available on the Ministry of Environment website at the following link [www.env.gov.bc.ca/air/wamr/labsys/field\\_man\\_03.html](http://www.env.gov.bc.ca/air/wamr/labsys/field_man_03.html)

### **3.2.2 Sampling Location and Techniques**

Sampling and flow measurement shall be carried out in accordance with the procedures described in “British Columbia Field Sampling Manual for Continuous Monitoring plus the Collection of Air, Air-Emission, Water, Wastewater, Soil, Sediment and Biological Samples 2013 Edition (Permittee)”, or most recent edition, as published by the Ministry of Environment, or by suitable alternative procedures as authorized by the Director.

Copies of the above manual are available from the Ministry website at the following link [www.env.gov.bc.ca/air/wamr/labsys/lab\\_main\\_03.html](http://www.env.gov.bc.ca/air/wamr/labsys/lab_main_03.html).

The referenced manuals may also be purchased from the Queen’s Printer Publication’s Center, P.O. Box 9452, Stn. Prov. Gov., Victoria, B.C., V8W 9V7 (1-800-663-6105) and are available for inspection at all Environmental Protection offices.

- 3.3 **Composite Sampling**

The Regional District of Kootenay Boundary must install and maintain a sampling facility acceptable to the Director, and collect samples of the effluent authorized by Section 1.1 weekly in accordance with this section.

In addition, the Regional District of Kootenay Boundary must obtain a composite sample of the raw influent once per month, coincident with one of the effluent samples. These samples are to be composited in proportion to flow over 8 hours in daytime. Composite samples are a number of discrete samples collected over a time period and mixed to form a single sample. The Regional District of Kootenay Boundary must take due care in sampling, storing and transporting the samples to control temperature and avoid contamination, breakage, and any other factor or influence that may compromise the integrity of the samples.

3.4

- 3.5 **Reporting**

The Regional District of Kootenay Boundary shall maintain data analyses and flow measurements for inspection, and every month, submit the data, suitably tabulated, to the Director for the previous month.

### **Annual Report**

The Regional District of Kootenay Boundary shall submit an annual report on or before March 31 of the year.

The annual report shall review and interpret monitoring data for the preceding calendar year and provide graphical analysis with suitable interpretations of any trends in the monitoring results.

The annual report shall review the performance of the sewage treatment system and identify any necessary changes to the treatment process and for works.

The Regional District of Kootenay Boundary must submit all data required to be submitted under this section by email to the Ministry's Routine Environmental Reporting Submission Mailbox (RERSM) at [EnvAuthorizationsReporting@gov.bc.ca](mailto:EnvAuthorizationsReporting@gov.bc.ca) or as otherwise instructed by the Director. For guidelines on how to properly name the files and email subject lines or for more information visit the Ministry website:

<http://www2.gov.bc.ca/gov/content/environment/waste-management/waste-discharge-authorization/data-and-report-submissions/routine-environmental-reporting-submission-mailbox>

#### **Non-compliance Notification**

- 3.6 The Regional District of Kootenay Boundary must immediately notify the Director or designate by email at [EnvironmentalCompliance@gov.bc.ca](mailto:EnvironmentalCompliance@gov.bc.ca), or as otherwise instructed by the Director of any non-compliance with the requirements of this authorization by the Regional District of Kootenay Boundary and take remedial action to remedy any effects of such non-compliance.

The Regional District of Kootenay Boundary must provide the Director with written confirmation of all such non-compliance events, including available test results within 24 hours of the original notification by email at [EnvironmentalCompliance@gov.bc.ca](mailto:EnvironmentalCompliance@gov.bc.ca), or as otherwise instructed by the Director

3.7

#### **Non-compliance Reporting**

If the Regional District of Kootenay Boundary fails to comply with any of the requirements of this authorization, the Regional District of Kootenay Boundary must, within 30 days of such non-compliance, submit to the Director a written report that is satisfactory to the Director and includes, but is not necessarily limited to, the following:

- a) all relevant test results obtained by the Regional District of Kootenay Boundary related to the noncompliance,
- b) an explanation of the most probable cause(s) of the noncompliance, and
- c) a description of remedial action planned and/or taken by the Regional District of Kootenay Boundary to prevent similar noncompliance(s) in the future.

The Regional District of Kootenay Boundary must submit all non-compliance reporting required to be submitted under this section by email to the Ministry's Compliance Reporting Submission Mailbox (CRSM) at [EnvironmentalCompliance@gov.bc.ca](mailto:EnvironmentalCompliance@gov.bc.ca) or as otherwise instructed by the Director. For guidelines on how to report a non-compliance or for more information visit the Ministry website:

<http://www2.gov.bc.ca/gov/content/environment/waste-management/waste-discharge-authorization/data-and-report-submissions/non-compliance-reporting-mailbox>

**Non-compliance Reporting and Exceedances**

- 3.8 The Regional District of Kootenay Boundary must cause each data submission required by this authorization to include a statement outlining the number of exceedances of permitted discharges that occurred during the reporting period, the dates of each such exceedance, an explanation as to the cause of the exceedances, and a description of the measures taken by the Regional District of Kootenay Boundary to rectify the cause of each such exceedance. If no exceedances occurred over the reporting period, the required statement may instead indicate that no exceedance of permitted discharges occurred during the reporting period.

**Spill Reporting**

- 3.9 The Regional District of Kootenay Boundary must immediately report all spills to the environment (as defined in the Spill Reporting Regulation) in accordance with the Spill Reporting Regulation, which among other things, requires notification to Emergency Management BC at 1-800-663-3456.

**License to Publish Documents**

- 3.10
- a) Subject to paragraph b, the Regional District of Kootenay Boundary authorizes the Province to publish on the Ministry of Environment website the entirety of any Regulatory Document.
  - b) The Province will not publish any information that could not, if it were subject to a request under section 5 of the Freedom of Information and Protection of Privacy Act, be disclosed under that Act.
  - c) The Regional District of Kootenay Boundary will indemnify and save harmless the Province and the Province's employees and agents from any claim for infringement of copyright or other intellectual property rights that the Province or any of the Province's employees or agents may sustain, incur, suffer or be put to at any time that arise from the publication of a Regulatory Document.

d)

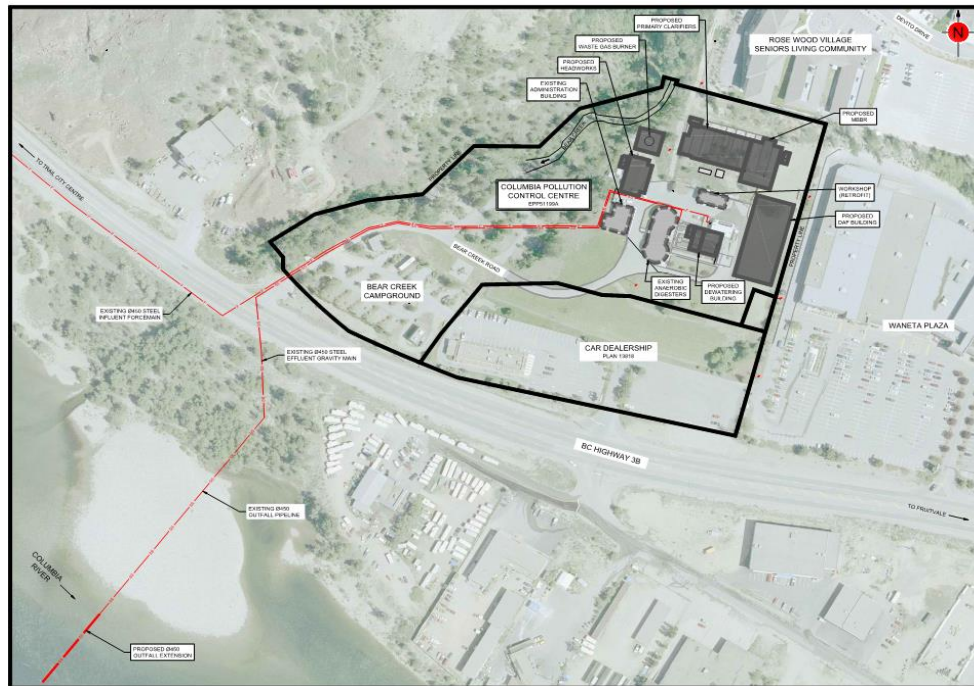


Figure 1 – Proposed Site Plan for Upgraded Columbia Pollution Control Centre



August 4, 2017

Tracking Number: 361697  
Authorization Number: 274

**REGISTERED MAIL**

REGIONAL DISTRICT OF KOOTENAY BOUNDARY  
202 - 843 ROSSLAND AVENUE  
TRAIL, BC  
V1R 4S8

Dear Permittee:

Enclosed is Amended Permit 274 issued under the provisions of the *Environmental Management Act*. Your attention is respectfully directed to the requirements outlined in the permit. An annual fee will be determined according to the Permit Fees Regulation.

This permit does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with the Permittee. This permit is issued pursuant to the provisions of the *Environmental Management Act* to ensure compliance with Section 120(3) of that statute, which makes it an offence to discharge waste, from a prescribed industry or activity, without proper authorization. It is also the responsibility of the Permittee to ensure that all activities conducted under this authorization are carried out with regard to the rights of third parties, and comply with other applicable legislation that may be in force.

The Director may amend any requirements under this section, including requiring increased or decreased monitoring based on data submitted by the Permittee and any other data gathered in connection with this authorization.

This decision may be appealed to the Environmental Appeal Board in accordance with Part 8 of the *Environmental Management Act*. An appeal must be delivered within 30 days from the date that notice of this decision is given. For further information, please contact the Environmental Appeal Board at (250) 387-3464.

Ministry of Environment

Environmental Protection Division  
Regional Operations Branch  
Authorizations - South

Mailing Address:  
#401 - 333 Victoria Street,  
Nelson, BC, V1L 4K3

Telephone: 250 354 6333  
Facsimile: 250 354 6332  
Website: [www.gov.bc.ca/env](http://www.gov.bc.ca/env)

274

page 2

Date: August 4, 2017

Administration of this permit will be carried out by staff from the Environmental Protection Division's Regional Operations Branch. Plans, data and reports pertinent to the permit are to be submitted by email or electronic transfer to the Director, designated Officer, or as further instructed.

Yours truly,

A handwritten signature in black ink, appearing to be 'D. Bings', written over a horizontal line.

Daniel P. Bings  
for Director, *Environmental Management Act*  
Authorizations - South

Enclosure

cc: Environment Canada

Goran Denkovski: [gdenkovski@rdkb.com](mailto:gdenkovski@rdkb.com)



**MINISTRY OF ENVIRONMENT  
AND CLIMATE CHANGE  
STRATEGY**

**PERMIT**

**274**

*Under the Provisions of the Environmental Management Act*

**REGIONAL DISTRICT OF KOOTENAY BOUNDARY**

**8020 BC-3B Highway  
TRAIL, BC  
V1R 4N7**

is authorized to discharge effluent to the Columbia River from a municipal sewerage system located in the Trail-Rossland-Warfield area of British Columbia, subject to the requirements listed below. Contravention of any of these requirements is a violation of the *Environmental Management Act* and may lead to prosecution.

This Permit supersedes and replaces all previous versions of Permit 274 issued under Section 14 of the *Environmental Management Act*.

Capitalized terms referred to in this authorization are defined in the attached Glossary. Other terms used in this authorization have the same meaning as those defined in the *Environmental Management Act* and applicable regulations.

Where this authorization provides that the Director may require an action to be carried out, the Permittee must carry out the action in accordance with the requirements of the Director.

**1. AUTHORIZED DISCHARGES**

- 1.1 This section applies to the discharge of effluent from a municipal sewage system in the Trail-Rossland-Warfield area. The site reference number for this discharge is E102817.

- 1.1.1 The maximum authorized rate of discharge is 13,600 cubic metres per day.

Date issued: May 16, 1969  
Date amended: August 4, 2017  
(most recent)

Daniel P. Bings  
for Director, *Environmental Management Act*  
Authorizations - South  
Permit Number: 274

PROVINCE OF  
BRITISH COLUMBIA

Environmental Protection

- 1.1.2 The characteristics of the authorized discharge must not exceed the following parameters:

5-day biochemical oxygen demand (BOD<sub>5</sub>), 100 mg/L;

Total suspended solids (non-filterable residue), 100 mg/L.

- 1.1.3 The discharge is authorized from Authorized Works, which are facilities for bar screening, grit removal, sedimentation, sludge digestion, chlorination, sludge drying, flow measurement and related appurtenances approximately located as shown on the attached Site Plan.

- 1.1.4 The Permittee must not discharge under this authorization unless the Authorized Works are complete and fully operational.

- 1.1.5 The location of the facilities from which the discharge is authorized to originate is and the point where the discharge is authorized to occur is Lot 1, District Lot 4598, Plan 12996, Kootenay District.

## 2. **GENERAL REQUIREMENTS**

### 2.1 **Maintenance of Works and Emergency Procedures**

The Permittee must regularly inspect the Authorized Works and maintain them in good working order.

In the event of an emergency or condition beyond the control of the Permittee which prevents effective operation of the Authorized Works or leads to an unauthorized discharge, the Permittee must take remedial action to restore the effective operation of the Authorized Works and to prevent any unauthorized discharges. The Permittee must immediately report the emergency or condition and the remedial action that has and will be taken to the RAPP line (1-877-952-7277, #7277 from mobile phone) or electronically at this link:  
<http://www.env.gov.bc.ca/cos/rapp/form.html>.

The Director may require the Permittee to reduce or suspend operations until the Authorized Works have been restored, and/or corrective steps have been taken to prevent unauthorized discharges.

Date issued: May 16, 1969  
Date amended: August 4, 2017  
(most recent)



Daniel P. Bings  
for Director, *Environmental Management Act*  
Authorizations - South  
Permit Number: 274



PROVINCE OF  
BRITISH COLUMBIA

Environmental Protection

## 2.2 Bypasses

The Permittee must not allow any discharge authorized by this authorization to bypass the Authorized Works, except with the prior written approval of the Director.

## 2.3 Chlorination

The Permittee must maintain a chlorine residual in effluent (at the point of discharge or prior to dechlorination) between 0.5 and 3.0 mg/L at all times and provide not less than one hour's contact time at average flow rates.

## 2.4 Facility Classification and Operator Certification

The Permittee in a manner and on timelines specified by the Director must have the Authorized Works classified (and the classification must be maintained) by the Environmental Operators Certification Program Society (Society). The Permittee must cause the Authorized Works to be operated and maintained by:

- a) persons certified within and according to the program provided by the Society to the satisfaction of the Director, or
- b) persons who are qualified in the safe and proper operation of the facility for the protection of the environment, as demonstrated to the satisfaction of the Director.

The Permittee must notify the Director of the classification level of the facility and certification levels of the operators, and changes of operators and/or operator certification levels within 30 days of any change.

## 3. MONITORING REQUIREMENTS

### 3.1 Sampling Procedures

The Permittee must carry out sampling in accordance with the procedures described in the "British Columbia Field Sampling Manual for Continuous Monitoring and the Collection of Air, Air-Emission, Water, Wastewater, Soil, Sediment, and Biological Samples, 2013 Edition (Permittee)" or most recent edition, or by alternative procedures as authorized by the Director.

A copy of the above manual is available on the Ministry web page at

Date issued: May 16, 1969  
Date amended: August 4, 2017  
(most recent)



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[www.env.gov.bc.ca/epd/wamr/labsys/lab\\_meth\\_manual.html](http://www.env.gov.bc.ca/epd/wamr/labsys/lab_meth_manual.html).

### 3.2 **Analytical Procedures**

The Permittee must carry out analyses in accordance with procedures described in the "British Columbia Laboratory Manual (2015 Permittee Edition)", or the most recent edition or by alternative procedures as authorized by the Director.

A copy of the above manual is available on the Ministry web page at [www.env.gov.bc.ca/epd/wamr/labsys/lab\\_meth\\_manual.html](http://www.env.gov.bc.ca/epd/wamr/labsys/lab_meth_manual.html).

### 3.3 **Composite Sampling**

The Permittee must install and maintain a sampling facility acceptable to the Director, and collect samples of the effluent authorized by Section 1.1 twice weekly in accordance with this section. In addition, the Permittee must obtain a composite sample of the raw influent once per month, coincident with one of the effluent samples. These samples are to be composited in proportion to flow over 8 hours in daytime. Composite samples are a number of discrete samples collected over a time period and mixed to form a single sample. The Permittee must take due care in sampling, storing and transporting the samples to control temperature and avoid contamination, breakage, and any other factor or influence that may compromise the integrity of the samples.

### 3.4 **Analysis**

The Permittee must collect sample (s) on a frequency outlined in Section 3.3 and obtain analysis of the sample (s) for the following parameters:

- a) 5-day biochemical oxygen demand (BOD<sub>5</sub>), mg/L;
- b) Total suspended solids (non-filterable residue), mg/L.

### 3.5 **Flow Measurement**

The Permittee must install and maintain a suitable to the Director, flow measuring device. The Permittee must measure continuously the volume of effluent discharged, and record the daily and monthly flows. The Permittee must retain the records for inspection by Ministry staff.

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#### 4. **REPORTING REQUIREMENTS**

##### 4.1 **Annual Report**

The Permittee must collect and maintain data of analyses and flow measurements required under this authorization for inspection when requested by Ministry staff and submit the data annually for the previous calendar year to the Director in a form satisfactory to the Director. The Permittee must make data submissions within 30 days of the end of the applicable calendar year.

The Permittee will note that values have been expressed in the International System of Units (SI). These units are to be used in submitting monitoring results and any other information in connection with this Permit.

The Permittee must submit all data required to be submitted under this section by email to the Ministry's Routine Environmental Reporting Submission Mailbox (RERSM) at [EnvAuthorizationsReporting@gov.bc.ca](mailto:EnvAuthorizationsReporting@gov.bc.ca) or as otherwise instructed by the Director. For guidelines on how to properly name the files and email subject lines or for more information visit the Ministry website:

<http://www2.gov.bc.ca/gov/content/environment/waste-management/waste-discharge-authorization/data-and-report-submissions/routine-environmental-reporting-submission-mailbox>

##### 4.2 **Non-compliance Notification**

The Permittee must immediately notify the Director or designate by email at [EnvironmentalCompliance@gov.bc.ca](mailto:EnvironmentalCompliance@gov.bc.ca), or as otherwise instructed by the Director of any non-compliance with the requirements of this authorization by the Permittee and take remedial action to remedy any effects of such non-compliance.

The Permittee must provide the Director with written confirmation of all such non-compliance events, including available test results within 24 hours of the original notification by email at [EnvironmentalCompliance@gov.bc.ca](mailto:EnvironmentalCompliance@gov.bc.ca), or as otherwise instructed by the Director.

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#### 4.3 **Non-compliance Reporting**

If the Permittee fails to comply with any of the requirements of this authorization, the Permittee must, within 30 days of such non-compliance, submit to the Director a written report that is satisfactory to the Director and includes, but is not necessarily limited to, the following:

- a) all relevant test results obtained by the Permittee related to the noncompliance,
- b) an explanation of the most probable cause(s) of the noncompliance, and
- c) a description of remedial action planned and/or taken by the Permittee to prevent similar noncompliance(s) in the future.

The Permittee must submit all non-compliance reporting required to be submitted under this section by email to the Ministry's Compliance Reporting Submission Mailbox (CRSM) at [EnvironmentalCompliance@gov.bc.ca](mailto:EnvironmentalCompliance@gov.bc.ca) or as otherwise instructed by the Director. For guidelines on how to report a non-compliance or for more information visit the Ministry website:

<http://www2.gov.bc.ca/gov/content/environment/waste-management/waste-discharge-authorization/data-and-report-submissions/non-compliance-reporting-mailbox>.

#### 4.4 **Non-compliance Reporting and Exceedances**

The Permittee must cause each data submission required by this authorization to include a statement outlining the number of exceedances of permitted discharges that occurred during the reporting period, the dates of each such exceedance, an explanation as to the cause of the exceedances, and a description of the measures taken by the Permittee to rectify the cause of each such exceedance. If no exceedances occurred over the reporting period, the required statement may instead indicate that no exceedance of permitted discharges occurred during the reporting period.

#### 4.5 **Spill Reporting**

The Permittee must immediately report all spills to the environment (as defined in the Spill Reporting Regulation) in accordance with the Spill Reporting Regulation, which among other things, requires notification to Emergency

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Management BC at 1-800-663-3456.

4.6 **Licence to Publish Documents**

- a) Subject to paragraph b, the Permittee authorizes the Province to publish on the Ministry of Environment website the entirety of any Regulatory Document.
- b) The Province will not publish any information that could not, if it were subject to a request under section 5 of the Freedom of Information and Protection of Privacy Act, be disclosed under that Act.
- c) The Permittee will indemnify and save harmless the Province and the Province's employees and agents from any claim for infringement of copyright or other intellectual property rights that the Province or any of the Province's employees or agents may sustain, incur, suffer or be put to at any time that arise from the publication of a Regulatory Document.

**GLOSSARY**

**"Authorized Works"** means are facilities for bar screening, grit removal, sedimentation, sludge digestion, chlorination, sludge drying, flow measurement and related appurtenances approximately located as shown on the attached Site Plan as stated in Section 1.1.3.

**"Facility"** means a municipal sewerage system in the Trail-Rossland-Warfield area of British Columbia.

**"Province"** means Her Majesty the Queen in right of British Columbia;

**"Regulatory Document"** means any document that the Permittee is required to provide to the Director or the Province pursuant to: (i) this authorization; (ii) any regulation made under the *Environmental Management Act* that regulates the facility described in this authorization or the discharge of waste from that facility; or (iii) any order issued under the *Environmental Management Act* directed against the Permittee that is related to the facility described in this authorization or the discharge of waste from that facility.

Date issued: May 16, 1969  
Date amended: August 4, 2017  
(most recent)



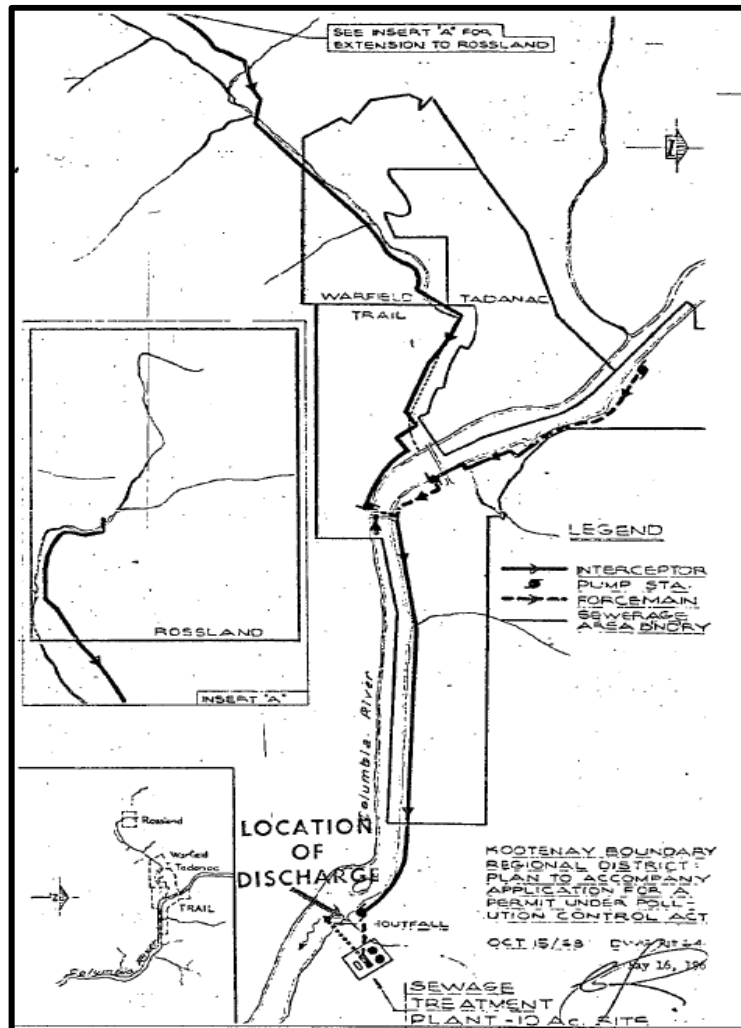
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### SITE PLAN



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*ADP*

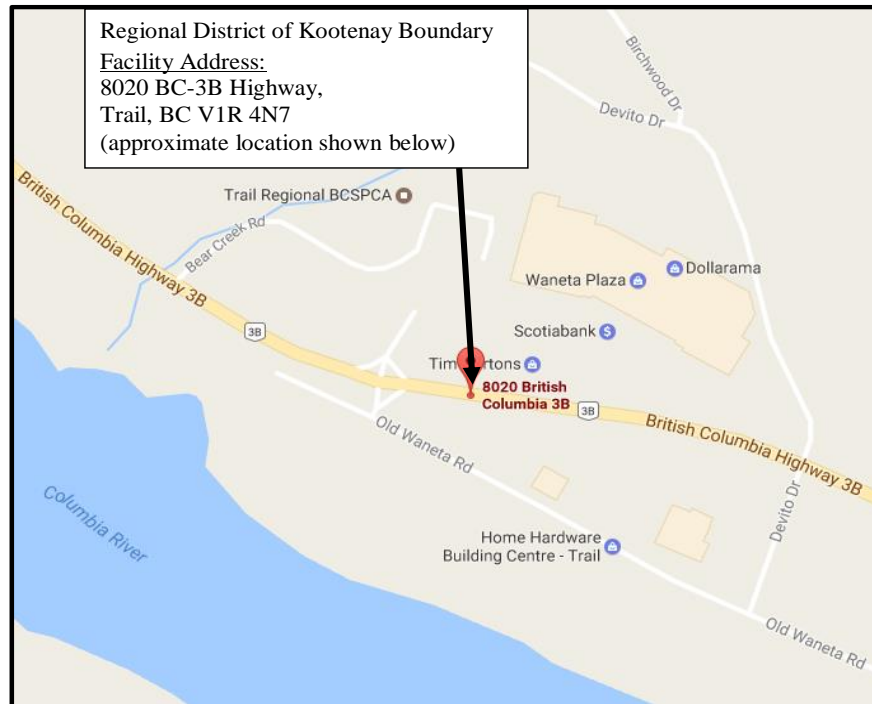
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### LOCATION MAP



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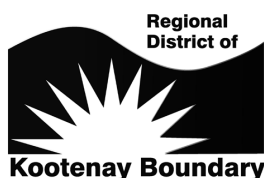


## **Appendix F Council / Board Resolution**





[www.wsp.com](http://www.wsp.com)



## ***STAFF REPORT***

<b>Date:</b>	April 24, 2019	<b>File #:</b>	PD - Admin
<b>To:</b>	Chair Russell, and the Board of Directors		
<b>From:</b>	Donna Dean, Manager of Planning and Development		
<b>RE:</b>	Canadian Red Cross Grant Opportunity		

### **Issue Introduction**

A staff report from Donna Dean, Manager of Planning and Development, regarding a grant opportunity from Canadian Red Cross (CRC) for \$35,000 to hire a consultant to conduct work related to housing recovery in the Boundary area.

### **History / Background Information**

The 2018 Boundary Area flooding resulted in the long term displacement of families and individuals from their homes. This displacement was exasperated due to housing challenges that were in existence prior to the flooding. There are a number of existing organizations, both not-for-profit and for-profit that provide housing in the Boundary area; however a framework is required in order to facilitate how those organizations can work together collaboratively to address housing issues.

### **Proposal**

If the CRC grant is received, an RFP will be drafted, advertised and distributed to qualified consultants. The contract would be managed by RDKB staff in collaboration with the Housing Pillar of the Boundary Flood Recovery Team.

The project would consist of conducting a scoping exercise to help ensure efficiencies in addressing housing recovery needs and appropriate and sustainable coordination activities related to the long term housing needs in the Boundary Area.

### **Implications**

If the grant application is approved, there will be impacts on staff time in the Emergency Preparedness, Planning and Development and Finance Departments.

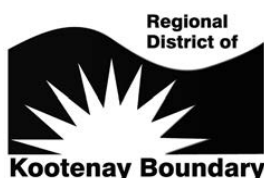
### **Recommendation**

Regional District of Kootenay Boundary Board of Directors directs staff to submit an application to the Canadian Red Cross (CRC) for a grant to conduct a scoping exercise to help ensure efficiencies in addressing housing recovery and long term housing needs in the Boundary Area in the amount of \$35,000 and FURTHER if the grant is approved amend the 2019 Financial Plan for Service 012 Emergency Preparedness as follows:

Page 1 of 1

||fs1.ad03.rdkb.local|planning|PD|Administration|Budgets|2019|Staff Report-RedCrossGrant-Board-April 24, 2019.docx

increase Miscellaneous Revenue Account 11590159 by \$35,000 and Consulting Fees Account 12258233 by \$35,000.



## Staff Report

<b>RE:</b>	Front Counter Referral – Proposal for Recreation Facilities		
<b>Date:</b>	April 24, 2019	<b>File #:</b>	E-10
<b>To:</b>	Chair Russell and members of the Board of Directors		
<b>From:</b>	Elizabeth Moore, Planner		

### Issue Introduction

We have received a Front Counter BC referral regarding a proposal for recreation facilities in Electoral Area 'E'/West Boundary, (see Attachments).

### History / Background Information

Property Information	
<b>Owner(s):</b>	Crown
<b>Applicant</b>	FLNRORD Recreation Sites and Trails Branch
<b>Location:</b>	Approx. 24 km west of Big White
<b>Legal Description:</b>	Unsurveyed Crown Land
<b>Area:</b>	0.48 ha
<b>Current Use(s):</b>	Canyon Lakes Cabin recreation site
Land Use Bylaws	
<b>OCP Bylaw No.</b>	NA
<b>DP Area</b>	NA
<b>Zoning Bylaw No.</b>	NA
Other	
<b>ALR:</b>	NA
<b>Waterfront / Floodplain</b>	NA

The subject lands are approximately 24 km west of Big White, close to RDKB's boundary with Regional District of Central Okanagan (RDCO). The lands are used as part of the McCulloch Snowmobile Recreation Trail and currently have a cabin used as an emergency shelter within the snowmobile trail network. The cabin site includes an outhouse.

It's unclear if there is a public road that the site is accessible from, although aerial photos indicate that the cabin is accessible along forestry roads, which appear to connect to highways in the RDCO.

Page 1 of 2

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There is not an Official Community Plan or Zoning bylaw for Electoral Area 'E'/West Boundary, so there is no land use direction we can provide FLNRORD for this area.

### **Proposal**

The applicant proposes to establish a Recreation Site and Recreation Trails at the subject site, under Section 56 of the *Forest and Range Practices Act*, for the purpose of managing the site and trails for public recreation. Construction and rehabilitation are not proposed at this time, but improvements to the cabin may be made in the future.

### **Implications**

Since the establishment of this recreation site is for the purposes of managing the site for public recreation, the site will have maintenance and improvements provided for by FLNRORD's Recreation Sites and Trails Branch. This will provide improved recreation opportunities at this cabin.

The site may receive more use if it is included on the Recreation Sites and Trails BC website and interactive map, as this may grow public awareness of the site, while also opening the facilities to use by the general public.

### **Advisory Planning Commission (APC)**

This application was supported by the Electoral Area 'E'/West Boundary APC at their April 1, 2019 meeting, with the following comments:

- It appears that the trails have been constructed already and they are asking us to approve the existing trails and development.

### **Planning and Development Comments**

Planning staff clarified with FLNRORD that this application is only for the recreation site and not for the adjoining trails.

### **Recommendation**

That the staff report regarding the Canyon Lakes Cabin recreation site on Unsurveyed Crown Land approximately 24 km west of Big White in Electoral Area 'E'/West Boundary be received.

### **Attachments**

Site Location Map  
Subject Property Map  
Applicant Submission

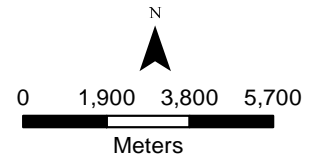


Regional District of  
Kootenay Boundary

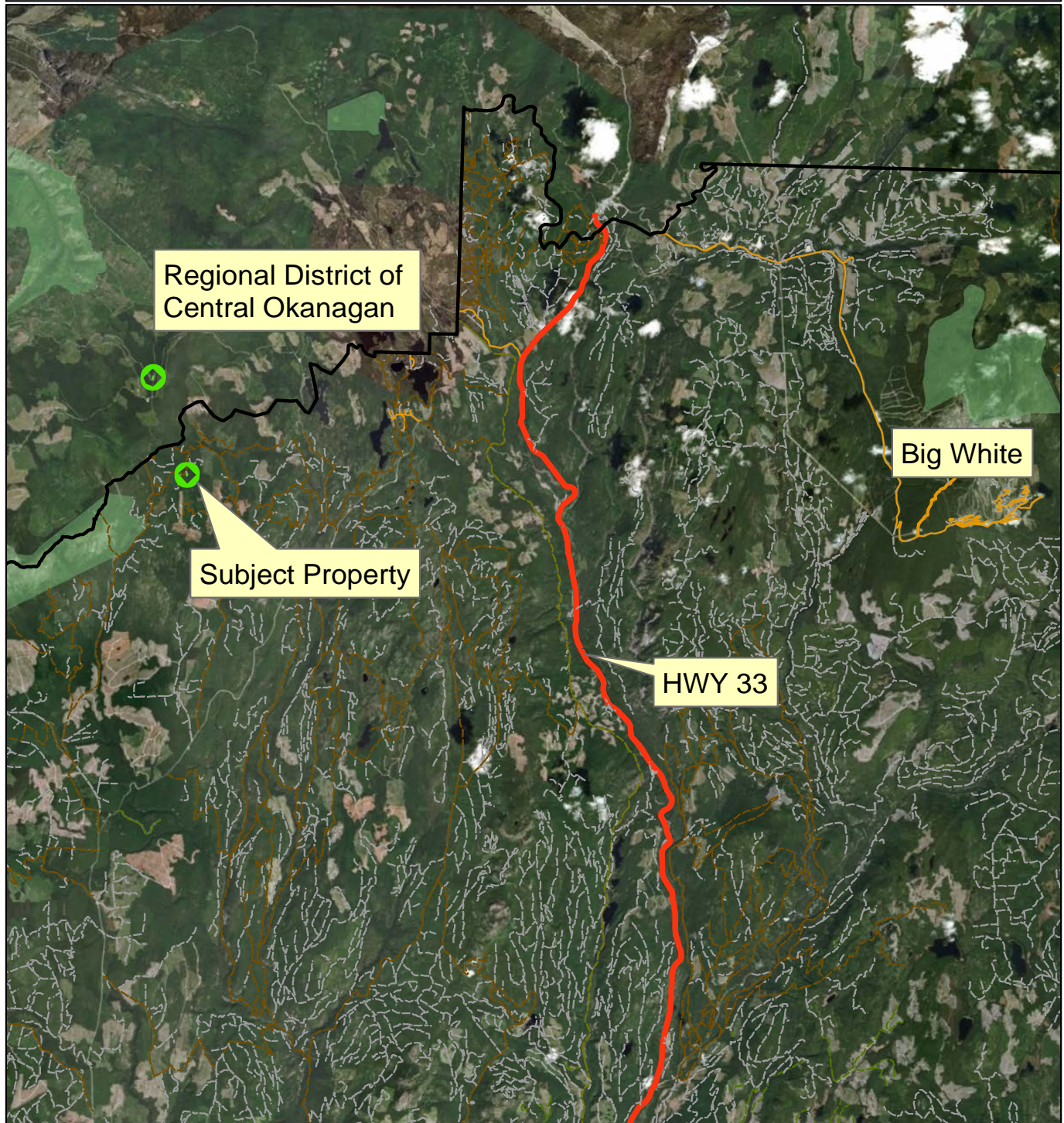
Date: 13/03/2019

## Site Location Map

Canyon Lakes Cabin  
Recreation Site, REC6930



1:150,000



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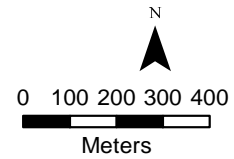


Regional District of  
Kootenay Boundary

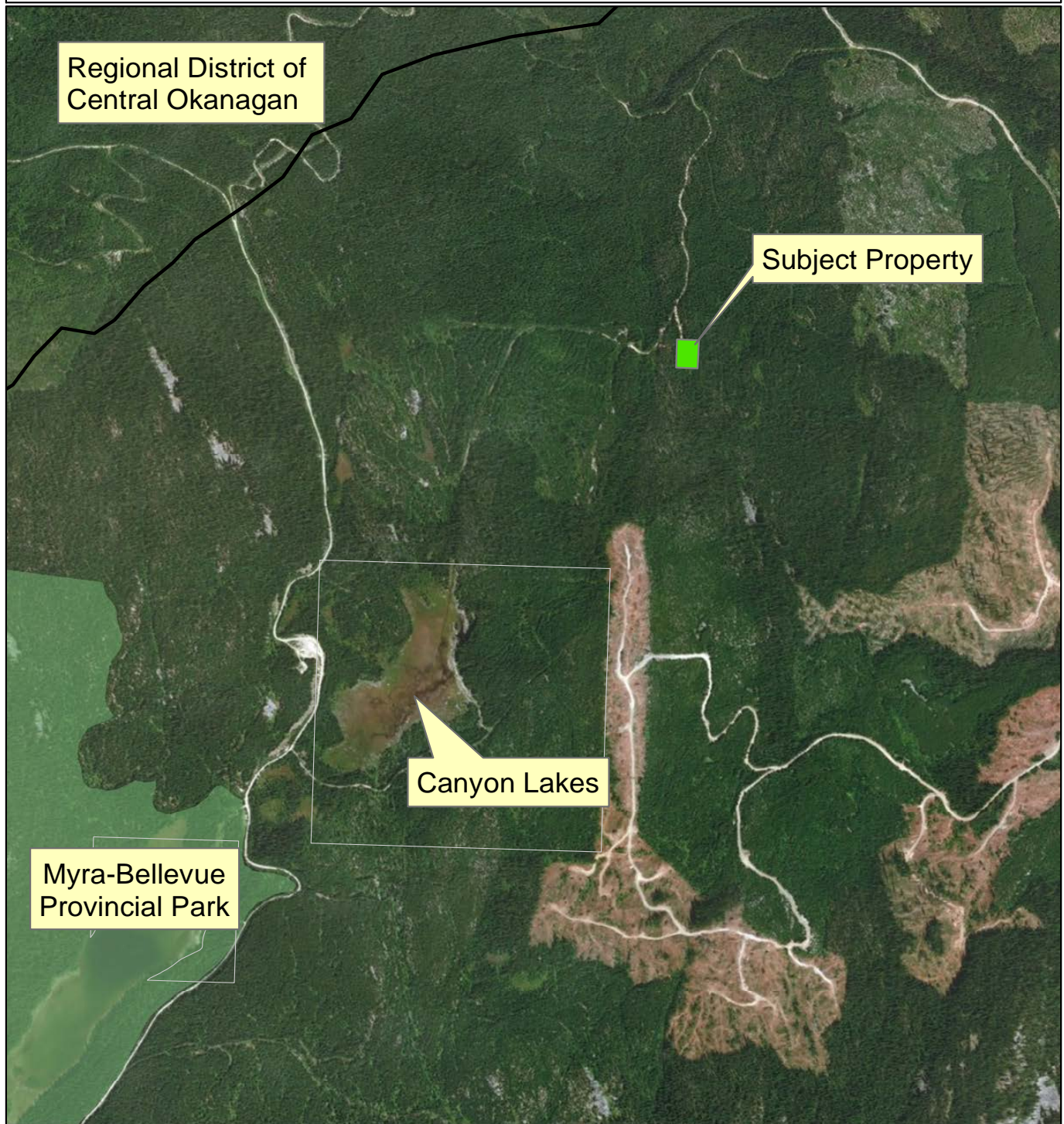
Date: 13/03/2019

## Subject Property Map

Canyon Lakes Cabin  
Recreation Site, REC6930



1:14,104



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Applicant Submission

 Ministry of Forests, Lands, Natural Resource Operations and Rural Development	<b>REFERRAL</b> <b>Recreation Site or Trail Establishment</b>	

For Office Use Only			
<b>Date Received</b> Click here to enter a date.	<b>Received By</b>	<b>Recreation District</b> Choose an item.	<b>File no (if applicable)</b>

The Recreation Sites and Trails Branch is requesting your comments on the following proposal within 30 days. If the time limit for your response cannot be met, a verbal response can be made.

Part 1. Proponent Name and Contact Information	
<b>Proponent Name:</b> Ministry of Forests, Lands, Natural Resource Operations, and Rural Development, Recreation Sites and Trails Branch Okanagan <b>Proponent Mailing Address:</b> Recreation Sites and Trails BC 2501 14 <sup>th</sup> Ave Vernon BC V1T 8Z1	<b>Contact Name:</b> Ian McLellan – District Recreation Officer <b>Proponent Contact Numbers:</b> Phone: 250-558-1728 Daytime Phone: 250-558-1728 Fax: 250-549-5485 Email Address: Ian.McLellan@gov.bc.ca

Part 2. General Proposal Description
<b>Purpose of establishing Recreation Site:</b> The Province of British Columbia is proposing to establish a Recreation Site and is notifying you of the upcoming decision as provided for under Section 56 of the Forest and Range Practices Act (FRPA). The establishment is for the purpose of managing the Recreation Site for public recreation.
<b>Brief description of proposed trail or recreation facility and any work or activities planned:</b> Dog House Cabin Recreation Site (REC33097) – 0.54 ha Canyon Lakes Cabin Recreation Site (REC6930) – 0.48 ha Priest Creek Cabin Recreation Site (REC166352) – 1.0 ha All existing cabins are currently used for emergency shelters within an extensive snowmobile trail network. They each have an outhouse within the polygon proposed. No plans for construction or rehabilitation at this time, but improvements may be made in the future.
<b>Location of proposed trail or recreation facility:</b> All cabins are located ~12 - 24 km east of Kelowna on the McCulloch Snowmobile Recreation Trail (REC16088).

Current status of area proposed for Section 56 establishment:	
<input checked="" type="checkbox"/> existing trail or recreation facility <input checked="" type="checkbox"/> currently managed under partnership <input type="checkbox"/> unmanaged trail or recreation facility (no improvements)	<b>Heritage/Historic Values:</b> <input type="checkbox"/> designated Heritage Trail <input type="checkbox"/> known Historic or Heritage Value <input checked="" type="checkbox"/> no known heritage values



Applicant Submission

*Establishing a recreation site, trail or interpretive forest is provided for under the authority of the Forest and Range Practices Act (FRPA). The FRPA section 56 establishment recognizes the recreation value of the area while allowing district recreation staff to apply a suite of management tools including capital investment, management through volunteer agreements, authorization of fees for service (where appropriate) and enforceable rules.*

### Part 3. Detailed Trail or Recreation Facility Description

Proposed work start dates: ongoing

Proposed work completion dates: ongoing

#### Anticipated or existing recreation trail or facility uses:

- ☐ Camping
 ☐ Picnicking
 ☐ Boating
 ☐ Hiking
 ☐ Mountain Biking
 ☐ Horseback Riding  
☐ Cross Country Skiing
 ☒ Snowmobiling
 ☐ ATV's/ORV's
 ☐ Trail Bike  
☐ Other (specify) emergency shelter

#### Comments:

Under Partnership Agreement with Kelowna Snowmobile Club for maintenance since 2005.

#### Maps & Photos Included

- ☒ General Location Map  
☒ Specific Location Map  
☒ Colour Photographs

**NOTE:** The information you provide will be subject to the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the treatment of your personal information, please contact the Manager, Privacy, Information Access and Records Management.

## Front Counter BC Contact Information

#### Phone

Call Front Counter BC toll free at: 1-877-855-3222

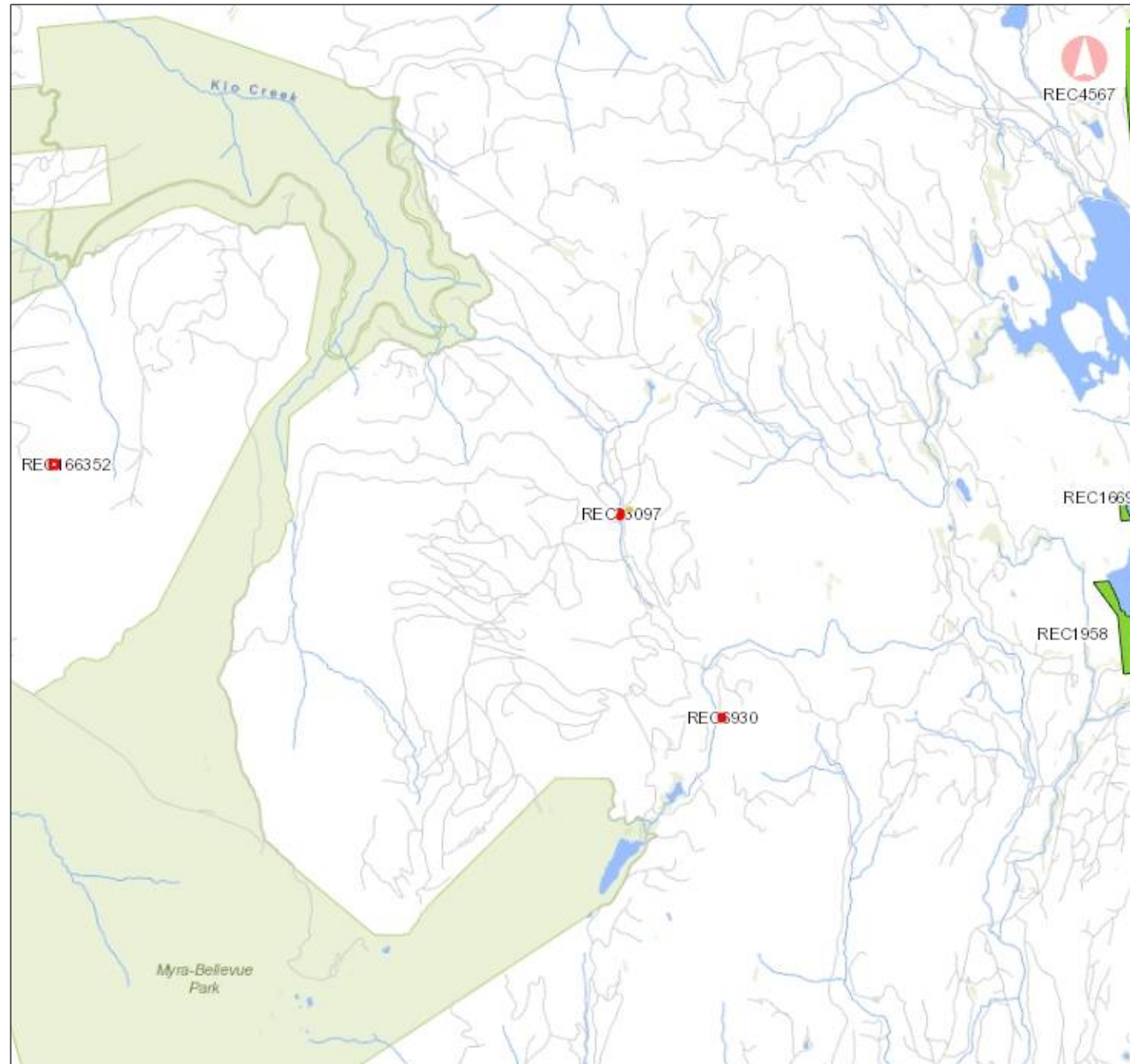
Call from outside North America at: ++1-778-372-0729

#### Email

[FrontCounterBC@gov.bc.ca](mailto:FrontCounterBC@gov.bc.ca)

For information on the nearest Front Counter BC office, go to:

<http://www.frontcounterbc.gov.bc.ca/>



## iMapBC Mapping

**Legend**

- ☐ Recreation Polygons - Active
- ☒ Recreation Polygons - Active Filled
- TileCache

0 1.58 3.17 km

1: 77,915

**Copyright/Disclaimer**

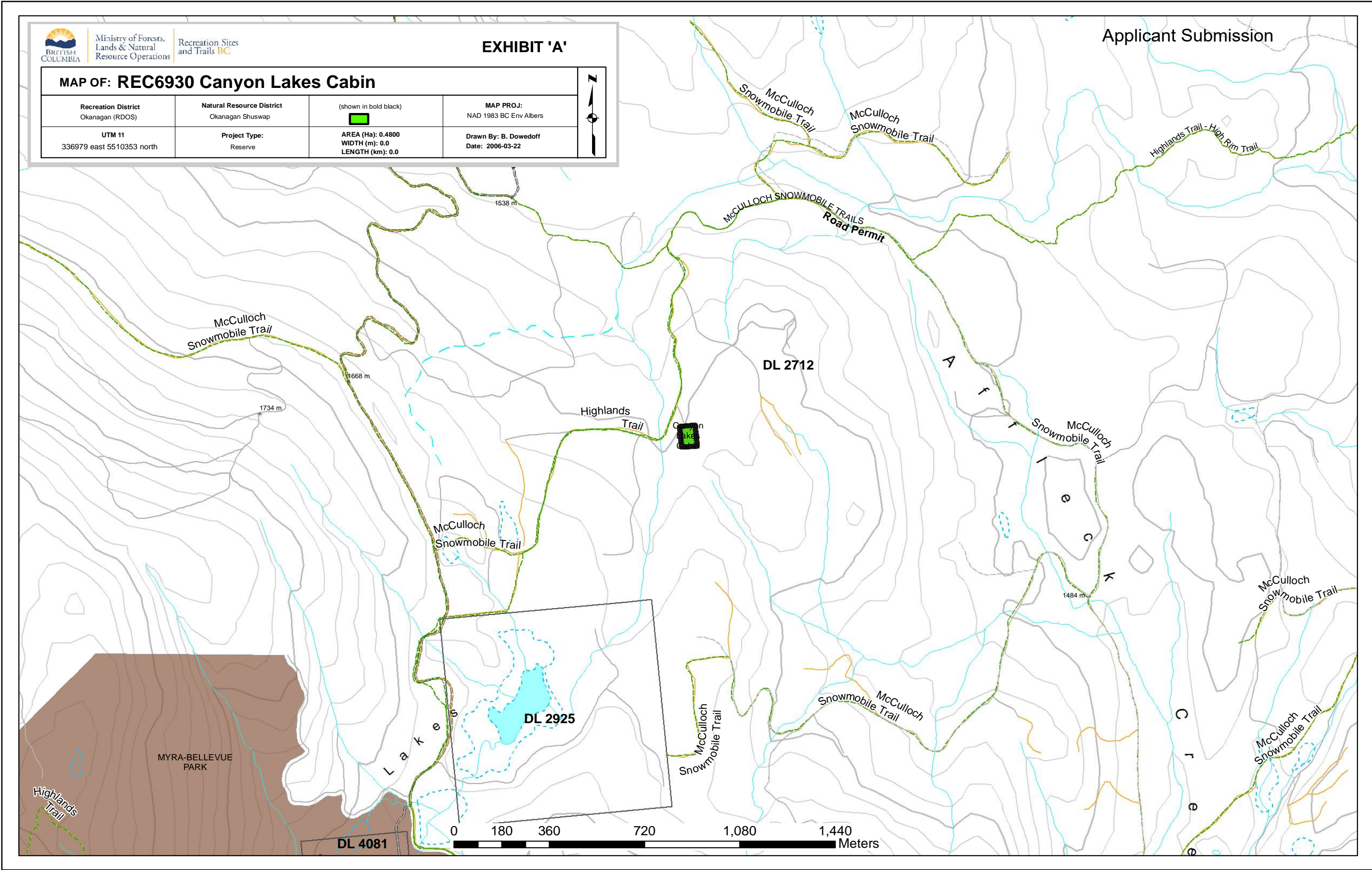
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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83  
Projection: NAD\_1983\_BC\_Environment\_Albers

**Key Map of British Columbia**



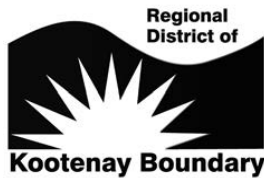




Applicant Submission



Attachment # 10.b)



## Staff Report

<b>RE:</b>	Land Title and Survey Authority Referral – Surveyor General, Natural Boundary Adjustment		
<b>Date:</b>	April 24, 2019	<b>File #:</b>	E-2364-05169.000
<b>To:</b>	Chair Russell and members of the Board of Directors		
<b>From:</b>	Elizabeth Moore, Planner		

### Issue Introduction

We have received a referral from BC Land Title and Survey Authority regarding a proposed Natural Boundary Adjustment in Electoral Area 'E', west of Beaverdell (see Attachments).

Property Information	
<b>Owner(s):</b>	Teck Resources Limited
<b>Applicant:</b>	WSP Canada Inc.
<b>Location:</b>	124 Beaverdell Station Rd.
<b>Legal Description:</b>	District Lot 2364, SDYD, Except Plan A167 19837
<b>Area:</b>	101.35 ha
<b>Current Use(s):</b>	Vacant/Baseball park
Land Use Bylaws	
<b>OCP Bylaw No. 1555</b>	NA
<b>DP Area</b>	NA
<b>Zoning Bylaw No. 1299</b>	NA
Other	
<b>ALR:</b>	Partial
<b>Waterfront / Floodplain</b>	NA

### History / Background Information

The subject parcel is west of Beaverdell. The parcel is divided by Beaverdell Station Rd and part of the West Kettle River. The subject parcel is in a portion of Electoral Area 'E' / West Boundary without an Official Community Plan or Zoning Bylaw. The subject properties are partially in the ALR.

Section 94(1)(d) of the *Land Title Act* provides a mechanism to correct a natural boundary, which was inaccurately depicted on the plan that the present title is based on, through submitting a new legal survey plan. The submission is to demonstrate to the Surveyor General, who has the statutory decision making power for this application, that the present natural boundary is in the same location today as it was at the time of the original survey.

## Proposal

The applicant wishes to amend the natural boundary registered on title for the subject parcel by demonstrating that the natural boundary on the former survey plan was ill-defined. The applicant would like to register a new survey plan for the subject property with a more accurate location of the West Kettle River through the subject property (Plan EPP 89120).

## Implications

The Surveyor General is requesting site specific information from the RDKB based on local knowledge of the site. For instance, local knowledge may indicate that the property owner has interfered with the natural processes of the river through placing fill or building in-stream structures that alter sedimentation patterns.

RDKB water features data shows the channel of the Kettle River roughly follows the original natural boundary line surveyed for the subject parcel (see Subject Property Map). Further to this, aerial images show that there may be a former river bed that follows the line of the original survey boundary (see Aerial Imagery). Local knowledge could help assess these desktop observations and provide further information on natural boundaries and flow of the Kettle River through this property.

## Advisory Planning Commission (APC)

This application was supported by the Electoral Area 'E'/West Boundary APC, with the following comments:

Supported with concerns as follows:

- (i) Teck will not come into ownership of any areas below the natural high-water mark of the river.
- (ii) There must not be any overlap onto adjacent private land.
- (iii) No activities have or will take place that interfere with the natural processes of the river.

It was noted that there were several spelling and counting errors in the consultant's report. We found the application to be somewhat confusing. The committee wants to be sure that Teck will not own anything below the high-water mark. We were not sure why Teck wants to make the changes to the lot boundary? It was suggested that perhaps Teck will be considering some work with the Beaverdell Community Club. We were not sure whether the changes may impact adjacent private property. We are not aware whether activities on the property have interfered with the natural processes of the river.

## Recommendation

That the staff report regarding the Natural Boundary Adjustment on District Lot 2364, SDYD in Beaverdell, Electoral Area 'E'/West Boundary be received.

## Attachments

Site Location Map  
Subject Property Map  
Aerial Imagery  
Applicant Submission

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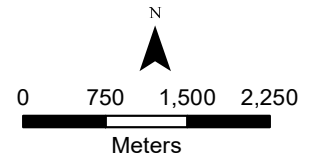


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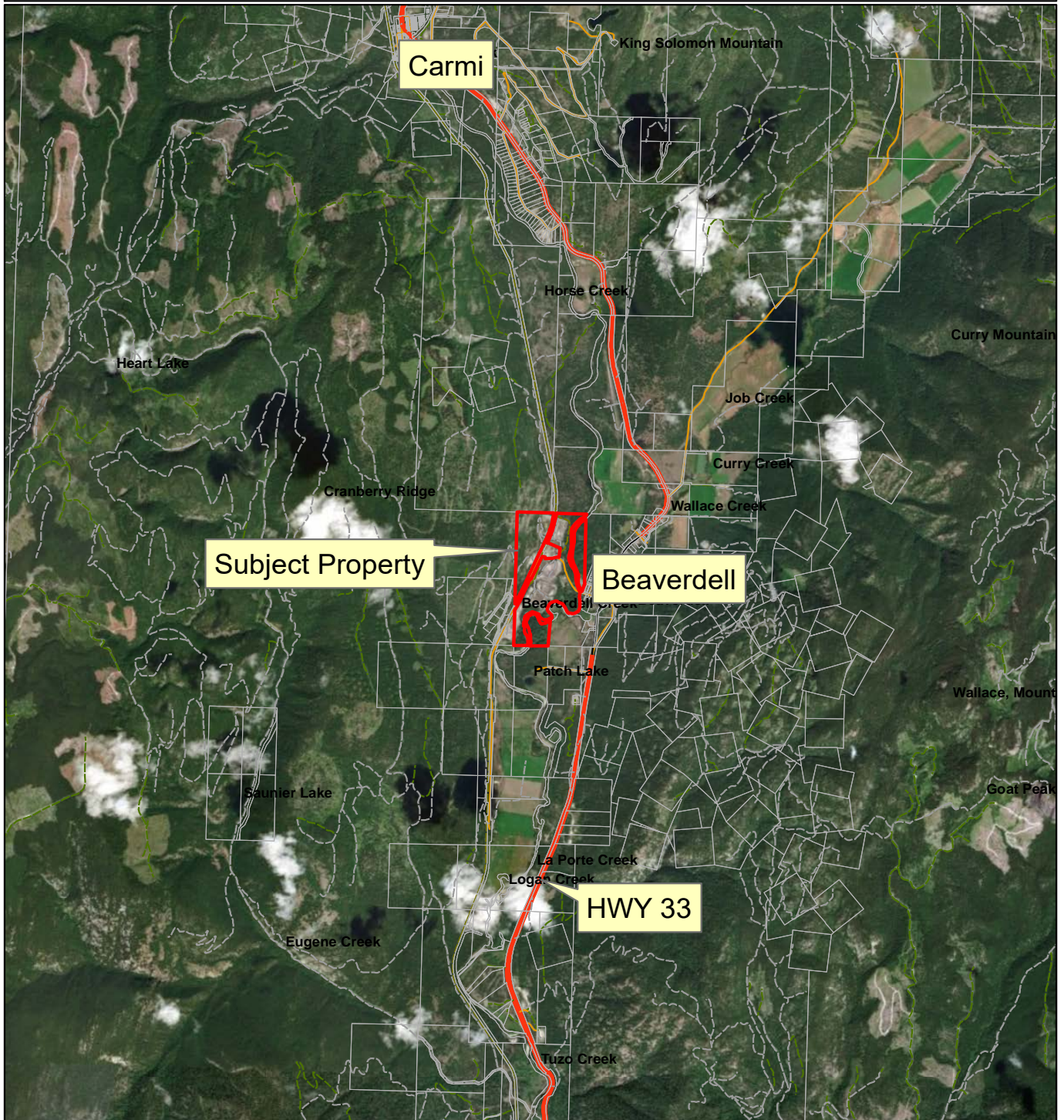
Date: 26/02/2019

## Site Location Map

124 Beaverdell Station Rd.



1:60,000



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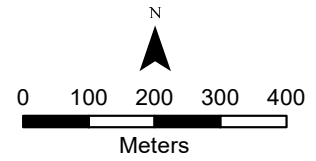


Regional District of  
Kootenay Boundary

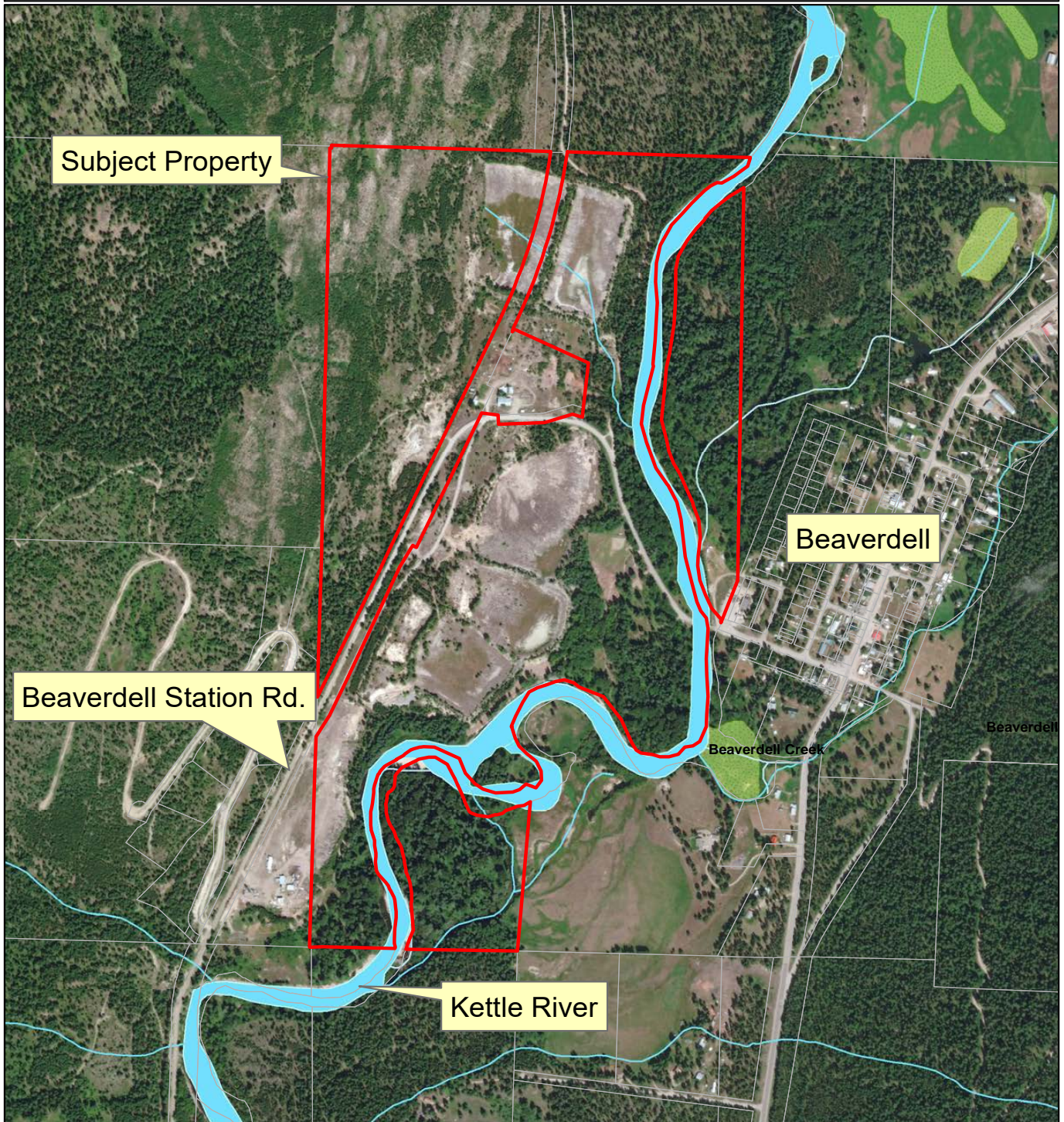
Date: 26/02/2019

## Subject Property Map

124 Beaverdell Station Rd.



1:10,000



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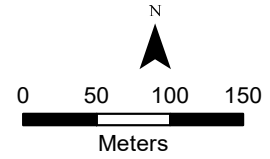


Regional District of  
Kootenay Boundary

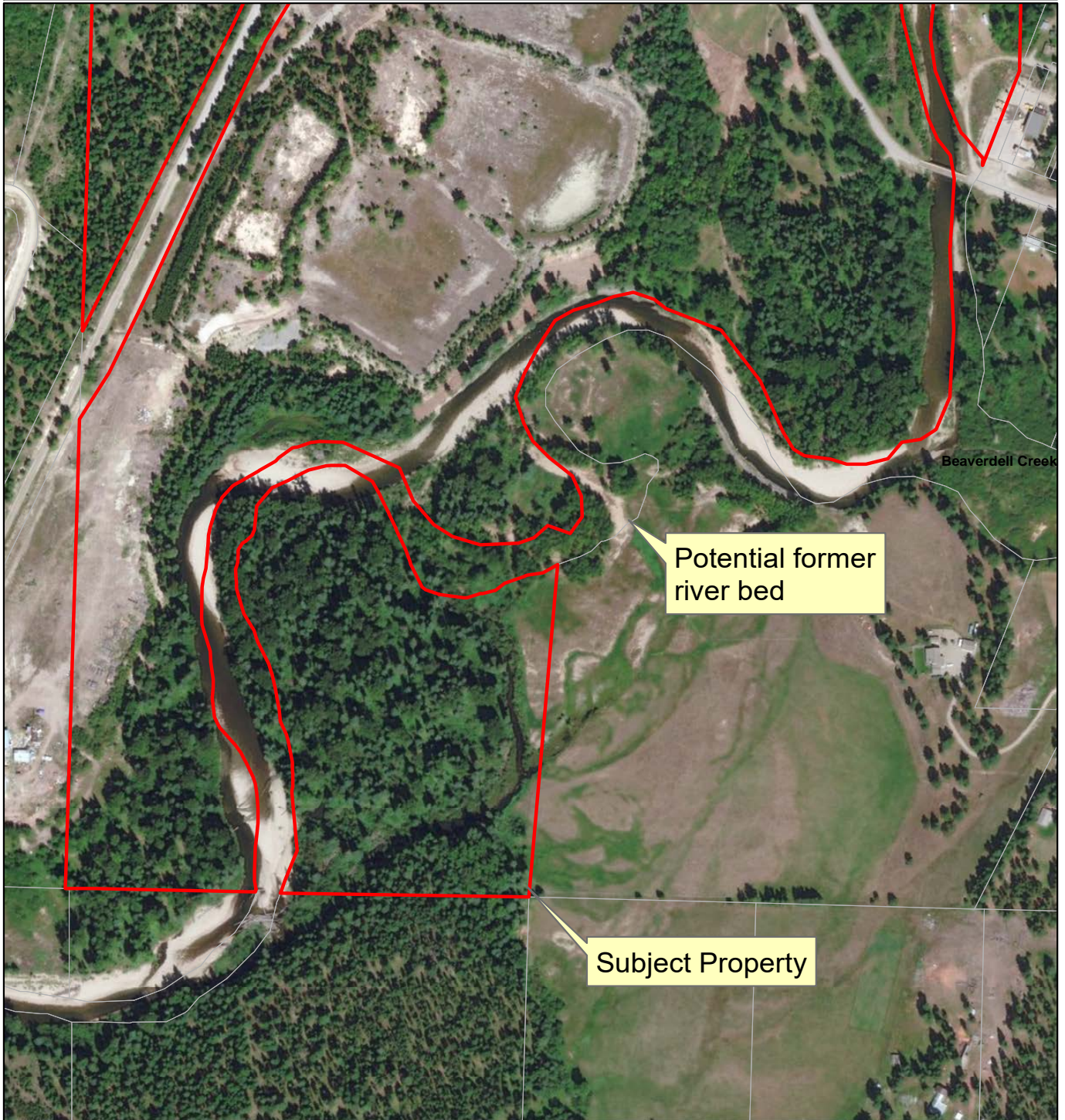
Date: 26/02/2019

## Aerial Imagery

124 Beaverdell Station Rd.



1:4,483



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Applicant Submission

**Application for Natural Boundary Adjustment of the West Kettle River within DL 2364**

G.M. Hobbs BCLS #752.

WSP Canada Inc. – Kelowna, BC.

Revised Feb 1, 2019

Application to the office of the Surveyor General  
Pursuant to Sections 94(1)(d) of the Land Title Act  
And Section 58 of the Land Act

Legal Description

DISTRICT LOT 2364 SIMILKAMEEN DIVISION YALE DISTRICT

EXCEPT:

(1) PART OUTLINED RED ON PLAN A167

(2) PLAN 19837

PID 015-104-630

Regional District of Kootenay Boundary



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G. Natural Boundary Photos.....\*See digital attachment

H. District Lot Plan.....\*See digital attachment



## 1.0 Introduction

Applicant Submission

The following report outlines the findings from the Survey of the West Kettle River on DL 2364 situated in the Town of Beaverdale BC. The intent of the survey was to confirm the boundaries of the said District Lot and to prepare a Reference Plan pursuant to Section 100 (1) (a) of the Land Title Act. The boundaries of the District Lot, as shown below, include the original boundaries as surveyed by Forbes M Kerby, Provincial Land Surveyor between the dates of June 10<sup>th</sup> and November 4<sup>th</sup>, 1900.

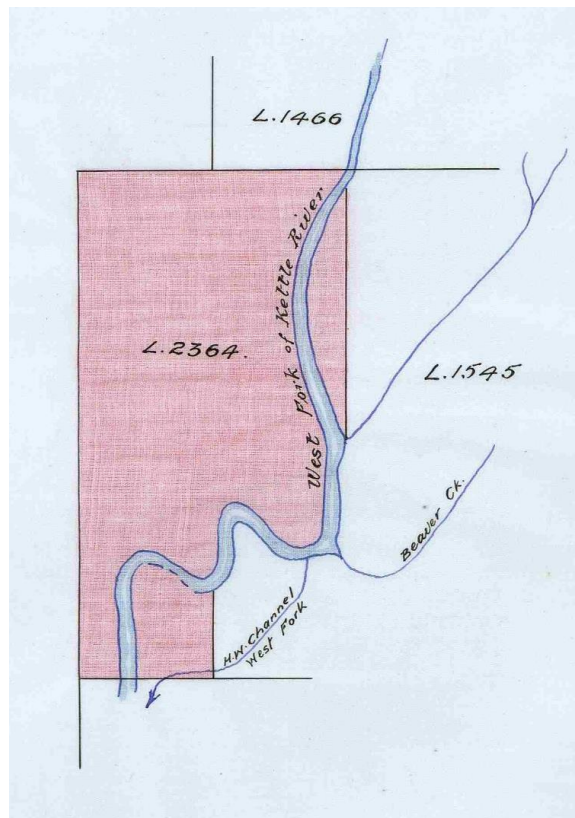


Figure 1: Cropped Image of Crown Grant Sketch

This report focuses on the survey and the position of the Natural boundary of the West Kettle River. The intent of this report is to confirm that the current boundaries of the West Kettle River are the





Applicant Submission

best solution of the both the original and the current position of the Natural Boundaries. The outcome of this paper suggests that the Surveyor Generals Branch endorse the final Reference Plan pursuant to section 94 (1) (d) of the Land Title Act.

## 2.0 Field Survey

The survey of the property was performed between July 2018 and October 2018. The methods of survey included both GNSS (Global Navigation Satellite System) and Conventional (Electronic/Optical Instrument) procedures.

The Natural Boundary of the Kettle river was surveyed as per section 1 of the Land Act (Definitions):

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

The West Kettle River had a very definite Natural Boundary as in some sections the effect of Spring High Water can be seen to have a sheering affect on the bank. This is evident from photos provided in Appendix B.

## 3.0 Boundary Compilation

The original intent of the survey was to compare two boundaries of the River on the plan of survey.

The boundaries being as follows:

- a. Field Measurement: Natural Boundary as represented by the current River
- b. Original Field Notes: Natural Boundary as plotted by original Field Notes in 1900



Applicant Submission

a. Field Measurement

- i. Natural Boundary measurements are shown as coordinate data in tables shown on the face of the plan.
- ii. The measurements were taken at sufficient intervals to represent the proper shape of the river course.

Result: the current river boundary was plotted and matched with current photography. (Google Earth and LTSA over lay photos).

b. Original Field Notes

- i. Re-calculation of the original traverse and boundary lines of the survey
- ii. Re-creation of all original natural boundary ties from the original traverse lines

Result: We found the following issues in the notes:

- A misclosure in the traverse of original field notes
- Incomplete data for proper plotting of the Natural Boundary Shots
- Sections of the river where no natural boundaries were tied.

The Application plan shows three areas A, B, C and D.

**Area A:** No ties were shown on the original field notes to represent the Natural Boundary

**Area B:** The ties of the original and present boundaries are close but do to misclosures in the original 1900 traverse a comparison of these two boundaries would not be accurate.

**Area C:** This original natural boundary can be represented by the original field notes as the intention of the River can be plotted to an acceptable position.



**Area D:** No ties were shown on the original field notes to represent the Natural Boundary.

The conclusions were that the field notes could not be suitably used to represent the boundary of the River as it existed in 1900, and that a comparison with the present-day survey deemed to be impossible. The only exception is as shown in areas B and C but the accuracy of the survey is questionable at best.

#### **4.0 Further Investigation**

Upon concluding that the field notes could not properly place the Natural Boundary at the time of the original survey we investigated alternate sources.

##### Historical Photos

We can obtain historical photography but to control the photos to properly compare the River placement to the present position. However, this would prove to be challenging as geo-referencing of the photos would be difficult resulting in an inaccurate digitization of the Natural Boundary. This is primarily due to the fact that there has been significant development throughout the site. Thus, finding common features to align the photos with the current plan could be challenging and boundary accuracy would be difficult to assess.

##### Crown Grant Sketch

The Crown Grant Sketch clearly shows the river boundaries through the District Lot and does illustrate the intent of the River path. However, when overlaid with the current boundaries the sketch shows significant discrepancies along the path of the river and we feel this sketch is merely an artists rendition of the river.



Applicant Submission

## 5.0 Conclusions

The conclusion of this report is to suggest that the Surveyor Generals Branch attach an endorsement to the Final Reference Plan as follows:

Areas A, B and D be confirmed under Section 94 (1) (d) of the Land Title Act.

and

Area C be confirmed under Section 58 of the Land title Act



# British Columbia.

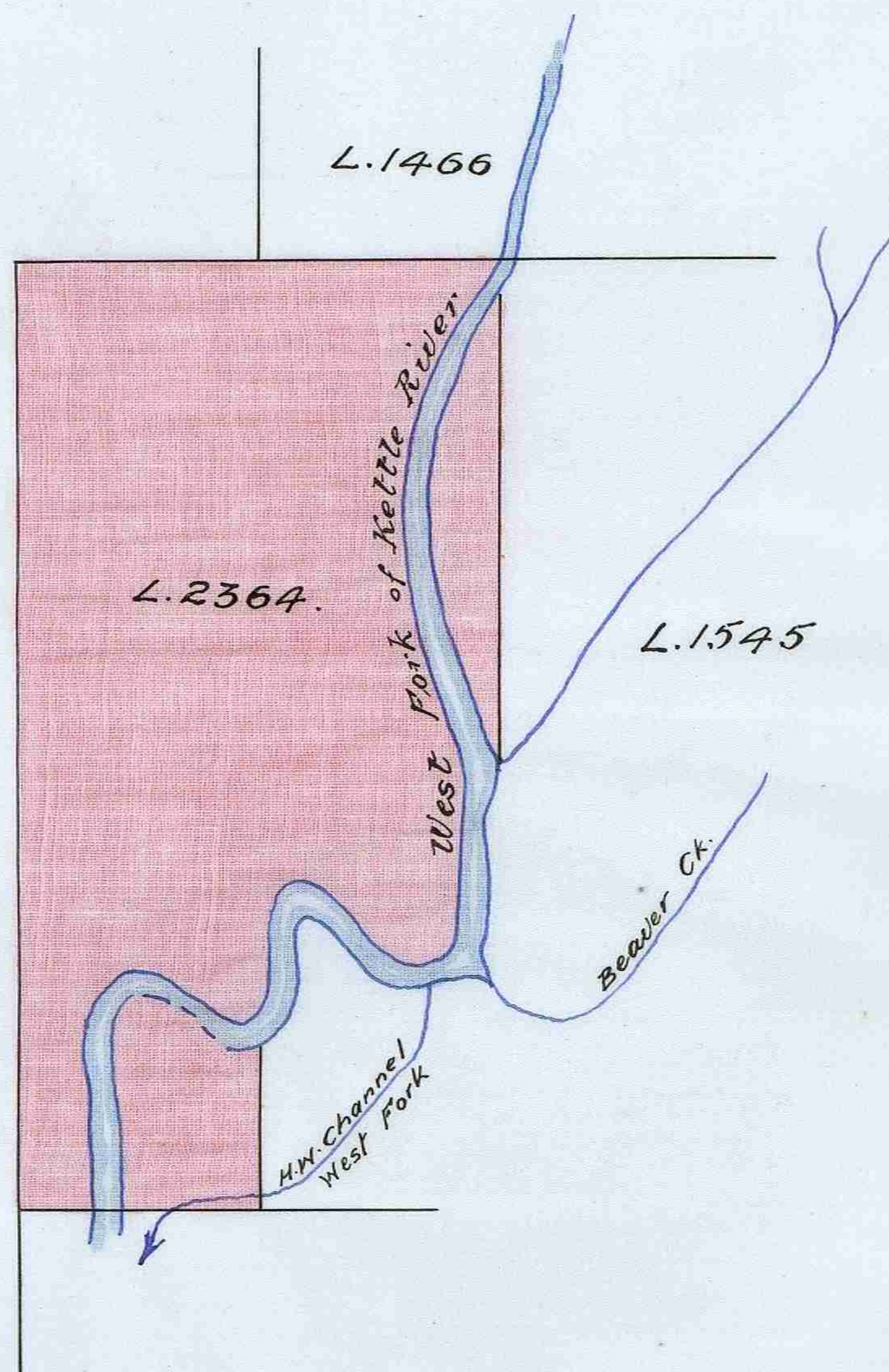
Crown Grant No. 397  
262

## SIMILKAMEEN DIVISION OF YALE DISTRICT.

*George McClellan Barrett*

Scale, 20 Chains = One Inch.

*760  
yds*









PLAN FOR NATURAL BOUNDARY ADJUSTMENT  
APPLICATION OF THE REMAINDER OF DISTRICT LOT 2364,  
SIMLKAMEEN DIVISION YALE DISTRICT, EXCEPT:  
(1) PART OUTLINED RED ON PLAN A167  
(2) PLAN 19837

Pursuant to Section 94(1)(d) of the Land Title Act

BCGS 82E.045

The intended plot size of this plan is 2070mm in width by 558mm in height when plotted at a scale of 1:2500.

All distances are in metres and decimals thereof.

Grid bearings are derived from differential GNSS observations and are referred to the central meridian of UTM Zone 11.

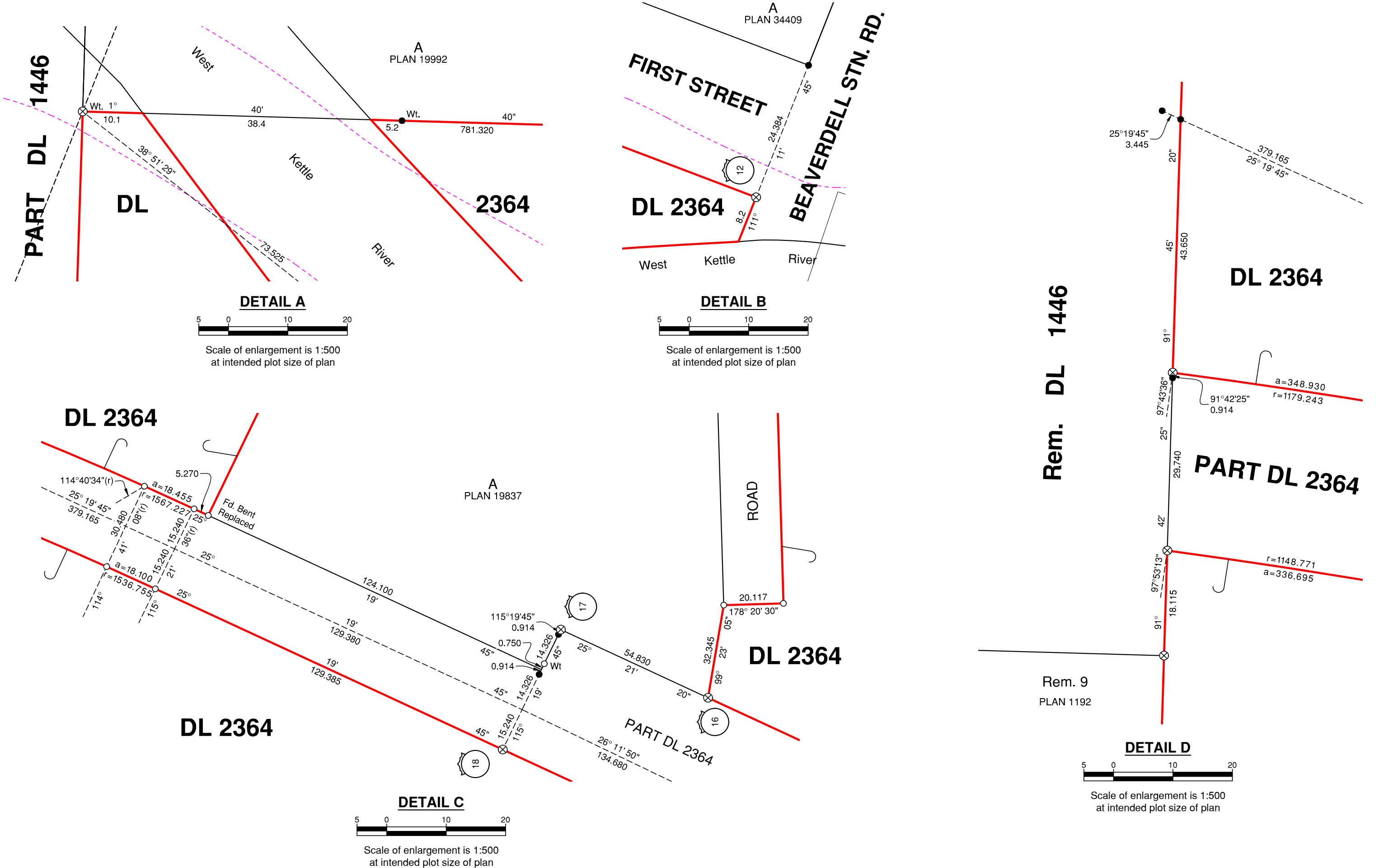
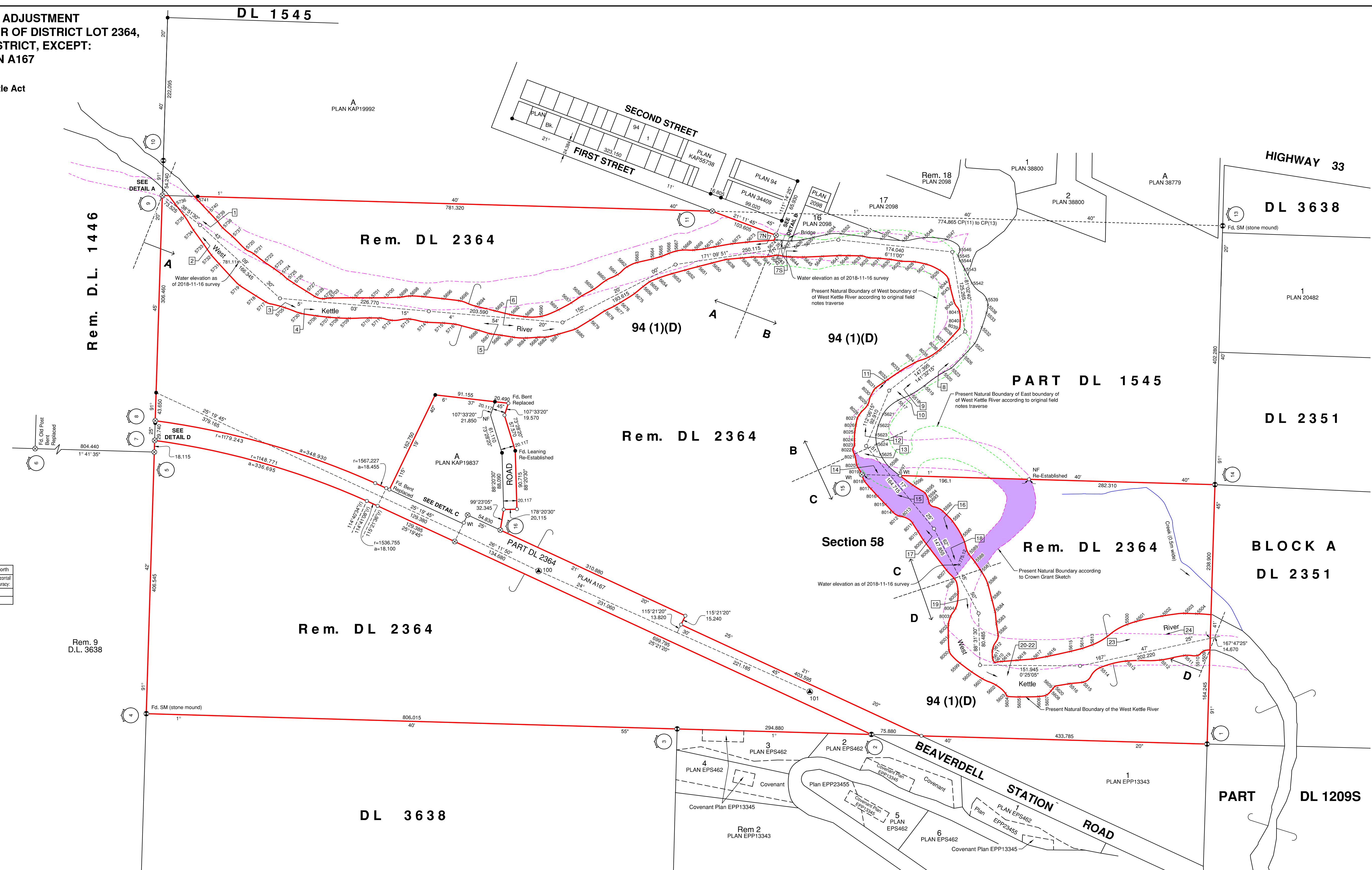
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from GNSS dual frequency observations and processed using the CSRS-PPP online processing provided by Natural Resources Canada.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999783. The average combined factor has been determined based on an ellipsoidal elevation of 771 metres.

Legend:  
● denotes control monument found  
● denotes standard capped post found  
● denotes standard capped post placed  
● denotes standard iron post placed  
— denotes direction of photo of watercourse  
— denotes flow direction  
Note: This plan shows one or more witness posts which are not set out on the true corner(s).  
Some lines and symbols may be exaggerated for clarity.  
Bearings to bearing lines are magnetic.

Point	NAD83(2011) UTM Northing	UTM Easting	Point Combined	Estimated Horizontal Positional Accuracy
100	5478133.087	347800.438	0.0007334	0.05
101	5477950.293	347812.848	0.0007946	0.05

WSP  
WSP Canada Inc.  
Suite 700 - 803 Dickson Avenue  
Landmark & Kelowna, BC  
P.O. Box 602, Kelowna, BC  
181 0818E-00-00-00-SRWPRP01-00



## POST CAP TABLE

<p>1</p> <p>Found CP No BT's available</p>		<p>6</p> <p>Set CP</p>		<p>11</p> <p>Set CP Set MP</p>		<p>16</p> <p>Set CP</p>
<p>2</p> <p>Found CP ISL's 236cm (Span) 51cm (Span) 77cm (Span)</p> <p>33" 29" 15"</p> <p>Meas 24cm 22cm 14cm</p>		<p>7</p> <p>Set CP Set MP</p>		<p>12</p> <p>Set CP Set MP</p>		<p>17</p> <p>Found CP No BT's available Set guard stone</p>
<p>3</p> <p>Found CP ISL's 70cm (Span) 125cm (Span) 65cm (Span)</p> <p>20" 73" 15"</p> <p>Meas 36cm 35cm 24cm</p>		<p>8</p> <p>Set CP Set MP</p>		<p>13</p> <p>Found CP No BT's available in stone mound</p>		<p>18</p> <p>Found CP No BT's available Set guard stake</p>
<p>4</p> <p>Found CP No BT's available in stone mound</p>		<p>9</p> <p>Set CP Set Tripod</p>		<p>14</p> <p>Found CP Cap Unreadable</p>		
<p>5</p> <p>Set CP Set MP</p>		<p>10</p> <p>Found CP Cap Unreadable No BT's available</p>		<p>15</p> <p>Found CP No BT's available Set MP</p>		

PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES			PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES			PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES			PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES			PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES		
Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting
5502	5477650.48	347717.20	5543	5477650.37	348058.78	5597	5477766.17	347959.35	5627	5477657.65	348026.55	5667	5477655.86	348030.31
5501	5477607.04	347721.83	5544	5477673.82	348082.37	5598	5477781.12	347962.11	5628	5477661.10	348021.84	5668	5477642.10	348030.13
5503	5477367.45	347730.44	5545	5477673.43	348089.54	5599	5477673.88	347967.21	5629	5477662.27	348027.28	5669	5476640.89	348078.70
5504	5477333.16	347734.63	5546	5477673.86	348099.63	5600	5477656.04	347963.62	5630	5477644.44	347981.43	5670	5476670.85	348073.18
5505	5477303.96	347739.36	5547	5477655.12	348115.52	5601	5477638.87	347953.00	5631	5477643.78	348067.60	5671	5476689.97	348067.54
5506	5477293.17	347746.26	5548	5477778.16	348117.62	5602	5477766.26	347953.17	5632	5477643.04	348062.56	5672	5476698.16	348062.16
5507	5477293.17	347746.26	5549	5477778.16	348117.62	5603	5477766.26	347953.17	5633	5477643.04	348062.56	5673	5476698.16	348062.16
5508	5477293.17	347746.26	5550	5477778.16	348117.62	5604	5477662.68	347968.28	5634	5477643.04	348062.56	5674	5476698.16	348062.16
5509	5477293.17	347746.26	5551	5477778.16	348117.62	5605	5477662.68	347968.28	5635	5477643.04	348062.56	5675	5476698.16	348062.16
5510	5477293.17	347746.26	5552	5477778.16	348117.62	5606	5477662.68	347968.28	5636	5477643.04	348062.56	5676	5476698.16	348062.16
5511	5477293.17	347746.26	5553	5477778.16	348117.62	5607	5477662.68	347968.28	5637	5477643.04	348062.56	5677	5476698.16	348062.16
5512	5477293.17	347746.26	5554	5477778.16	348117.62	5608	5477662.68	347968.28	5638	5477643.04	348062.56	5678	5476698.16	348062.16
5513	5477293.17	347746.26	5555	5477778.16	348117.62	5609	5477662.68	347968.28	5639	5477643.04	348062.56	5679	5476698.16	348062.16
5514	5477293.17	347746.26	5556	5477778.16	348117.62	5610	5477662.68	347968.28	5640	5477643.04	348062.56	5680	5476698.16	348062.16
5515	5477293.17	347746.26	5557	5477778.16	348117.62	5611	5477662.68	347968.28	5641	5477643.04	348062.56	5681	5476698.16	348062.16
5516	5477293.17	347746.26	5558	5477778.16	348117.62	5612	5477662.68	347968.28	5642	5477643.04	348062.56	5682	5476698.16	348062.16
5517	5477293.17	347746.26	5559	5477778.16	348117.62	5613	5477662.68	347968.28	5643	5477643.04	348062.56	5683	5476698.16	348062.16
5518	5477293.17	347746.26	5560	5477778.16	348117.62	5614	5477662.68	347968.28	5644	5477643.04	348062.56	5684	5476698.16	348062.16
5519	5477293.17	347746.26	5561	5477778.16	348117.62	5615	5477662.68	347968.28	5645	5477643.04	348062.56	5685	5476698.16	348062.16
5520	5477293.17	347746.26	5562	5477778.16	348117.62	5616	5477662.68	347968.28	5646	5477643.04	348062.56	5686	5476698.16	348062.16
5521	5477293.17	347746.26	5563	5477778.16	348117.62	5617	5477662.68	347968.28	5647	5477643.04	348062.56	5687	5476698.16	348062.16
5522	5477293.17	347746.26	5564	5477778.16	348117.62	5618	5477662.68	347968.28	5648	5477643.04	348062.56	5688	5476698.16	348062.16
5523	5477293.17	347746.26	5565	5477778.16	348117.62	5619	5477662.68	347968.28	5649	5477643.04	348062.56	5689	5476698.16	348062.16
5524	5477293.17	347746.26	5566	5477778.16	348117.62	5620	5477662.68	347968.28	5650	5477643.04	348062.56	5690	5476698.16	348062.16

PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES			PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES			PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES			PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES			PRESENT NATURAL BOUNDARY DL 2364 - UTM COORDINATES		
Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting
5673	5477657.95	348114.00	5698	5478698.88	348267.44	5724	5478703.54	348263.03	6007	5477664.35	347861.84	8002	5477763.38	348097.70
5674	5477657.95	348114.00	5699	5478698.02	348265.51	5725	5478694.02	348263.02	6008	5477719.34	347855.72	8003	5477763.38	348107.74
5675	5477657.95	348114.00	5700	5478698.02	348265.51	5726	5478694.02	348263.02	6009	5477719.34	347855.72	8004	5477762.01	348109.29
5676	5477657.95	348271.51	5701	5478697.01	348264.59	5727	5478695.19	348264.70	6010	5477719.34	347855.72	8005	5477722.56	348132.43
5677	5477658.12	348271.86	5702	5478693.58	348264.71	5728	5478692.76	348263.66	6011	5477745.83	347875.83	8006	5477706.73	348142.46
5678	5478212.59	348264.38	5703	5478693.48	348264.34	5729	5478693.44	348263.23	6012	5477766.92	347885.90	8007	5477669.95	348152.88
5679	5478234.56	348100.03	5704	5478698.58	348269.37	5730	5478671.02	348260.81	6013	5477811.96	347885.10	8008	5477684.47	348165.58
5680	5478327.64	348116.52	5705	5478694.40	348116.52	5731	5478707.17	348277.38	6014	5477735.58	347889.64	8009	5477674.73	348177.10
5681	5478328.16	348116.48	5706	5478693.89	348116.48	5732	5478693.89	348280.97	6015	5477766.68	347893.60	8010	5477679.46	348183.93
5682	5478329.12	348116.42	5707	5478694.18	348116.42	5733	5478693.17	348283.60	6016	5477766.68	347893.60	8011	5477674.81	348190.29
5683	5478331.74	348116.42	5708	5478696.04	348116.79	5734	5478693.76	348283.60	6017	5477806.75	347893.60	8012	5477668.13	348200.43
5684	5478331.68	348122.63	5710	5478698.62	348110.44	5735	5478890.71	348351.75	6018	5477818.42	347939.54	8013	5477688.81	348242.29
5685	5478331.00	348163.03	5711	5478553.43	348110.23	5736	5478684.94	348351.05	6019	5477824.86	347954.62	8014	5477691.10	348255.47
5686	5478330.96	348116.43	5712	5478553.26	348119.76	5737	5478777.65	348319.92	6020	5478730.29	347964.31			
5687	5478338.48	348119.54	5713	5478558.55	348119.54	5738	5478762.47	348333.39	8201	5478332.95	347977.68			
5688	5478338.16	348119.54	5714	5478488.25	348119.54	5739	5478692.96	348346.41	8202	5478332.95	347977.68			
5689	5478334.23	348119.58	5716	5478487.02	348119.58	5740	5478671.32	348357.74	8203	5478333.97	347986.21			
5690	5478333.93	348119.60	5718	5478484.04	348118.63	5741	5478689.54	348376.79	8204	5478334.11	348004.34			
5691	5478338.95	348206.05	5717	5478738.82	348218.06	8000	5477990.42	347876.97	8205	5478333.52	348016.35			
5692	5478335.77	348118.53	5718	5478741.98	348227.68	8001	5477691.52	347869.29	8206	5478331.79	348028.03			
5693	5478379.31	348204.39	5719	5478766.67	348483.83	8002	547801.55	347712.32	8207	5478329.58	348037.81			
5694	5478375.05	348204.39	5720	5478785.89	348530.15	8003	5478279.94	347750.26	8208	5478327.90	348045.47			
5695	5478432.17	348220.11	5721	5478812.47	348592.09	8004	5478279.94	347742.35	8209	5478328.88	348053.69			
5696	5478468.08	348232.32	5722	5478797.35	348690.35	8005	5478767.17	347767.35	8000	5478306.89	348070.79			
5697	5478488.13	348265.53	5723	5478741.33	348689.33	8006	5478051.54	347787.33	8031	5478021.97	348084.43			





**Regional District of  
Kootenay Boundary**

### **March 27, 2019 Meeting Minutes**

Liquor and Cannabis Regulation Branch Referral:  
Monashee Mountain Cannabis - 5135 Big White Road, Big  
White. Electoral Area 'E'/West Boundary

Minutes of the Public Meeting held Wednesday March 27, 2019 at 7555 Porcupine Road, (Big White Fire Hall) for a non-medical cannabis retail store proposed at 5135 Big White Road, Big White, Electoral Area 'E'/West Boundary (Village Centre Mall).

<b>Director Present:</b>	Vicki Gee, Electoral Area 'E' / West Boundary
<b>Staff Present:</b>	Ken Gobeil, Senior Planner Elizabeth Moore, Planner
<b>Members of the Public Present:</b>	36

Director Gee introduced herself, welcomed everyone, and opened the public-meeting regarding a proposed non-medical cannabis retail store at 5135 Big White Road, Big White Road, at 6:00 pm.

Director Gee outlined the purpose of the meeting and established the rules and procedures for the meeting, and submissions received regarding the referral from the Liquor and Cannabis Branch (LCRB) for a proposed non-medical cannabis retail store at 5135 Big White Road.

Director Gee asked the applicant if they would like to provide comments.

Peter Plimmer, Monashee Mountain Cannabis (applicant) provided a brief explanation of the proposed store, its location, how it would operate, application process. He also made a statement addressing concerns he heard from the public about the application.

Director Gee then asked the Senior Planner to provide a summary of the application.

Ken Gobeil gave a brief description of the application, retail cannabis legislation in British Columbia and the responsibilities of local government in this process.

Jay Hayashi, Stoneridge - Asked if people at the meeting could speak and make their comments before the written submissions are read aloud.

Director Gee agreed and allowed verbal presentations to be made before any written submissions were read aloud.

Director Gee then opened the floor for comment:

Chris Daley, Snowpines Rd. – stated he is concerned of the effects of cannabis and that a retail store in Big White would increase its use. He felt that by not having a retail store, people could consume less because it would be more difficult for people to obtain cannabis. He is concerned that there is no permanent RCMP presence to monitor cannabis, or any other drugs.

Donna Hibbitt, Porcupine Road – stated that the proposed store would not improve the mountain. The use of non-medical cannabis is not right for Big White, having a retail store would increase its use. There should be more education on the drug abuse and ski safety. She asked the Regional District to consider changing the Big White land-use bylaws to prohibit non-medical cannabis like Whistler.

Dave Marks, Raven Ridge Rd, Snowy Creek Lodge – stated that he is not opposed to the use of non-medical cannabis, but does not think a retail cannabis store is right for the reputation of the Big White ski resort, or community. It is a poor choice of location because of its proximity to a store that sells candy and attracts children. He is also concerned about the lack of RCMP, and public drinking, public smoking and speeding. Access to legalized cannabis would make these issues worse.

Peter Plimmer, applicant - stated that there would be one access around the corner and out of sight of the candy store and the washrooms. The store would also be near the least used access point for the building.

Julie Crockford, 302-315 White Horse Lane – stated that she does not think cannabis should be available in a family resort. She acknowledged cannabis is legal but doesn't believe it should be easily available.

Greg Malta, Copper Kettle – asked the applicant if Big White could build a separate building for the proposed store instead of creating a space in the Village Centre Mall. He does not agree with the location of the proposed store. He also stated that he wants there to be more police, education on drug use, reduction in crime, and testing for people under the influence when on the ski-hill before legalized non-medical cannabis is allowed in Big White.

Jay Hayashi, Stonebridge lodge- stated that Big White's reputation as a family resort could be tarnished depending on how it is affected by cannabis legalization. He supports the proposed store as an opportunity to control supply and protect the community and the reputation of the resort as a safe place. A legal store would limit the opportunity and demand for organized crime organizations, which would keep the community safer. Big White has the community's best interests in mind and believes the resort can maintain their reputation with controlled access to non-medical cannabis.

Jacky Martin, Snowpines – stated she supports the application. Cannabis and other drugs are prevalent already and felt the proposed store is a good thing. She knows of three other businesses that are in the process of applying, their locations are in mixed use buildings, this means people's homes would be in the same building. A building with

no residential units is the best possible location for cannabis retail. Cannabis would be sold in Big White regardless of a store. Eventually someone would be able to open a non-medical cannabis store and a future applicant may not have the best intentions of the community in mind. She believes Big White is looking after the best interests of the community with this application. She asked the regional district to look into other resorts in Canada and the USA as examples to learn from their experiences.

Director Gee noted that we process referrals as they arise, and that non-medical cannabis legislation in Canada is relatively new so all local governments are learning at the same time.

Mat Hanson Bullet Creek – stated he has three comments: policing, public reputation, and potential repercussions

#### Repercussions

- No one is going to smoke more with a store than they already do. Cannabis, is part of the culture in British Columbia and it hasn't affected the resort so far.
- Young people partying all night drinking alcohol or using other substances that are far more dangerous have worse effects and hangovers than someone who uses cannabis.
- By not having a store people looking for purchasing cannabis in person must go to the black market where dealers have other drugs make purchasing cannabis more dangerous because these can be laced with other substances. There is an opioid crisis, and limited policing in Big White. While it may be uncomfortable for people to know there is a store, no one dies from cannabis, but people can die from other substances.

#### Policing

- There is an ongoing issue around ambulances and policing. Most people are going to do smoke in the comfort of their own homes.
- People can self-police to a certain extent when it comes to public smoking in the resort and on the chairlift. Most people at the resort are very friendly and respectful if they see children, or are asked to not smoke near children.

#### Public Reputation

- Cannabis is probably the biggest issue for people concerning a mountain resort. For Big White to get out in front and control the first store, people who visit the mountain can feel assured knowing issues regarding non-medical cannabis are addressed, and the crime and stigma of the black market is limited.
- He was initially concerned with the proposed location's proximity to the candy store, but by going there and seeing the proposed location well out of view of the washrooms and candy store. It is probably the best possible location. He felt the resort should be the one who controls the sale of cannabis on the mountain.

Colin Burns, Kettleview Rd. – he stated he is 100% in support of the application, It is important to have a safe supply, and that a store is needed. He asked the applicant what the hours of operation would be, if hours would be limited or seasonal, and if it was possible to have a license and never actually open a store.

Peter Plimmer, applicant - stated that to get provincial approval, the store has to be inspected. There is nothing in legislation that says how often through the year a store needs to be open. However, maximum hours of operation would be established in the provincial permit. This application has hours set from 9:00 am to 11:00 pm. Actual hours would be adjusted to match mall hours, just like the liquor store.

Ashley Vanderhan, Snow Pines Rd. – stated that having the resort manage a cannabis store ensures all the laws would be followed and, and cannabis would not be sold to kids, better than any private business. She would prefer to see a store run by someone who has put his life into this resort and has invested substantially in the community to make sure it is done properly and make sure that the resort is going in the right direction.

Mike Figurski, no address provided – stated that he thinks it's a great idea to provide a safe supply of non-medical cannabis in Big White. However, he would like to see it away from anywhere there are kids. He would prefer a store to be somewhere out of the way, like near the transfer station. He stated that many other towns have a 100 m radius away from daycares and that this application would not meet that requirement. The resort is the best choice to manage the store, and that it could provide good paying jobs in Big White.

Art Crooks, Tamarack – stated that Big White Ski Resort is a family place, and that the store would eventually have edibles, which are a risk to kids. He asked if the regional district would consider implementing general location rules for setbacks from ski-schools or daycares when reviewing a proposed store location.

Director Gee and Ken Gobeil - responded, noting that that the regional district presented the Big White community with proposed bylaw amendments in October 2018 that included proposed regulations on setbacks to daycares and other similar uses, but these were opposed by the community.

Director Gee – reminded everyone that the purpose of the meeting was to receive comments regarding the proposed store, and not to discuss regional district bylaws.

John Bannerman, Porcupine Rd. – stated he supports Big White having control of a non-medical cannabis retail store. They have a lot more control than a private company because Big White's interest in a cannabis store is not financially motivated. A private owner may be willing to cheap out on store quality or legislated requirements like allowing sales to a minor to make a profit. Big White is looking to control the substance the right way, and the application presented is the best option for any non-medical cannabis store in the area.

Peter Plimmer, applicant – stated the proposed location is around the corner and not visible from candy store or washrooms. It is not legally possible to advertise products outside or have a window display. Products in store are not accessible, they must be kept behind a counter where a staff serve product to a customer. It is illegal to be in store if a person is underage, and staff would ask for identification from anyone entering the store. The Applicant is also considering only accepting credit card payments as a further way to verify age.

Dave Marks, Raven Ridge Rd – asked if Big White could move the store to another building, or build a new structure specifically for a non-medical cannabis store.

Peter Plimmer, applicant – stated any other site or building with retail space available in Big White has residences on upper floors.

Greg Malta, Copper Kettle – asked if Big White could move the store to another building in the future when the resort expands. He also stated that a non-medical cannabis store should be outside of the mall.

Carlan Silva, Silvertip – Asked if the regional district had a limit to the number of non-medical cannabis stores that could open in Big White?

Ken Gobeil – answered that there is no bylaw or policy to limit the number of retail stores.

Greg Malta, Copper Kettle – asked how drug dealers would be removed from the mountain, and how they can be prosecuted. He requested profits from the store be used to fund testing for impairment for people on the ski hill, and prosecuting of people skiing and snowboarding while impaired.

Ashley Vanderhan, 4826 Snow Pines– stated that anyone can purchase non-medical cannabis online and have it delivered, and that people had similar reactions to prohibition of alcohol in the past. She would rather see non-medical cannabis sold at a regulated store than someone selling it illegally.

Trevor Hanna, Big White. – stated that Big White considered the location in the Village Centre Mall very carefully. The candy store is directly across from the liquor store, which is regulated by the same branch of the government, and that there are no known complaints about the liquor store, which has window displays. The proposed site is down another hallway from the candy store. The store would be four walls and a door with no outside appeal, and no room for lounging or loitering inside or out. The store would be very plain with very limited access, and close to a discreet exit to the road, away from the village core, so customers do not have to walk through the mall.

Art Crooks, Tamarac – stated that prices at a retail store would not deter people from buying cannabis illegally. Prices in a store would be higher than what local dealers sell for, and if the prices were lowered, dealers could easily be able to drop their prices to compete.



Barb Brooks, Ptarmigan Inn – stated that drug dealers are undercutting the province in price, and kids are buying laced cannabis.

Greg Malta, Copper Kettle – asked the regional district who he can sue if someone impaired runs into him on the ski hill.

Donna Tibbit, Porcupine Rd – asked what the timeline after this meeting and the next steps for the applicant.

Director Gee – responded noting the meeting minutes would be presented to the Board of Directors at their April 24<sup>th</sup> meeting for their consideration, and comment to the Liquor and Cannabis Control Branch.

Jackie Martin, Snowpines Rd. – asked if the minutes from today's meeting would be available prior to the meeting?

Director Gee – responded that meeting agendas and meeting packages are posted online and that staff can email a link to that information.

Barb Brooks, Ptarmigan Inn – asked where the Board meeting would be held and how or if someone can speak at the meeting.

Director Gee - responded that staff can forward information on how a person can apply for a presentation to the Board of Directors.

Greg Malta, Copper Kettle – asked the regional district to make a mandatory policy to send notification to all strata managers for proposed bylaw amendments and liquor and cannabis referrals proposals.

Chris Daley – suggested the regional district use the Big White Community Association as a resource for spreading news about proposed development. He also asked the regional district if the RCMP presence in Big White would be upgraded if the proposed store opens.

Director Gee then asked staff to read out written comments.

Ken Gobeil and Elizabeth Moore then read all comments received. These comments are attached and form part of these minutes.

Director Gee thanked everyone for their comments and attending the meeting. Director Gee then closed the meeting 8:34 pm.

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Recording Secretary,  
Planner Ken Gobeil

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Chairperson, DRKB Board representative  
Director Vicki Gee, Director - Electoral Area  
'E'/West Boundary

**Elizabeth Moore**

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**From:** Maria Ciardullo  
**Sent:** March-25-19 8:25 AM  
**To:** Ken Gobeil  
**Subject:** FW: Cannabis sales on Big White  
**Attachments:** DSC02334.jpg; DSC02333.jpg; DSC02332.jpg

**From:** Donna McNeely <donnainkelowna@gmail.com>  
**Sent:** March 23, 2019 9:54 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Cannabis sales on Big White

I have been skiing Big White since 1974 and for the past thirteen years have made Stonebridge my winter home. I meet people from all over the world as I like to use the single line on busy days. The comments I hear so often are in praise of our beautiful corner of the world and the welcoming feeling Big White extends to families. These young families are our future.

What kind of message are we sending to the world when Big White promotes the sale of cannabis? I do not care that Mr. Plimmer intends to keep the store small. It should not be here in any way, shape or form. Mr. Plimmer is thinking only of his profits for his marijuana business. If he had any ethics, or conscience at all, he would resign his position as president of Big White. He obviously does not have the best interests of this beautiful resort at heart.

I am attaching three signs which appear all over the mountain. Where are we going with this proposed new venture? We will chase families away and encourage drug users. Legal or not, cannabis is a drug which impairs judgement. We already have young boarders and skiers racing down the mountain (usually on green runs) as fast as humanly possible. Can you imagine the further danger they pose if they are high?

It seems to me that any proposed cannabis sales on the mountain would have to pass a vote by all Big White property owners.

I hope and pray saner heads will prevail and keep us from entering a dark time in the wonderful history of Big White.

Sincerely,  
 Donna McNeely  
 3-203 Stonebridge Resort

*Coca-Cola*®

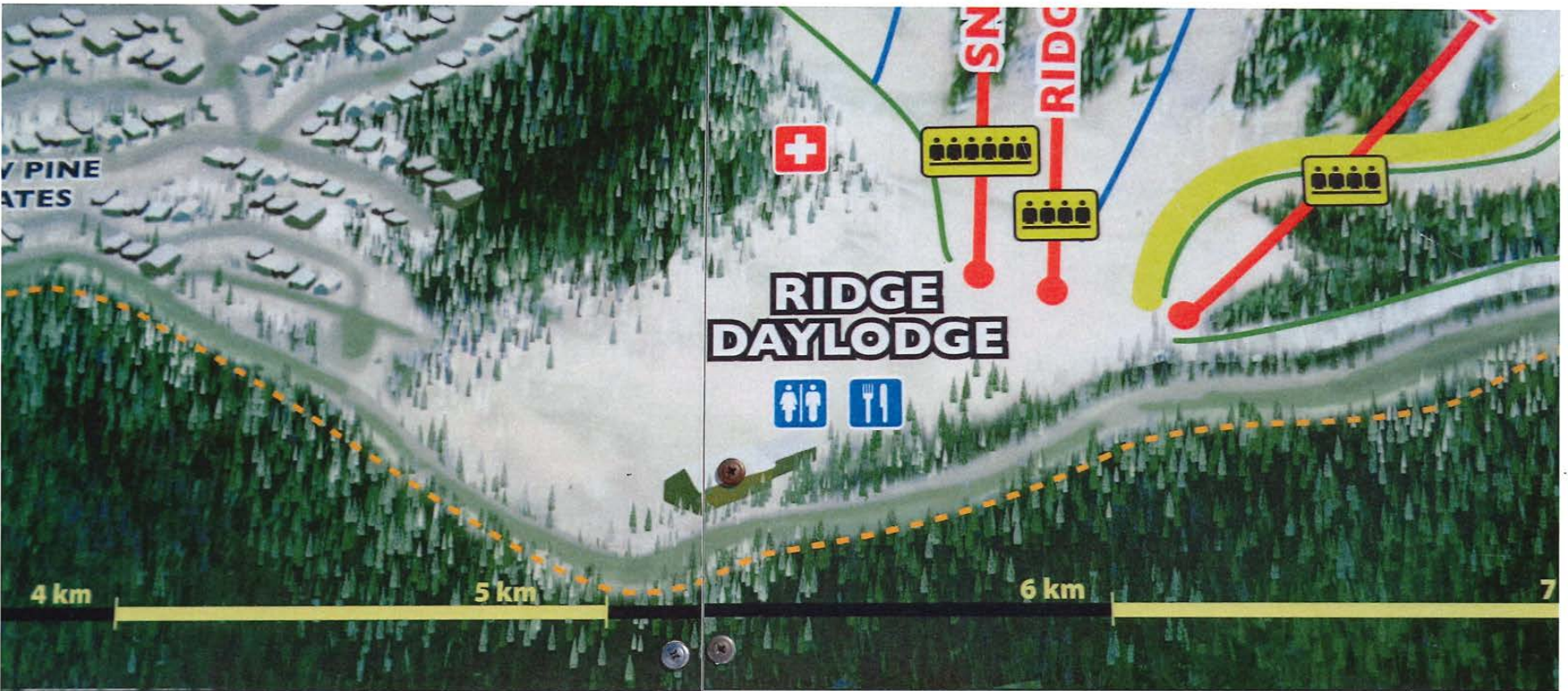


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**FAVOURITE FAMILY RESORT**





**Trevor Hanna**

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**From:** Peter Plimmer  
**Sent:** Wednesday, March 27, 2019 4:22 PM  
**To:** Trevor Hanna  
**Subject:** Fwd: An open letter to the community

*Sent from my iPhone.*

Begin forwarded message:

**From:** Peter Plimmer <[pplimmer@bigwhite.com](mailto:pplimmer@bigwhite.com)>  
**Date:** March 26, 2019 at 10:53:07 AM PDT  
**To:** "[markdhillhouse@aol.com](mailto:markdhillhouse@aol.com)" <[markdhillhouse@aol.com](mailto:markdhillhouse@aol.com)>, Naomi Woodland  
 <[info@ourbigwhitemountain.com](mailto:info@ourbigwhitemountain.com)>  
**Cc:** Ballingall Michael <[mballingall@bigwhite.com](mailto:mballingall@bigwhite.com)>  
**Subject:** An open letter to the community

Mark and Naomi,  
 I would appreciate if you could follow up on your announcement of the Cannabis Store public hearing with the following from me.  
 If you have any questions please don't hesitate to let me know.

***An Open Letter Regarding the Proposed Cannabis Store at Big White.***

Good Morning,  
 I am hoping to help everyone be aware of the thinking behind the process of applying for a cannabis licence for Big White.

There are two main objections that keep getting brought up to me.

1. **How can Big White Ski Resort Ltd's no smoking policy match up with a cannabis store?**
2. **How can Big White be a "family resort" and have a cannabis store?**

1. Every restaurant sells alcohol at Big White; we also have a large liquor store and a small cold beer and wine store. It is understood that there are laws for alcohol consumption in public areas and policies for skiing/riding impaired. It's actually #9 on the Alpine Responsibility Code (<https://www.bigwhite.com/events-activities/mountain/alpine-skiing/alpine-responsibility>).

In no way are we encouraging people to get cannabis products and use them on the lifts or runs any more than we are asking them to ski impaired by alcohol. The Smoke Free policy will remain in place as it was created to protect our guests from second hand smoke, reduce the number of butts that are littered around the resort and help eliminate the risk of fire during the summer season.

2. The Liberal government was the one that made cannabis products legal and now that it is legal it is something that cannot be ignored. It is just a matter of time until someone opens a cannabis store at the resort. There is plenty of land in the village where current zoning allows a cannabis store. Vicki Gee, our director at the Regional District of the Kootenay Boundary, visited the resort last year and the community was very vocal that they didn't want any zoning amendments that would limit access to land for cannabis outlets.

Despite popular belief Big White Ski Resort Ltd does not have full control over all the land at the resort. We do have some rights and obligations as outlined in our Master Development Agreement, but this does not trump the rights of the regional district or the rights of the owners of existing freehold land.

If we're all being honest cannabis was already prevalent on not just the mountain but throughout British Columbia. We do not believe that since legalization that we have seen a noticeable increase in cannabis use around the resort. While not desirable, I'm sure most people realize that cannabis being available through a reputable outlet is much better than forcing people to deal with the black market and exposure to harder and more lethal drugs. My goal and Big White Ski Resort Ltd's goal is primarily that we want to make sure that a cannabis store is run respectfully and discreetly to provide a safe product and experience for our guests.

For the 35 years that my family have been investing and building the reputation of the resort. I honestly believe that no one is more keenly aware of the risk and ramifications of this venture than the Big White Ski Resort executive team and myself. We are very aware of the backlash from families of resorts in Colorado and Washington once those states legalized cannabis. It is precisely for this reason that we want to manage how it is presented at Big White and protect our investment and the investment of our property owners.

The question for the community is, if it is not run by us then who will run this operation and will they be respectful of the legacy that we have spent millions of dollars creating? The entrance will be discreet around the far corner close to the parking side, downstairs in the VCM. There will be no village facing outdoor signage. Its presence will be far less obvious than the current liquor store.

To be quite honest if we could have it guaranteed by the Regional District that a cannabis shop wouldn't be allowed at Big White at all permanently, Big White Ski Resort Ltd would happily accept that. Unfortunately, the black market would surely fill in this void as it does now.

I hope this helps explain the position that I and Big White Ski Resort Ltd have found ourselves in.

Again, I do appreciate your concerns and will do everything I can to manage the experience for the least amount of impact to Big White Ski Resort, the community and the many families that visit every year.

Thank you for taking the time to read this.

Kind Regards,  
**BIG WHITE SKI RESORT LTD.**

Peter Plimmer



We are property owners at Big White. We are Australian and have skied the mountain regularly and exclusively with our children for almost 20 years.

The thing that attracted us to Big White initially was the 'family' nature of the resort. In comparison with other, larger Canadian resorts we always felt comfortable with the safety and atmosphere present.

Whilst we respect the right of Canadians to legislate within their own county, there are aspects of introducing a marijuana store into Big White which might be extremely detrimental to the Big White community.

Overseas visitors to the resort will have access to a drug which may not be legal in their home country. These people might embark on a 'party holiday' and not be familiar with dosage effects of the consumed product which could easily result in overindulging. This has significant safety ramifications -not only to the person who is impaired but also those who may be affected by their judgement while under the influence of this drug. Skiing and Boarding are already potentially dangerous sports without introducing significantly greater numbers of 'wasted' participants.

Both my wife and I are doctors and have considerable experience in trauma medicine. It is not unreasonable to draw a comparison between road trauma and ski/boarder injuries on the hill. It is quite clear that the major contributing factors to road trauma are impairment from drugs and alcohol, fatigue and speed. There is also a clear correlation between non-vehicular trauma and impairment.

We are all aware, as is the general public, that there is a drug problem on the mountain amongst the staff (many of whom are young Australians). Having the drug even more readily accessible for these employees is not a good move in any form or fashion. The standard medical adage for any individual under the influence of drugs or alcohol is "not to make any important decisions or operate dangerous machinery". Would the mountain then insist on random drug testing for employees whilst on the job? - in particular those employees who run lifts and have other important jobs where safety is key

For these reasons, we are vehemently opposed to the sale of cannabis at the resort. It is a clear conflict of interest for the owners of the resort who are tasked with ensuring the safety of skiers and boarders to recommend the sale of this drug through their own company with a vested financial interest

Doug and Kristen Wells  
3202 Stonebridge

3/26/2019

Gmail - Cannabis Big white

Donna Daines-Hibbitt <dcdainesh@gmail.com>

## Cannabis Big white

1 message

**Jocelyn Storey** <jstorey04@gmail.com>  
To: dcdainesh@gmail.com

Fri, Mar 22, 2019 at 3:57 PM

I am opposing the proposal of a new store to sell cannabis inside the Village centre mall in Big White. This is a family resort and we do not want people under the influence of cannabis on the slopes, in the village or driving. I strongly object to this                      a visitor to Big White I would consider staying elsewhere.

J Story

Visitor staying at 306 Grizzly Lodge.

3/26/2019

Gmail - Fwd: Cannabis sales on Big White

Donna Daines-Hibbitt &lt;dcdainesh@gmail.com&gt;

**Fwd: Cannabis sales on Big White**

1 message

**Donna McNeely** <donnainkelowna@gmail.com>

Sat, Mar 23, 2019 at 9:56 AM

To: "dcdainesh@gmail.com" &lt;dcdainesh@gmail.com&gt;

----- Forwarded message -----

From: **Donna McNeely** < >  
 Date: Sat, Mar 23, 2019 at 9:54 AM  
 Subject: Cannabis sales on Big White  
 To: < >

I have been skiing Big White since 1974 and for the past thirteen years have made Stonebridge my winter home. I meet people from all over the whole as I like to use the single line on busy days. The comments I hear so often are in praise of our beautiful corner of the world and the welcoming feeling Big White extends to families. These young families are our future.

What kind of message are we sending to the world when Big White promotes the sale of cannabis? I do not care that Mr. Plimmer intends to keep the store small. It should not be here in any way, shape or form. Mr. Plimmer is thinking only of his profits for his marijuana business. If he had any ethics, or conscience at all, he would resign his position as president of Big White. He obviously does not have the best interests of this beautiful resort at heart.

I am attaching three signs which appear all over the mountain. Where are we going with this proposed new venture? We will chase families away and encourage drug users. Legal or not, cannabis is a drug which impairs judgement. We already have young boarders and skiers racing down the mountain (usually on green runs) as fast as humanly possible. Can you imagine the further danger they pose if they are high?

It seems to me that any proposed cannabis sales on the mountain would have to pass a vote by all Big White property owners.

I hope and pray saner heads will prevail and keep us from entering a dark time in the wonderful history of Big White.

Sincerely,  
 Donna McNeely  
 3-203 Stonebridge Resort

**3 attachments**



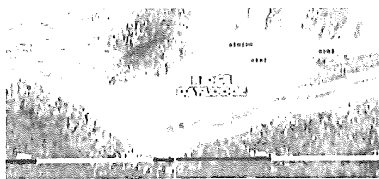
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3/26/2019

Gmail - Fwd: Cannabis sales on Big White



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FAVOURITE FAMILY RESORT



**DSC02332.jpg**  
3303K

26.3.19

These are questions to gain a better understanding of what has not been clearly noted in the correspondence to date. Most of the below is to uncover detail and get comments on the public record.

Q1. The public meeting notice includes the following -

– This is

a confusing and appears to be contradictory statement deserving more explanation. What is the strategy. The introduction of a cannabis outlet, no matter who opens it, will have a negative reputational impact as noted above? In the absence of more detail the resort would be better positioned to be as arms-length as possible to enable conflict free decisions and resort policies down the track.

Q2. How can Big White Resort justify that it can support a cannabis retail outlet without potentially damaging its reputation as the best family ski resort in North America. While the outlet is branded separately from the resort, the ownership connection is clear to all and will be easily interpreted as an extension to the resort, no matter what the brand is. Even more so as the outlet is to be housed in Big White premises at the VCM and poorly situated very close to other retail aimed at children.

Q3. Are there cannabis retail outlets established in any other Western Canada ski resorts? If so, what are the learnings from those examples? If not, is that because there have not been any applications as resorts are not encouraging such outlets in their domain, or perhaps applications have been refused by local authorities?

Q4 As licensing is via the BC Liquor Branch why can't the outlet be in one of the existing Liquor stores, or better still be a government-operated retail store located other than the VCM, thereby distancing any conflict of interest for the Resort and its existing marijuana free policy?

Q5 Specifically to the proposed outlet licensee/operator – will the retailer be limiting potency of cannabis product to be sold. THC potency is a widely researched issue by health professionals internationally and can present a potential health risk for cannabis users, despite the recent legalization. Will the retailer be taking on risk subject to the quality of product made available. Equally what risk for the public who purchase, along with the adverse publicity for the resort from any unforeseen event.

Q6. The resort has placed a large number of signs around the village (and in direct email marketing to those on the resort data base) to advise visitors that Big White is - Tobacco Free, Marijuana Free and Vapor Free. If the retail outlet goes ahead what will the future policy be? Will the signage etc. be changed? Is the answer dependent on who the retail operator is i.e. potential conflict of interest?

Q7. If the retail outlet goes ahead, and the signs located at lifts are modified to delete the word Marijuana, what steps will the resort take to ensure marijuana is not allowed for consumption by skiers and riders on the hill?

Q8. If the outlet goes ahead will it include sale of Vaping and Tobacco products as well.

Gerry W Thorley 2403/2404 Stonebridge Lodge, Big White Road, Big White, Kelowna BC

3/26/2019

Photo 14-3-19, 5 23 33 pm.jpg



3/26/2019

Gmail - Cannabis store application for Big White

Donna Daines-Hibbitt &lt;dcdainesh@gmail.com&gt;

**Cannabis store application for Big White**

1 message

**Tyler Bollhorn** <tylerb@stockscores.com>  
To: dcdainesh@gmail.com

Fri, Mar 22, 2019 at 1:20 PM

Hi Donna,

We are an owner at Stonebridge and have been for about 10 years. We live in Kelowna and are at Big White most weekends, our unit is not rented out.

I don't think a retail outlet, and the inevitable increase in usage that would come from readily available supply, is appropriate for a family venue like Big White.

Therefore, I wish to voice our opposition to any Cannabis retailer at Big White.

Best,

Tyler and Cindy Bollhorn  
Stonebridge 2104

**Maria Ciardullo**

---

**From:** Gregg Veinpel <Gregg.Veinpel@charter.net>  
**Sent:** March 26, 2019 7:55 PM  
**To:** Planning Department  
**Subject:** Opposed to Proposed Cannabis Retail Store Location

To whom it may concern,

I would like to start off by saying that I am somewhat bewildered by this proposal given all of the clean air policies being imposed by the mountain. Given that these policies restrict both smoking and vaping anywhere on the mountain, the only place where smoking or vaping would be permitted would be within private homes. I am quite certain that a vast majority of home owners on the mountain also restrict smoking or vaping of any kind and even go so far as to include them in their rental policies. I know that we most certainly do. Perhaps I am overlooking something here but given the above I do not believe that there would be enough demand to warrant a store.

That aside, Big White has always advertised itself as a family resort. As was mentioned above they have furthered this narrative with the introduction of a number of clean air policies. We and many of my neighbors have built our entire rental business around this. Introducing a retail cannabis shop in the Village Center would seem to be completely in contradiction to this. With additional clean air policies most certainly being introduced in the future it would seem to me that this is just going to lead to a number of very contentious situations for those visiting Big White. My fear is these contentious situations will eventually lead to reduction in the number of visitors.

Thanks, Gregg Veinpel



**Maria Ciardullo**

---

**From:** Rhonda <rhondaleong@gmail.com>  
**Sent:** March 26, 2019 7:17 PM  
**To:** Planning Department  
**Subject:** Cannabis Licensing

As an owner of condo at Chateau Big White Next door to the Village Centre Mall!

I reject the proposal

The stench that lingers in a crisp fresh mountain air is disgusting!

The traffic

And having a bunch of stoned kids and promoting it on a healthy athletically family oriented mountain has gone too far.

I have seen the effects of dope on kids brains and long term affects in the personality which are all very common among users It becomes a complete addiction for many Personality mood swings changes without it!

A sense of false reality!

100% against it

Thank you for asking for my input!

322 Chateau Big White  
Bento Holdings Ltd

Sent from my iPhone

**Maria Ciardullo**

---

**From:** Arthur <nurgler@tpg.com.au>  
**Sent:** March 26, 2019 6:58 PM  
**To:** Planning Department  
**Subject:** Cannabis store at Big White

Dear Sir,

I wish to express my opposition to the proposed cannabis store at Big White.

The reason that I and my family bought a property in this resort is because it is advertised as a family resort. I don't see how a cannabis store meets this image.

The company has signs up banning drugs from use on the lifts, including cannabis. If a store is opened in the resort then there will be increased use of cannabis regardless of signs etc.

I believe a store selling cannabis will be a retrograde step for this resort.

Arthur Willis  
318-5275 Big White Road, Big White.

**Maria Ciardullo**

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**From:** Sheila Dieterich <sheila.dieterich7@gmail.com>  
**Sent:** March 27, 2019 7:42 AM  
**To:** Planning Department  
**Subject:** Feedback regarding Cannabis Application for store at Big White

To Whom It May Concern,

Regarding the proposed cannabis application for the Monashee Mountain Cannabis Company up at Big White. Although I am unable to attend the public hearing on March 27<sup>th</sup> 2019, at the Big White Fire Hall I would still like to write regarding my opinion of the application. I am **opposed** to having a recreational cannabis store up at Big White. Big White is promoted as a family friendly resort and I was pleased to see signs around this season against smoking/vaping and cannabis. I believe that by adding a store of this nature to the town center will negatively impact the resorts reputation as a family friendly destination and will increase the likelihood of those not wanting exposure to second hand smoke.

Any further questions please don't hesitate to contact me. Thank-you.

Kind Regards,  
Sheila Dieterich  
231-5340 Big White Road

Sent from Mail for Windows 10.

**Maria Ciardullo**

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**From:** Linda <tbeckett@rogers.com>  
**Sent:** March 27, 2019 4:22 AM  
**To:** Planning Department  
**Subject:** Cannabis at Big White Ski Resort

We are long term owners at Big White ski resort. Charm of this ski resort has been its family atmosphere . We do not believe that cannabis fits in with that lifestyle . Everyday the village is filled with children and babies the use of this product sends the wrong message to everyone. How to control its use would be a nightmare and who would monitor its use especially among staff operating the lifts.

Tom & Linda Beckett  
Blacksmith Lodge

Sent from my iPhone

**Maria Ciardullo**

---

**From:** rhmellema@comcast.net  
**Sent:** March 26, 2019 4:56 PM  
**To:** Planning Department  
**Cc:** Ken Gobeil  
**Subject:** Public Hearing March 27th: Cannabis Store at Big White

*We would like to submit this statement for the Public Hearing on Wednesday March 27th, 2019 at 6pm at the Big White Fire Hall conducted by the Regional District of Kootenay Boundary evaluating Big White's proposal to establish a non-medical cannabis store in Big White.*

Dear Regional District of Kootenay Boundary,

As we are unable to attend the public hearing, we are writing to express our strong opposition to the proposal brought forth by Big White to establish a non-medical Cannabis Store in the lower level of the Village Centre Mall (VCM) at Big White Ski Resort.

When we purchased our home at Big White 17 years ago and continuing to now, we appreciate and strongly support the emphasis that the community of Big White places on family. As we look at this proposal, we do not see that it in anyway considers families and children that are at Big White seasonally and year-round. The VCM has always been a gathering area for the community of Big White. Biweekly during the ski season it hosts the Carnival (an event for families). The main location of washrooms in the village of Big White is in the lower level of the VCM just around the corner/down the hall from the proposed store. The entrance to the main check in for families that are renting at Big White (Central Reservations) is off the same parking area from the proposed external entrance to the Cannabis Store. Just across from the VCM in the village is the Big White Kids Ski School.

The applicant has stated "this proposal is part of a strategy to appropriately manage the introduction of non-medical cannabis into Big White, which could have a negative impact of the internationally recognized family friendly reputation of the Resort". As we have researched and reviewed this proposal, we have found that other resorts in the BC region have recently addressed this issue. Whistler, which is a municipality and governed differently, has placed restrictions in their zoning laws and do not plan on having a Cannabis Store in their village area. Whistler is a significantly larger resort, yet feel an on mountain centralized cannabis store is not required. Also it is our understanding that Mt.Baldy, which is unincorporated like Big White, has passed zoning bylaws that were not passed at Big White in October 2018, restricting the placement of a Cannabis Store considering proximity to schools and other community venues. We feel that the introduction of non-medical cannabis into the Big White community should not be in the village centre area as it will have a strong negative impact on the family friendly reputation of the resort. We applaud Big White's effort to be a smoke

free environment and do not feel that introducing non-medical cannabis into the core of the resort will do anything except increase smoking (tobacco, cannabis, and vaping) at the resort.

Thank you for allowing us to voice our opinion. We will continue to follow this issue closely.

Sincerely,

Rita Mellema

Blacksmith Lodge, owner & strata council president

[rhmellema@comcast.net](mailto:rhmellema@comcast.net)

&

Jim Mellema

Owner at Blacksmith Lodge

[jmellema@comcast.net](mailto:jmellema@comcast.net)

**Maria Ciardullo**

---

**From:** Angie Brabet <angie@damadi.com.au>  
**Sent:** March 26, 2019 6:52 PM  
**To:** Planning Department  
**Subject:** Objection to Big White Cannabis store

Hi

As the owner of condo at Big White Ski resort I'd like to formally object to the opening of a recreational cannabis store at Big White.

1. Big White is a family resort. Recreational Cannabis is not in keeping with the customer groups targeted by the Resort since the 1980's.
2. Children will be effected by people smoking cannabis. Many skiers and snowboarders will light up on the chair lift and smoke on the ride up to the top of the ski run. It is a very, very common practice. I've frequently been on chair lifts with young kids who are either skiing on their own or separated from their group or on a chair away from their parents because there are too many of them to ride together. I have also frequently been asked to assist ski school kids when they are in a large group. There is no doubt in my mind that children will be exposed to people smoking cannabis on the chairs and they will have no choice about it, as they can't get off until they reach the top. Even if their parents are on the chair behind them, they wont be able to do anything about it.
3. As a property owner there is already enough problems with people smoking inside the building. The Whitefoot Lodge has been smoke free for a long time but there have always been issues with people smoking both cigarettes and cannabis in the building – and this was before cannabis was legal. Having a cannabis shop in the centre of Big White is only going to make this issue worse. Nobody likes going out into the -5 weather to smoke and if someone is already stoned, they are a bit lethargic and less likely to want to get dressed in several layers of clothing so they can go outside and have another smoke.
4. There are plenty of cannabis shops in Kelowna and other cities on the way to Big White. If people want it, they can either bring it with them or get on the shopping shuttle to Kelowna and get some there.
5. Potential for break in's/crime at the VCM.
6. Why? Why is this needed at Big White? I can see no benefit to the resorts family image, its not medical cannabis so there are no health benefits and the product is freely available in other areas. The only advantage I can see is the financial benefit of the owner of the cannabis store.

I would also like object to the time frame this is being pushed through in. The letter I received was posted on the 2019.03.07. Mail to Australia takes at least two weeks and I received this on 2019.03.27. Luckily Australia is 17 hours ahead of Vancouver and it is currently 6.30pm in Vancouver on the 26<sup>th</sup> of March, so I am just barely able to get this submission in.

I am happy to supply the date stamped envelope as proof.

This fact that property owners are being informed so late in the process is also shady and smacks of potential corruption.

I am also forwarding this objection to Big White management.

Regards

Angela Brabet  
Owner  
226 Whitefoot Lodge  
5375 Big White Road.



**Ken Gobeil**

---

**From:** Sandra Surinak  
**Sent:** March 27, 2019 8:04 AM  
**To:** Ken Gobeil  
**Subject:** FW: Cannabis Licensing

This was in my junk email file

Sandra

-----Original Message-----

From: Rhonda <rhondaleong@gmail.com>  
Sent: Tuesday, March 26, 2019 7:17 PM  
To: Planning Department <plandept@rdkb.com>  
Subject: Cannabis Licensing

As an owner of condo at Chateau Big White Next door to the Village Centre Mall!

I reject the proposal

The stench that lingers in a crisp fresh mountain air is disgusting!

The traffic

And having a bunch of stoned kids and promoting it on a healthy athletically family oriented mountain has gone too far.

I have seen the effects of dope on kids brains and long term affects in the personality which are all very common among users It becomes a complete addiction for many Personality mood swings changes without it!

A sense of false reality!

100% against it

Thank you for asking for my input!

322 Chateau Big White  
Bento Holdings Ltd

Sent from my iPhone

**Ken Gobeil**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 26, 2019 8:57 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

We are owners of property at Big White. We are opposed to the opening of a cannabis outlet at a resort which bills itself as a family resort. There are hundreds of children daily in the area of this proposed operation. They shop at the board shop, candy store, ski schools, nursery, ski rentals etc. The issue will get even more dangerous when edible products are made available. This is a totally inappropriate use which would be arbitrarily rejected in most jurisdictions. A. Crooks 202 6375 Whiskey Jack Rd. Big White M. Crooks 101 6375 Whiskey Jack Rd. Big White

-

Added by **A&M**

[Click here](#) to view the feedback

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**Ken Gobeil**

---

**From:** rhmellema@comcast.net  
**Sent:** March 26, 2019 4:56 PM  
**To:** Planning Department  
**Cc:** Ken Gobeil  
**Subject:** Public Hearing March 27th: Cannabis Store at Big White

*We would like to submit this statement for the Public Hearing on Wednesday March 27th, 2019 at 6pm at the Big White Fire Hall conducted by the Regional District of Kootenay Boundary evaluating Big White's proposal to establish a non-medical cannabis store in Big White.*

Dear Regional District of Kootenay Boundary,

As we are unable to attend the public hearing, we are writing to express our strong opposition to the proposal brought forth by Big White to establish a non-medical Cannabis Store in the lower level of the Village Centre Mall (VCM) at Big White Ski Resort.

When we purchased our home at Big White 17 years ago and continuing to now, we appreciate and strongly support the emphasis that the community of Big White places on family. As we look at this proposal, we do not see that it in anyway considers families and children that are at Big White seasonally and year-round. The VCM has always been a gathering area for the community of Big White. Biweekly during the ski season it hosts the Carnival (an event for families). The main location of washrooms in the village of Big White is in the lower level of the VCM just around the corner/down the hall from the proposed store. The entrance to the main check in for families that are renting at Big White (Central Reservations) is off the same parking area from the proposed external entrance to the Cannabis Store. Just across from the VCM in the village is the Big White Kids Ski School.

The applicant has stated "this proposal is part of a strategy to appropriately manage the introduction of non-medical cannabis into Big White, which could have a negative impact of the internationally recognized family friendly reputation of the Resort". As we have researched and reviewed this proposal, we have found that other resorts in the BC region have recently addressed this issue. Whistler, which is a municipality and governed differently, has placed restrictions in their zoning laws and do not plan on having a Cannabis Store in their village area. Whistler is a significantly larger resort, yet feel an on mountain centralized cannabis store is not required. Also it is our understanding that Mt.Baldy, which is unincorporated like Big White, has passed zoning bylaws that were not passed at Big White in October 2018, restricting the placement of a Cannabis Store considering proximity to schools and other community venues. We feel that the introduction of non-medical cannabis into the Big White community should not be in the village centre area as it will have a strong negative impact on the family friendly reputation of the resort. We applaud Big White's effort to be a smoke

free environment and do not feel that introducing non-medical cannabis into the core of the resort will do anything except increase smoking (tobacco, cannabis, and vaping) at the resort.

Thank you for allowing us to voice our opinion. We will continue to follow this issue closely.

Sincerely,

Rita Mellema

Blacksmith Lodge, owner & strata council president

[rhmellema@comcast.net](mailto:rhmellema@comcast.net)

&

Jim Mellema

Owner at Blacksmith Lodge

[jmellema@comcast.net](mailto:jmellema@comcast.net)



**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-07-19 8:09 AM  
**To:** Donna Dean; Ken Gobeil; Elizabeth Moore  
**Subject:** FW: Big White Cannabis Store

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

**From:** Brad Miller <puckman151@icloud.com>  
**Sent:** March 7, 2019 6:15 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Big White Cannabis Store

My name is Brad Miller (age 61) and I own units in the Chateau Big White. The proposal to allow a Cannabis store as shown has my full approval. Thanks for considering this matter and keeping up with modern times

Brad Miller - [250-470-7989](tel:250-470-7989) C for voice confirmation if needed

Sent from my iPad

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-08-19 1:13 PM  
**To:** Donna Dean; Ken Gobeil  
**Subject:** FW: Big White Cannabis Licensing

I've confirmed receipt of email with her.

Maria

---

**From:** H GIESEN <higiesen@shaw.ca>  
**Sent:** March 8, 2019 12:16 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Big White Cannabis Licensing

Hello Ms. Gee.

With regards to the scheduled meeting on March 27, 2019 to discuss the Cannabis Licensing Application, we like to go on record for opposing any non- medical Cannabis Store in the Village Center Mall, or anywhere else on Big White.

We are Owners of a Condo in the White Crystal Inn for over 20 years without major problems.

The Big White Management promotes and advertises, where they have done a great job,, as FAMILY SKI RESORT.

Let's not open the Flood Gates and allow a Cannabis Retail Store anywhere on the Mountain.

We appreciate your consideration.

Thank you.

Hans & Irene Giesen

P.S. Please confirm that you have received the above e-mail.

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-18-19 8:09 AM  
**To:** Ken Gobeil  
**Subject:** FW: proposed cannabis store in bis white

---

**From:** Bob - Verna <rvneal@shaw.ca>  
**Sent:** March 17, 2019 8:42 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** proposed cannabis store in bis white

We do not support the application of having a non-medical cannabis store anywhere at Big White resort.  
If all of Big White is smoke free, then why would a cannabis retail store be accepted at the village center mall?  
Does not make any sense to us and many others.

Regards,  
Owners at Big White

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-14-19 1:59 PM  
**To:** Donna Dean; Ken Gobeil  
**Subject:** FW: March 27 Public Hearing

FYI

---

**From:** Randall J. Wakaki <A50snowrider@hawaii.rr.com>  
**Sent:** March 14, 2019 12:53 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** March 27 Public Hearing

Director Gee: I am not able to attend the March 27th Meeting in person.

I strongly (100%) oppose the sale of cannabis at the Big White Ski Area. I think it's a horrible idea to have cannabis for sale and/or being used at a public recreational area.

Randy Wakaki (Owner)  
White Crystal Inn #314



**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-14-19 3:10 PM  
**To:** Donna Dean; Ken Gobeil  
**Subject:** FW: Big White Cannabis Retail Store

**From:** Mark Rubensohn <[rubes@shaw.ca](mailto:rubes@shaw.ca)>  
**Sent:** March 14, 2019 3:05 PM  
**To:** Planning Department <[plandept@rdkb.com](mailto:plandept@rdkb.com)>  
**Subject:** Big White Cannabis Retail Store

Dear Cannabis Licensing Commission,

I strongly support the opening of a retail Cannabis Store at Big White Village  
I would far rather know that here is legal, regulated and controlled distribution of Cannabis available for those  
that use it, than that there is continued use of illegal product all over the hill as there is now.  
I can see of no good reason to not allow a legally allowable business enterprise to be established in the retail  
area of the village.  
Thank you for the opportunity to give feedback.

Sincerely,

Mark Rubensohn  
[rubes@shaw.ca](mailto:rubes@shaw.ca)  
C: 403 512-7979

**Elizabeth Moore**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-15-19 4:39 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

I have two concerns with this proposal; 1. The location of this proposed new store has been poorly considered. It will be located near to a store frequented by young children unnecessarily exposing them to potential side effects of THC 2. Big White already has an issue with abuse of alcohol and drugs. The argument could be made that this store will do little to reduce this abuse but ready access will increase the overuse of drugs.

-

Added by **Andrew**

[Click here](#) to view the feedback

---

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**Elizabeth Moore**

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**From:** Maria Ciardullo  
**Sent:** March-15-19 3:00 PM  
**To:** Donna Dean; Ken Gobeil  
**Subject:** FW: public hearing-march 27, big white fire hall

**From:** Stephanie Key <steph.key.aga5@gmail.com>  
**Sent:** March 15, 2019 2:54 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** public hearing-march 27, big white fire hall

Please accept my comments for the upcoming public hearing as I am not able to attend in person. I am opposed to the proposed non-medical cannabis store in Big White. Big White is a family oriented, recreational community and non-medical cannabis does not fit at all with this type of community in any location.

Stephanie Key  
Owner of 1-205, 5300 Big White Rd, Big White

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-15-19 11:16 AM  
**To:** Ken Gobeil; Donna Dean  
**Subject:** FW: Cannabis Licensing Regulation - RDKB - Big White

**From:** Justin Pandos <jpandos4@gmail.com>  
**Sent:** March 15, 2019 11:15 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Cannabis Licensing Regulation - RDKB - Big White

Cannabis is now legal and could be a major source of economic and population growth at BW.

Let's be a forward-thinking community and treat Cannabis like it truly is;

Recreationally: A Legal, Government licensed substance, like Alcohol, that is enjoyed by numerous members of the Big White Local Community and Tourists

Medically: A support method for its Patients and a much better option than many other marketed medicines on the market

100% in favor of this dispensary opening.

Justin Pandos  
#3-5895 Snowpines Way

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-15-19 3:03 PM  
**To:** Ken Gobeil; Donna Dean  
**Subject:** FW: Cannabis store Big White

-----Original Message-----

From: Craig and Katrina Phillips <fivephilipos@bigpond.com>  
Sent: March 15, 2019 3:02 PM  
To: Planning Department <plandept@rdkb.com>  
Subject: Cannabis store Big White

I would like to lodge an objection to the opening of a non-medicinal cannabis store at Big White. Our family have owned our condo in BW for 7 years. BW is a family resort, and this store is at complete odds with that family feel. Our children enjoy the current family feel of Big White, compared to other larger more nightlife/party focused resorts in BC. I think this is a step in the wrong direction for Big White.

Kind Regards

Craig Phillips  
#18/5095 Snowbird Way  
Big White

**Elizabeth Moore**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-18-19 8:58 AM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

I say yes for the store; I'd rather anyone looking to purchase cannabis at Big White be able to do so from a source with more than the profit on their minds. It will happen eventually and if it is an independent company will they have the same ethics or location? Imagine instead of in the back corner of the village center basement its slope side with a glowing cannabis sign?

-

Added by **Cumpfam-BC-ON**

[Click here](#) to view the feedback

---

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**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-15-19 11:11 AM  
**To:** Donna Dean; Ken Gobeil  
**Subject:** FW: Cannabis Licensing Regulation at Big White

FYI

**From:** Greg Ticknor <greg@ticknorgroup.com>  
**Sent:** March 15, 2019 11:10 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Cannabis Licensing Regulation at Big White

To Vicki Gee and the RDKB Staff:

I'm writing in regards to the hearing of a proposed non-medical cannabis store at Big White.

I have owned a property at Big White for the last 5 years and have been coming to Big White every winter for the last 30. I have small children of my own who love Big White and are excited about nature and animals primarily because of Big White. Our family ties to Big White are deep, and we consider it a second home. I am not pro-cannabis or anti-cannabis, as a result I don't have any specific view on whether or not this proposal should proceed. However, I have a number of thoughts that I would hope RDKB would take into consideration before deciding whether a non-medical cannabis store should be located at Big White. These thoughts are as follows:

- 1) Big White currently bans all smoking, including tobacco and cannabis. This means the only smoking essentially takes place inside private residences. Further, a large amount of the private residences at Big White are rented and do not permit smoking. There is thus very limited places in which an individual could legally smoke cannabis products (since edible cannabis products are currently not legal outside medical purposes, I'm not considering that). Does it make sense to have a store dedicated to the sale of cannabis when it's not permitted to be smoked by Big White, or inside a large number of private residences?
- 2) Big White currently has limited/inadequate RCMP coverage on the mountain. The primary concern here is driving or skiing/snowboarding while under the influence. As you know, Big White is a family centered resort. In fact, Big White is routinely voted the top family ski-resort in Canada (and even North America). Having families, and children feel safe at Big White goes to the core of Big White's mission, image, and appeal. If Big White were to lose this image, it would undoubtedly face financial hardship. I brought up these two facts because without adequate RCMP coverage the concern is keeping our children safe from skiers and drivers who are under the influence of cannabis. All it takes is several accidents either on the slopes, or on the winter roads to tarnish Big White's reputation. Further, the roads around Big White, and to Big White face extreme driving conditions for much of the winter. Accidents are commonplace, as are injuries and even death. Further, many of the resort staff are seasonal workers from Australia. Having gotten to know many of them over the years, many come to Big White ill prepared to drive these hazardous roads. As a mountain community it is in our best interests to keep Big White's seasonal staff safe. It's been a debate within the Big White community as to whether Big White and the government are doing enough to ensure road safety and adequate RCMP coverage - not considering potential impacts with easy cannabis accessibility. As a community we need to undertake initiatives to keep these roads safer, not to become more dangerous.
- 3) Finally I would ask RDKB to consider RCMP coverage at Big White - a resort that markets itself as family friendly (ie, a safe and fun resort). In no way will having cannabis make the resort safer. It would only make it less safe for families and children. The RDBK needs to consider how RCMP is deployed, and

used to enforce the safety of our community. This doesn't just mean ensuring cannabis-related laws are adhered to, but also alcohol, and other substances that impair ones ability to drive, ski, or snowboard.

Thank you

Greg Ticknor  
Big White Resident



**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-19-19 8:07 AM  
**To:** Ken Gobeil  
**Subject:** FW: Cannabis Store feedback

-----Original Message-----

From: Danielle Seymour <dsey88@bigpond.net.au>  
 Sent: March 18, 2019 10:40 PM  
 To: Planning Department <plandept@rdkb.com>  
 Subject: Cannabis Store feedback

Attn Ken Gobeil, senior planner RDKB

Dear Ken

Please find this email as a written submission to be part of the public record for opposition to the proposed non-medical cannabis store in Big White.

As an Australian owner of property at Big White (unit 15 The Edge) I firmly oppose any Cannabis retail facility at Big White.

Big White is marketed as a family resort and will certainly lose this reputation for being family friendly with the addition of a cannabis store. Many families with young children and teenagers may even actively boycott the resort which would destroy the rental market and ongoing success of Big White. With the large majority of accomodation at Big White being spacious apartments, condos, and houses, there is no doubt that the main visitors are certainly family groups. As an owner of a rental property I can provide evidence of our rental population being 100% family groups - with intergenerational composition and often two families with multiple children sharing the accomodation. Most families are not encouraging of marijuana usage while on holidays together.

The proposed site of the store is also of major concern, being directly opposite the children's retail store and adjacent to the public toilets downstairs at the VCM. This is an area where children and older teenagers have freedom to visit independently while families partake in activities in the community facilities upstairs. There are certainly serious health and safety issues to address here in relation to the proposed site being in such close proximity to young children and toilet facilities.

Finally, there is an issue with Australians and cannabis legality. Obviously, the main visitors to Big White from mid to end December until the end of January each year are Australians. There is also another large influx of Australians towards the end of the season for spring break. And many property owners are also Australians. As marijuana and cannabis are illegal in Australia, the proposed addition of a cannabis store does not translate well in a resort catering to visitors who do not access the product legally at home. Culturally, Australians do not encourage cannabis use and it is an especially large concern for parents of teenage children. The January occupancy rates at Big White would be extremely low if Australian families were to choose to ski elsewhere for their summer holidays each year. This would have serious follow on effects for not just rental properties but food/beverage outlets, ski instructors, ski lift passes etc. Australian parents may also encourage their older children to work in Japan and other ski resorts where such ready access to cannabis is not encouraged by the management. This would also have an effect on staffing as the Australian population of workers is considerable in Big White.

As a property owner and regular yearly visitor to Big White for over 12 years, I am very much opposed to any non-medical cannabis store being introduced to Big White ski resort.

Yours sincerely,  
Danielle Seymour

Unit 15 The Edge  
Snowbird Way  
Happy Valley  
Big White

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-18-19 8:10 AM  
**To:** Ken Gobeil  
**Subject:** FW: PROPOSED CANNABIS STORE AT BIG WHITE.

**From:** Gord Hammond <gordrh32@gmail.com>  
**Sent:** March 16, 2019 9:07 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** PROPOSED CANNABIS STORE AT BIG WHITE.

Hello,

I do feel that a family recreation resort is the wrong place to be promoting and selling cannabis products. The rank smell emitted from this substance is an invasion on everyone's air space. This type of product should not be promoted in an area where children are readily present. Also, I noticed that your mail out notice for this meeting came to us on the same day that this meeting was being held. It should have arrived at least a week before the meeting so people could plan on attending.

Sincerely,

Gord Hammond

17 year owner of condo at Big White.



**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-18-19 10:30 AM  
**To:** Ken Gobeil  
**Subject:** FW: Proposed non-medical cannabis store at Big White ski resort

-----Original Message-----

From: Mary-Lou Wightman <mary-lou\_wightman@telus.net>  
 Sent: March 18, 2019 10:30 AM  
 To: Planning Department <plandept@rdkb.com>  
 Subject: Re: Proposed non-medical cannabis store at Big White ski resort

I have been a property owner at Big White Ski Resort since 1992. Our children have learned to ski here in this wonderful family environment, and now our little grandchildren are learning to ply the slopes on their skis.

I am absolutely opposed to the opening of a cannabis store on the mountain. Big White Ski Resort has always promoted themselves as a "family mountain and resort". Their ski season, and recent addition of summer mountain biking season, programmes are filled with healthy, fun loving events for both children and adults alike. In a world where it is now a challenge to sometimes pry children (and adults) away from computer and TV screens, this environment excels at promoting fresh air and physical activity for every level of ability.

I believe a cannabis store in this setting is most certainly inappropriate. I do not wish to take my grandchildren to the candy/gift store in the Village Center Mall and have a cannabis vendor located adjacent to that!

Visitors to Big White must ensure that they arrive on the mountain with adequate fuel in their cars to ensure their return trip to Kelowna or wherever, as there is no gas station at the resort. Likewise, if someone chooses to use cannabis, they should bring their own supply.

The areas where they will be permitted to use it are very restricted throughout the resort. Big White is a No Smoking environment and has many signs posted at chairlifts and entrances to public buildings stating "No Smoking" (cannabis or tobacco).

I believe the addition of a cannabis shop on the mountain would be detrimental to the family activities and fresh air experiences currently enjoyed by visitors and residents at Big White.

Yours truly,  
 Mary-Lou Wightman

Sent from my iPad

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-19-19 8:07 AM  
**To:** Ken Gobeil  
**Subject:** FW: Cannabis store feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

-----Original Message-----

From: Trisha McGuire <patricia.mcguire@bigpond.com>  
 Sent: March 18, 2019 11:34 PM  
 To: Planning Department <plandept@rdkb.com>  
 Subject: Re: Cannabis store feedback

> On 19 Mar 2019, at 4:12 pm, Trisha McGuire <patricia.mcguire@bigpond.com> wrote:

>

> Dear planning committee,

>

> I write this letter to oppose the proposal of a non-medical cannabis store in the vcm at Big White.

>

> As a grandmother who travels to Big White each year since 2007 from Australia with two families of teenage aged grandchildren, I will be choosing to holiday elsewhere if this store goes ahead.

>

> Unlike Canada, Australia has not legalised the usage of marijuana and therefore, it is not culturally appropriate for me to holiday regularly in a ski resort where my grandchildren would be exposed to regular use and sales of cannabis. Especially, in the family centre of the vcm.

>

> The resort is marketed as a family resort and this cannabis addition would turn families away in droves. I for one, and many of our Australian friends, will not continue to visit Big White if this proposal goes ahead.

>

> Yours faithfully

> Patricia McGuire

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-18-19 8:10 AM  
**To:** Ken Gobeil  
**Subject:** FW: KAS1970 Inn at Big White - Public Notice

**From:** Stas Sushkov <stassushkov@gmail.com>  
**Sent:** March 16, 2019 4:02 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Fwd: KAS1970 Inn at Big White - Public Notice

Hi,

I am the owner of unit 311 at The Inn at Big White and I'd like to provide my feedback regarding proposed non-medical cannabis store in Big White. I am in favour of this decision. I'd like this store to be open.

Thanks,

Best regards,  
Stanislav Sushkov  
604-618-7842

----- Forwarded message -----

**From:** Bernard Larose <[bernard.larose@associatedpm.ca](mailto:bernard.larose@associatedpm.ca)>  
**Date:** Fri, Mar 15, 2019 at 10:32 AM  
**Subject:** KAS1970 Inn at Big White - Public Notice  
**To:**

If you are unable to attend the public hearing and wish to provide feedback you may do so online as noted at the bottom of the notice.

**Bernard LaRose, P. Eng.**

Associate Broker – Strata & Rental Property Management

**Associated Property Management (2001) Ltd.**

1441 St. Paul Street, Kelowna, BC V1Y 2E4

250-869-8792 (direct line)

1-877-612-0025 (toll free)

250-712-0025 (switchboard) Ext 329

250-712-2265 (fax)

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**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-19-19 8:07 AM  
**To:** Ken Gobeil  
**Subject:** FW: Cannabis Licensing at Big White

**From:** Sylvie Laporte <sylvie.laporte@gmail.com>  
**Sent:** March 18, 2019 7:30 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Cannabis Licensing at Big White

We have had a place at Big White for 5 years but skied there for 12. Even with the signs about not smoking in the line or on the chair, that is still going on. It is even worst with the vapor now.

Big White is a family resort, yet at new years that place turns to the delinquent. At least drinking is not someone has to smell. As a 19 year old someone can buy liquor and be a nuisance for the rest of us with little ones. If they ran out of liquor they can buy it since it is readily available. I wouldn't want to see the same for cannabis.

I realize that selling cannabis is now legal but I think it would be best not sold at Big White. The ones that are going to smoke it still will but they will have to bring it with them. This way limiting how easily accessible the cannabis would be.

Not sure if my opinion matters and I would like to attend the hearing but I can't make it the location on a Wednesday night.

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Sylvie



**Elizabeth Moore**

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**From:** Sandra Surinak  
**Sent:** March-20-19 8:36 AM  
**To:** Ken Gobeil  
**Subject:** FW: Opposition to the Proposed Cannabis Store at Big White Ski Resort

-----Original Message-----

From: Cynthia Kumar <cskumar@me.com>  
 Sent: Tuesday, March 19, 2019 6:17 PM  
 To: Planning Department <plandept@rdkb.com>  
 Subject: Opposition to the Proposed Cannabis Store at Big White Ski Resort

To whom it may concern,

Please consider this email an opposition letter to the proposed cannabis store in the Village Centre Mall at Big White Ski Resort. We own the property at Unit 12, 5088 Snowbird Way. Our main reason behind purchasing at Big White was due to it being a very family oriented mountain. Big White even refers to itself as "Canada's Favourite Family Resort". A cannabis store is not in keeping with the ideals behind a family resort. There are a significant number of young children on the mountain who do not need to be exposed to the impacts of general cannabis consumption/distribution in what is meant to be a safe family environment.

Additionally, we have great concern surrounding the general availability and consumption of cannabis around high risk sports. We all want to feel safe while on the mountain. Often the weather and conditions can prove tricky enough without then introducing the impact of individuals under the influence of cannabis into the equation. Obviously people can still bring it to the mountain, however there is a significant difference between bringing it to the mountain and having it readily available on the mountain itself. Kelowna is only a short distance from Big White and we would argue people can purchase it there if desired.

The mountain attracts a significant number of international tourists, many for which cannabis is not legal in their respective countries. These tourists (especially the Australian ones who comprise a significant portion of the total) may not be comfortable with the availability on the mountain, or be familiar with guidelines around responsible consumption. This will likely negatively impact those of us who have rental properties and could lead to incidents attracting negative international attention. Both scenarios negatively impact all businesses and owners alike.

Given the legalization of cannabis is in its infancy, it would be prudent for Big White to take a conservative approach and delay the addition of a store until more information on the issues and related resolutions are more clearly understood.

Thank you for your consideration.

Kind regards,  
 Cynthia Kumar and Mike McGrath

Sent from my iPad. Please excuse typos.

**Elizabeth Moore**

---

**From:** Ken Gobeil  
**Sent:** March-19-19 8:23 AM  
**To:** 'rebecca.tyszkiewicz@gmail.com'  
**Subject:** RE: Big White

Good Morning Rebecca,

Thank you for your comment. I will be adding it to our file.

In regards to the concern on why this application is being entertained; we have a legal obligation to review all applications and referrals that are submitted. As a local government all applications and referrals that are received must be processed according to our policies, bylaws, and any relevant provincial legislation.

I hope this helps provide some context. We will send you an update once the Board has made their decision. If you have any questions or would like to discuss this further please let me know.

Regards,

**Ken Gobeil R.P.P., B.A**

Senior Planner  
 Regional District of Kootenay Boundary  
 843 Rossland Avenue|Trail, BC | V1R 4S8  
 Direct: 1.250.368.0228| Main: 1.250.368.9148  
 Toll Free: 1.800.355.7352| Web: [www.rdkb.com](http://www.rdkb.com)

**From:** Maria Ciardullo <mciardullo@rdkb.com>  
**Sent:** March 19, 2019 8:07 AM  
**To:** Ken Gobeil <srplanner@rdkb.com>  
**Subject:** FW: Big White

**From:** [rebecca.tyszkiewicz@gmail.com](mailto:rebecca.tyszkiewicz@gmail.com) <[rebecca.tyszkiewicz@gmail.com](mailto:rebecca.tyszkiewicz@gmail.com)>  
**Sent:** March 19, 2019 2:58 AM  
**To:** Planning Department <[plandept@rdkb.com](mailto:plandept@rdkb.com)>  
**Subject:** Big White

To Whom it May Concern

We have been enjoying family holidays at Big White for the last 9 consecutive years.

This year 2019-2020 will be our 10<sup>th</sup> year at the resort.

One of its biggest attractions for the resort is not only the quality of the snow but the environment it offers.

The relaxed, safe and family focus of Big White has huge appeal not only to our family but several others that regularly join us.

It is incredibly alarming to hear that there is a possibility of a cannabis store on the mountain.

I understand it is legal in Canada however if you think this service is required to attract and retain holiday makers I suggest you reconsider.

As it is illegal in Australia and the majority of your clientele are Australian's then I am at a loss as to why it would even be entertained.

If it is for the staff who work on the mountain then once again I would reconsider as firstly they have managed to survive without such a service for this period of time and secondly by making it more readily available then one can infer that it will be used more regularly.

If the store opens on the mountain then I would imagine that Big White will police its use more vigilantly than it has in the past i.e. random breath testing of skiers/boarders as it performed on drivers on the road. I do not want myself or my family exposed to more dangers than are already naturally present when enjoying skiing on the mountain.

I hope that the store is not opened and if it is will reconsider my next holiday destination.

Rebecca Tyszkiewicz

Australia



**Elizabeth Moore**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-19-19 3:32 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

Stephen Muller 50B Forest Lane Big White, BC I am opposed to the placement of a retail cannabis site at Big White. BW has built a reputation as "Canada's Favourite Family Resort" and having easy access to cannabis will surely result in a greater presence of it on the mountain. The increase in the smell of skunk weed and non-attentive skiers/boarders is not what we need more of. Besides being a property owner in BW, I am also a city councilman in Washington State. Our city has chosen to deny access to the cannabis industry in-lieu of receiving the tax incentives of doing so. We are constantly pressed by the industry proclaiming that there are no ill effects from storefronts being located in our cities. The facts don't bear that out and I would be more than happy to have you speak with our police chief and get his perspective on the issue. My stance isn't about denying access or an objection against someone's legal right to possess cannabis or cannabis related products. There are plenty of other options available to them and I speak with several years of experience working with this issue. Allowing such a facility would definitely have a negative effect on our community. Don't let the dollars drive the decision on this one. Look at the demographics that support this community and then tell me how a cannabis retail outlet fits that demographic. It doesn't and shouldn't be permitted. Thanks for the opportunity to give input, Steve Muller

-

Added by **SCMULLER**

[Click here](#) to view the feedback

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**Elizabeth Moore**

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**From:** Ken Gobeil  
**Sent:** March-20-19 9:30 AM  
**To:** 'vicbilow@gmail.com'  
**Subject:** RE: Non-Medical Cannabis Store in Big White

Good Morning Victor and Diane,

Thank you for your comment. I will be adding it to our file.

In regards to the concern on why this application is being entertained; we have a legal obligation to review all applications and referrals that are submitted. As a local government all applications and referrals that are received must be processed according to our policies, bylaws, and any relevant provincial legislation. Part of this process is to solicit the views of the public and we appreciate all public participation.

I hope this helps provide some context. We will send you an update once the Board has made their decision. If you have any questions or would like to discuss this further please let me know.

Regards,

**Ken Gobeil R.P.P., B.A**

Senior Planner  
 Regional District of Kootenay Boundary  
 843 Rossland Avenue|Trail, BC | V1R 4S8  
 Direct: 1.250.368.0228| Main: 1.250.368.9148  
 Toll Free: 1.800.355.7352| Web: [www.rdkb.com](http://www.rdkb.com)

**From:** Sandra Surinak <[ssurinak@rdkb.com](mailto:ssurinak@rdkb.com)>  
**Sent:** March 20, 2019 8:36 AM  
**To:** Ken Gobeil <[srplanner@rdkb.com](mailto:srplanner@rdkb.com)>  
**Subject:** FW: Non-Medical Cannabis Store in Big White

**From:** Victor Bilow <[vicbilow@gmail.com](mailto:vicbilow@gmail.com)>  
**Sent:** Tuesday, March 19, 2019 8:29 PM  
**To:** Planning Department <[plandept@rdkb.com](mailto:plandept@rdkb.com)>  
**Subject:** Non-Medical Cannabis Store in Big White

Our view on this proposal is its ridiculous to even consider.  
 MEDICAL CANNABIS for those that need it is another matter

1. This is a family resort with many very young people, local and International guests and sets a BAD example about DRUGS in general that most parents are trying to teach their family's.
2. We as participating skiers on the mountain do not want to be wiped out by a drug effected person on the slopes.
3. Will Big White Resorts take the liability and costs on their ski pass documentation for any accidents that occur on the mountain due to cannabis drug induced riders?

over ↘

4. The Big White Road is a unforgiving drive for the most experienced to drive on and the last thing needed is a drug affected person on this road or any other for that matter.

5. We continually read about the problems the drug related crimes and vandalism that occurs in Kelowna and as a property owner at Big White would prefers that these issues do not move into Big White.

6 Their are many place's a non-medical cannabis store can be set up and Big White mountain is not one of them!

Regards

Victor and Diane Bilow



**Elizabeth Moore**

---

**From:** Ken Gobeil  
**Sent:** March-20-19 9:49 AM  
**To:** 'donnainkelowna@gmail.com'; 'kdwells@optusnet.com.au'  
**Subject:** RE: Cannabis licensing on Big White

Good Morning,

Thank you for your comments. I have added them to our file. We will be getting back to everyone with the Board's decision. I believe that Board meeting is scheduled for April 24<sup>th</sup> so I hope to get back to everyone by the last week of April or first week of May.

If you have any questions or would like to leave additional comments please let me know.

Regards,

**Ken Gobeil R.P.P., B.A**

Senior Planner  
 Regional District of Kootenay Boundary  
 843 Rossland Avenue|Trail, BC | V1R 4S8  
 Direct: 1.250.368.0228| Main: 1.250.368.9148  
 Toll Free: 1.800.355.7352| Web: [www.rdkb.com](http://www.rdkb.com)

**From:** Maria Ciardullo <mciardullo@rdkb.com>  
**Sent:** March 19, 2019 2:22 PM  
**To:** Ken Gobeil <srplanner@rdkb.com>  
**Subject:** FW: Cannabis licensing on Big White

**From:** Donna McNeely <[donnainkelowna@gmail.com](mailto:donnainkelowna@gmail.com)>  
**Sent:** March 19, 2019 1:31 PM  
**To:** Planning Department <[plandept@rdkb.com](mailto:plandept@rdkb.com)>  
**Subject:** Cannabis licensing on Big White


----- Forwarded message -----

**From:** **Kristen Wells** <[kdwells@optusnet.com.au](mailto:kdwells@optusnet.com.au)>  
**Date:** Tue, Mar 19, 2019 at 12:56 PM

Regarding the THC debate, with "Canada's Favourite Family Resort" trying to enter the game to enhance the mountain experience.....( and make more money?)

Strikes me that any Canadian wishing to be high(er) on the mountain will have had ample opportunity to purchase/bring their dope with them.

My presumption is that the mountain feels a need to cater for those non-Canadians who arrive on the mountain dopeless, wishing to partake in the new Canadian legislation and it's benefits....

over  


It does seem counter to the advertised philosophy of the resort to add further recreational drug use into a family environment.

That is, of course, unless you ignore the potential here for further profit.

Ignoring this last option, it just doesn't seem logical to add local sales of marijuahna into the equation, irrespective of what the current legislation permits.

And that's without even entering the foray of personal safety amongst stoned skiers and boarders.

Doug

20 Mar 2019, at 6:34 am, Donna McNeely <[donnainkelowna@gmail.com](mailto:donnainkelowna@gmail.com)> wrote:

Hi Kristen,

I asked at the VCM just now and was shown a poster advertising a meeting next week on the 27th at 6 p.m. at the fire hall.

A BW employee told me Big White is applying for a licence in order to have control over any future sales up here.

If you want to send an email you can write to: [plandept@rdkb.com](mailto:plandept@rdkb.com). If you write before the meeting your email will become part of the public record.  
I plan to go to the meeting. Not sure if Leo will.

You can also go to: [jointheconversation.rdkb.com](http://jointheconversation.rdkb.com)

I guess they are trying to be proactive. I'd hate to see that up here. You can smell it now, can you imagine if they encourage it?

On another note, it was +5C at 5 a.m. this morning. Combo of crispy icy and soft slushy. I did an hour....not enjoyable skiing for me at all, but the warm air and sunshine are lovely. One of the lifties was in shorts and T shirt.

Still researching on google for a mattress and bed frames and a new tub and enclosure. So much info on there.

Have a good day.

Hugs,  
Donna



March 20, 2019

*Read whole letter*

To Regional District Kootenay Boundary ~ Planning Department

Re: Big White Ski Resort's application for a cannabis store at BW

We are unable to attend the RDKD meeting scheduled for March 27, 2019 6pm at the BW Fire hall ~ 7555 Porcupine Road regarding the proposed non-medical cannabis store at BW ~ located at 5315 Big White Road. Please accept our letter regarding the proposed non-medical cannabis store.

Big White Ski Resort (BWSR) markets itself as "Canada's Favorite Family Ski Resort" with an "Award winning Kids Centre" where families have a wonderful outdoor experience "in the fresh mountain air" (pg. 01 2018\*2019 BW Visitor's Guide) and have family time with their children.....that includes grandparents, their children and grandchildren.

It is most disappointing to hear BWSR is requesting a licence to open a non-medical cannabis store in the beautiful pristine area of Big White that encompasses nature at its best and supports family, health, sports including a number of wellness activities; DH skiing and boarding, XC skiing, snow shoeing and walking trails, ice climbing and tubing.



For years, Big White Ski Resort has been unable to police smoking in their public areas, E.g. within 6 metres of public entrances, in lift coral areas. This past season, Big White Ski Resort must be given credit for finally providing signage notifying building's owners, resort guests and staff that Big White public areas are **tobacco, marijuana and vapor FREE**. Unfortunately, the information signs are not supported with any resort policing action as individuals continue to smoke in public areas of the resort; thereby taking away others enjoyment when it comes to clean air in their surroundings and those not wanting to smell or breathe in tobacco and cannabis fumes. Nothing has changed, now BW wants to increase the opportunity for public to smoke in "their tobacco, marijuana, vapor free resort" by adding a cannabis store!!!!!!

A number of BWSR privately owned buildings/strata lots have No Smoking Bylaws which includes No cannabis or smoking within their strata area. Generally councils work hard to police their Bylaws for illegal smoking within their boundaries. Big White is making it more difficult to enact the building's Bylaws to restrict cannabis use and smoking within the boundaries of private buildings by offering the product for sale on the mountain.

As long-time resident owners at Big White, we have to wonder "why Big White Ski Resort would give up an image of a smoke free family friendly ski resort?" To say the least, we are against the approval of a cannabis license within the village of Big White Ski Resort.

Gary & Sandie Hales ~ 7650 Porcupine Road

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-22-19 8:13 AM  
**To:** Ken Gobeil  
**Subject:** FW: Big White's proposed marijuana retail outlet

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**From:** Sandy Wightman <sandy\_wightman@telus.net>  
**Sent:** March 21, 2019 7:13 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Cc:** Paul Myers <myerskel@telus.net>; Grant Skelly <grant@centralpg.ca>  
**Subject:** Big White's proposed marijuana retail outlet

Attn: Ken Goebel,

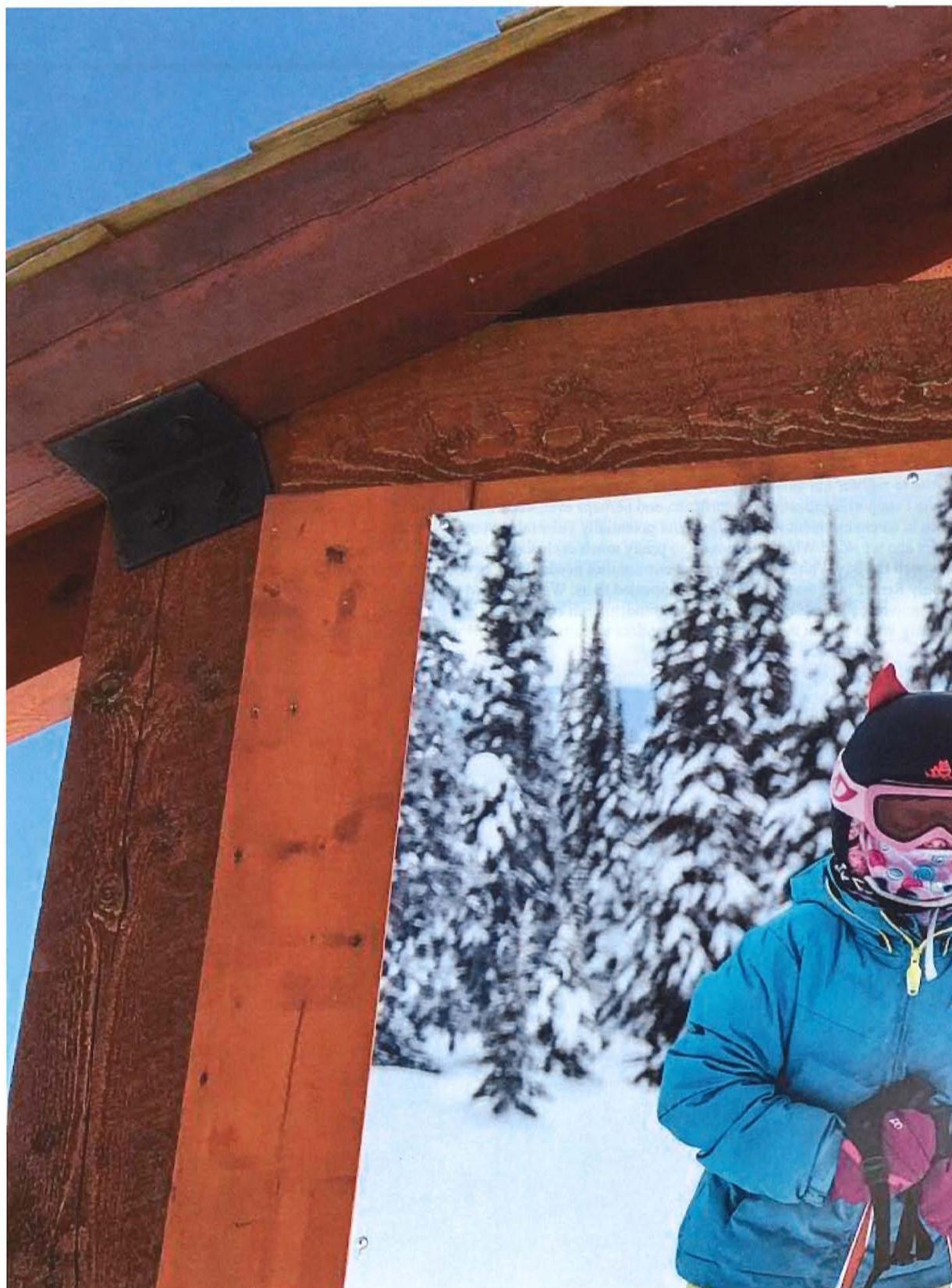
I write to register our strong opposition to this proposed retail marijuana shop.

While I support legalization of marijuana and perhaps even decriminalization of many other drugs I believe they have absolutely no place in an environment with children and potentially vulnerable youth and adults.

Years ago we skied Whistler/Blackcomb pretty much exclusively and then "discovered" Big White in 1987. We very much enjoyed how well the Big White philosophy met our families needs. They advertise themselves in their own words as "Canada's Favourite Family Resort" and that mantra is what appealed to us. We purchased a unit in 1992 and have been enjoying Big White as an awesome place for our children and now grandchildren ever since.

The Big White sign at the bottom of the gondola visually tells what Big White is all about. A photo is below.





Big White has a myriad signs on their day lodge, below the family sign photo above, and at the bottom and top of the gondola all proclaiming an environment free of all forms of smoking. Some of these photos are below this paragraph.  
THIS PHOTO IS PART OF THE FAMILY FRIENDLY SIGN ABOVE.





4

THE TWO DOOR SIGNS ABOVE ARE BOLDLY AND PROMINENTLY INSTALLED ON THE GONDOLA LIFTY SHEDS AND ARE VIRTUALLY IMPOSSIBLE TO MISINTERPRET.

The proposed location is almost laughable. Firstly it is immediately across the basement hall from the Big White store selling children's candy, clothes, games and similar child focussed items. Secondly 2 of the only 3 entry doors to the building which will house the proposed marijuana shop have the prominent signs in the photo below on the doors. Lastly the building where the proposed marijuana shop will be is only several meters from the kids ski school building and meeting area.



**HORIZED  
NNEL ONLY**



Big White's clean air message does not stop with these examples. At the bottom of most of the chairs there are similar messages. Many chairlifts have multiple tower signs like the one below again proclaiming their smoke free message.





I believe that Big White's signs speak with the same message as my own. A family mountain and an integral marijuana store are simply incompatible.

E R (Sandy) Wightman  
#1 7615 Porcupine Rd.

Sent from my iPad









10



**Elizabeth Moore**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-22-19 2:23 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

As a Big White condo owner I would prefer that the resort does not have a cannabis store because: 1. It's a family friendly resort 2. Impaired driving can result from marijuana and the last thing we want is impaired skiers who may swerve or have slower reaction times 3. With heavy use there can be erratic hallucinations, as I experienced on a visit to Northern California in Eureka with my adult niece - who has snowboarded and cross-country skied at Big White as a child and as an adult. 4. I understand that the aim is to have over 19 year-olds access the weed - but their brains are still developing - whereas the research is currently unclear on the long term effects (as opposed to tobacco research, because of the illegality of the drug) it does seem to lower IQ points and as the brain is more plastic until the mid-20s it could still have lasting effects <https://www.drugabuse.gov/publications/drugfacts/marijuana> 5. If Big White wants a new store - I would suggest a consignment store so that people can get rid of their old stuff and newcomers can get bargains. It would also draw crowds from Kelowna looking for good gear and enable Big White to sell off its rental inventory in the summer months.

-

Added by **AngelaHeyGrizzlyLodge306**

[Click here](#) to view the feedback

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**Elizabeth Moore**

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**From:** Maria Ciardullo  
**Sent:** March-22-19 2:22 PM  
**To:** Ken Gobeil  
**Subject:** FW: Cannabis store on Big White

**From:** Angela Hey <amhey@heymash.com>  
**Sent:** March 22, 2019 2:16 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** FW: Cannabis store on Big White

See below my objections to Peter Plimmer's proposed store.

**From:** Angela Hey <amhey@heymash.com>  
**Sent:** Friday, March 22, 2019 12:13 PM  
**To:** 'dcdainesh@gmail.com' <dcdainesh@gmail.com>  
**Cc:** 'mash@heymash.com' <mash@heymash.com>; Melissa Storey <mstorey31@gmail.com>  
**Subject:** Cannabis store on Big White

Dear Donna,

I am an owner of 306 Grizzly Lodge. I recommend not allowing a cannabis store in Big White.

We have skied a Big White for about 17 holidays and enjoyed it's family-oriented atmosphere. One of our guests was my niece, who came as a school girl, and also as an adult in 2016 (copied here).

1. This is a family resort – bad enough we have alcohol and smoking in places – we don't need marijuana.
2. My experience with a niece in Northern California – known for its marijuana culture

In 2016, I took Melissa on a California road trip – we stayed at a hotel (which used to be the biggest hotel between Portland and San Francisco on the Pacific Coast) in Eureka – northern California – an area known for growing marijuana. It was a stormy night and comedy night was scheduled at the hotel. The smell of marijuana was prevalent and people in the bar told us of their use of weed, in the light of it being made legal in California.

When we arrived at the hotel a guy dressed as a witch brandishing twigs waved them at our car at the front door. We didn't know what to make of this and instead of dropping Melissa off at the door, we drove to the car park behind. We came in and at the front desk this frightening creature was waving his twigs again. There were several other crazy people in the bar. The effects of marijuana were evident.

This is not the culture we want at Big White.

3. My experience in Colorado

On another occasion I was in the hills above Boulder Colorado where there was a cannabis store. It gave a very tacky atmosphere around the village – attracting guys there for a good time – rather than the families attracted to Big White.

*From the desk of Angela Hey*  
[angelahey.com](http://angelahey.com)



**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-22-19 2:22 PM  
**To:** Ken Gobeil  
**Subject:** FW: Some more about Marijuana

**From:** Angela Hey <amhey@heymash.com>  
**Sent:** March 22, 2019 2:16 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** FW: Some more about Marijuana

More for the Big White Hearing on March 27 at 6 pm at Big White in the Fire Station.

**From:** Angela Hey <amhey@heymash.com>  
**Sent:** Friday, March 22, 2019 12:45 PM  
**To:** 'dcdainesh@gmail.com' <dcdainesh@gmail.com>  
**Cc:** 'mash@heymash.com' <mash@heymash.com>; Melissa Storey <mstorey31@gmail.com>  
**Subject:** Some more about Marijuana

<https://www.drugabuse.gov/publications/drugfacts/drugged-driving>

Note in the above:

Research studies have shown negative effects of marijuana on drivers, including an increase in lane weaving, poor reaction time, and altered attention to the road. Use of alcohol with marijuana made drivers more impaired, causing even more lane weaving.

The last thing we need is impaired skiers who cannot pay attention and weave on the slopes.

And also

<https://www.drugabuse.gov/publications/drugfacts/marijuana>

Note in the above:

Marijuana has both short-and long-term effects on the brain.

### **Short term effects**

THC acts on specific brain cell receptors that ordinarily react to natural THC-like chemicals. These natural chemicals play a role in normal brain development and function. Marijuana overactivates

parts of the brain that contain the highest number of these receptors. This causes the "high" that people feel. Other effects include:

- altered senses (for example, seeing brighter colors)
- altered sense of time
- changes in mood
- impaired body movement
- difficulty with thinking and problem-solving
- impaired memory
- hallucinations (when taken in high doses)
- delusions (when taken in high doses)
- psychosis (when taken in high doses)

### A Rise in Marijuana's THC Levels

The amount of THC in marijuana has been increasing steadily over the past few decades.<sup>2</sup> For a person who's new to marijuana use, this may mean exposure to higher THC levels with a greater chance of a harmful reaction. Higher THC levels may explain the rise in emergency room visits involving marijuana use.

The popularity of edibles also increases the chance of harmful reactions. Edibles take longer to digest and produce a high. Therefore, people may consume more to feel the effects faster, leading to dangerous results.

Higher THC levels may also mean a greater risk for addiction if people are regularly exposing themselves to high doses.

More on the above website.

*From the desk of Angela Hey*  
[angelahey.com](http://angelahey.com)

**Elizabeth Moore**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-22-19 6:37 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

As longtime condo owners at Big White (Monashee Inn), we are strongly opposed to the non-medical cannabis store at Big White. Big White is proud to promote itself as the best family friendly ski resort in Canada, and we see no place for this outlet at the resort. Big White also promotes itself as being tobacco, vaping and cannabis free. Please do NOT allow this to go any further.

-

Added by **MichaelG**

[Click here](#) to view the feedback

---

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**Elizabeth Moore**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-23-19 8:30 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

I do not support a cannabis store in Big White. Cannabis can be purchased in Kelowna for those who want it and brought up to the mountain. Having cannabis easily available in the resort will increase its use on the mountain, resulting in increased dangerous skiing, and increase the noise levels at night. This is promoted as a family resort and cannabis sales are not appropriate in such an area. A Ramsay White Crystal 318 5275 Big White Road Big White

-

Added by **Alram**

[Click here](#) to view the feedback

---

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**Elizabeth Moore**

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**From:** Maria Ciardullo  
**Sent:** March-25-19 8:30 AM  
**To:** Ken Gobeil  
**Subject:** FW: cannabis store in Big White

-----Original Message-----

From: Shane La Bianca <urodoc@me.com>  
Sent: March 23, 2019 7:21 AM  
To: Planning Department <plandept@rdkb.com>  
Subject: cannabis store in Big White

As an owner of property at Big White, and whilst i appreciate the "family focus" of the resort and it's image being projected as such, the proposal for a non-medical cannabis store at Big White is one I cannot object to without being frankly hypocritical.

If we are to object to such a proposal we should also consider banning alcohol from the resort, particularly given the overwhelming scientific evidence that alcohol is a far greater threat to health and social well being, with clear adverse and harmful liver, bowel and pancreas impacts. I need not comment on smoking remembering that although Big White is "smoke free", it is not illegal to smoke there.

Like alcohol and smoking, parents and adults need to set good examples to children and as it is legal in Canada, it behoves us to do the same with cannabis.

Dr Shane La Bianca  
Owner at Stonebridge

**Elizabeth Moore**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-23-19 1:11 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

Steven and Yolanda Krywulak - Unit 503, 105 Kettleview Rd, Kelowna, BC V1P 1P3 We are not in favor of this application. This is a family mountain and having a retail outlet is not in the best interest of all of the kids up on the mountain. The staff seem to have an abundant supply of cannabis product and I don't think the majority of guests to the mountain need this service. The community at large will in no way be better off with this store and it diminishes the character of the resort.

-

Added by **skrywulak**

[Click here](#) to view the feedback

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35 Swanswell Close  
Broad Haven  
Pembrokeshire  
SA62 3LW  
UK

15<sup>th</sup> March 2019

Ken Gobeil,  
Senior Planner  
Regional District  
Kootenay Boundary  
BC, Canada

*Read whole letter*

Dear Mr Gobeil

**Non Medical Cannabis Store at big White: Objection to Proposal**

As a family, that own a property on Big White and stay on the mountain for a month each year, we would like to object to the above proposal for the following reasons –

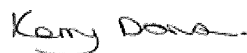
1. It increases the risk of accident on the ski slopes. It is well researched that cannabis influences thinking and cognitive performance (such as reaction time, perception, judgement and anxiety about danger). People under the influence of cannabis also take greater risks as decision about consequence, to self and others, is impacted. This increases the chance of accident and collision with other skiers, including children. Other skiers should not be placed at greater risk of injury on the slopes.
2. A store selling cannabis impacts on Big White's image as a family resort.
3. Big White has worked hard, in the last few years, to create a 'smoke free' mountain. The opening of a store selling cannabis will undermine this and is a step backwards. We will revert back to the situation, a few years ago, with people smoking cannabis on the chair lift, blowing into the occupants (such as families with young children) on the chair behind, imposing the ghastly smell on occupants, unable to move to avoid it.
4. It places young people working on the mountain, many of whom are away from home for the first time, at greater risk of regular cannabis use and ultimate dependency. This is at a time where the young people are more vulnerable to influence by others and peer group, who they rely on socially for acceptability, and the need to 'fit in.' There is increasing evidence of cannabis long term use as a causal factor of psychosis.

*over* ↘



Please can you ensure that this opposition is carefully considered.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kerry Donovan".

Dr Kerry Donovan Brown BSc(Hons), M A, DClinPsy, AFBPS, C.Psychol,  
DipSW, DipCouns, Dip.Psychoth

Consultant Clinical Psychologist.

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-26-19 8:38 AM  
**To:** Ken Gobeil  
**Subject:** FW: Re cannabis regulation licensing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

-----Original Message-----

From: Beate Lorenzi <beatelorenzi@hotmail.com>  
Sent: March 25, 2019 8:23 PM  
To: Planning Department <plandept@rdkb.com>  
Subject: Re cannabis regulation licensing

There should NOT be an outlet at the VCM at Big White.

Beate Lorenzi

Sent from my iPad

**Elizabeth Moore**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-25-19 9:00 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

I would hope that a store that sells cannabis would not be permitted on a family friendly mountain. Big White is full of young kids, from babies to toddlers to tweens. Can we not keep the environment family friendly? This store may say it will only sell to 19 and older but there is always ways for those teenagers to have access. Let's not make it easy for them.

-

Added by **Colette**

[Click here](#) to view the feedback

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**Elizabeth Moore**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-25-19 5:04 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

Very disappointed to see someone in charge of big white lead the charge to allow a cannabis store in big white especially under the guise of noting this will control the sale of cannabis. This is purely a money grab but at the detriment of the overall resort. The resort has over many years worked hard on its reputation of making this a family destination. The big white web site has been very clear about it's smoking policy and drive to make this resort a smoke free environment for the enjoyment of the population. We are pretty certain that the addition of a cannabis store will change this reputation and start attracting a different section of international skiers to the resort. Slowly pushing away the bread and butter of this resort. Not sure how this non smoking policy will be managed in the main skiway in the village, on chairs etc. Already hard to do so with regular smokers. We purchased a condo at big white as we saw this location as our retirement plan for my wife and I based on these policies, we now are worried that this change may have a long term impact on the type of skiers this will attract but also possible side effects on property values. My wife and I are certainly NOT supporters of this request. Martha and Luc Deslauriers Stonebridge unit # 1301

Added by **Luc Deslauriers**

[Click here](#) to view the feedback

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**Elizabeth Moore**

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**From:** Maria Ciardullo  
**Sent:** March-26-19 8:37 AM  
**To:** Ken Gobeil  
**Subject:** FW: Feedback regarding the proposed Cannabis Retail Store in the Village Centre Mall at Big White

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Myles Orchard <myles.orchard@gmail.com>  
**Sent:** March 26, 2019 5:27 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Cc:** Laurie Orchard <laurie\_orchard@msn.com>  
**Subject:** Feedback regarding the proposed Cannabis Retail Store in the Village Centre Mall at Big White

As I am unable to attend the public meeting in-person, I am writing in support of the proposal to establish a Cannabis Retail Store in the Village Centre Mall at Big White.

Cannabis is legal nationwide, and B.C. remains at the forefront of this progressive movement. The federal government has provided a framework of regulations around the sales and usage of cannabis and cannabis related products: while this should continue to be fully and forcefully enforced, I am of the opinion that municipalities should not further restrict or deny what are otherwise natural rights of the community residents.

By way of contrast, retail alcohol sales are permitted in the Wine Store at the VCM and the Market at Big White. Combined with well over a dozen restaurant locations to purchase alcohol, the access to this substance is substantial, versus this one proposed location for cannabis, which is equally legal and equally controlled from a sale-and-usage perspective.

Further, the financial benefits to RDKB and Big White from the legal sale of cannabis are significant, in terms of both tax revenue, and tourism, which has already materialised for those early adopters of legal cannabis sales (such as Colorado which legalised in 2012). Some examples of this are below:

**Taxation:**

<https://www.forbes.com/sites/nickkovacevich/2018/12/05/cannabis-is-a-tax-bonanza-for-states/#1a304f982514>

**Tourism:**

<https://journals.sagepub.com/doi/full/10.1177/2158244016679213>

<https://www.forbes.com/sites/nickkovacevich/2018/08/16/the-next-big-thing-in-cannabis-tourism/#74d127995d9b>

Lastly, the use of cannabis already exists in RDKB. This is a chance for the District to acknowledge and control the current sales within its boundaries, rather than ignore and marginalise those residents who already choose to legally consume the product. In fact, given the expansive stance on alcohol it would seem almost hypocritical not to!

over ↘

For the reasons above, I **unequivocally support** the immediate establishment of a Cannabis Retail Store at Big White.

Kind regards,

Myles Orchard  
Owner, Legend Unit 15  
165 Kettleview Rd  
Big White

**Elizabeth Moore**

---

**From:** Maria Ciardullo  
**Sent:** March-26-19 8:36 AM  
**To:** Ken Gobeil  
**Subject:** FW: Proposed non-medical cannabis store in Big White

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Peter SMITH <petersmith@activ8.net.au>  
**Sent:** March 26, 2019 6:07 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Proposed non-medical cannabis store in Big White

Dear Ms Gee,

Thank you for the opportunity to comment on the proposed non-medical cannabis store in Big White.

We own a unit in Whitefoot Lodge and have done for so ten years. The unit is rented out by Central Reservations and is also used by our children and grandchildren as well as ourselves.

We are not in favour of the proposal.

\* The mountain is known and marketed as a "family mountain" and the promotion of cannabis is not consistent with this ideal.

\* Big White advertises, especially at lift lines, that this is a Non-Smoking precinct. Cannabis is on the list in their advertising.

\* We believe that many building's Strata Corps, including the one in which our unit is located, have established by-laws that smoking is prohibited in their building.

It is our opinion that the establishment of this retail outlet could put pressure on strata corps and Big White to alter their non-smoking policies.

Pam and Peter

Pam & Peter Smith  
 1722 Hawkins Creek Road  
 INGHAM Queensland 4850

Whitefoot Lodge  
 #231 5375 Big White Road  
 Big White BC V1P 1P3



CANADA

[pamsmith@activ8.net.au](mailto:pamsmith@activ8.net.au)

[petersmith@activ8.net.au](mailto:petersmith@activ8.net.au)

**Elizabeth Moore**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March-25-19 12:06 AM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

Hi there we would NOT want to see this up @ big white , we bought property up there 6 years ago as we thought it was a great place to bring our family . as big white promotes its self as a family mountain we dont think this is in keeping , maybe they will have to change there marketing to a family mountain & PS get your dope up here to , Now you might say its for private use behind closed doors but lets be real its not what happens .It was bad enough this year going up the ridge rocket & my 10 yr odd asking whats that smell ,its the guys on the chair in front smoking dope all the way up to the top honey . I see this year signs everywhere saying this is a smoke free mountain . I think Big White needs there head read if they let this go ahead . This is our 15th trip to big white & our 10th yr in a row coming to the mountain & have promoted & brought a lot of people here over the yrs , i would seriously consider selling & buying somewhere else if this goes ahead .

-

Added by **sean**

[Click here](#) to view the feedback

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26.3.19

These are questions to gain a better understanding of what has not been clearly noted in the correspondence to date. Most of the below is to uncover detail and get comments on the public record.

Q1. The public meeting notice includes the following - The applicant has stated this proposal is part of a strategy to appropriately manage the introduction of non-medical cannabis into Big White, which could have a negative impact of the internationally recognized family friendly reputation of the Resort – This is a confusing and appears to be contradictory statement deserving more explanation. What is the strategy. The introduction of a cannabis outlet, no matter who opens it, will have a negative reputational impact as noted above? In the absence of more detail the resort would be better positioned to be as arms-length as possible to enable conflict free decisions and resort policies down the track.

Q2. How can Big White Resort justify that it can support a cannabis retail outlet without potentially damaging its reputation as the best family ski resort in North America. While the outlet is branded separately from the resort, the ownership connection is clear to all and will be easily interpreted as an extension to the resort, no matter what the brand is. Even more so as the outlet is to be housed in Big White premises at the VCM and poorly situated very close to other retail aimed at children.

Q3. Are there cannabis retail outlets established in any other Western Canada ski resorts? If so, what are the learnings from those examples? If not, is that because there have not been any applications as resorts are not encouraging such outlets in their domain, or perhaps applications have been refused by local authorities?

Q4 As licensing is via the BC Liquor Branch why can't the outlet be in one of the existing Liquor stores, or better still be a government-operated retail store located other than the VCM, thereby distancing any conflict of interest for the Resort and its existing marijuana free policy?

Q5 Specifically to the proposed outlet licensee/operator – will the retailer be limiting potency of cannabis product to be sold. THC potency is a widely researched issue by health professionals internationally and can present a potential health risk for cannabis users, despite the recent legalization. Will the retailer be taking on risk subject to the quality of product made available. Equally what risk for the public who purchase, along with the adverse publicity for the resort from any unforeseen event.

Q6. The resort has placed a large number of signs around the village (and in direct email marketing to those on the resort data base) to advise visitors that Big White is - Tobacco Free, Marijuana Free and Vapor Free. If the retail outlet goes ahead what will the future policy be? Will the signage etc. be changed? Is the answer dependent on who the retail operator is i.e. potential conflict of interest?

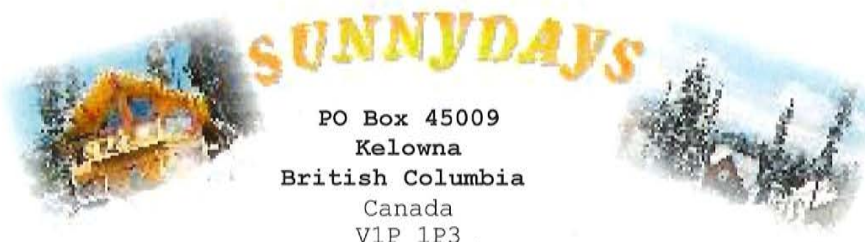
Q7. If the retail outlet goes ahead, and the signs located at lifts are modified to delete the word Marijuana, what steps will the resort take to ensure marijuana is not allowed for consumption by skiers and riders on the hill?

Q8. If the outlet goes ahead will it include sale of Vaping and Tobacco products as well.

Gerry W Thorley 2403/2404 Stonebridge Lodge, Big White Road, Big White, Kelowna BC

[gerry@gerrythorley.com](mailto:gerry@gerrythorley.com)





PO Box 45009  
Kelowna  
British Columbia  
Canada  
V1P 1P3

Tel: (250) 491 3153 Cell (250) 864 3153  
e.mail [c.daley@telus.net](mailto:c.daley@telus.net)

March 30<sup>th</sup> 2019

Good Afternoon Vickie,

Thank you for holding an informal meeting regarding the application for a recreational cannabis store in Big White, and the opportunity for those present to have their say.

Since the meeting Shirley and I have given this application more thought, and I have listed our thoughts and concerns below.

After listening to Peter Plimmers' reasoning that the Ski Resorts main reasoning was that it would be inevitable for an application to be made from the private sector, therefore Big White Ski Resort feels that they would rather open their own store that would be under the Resorts guidance, we have reservations as to the resorts application as follows:

- 1) The location of the proposed store is within the main Village Centre Mall where families, including small children, frequent, especially as there is a candy store on the same level within easy reach.
- 2) The Resort is supposed to be smoke free; surely this application then is against the resorts own policy? Especially as most of the resorts condo's have no smoking signs, as well as the resorts no smoking policy on lifts etc.
- 3) It was mentioned that the resort is not motivated by profit, this I cannot understand, surely if this wasn't to be a profitable venture the resort wouldn't even consider opening the store, unless all profits would be given to charity.
- 4) It was mentioned during the meeting that alcohol went through similar 'growing pains' in the early years, and can be just as harmful, if this is the case, if not for profit, why did the Resort open their own liquor store when there was already a large and successful liquor section in the Market Store, which was out of sight of children to the back of the store, not, as is the current Resorts store, opposite a children's candy store.
- 5) It was mentioned that it would be likely that a private enterprise would apply for a recreational cannabis licence, which the resort would be powerless to stop, it was mentioned that Whistler Canada's number one Ski resort has stated that they wouldn't allow any cannabis stores in their resort, since the meeting I have heard that Sun Peaks has also taken the same stance, so why cannot the resort, or the Regional District of Kootenay Boundary stop one?

I have lived in Big White year round for more than 15 years, and have been a proud member of the local Fire Department for nearly 15 years; during these years I have seen the other side of recreational drugs, including cannabis, which is not for the faint hearted, and that there are drug dealers supplying drugs in Big White, even possibly at the time of writing this letter, unfortunately this will NEVER stop, no matter how hard we try, especially as there is no permanent RCMP in the resort during seasonal opening. If this application is accepted an official cannabis stores goods, will, taking overheads etc. into consideration, be more expensive than that of drug dealers, therefore I believe that the local drug dealers will still be supplying their wares.

Page 2:-

Page 2 cont:-

I completely agree that now cannabis is legal everyone is free to choose his or her own path, however I fail to see how the Resorts application will effect safer drug use, I do see however that this could drastically affect the Resorts "Canada's Favourite Family Ski Resort" Status, which is why we, and most locals live here, and may I suggest why most families return year after year.

In closing, may I respectfully request that this letter is submitted to the board for consideration at their next meeting for this application

Yours truly,  
Chris and Shirley Daley

**Ken Gobeil**

---

**From:** Peter Plimmer <PPlimmer@bigwhite.com>  
**Sent:** March 27, 2019 5:57 PM  
**To:** Ken Gobeil  
**Subject:** Fwd: An open letter to the community

*Sent from my iPhone.*

Begin forwarded message:

**From:** Peter Plimmer <PPlimmer@bigwhite.com>  
**Date:** March 27, 2019 at 4:22:17 PM PDT  
**To:** Trevor Hanna <THanna@bigwhite.com>  
**Subject:** Fwd: An open letter to the community

*Sent from my iPhone.*

Begin forwarded message:

**From:** Peter Plimmer <pplimmer@bigwhite.com>  
**Date:** March 26, 2019 at 10:53:07 AM PDT  
**To:** "markdhillhouse@aol.com" <markdhillhouse@aol.com>, Naomi Woodland <info@ourbigwhitemountain.com>  
**Cc:** Ballingall Michael <mballingall@bigwhite.com>  
**Subject:** An open letter to the community

Mark and Naomi,

I would appreciate if you could follow up on your announcement of the Cannabis Store public hearing with the following from me.

If you have any questions please don't hesitate to let me know.

***An Open Letter Regarding the Proposed Cannabis Store at Big White.***

Good Morning,

I am hoping to help everyone be aware of the thinking behind the process of applying for a cannabis licence for Big White.

There are two main objections that keep getting brought up to me.

1. **How can Big White Ski Resort Ltd's no smoking policy match up with a cannabis store?**
2. **How can Big White be a "family resort" and have a cannabis store?**



1. Every restaurant sells alcohol at Big White; we also have a large liquor store and a small cold beer and wine store. It is understood that there are laws for alcohol consumption in public areas and policies for skiing/riding impaired. It's actually #9 on the Alpine Responsibility Code (<https://www.bigwhite.com/events-activities/mountain/alpine-skiing/alpine-responsibility>).

In no way are we encouraging people to get cannabis products and use them on the lifts or runs any more than we are asking them to ski impaired by alcohol. The Smoke Free policy will remain in place as it was created to protect our guests from second hand smoke, reduce the number of butts that are littered around the resort and help eliminate the risk of fire during the summer season.

2. The Liberal government was the one that made cannabis products legal and now that it is legal it is something that cannot be ignored. It is just a matter of time until someone opens a cannabis store at the resort. There is plenty of land in the village where current zoning allows a cannabis store. Vicki Gee, our director at the Regional District of the Kootenay Boundary, visited the resort last year and the community was very vocal that they didn't want any zoning amendments that would limit access to land for cannabis outlets.

Despite popular belief Big White Ski Resort Ltd does not have full control over all the land at the resort. We do have some rights and obligations as outlined in our Master Development Agreement, but this does not trump the rights of the regional district or the rights of the owners of existing freehold land.

If we're all being honest cannabis was already prevalent on not just the mountain but throughout British Columbia. We do not believe that since legalization that we have seen a noticeable increase in cannabis use around the resort. While not desirable, I'm sure most people realize that cannabis being available through a reputable outlet is much better than forcing people to deal with the black market and exposure to harder and more lethal drugs. My goal and Big White Ski Resort Ltd's goal is primarily that we want to make sure that a cannabis store is run respectfully and discreetly to provide a safe product and experience for our guests.

For the 35 years that my family have been investing and building the reputation of the resort. I honestly believe that no one is more keenly aware of the risk and ramifications of this venture than the Big White Ski Resort executive team and myself. We are very aware of the backlash from families of resorts in Colorado and Washington once those states legalized cannabis. It is precisely for this reason that we want to manage how it is presented at Big White and protect our investment and the investment of our property owners.

The question for the community is, if it is not run by us then who will run this operation and will they be respectful of the legacy that we have spent millions of dollars creating? The entrance will be discreet around the far corner close to the parking side, downstairs in the VCM. There will be no village facing outdoor signage. Its presence will be far less obvious than the current liquor store.



To be quite honest if we could have it guaranteed by the Regional District that a cannabis shop wouldn't be allowed at Big White at all permanently, Big White Ski Resort Ltd would happily accept that. Unfortunately, the black market would surely fill in this void as it does now.

I hope this helps explain the position that I and Big White Ski Resort Ltd have found ourselves in.

Again, I do appreciate your concerns and will do everything I can to manage the experience for the least amount of impact to Big White Ski Resort, the community and the many families that visit every year.

Thank you for taking the time to read this.

Kind Regards,

**BIG WHITE SKI RESORT LTD.**

Peter Plimmer  
President and CEO

---

**Peter Plimmer**

President & CEO

**Big White Ski Resort Ltd.**

Direct Line: (250) 491-6220

Fax: (250) 491-6261

Email: [PPlimmer@bigwhite.com](mailto:PPlimmer@bigwhite.com)

Website: [www.bigwhite.com](http://www.bigwhite.com)



**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 27, 2019 7:37 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

we do not support the application for a cannabis store at big white, we do not feel like it is an appropriate addition to a family resort, we already are exposed to the smell of cannabis enough when skiing and walking around the resort, feel like it makes access to cannabis too easy and will increase guest use, our condo has smoke free rules inside condo and building and thought big white was smoke free and cannabis free, we recently walked by a sign in happy valley stating this, also the location is very close to the kids center. Thanks Jason and Brenda Bennett 401 Eagles 105 kettleview rd

-

Added by **spider71**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** John McDonald <skijmac@gmail.com>  
**Sent:** March 27, 2019 8:37 PM  
**To:** Ken Gobeil  
**Subject:** Following up with our brief converstion

Hi Ken,

To follow up, I appreciate the time that you and director Gee took to host this meeting. I am all for public forums and people having a chance to have their voices heard, it is after all part of the democratic process. That being said I am curious to the weight yielded to the voices and opinions of non canadian voters whose concerns seemed based in personal profit in regards to their rental properties and a kind of a social commentary on canadian policy rather than the facts at the table. Admittedly this is a public forum and property owners should have a voice. This curiosity is centred around the mail in comments and not so much around the actual in person comments.

Cheers, Johnny McDonald  
4826 unit c SnowPines RD.  
Big White  
V1P 1P3  
PO Box 45133

**Ken Gobeil**

---

**From:** Maria Ciardullo  
**Sent:** March 28, 2019 10:14 AM  
**To:** Ken Gobeil  
**Subject:** FW: Response for tonight's public hearing in Big White

**From:** Jonnie Millan <jawkneemillan@gmail.com>  
**Sent:** March 27, 2019 4:29 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Response for tonight's public hearing in Big White

Hi there,

Unfortunately my wife Kerri and I are unable to attend the public hearing in Big White tonight regarding the prospect of a non medical cannabis store.

To be brief, we are year round locals of Big White and strongly approve of the opening up of a non medical cannabis store.

Thanks,

Jonnie and Kerri Millan

6395 Whisky Jack Road,  
Big White. V1P 1P3  
Phone: 250 215 5004

**Ken Gobeil**

---

**From:** Maria Ciardullo  
**Sent:** March 28, 2019 10:18 AM  
**To:** Ken Gobeil  
**Subject:** FW: Proposed Non-Medical Cannabis store Big White OBJECTION NOTIFICATION

**From:** Jenni Heilig <jengra35@bigpond.com>  
**Sent:** March 28, 2019 4:53 AM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Proposed Non-Medical Cannabis store Big White OBJECTION NOTIFICATION

To Whom it may concern

I wish to object to the proposal for a non-medical cannabis store in Big White.

As an owner of a property in Big White, I believe that a cannabis store on the mountain would be extremely detrimental to Big White due to the fact that it is family orientated, thus a significant amount of children or youth would have a higher ability to access and be exposed to the potentially harmful substance of cannabis. A large percentage of studies on cannabis reflect it to be harmful to developing bodies, like those of children and teenagers. Furthermore, cannabis impaired skiing or snowboarding is prohibited throughout the mountain. I am concerned that having a readily available source of cannabis would result in an increase of impaired skiers and snowboarders and Big White would be responsible for the implementation of procedures to limit and police substance impairment in public areas. As a parent, my family and I have this season previously come into contact with people smoking cannabis in a Big White Gondola. This experience was highly unpleasant for my young children. Finally, I feel that positioning a cannabis store next to a children's store is highly inappropriate.

If people wish to open a cannabis store, Kelowna would be a more appropriate location, not a family snow resort.

Jennifer Heilig  
 Kettleview Road  
 Big White

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**Ken Gobeil**

---

**From:** Carlan and Lin Silha <clsilha@aol.com>  
**Sent:** March 28, 2019 3:01 PM  
**To:** Ken Gobeil  
**Subject:** Big White

Dear Ken,

It was so nice to get to meet you and Liz and talk with both of you today in the village here at BW. Thank you for the info you gave me and for listening to a few of my ideas too. Love the idea of no advertising, and also hopefully having people take personal responsibility. It boils down to personal choice and thinking about and accepting the consequences of our decisions....

Hope all goes well with the process--and also hope you get to come back to BW sometime when you can ski (or board?).

My best to you and Liz during this process and the future...  
Lin (Silha)

**Ken Gobeil**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 28, 2019 7:19 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

Big White Ski Resort LTD promotes themselves as being a family resort and by allowing any company whether owned by the resort or any other persons to open such a business seems to be against what the company stands for. We already suffer from over intoxicated persons without the back up of a more permanent RCMP or Ambulance presence. The less smoking of any nature on the mountain would be an advantage - less mess. Do I not have a right to live and enjoy myself in a smoke free environment? Thanks Neil Joel PO Box 45151 KELOWNA BC V1P 1P3

-

Added by **Jazz**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** Maria Ciardullo  
**Sent:** April 1, 2019 8:20 AM  
**To:** Ken Gobeil  
**Subject:** FW: Big White Cannabis Store

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** ALAN REID <alanlwreid@hotmail.com>  
**Sent:** March 30, 2019 2:43 PM  
**To:** Planning Department <plandept@rdkb.com>  
**Subject:** Big White Cannabis Store

To Whom it May Concern,

I am writing this email in full support of Big White operating a Cannabis Store here at Big White. I have personally known the Schumann & Plimmer Families for many many years and LOVE what they have accomplished at Big White. From the Family friendly season pass prices to the Millions of dollars in infrastructure and to the addition of a Summer Season, Big White just does things right and first class in my opinion.

Big White has a proven track record of doing amazing things since 1985 here and are not going anywhere anytime soon. The proposed location in the VCM makes sense as it can have a separate entrance and will be located right near the Cold Beer & Wine (an additional place where Adults can feel free to choose legal substances). It's just a matter of time until we have a "Pot Shop" up here so why not give the approval to a company like Big White that has an incredible reputation proven by 3 generations of honest, hard working folks. Why the Legalization of Cannabis has taken this long is beyond me but that's a discussion for another day.

So, in closing I say, "Smoke em if you got em"... as long as you're in the proper place, with the proper people and being responsible in your decisions.

Kindest of Regards,

Al Reid  
 250.491.3575  
 President "Black Widows"

**Ken Gobeil**

---

**From:** john lebrun <caabnranger@yahoo.com>  
**Sent:** April 9, 2019 1:07 PM  
**To:** Ken Gobeil; Vicki Gee - Area 'E'/West Boundary Director  
**Subject:** Public Hearing Marijuana Store Big White

Hi Ken,

Hoping I am not too late in providing comments on this public hearing.

I would propose to the RDKB that these applications be denied and that applications for retail sales of marijuana only be approved for non profit societies. The RDKB can be the leader in the nation in taking the profit out of the sale of this product.

The price of marijuana in Vancouver retail stores runs 2 to 3 times the price of the product on the street. For minimum wage employees, almost all of BW temporary employees, they will continue to purchase the product from the street. The consequences will then remain the same for those at the lower end of the economic chain.

I could go on about the pros and cons of the idea but think it suffices that getting the money/profit out of the sales speaks for itself.

Respectfully submitted.

John LeBrun

**Ken Gobeil**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 15, 2019 4:39 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

I have two concerns with this proposal; 1. The location of this proposed new store has been poorly considered. It will be located near to a store frequented by young children unnecessarily exposing them to potential side effects of THC 2. Big White already has an issue with abuse of alcohol and drugs. The argument could be made that this store will do little to reduce this abuse but ready access will increase the overuse of drugs.

-

Added by **Andrew**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 18, 2019 8:58 AM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

I say yes for the store; I'd rather anyone looking to purchase cannabis at Big White be able to do so from a source with more than the profit on their minds. It will happen eventually and if it is an independent company will they have the same ethics or location? Imagine instead of in the back corner of the village center basement its slope side with a glowing cannabis sign?

-

Added by **Cumpfam-BC-ON**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 19, 2019 3:32 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

Stephen Muller 50B Forest Lane Big White, BC I am opposed to the placement of a retail cannabis site at Big White. BW has built a reputation as "Canada's Favourite Family Resort" and having easy access to cannabis will surely result in a greater presence of it on the mountain. The increase in the smell of skunk weed and non-attentive skiers/boarders is not what we need more of. Besides being a property owner in BW, I am also a city councilman in Washington State. Our city has chosen to deny access to the cannabis industry in-lieu of receiving the tax incentives of doing so. We are constantly pressed by the industry proclaiming that there are no ill effects from storefronts being located in our cities. The facts don't bear that out and I would be more than happy to have you speak with our police chief and get his perspective on the issue. My stance isn't about denying access or an objection against someone's legal right to possess cannabis or cannabis related products. There are plenty of other options available to them and I speak with several years of experience working with this issue. Allowing such a facility would definitely have a negative effect on our community. Don't let the dollars drive the decision on this one. Look at the demographics that support this community and then tell me how a cannabis retail outlet fits that demographic. It doesn't and shouldn't be permitted. Thanks for the opportunity to give input, Steve Muller

-

Added by **SCMULLER**

[Click here](#) to view the feedback

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**Ken Gobeil**

---

**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 22, 2019 2:23 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

As a Big White condo owner I would prefer that the resort does not have a cannabis store because: 1. It's a family friendly resort 2. Impaired driving can result from marijuana and the last thing we want is impaired skiers who may swerve or have slower reaction times 3. With heavy use there can be erratic hallucinations, as I experienced on a visit to Northern California in Eureka with my adult niece - who has snowboarded and cross-country skied at Big White as a child and as an adult. 4. I understand that the aim is to have over 19 year-olds access the weed - but their brains are still developing - whereas the research is currently unclear on the long term effects (as opposed to tobacco research, because of the illegality of the drug) it does seem to lower IQ points and as the brain is more plastic until the mid-20s it could still have lasting effects <https://www.drugabuse.gov/publications/drugfacts/marijuana> 5. If Big White wants a new store - I would suggest a consignment store so that people can get rid of their old stuff and newcomers can get bargains. It would also draw crowds from Kelowna looking for good gear and enable Big White to sell off its rental inventory in the summer months.

-

Added by **AngelaHeyGrizzlyLodge306**

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 22, 2019 6:37 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

As longtime condo owners at Big White (Monashee Inn), we are strongly opposed to the non-medical cannabis store at Big White. Big White is proud to promote itself as the best family friendly ski resort in Canada, and we see no place for this outlet at the resort. Big White also promotes itself as being tobacco, vaping and cannabis free. Please do NOT allow this to go any further.

-

Added by **MichaelG**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 23, 2019 1:11 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

Steven and Yolanda Krywulak - Unit 503, 105 Kettleview Rd, Kelowna, BC V1P 1P3 We are not in favor of this application. This is a family mountain and having a retail outlet is not in the best interest of all of the kids up on the mountain. The staff seem to have an abundant supply of cannibus product and I don't think the majority of guests to the mountain need this service. The community at large will in no way be better off with this store and it diminishes the character of the resort.

-

Added by **skrywulak**

[Click here](#) to view the feedback

---

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 25, 2019 12:06 AM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

Hi there we would NOT want to see this up @ big white , we bought property up there 6 years ago as we thought it was a great place to bring our family . as big white promotes its self as a family mountain we dont think this is in keeping , maybe they will have to change there marketing to a family mountain & PS get your dope up here to , Now you might say its for private use behind closed doors but lets be real its not what happens .It was bad enough this year going up the ridge rocket & my 10 yr odd asking whats that smell ,its the guys on the chair in front smoking dope all the way up to the top honey . I see this year signs everywhere saying this is a smoke free mountain . I think Big White needs there head read if they let this go ahead . This is our 15th trip to big white & our 10th yr in a row coming to the mountain & have promoted & brought a lot of people here over the yrs , i would seriously consider selling & buying somewhere else if this goes ahead .

-

Added by **sean**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 23, 2019 8:30 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

I do not support a cannabis store in Big White. Cannabis can be purchased in Kelowna for those who want it and brought up to the mountain. Having cannabis easily available in the resort will increase its use on the mountain, resulting in increased dangerous skiing, and increase the noise levels at night. This is promoted as a family resort and cannabis sales are not appropriate in such an area. A Ramsay White Crystal 318 5275 Big White Road Big White

-

Added by **Alram**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 25, 2019 9:00 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

I would hope that a store that sells cannabis would not be permitted on a family friendly mountain. Big White is full of young kids, from babies to toddlers to tweens. Can we not keep the environment family friendly? This store may say it will only sell to 19 and older but there is always ways for those teenagers to have access. Let's not make it easy for them.

-

Added by **Colette**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 25, 2019 5:04 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

Very disappointed to see someone in charge of big white lead the charge to allow a cannabis store in big white especially under the guise of noting this will control the sale of cannabis. This is purely a money grab but at the detriment of the overall resort. The resort has over many years worked hard on its reputation of making this a family destination. The big white web site has been very clear about it's smoking policy and drive to make this resort a smoke free environment for the enjoyment of the population. We are pretty certain that the addition of a cannabis store will change this reputation and start attracting a different section of international skiers to the resort. Slowly pushing away the bread and butter of this resort. Not sure how this non smoking policy will be managed in the main skiway in the village, on chairs etc. Already hard to do so with regular smokers. We purchased a condo at big white as we saw this location as our retirement plan for my wife and I based on these policies, we now are worried that this change may have a long term impact on the type of skiers this will attract but also possible side effects on property values. My wife and I are certainly NOT supporters of this request. Martha and Luc Deslauriers Stonebridge unit # 1301

-

Added by **Luc Deslauriers**

[Click here](#) to view the feedback

---

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 26, 2019 8:57 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

We are owners of property at Big White. We are opposed to the opening of a cannabis outlet at a resort which bills itself as a family resort. There are hundreds of children daily in the area of this proposed operation. They shop at the board shop, candy store, ski schools, nursery, ski rentals etc. The issue will get even more dangerous when edible products are made available. This is a totally inappropriate use which would be arbitrarily rejected in most jurisdictions. A. Crooks 202 6375 Whiskey Jack Rd. Big White M. Crooks 101 6375 Whiskey Jack Rd. Big White

-

Added by **A&M**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 26, 2019 8:57 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

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-

Added by **A&M**

[Click here](#) to view the feedback

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**Ken Gobeil**

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**From:** jointheconversation <notifications@engagementhq.com>  
**Sent:** March 26, 2019 8:57 PM  
**To:** Ken Gobeil  
**Subject:** New feedback on Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.

Hi srplanner

You have received new feedback on the Guestbook on project **Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.** on your site,

-

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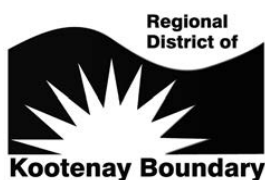
-

Added by **A&M**

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## STAFF REPORT

<b>RE:</b>	Liquor and Cannabis Regulation Branch - Retail Cannabis Referral: Monashee Mountain Cannabis Company Ltd.		
<b>Date:</b>	April 24, 2019	<b>File #:</b>	BW-4019s-10293.275 - 5315 Big White Road
<b>To:</b>	Chair Russell and members of the Board of Directors		
<b>From:</b>	Ken Gobeil, Senior Planner		

### ISSUE INTRODUCTION

We have received a referral from the Liquor Cannabis Regulation Branch (LCRB) for a proposed Non-Medical Cannabis Retail Store (CRS) in Big White (see Applicant Submission).

Property Information	
<b>Owner(s)</b>	Big White Ski Resort Ltd.
<b>Applicant(s):</b>	Peter Plimmer, Monashee Mountain Cannabis Company Ltd.
<b>Location:</b>	5315 Big White Road
<b>Electoral Area:</b>	Electoral Area 'E' / West Boundary
<b>Legal Description(s):</b>	Lot 2, DL 4109s, SDYD, Plan KAP61280
<b>Parcel size</b>	Unknown
Land Use Bylaws	
<b>Official Community Plan Bylaw No. 1125</b>	Village Core
<b>Development Permit Areas</b>	Alpine Environmentally Sensitive Landscape Reclamation Commercial and Multiple Family Development Permit Area
<b>Zoning Bylaw No. 1166</b>	Village Core 6 (VC6)
<b>Minimum Parcel Size</b>	1,000m <sup>2</sup>
Other	
<b>Floodplain</b>	NA

Page 1 of 8

P:\PD\EA\_'E'\_Big\_White\BW-4109s-10293.275 - 5315 Big White Road\2019-02-LCRB-Cannabis\Board\2019-02-21\_Monashee\_BOARD.docx

## HISTORY / BACKGROUND INFORMATION

On October 17, 2018, the federal government enacted Bill C-45 (the *Cannabis Act*), thereby making non-medical (recreational) cannabis legal in Canada. This act gave federal and provincial governments authority to regulate non-medical cannabis.

The provincial government enacted the *Cannabis Control and Licensing Act* in April 2018 to prepare for legalization. This enabled citizens of legal age (19 or older) to purchase non-medical cannabis through retail stores and online sales.

The BC Liquor Distribution Branch (LDB) was formed to operate the public retail stores, and the Liquor and Cannabis Regulation Branch (LCRB)<sup>1</sup> was mandated to license private stores and monitor the retail sector. The operating rules governing public and private retail stores are similar to those currently in place for tobacco and liquor.

Section 33(1) of the *Cannabis Control and Licensing Act* prevents the LCRB from issuing a license without a positive recommendation from a local government or Indigenous nation regarding the Cannabis Retail Sales (CRS) license application. If a local government or Indigenous nation submit a poor recommendation, or decide not to send any recommendation, the LCRD will not consider the application any further.

## PROPOSAL

Monashee Mountain Cannabis Company Ltd. proposes to construct a retail cannabis store inside the Village Centre Mall in Big White. A new store would be created from taking floor space away from an existing business.

Approval of the Cannabis Retail License is required before construction of the store could begin. A development permit would not be required for the building alterations.

The applicant has stated this proposal is part of a strategy to manage the introduction of non-medical cannabis into Big White. The applicants stated they recognize the market for non-medical cannabis retail in Big White. However, if not implemented appropriately, non-medical cannabis could have a negative impact on the internationally recognized family friendly reputation of the Resort.

The proposed store would be at the back end of the building, with little signage, a relatively small space, and a small number of staff. The applicant has stated that it will be promoting credit card sales as a further measure to ensure customers are 19 and older.

The application includes proposed operating hours of 9:00am-11:00pm. However, the applicant has stated that the actual operating hours would match the operating hours of

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<sup>1</sup> The Liquor Control and Licensing Branch (LCLB) has been renamed to the Liquor and Cannabis Regulation Branch (LCRB) to represent its new additional responsibility of licensing and monitoring the retail sale of recreational cannabis in British Columbia.

the Village Centre Mall, which varies depending on the season, but is generally not open past 9:00PM.

## **IMPLICATIONS**

### **RDKB Bylaws**

Retail stores are a permitted use in the Village Core 6 Zone. We do not differentiate types of retail in the Big White Zoning Bylaw (e.g. cannabis, tobacco, or liquor).

On October 18, 2018, the RDKB held a public hearing regarding proposed Official Community Plan and Zoning Bylaw amendments to regulate retail cannabis differently than other types of retail. The proposed bylaws were not well received, and the majority of attendees did not support the idea of restricting business opportunities in Big White. As a result of this feedback, the proposed bylaws were not endorsed.

### **Public Notification and Consultation**

If the RDKB wants to provide comment, *The Cannabis Control and Licensing Act* requires the local government to consider the following criteria:

- the potential for noise if the amendment is approved;
- the impact on the community; and
- whether the amendment may result in the establishment being operated in a manner contrary to its primary purpose.

If the license could affect nearby residents, the local government must gather the views of residents in accordance with provisions of the Act. The options for this are:

- i. receiving written comments in response to a public notice of the application,
- ii. conducting a public hearing in respect of the application,
- iii. holding a referendum, or
- iv. any other similar method determined by the local government.

Previous practice for new and amended liquor licenses required the applicant to place a sign or signs on the property, visible at or near the front of the building, by the main entrance, and other conspicuous spots where residents, patrons and members of the community can easily see it and have an opportunity to comment. The RDKB provided 2 signs for display as public notice of the license referral. These were posted at the proposed retail location on February 9, 2019.

## **RDKB Response to LCRB**

A local government response to the LCRB must:

- *be in writing*
- *show that the local government has considered the location*
  - Retail is a permitted use on the subject property.
  - We have bylaw or policy regarding the location of non-medical cannabis retail stores.
  - There are no dwelling units in the building.
  - Hours of access of the public will be limited to the operating hours of the building.
  - The location of the store is in the least inhabited area of the building, there is very little foot traffic, and the store access would not be in sight of any other store, or public washrooms.
  - The store would be next to a back entrance of the building with direct access to the building's parking lot, which allows customers to discreetly enter and exit the business without walking through the entire building.
- *include the views of the local government on the general impact on the community if the application is approved*
- *include the views of residents and a description of how they were gathered*
  - Comments submitted by the public and notes from the meeting have been attached to this report for your reference.

The Planning Department used the following methods to notify the public and request comment.

1. We asked the applicant to post a sign at the proposed store, and around the village core.
  2. We sent a written notification to all landowners within a 60-metre radius of the property.
  3. We also utilized the new public engagement website <https://jointheconversation.rdkb.com/>.
  4. We held a public meeting 6:00PM March 27, 2019 at the Big White Fire Hall
- *include the local government's recommendation as to whether the application should be approved or rejected and provide reasons upon which the recommendation is based.*

## **ADVISORY PLANNING COMMISSION PROPOSAL**

The APC supported the proposed non-medical cannabis retail license application by Monashee Mountain Cannabis Company Ltd.

The APC had the following comments:

*The proposed location of the store in the Village Centre Mall is acceptable as the security of that facility, (alarmed and manned), is very good.*

*Noise should not be a problem for this location.*

*The hours of operation for the facility would be the same as the Visitor Center Mall.*

*A question was raised regarding the regulations on proximity to the daycare. This was not seen as a problem, as the retail area is all close.*

## **PLANNING AND DEVELOPMENT COMMENTS**

Public engagement was successful. We have received approximately 70 submissions, and there were almost 40 people at the public meeting.

Concerns were raised regarding the comments received through our public engagement website. The concern was whether a submission signed by a username and not a name and address should be considered. However, there are no legislated requirements for how comments are received, or to define who they are from.

Using online communications is a regular practice for many local governments. For example, the Regional District of Okanagan Similkameen has advertising and engagement through social media as part of their policies for public notification and engagement.

Staff can draft a procedure for public engagement for future applications to avoid concerns.

## **REFERRALS**

The Big White Fire Department supported the referral. However, the fire department asked that the applicants have the following considerations for the retail store:

- 1) Ensure the entry door into the store swings properly as to not obstruct people using the exit corridor.*
- 2) Ensure the existing sprinkler system is adequate and configured for the required coverage.*
- 3) Wall and finishes are constructed to the current standard for the intended use.*
- 4) Exit signage and emergency exit lighting is in place and in proper locations.*
- 5) A fire extinguisher is installed.*

The fire department offered to meet with the applicant directly to discuss these items in more detail.

## RECOMMENDATION

Be it resolved that the Regional District of Kootenay Boundary Board of Directors recommend the Non-Medical Retail Cannabis Retail Store license for the Monashee Mountain Cannabis Company Ltd. on the property legally described as Lot 2, DL 4109s, SDYD, Plan KAP61280, Big White, Electoral Area 'E'/West Boundary be supported for the following reasons:

1. The Board's consideration to the location of the proposed store are as follows:
  - a. The Big White Official Community Plan Bylaw No. 1125 and Zoning Bylaw No. 1166 consider the retail sale of non-medical cannabis to be a 'retail' use, which is a permitted use on the subject property.
  - b. We have bylaw or policy regarding the location of retail stores.
  - c. There are no dwelling units in the building, and hours of access by the public would be limited to the operating hours of the building.
  - d. The proposed location of the store is in the least occupied area of the building. There is very little foot traffic, and store access would not be visible from any other store, or the public washrooms.
  - e. The store would be next to a back entrance of the building with direct access to the building's parking lot, which allows customers to discreetly enter and exit the business without walking through the entire building.
2. The Board's consideration of the general impact on the community are as follows:
  - a. It is anticipated that the proposal would not negatively affect the Big White Community.
    - i. The location of the proposed store will have a minimal impact on the public enjoyment of the property and surrounding area.
    - ii. There is no bylaw or policy to oppose the retail sale of non-medical cannabis at this location.
    - iii. The Regional District has no policy or metric to measure the effect of a cannabis retail store on the community.
3. The Board's comments on the views of the residents are as follows:
  - a. The Regional District solicited views from the community in the following ways:
    - i. The applicant was provided two 'Notice of Proposal' signs. These were posted around the proposed store location on February 9, 2019.
    - ii. The applicant was provided four signs advertising the proposal, asking for comment, and advertising a public meeting around



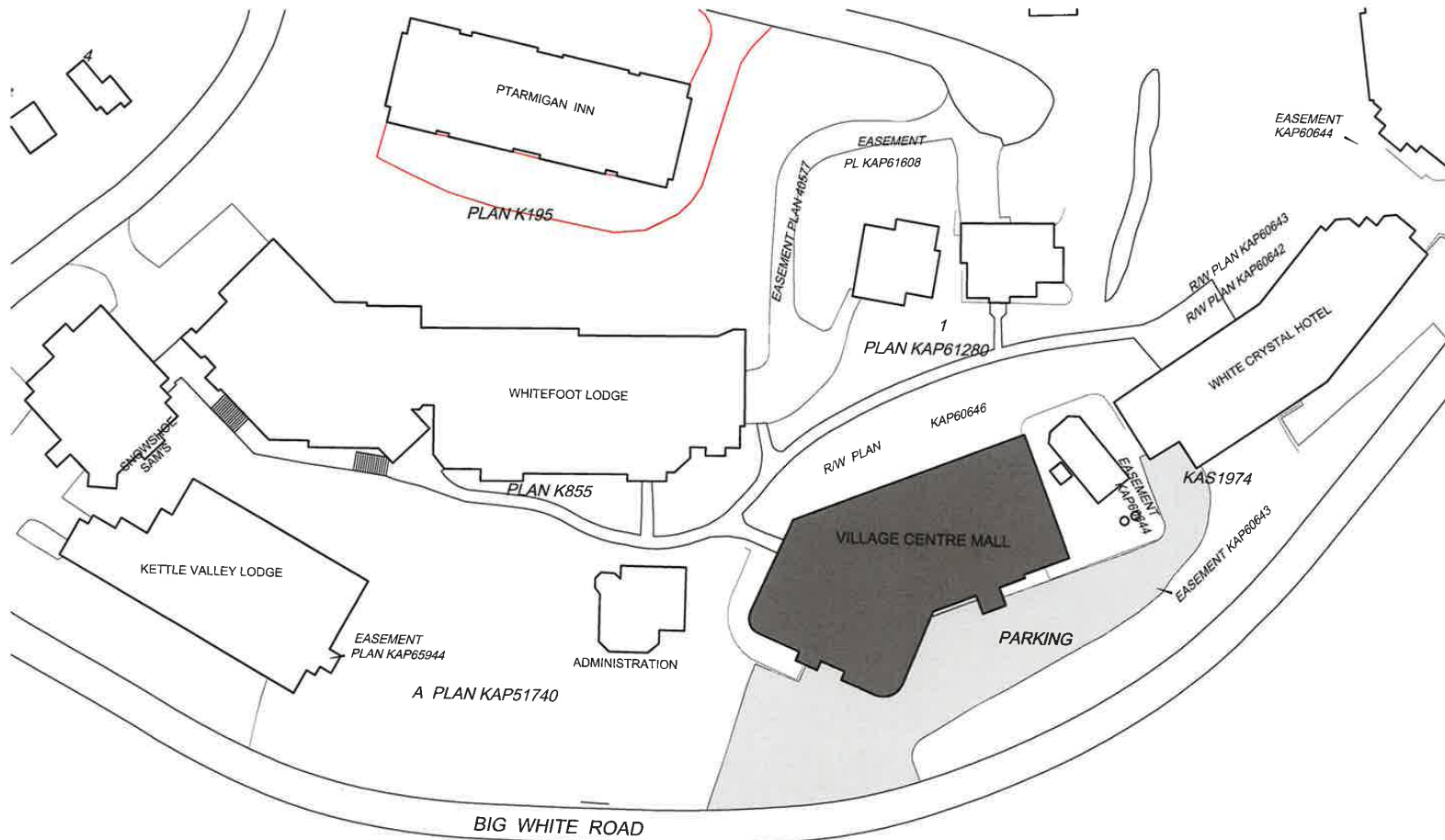
Village Centre Mall in Big White. The signs were posted on March 7, 2019.

- iii. Notification about the proposal and the public meeting were mailed to all property owners within a 60-metre radius of the subject property on March 5, 2019.
  - iv. An information page and comment board were established on our public engagement website <https://jointheconversation.rdkb.com/> on March 14, 2019.
  - v. A public meeting was held to receive comments from the community at 6:00PM March 27, 2019 at 7555 Porcupine Road (the Big White Fire Hall).
- b. In response to the proposal we received:
- i. 70 emails
  - ii. 16 of those were responses from the online engagement website
  - iii. The March 27, 2019 public hearing had 37 members of the public.
- c. The majority of the written comments were negative.
- i. Negative comments included the proposed store's proximity to a candy store in the building, a fear that having cannabis available for sale would increase its use, and that cannabis users ruin the enjoyment of the ski hill.
  - ii. A large portion of the negative comments did not speak to the application itself. These comments included an evaluation of business practices of Big White Ski-Resort, the ethics of cannabis legalization, public consumption of cannabis on the ski hill, and existing concerns about law enforcement in the resort.
- d. Verbal comments received at the public hearing were mixed regarding support and opposition to the application.
- i. Supporters of the application felt the proposal was the best location, and best retail option for non-medical cannabis in the community.
  - ii. Those in opposition were against the store's location and how its presence could impact the ski resort's reputation. Other concerns noted included, the ethics of non-medical cannabis, and safety on the ski hill.
4. The Regional District of Kootenay Boundary supports the application by Monashee Mountain Cannabis for a proposed non-medical cannabis retail store in 5315 Big White Road based on:
- a. The Regional District of Kootenay Boundary is not evaluating the reputation or business practices of the Big White Ski.

- b. The Regional District of Kootenay Boundary is not considering the ethics of non-medical cannabis.
- c. The proposed store is compliant with land use bylaws.
- d. The location will be inconspicuous, near a parking lot, out of sight from other businesses and away from the populated areas public as much as possible.

## **ATTACHMENTS**

Applicant Submission

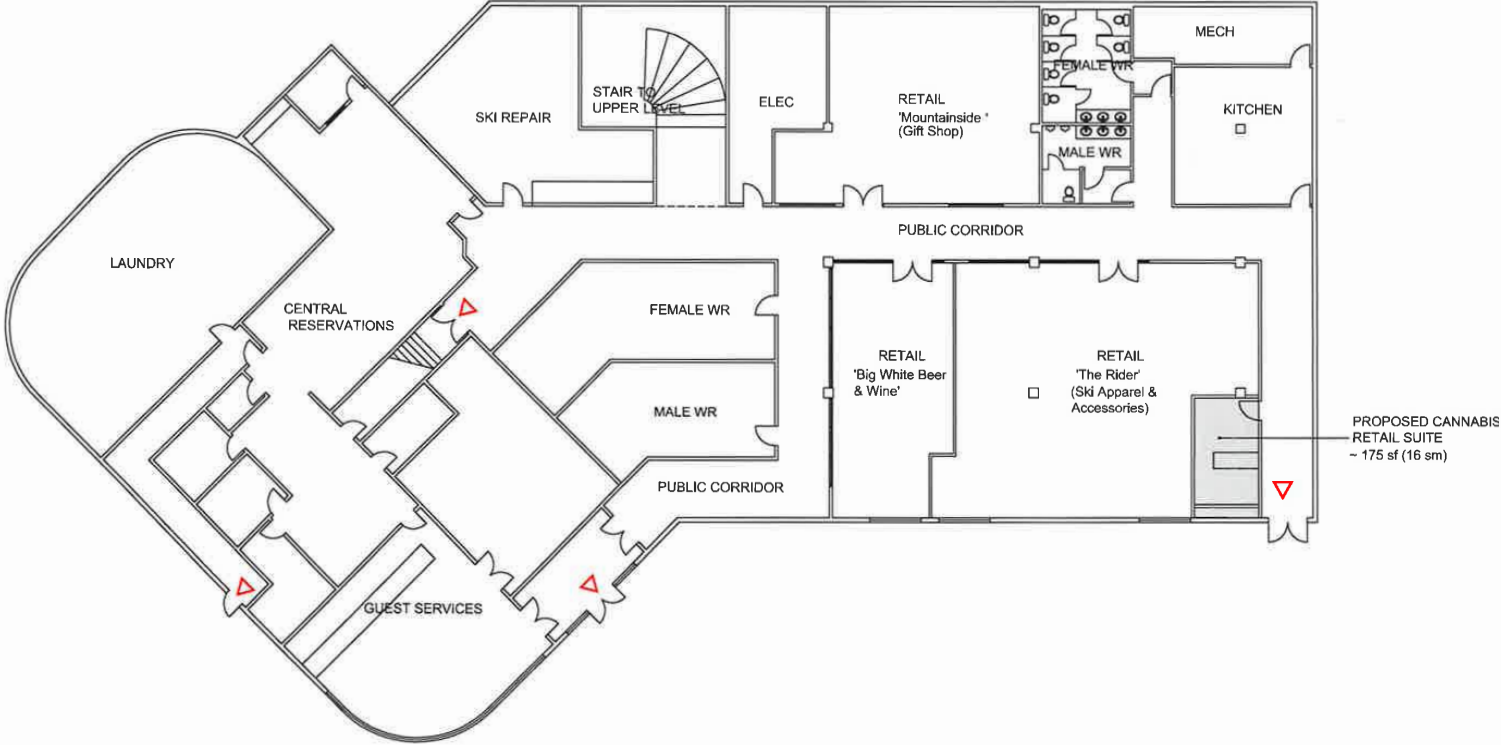


BIG WHITE SKI RESORT - PROPOSED CANNABIS RETAIL LOCATION - SITE PLAN  
 VILLAGE CENTRE MALL - 5315 Big White Road, Big White, BC

10.26.18  
 1 1/2" = 100'

AI.0

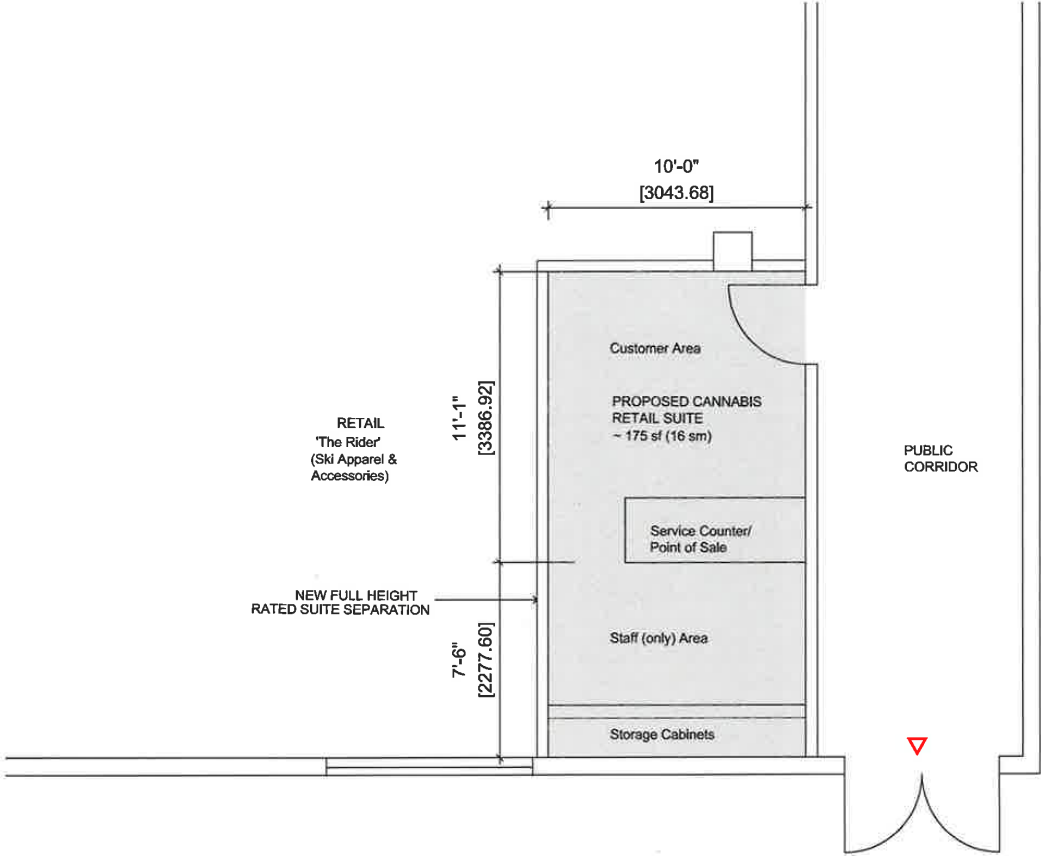




BIG WHITE SKI RESORT - PROPOSED CANNABIS RETAIL LOCATION - BUILDING FLOOR PLAN  
VILLAGE CENTRE MALL - 5315 Big White Road, Big White, BC

10.26.18  
1/16" = 12"

AI.1 

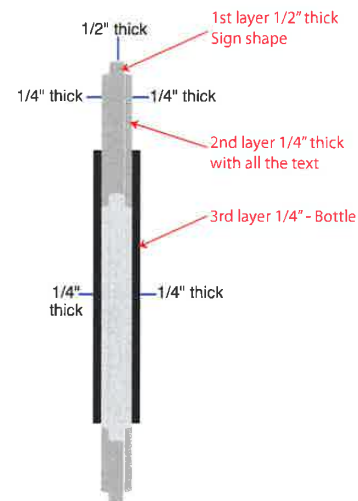


BIG WHITE SKI RESORT - PROPOSED CANNABIS RETAIL LOCATION - SUITE FLOOR PLAN  
VILLAGE CENTRE MALL - 5315 Big White Road, Big White, BC

10.26.18  
1/4" = 12"

AI.2

## SIGN PRODUCTION PROOF





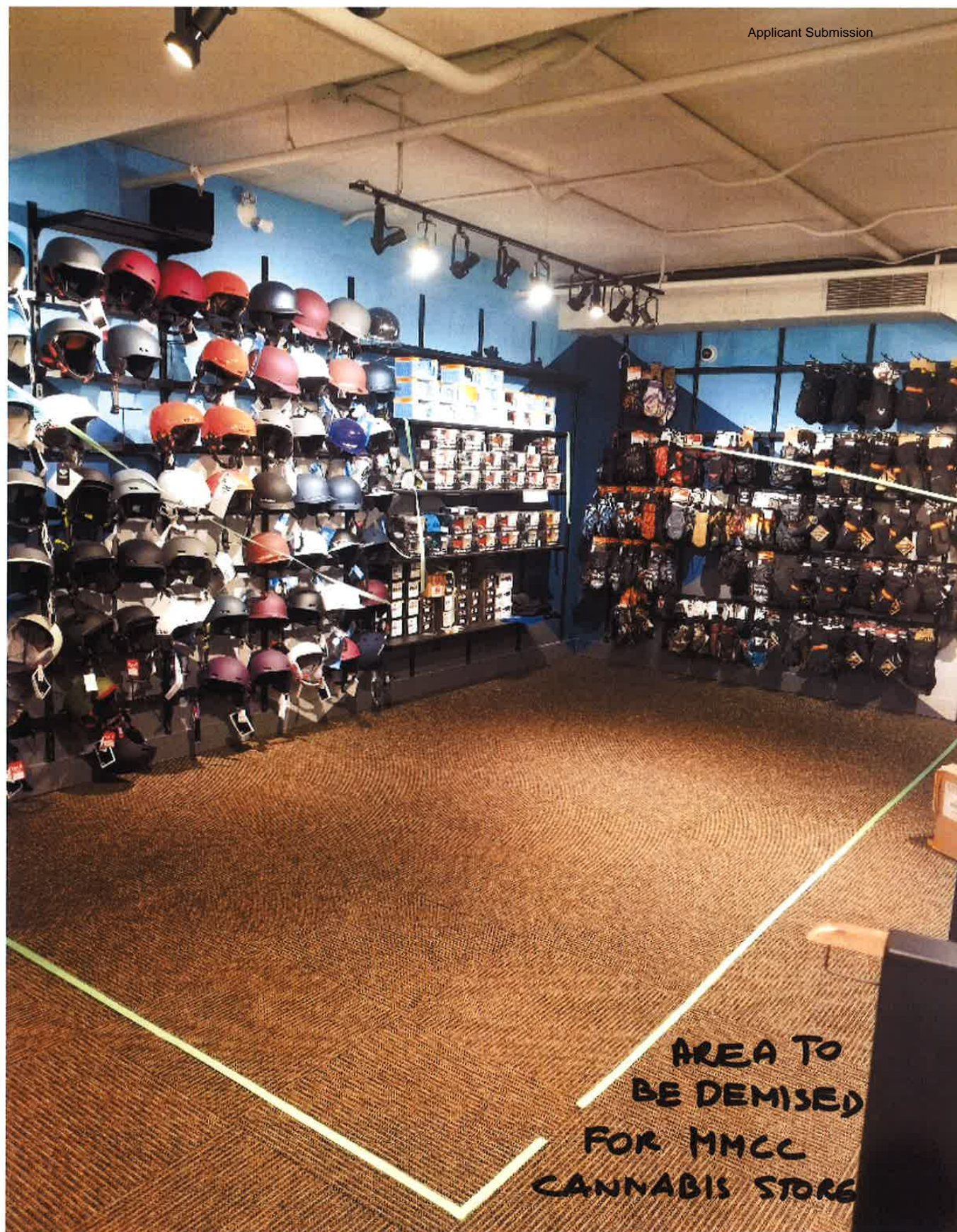




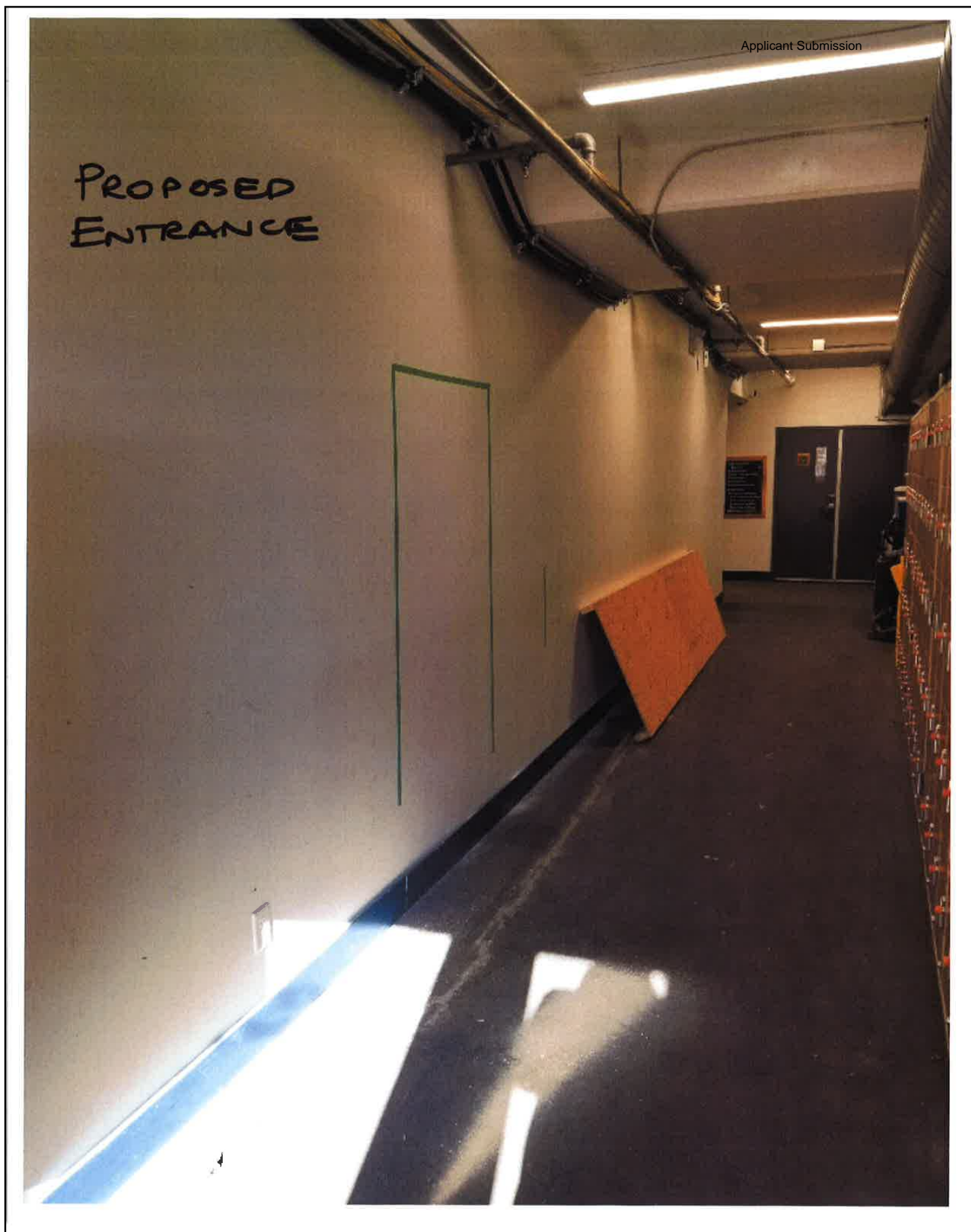


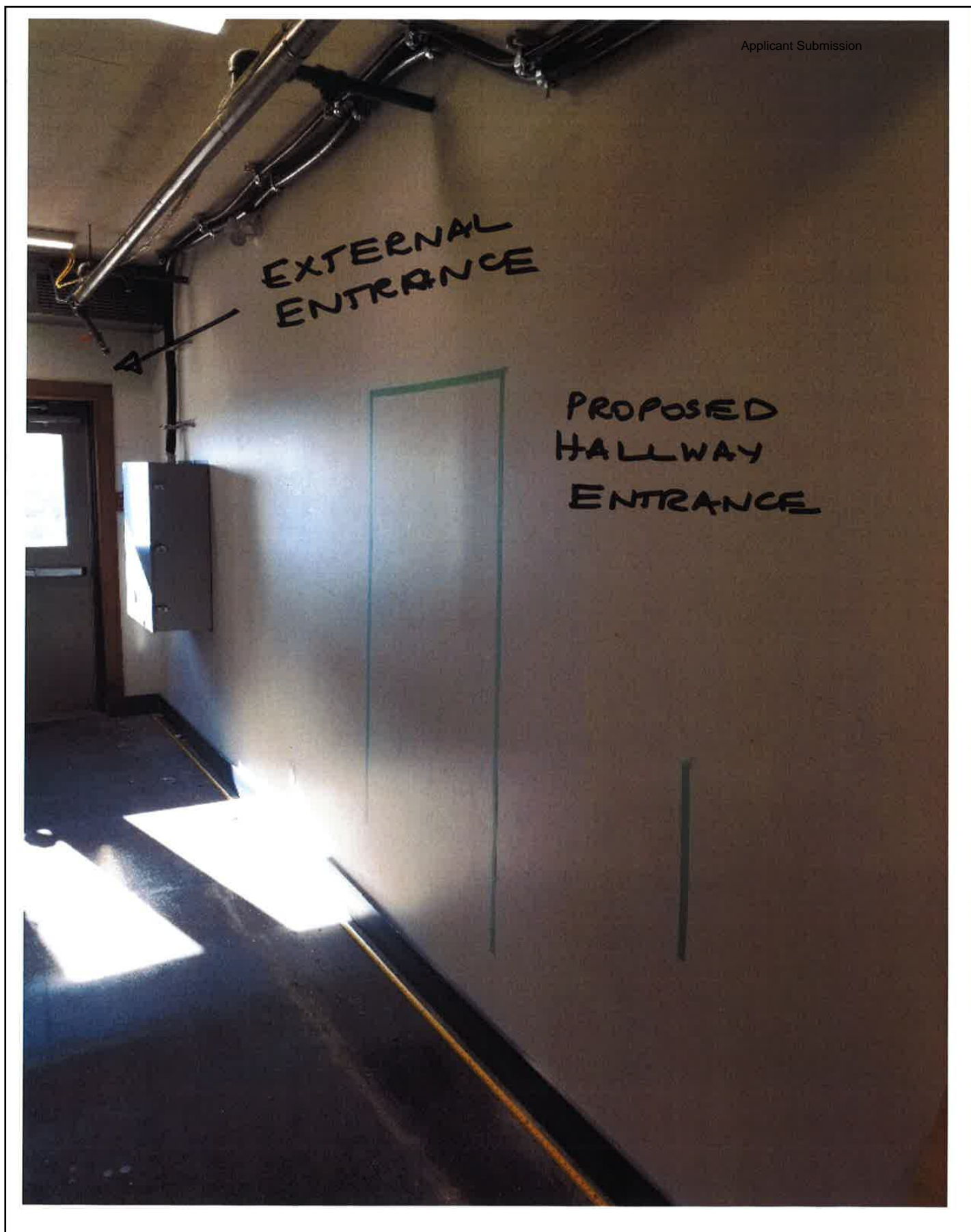


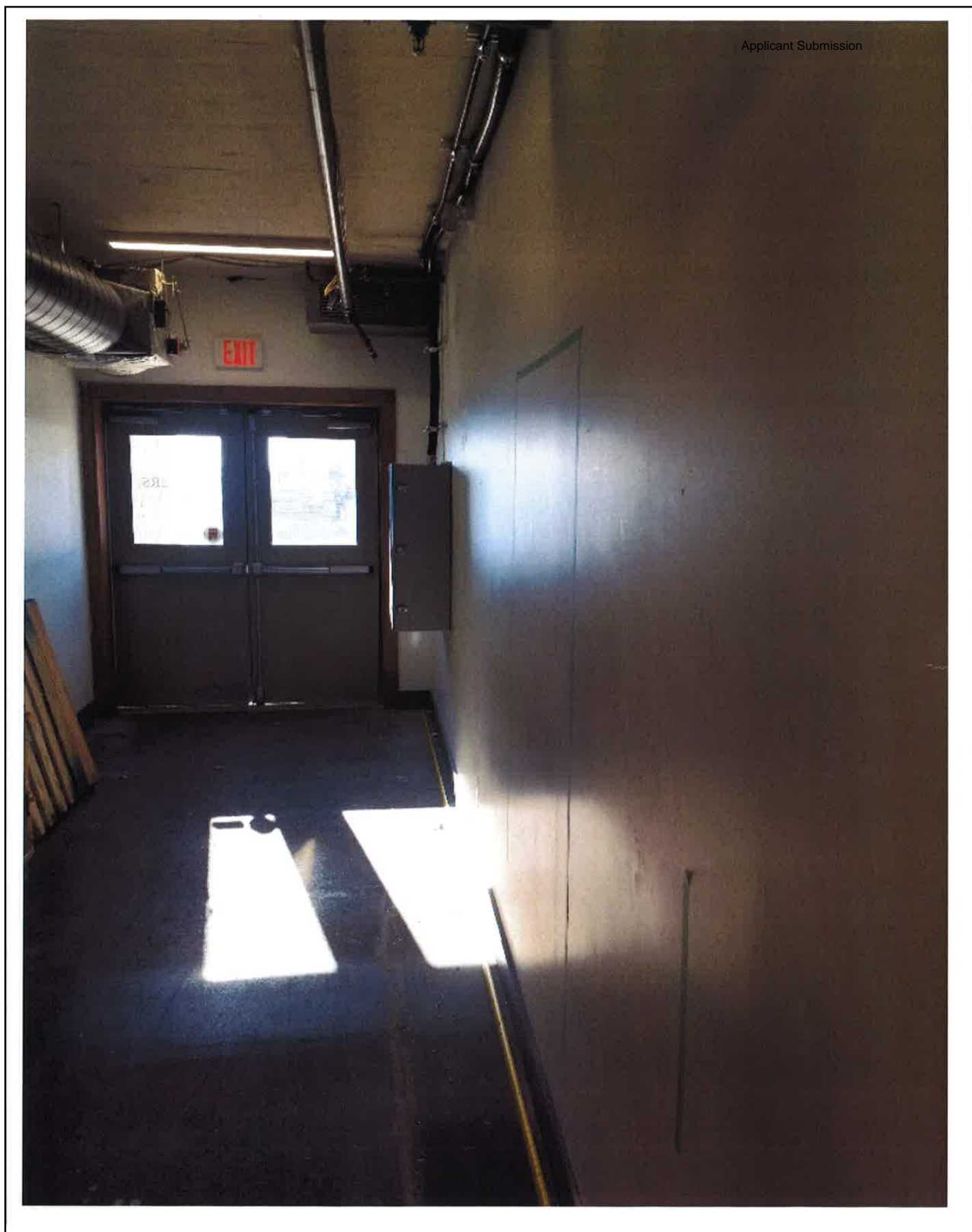
Applicant Submission

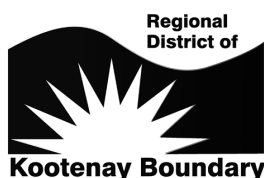












## ***STAFF REPORT***

<b>RE:</b>	Bylaw enforcement update: 9175 and 9385 Granby Road		
<b>Date:</b>	April 24, 2019	<b>File #:</b>	D-1357-04740.130
<b>To:</b>	Chair Russell and members of the Board of Directors		
<b>From:</b>	Ken Gobeil, Senior Planner		

### **ISSUE INTRODUCTION**

The Planning and Development Department has been asked to provide an update on the bylaw enforcement progress to date on 9175 and 9385 Granby Road. This report provides a brief review of the history of the properties and enforcement to date.

<b>Property Information</b>	
<b>Owner(s)</b>	Peter Demski, Lisa Demski
<b>Location:</b>	9175 and 9385 Granby Road
<b>Electoral Area:</b>	Electoral Area 'D' / Rural Grand Forks
<b>Legal Description(s):</b>	9175 Granby Road: <ul style="list-style-type: none"> <li>• Lot A, Plan KAP34983, District Lot 1357, SDYD, Except Plan EPP78404, &amp; DL 1359 1738 2007</li> </ul> 9385 Granby Road: <ul style="list-style-type: none"> <li>• Lot 1, Plan EPP78404, District Lot 1357 &amp; 1359, SDYD</li> </ul>
<b>Parcel size</b>	9175 Granby Road <ul style="list-style-type: none"> <li>• 27 ha</li> </ul> 9385 Granby Road <ul style="list-style-type: none"> <li>• 28 ha</li> </ul>
<b>Land Use Bylaws</b>	
<b>Official Community Plan Bylaw No. 1555</b>	Agricultural Resource 2
<b>DP Areas</b>	NA
<b>Zoning Bylaw No. 1299</b>	Agricultural Resource 2 (AGR 2)

Page 1 of 3

P:\PD\EA\_'D'\D-1357-04740.130 Demski\April 2019 Board Update\2019-04-24\_Demski-Update\_BOARD.docx

Other	
<b>Floodplain</b>	Yes
<b>ALR</b>	Yes

## **HISTORY / BACKGROUND INFORMATION**

The subject properties are along the Granby River approximately 1.5 kilometers north of Grand Forks on Granby Road. 9385 is the northern property, and 9175 is the southern property. These properties were one-parcel until January 2019.

This report will discuss the parent parcel that includes both 9385 Granby Road and 9175 Granby Road; referred to as, "the property".

## **BYLAW CONTRAVENTION**

There is a history of bylaw contravention on the property since the early 1990's. There have been multiple court rulings for the property to comply with RDKB bylaws, and two instances where the RDKB obtained a court order to demolish and remove illegal structures. However, after these events, and every attempt to bring the property into compliance, the property has reverted to its previous condition.

The contraventions include:

- Constructing multiple buildings without building permits
  - The RDKB demolished a residence on the North side of the property in 2001
- Building within the floodplain
- Using the property as a campground and/or mobile home park.
  - In 2012 the RKDB demolished mobile homes and recreational vehicles from the property.

## **2018 to Present**

After the 2018 flood staff inspected the southern portion of the property (9175 Granby Road) to view the effects of the flood and record any changes. The property was not compliant with bylaws with recreational vehicles, and dwellings in the floodplain.

Staff obtained a search warrant and conducted a thorough inspection of the property in December 2018. Building, floodplain, and zoning bylaw contraventions were found throughout the property. However, a majority of the contraventions were on the southern portion of the property (9175 Granby Road).

After the inspection, it was decided to wait until spring 2019 before making decisions or taking and further actions. In April 2019, staff began discussion and deliberation with legal counsel. As of the date this report was written, we do not believe there has been any change to the contraventions.



Staff plan to contact the owners and attempt to negotiate a voluntary consent order. This would include an agreed course of action and timeline for bylaw compliance.

**RECOMMENDATION**

That the report titled Bylaw enforcement update: 9175 and 9385 Granby Road be received.

**Jennifer Kuhn**

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**From:** is@rdkb.com  
**Sent:** April-11-19 9:33 AM  
**To:** Theresa Lenardon; Information Services; Jennifer Kuhn  
**Subject:** Grant-in-Aid Form submitted by B. V. Seniors Branch 44, email address - bob\_bastian@hotmail.com

**Online Grant-in-Aid Application****Electoral Area(s) Applied to:**

Electoral Area 'A' Director Ali Grieve

**Applicant Information:**

Applicant: B. V. Seniors Branch 44

Address: Box 396. Fruitvale, BC V0G 1L0

Phone: 250-367-7603

Fax:

Email: bob\_bastian@hotmail.com

Representative: Bob Bastian

Make Cheque Payable To: B. V. Seniors Branch 44

**Other Expenses:**

Total Cost of Project: \$\$900.00

Amount Requested from RDKB Director(s): \$\$500.00 *Approved Director Grieve April 11, 2019*

What is the Grant-in-Aid for?

Branch 44 is celebrating its 60th anniversary. We plan to invite persons in the area who have provided advice and assistance for seniors over the years. As well, we are recognizing past presidents who have served the club. We wish to provide decorations, food, prizes and anything else that will contribute to making this a memorable occasion fitting for a 60th anniversary.

**List of Other Organizations Applied to for Funding**

Name of Organization KSCU, BV Lions, Liberty Foods and several other local businesses. In each case weve requested money or prizes as they see fit.

Amount Requested

Amount Secured

Name of Organization

Amount Requested

Amount Secured

Name of Organization

Amount Requested

Amount Secured

Documents uploaded with Submission?

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**Jennifer Kuhn**

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**From:** is@rdkb.com  
**Sent:** April-16-19 8:30 PM  
**To:** Theresa Lenardon; Information Services; Jennifer Kuhn  
**Subject:** Grant-in-Aid Form submitted by Laura Jackman, email address - ljackman@sd20.bc.ca

**Online Grant-in-Aid Application****Electoral Area(s) Applied to:**

Electoral Area 'B' / Lower Columbia- Old Glory Director Linda Worley

**Applicant Information:**

Applicant: Laura Jackman

Address: PO Box 2256

Phone: 2509219493

Fax:

Email: ljackman@sd20.bc.ca

Representative: Laura Jackman

Make Cheque Payable To: Rossland Summit School

**Other Expenses:**

Total Cost of Project: \$\$2000

Amount Requested from RDKB Director(s): \$\$500 *Approved Director Worley April 17, 2019*

What is the Grant-in-Aid for?

**RSS Bio Blitz** is an outdoor community wide event to celebrate environmental education and stewardship. Several schools in our community come together to interact with community educators and learn about the local flora and fauna that inhabit the place we call home. We have celebrated Bio Blitz in our community for the past two years with huge success. Students spend the day outside going through stations that are run by different community educators and focus on different topics such as invertebrates, amphibians, native and invasive plant species, bees, the water cycle and bats just to name a few. When I first envisioned the Bio Blitz, my goal was to expose the children of Rossland to as many names of local species as I could. Children who know the names of their local flora and fauna will feel connected to their place and are far more likely to protect them in the future. Every year we're empowering children to become stewards of their

environment.

The grant is to help cover the \$100 honorarium I give to each Community Educator. They use this money to help cover the cost of their transportation as they travel from all over the Columbia Basin. It is also to help cover the cost of Art supplies for some of the stations and native plants for the restoration station in the outdoor classroom.

#### **List of Other Organizations Applied to for Funding**

Name of Organization Fish & Wildlife Compensation Program Community Engagement Grant

Amount Requested \$500-\$1000

Amount Secured

Name of Organization Our local Credit Union

Amount Requested \$500

Amount Secured

Name of Organization Our local Parent Advisory Council

Amount Requested \$600

Amount Secured \$600

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**Jennifer Kuhn**

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**From:** is@rdkb.com  
**Sent:** March-18-19 11:13 AM  
**To:** Theresa Lenardon; Information Services; Jennifer Kuhn  
**Subject:** Grant-in-Aid Form submitted by Friends of the Bonanza Pass Recreation Area , email address - donna@christinagateway.ca

**Online Grant-in-Aid Application****Electoral Area(s) Applied to:**

Electoral Area 'C' / Christina Lake Director Grace McGregor

**Applicant Information:**

Applicant: Friends of the Bonanza Pass Recreation Area

Address: 81 Brown Road, Christina Lake, BC V0H 1E1

Phone: 250 447-6552

Fax:

Email: donna@christinagateway.ca

Representative: Paul Beattie

Make Cheque Payable To: Paul Beattie

**Other Expenses:**

Total Cost of Project: \$3500

Amount Requested from  
RDKB Director(s): \$3000

*Approved Director McGregor  
April 4, 2019*

What is the Grant-in-Aid for?

To build and install an information kiosk depicting the names of historical burials and the old Cascade Cemetery site (similar to the one installed at the historic Phoenix Memorial Cemetery last year). Work will be completed by the Friends of the Bonanza Pass and the Boundary Woodworkers Guild.

**List of Other Organizations Applied to for Funding**

Name of Organization Christina Gateway Community Development Association

Amount Requested

Amount Secured

Name of Organization

Amount Requested

Amount Secured

Name of Organization

Amount Requested

Amount Secured

Documents uploaded with Submission?

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**Jennifer Kuhn**

**From:** is@rdkb.com  
**Sent:** March-17-19 8:28 PM  
**To:** Theresa Lenardon; Information Services; Jennifer Kuhn  
**Subject:** Grant-in-Aid Form submitted by Grand Forks Figure Skating Club, email address - sandyartgf@gmail.com

**Online Grant-in-Aid Application****Electoral Area(s) Applied to:**

Electoral Area 'D' / Rural Grand Forks Director Roly Russell

**Applicant Information:**

Applicant: Grand Forks Figure Skating Club

Address: Box 1044 Grand Forks, BC V0H1H0

Phone: 250 442-0215

Fax:

Email: sandyartgf@gmail.com

Representative: Sandy MacKelir, Treasurer

Make Cheque Payable To: Grand Forks Figure Skating Club

**Other Expenses:**

Total Cost of Project: \$\$7000

Amount Requested from RDKB Director(s): \$\$1000

**What is the Grant-in-Aid for?**

The Grand Forks Figure Skating Club has been in operation since 1965 and has served thousands of participants since that time. Last year the club folded due to the lack of a coach and volunteers. This fall a Skate Canada credentialed coach moved to town with a vision to revamp the club. A new board was struck in Nov. 2019 and 48 skaters were registered in an amazing resurgence of energy and dedication. The membership of the club, which includes registered skaters and their families, is in excess of 150 people. A tenet of the skating club is to keep registration costs affordable so the program is assessible to everybody in the district. In the past, BC Gaming grants have subsidized the skating program but the granting cycle had closed before the 2018/19 skating program was resurrected. Consequently the club has been operating on a shoe string budget this year and the coach has largely volunteered her time, the new Board and parents of the

skaters have worked very hard to fundraise and sell raffle tickets, and the community and businesses have generously made both cash and in-kind donations. Following an AGM in April when a Board will be democratically elected, an application for a BC Gaming grant will be submitted to offset costs in the 2019/20 season. The largest cost to make the skating program a success this season and to lay a foundation for next year's program, has been the ice cost. The Grand Forks Figure Skating Club is appealing to the RDKB to meet or exceed our request of \$1000 to help pay for the \$7000 in ice costs to March 15, 2019 when the year end and very successful Ice Show was held. We really appreciate your consideration of this request.

#### **List of Other Organizations Applied to for Funding**

Name of Organization

Amount Requested

Amount Secured

Name of Organization

Amount Requested

Amount Secured

Name of Organization

Amount Requested

Amount Secured

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Name of Organization

Amount Requested

Amount Secured

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## REGIONAL DISTRICT OF KOOTENAY BOUNDARY

### BYLAW NO. 1701

A Bylaw to amend Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470, 2013 of the Regional District of Kootenay Boundary

**WHEREAS** the Regional District of Kootenay Boundary may amend the provisions of its Official Community Plan Bylaws 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 Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan 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 Official Community Plan Amendment Bylaw No. 1701, 2019;
2. Regional District of Kootenay Boundary Official Community Plan Bylaw No. 1470, 2013 is amended to:
  - a) Insert the following new designation in the Table of Contents, immediately following '19.12 Commercial': '19.12A Retreat Commercial'
  - b) Insert the following text after Section 19.12:

***"19.12A Retreat Commercial"***

The 'Retreat Commercial' land use designation applies to privately owned parcels used for commercial accommodation and recreation purposes.

**OBJECTIVES**

The objectives of the Board with respect to areas designated 'Retreat Commercial' is as follows:

- To recognize that some retreat uses may be suited to the Plan Area provided they do not compromise commercial activities in adjacent municipalities;
- To identify retreat lands as a continuing resource.

**POLICIES**

The policies of the Board with respect to areas designated 'Retreat Commercial' are as follows:

- |          |   |
|----------|---|
| 19.12A.1 | In addition to uses otherwise permitted in all designations, permitted uses in the 'Retreat Commercial' designation may include, but not necessarily be limited to retreat campground; indoor and outdoor recreation; temporary accommodation; active and passive recreation; and accessory buildings and structures; |
| 19.12A.2 | Consideration may be given to permitting additional lands for 'Retreat Commercial' use upon an application for an Official Community Plan and Zoning Bylaw amendment. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following:                                 |

- a) potential conflicts with surrounding lands;
- b) the need for the proposed business in the area; and
- c) potential conflict with nearby municipalities.

3. That Map 1 (Land Use Designations) of the Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470, 2013 be amended to:
- Add the following designation label below 'Commercial' in the legend:
    - "Retreat Commercial"
  - Re-designate the following parcel from 'Rural Resource 1' to 'Retreat Commercial':
    - Lot 1, Township 9A, KD, NEP88867;  
As shown outlined in red on Schedule X attached hereto and forming part of this bylaw.

**READ A FIRST TIME AND SECOND TIME** this 31<sup>st</sup> day of January, 2019.

**PUBLIC HEARING NOTICE ADVERTISED** in the Trail Times this 6th day of February, 2019 and also this 7<sup>th</sup> day of February, 2019.

**PUBLIC HEARING** held on this 12<sup>th</sup> day of February, 2019.

**READ A THIRD TIME** this this 20<sup>th</sup> day of March, 2019.

**RECONSIDERED AND ADOPTED** this 24<sup>th</sup> day of April, 2019.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Manager of Corporate Administration

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. 1701, cited as "Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1701, 2019" as reconsidered and adopted by the Regional District of Kootenay Boundary Board of Directors this 24<sup>th</sup> day of April, 2019.

\_\_\_\_\_  
Manager of Corporate Administration



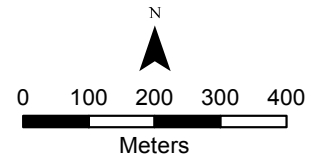


Regional District of  
Kootenay Boundary

Date: 1/23/2019

## Schedule X

Lot 1, Plan NEP88867  
Township 9A  
Kootenay Land District



1:10,000

Subject Area to be redesignated from  
"Rural Resource 1" to "Retreat Commercial"

I hereby certify this Schedule X to be a true and  
correct copy and that this Schedule X correctly  
outlines the property to be redesignated by "Regional  
District of Kootenay Boundary Bylaw No. 1701."

\_\_\_\_\_  
Manager of Corporate Administration

\_\_\_\_\_  
Date



**REGIONAL DISTRICT OF KOOTENAY BOUNDARY  
BYLAW NO. 1702**

A Bylaw to amend Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015 of the Regional District of Kootenay Boundary

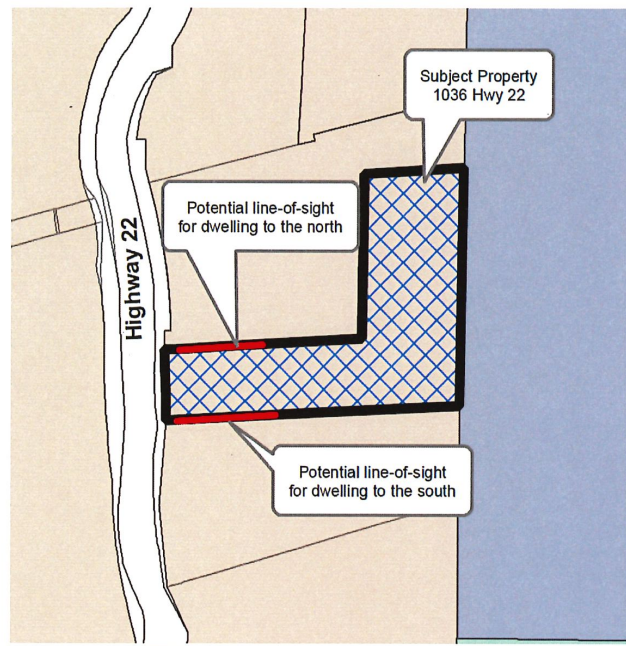
**WHEREAS** the Regional District of Kootenay Boundary may amend the provisions of its Zoning Bylaws pursuant to the provisions of the *Local Government Act*;

**AND WHEREAS** the Regional District of Kootenay Boundary Board of Directors believes it to be in the public interest to amend the Electoral Area 'B'/Lower Columbia-Old Glory 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. 1702, 2019;
2. Regional District of Kootenay Boundary Zoning Bylaw No. 1540, 2015 is amended to:
  - a) Change the existing "618. Commercial Zone C" in the Table of Contents to:  
"618. Commercial 1 Zone C1"
  - b) Insert the following new zone to the Table of Contents, immediately following Commercial 1 Zone C1;  
"618A. Commercial 2 Zone C2"
  - c) Insert the following new definition after the definition of "GROSS FLOOR AREA":  
"GUEST CABIN means a building with a maximum floor area of 60 m<sup>2</sup> used for commercial guest accommodation;"
  - d) Insert the following definition after the definition of "RESOURCE USE":  
"RETREAT CAMPGROUND means a use that provides for a group camping experience with the participants sleeping in tents, recreational vehicles, guest cabins, or dormitories for temporary accommodation of guests and includes accessory facilities for the preparation and consumption of food, first aid, recreation, washrooms, study, and worship if used in conjunction with camping;"
  - e) Replace the existing 404.1e) with the following:  
"The use of barbed wire fences within or abutting the Residential 1, Residential 2, Manufactured Home Park, Comprehensive Development, Rural Resource 1, Rural Resource 2, Rural Resource 3, Commercial 1, Commercial 2, Institutional and Community Facilities, and Parks and Recreation Zones is prohibited."
  - f) Insert the following text after Section 404.3:  
"4. Where the Commercial 2 Zone is adjacent to a property with a single-family dwelling within view of a **Retreat Campground**, the following screening must be placed on a parcel in the Commercial 2 Zone along the parcel boundary as shown in red on the map below: a single row of mixed evergreen and deciduous trees, hedges or shrubbery."





g) Change the existing 'Commercial' Zone in the list of zones in the table under Section 601(2),

From: 'Commercial (C)' to 'Commercial 1 (C1)'

h) Insert the following new zone to the lists of zones in the table under Section 601(2), immediately following the 'Commercial (C1)': 'Commercial 2 (C2)'

i) Change the existing Commercial Zone in Section 618. from;

**"Commercial Zone**

**C"**

to

**"618. Commercial Zone 1**

**C1**

The following provisions apply to lands in the Commercial 1 Zone:"

h) Add the following text after Section 618:

**"618A. Commercial 2 Zone**

**C2**

The following provisions apply to lands in the Commercial 2 Zone:

**1. Permitted Principal Uses**

Only the following *principal uses* are permitted:

- a) *Resource use;*
- b) *Retreat Campground;*

c) *Single family dwelling.*

**2. Permitted Secondary Uses**

Only the following secondary uses are permitted, and only in conjunction with a use listed in subsection 618A.1 above:

- a) *Accessory buildings and structures;*
- b) *Bed and breakfast;*
- c) *Home-based business;*
- d) *Secondary suite.*

**3. Parcel Area for New Parcels Created by Subdivision**

*Parcels* to be created by subdivision must not be less than 10 hectares

**4. Density**

Maximum per parcel:

- One *single family dwelling*;
- One *secondary suite*; and
- Four **Guest Cabins**, and a dormitory space for 20 guests within a **Retreat Campground**.

**5. Setbacks**

Minimum setbacks measured in metres:

<i>Parcel Line</i>	<i>Buildings and structures</i>
<i>Front</i>	7.5
<i>Exterior side</i>	4.5
<i>Interior side</i>	4.5
<i>Rear</i>	5.0

**6. Parcel Coverage**

Maximum *parcel coverage* is 33%

**7. Parking**

Off-street parking must be provided in accordance with Part 5 of this Bylaw.

**8. Screening**

Off-street parking must be provided in accordance with Part 5 of this Bylaw."

j) Replace the existing "Retreat Facilities (e.g. Bible Camps)" with the following in section 625.1.g);

**"Retreat Campground"**

3. That Map 1 (Zoning Map) of the Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015 be amended to:

- Change the Zone label 'Commercial (C)' in the legend to "Commercial (C1)"
- Insert the following Zone label below 'Commercial (C1)' in the legend:

- "Commercial 2 (C2)"
- Rezone the following parcel from 'Rural Resource1 (RUR1)' to 'Commercial 2 (C)':
  - Lot 1, Township 9A, KD, NEP88867;  
As shown outlined in red on Schedule Z attached hereto and forming part of this bylaw.

**READ A FIRST TIME AND SECOND TIME** this 31<sup>st</sup> day of January, 2019.

**PUBLIC HEARING NOTICE ADVERTISED** in the Trail Times this 6<sup>th</sup> day of February, 2019 and also this 7<sup>th</sup> day of February, 2019.

**PUBLIC HEARING** held on this 12<sup>th</sup> day of February, 2019.

**READ A THIRD TIME** this this 20<sup>th</sup> day of March, 2019.

I, Theresa Lenardon, Manager of Corporate Administration hereby certify the foregoing to be a true and correct copy of Bylaw No. 1702, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1702, 2019" as read a third time by the Regional District of Kootenay Boundary Board of Directors this 20<sup>th</sup> day of March, 2019.

  
Manager of Corporate Administration

**APPROVED** by the Ministry of Transportation and Infrastructure Approving Officer this

4 day of April, 2019

  
Approving Officer A/ Development Tech.

**RECONSIDERED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Manager of Corporate Administration

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. 1702, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1702, 2019" as reconsidered and adopted by the Regional District of Kootenay Boundary Board of Directors this \_\_\_\_ day of \_\_\_\_, 2019.

\_\_\_\_\_  
Manager of Corporate Administration



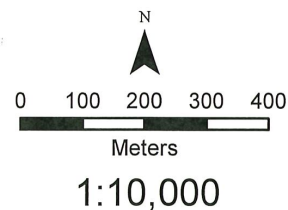


Regional District of  
Kootenay Boundary

Date: 1/23/2019

## Schedule Z

Lot 1, Plan NEP88867  
Township 9A  
Kootenay Land District



Subject Area to be redesignated from  
"Rural Resource 1 (RUR1)" to "Retreat 1 (C2)"

I hereby certify this Schedule Y 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. 1702."

\_\_\_\_\_  
Manager of Corporate Administration

\_\_\_\_\_  
Date

**REGIONAL DISTRICT OF KOOTENAY BOUNDARY  
BYLAW NO. 1716**

A Bylaw to amend the Big White Official Community Plan  
Bylaw No. 1125, 2001 of the Regional District of Kootenay Boundary

**WHEREAS** the Regional District of Kootenay Boundary may amend the provisions of its Official Community Plan Bylaws 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 Big White Official Community Plan 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 Big White Official Community Plan Amendment Bylaw No. 1716, 2019.
2. Schedule 'B' Land Use Map of the Big White Official Community Plan Bylaw No. 1125, 2001 is amended by re-designating the following area from "Black Forest Future Growth Area" to "Day Lodge Commercial":
  - a. The area of land straddling the southerly boundary of District Lot 4216 south of the intersection of Happy Valley Road and Snow Bird Way outlined in red on the attached Schedule 'X' attached hereto and forming part of this bylaw.
3. Schedule 'C' Development Permit Area Map of the Big White Official Community Plan Bylaw No. 1125, 2001 is amended by designating the following area to the "Commercial and Multi Family Development Permit Area (DP1)" and the "Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area (DP2)":
  - a. The area of land straddling the southerly boundary of District Lot 4216 south of the intersection of Happy Valley Road and Snow Bird Way outlined in red on the attached Schedule 'Y' attached hereto and forming part of this bylaw

**READ A FIRST AND SECOND TIME** this 24<sup>th</sup> day of April, 2019.

**PUBLIC HEARING NOTICE ADVERTISED** in the Kelowna Daily Courier this \_\_\_ day of \_\_\_\_\_ and also this \_\_\_ day of \_\_\_\_\_, 2019.

**PUBLIC HEARING** held on this \_\_\_ day of \_\_\_\_\_, 2019.

**READ A THIRD TIME** this \_\_\_ day of \_\_\_\_\_, 2019.

**FINALLY ADOPTED** this \_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
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. 1716, cited as "Regional District of Kootenay Boundary Big White Official Community Plan Amendment Bylaw No. 1716, 2019" as read a third time by the Regional District of Kootenay Boundary Board of Directors this \_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Manager of Corporate Administration



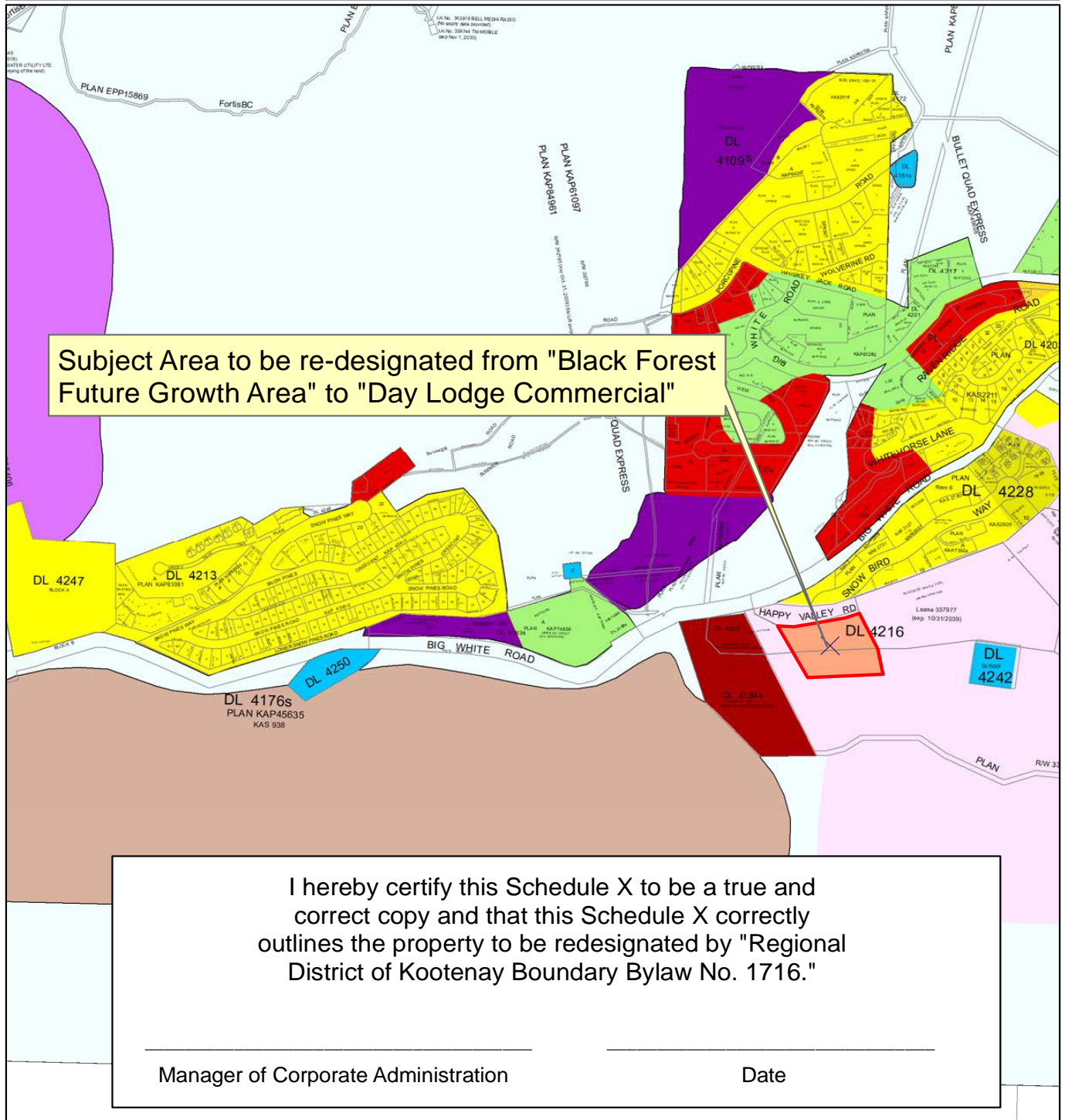
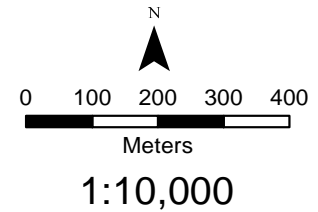


Regional District of  
Kootenay Boundary

Date: 2019-04-17

# Schedule X

RDKB Bylaw 1716



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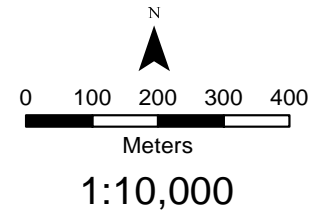


Regional District of  
Kootenay Boundary

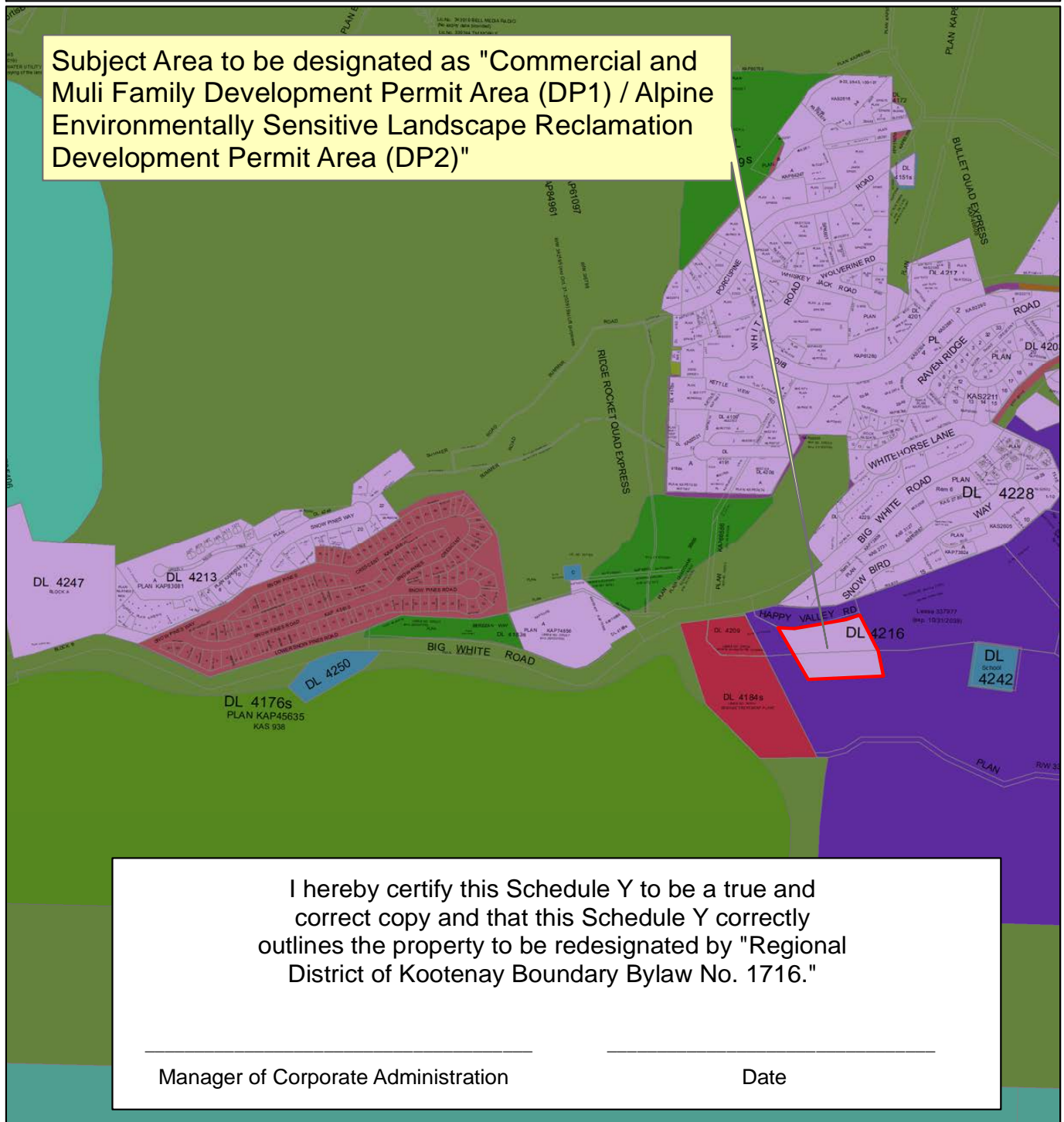
Date: 2019-04-17

# Schedule Y

RDKB Bylaw 1716



Subject Area to be designated as "Commercial and Multi Family Development Permit Area (DP1) / Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area (DP2)"



I hereby certify this Schedule Y to be a true and correct copy and that this Schedule Y correctly outlines the property to be redesignated by "Regional District of Kootenay Boundary Bylaw No. 1716."

\_\_\_\_\_  
Manager of Corporate Administration

\_\_\_\_\_  
Date