

Electoral Area Services

Thursday, February 13, 2014 - 4:30 pm

The Regional District of Kootenay
Boundary, Board Room, 2140 Central Ave.,
Grand Forks

A G E N D A

1. CALL TO ORDER
2. ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

A) February 13, 2014

Recommendation: That the February 13, 2014 Electoral Area Services Agenda be adopted.

3. MINUTES

A) January 16, 2014

Recommendation: That the January 16, 2014 Electoral Area Services Minutes be adopted.

[Minutes - Electoral Area Services - 16 Jan 2014 - Pdf](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

A) Electoral Area Services Committee Memorandum of Action Items

Recommendation: That the Electoral Area Services Committee Memorandum of Action Items be received.

[ToEndOfJanForFeb.pdf](#)

6. NEW BUSINESS

A) **TRAIL REGIONAL AIRPORT**

RE: Development Permit

8995 Highway 22A, Electoral Area 'A'
Lot 4, DL 205A, KD, Plan 800
RDKB File #: A-205A-00933.050

Recommendation: That the staff report regarding the application for a Development Permit submitted by the City of Trail for the property legally described as Lot 4, DL 205A, KD, Plan 800, Except Plan 5179 SRW 15510; Lot 3 Plan NEP800 DL 205A, KD, Except Plan 5179 SRW 15510; Lot 2 Plan NEP800 DL 205A, KD, Except Plan 5179 SRW 15510; Lot 1 NEP800 DL 205A, KD, Except Plan 5179 SRW 15510, generally referred to as the Trail Regional Airport, be received.

[Feb DP City of Trail Regional Airport EAS.pdf](#)

B) **BAY, Dave and Kelly (Willow Beach Resort)**

RE: Development Permit Amendment

Unit 31, 14 Tedesco Rd., Christina Lake, BC
Lot B, DL 750, SDYD, Plan 10408
RDKB File#: C-750-04066.00

Recommendation: That the staff report regarding the application for a Development Permit Amendment with a Variance, submitted by David and Kelly Bay for the property legally described as Lot B, DL 750, SDYD, Plan 10408, be received.

[Feb C DP Willow Beach Resort Bay Amend EAS.pdf](#)

- C) **WIEDER, Charles and Sharon**
RE: Site Specific Floodplain Exemption
25 Smoker Rd., Carmi, BC, Electoral Area 'E'
Lot A, DL 2360, SDYD, Plan KAP91365
RDKB File#: E-2360-05164.050

Recommendation: That the application for a Site Specific Exemption to the Floodplain Management Bylaw submitted by Charles and Sharon Wieder, to construct a single family dwelling on the property legally described as Lot A, DL 2360, SDYD, Plan KAP91365, be deferred, to allow the applicants a opportunity to address the concerns of the Ministry of Transportation and Infrastructure and the concerns of the RDKB regarding hardship.

[Feb 2014 Wieder Floodplain exemption.pdf](#)

- D) **THIESSEN, Heinrich**
RE: Ministry of Transportation and Infrastructure Subdivision
355 Lost Horse Creek Forest Service Rd., Christian Valley, Area 'E'
Lot 16, DL 3637, SDYD, Plan 1191, Except Plans 43580, KAP48720 and KAP55950
RDKB File #: E-3637-07194.000

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision at the property legally described Lot 16, DL 3637, SDYD, Plan 1191, Except Plans 43580, KAP48720 and KAP55950, be received.

[Feb E Sub Thiessen EAS.pdf](#)

E) **Staff Report from Mark Andison, General Manager of Operations/Deputy CAO**
RE: Planning and Development Department Five Year Financial Plans

Recommendation: That the staff report from Mark Andison, General Manager of Operations/DCAO regarding the proposed 2014 Planning and Development Department Five-Year Financial Plan be received.

Recommendation: That the Electoral Area Services Committee recommends to the Regional District of Kootenay Boundary Board of Directors, through the Finance Committee, that the proposed 2014 Five Year Financial Plan for the RDKB Planning and Development Department be approved.

[2014 PD Financial Plan Pkg.pdf](#)

F) **Staff Report by Elaine Kumar, Manager of Corporate Administration**
RE: Electoral Area Name Changes

Recommendation: That the staff report from Elaine Kumar, Manager of Corporate Administration, regarding Electoral Area Name Changes be received.

Recommendation: That the Committee members discuss the report and provide direction to staff.

[Staff Report - EAS - Electoral Area Names - February 2014 - Pdf](#)

G) **Greater Trail Community and Arts Centre
RE: Gas Tax Application**

Recommendation: That the Gas Tax application by Mark Daines, Manager of Facilities and Recreation, for the Greater Trail Community and Arts Centre in the amount of \$100,000.00 be received.

Recommendation: That the Electoral Area Services Committee members recommend that the Greater Trail Community and Arts Centre Gas Tax application in the amount of \$100,000.00 (Electoral Areas A, B, C, D, E) be presented to the RDKB Board of Directors for consideration with a recommendation of approval.

[GasTaxApp_GTCAC.pdf](#)

H) **Grant in Aid Update**

Recommendation: That the Grant in Aid report be received.
[2014 Grant in Aids.pdf](#)

I) **Gas Tax Update**

Recommendation: That the Gas Tax report be received.
[Gas Tax Agreement EA Committee.pdf](#)

7. LATE (EMERGENT) ITEMS

8. DIRECTOR REQUEST FOR STAFF RESOURCES (DISCUSSION)

9. CLOSED (IN CAMERA) SESSION

10. ADJOURNMENT



Electoral Area Services

Minutes

Thursday, January 16, 2014

RDKB Board Room, 843 Rossland Ave., Trail, BC

Directors Present:

Director Ali Grieve
Director Linda Worley
Director Grace McGregor
Director Roly Russell
Director Bill Baird

Staff Present:

Elaine Kumar, Director of Corporate Administration
Mark Andison, General Manager of Operations/Deputy CAO
Bryan Teasdale, Manager of Infrastructure and Sustainability
Maria Ciardullo, Recording Secretary

CALL TO ORDER

Chair Worley called the meeting to order at 4:29 p.m.

ELECTION OF VICE-CHAIR

Chair Worley called a first time for nominations for Vice-Chair of the Electoral Area Services Committee for the year 2014.

Moved: Director Baird

That Director Grieve be nominated for the position of Vice-Chair of the Electoral Area Services Committee for 2014

Director Grieve accepted the nomination.

Chair Worley called a second time for nominations.

Chair Worley called a third time for nominations.

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There being no further nominations, Director Grieve was declared Vice-Chair of the Electoral Area Services Committee for the year 2014.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

January 16, 2014

Chair Worley stated there were additions/deletions to add to the agenda.

Additions - Gas Tax application from Boundary Museum; IT allowance for Directors

Deletions - In Item 7G - delete the 2nd recommendation;

and it was;

Moved: Director Grieve

Seconded: Director Russell

That the January 16, 2014 Electoral Area Services Agenda be adopted as amended.

Carried.

MINUTES

November 14, 2013

Moved: Director McGregor

Seconded: Director Baird

That the November 14, 2013 Electoral Area Services Minutes be adopted as circulated.

Carried.

DELEGATIONS

UNFINISHED BUSINESS

Electoral Area Services Committee Memorandum of Action Items

Moved: Director Grieve

Seconded: Director McGregor

That the Electoral Area Services Committee Memorandum of Action Items be received.

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Carried.

NEW BUSINESS

ED'S EQUIPMENT

RE: OCP/Zoning Amendment

1106 Highway 3B, Beaver Falls, Electoral Area 'A'

Lot 23, Plan 2016, DL 8392, KD

RDKB File #: A-8692-09351.000

Mark Andison reviewed the application with the Committee members. The APC's comments were to wait until the applicant submits the application to proceed any further and it was;

Moved: Director Grieve

Seconded: Director Baird

That the staff report regarding a proposed OCP and Zoning map amendments for the property legally described as Lot 23, Plan 2016, DL 8392, KD be received.

Carried.

GRAHAM, Ian & Cheryl

RE: Development Permit

1788 Sander Frontage Road, Christina Lake, B.C., Electoral Area 'C'

Lot A, DL 498, SDYD, Plan KAP29837

RDKB File #: C-498-03003.000

This application was reviewed with the Committee Members. The Area 'C' APC committee had no concerns. This application was referred to the Ministry of Transportation and Infrastructure as well as the Christina Lake Fire Department and neither had any concerns, and it was;

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the application for a Development Permit submitted by Graham Marine for the property legally described as Lot A, DL 498, SDYD, Plan KAP29837, be received.

Carried.

SYKES, Yelana

RE: Ministry of Transportation and Infrastructure Subdivision

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3555 Highway 3, Christina Lake, B.C., Electoral Area 'C'
 DL 2827s, SDYD, Except Plans H728 and KAP3938
 RDKB File #: C-2827s-06897.000

This application meets the RDKB zoning requirements. A covenant on title restricts development in the McRae Creek floodplain. The APC had no comments and it was;

Moved: Director McGregor

Seconded: Director Baird

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a conventional subdivision for the property legally described as DL 2827S, SDYD, Except Plans H728 and KAP3938, be received.

Carried.

BELL, James & Rita

RE: Ministry of Transportation and Infrastructure Subdivision

Undeveloped parcel Champion Park Road, Electoral Area 'A'

Lot 1, DL 1236, KD, Plan NEP17448

RDKB File #: A-126-05538.032

The application meets the minimum parcel size requirements and also the RDKB zoning requirements and it was;

Moved: Director Grieve

Seconded: Director Russell

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a conventional subdivision for the property legally described as Lot 1, DL 1236, KD, Plan NEP17448, be received.

Carried.

MOORE, Gary & Linda

RE: Ministry of Transportation and Infrastructure Subdivision

325 4th Street, Greenwood, B.C., Electoral Area 'E'

Lot A, Twp 70, SDYD, Plan 40399, except Plan KAP55167

RDKB File #: E-TWP70-00008.000

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This property is in the Anaconda area. The applicants propose a 3 lot subdivision that meets the minimum parcel size. Must comply with the floodplain regulation of 15 meters back and 1.5 meters above from the natural boundary, and it was;

Moved: Director Baird

Seconded: Director Russell

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a conventional subdivision for the property legally described as Lot A, Twp 70, SDYD, Plan 40399, except Plan KAP55167, be received.

Carried.

2013 Annual Report and 2014 Proposed Work Program Planning and Development

Mark Andison, General Manager of Operations/Deputy CAO reviewed the 2013 Annual report and 2014 proposed work program with the Committee members. Chair Worley stated that the Planning Department is doing a "great job". Director Grieve questioned the status of Chateau Blanc in Big White, and it was;

Moved: Director Grieve

Seconded: Director McGregor

That the Planning and Development Department 2013 Annual Report and Proposed 2014 Work Program be received.

Carried.

Moved: Director Baird

Seconded: Director Grieve

That the Planning and Development Department 2013 Annual Report and Proposed 2014 Work Program be approved.

Carried.

2014 Planning and Development Budget Report

Mark Andison reviewed the report with the Committee Members noting the biggest change would be the hiring of a new Planning Manager. Comments from the committee members included if an Organizational chart is available; Staffing seems to be increasing; staff downsizing; Clarify 30 % of the GMO/DCAO salary, and it was;

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*Moved: Director Grieve
Seconded: Director McGregor*

That the staff report from Mark Andison, General Manager, Operations/DCAO regarding the proposed 2014 Planning and Development Department Five-Year Financial Plan be received.

Carried.

2014 House Numbering Budget Report

*Moved: Director McGregor
Seconded: Director Baird*

That the staff report from Mark Andison, General Manager, Operations/DCAO regarding the proposed House Numbering Services Five-Year Financial Plans be received.

Carried.

*Moved: Director Russell
Seconded: Director Grieve*

That the Electoral Area Services Committee approve the proposed House Numbering Services Five-year Financial Plans.

Carried.

B. Teasdale - CLSAS Operating Contracts

A Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding an extension of the current operating agreements for the Christina Lake Solar Aquatics System (CLSAS) was presented.

*Moved: Director McGregor
Seconded: Director Grieve*

That the Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding an extension of the current operating agreements for the Christina Lake Solar Aquatics System (CLSAS), be received.

Carried.

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*Moved: Director McGregor
Seconded: Director Grieve*

That the RDKB defer renewal of the Oversight Contract until a future date.

Carried.

*Moved: Director McGregor
Seconded: Director Russell*

That the Electoral Area Services Committee recommend to the RDKB Board of Directors that the RDKB approve the draft contract with Domar Construction Management for the continued Operations and Maintenance activities of the Christina Lake Solar Aquatics System for a period of two years (January 1, 2014 to December 31, 2015), which does not exceed the approved annual operating budget for the facility.

Carried.

B. Teasdale - Rivervale Water System Capital Improvements

A Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding the design and installation of water treatment improvements for the current Rivervale Water System's Control Building was presented.

*Moved: Director McGregor
Seconded: Director Baird*

That the Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding the design and installation of water treatment improvements for the current Rivervale Water System's Control Building, be received.

Carried.

*Moved: Director Baird
Seconded: Director Grieve*

That the Electoral Area Services Committee recommend to the RDKB Board of Directors that the Rivervale Water System Upgrade Project be approved as presented and completed prior to the adoption of the 2014-2018 Budget and Five-Year Financial Plan.

Carried.

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B.Teasdale - Columbia Gardens Water System Draft 2014-2018 Budget and Financial Plan

A Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding the 2014-2018 Draft Budget and Five-Year Financial Plan for the Columbia Gardens Water Supply Utility was presented.

Moved: Director McGregor

Seconded: Director Grieve

That the Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding the 2014-2018 Draft Budget and Five-Year Financial Plan for the Columbia Gardens Water Supply Utility, be received.

Carried.

Director Grieve advised that she had intended the \$10,000 grant provided from the General Administration budget in 2013 to be provided on a yearly basis.

Director Grieve also noted that she wanted this grant to be increased in relation to increases to utility costs.

Moved: Director Grieve

Seconded: Director McGregor

That the Electoral Area Services Committee recommend to the Regional District of Kootenay Boundary Board of Directors that they approve an annual operating grant in the amount of \$10,000 to be expensed from the General Administration Financial Plan for the Columbia Gardens Water System AND FURTHER that this amount be increased by the yearly inflationary rate.

Carried.

B.Teasdale - Rivervale Water & Street Lighting Draft 2014-2018 Budget and Financial Plan

A Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding the 2014-2018 Draft Budget and Five-Year Financial Plan for the Rivervale Water and Street Lighting Service was presented.

Moved: Director McGregor

Seconded: Director Baird

That the Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding the 2014-2018 Draft Budget and Five-Year Financial Plan for the Rivervale Water and Street Lighting Service, be received.

Carried.

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Correspondence for IHA regarding Small Water Systems

Moved: Director McGregor

Seconded: Director Baird

That the correspondence from IHA regarding Small Water Systems be received.

Carried.

RDKB - Liquid Waste Management Planning Stage II - Gas Tax Application

An application for Area A Gas Tax Funds to participate in the RDKB LWMP Stage II Planning Process.

Moved: Director Grieve

Seconded: Director Russell

That the Gas Tax Application from the RDKB requesting funding in the amount of \$805.88 be received.

Carried.

Moved: Director Grieve

Seconded: Director McGregor

That the Electoral Area Services Committee members recommend the RDKB Gas Tax application in the amount of \$805.88 (Electoral Area A) be presented to the RDKB Board of Directors for consideration with a recommendation of approval.

Carried.

Grand Forks Community Trails Society

RE: Gas Tax Application

Moved: Director Russell

Seconded: Director Grieve

That the Gas Tax application by the Grand Forks Community Trails Society be received.

Carried.

Moved: Director Russell

Seconded: Director Grieve

That the application be deferred pending further information and clarification.

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Carried.

ALC Decision Letter

RE: Harfman, Duane and Tracy

Moved: Director Baird

Seconded: Director McGregor

That the ALC Decision Letter dated January 2, 2014 be received.

Carried.

Grant in Aid Update

Moved: Director Grieve

Seconded: Director Russell

That the Grant in Aid report be received.

Carried.

Gas Tax Update

Moved: Director Grieve

Seconded: Director Baird

That the Gas Tax report be received.

Carried.

2014 Planning and Development Department Application Process and Meeting Schedule

Moved: Director Grieve

Seconded: Director McGregor

That the 2014 Planning and Development Department Application Process and Meeting Schedule be received.

Carried.

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LATE (EMERGENT) ITEMS**Boundary Museum - Gas Tax Application**

Moved: Director Russell

Seconded: Director Grieve

That the Electoral Area Services Committee recommends to the Regional District of Kootenay Boundary Board of Directors that they approve the gas tax application from the Boundary Museum in the amount of \$77,168.50 to be expensed from the Electoral Area 'D' apportionment.

Carried.

IT Allowance for Directors

Moved: Director McGregor

Seconded: Director Baird

That the Electoral Area Services Committee recommend to the Regional District of Kootenay Boundary Board of Directors that they approve \$500 per year for each Electoral Area Director for technology hardware of their choice.

Carried.

Discussion Regarding Alternate Directors Attending Public Hearings

The committee members discussed the issue of attendance of Alternate Directors at Public Hearings.

DIRECTOR REQUEST FOR STAFF RESOURCES (DISCUSSION)**Communicating with the Public**

Director Grieve declined to comment on this item.

ALR/ALC

Director Russell brought forward this item for discussion. He stated that the ALC is considering giving local governments more authority and responsibility. Mark Andison stated that the ALC tried to delegate authority to Local Governments (which the RDKB declined) a number of years ago to approve subdivisions and non-farm use within the ALR.

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Whereas BC's farmland is scarce,

And Whereas preservation of farmland by removal of speculation contributes significantly to the stability of the B.C. economy and is critical to the food security of British Columbians:

And Whereas local governments may not have the appropriate resource capacity nor knowledge to make decisions with permanent implications for our agricultural lands;

And Whereas the Agricultural Land Commission recently underwent a Core Review in 2010; it was moved;

Moved: Director McGregor

Seconded: Director Baird

That the Electoral Area Services Committee recommends to the RDKB Board of Directors to send a letter to the Minister of Agriculture (Honourable Pat Pimm), Premier Christie Clark, the Minister responsible for Core Review (Honourable Bill Bennett), and the Parliamentary Secretary to the Minister of Forests, Lands and Natural Resource Operations for Rural Development (Donna Barnnet) to recommend:

- 1. Retention of the Agricultural Land Reserve (ALR) as one province-wide zone;*
- 2. Retention the Agricultural Land Commission (ALC) as a province-wide, independent administrative body with judicial powers; and*
- 3. Provision of an opportunity for local governments to discuss any proposed changes to the ALR with the Province and the ALC.*

Carried.

Grant-in-Aid

Director McGregor advised of the Junior Dragons' Den grant-in-aid application and suggested that the whole Board should consider sponsoring this grant and it was;

Moved: Director McGregor

Seconded: Director Grieve

That the Electoral Area Services Committee recommend to the Regional District of Kootenay Boundary Board of Directors that they participate with a grant for sponsorship of the Junior Dragons' Den Student Youth Business Program.

Carried.

CLOSED (IN CAMERA) SESSION

ADJOURNMENT: There being no further business the meeting was adjourned at 6:00 p.m.

January 16, 2014

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**RDKB MEMORANDUM OF
COMMITTEE ACTION ITEMS
ELECTORAL AREA SERVICES COMMITTEE**

Action Items Arising from Electoral Area Services Committee Direction (Task List)

Pending Tasks

Date	Item/Issue	Actions Required/Taken	Status – C / IP
Oct. 11/12	Bridesville Unsightly Premises	Staff to draft costs for potential Service Establishment Bylaw & To forward the draft unsightly premises bylaw to a solicitor	IP
Feb. 14/13	Boundary Ag Plan Implementation	Consider areas 'C' & 'D' OCP review recommendations; Consult with Area 'E' residents re: needs assessment survey recommendations; Have Agricultural capability maps available on the RDKB website;	IP

Tasks from Electoral Area Services Committee Meeting November 14, 2013

Date	Item/Issue	Actions Required/Taken	Status – C / IP
Jan. 16/14	Christina Lake Solar Aquatic System	Forwarded to Board for approval of draft contract	C
	Rivervale Water System	Forwarded to Board for approval	C
	Liquid Waste Gas Tax	Forwarded to Board for approval	C
	ALR/ALC	Forwarded to Board. Send Letter to Min. of Agriculture	IP
	Boundary Museum Gas Tax	Forwarded to Board for approval	C



Electoral Area Services Committee Staff Report

Prepared for meeting of February 2014

Development Permit Application			
Owner: Regional District of Kootenay Boundary		File No: A-205A-00933.050	
Agent (if applicable): City of Trail			
Location: Trail Regional Airport, 8995 Highway 22A		Area: 125.48 acres (50.8 ha)	
Legal Description: Lot 4, DL 205A, KD, Plan 800, Except Plan 5179 SRW 15510; Lot 3 Plan NEP800 DL 205A, KD, Except Plan 5179 SRW 15510; Lot 2 Plan NEP800 DL 205A, KD, Except Plan 5179 SRW 15510; Lot 1 NEP800 DL 205A, KD, Except Plan 5179 SRW 15510			
OCP Designation: Airport	Zoning: Industrial 2 (IN2)	ALR status: Out	DP Area: Airport/Industrial DP Area
Contact Information: Larry Abenante, Public Works Manager City of Trail 1394 Pine Ave, Trail, BC V1R 4E6 250-364-1262 labenante@trail.ca			
Report Prepared By: Jeff Ginalias, Assistant Planner			

ISSUE INTRODUCTION

The City of Trail, as agent for the RDKB, has applied for a development permit to locate an ATCO trailer at the Trail Airport, to use as a temporary office (*see Site Location Map*).

HISTORY / BACKGROUND INFORMATION

The property is designated 'Industrial' in the Area 'A' Official Community Plan and zoned 'Industrial 2' (IN2) in the Area 'A' Zoning Bylaw.

The Trail Regional Airport is being transferred from the RDKB to the City of Trail on or about February 15, 2014. In preparation, the City of Trail wants to **set up a Manager's Office** for the new Airport Manager. Eventually, the Manager will be located in a new Airport Terminal Building, to be built at a later date. In the interim, the City wants to place a small office trailer on site.

PROPOSAL

The applicant wishes to **locate a 10' x 32' ATCO trailer on the site for use as a temporary office**. The trailer will have power, but not be hooked to water or sewer (septic). The proposed building, use and location satisfy the zoning provisions on permitted uses, setbacks, height and parcel coverage. In short, no variances are required.

Site preparation includes peeling back the vegetative surface, laying some crushed rock, blocking and cribbing the trailer, attaching some steps, and skirting around the trailer. No excavation is planned as no permanent foundation is proposed.

It is unclear how long the trailer will be used as an office or what will become of it when a terminal is built.

IMPLICATIONS

Locating the trailer on the parcel requires a building permit. As the airport parcel is in a development permit area, a development permit is required before a building permit can be issued. The purpose of the Airport/Industrial development permit process is to minimize potential land use conflicts between industrial and airport lands and adjacent lands. Additionally, the process helps assure that industrial developments present an orderly and aesthetically pleasing appearance along Highway 22A.

To address the Development Permit Guidelines, the City of Trail lists each guideline provision and addresses each one specifically as to whether it applies, and if so, how they will satisfy it.

They do not propose much, other than a description of the siding to be used and that the exterior lighting for the office trailer will be directed downward (*see Applicant's Submission*). For the most part, they suggest that site is already developed, appropriate screening, parking and vegetation are already in place, and that the placement of a temporary office trailer will not substantially affect any of these conditions.

The Guidelines and the City of Trail's response (in bold italics) are provided below, as well as in their application.

Industrial/Airport Development Permit Area Guidelines

- a) Re-vegetation of areas disturbed during construction activities is encouraged. Coverage by other permeable, dust free surfaces may be acceptable in some cases, however vegetation is preferred;

All disturbed surfaces that occur during construction are to be restored to pre-construction conditions.

- b) Landscaping comprised of plant material that is drought tolerant is encouraged;
New landscaping will not be necessary at the proposed location of the structure.

- c) Notwithstanding the screening regulations in the Zoning Bylaw, and depending on the anticipated level of impact on adjacent lands, supplementary screening in the form of walls, landscaped berms, fencing, hedging, planting, other screening materials is encouraged in the following areas to create an aesthetically pleasing environment:

- Around outdoor storage areas;
- Along parcel boundaries adjacent to roadways;
- Adjacent to garbage bins; and
- Adjacent to loading/unloading areas.

Existing screening is in place adjacent to Highway 22A.

- d) Access to and from parking and loading areas must not impede traffic flows on roadways and residential and rural areas;

Modification to existing parking and loading areas will not be necessary.

- e) Access lanes and parking areas should be surfaced with a material which minimizes dust;

The proposed placement of the structure is to accommodate the existing asphalted surface.

- f) The use of landscaping islands to separate large expanses of parking into smaller subsections is encouraged;

Existing parking configuration is not to be modified for the proposed structure.

- g) Buildings and structures that are permanent in nature are encouraged;

The proposed structure is to be constructed in accordance with the BC Building Code. The building foundation shall be constructed with the possibility to be relocated if necessary.

- h) Buildings finished in natural, earth tone colours are encouraged;

The exterior finish of the structure shall be a natural finished Metal Mesa Siding and Skirting.

- i) Lighting and illuminated signage should be oriented so as not to create a direct glare on neighbouring buildings, residential areas, and roadways;

Exterior lighting of the exit doors shall be downward projecting directional fixtures.

- j) Incorporate measures to mitigate the impact of noise and vibration on adjacent lands.
The proposed office space will not create noises or cause vibrations that would impact adjacent lands.

Placing a small office trailer on the parcel will not represent any real change to the form and character of the site as it exists already, and there will be no change to the existing screening and paving and landscaping. A small trailer should not result in any

significant change to the visual impacts of the site as seen from the highway. There should be no increase in noise or dust from the new building.

Compliance with the *Environmental Management Act* (Site Profile)

This application is for a development permit in an industrial zone. Section 40 of the *Environmental Management Act* requires that in certain circumstances, a site profile must be completed before development or building can take place on a parcel which the parties know has been or is being used for industrial or commercial purposes.

A site profile, in effect, is a screening system to identify potentially contaminated sites and see that proper remediation takes place, if appropriate. If a site profile is required, approval from the Province may be required before development or building permits can be issued. One of the triggers for a site profile is submitting a development permit application for an industrial parcel, as is the case here.

However, there are exemptions in the site profile requirements. One exemption is if the development does not involve soil excavation. In the present case, the placement of the office trailer will not involve excavation. The City proposes peeling back the surface vegetation and place crushed rock on the site. The trailer will be blocked and cribbed and skirting applied. This minor level of site preparation, incidental to placing the trailer on the property and not involving excavation, satisfies an exemption in the site profile submission requirements. RDKB staff has discussed the proposal with the Ministry of Environment and they concur that this minimal level of site preparation satisfies the site profile exemption. Accordingly, a site profile is not required.

APC COMMENTS

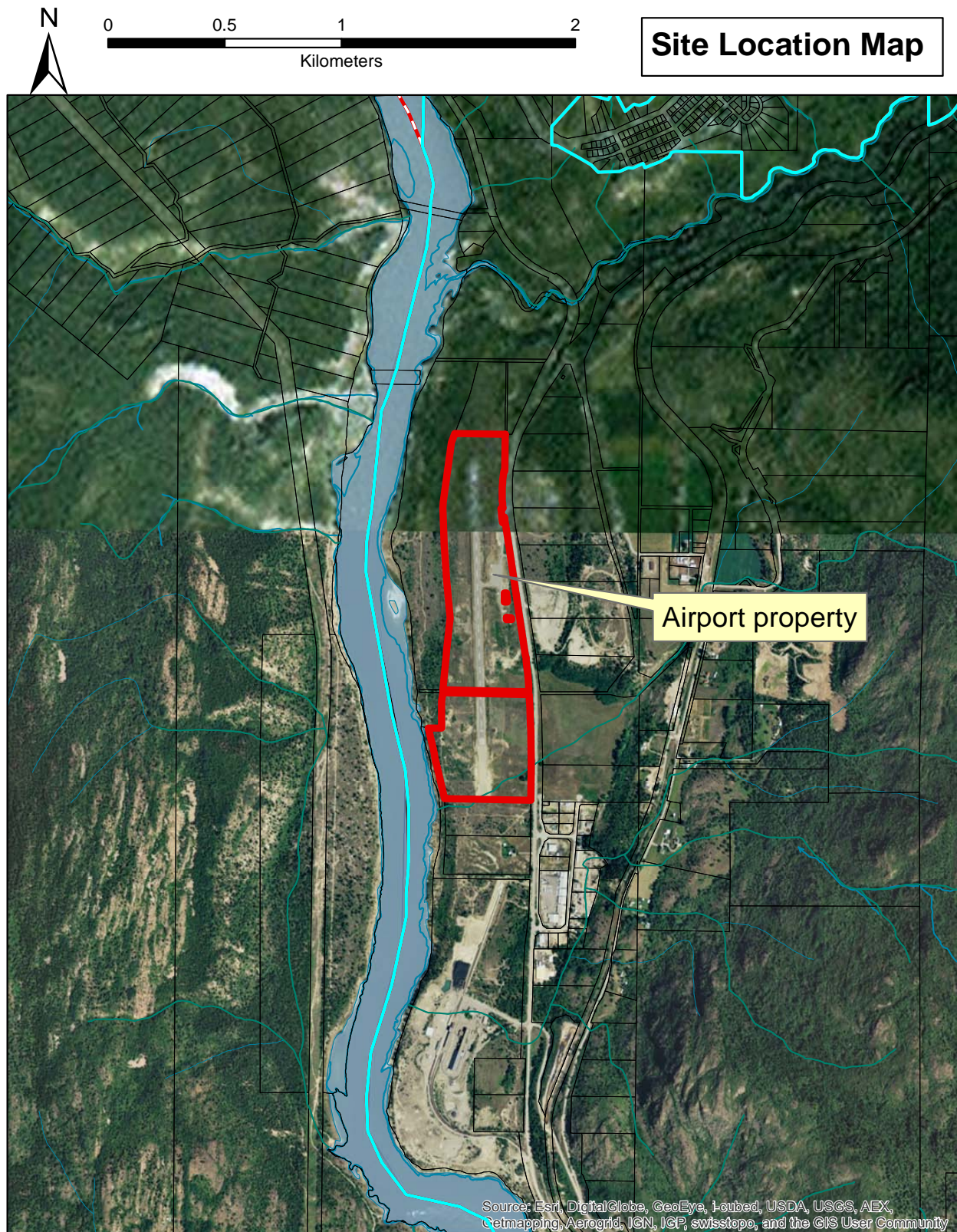
The Area 'A' Advisory Planning Commission had no concerns with the application.

RECOMMENDATION

That the staff report regarding the application for a Development Permit submitted by the City of Trail for the property legally described as Lot 4, DL 205A, KD, Plan 800, Except Plan 5179 SRW 15510; Lot 3 Plan NEP800 DL 205A, KD, Except Plan 5179 SRW 15510; Lot 2 Plan NEP800 DL 205A, KD, Except Plan 5179 SRW 15510; Lot 1 NEP800 DL 205A, KD, Except Plan 5179 SRW 15510, generally referred to as the Trail Regional Airport, be received.

ATTACHMENTS

Site Location Map
Applicant's Submission



Projected Coordinate System:
NAD 83 UTM Zone 11N

Regional District of Kootenay Boundary
Planning and Development Department

Applicant's Submission

Attn: Jeff Ginalias,
Assistant Planner

Development Permit Application - Area 'A'

Registered Owner:

Regional District of Kootenay Boundary
202 – 843 Rossland Ave.
Trail, BC V1R 4E6
Tel: 250.368.9148 Fax: 250.368-3990

Authorized Agent:

City of Trail
c/o Larry Abenante
1394 Pine Ave.
Trail, BC V1R 4E6
Tel: 250.364.1262 Fax: 250.364.0830

Land Area:

(see attached RDKB - Parcel Report)

Legal Description of Land:

(see attached RDKB - Parcel Report)

Permit Description:

The City of Trail is proposing to appoint an Airport Manager and have him/her work on the site. Due to limited space on site, direction is to locate a small office trailer (10'x32') on site until such time as a new Terminal Building is constructed. Trailer servicing connections consist of electrical and communications. No connections to the existing water source or sanitary disposal system are proposed at this time. (See attached site plan)

Guidelines:

- a) Re-vegetation of areas disturbed during construction activities is encouraged. Coverage by other permeable, dust free surfaces may be acceptable in some cases, however vegetation is preferred;
 - ***All disturbed surfaces that occur during the construction are to be restored to pre-construction conditions.***
- b) Landscaping comprised of plant material that is drought tolerant is encouraged;
 - ***New landscaping will not be necessary at the proposed location of the structure***

Applicant's Submission

- c) Notwithstanding the screening regulations in the Zoning Bylaw, and depending on the anticipated level of impact on adjacent lands, supplementary screening in the form of walls, landscaped berms, fencing, hedging, planting, other screening materials is encouraged in the following areas to create an aesthetically pleasing environment:
 - ***Existing screening is in place adjacent to Highway 22A***
- d) Access to and from parking and loading areas must not impede traffic flows on roadways and residential and rural areas;
 - ***Modifications to existing parking and loading areas will not be necessary***
- e) Access lanes and parking areas should be surfaced with a material which minimizes dust;
 - ***The proposed placement of the structure is to accommodate the existing asphalted surface***
- f) The use of landscaping islands to separate large expanses of parking into smaller subsections is encouraged;
 - ***Existing parking configuration is not to be modified for the propped structure***
- g) Buildings and structures that are permanent in nature are encouraged;
 - ***The proposed structure is to be constructed in accordance with the BC Building code. The building foundation shall be constructed with the possibility to be relocated if necessary.***
- h) Buildings finished in natural, earth tone colours are encouraged;
 - ***The exterior finish of the structure shall be a natural finished Metal Mesa Siding and Skirting.***
- i) Lighting and illuminated signage should be oriented so as not to create a direct glare on neighbouring buildings, residential areas, and roadways; and
 - ***Exterior lighting of the exit doors shall be downward projecting directional fixtures.***
- j) Incorporate measures to mitigate the impact of noise and vibration on adjacent lands.
 - ***The proposed office space will not create noises or cause vibrations that would impact adjacent lands.***

Please contact me if you have questions or require clarification on any of the permit items.

Regards,



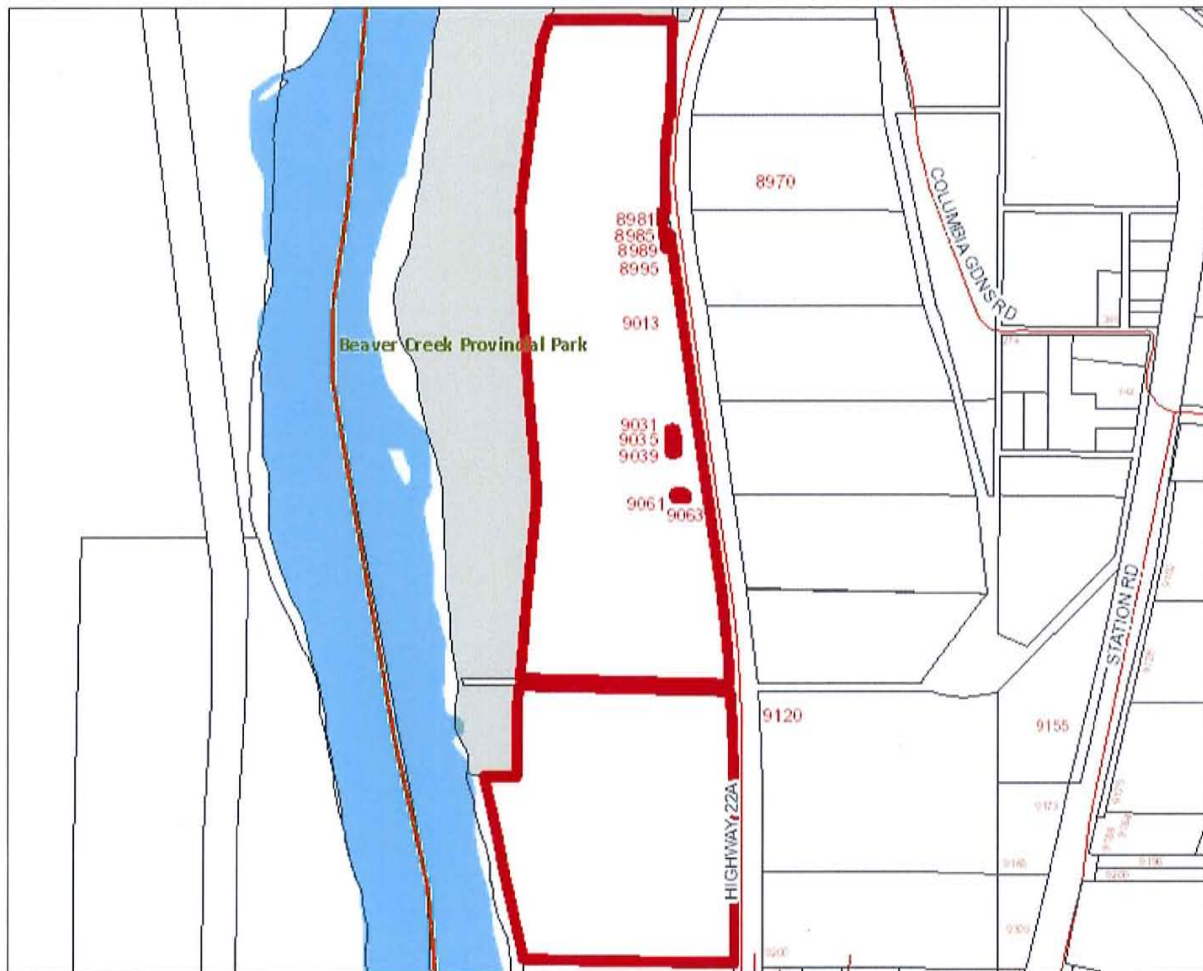
Larry Abenante,
Public Works Manager
City of Trail



Parcel Report

Applicant's Submission

Monday, January 13, 2014



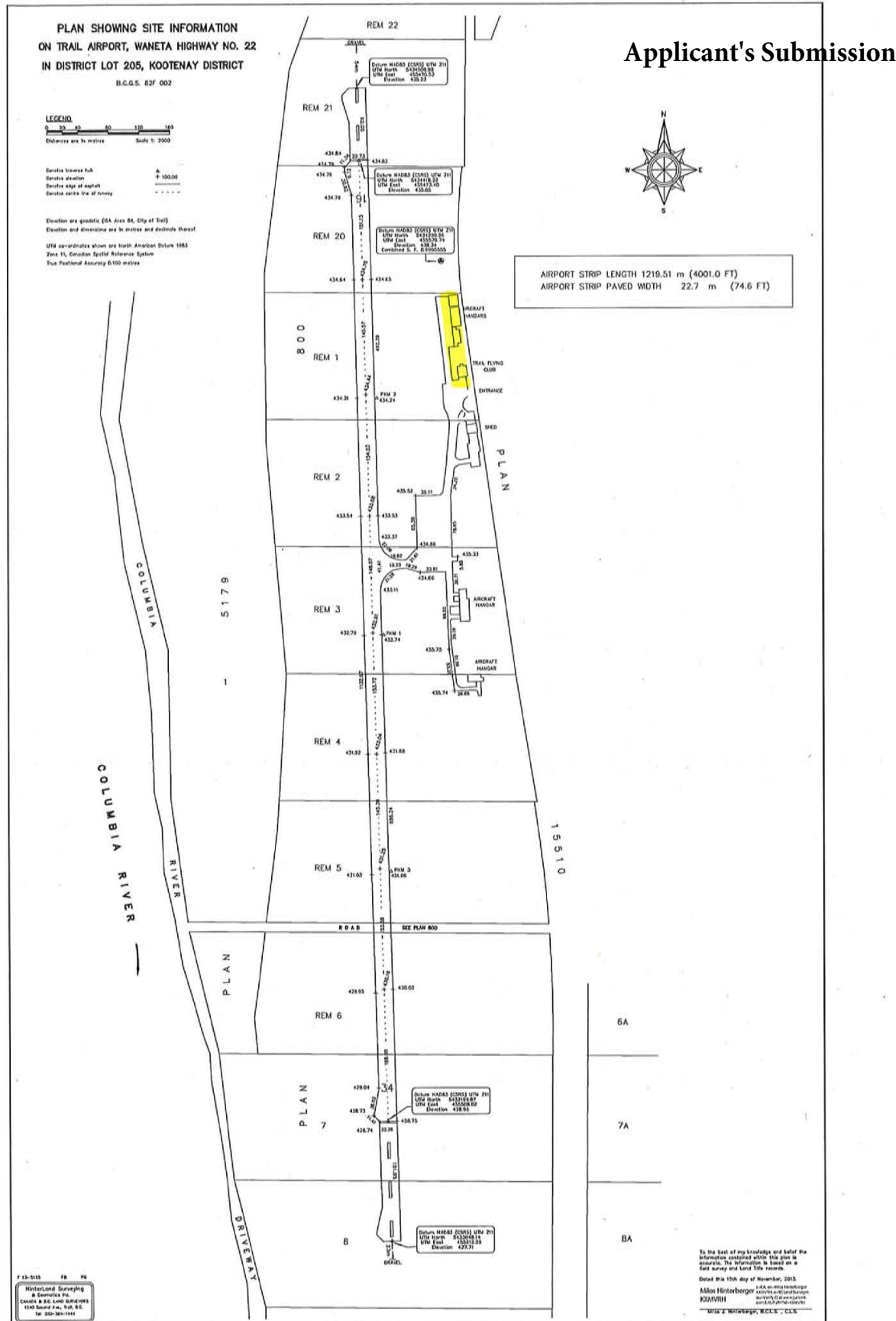
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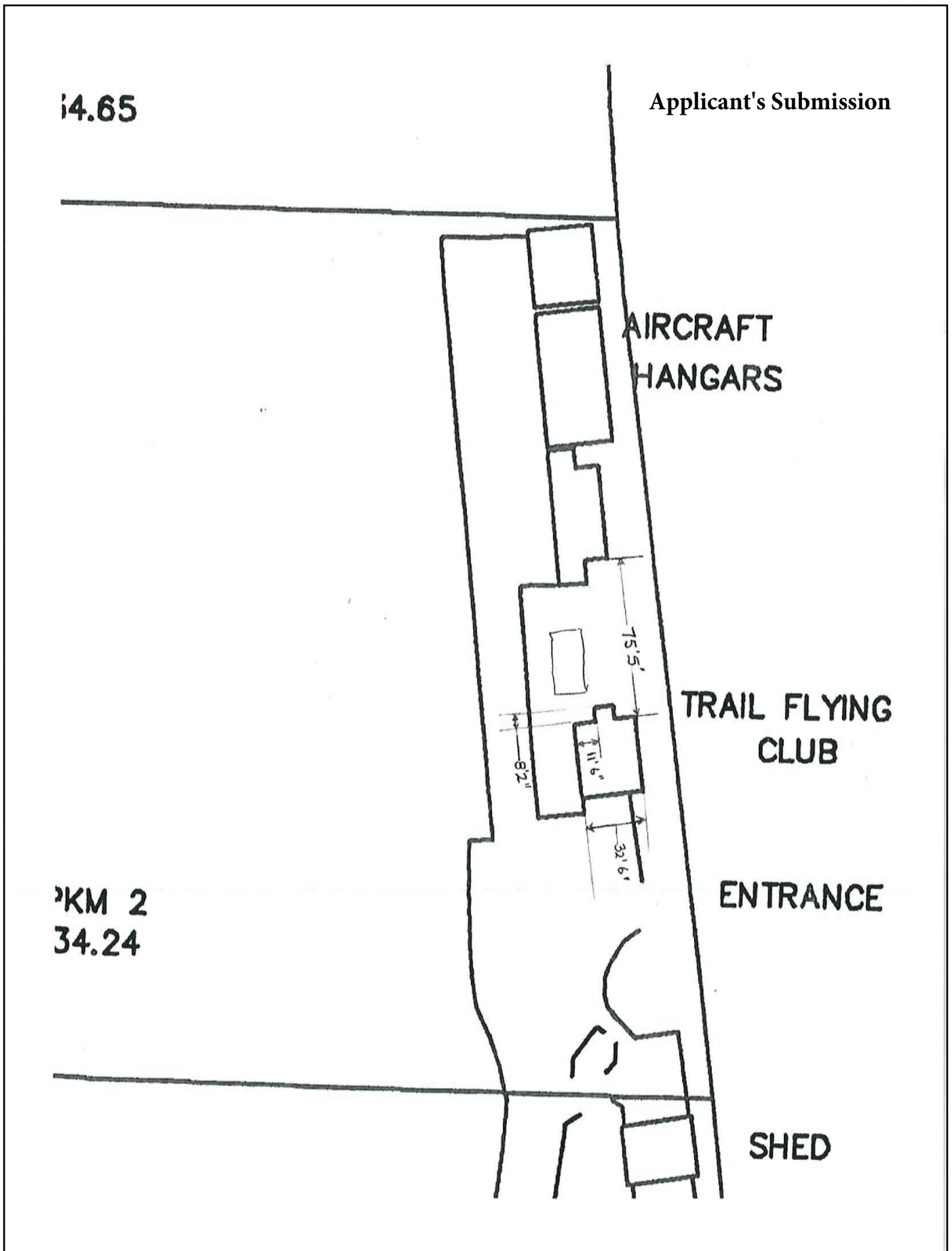
Legal Information

Plan: NEP800	Section:	Jurs: 711	Lot Area: 125.48
Block:	Township:	Roll: 933050	Area Unit: acr
Lot: 4	Land District: 26	PID: 016-014-740	Width (ft): 0
District Lot: 205A			Depth (ft): 0
Street: 8995 HIGHWAY 22A			
Description: Except Plan 5179 SRW 15510 Lot 3 Plan NEP800 District Lot 205A Kootenay Land District Except Plan 5179 SRW 15510 Lot 2 Plan NEP800 District Lot 205A Kootenay Land District Except Plan 5179 SRW 15510 Lot 1 Plan NEP800 District Lot 205A Kootenay Land District Except Plan 5179 SRW			

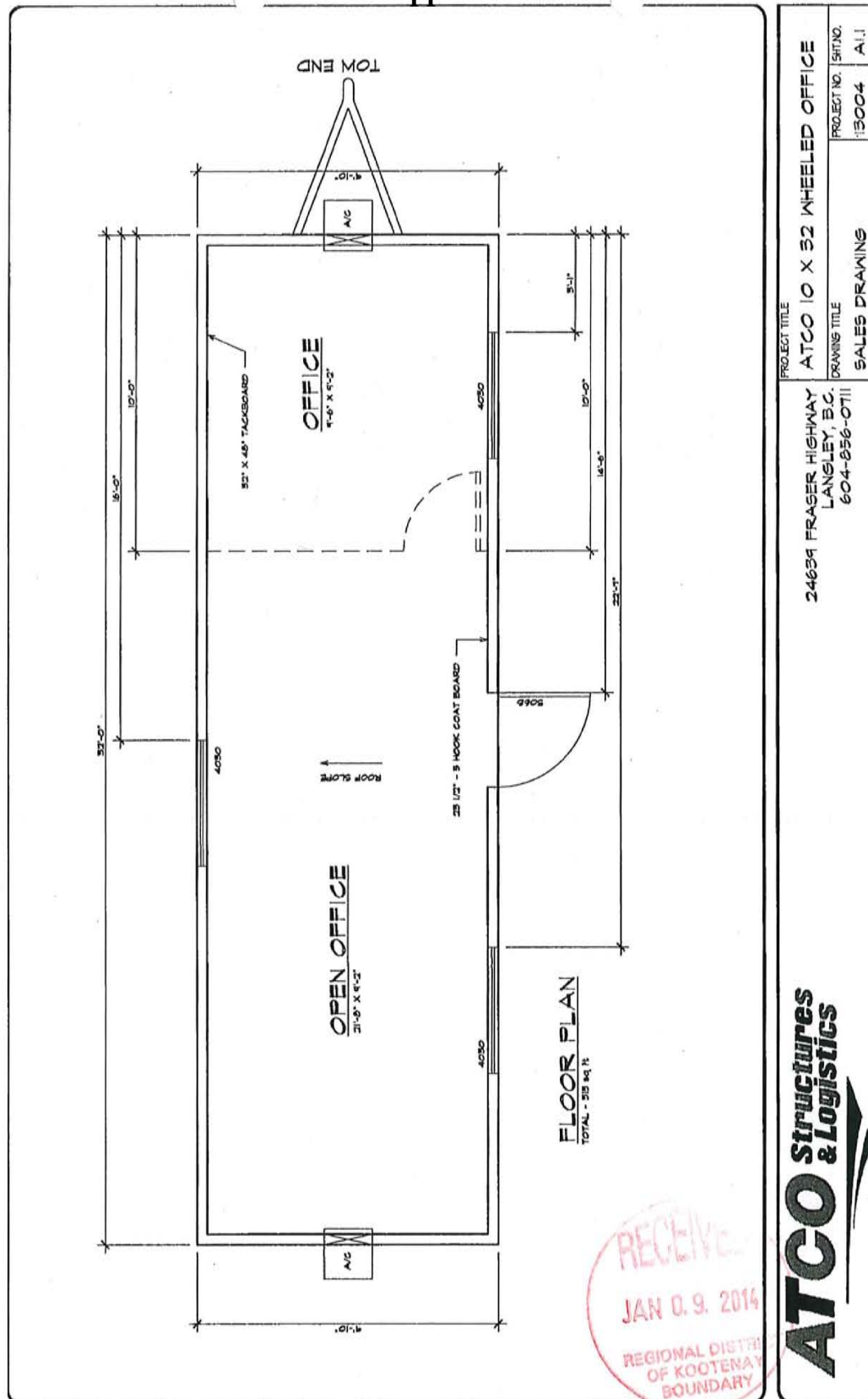
This report and map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.

Page 1 of 1





Applicant's Submission



Applicant's Submission





Electoral Area Services Committee Staff Report

Prepared for meeting of February 2014

Development Permit Amendment w/Variance			
Owners: Willow Beach Resort Ltd.		File No: C-750-04066.000	
Agent: David and Kelly Bay 3440 Aster Drive Trail BC V1R 2X3			
Location: Unit 31, 14 Tedesco Road, Christina Lake, BC, Electoral Area 'C'			
Legal Description: Lot B, DL 750, SDYD, Plan 10408		Area: 4.7 acres (1.9 ha) entire RV area; the individual RV site is much smaller 33' x 20' (61m ²)	
OCP Designation: Waterfront Commercial	Zoning: Seasonal Resort Commercial 5 (C5)	ALR status: none	DP Area: Waterfront Commercial DP Area
Contact Information: Lou Cicchetti, President Willow Beach Resort Ltd. David and Kelly Bay, Agents 3440 Aster Drive Trail BC V1R 2X3 davebay@telus.net			
Report Prepared by: Jeff Ginalias, Assistant Planner			

ISSUE INTRODUCTION

The applicants have applied for a Development Permit Amendment with a variance, to replace a deck and roof structure for an RV site at Christina Lake (*see Site Location Map and Aerial Photo*). As the property is located in the Waterfront Commercial Development Permit area, a development permit is required.

The applicants were issued a Development Permit in September 2013, to replace an existing deck and covering it with an aluminium awning roof attached to the RV. They are modifying the proposal to include a roof over the RV. The posts for the roof and

the roof eave will be within the interior parcel line setback, thus a variance is required. A variance can be approved as part of a development permit, as long as the variance is consistent with the DP Guidelines.

HISTORY / BACKGROUND FACTORS

Willow Beach Resort is on the east side of Christina Lake, between the town centre and LaValley Point. It provides RV campsites for seasonal use.

The property is designated 'Waterfront Commercial' in the Area 'C' OCP and zoned 'Seasonal Resort Commercial 5' (C5) in the Area 'C' Zoning Bylaw. The property is within the Waterfront Commercial Development Permit area.

PROPOSAL

The applicants propose covering an existing RV/deck structure with a low profile trussed/flat roof combination. The roof over the RV (the new proposal and the trigger for the DP amendment) will be 10'6" wide by 34' long. The roof dimensions over the deck (previously approved by DP 471-13D) remain the same; 14' x 28'. The deck will be walled on three sides with an open window/doorway in the front.

The exterior will be hardy plank type siding with an aluminum roof. This in keeping with what others at the site have done, and believe the development will structurally and visually improve the look of the campground. New grass and landscaping will be added. The structure is being professionally engineered and will comply with all applicable building permit requirements.

Development Permit Amendment with Variance

Concerning the variance request, the covered deck remains 12' back (about 4m) from the property line, but the back posts for the roof over the RV will be situated about 2.5' to 3' (0.762m to 0.9m) from the interior parcel line. Additionally, the eave will extend beyond the posts about 6", placing the structure about 2' – 2 ½' from the parcel line.

- Accordingly, the applicants are requesting a variance of 2.4m, from 3.0m to 0.6m from the interior parcel line to construct a deck and covered roof.

The RV under the proposed roof is 4.5' from the property line. The applicants suggest that no neighbouring RV spots will be impacted by these posts and the eave, and the variance request is in keeping with other DP with variance applications recently approved (*see Applicants' Submission DP Amendment*).

IMPLICATIONS

The Waterfront Commercial Development Permit Guidelines were adopted to assure that developments in these areas satisfy certain aesthetics (form and character), layout, landscaping and lighting, and that easy and safe pedestrian and vehicle access are promoted. The Guidelines are as follows:

Development Permits issued in this area will be in accordance with the following:

Resort developments should be designed to blend into and complement surrounding neighbourhoods.

Buildings should be of a low profile and setback as far as reasonably possibly from Christina Lake or a tributary stream.

Building designs, colours and materials, which harmonize with and accentuate the natural setting of Christina Lake, are preferred.

Buildings shall have safe, practical access and parking areas for passenger vehicles. A plan showing parking areas with proposed traffic circulation patterns must be provided. The site and parking plan will be referred to the Ministry of Transportation for their approval.

Appropriate fire-truck and other emergency vehicle access must be ensured. The Christina Lake Fire Chief may be asked to comment on applications.

Landscaping should be implemented to enhance the appearance of the commercial area.

Signs should be consistent with building designs and complement their surroundings.

If the property borders on Christina Lake or a tributary stream, the Environmentally Sensitive Waterfront Development Permit Area guidelines also apply.

Addressing the DP Guidelines

As noted, the applicants were issued a DP for the covered deck. The amendment request is to allow for placing a roof over the RV. The applicants discuss how roof and deck satisfies the Guidelines in their application. There is not much information provided, but the proposal is pretty simple; a deck and a roof, with a brief description of where it will be, how it will look, and the material to be used.

Variance Request as part of DP

Regarding the variance request, the Development Permit may vary regulations (including setbacks) if the proposed variance:

- Is consistent with the DP guidelines;
- Is shown to enhance the proposal;
- Is necessary due to an unavoidable physical constraint;
- Does not adversely impact an adjacent property.

The applicants' basis for the variance request is stated in the application. The location of the RV, at 4.5' from the fence line (parcel line) is consistent with the location of RV sites along this perimeter of the RV Park. Thus, for the roof to properly cover the RV, the posts and the eave need to be in the setback.

As for the assertion that the variance request is in keeping with the terms of other Development Permits recently issued for the Willow Beach Resort, two of the permits issued last fall included variances. One (Rizzotti) permitted the roof structure to be 1.5m (5') from the interior parcel line, and the other (Amantea) permitted the roof

structure within 0.9m (3') from the parcel line. So while not identical to other approved variances, this proposal is not that much different.

A sign was placed on the parcel notifying neighbours of the variance request. As of the date of preparing this Report, no inquiries have been received. It is acknowledged that this is the off-season, few if any people are in the immediate area this time of year and the notice will likely have limited effect. However, the only parties likely affected by the variance are the owners and campers at Willow Beach Resort, and they seem to be aware of the activities at the site.

The entire Willow Beach Resort parcel is low lying and thus within the Christina Lake floodplain. This proposed structure is not "habitable space" as defined in the floodplain bylaw; thus an exemption from the floodplain bylaw is not required. Nonetheless, there are building code requirements for construction of accessory buildings in floodplains and any construction will need to comply with them.

APC COMMENTS

The Area 'C' Advisory Planning Commission had no comments or concerns with the application.

RECOMMENDATION

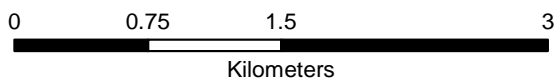
That the staff report regarding the application for a Development Permit Amendment with a Variance, submitted by David and Kelly Bay for the property legally described as Lot B, DL 750, SDYD, Plan 10408, be received.

ATTACHMENTS

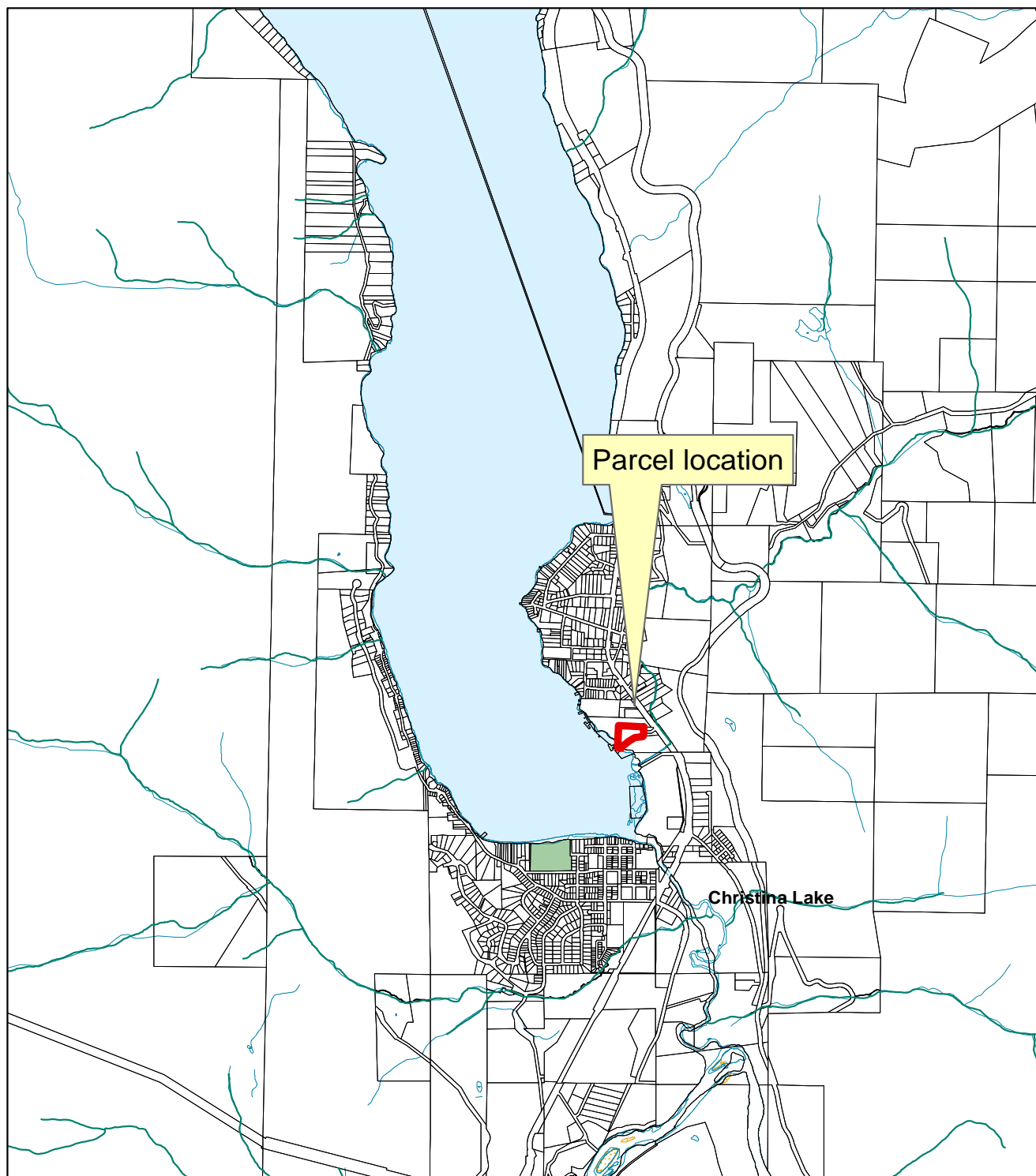
Site Location Map

Aerial Photo

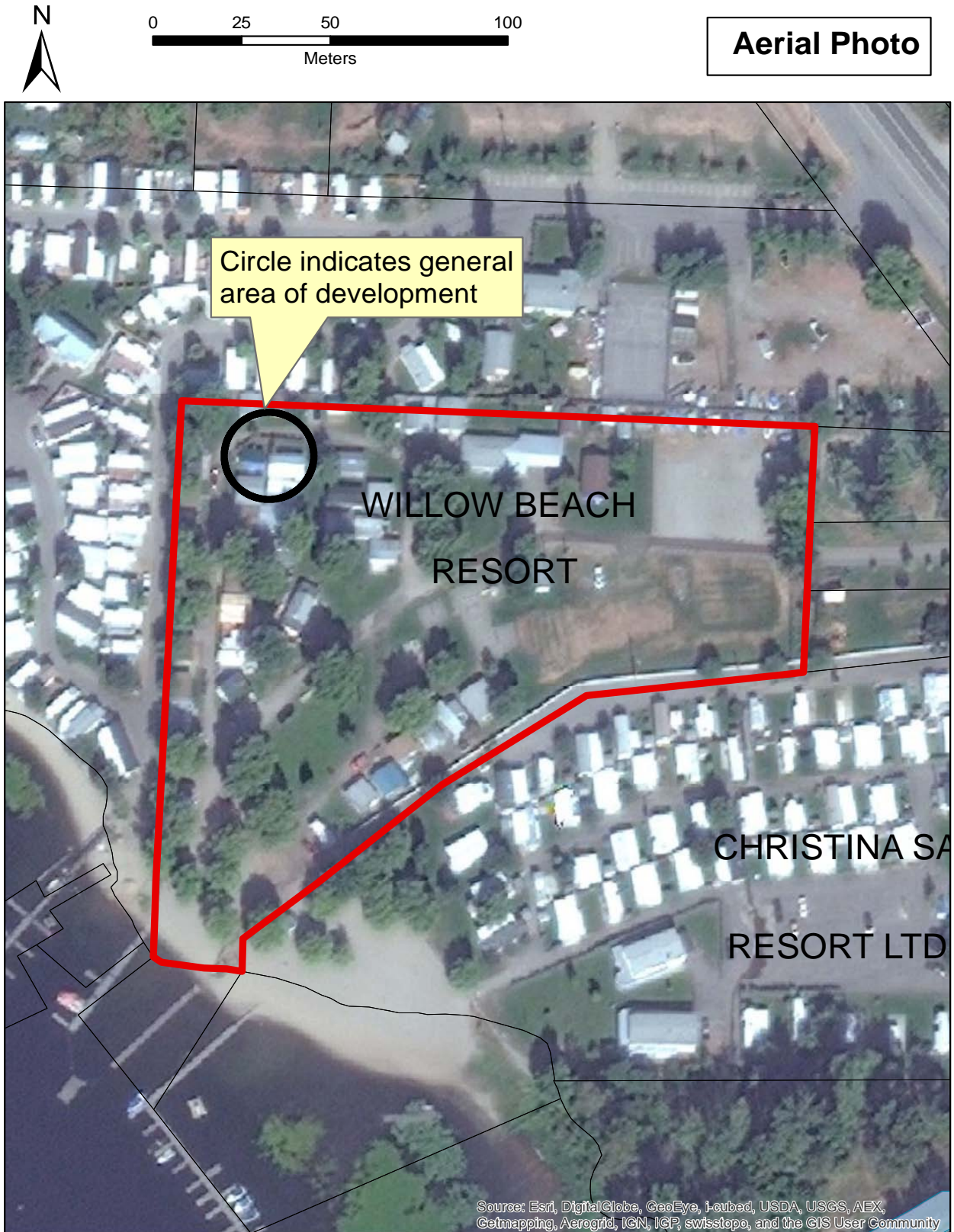
Applicants' Submission DP Amendment



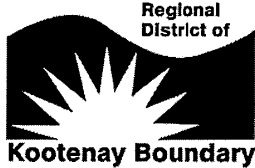
Site Location Map



Projected Coordinate System:
NAD 83 UTM Zone 11N



Projected Coordinate System:
NAD 83 UTM Zone 11N



**PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FORM
ELECTORAL AREAS 'A' TO 'E'**

RDKB Main Office
202-843 Rossland Avenue
Trail, BC V1R 4S8

Telephone: 250-368-9148
Fax: 250-368-3990

Toll Free: 1-800-355-7352
Email: plandept@rdkb.com

RDKB Sub-Office
PO Box 1965
Grand Forks, BC V0H 1H0

Telephone: 250-442-2708
Fax: 250-442-2668

Toll Free: 1-877-520-7352
Email: plandept@rdkb.com

TYPE OF APPLICATION (PLEASE CHECK THE APPROPRIATE BOX):

- (a) ☐ Zoning Amendment Only
- (b) ☐ Zoning & Official Community Plan Amendment
- (c) ☐ Official Community Plan Amendment Only
- (d) ☐ Development Permit
- (e) ☒ Development Permit Amendment
- (f) ☐ Development Variance Permit
- (g) ☐ Temporary Use Permit
- (h) ☐ Temporary Use Permit Renewal
- (i) ☐ Site-specific exemption to Floodplain Bylaw
- (j) ☐ Designation of Heritage Properties

APPLICATION FEES:

Type (a) or (c) application	\$1000.00	+ \$100.00 Sign Fee
Type (b) application	\$1200.00	+ \$100.00 Sign Fee
Type (d) application for construction value exceeding \$4000.00	\$200.00	
Type (d) application for construction value under \$4000.00	\$50.00	
Type (e) application.....	\$50.00	
Type (f) application	\$450.00	+ \$100.00 Sign Fee
Type (g) application.....	\$650.00	+ \$100.00 Sign Fee
Type (h) application	\$200.00	
Type (i) application	\$200.00	
Type (j) application	\$1,000.00	

Please make all cheques payable to **The Regional District of Kootenay Boundary

DEVELOPMENT PROPOSAL SIGN FEE

The Regional District's Fees and Procedures Bylaw No. 1231 requires the posting of a Development Proposal Sign in certain circumstances. If such a sign is necessary, a fee of \$100 additional to the above-noted fees, is required for the sign board and preparation of text. Applicants will be refunded \$70.00 once the sign has been returned to the RDKB in good condition.

REFUNDS:

If type (a) or (c) application is denied before public hearing.....	\$500.00
If type (b) application is denied before public hearing.....	\$600.00
If a Development Proposal Sign is returned in good condition	\$70.00

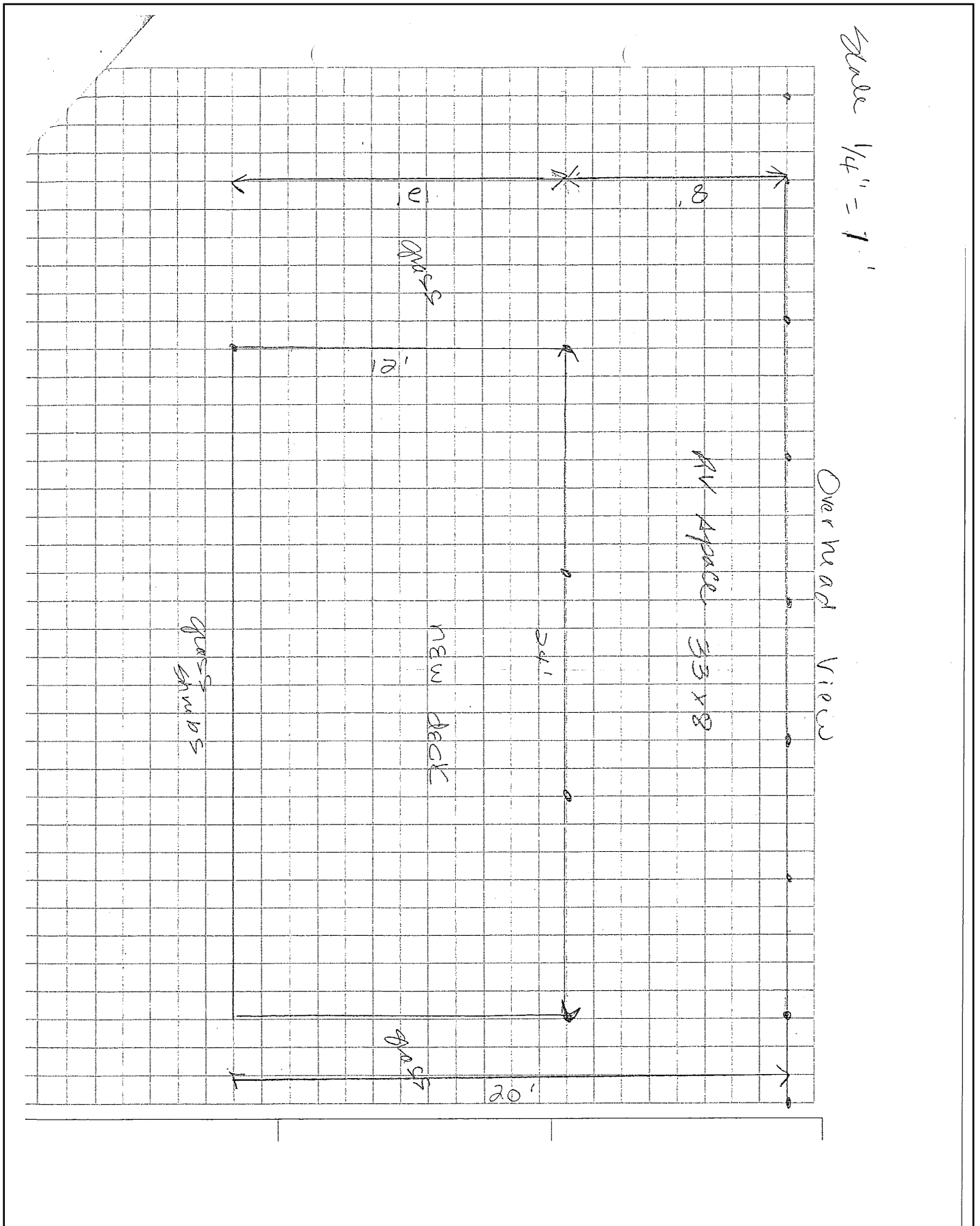
**Fees for application types (d), (e), (f), (g), (h) and (i) are non refundable

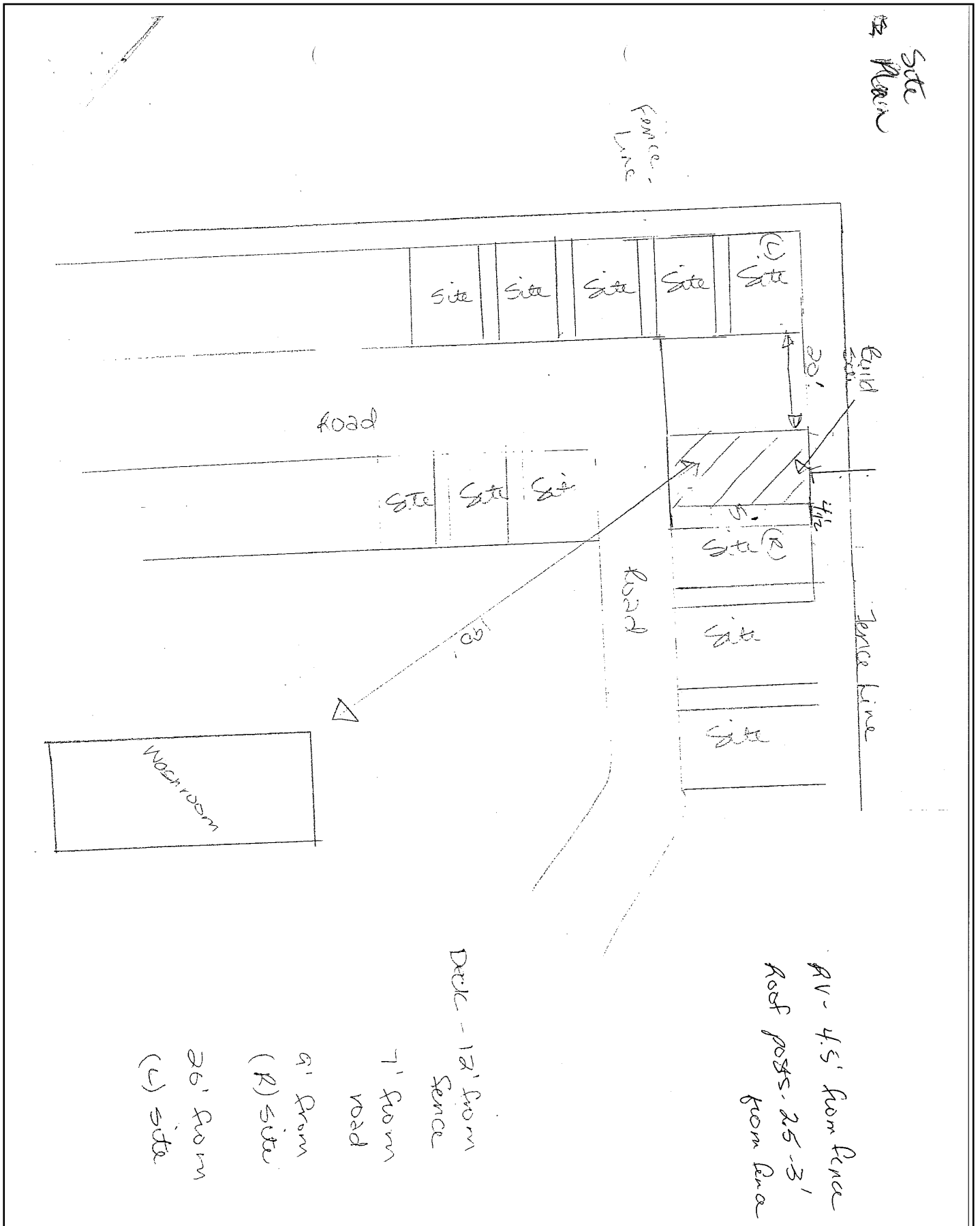
Name(s) of registered owner(s): David and Kelly Bay
 Address: 3440 Aster DR Trail BC V1R2X3
 Telephone/Fax: 250-368-9590 Email: davebay@telus.net Land Area in ha _____
 Legal description of land under application: Willow Beach Resort, #31, 14 Tedesco Rd
Christina Lake BC; Lot B Plan 10408 Dist Lot 750

We would like to amend our original development permit as follows:

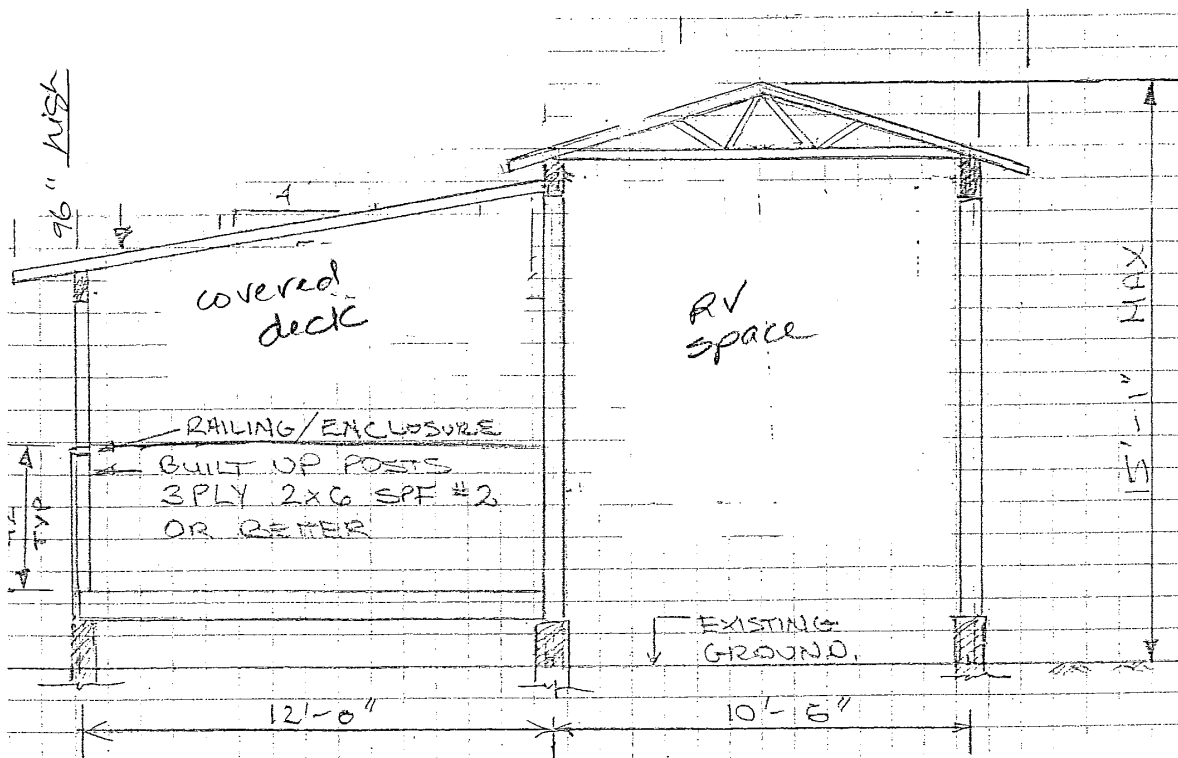
We would like to cover our existing RV/deck structure with a low profile trussed/flat roof combination. The roof over the RV would be 10' 6" wide by 34' long while the roof over the deck would remain the same at 14' by 28' as originally proposed. The deck will be walled on three sides with a large open window/doorway in the front. The exterior will be a hardy plank type siding with an aluminum roof. This is in keeping of what others have done to structurally and visually improve the look of the campground. New grass and landscaping will also be added. This structure has been professionally engineered and will be built as per building permit requirements.

The covered deck remains 12' from the property line however the back posts of the roof over the RV will be situated approximately 2.5 to 3 feet from the property line as our RV is 4.5 feet from the property line. No neighbouring spots are impacted and is in keeping with other development permit requests recently granted.





FRONT VIEW



- maximum roof height would be 15' 1"



Electoral Area Services Committee Staff Report

Prepared for meeting of February 2014

Site Specific Exemption to Floodplain Management Bylaw			
Owners: Charles and Sharon Wieder		File No: E-2360-05164.050	
Location: 25 Smoker Road, Carmi, BC			
Legal Description: Lot A, DL 2360, SDYD, Plan KAP91365		Area: 4 ha (9.983 acres)	
OCP Designation: None	Zoning: None	ALR Status: Out	DP Area: None
Contact Information: Charles Wieder PO Box 1054 Rossland, BC V0G 1Y0 250-231-8240 Char.shar.wieder@me.com			
Report Prepared by: Jeff Ginalias, Assistant Planner			

ISSUE INTRODUCTION

The applicants have submitted an application for a Site Specific Exemption to the Floodplain Management Bylaw, in order to proceed to construct a single family dwelling on their property at 25 Smoker Road (*see Site Location Map*). A Site Specific Exemption to the Floodplain Management Bylaw is necessary because the applicants propose building within the 200 year floodplain for the West Kettle River. There is also a covenant on title, in favour of the RDKB and the Ministry of Transportation and Infrastructure, restricting development within the floodplain. Accordingly, the covenant will also need to be modified for this proposed development to proceed.

Section 910 of the *Local Government Act* allows local governments to adopt bylaws, designating land as a floodplain. The Regional District of Kootenay Boundary has adopted a floodplain bylaw, which establishes flood levels and setbacks from watercourses, including the West Kettle River, and restricting development in these areas. A portion of the subject parcel is within the area designated as a floodplain of the West Kettle River.

Section 910 further provides that local government (RDKB) may exempt a person from application of the floodplain bylaw, if the local government considers it advisable and the exemption is either consistent with Provincial guidelines, or the local government has received a report from a qualified professional that the land may be safely used for the use intended (i.e., building a dwelling in the floodplain).

In this instance, the RDKB has received a report from a professional engineer which concludes that the land is safe for the use intended. However, there appear to be some inconsistencies and omissions in the Report with the Provincial guidelines. So while the RDKB may be able to grant the exemption based on the conclusion in the report that the land may be safely used for the use intended, it may not be advisable without additional information showing consistency with the Provincial guidelines.

Further, granting the exemption does not change the terms of the covenant. That requires the approval of another party. The other party has expressed some reservations with the proposal, which are discussed in more detail below. Accordingly, the omissions or inconsistencies with the Provincial guidelines, as well as an argument why approving this exemption is advisable, should be addressed or clarified before giving further consideration to the exemption request and modification of the covenant.

HISTORY / BACKGROUND FACTORS

The property is an undeveloped 4 ha lot near Carmi. It is triangular shaped, bounded by Smoker Road on the east, Highway 33 on the south, and the West Kettle River along its west side. The stretch along the river extends about 325 meters.

Between the River and Smoker Road, the parcel widens going north to south. At the southern end, along Highway 33, the parcel extends almost 250 meters back from the River. Depending on the terrain and physical characteristics of the parcel, there may be considerable area on the parcel to place a dwelling which is beyond the West Kettle River floodplain (*see Floodplain Map*).

The parcel was created by subdivision in 2010. It was part of the parcel immediately south, across Highway 33. The floodplain covenant, in favour of the RDKB and the Ministry of Transportation and Infrastructure was placed on the title of both parcels as a condition for subdivision approval. The covenant terms reflect the same setback and construction level restrictions as set forth in the floodplain bylaw (30 meters back from the natural boundary and 3 meters above the natural boundary).

PROPOSAL

The applicants wish to build a house on a bluff overlooking the River. The house would be about 12 meters back from the natural boundary of the West Kettle River and about 2 meters above the natural boundary. This location is within both floodplain setback and flood construction level (elevation) of the West Kettle River. Accordingly, the

applicants need an exemption from the RDKB Floodplain Bylaw, and a modification of the covenant to obtain the necessary permits to build a dwelling in this spot. In support of their request, they have submitted a report from a qualified professional who concludes that it is safe to build in this location.

IMPLICATIONS

The applicants have provided a Geotechnical Report, dated November 12, 2013, prepared by Peter Hanenburg, P. Eng., of Interior Testing Services Ltd. The Report discusses the potential threat of flood hazards to the proposed residence, and provides comments, conclusions and recommendations (*see Geotechnical Report*). A summary of the Report is provided below and a copy is included as an attachment.

The engineer conducted a site visit in September 2013. At that time the River was at a low flow volume and well below the natural boundary. Taking the natural boundary into account, as required by the floodplain bylaw, the location of the proposed dwelling in relation to the floodplain setback and elevation requirements was determined, concluding that the proposed residence was within both the floodplain setback and flood construction level.

In the Report, the professional addresses the risk of potential flood by considering the amount of water it would take to reach the bluff or plateau where the house will be built. The professional notes that the bridge crossing on Highway 33, immediately south of the subject parcel, would be flooded by 1.5m of water before the flooding would reach the elevation of the proposed residence.

Based on his observations and calculations, the engineer concludes that the likelihood of flooding to the proposed residence is low, and that the land can be safely developed as proposed.

Ministry of Transportation and Infrastructure Referral and Comments

The application was referred to the Ministry of Transportation and Infrastructure, the other party to the covenant, for their comments on modifying the covenant.

The Ministry expressed concerns that the Report used the incorrect probability of occurrence for the hazard posed. For a flooding hazard, the probability of occurrence should be 1 in 200 years, not a 10% probability in 50 years as provided for in the Report (1 in 475 year probability of occurrence). The Ministry is suggesting the engineer provide information to support the exemption by considering the appropriate hazard posed. Their comments are silent whether they will support modifying the covenant to allow the development. It appears they want to see the correct probability of occurrence used before commenting further.

APC COMMENTS

The Area 'E' Advisory Planning Commission comments were not available at the time of this Report. Any comments received will be provided to the Committee at their meeting.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATIONS

As noted, Section 910 of the *Local Government Act* addresses construction requirements in floodplain areas.

Section 910(5) allows local government to exempt a person from the application of the floodplain bylaw, if the local government considers it advisable and

- (a) considers the exemptions is consistent with Provincial guidelines, or
- (b) has received a report that the land may be used safely for the use intended.

In the instant case, the applicants have submitted a report stating that the land can be safely used, i.e., that the proposed dwelling can be built on the bluff, which is within both the floodplain setback and below the flood construction level.

The Provincial Guidelines are found in the *Flood Hazard Area Land Use Management Guidelines (May 2004)*. Amongst other things, Section 1.6 of the Guidelines discusses *Requests for Modification of Floodproofing Covenants*.

The Guidelines suggest that setback requirements should not be reduced unless a serious hardship exists and no other reasonable option is available. A valid hardship should only be recognized where the physical characteristics of the lot (e.g., exposed bedrock, steep slope, the presence of a watercourse, etc.) and the size of the lot are such that building development proposal cannot occur unless the requirements are reduced. The economic circumstances or design and siting preferences of the owner should not be considered as grounds for hardship (*see Provincial Guidelines excerpts*).

In this application, the owners have not asserted nor established that the reduction in the setback is necessary to address a serious hardship. The lot appears big enough and deep enough, that absent physical characteristics which restrict development other than the proposed location, the dwelling could be placed beyond the setback and above the flood elevation level.

Going beyond the hardship issue, the Report does not provide the specific calculations for the flood volume of water it would take to reach the bridge level and 1.5m above, nor any discussion on the threat of erosion and whether protective works are in place, or whether they should be considered. The floodplain setback is to prevent potential loss from erosion and scour resulting from a flood event. Most flood hazard reports submitted in support of an exemption from the floodplain bylaw discuss the risk of erosion and whether protective measures should be incorporated.

In summary the question at hand is, considering this a fairly large parcel partially within the floodplain with a floodplain covenant in place, and a considerable portion of the parcel beyond the floodplain, have or can the applicants establish a hardship to justify

modification of the covenant, and is the information provided sufficient where it is advisable for the RDKB to exempt the proposed development from the floodplain bylaw?

RECOMMENDATION

That the application for a Site Specific Exemption to the Floodplain Management Bylaw submitted by Charles and Sharon Wieder, to construct a single family dwelling on the property legally described as Lot A, DL 2360, SDYD, Plan KAP91365, be deferred, to allow the applicants a opportunity to address the concerns of the Ministry of Transportation and Infrastructure and the concerns of the RDKB regarding hardship.

ATTACHMENTS

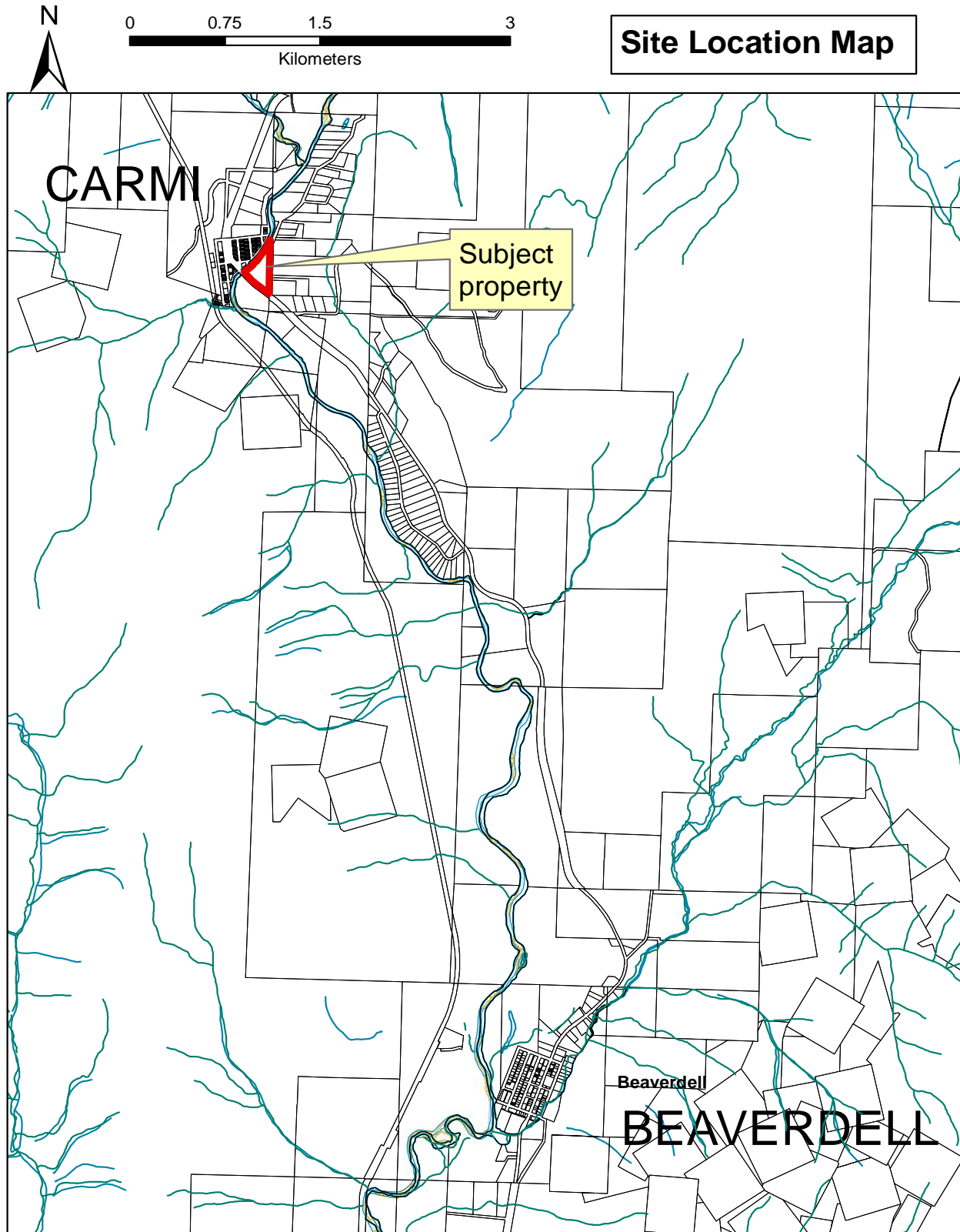
Site Location Map

Floodplain Map

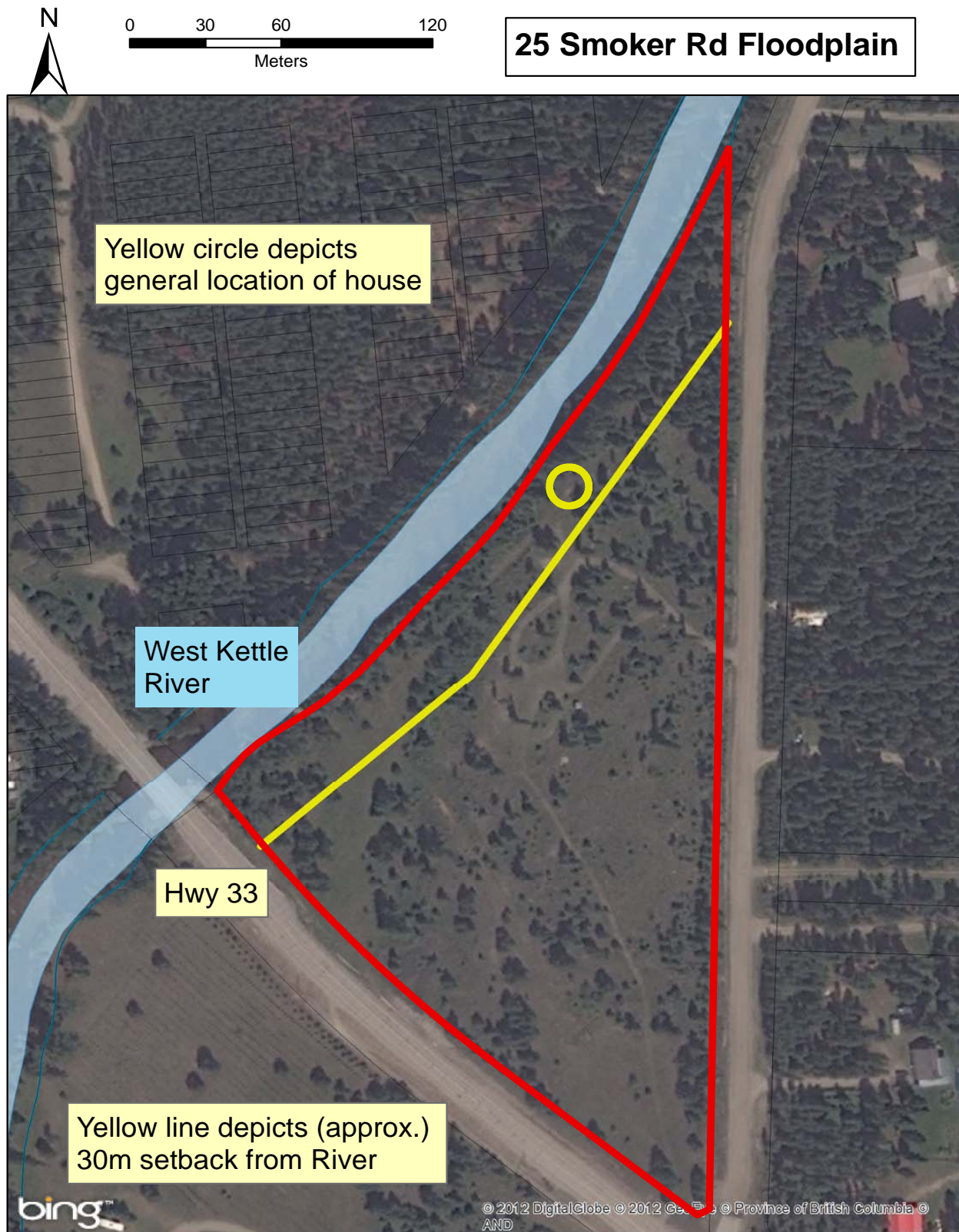
Geotechnical Report

Ministry Comments

Provincial Guidelines (excerpts May 2004)



Projected Coordinate System:
NAD 83 UTM Zone 11N



Applicants' Submission

Please explain your reasons for requesting this application, and please also describe in detail your development proposal (use space provided on the back of this form, or attach a separate sheet of paper if needed):

SITE SPECIFIC (25 SMOKER RD) EXEMPTION TO FLOOD PLAIN
BYLAW OF 30M SETBACK & 3M ABOVE NATURAL BOUNDARY
TO ALLOW BUILDING SITE 12M SETBACK & 2M ABOVE
NATURAL BOUNDARY.

SEE PAGE 4 OF 4 FOR FURTHER DETAILS.

SUPPORTING INFORMATION REQUIRED

In support of your application, please answer the following questions:

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Are there any Restrictive Covenants registered on the subject property? | 0 | <input checked="" type="checkbox"/> |
| 2. Are there any registered Easements over the subject property? | 0 | <input checked="" type="checkbox"/> |
| 3. Is there legal and practical road access to the subject property? | <input checked="" type="checkbox"/> | 0 |

****The following information is also required (failure to do so may delay or jeopardise the application):**

1. A copy of the Certificate of Title or recent Tax Assessment notice for the subject property or properties;
2. A plan drawn to an appropriate scale, accompanied by a written report (if necessary) showing:
 - the legal boundaries and dimensions of the subject property;
 - boundaries and dimensions of any proposed lots (if subdivision is being proposed);
 - the location of any physical or topographic constraints on the subject property (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc.);
 - the location of permanent buildings and structures on the subject property;
 - the location of any proposed buildings, structures or additions thereto;
 - the location of any existing or proposed access roads, driveways, screening and fences;
 - the proposed method of sewage disposal and the location of any existing and/or proposed septic tank, tile field, sewer line or similar, and water sources (well or community water service pipe location); and
 - the location of any earthworks/grading and/or proposed landscaping on the subject property.
3. **Application types (d) and (i) only:** A copy of a professional's report which addresses relevant development permit guidelines may be required. Please consult the Regional District Planning and Development Department if you are unsure about this requirement.
4. Additional material, or more detailed information may be requested by the Regional District upon reviewing your application.

If the Regional District believes it to be necessary for the property boundaries and the location of improvements thereon to be more accurately defined due to uncertainty over natural boundaries of watercourses or other reasons, a sketch prepared by a British Columbia Land Surveyor may be required. The voluntary submission of such a sketch may prevent a possible delay in processing the application.

Please use this additional space to explain your reasons for requesting this application and to describe your development proposal.

CONTINUED FROM PAGE 2 OF 4

THIS BUILDING SITE EXEMPTION IS REQUESTED
DUE TO THE STEEP BANK ALONG THE RIVER.
THE REDUCED SETBACK WOULD ALLOW THE RIVER
TO BE VISIBLE FROM THE HOME AND AT THE
SAME TIME PLACE IT AWAY FROM HIGHWAY 33
AND SMOKE RD. THUS REDUCING PERCEIVED
ROAD NOISE AND INCREASE PRIVACY.

INCLUDED WITH THE APPLICATION IS A SUPPORTING
PENQ GEOTECHNICAL REPORT, SITE SURVEY, AERIAL
VIEW OF LOT AND PROPOSED HOME FOOT PRINT.

**- INTERIOR -
TESTING SERVICES
- LTD. -**

**MATERIALS TESTING • SOILS
CONCRETE • ASPHALT • CORING
GEOTECHNICAL ENGINEERING**

**1 - 1925 KIRSCHNER ROAD
KELOWNA, B.C. V1Y 4N7
PHONE: 860-6540
FAX: 860-5027**

Charles and Sharon Wieder
P.O. Box 1054
Rossland, B.C. V0G 1Y0

November 12, 2013
Job 13.144

Dear Sir and Madam:

**Re: Site Specific Exemption to Floodplain Management Bylaw
Proposed House
#25 Smoker Road
Carmi, B.C.**

As requested, Interior Testing Services Ltd. (ITSL) has reviewed the above noted property with respect to potential flood hazards as they pertain to construction of a proposed residence. Please find attached a site plan with typical cross sections as provided by Advanced Surveying Ltd. and a copy of our two paged "Terms of Engagement", which forms the basis on which we undertake this work. Our general comments are as follows.

1. We understand that you desire to construct a circular house with a full basement at 25 Smoker Road, in Carmi (Beaverdale), B.C. The property is triangular in shape and is bounded by Smoker Road on the east, Highway 33 on the south and the Kettle River on the west.
2. The site was visited on September 18, 2013. At that time a single survey stake marked the proposed centre of the house, and we observed a generally level plateau, with a slope down to the Kettle River. During our site visit, the Kettle River appeared to be near annual low flow volumes as the depth of the water was roughly 300 mm. Based on our review of the stream channel, it was estimated that normal seasonal high water would likely not be greater than roughly 1 m deep.

During our review of the general site topography, the proposed house location was set within the higher bench which drops gently towards the south. The general soils in the area appeared to consist of clean SAND and GRAVEL soils, based on our surface visual observations.

3. Based on the sections provided, the natural boundary of the Kettle River has been noted to be at Geodetic Elevation of 820.5, which is just over 3 m above the current waterline of 817.4. This is more than the seasonal high level which we estimated roughly 1 m above current waterline and understand that the natural boundary represents a significant flood

INTERIOR TESTING SERVICES LTD.

event. The general site topography does not suggest that flooding at the proposed house location is a significant risk.

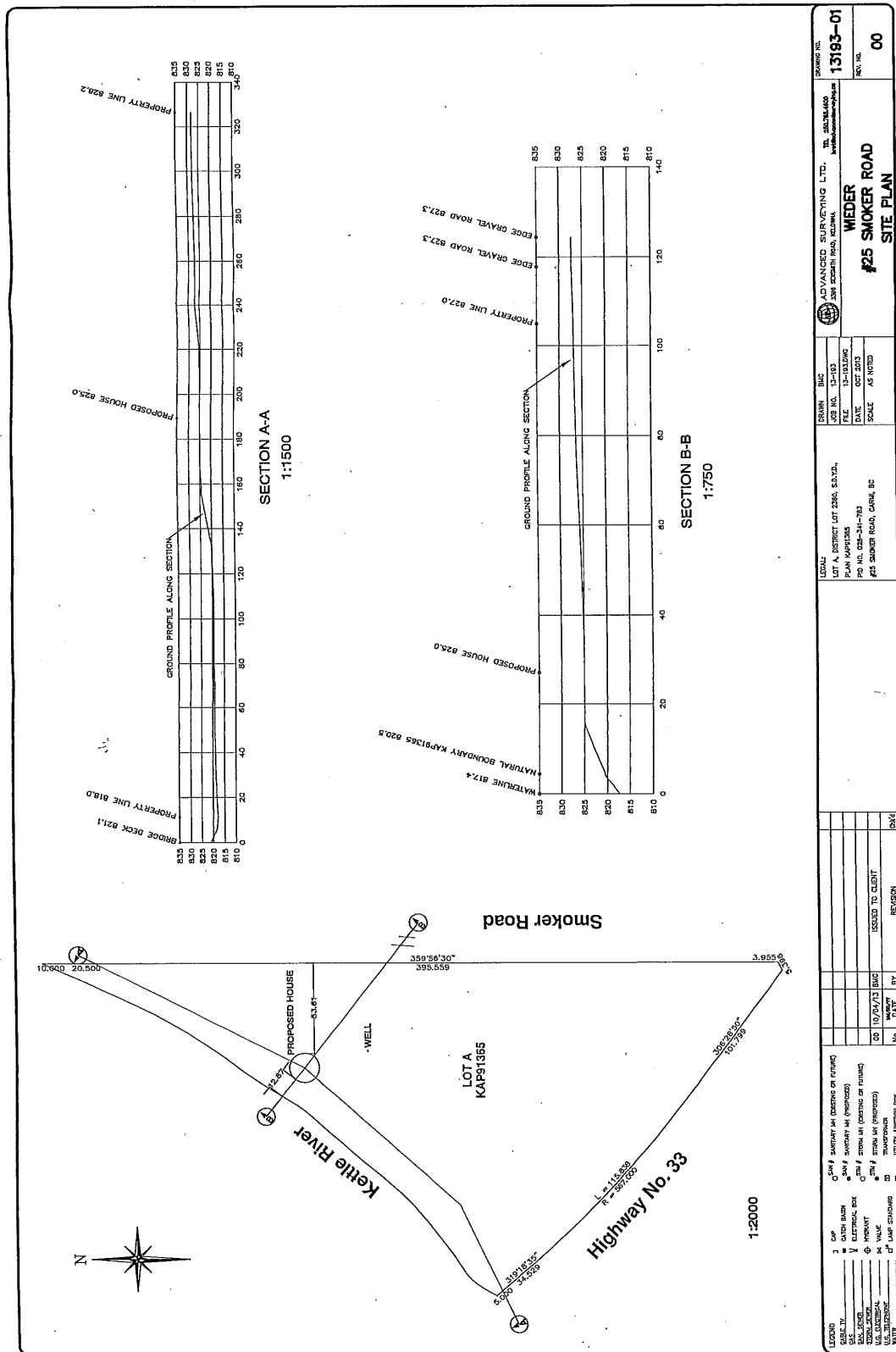
4. In general, the proposed house location is setback more than 12 m of the natural boundary. Assuming a 2.5 m excavation for the proposed basement, the foundation is expected to be roughly 2 m above the natural boundary in elevation. Similarly, the proposed house is setback 17 m from the current waterline, and more than 5 m in elevation from the current water levels.
5. While this appears to be a significant exemption from the typical setback of 30 m and 3 m above the natural boundary, the general site topography and elevation of the bridge deck and Highway 33 to the south indicates that flooding of the proposed house location would only occur if the bridge deck was flooded by almost 1.5 m of water.
6. ITSL estimates the likelihood flooding to the proposed residence to be low, which is defined as having a probability of than less 10% in 50 years. It is reasonable, in our opinion, to conclude that the land may be used safely for the proposed residential construction.
7. While it appears reasonable to come to the opinion we have provided above, ITSL notes that the occurrence of a hazard event is always a possibility and cannot be construed as an error or omission on the part of ITSL or the approving body. In this case, the elevation of the house presents less risk than the horizontal distance from the natural boundary of the Kettle River. If erosion of the river bank near the house is ever observed, protection measures could be completed to reduce the risk of further scour and erosion.
8. It is anticipated that construction of the house will not require any further geotechnical guidance as the natural soils are expected to be competent. However, if required, ITSL can provide further assistance at the time of construction.
9. Our comments above are entirely related to our surface observations and no subsurface soils investigations were carried out. In addition, our comments are centered on observations of the current conditions. If our understandings are not correct, or if conditions change significantly, ITSL should be given the opportunity to review the site and provide additional comments at that time.

We trust this meets your current needs. Please call if you have any questions.

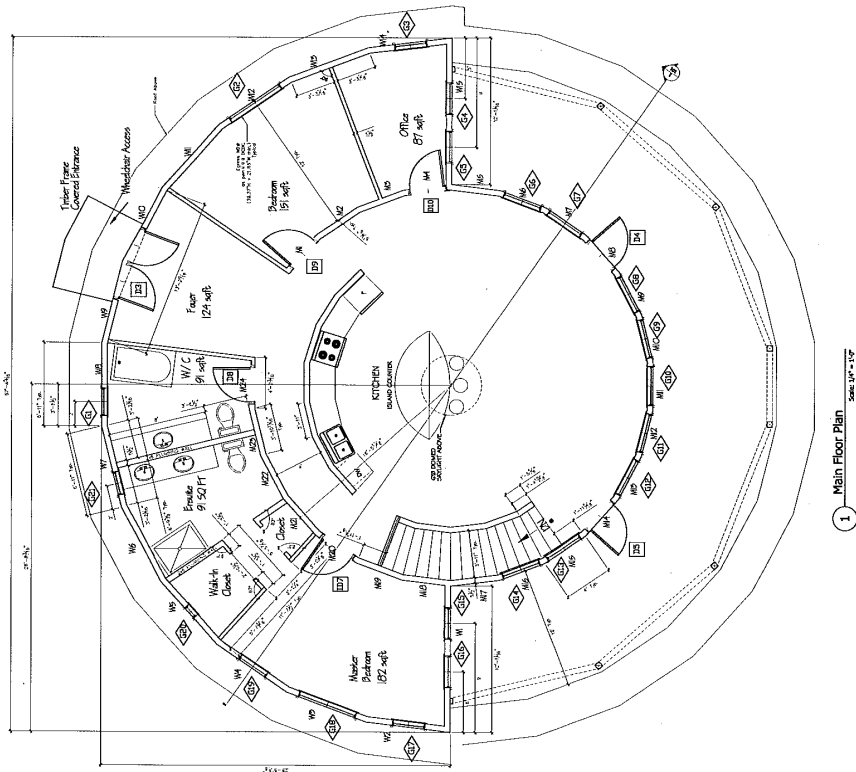
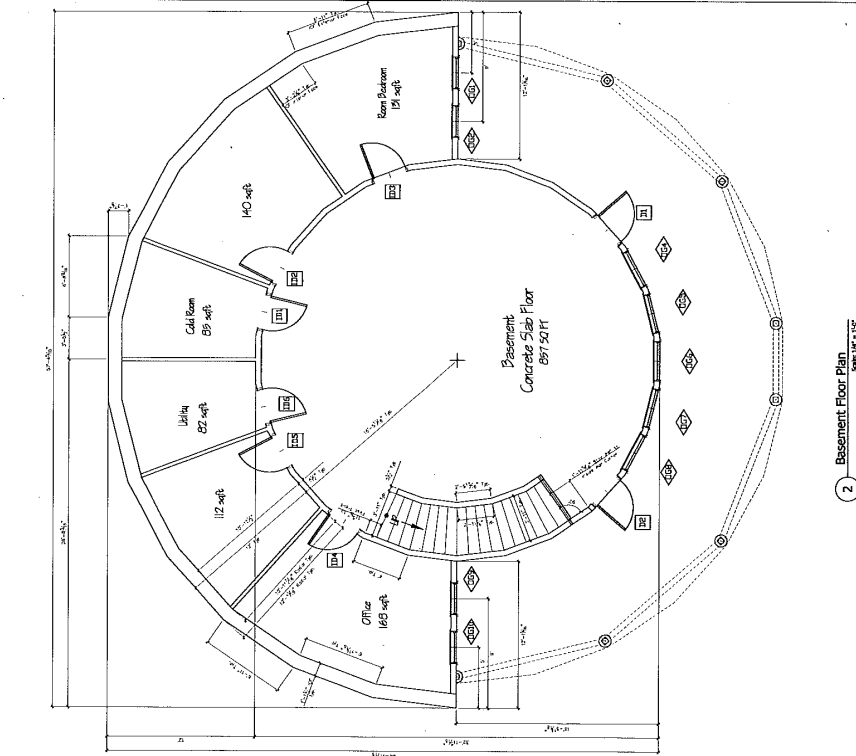
Yours truly,
Interior Testing Services Ltd.



Peter Blaneburg, P.Eng.



 <p>MANDALA ARCHITECTS 1000 10th Avenue, Suite 100 Boulder, CO 80502 303.440.1000 www.mandalaarch.com</p> <p>Gary Medel Principal 10/1/2009</p>	<p>Floor Plans</p> <p>Scale: 1/8" = 1'-0"</p> <p>Date: Aug. 21, 2009</p> <p>Drawn by: [blank]</p> <p>Checked by: [blank]</p>		<p>Page A1.1</p>
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Jeff Ginalias

Subject: FW: RDKB referral floodplain development
Attachments: Natural Hazard Risk Assessment.docx

Thanks Jill and Jeff,

I have read through the engineer report supporting the floodplain exemption. The engineer estimates flooding of the proposed residence to be low and defines his estimate as having a probability of occurrence of less than 10% in 50 years (or 1 in 475 years). The Ministry's terms of reference for natural hazards state that "where the damaging event is a flooding hazard, a probability of occurrence of 1 in 200 years should be used as a minimum standard".

I think the engineer should be asked to provide information to support the exemption when looking at a 1 in 200 year event. The 1 in 475 year event is appropriate to use when evaluating property for potential of landslides.

Please feel free to give me a call to further discuss.

Best regards,

Michele

Michele Ihas
Provincial Approving Officer
West Kootenay District, BC MOT
310 Ward Street, Nelson BC V1L 4C6
Ph: 250.354.6526 Fax: 250.354.6547

Subdivision Preliminary Layout Review – Natural Hazard Risk

The Approving Officer considers that the land within your proposal may be subject to natural hazard(s) such as, but not limited to, flooding, erosion, land slip or avalanche. If the risk to persons and/or property is too great your proposal could be refused. If you wish to explore this aspect further, you should engage a Qualified Professional, registered with the Association of Professional Engineers and Geoscientists of BC (APEGBC), to advise you.

For assessing landslide hazards the professional shall follow the most recent version of the APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC and include the Appendix D: Landslide Assessment Assurance Statement, duly executed, with any report. Please note that for the purposes of that Appendix D statement, the province of British Columbia does not have an adopted level of landslide safety. Also, the report must be provided for the approving officer to refer to and retain in the record of the approval decision.

The Approving Officer could consider a subdivision plan at risk from an event, based upon a specific probability of occurrence of that event. When quantifying the frequency of occurrence of natural hazards, the Qualified Professional must distinguish between two different types of events: damaging events and life-threatening events.

When considering damaging events only, unless otherwise specified, a probability of occurrence of 1 in 475 years (10% probability in 50 years) for individual landslide hazards should be used as a minimum standard. This value is the probability of the damaging event occurring. The qualified professional is to identify the run-out extent, or area of influence, of the event.

Where the damaging event is a flooding hazard, a probability of occurrence of 1 in 200 years should be used as a minimum standard.

Where the damaging event is a snow avalanche hazard, a probability of occurrence of 1 in 300 years should be used as a minimum standard.

Where life-threatening catastrophic events are known as a potential natural hazard to a building lot the Qualified Professional is to consider events having a probability of occurrence of 1 in 10,000 years and is to identify areas beyond the influence of these extreme events.

Large scale development must consider the same 1:10,000 year events and must also consider the total risk to the new development. When the total risk approach is used, international standards must be identified. The consultant should clearly identify the calculation procedures used.

If there are any questions regarding terms of reference, please ask your Qualified Professional to contact us. Please submit one digital and four paper copies of any report.

Provincial Guidelines (excerpts)

FLOOD HAZARD AREA LAND USE MANAGEMENT GUIDELINES



May 2004

Ministry of Water, Land and Air Protection

Province of British Columbia

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Introduction to Document and Guidelines

This document provides guidelines intended to help local governments, land-use managers and approving officers develop and implement land-use management plans and make subdivision approval decisions for flood hazard areas.

The goals of the provincial "Flood Hazard Area Land Use Management Guidelines" are to reduce or prevent injury, human trauma and loss of life, and to minimize property damage during flooding events. Experience has shown that regulating land development to keep people out of harm's way is the most practical and cost effective way of achieving these goals.

The guidelines are based on the policies and procedures established and refined over the life of the provincial flood hazard management program.

These guidelines have been prepared pursuant to section 2 of the *Environment Management Act* and must be considered by local governments in making bylaws under section 910 of the *Local Government Act*.

The guidelines are divided into five sections:

- 1.0 Administration – Flood Hazard Land Use Management
- 2.0 Flood Plain Mapping
- 3.0 Application – By Hazard Type
- 4.0 Application – Land Use Specific
- 5.0 Application – Implementation Measures

The Administration section details ways in which decision-makers can manage flood hazards on a broad or area-wide basis, employing strategies such as flood hazard management plans, bylaws and standards, and during the subdivision process.

The Flood Plain Mapping section details the importance and application of flood plain mapping information.

The Application sections provide the provincial requirements for different types of flooding hazards and different land uses commonly found in BC. These are **minimum** requirements that may be increased by the decision-maker depending on local circumstances.

***In the absence of more site-specific studies or information,
these guidelines are the recommended provincial minimum requirements
for land use management in flood hazard areas.***

For certain areas of the province, more site-specific information may be available for the decision-maker's consideration. Sources of site-specific information that may supplement the guidelines include:

- Historical records and descriptions, particularly of previous flooding events at a specific location;
- Flood hazard delineation or management studies;
- Flood plain mapping;
- Engineering and other studies;
- Local government planning documents, such as Official Community Plans and bylaws; and
- Covenants, at the site or in the vicinity.

A survey showing flood hazard management information for individual local governments can be found on the ministry Flood Hazard Management website at:

<http://wapwww.gov.bc.ca/wat/flood/index.html>. The documents may be viewed at the local government office. Other studies or documents may be available from local governments or from the ministry.

In addition, new site-specific studies containing professional evaluation, advice and recommendations including mapping, may be required where the risk to life and property is high, where advice is required to meet provincial flood hazard management guidelines or where modified or new protective works are proposed.

1.0 Administration - Flood Hazard Land Use Management

- Local governments should consider broad flood hazard management tools to ensure that future land use will be planned and buildings constructed in a manner that will reduce or prevent injury, human trauma and loss of life, and to minimize property damage during flood events.

Appropriate land use management requirements should be included by the statutory decision-maker at certain stages in the planning process. These include:

1.1 Official Community Plans

Official Community Plans (OCPs) must contain general land use policy statements and maps respecting restrictions on the use of land that is subject to hazardous conditions. OCPs should include statements that endorse and emphasize the need to manage development in flood prone areas in order to reduce impacts on people and property.

Under the provisions of section 877 of the *Local Government Act*, plan policies and a hazard schedule are required. See example Form 1 in Appendix B.

1.2 Bylaws and Development Permits

Flood protection measures can be applied to new buildings, manufactured homes and units, modular homes or structures on existing lots. These measures may be incorporated into local government bylaws and decisions under the authority of:

- 1.2.1 Section 910 of the *Local Government Act*, where a local government may adopt a flood plain bylaw that designates an area as a flood plain, specifies development levels and setback requirements in a designated area and enforces these conditions.
- 1.2.2 Section 919.1 of the *Local Government Act*, where development permit areas may be designated in an OCP for the protection of development from hazardous conditions.
- 1.2.3 Section 920 of the *Local Government Act*, where a development permit area has been designated under the provisions of section 919.1 of the *Local Government Act*, a development permit may specify areas of land that may be subject to flooding, mud flows, torrents of debris, erosion or tsunami that must remain free of development except in accordance with any conditions contained in the permit.
- 1.2.4 Section 903 of the *Local Government Act* where zoning bylaws partition a municipality into sections for different land use purposes. Section 903 can regulate

parcel configuration, the density of the land use, siting and standards of buildings and structures. These bylaws have been used historically for flood hazard areas to ensure public safety is maintained. However it is preferable that a section 910 bylaw be used.

- 1.2.5 Section 694 of the *Local Government Act*, where local building regulations are established or under section 699 where the building inspector considers that construction would be subject to flooding, and flood proofing conditions are not established under 1.2.1 to 1.2.5 above.

A sample bylaw format is provided in Form 2 in Appendix B.

1.3 Requests for Modification of Bylaws

Subject to review by and if acceptable to the local government, a flood plain bylaw may be modified. The local government may alter any bylaw condition to best match the flood hazard provided the level of protection is not altered. This discretion extends to the reduction of elevation requirements, where flood plain mapping exists, by the freeboard, provided the subject property is in the flood plain fringe area and there are no major erosion or channel avulsion hazards in the immediate vicinity.

Prior to agreeing to a modification, other exceptions in the surrounding area should be reviewed to ensure consistency and a summary report prepared. Review by the local government may not support modification on technical grounds but the applicant may nevertheless have demonstrated a hardship.

Setback requirements should not be reduced unless a serious hardship exists and no other reasonable option is available. A valid hardship should only be recognized where the physical characteristics of the lot (e.g., exposed bedrock, steep slope, the presence of a watercourse, etc.) and size of the lot are such that building development proposals, consistent with land use zoning bylaws, cannot occur unless the requirements are reduced.

In order to avoid setting difficult precedents these site characteristics should be unique to the subject property and environs. The economic circumstances or design and siting preferences of the owner should not be considered as grounds for hardship. Before agreeing to a modification, consideration should be given to other options such as the use of alternate building sites, construction techniques and designs (e.g., constructing an additional storey and thereby reducing the size of the 'building footprint').

1.4 Subdivision Approval Process

Under the provisions of section 86 of the *Land Title Act*, the approving officer -- when approving a subdivision which may be subject to flooding or erosion -- may require an

engineering report certifying that the land may be used safely for the intended purpose and/or require the subdivider to enter into a covenant under section 219 of the *Land Title Act* to establish flood plain requirements. Similar provisions are available under the *Strata Property Act* and the Bare Land Strata Regulations.

A section 219 covenant is to be registered under the *Land Title Act* and standard covenant formats are shown by Form 3 and Form 4 in Appendix B. Covenant conditions can be established as per Form 5 or where a bare land strata approval is involved, Form 6.

Where the land proposed to be subdivided may not be used safely an approving officer may withhold consent to approve a proposed subdivision. A form letter for this purpose is provided in Form 7 (See section 1.9).

1.5 Covenant Measures

Where consent for approval of subdivision of flood prone land is sought, the proponent may be required to register a restrictive covenant against the title of the property under section 219 of the *Land Title Act*. It is recommended that the covenant specify conditions that would enable the land to be safely used for the use intended. In addition, the following conditions should be included:

1.5.1 Waiver of Liability

1.5.1.1 Where an approving officer gives consent for approval of subdivision of flood prone land, it is recommended that the owner of the land enter into a covenant, to be registered against the land title, requiring flood proofing of buildings and a waiver of liability in favour of the local government and/or the provincial government in the event of any damage caused by flooding or erosion.

1.5.1.2 The waiver procedure may also be requested in considering requests for amendment of flood proofing bylaws in order to permit construction of a building on a legally existing lot, when such reduction gives reasonable grounds for concern in relation to the flood hazard in the area.

1.5.1.3 Where a situation arises in which consent to subdivision would normally be refused due to a high flooding hazard, but it is nevertheless deemed appropriate to allow the subdivision due to extenuating circumstances, consideration should be given to requiring the 'waiver' clause to cover the existing buildings. This would need to be expressly identified and expressed in the conditions of consent.

1.5.2 Priority Charge

Covenant conditions are to be registered with priority over any financial charges requested against the property.

Priority charges are executed through the use of the "Consent and Priority Agreement," and must be signed by prior charges and all parties to the subsequent charge. This Agreement is included in both Form 3 and Form 4 in Appendix B.

1.5.3 Covenant Modification Agreements

A covenant modification agreement is provided in Form 8 in Appendix B.

1.5.4 Affidavit for Witness

An affidavit for witness to a covenant or modification agreement is only required where requested by the grantor. Therefore, it is only necessary to make such arrangement if requested.

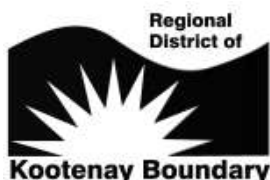
1.6 Requests for Modification of Floodproofing Covenants

Subject to review by and if acceptable to, the approving officer and all parties signatory to the covenant, a covenant may be modified. The approving officer may modify any covenant to best match the flood hazard provided the level of protection is not altered. This discretion extends to the reduction of elevation requirements, where flood plain mapping exists, by the freeboard, provided the subject property is in the flood plain fringe area and there are no major erosion or channel avulsion hazards in the immediate vicinity.

Prior to agreeing to a modification, other exceptions in the surrounding area should be reviewed to ensure consistency and a summary report prepared. Review by the approving officer may not support relaxation on technical grounds but the applicant may nevertheless have demonstrated a hardship.

Setback requirements should not be reduced unless a serious hardship exists and no other reasonable option is available. A valid hardship should only be recognized where the physical characteristics of the lot (e.g., exposed bedrock, steep slope, the presence of a watercourse, etc.) and size of the lot are such that building development proposals, consistent with land use zoning bylaws, cannot occur unless the requirements are reduced.

In order to avoid setting difficult precedents these site characteristics should be unique to the subject property and environs. The economic circumstances or design and siting preferences of the owner should not be considered as grounds for hardship. Before agreeing to a modification, consideration should be given to other options such as the use of alternate building sites, construction techniques and designs (e.g., constructing an additional storey and thereby reducing the size of the 'building footprint').



Electoral Area Services Committee Staff Report

Prepared for meeting of February 2014

Ministry of Transportation and Infrastructure - Subdivision			
Owner: Heinrich Thiessen		File No: E-3637-07194.000	
Agent: Urban Connections			
Location: 355 Lost Horse Creek Forest Service Road, Christian Valley BC, Electoral Area 'E'			
Legal Description: Lot 16, DL 3637, SDYD, Plan 1191, Except Plans 43580, KAP48720 and KAP55950		Area: 404 acres (±162 ha)	
OCP Designation: None	Zoning: None	ALR status: Partially In	DP Area: No
Contact Information: Brad Elenko Urban Connections PO Box 313 Osoyoos, BC V0H 1V0 (250) 495-0499 urbanconnections@telus.net			
Report Prepared by: Jeff Ginalias, Assistant Planner			

ISSUE INTRODUCTION

The Regional District has received this referral from the Ministry of Transportation and Infrastructure for a proposed conventional subdivision along Lost Horse Creek Forest Service Road, about 20 km north of Westbridge, up the Christian Valley (*see Site Location Map*).

HISTORY / BACKGROUND FACTORS

This 162 ha parcel is located off Lost Horse Creek Forest Service Road, east of Christian Valley Road. It is partially in the ALR. There is a dwelling and some outbuildings on the parcel. All these structures will be on proposed Lot 1. Lot 2 will be undeveloped.

Page 1 of 2

\\hub1.ad03.rdkb.local\plan\PD\EA_'E'\E-3637-07194.000 Thiessen\EAS\Feb_E_Sub_Thiessen_EAS.docx

PROPOSAL

The applicant proposes a two lot subdivision. Lot 1 would be about 75 ha and Lot 2 about 87 ha. Lot 1 will be accessed from Lost Horse Creek FSR while Lot 2 will be accessed from the Kettle River East FSR. The parcel is partially within the ALR. However the proposed subdivision does not subdivide the ALR portion. The ALR land will remain on proposed Lot 1. Both lots appear to already have road access (*see Applicant's Submission*).

IMPLICATIONS

This property is in Electoral Area 'E'. There are no OCP or zoning bylaws in this region of Area 'E' which could impact the property. While the parcel is partially within the ALR, the proposed subdivision does not subdivide within the ALR portion, thus ALC approval is not required.

Interior Health Authority recommends parcels not serviced by community water be at least 1 hectare. The proposed lots well exceed this. Proposed Lot 1 has an existing well and septic system. Proposed Lot 2 will either need a well or use surface water for drinking water. The Approving Officer will determine the adequacy of water.

Electricity and natural gas services are not provided at this time and are not anticipated to be provided soon.

Charges on title include a floodplain covenant restricting development within the floodplain of Lost Horse Creek.

APC COMMENTS

The Area 'E' Advisory Planning Commission comments were not available at the time of this report. Any comments received will be provided to the Committee at the meeting.

RECOMMENDATION(S)

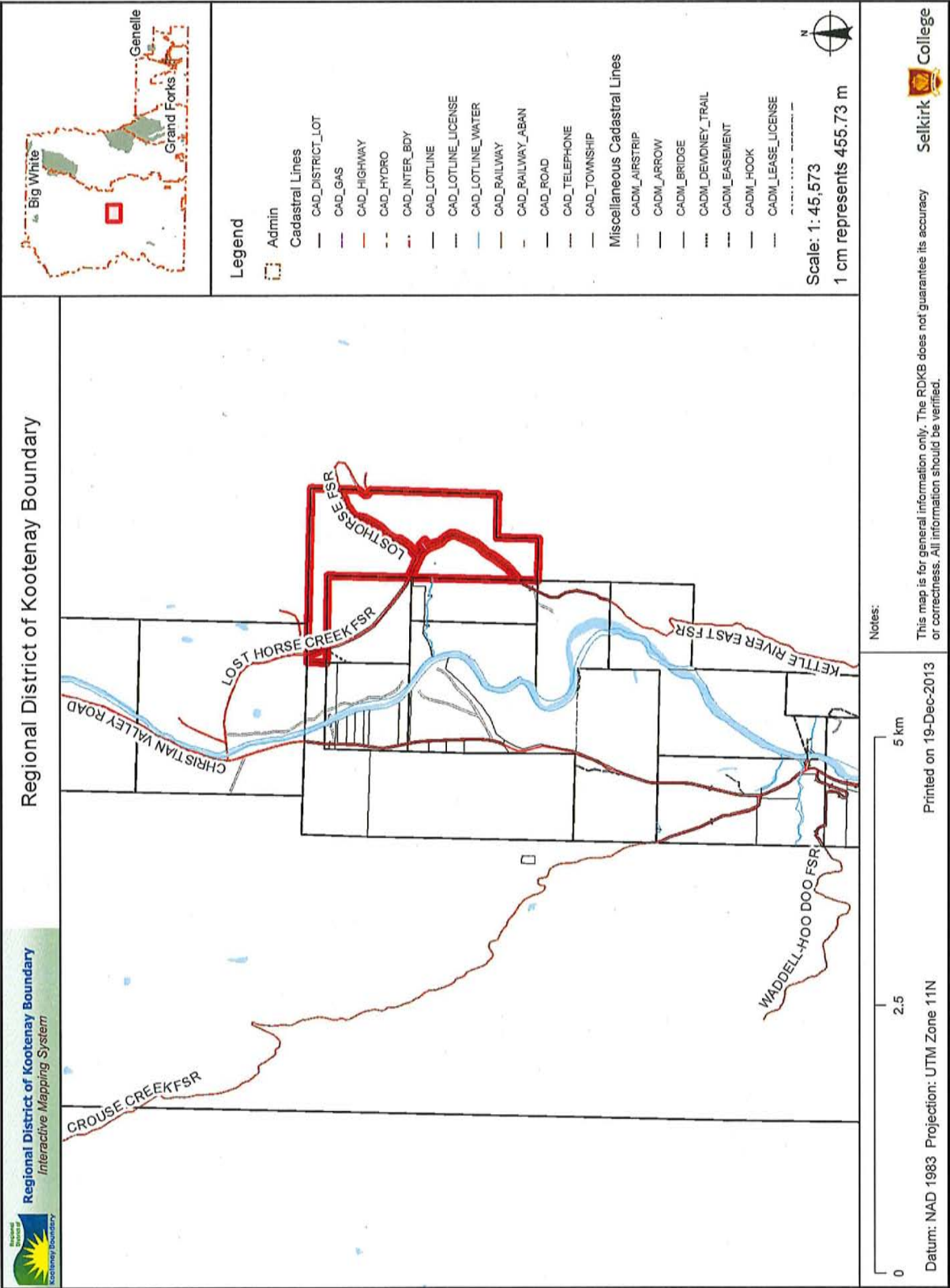
That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision at the property legally described Lot 16, DL 3637, SDYD, Plan 1191, Except Plans 43580, KAP48720 and KAP55950, be received.

ATTACHMENTS

Site Location Map

Applicants' Submission

Site Location Map



Applicant's Submission

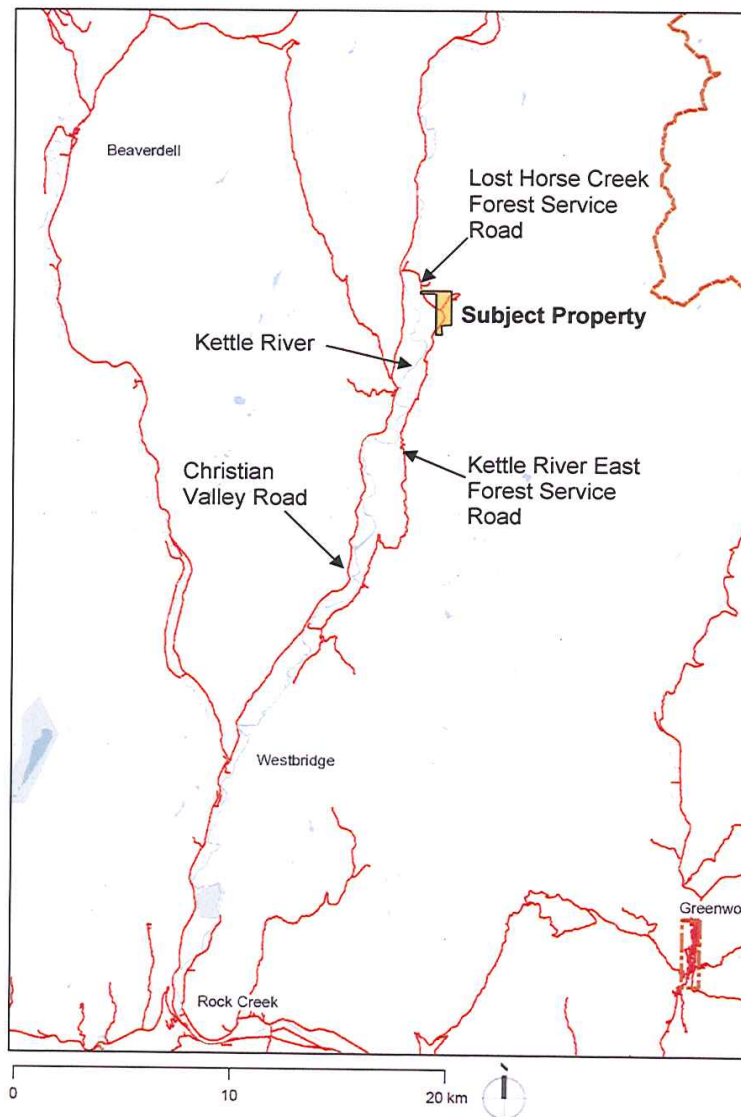
Information to Supplement Subdivision Application

- Lot 16, District Lot 3637, Similkameen Division Yale District, Plan 1191
Except Plans 43580, KAP48720 and KAP55950

Owner: Hienrich Thiessen

Location of Subject Property

The subject property is located on the east side of the Kettle River and the Christian Valley Road approximately 20 km. north of Westbridge, B.C. The property is within Electoral Area 'E' of the Regional District of Kootenay Boundary. The location of the subject property is noted below.



Ministry of Transportation
and Infrastructure

DEC 12 2013

West Kootenay District
Grand Forks

Subdivision Proposal

As noted in the attached Proposed Subdivision illustration, the proposed subdivision will subdivide the subject property which is approximately 162 hectares, to create one addition lot. Once subdivided, one of the lots would be approximately 75 hectares with other being approximately 87 hectares.

One of the lots would have legal and physical access to Lost horse Creek FSR while the other would have legal and physical access from the Kettle River East FSR.

Portions of the subject property are within the ALR but the proposed subdivision will not create a subdivision line through the ALR boundary. Provided below is an ALR boundary map from the Agricultural Land Commission mapping data base showing the location of the ALR boundary around and through the subject property. The proposed subdivision plan shows that the proposed subdivision line will not cut through any ALR land, creating hooked portions of property that are within the ALR.

The rationale for the subdivision is that the owner wishes to create an additional lot for sale as he does not need or utilize all of present property.

Proposed Servicing

Water Servicing

There is presently a well on the property that services the existing dwelling on the property, and it is the intention that the other lot would either obtain a water license from the creek that flows year-round through the property or a well would be drilled.

Sewer Servicing

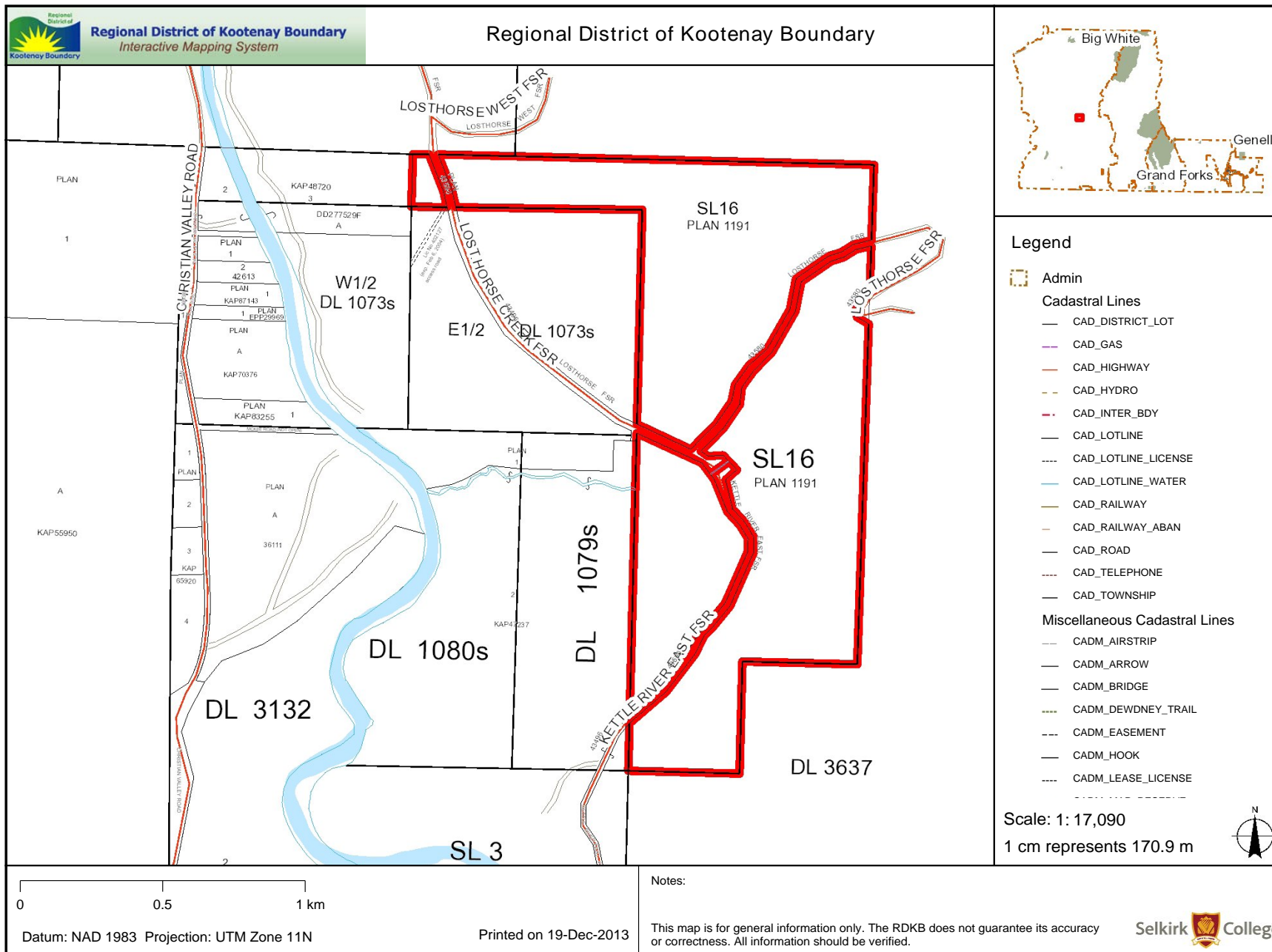
There is presently a septic system that provides sewerage disposal for the existing house on the subject property. It is anticipated that a septic system would be constructed for a dwelling that may be situated on the proposed additional lot to be created.

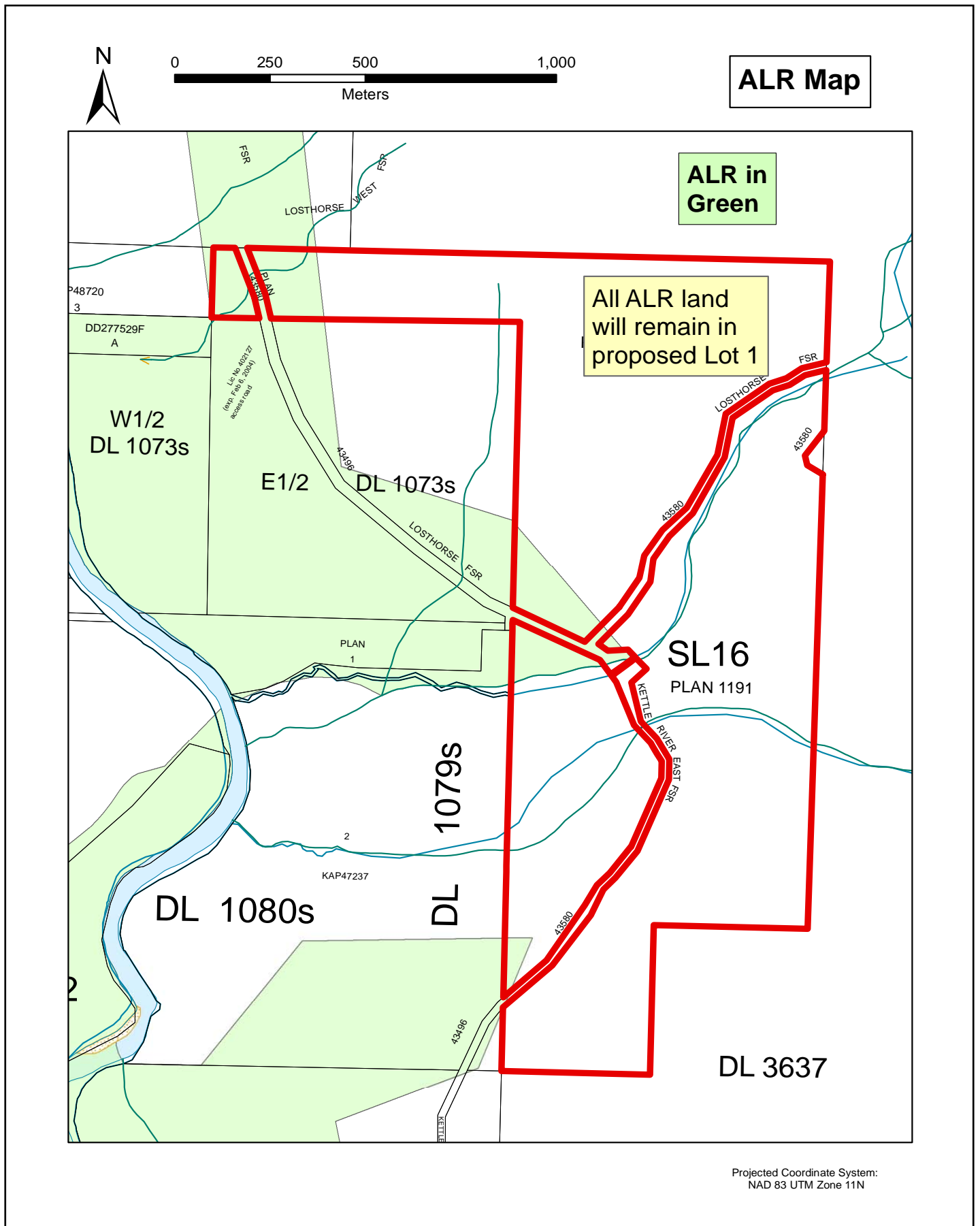
Electrical Power

Fortis BC does provide electrical service to the property.

Natural Gas

Natural gas service is presently not available in the area.





Proposed Subdivision

Lot 16, District Lot 3637, Similkameen Division Yale District,
Plan 1191 Except Plans 43580, KAP48720 and KAP55950

Relevant Information

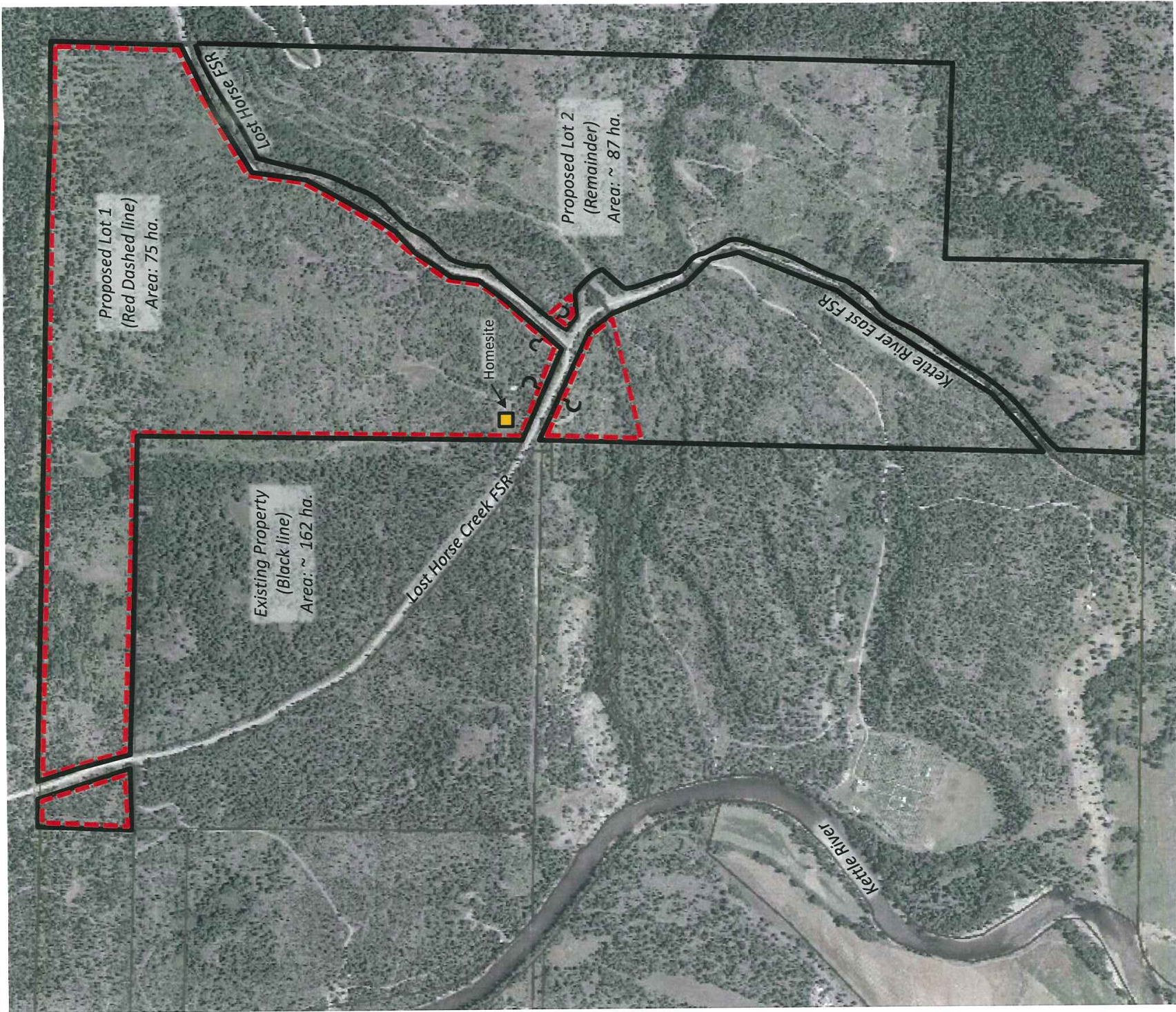
- Proposed subdivision will create one additional lot from the subject property.
- Legal and physical access to the parcels will be from Lost Horse Creek Forest Service Road and Kettle River East Forest Service Road.
- Area of lot created with existing house and outbuildings will be approximately 75 ha.
- Area of new lot to be created will be approximately 87 ha. in area.
- Although portions of the subject property are in the ALR, the subdivision will not effect or subdivide any ALR land and therefore no ALR approval is required. Hooked portions of the parcel shown on plan are within the ALR.
- Both proposed lots will be service with water either from wells or a water license from creeks that pass through the properties.
- Both proposed lots will use septic disposal systems for sewerage disposal.
- Fortis currently provides electrical service to the proposed Lot 1, and can be provided to Proposed Lot 2.
- Homesite area includes existing home, septic field and well with well house.

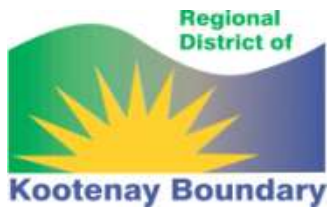
Legend

- Existing Property Lines
- Proposed New Property Line
- Homesite



December 9, 2013





STAFF REPORT

Date: 05 Feb 2014
To: Chair Worley and Members -
 Electoral Area Services Committee
From: Mark Andison, General Manager, Operations / DCAO
Re: Planning and Development Department Five Year Financial Plans

Issue Introduction

The purpose of this report is to present the proposed 2014 Five Year Financial Plan for the RDKB Planning and Development Department function. The initial 2014 Five Year Financial Plan was presented to the Committee last month. It is being presented this again month, with the only significant change being the inclusion of updated 2013 actual numbers taken from the December 31st, 2013 financial statement.

History/Background Factors

Each year the Regional District's Board of Directors is mandated to adopt a five-year financial plan. By March 31, 2014 the Board must adopt a financial plan that essentially establishes a budget for 2014 and a tentative budget for the subsequent four-year period. The Regional District's overall budget is, in effect, an amalgamation of numerous individual budgets which are independently prepared for separate functions. These individual budgets usually have quite different funding formulas depending on who are considered to be the benefiting parties and other mandatory legislative requirements. Because the levels of participation within these functions vary, it is appropriate to have the separate committees which are responsible for guiding each function initially review their particular budget. The Electoral Area Services Committee is the committee assigned to conduct the initial review of this budget.

How the Planning and Development Budget is Structured

The Planning and Development five-year financial plan actually covers two different functions authorized by two different sections of the *Local Government Act*. The **Management of Development** function applies to Electoral Area planning and is primarily supported by requisitions obtained from these five areas based on their relative assessments (this represents approximately 75% of the Planning budget after revenue from application fees, grants, etc. have been accounted for). The **Regional Development Services** function applies to the coordination of mandatory development related services (such as ALC and subdivision applications) as well as

to the maintenance of statistics, the development and maintenance of the RDKB's GIS, and the conduct of research related to the region as a whole. It is primarily supported by requisitions obtained from all member municipalities and electoral areas based on relative assessments (this represents approximately 25% of the budget after revenue from other sources has been accounted for).

How Suggested Five-Year Financial Plans are Advanced to the Board

Once the five-year plan for each function has been reviewed it is then forwarded to the Board for consideration, through the Finance Committee. This provides an opportunity to assemble all of the various Regional District budgets into one document for overall review by the Finance Committee and the Board.

Implications

The suggested 2014 Budget attached to this report is structured around the 2014 Work Program which was presented last month to the Electoral Area Services Committee for approval. Major amendments to the Annual Budget would impact the Work Program and vice versa. Some of the highlights of the suggested Annual Budget follow:

- The proposed 2014 budget includes an estimated increase in expenditures over the 2013 budget of 0.63% - from a budget of \$760,417 to a proposed budget of \$765,237 for 2014.
- The proposed 2014 budget includes an estimated 2.42% requisition increase from 2013.
- The main contributor to the proposed requisition increase is a smaller surplus being carried over to 2014 (\$22,339) than was carried into 2013 (\$31,673).
- **The most significant proposed budgetary change for 2014 is the addition of a new "Planning Manager" staff position to the department. This is being proposed as part of the RDKB's recent restructure plan that was approved by the Board of Directors in 2013. The restructure plan resulted in the "Director of Planning and Development" position being changed to a new "General Manager, Operations / Deputy CAO" role, with the General Manager Operations/DCAO position becoming responsible for oversight of the Planning, Building Inspection, Facilities & Recreation, and Fire Departments – with continued direct management of the Building Inspection Department. The restructure plan included a provision for the establishment of a new "Planning Manager" position to take effect in the 2014 budget year, subject to budget approval. For the proposed 2014 budget, only a portion of the new position's annual salary is included as an expenditure (\$60,000), assuming that a person will not be starting in the position until April 2014, after the budget has been approved. Also, a portion (30%) of the General Manager, Operations/DCAO salary has been budgeted to the Planning and Development Department. For 2014, the salaries for these two positions have resulted in a slight decrease in the budget. However, in 2015, when the proposed Planning Manager's full-year salary is allocated, the effect will be an increase of approximately \$15,000 to the budget as a result of the restructure and the proposed allocation of those salaries to the departmental budget.**

The standard procedure is for the Electoral Area Services Committee to review the attached suggested Five-Year Financial Plan in light of the approved Work Program and make modifications as necessary.

Ultimately, the final version of the 2014 Financial Plan is recommended for approval by the Board through the Finance Committee.

Background Information Provided

Proposed Five-Year Financial Plan for the Planning and Development Department

Alternatives

1. Receipt
2. Deferral
3. Approval of Five Year Financial Plan

Recommendations

That the staff report from Mark Andison, General Manager, Operations/DCAO regarding the proposed 2014 Planning and Development Department Five-Year Financial Plan be received.

That the Electoral Area Services Committee recommends to the Regional District of Kootenay Boundary Board of Directors, through the Finance Committee, that the proposed 2014 Five Year Financial Plan for the RDKB Planning and Development Department be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Andison', is written over a horizontal line.

Mark Andison, General Manager,
Operations/DCAO



REGIONAL DISTRICT OF KOOTENAY BOUNDARY
FIVE YEAR FINANCIAL PLAN

EXHIBIT NO. 005
ENVIRONMENTAL PLANNING & ZONING

PARTICIPANTS: Grand Forks, Greenwood, Rossland, Trail, Fruitvale,
Midway, Montrose, Warfield, Electoral Areas 'A', 'B', 'C', 'D' & 'E'

		PAGE	2012 ACTUAL	2013 BUDGET	2013 ACTUAL	(OVER) UNDER	2014 BUDGET	Increase(Decrease) between 2013 BUDGET and 2014 BUDGET		2015 BUDGET	2016 BUDGET	2017 BUDGET	2018 BUDGET
								\$	%				
REVENUE:													
Electoral Taxes - Management Development Services	2		500,671	515,608	515,608	(0)	528,081	12,474	2.42	564,631	584,177	600,166	616,608
All Participants Taxes - Regional Development Services	3		166,890	171,869	171,869	0	176,027	4,158	2.42	188,210	194,726	200,055	205,536
11 210 100 Federal Grant In Lieu	4		1,341	750	750	0	750	0	0.00	750	750	750	750
11 460 100 Rezoning Fees	5		10,455	10,150	12,380	(2,230)	10,000	(150)	(1.48)	10,200	10,455	10,612	10,771
11 460 200 ALR Commission Appeal Fees	6		3,600	2,030	300	1,730	2,000	(30)	(1.48)	2,040	2,091	2,122	2,154
11 460 300 House Numbering Recovery	7		15,000	16,000	15,000	1,000	16,000	0	0.00	16,000	16,000	16,000	16,000
11 460 400 Map & Report Sales	8		36	1,523	40	1,483	1,500	(23)	(1.51)	1,530	1,568	1,592	1,616
11 590 159 Miscellaneous Revenue	9		13,500	1,000	0	1,000	1,000	0	0.00	1,000	1,000	1,000	1,000
11 911 100 Previous Year's Surplus	10		33,258	31,673	31,673	0	22,339	(9,334)	(29.47)	0	0	0	0
11 921 205 Transfer From Reserve	11		36,400	0	0	0	0	0	0.00	0	0	0	0
Planning Agreements	12		7,539	7,539	7,539	0	7,539	0	0.00	7,539	7,539	7,539	7,539
Total Revenue			788,690	758,142	755,159	2,983	765,237	7,094	0.94	791,900	818,307	839,837	861,973
EXPENDITURE:													
12 610 111 Salaries and Benefits	13		538,049	560,897	547,200	13,697	560,534	(363)	(0.06)	585,440	607,789	626,022	644,803
12 610 210 Travel Expense	14		7,101	10,000	9,082	918	10,000	0	0.00	10,250	10,404	10,560	10,718
12 610 220 Public Participation Program	15		11,409	10,000	8,619	1,381	10,000	0	0.00	10,250	10,404	10,560	10,718
12 610 223 Report Reproduction	16		0	500	0	500	500	0	0.00	513	520	528	536
12 610 229 Maps	17		107	500	115	385	500	0	0.00	513	520	528	536
12 610 230 Board Fee	18		41,370	42,112	42,112	0	42,954	842	2.00	43,813	44,908	45,582	46,266
12 610 232 Legal Fees	19		767	10,000	6,351	3,649	10,000	0	0.00	10,250	10,404	10,560	10,718
12 610 234 Library & Research	20		3,018	2,950	3,769	(819)	3,709	759	25.73	3,802	3,859	3,917	3,975
12 610 235 Operating Contract	21		73,975	38,600	34,861	3,739	41,270	2,670	6.92	39,372	40,356	40,962	41,576
12 610 239 Advisory Planning Commission	22		3,101	6,000	3,092	2,908	6,000	0	0.00	6,150	6,242	6,336	6,431
12 610 243 Office Building Expense	23		48,053	48,940	49,112	(172)	50,020	1,080	2.21	51,374	52,466	53,584	54,728
12 610 247 Office Equipment	24		8,178	6,500	7,725	(1,225)	6,000	(500)	(7.69)	6,000	6,000	6,000	6,000
12 610 251 Office Supplies	25		2,719	4,000	1,364	2,636	4,080	80	2.00	4,182	4,245	4,308	4,373
12 610 253 Vehicle Operation	26		12,375	12,623	12,623	0	12,875	252	2.00	13,197	13,395	13,596	13,800
12 610 610 Capital/Amortization	27		0	0	0	0	0	0	0.00	0	0	0	0
12 610 741 Contribution To Reserve	28		6,795	6,795	6,795	0	6,795	0	0.00	6,795	6,795	6,795	6,795
12 610 990 Previous Year's Deficit	29		0	0	0	0	0	0	0.00	0	0	0	0
Total Expenditure			757,017	760,417	732,820	27,597	765,237	4,820	0.63	791,900	818,307	839,837	861,973
Surplus(Deficit)			31,673		22,339								

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	Property Tax Requisition <i>Management of Development Services</i>	2014 Budget	2015 Budget	2016 Budget	2017 Budget	2018 Budget
Item No	Description	Amount	Amount	Amount	Amount	Amount
	As per Board Resolution No 461-92					
	Total Expenditures					
	Less anticipated revenues from other sources					
	Equals Net Expenditures					
Exp	704,109		752,841	778,903	800,222	822,143
75%	528,081	528,081	564,631	584,177	600,166	616,608
2013						
Actual						
98,352	11 830 901 005 Electoral Area 'A'	100,732	107,703	111,432	114,482	117,618
56,977	11 830 902 005 Electoral Area 'B'	58,355	62,394	64,554	66,321	68,137
114,032	11 830 903 005 Electoral Area 'C'	116,790	124,873	129,196	132,733	136,369
72,986	11 830 904 005 Electoral Area 'D'	74,751	79,925	82,692	84,955	87,282
173,262	11 830 905 005 Electoral Area 'E'	177,453	189,735	196,304	201,676	207,201
515,608	Sub	528,081	564,631	584,177	600,166	616,608
	Total Requisition	528,081	564,631	584,177	600,166	616,608

Notes:

Management of Development covers the Regional District's rural area planning program (e.g. OCPs, Zoning, Development Permits, etc.). It is a "General Service" pursuant to the Local Government Act with costs apportioned to the Electoral Areas only.



REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	Property Tax Requisition	2014	2015	2016	2017	2018
2013	<i>Regional Development Services</i>	Budget	Budget	Budget	Budget	Budget
Actual	Description	Amount	Amount	Amount	Amount	Amount
	As per Board Resolution No 461-92					
	Total Expenditures					
	Less anticipated revenues from other sources					
Exp	704.109		752.841	778.903	800.222	822.143
25%	176.027	176.027	188.210	194.726	200.055	205.536
5.079	11 830 100 005 Fruitvale	5.202	5.562	5.754	5.912	6.074
16.212	11 830 200 005 Grand Forks	16.605	17.754	18.368	18.871	19.388
1.789	11 830 300 005 Greenwood	1.832	1.959	2.027	2.083	2.140
2.870	11 830 400 005 Midway	2.940	3.143	3.252	3.341	3.433
2.747	11 830 500 005 Montrose	2.813	3.008	3.112	3.198	3.285
15.241	11 830 600 005 Rossland	15.610	16.690	17.268	17.740	18.226
40.602	11 830 700 005 Trail	41.585	44.463	46.002	47.261	48.556
4.234	11 830 800 005 Warfield	4.337	4.637	4.798	4.929	5.064
15.850	11 830 901 005 Electoral Area 'A'	16.234	17.357	17.958	18.450	18.955
9.182	11 830 902 005 Electoral Area 'B'	9.404	10.055	10.403	10.688	10.981
18.377	11 830 903 005 Electoral Area 'C'	18.822	20.124	20.821	21.391	21.977
11.762	11 830 904 005 Electoral Area 'D'	12.047	12.880	13.326	13.691	14.066
27.922	11 830 905 005 Electoral Area 'E'	28.598	30.577	31.636	32.502	33.392
171.869						
	Total Requisition	176.027	188.210	194.726	200.055	205.536

Notes:

Regional Development Services includes such region wide activities as
coordination, research, regional mapping, ALR and subdivision reviews, etc.
It is a "General Service" pursuant to the Local Government Act with costs apportioned
to all constituent members of the Regional District.

Name Account	Federal Grant In Lieu 11 210 100 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount		Amount		Amount		Amount		Amount
1	Federal Grant In Lieu	750		750		750		750		750
	Current Year Budget	750		750		750		750		750

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Rezoning Fees 11 460 100 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Rezoning Fees	10,000	2.0%	10,200	2.5%	10,455	1.5%	10,612	1.5%	10,771
Current Year Budget		10,000		10,200		10,455		10,612		10,771

Notes: Previous Year Budget 10,150
 Actual to December 31, 2013 12,380
 Conservative estimate based on last year's zoning revenue

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	ALR Fees 11 460 200 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Agricultural Land Reserve Fees	2,000	2.0%	2,040	2.5%	2,091	1.5%	2,122	1.5%	2,154
Current Year Budget		2,000		2,040		2,091		2,122		2,154

Notes: Previous Year Budget 2,030
 Actual to December 31, 2013 300
 Conservative estimate based on last year's revenue from LRC fees

Name Account	House Numbering Recovery 11 460 300 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount		Amount		Amount		Amount		Amount
1	Area 'A' & 'C' House Numbering	6,000		6,000		6,000		6,000		6,000
2	Area 'B' house Numbering	3,000		3,000		3,000		3,000		3,000
3	Area 'D' house Numbering	3,000		3,000		3,000		3,000		3,000
4	Area 'E' house Numbering	3,000		3,000		3,000		3,000		3,000
5	Services provided to Municipalities	1,000		1,000		1,000		1,000		1,000
	Current Year Budget	16,000		16,000		16,000		16,000		16,000

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REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	Map Sales	2014		2015		2016		2017		2018
Account	11 460 400 005	Budget		Budget		Budget		Budget		Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Map Sales	1,500	2.0%	1,530	2.5%	1,568	1.5%	1,592	1.5%	1,616
Current Year Budget		1,500		1,530		1,568		1,592		1,616

Notes: Previous Year Budget 1,523
 Actual to December 31, 2013 40
 Estimate based on last year's revenue from map sales

Name Account	Miscellaneous Revenue 11 590 159 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount		Amount		Amount		Amount		Amount
1	Services provided to Municipalities	1,000		1,000		1,000		1,000		1,000
2	ICIS Grant - AddressBC									
	Current Year Budget	1,000		1,000		1,000		1,000		1,000

Name Account	Previous Year's Surplus 11 911 100 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount		Amount		Amount		Amount		Amount
1	Previous Year's Surplus	22,339		-		-		-		-
	Current Year Budget	22,339		-		-		-		-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	Transfer From Reserve	2014		2015		2016		2017		2018
Account	11 921 205 005	Budget		Budget		Budget		Budget		Budget
Item No	Description	Amount		Amount		Amount		Amount		Amount
Current Year Budget		-		-		-		-		-

Notes: Previous Year Budget -
 Actual to December 31, 2013 -
 Item No. 1 Required configuration of new GIS software

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	SECTION 820(9) - PLANNING AGREEMENTS	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	11 330 100 005 Village of Fruitvale	1,166	0.0%	1,166	0.0%	1,166	0.0%	1,166	0.0%	1,166
2	11 330 200 005 City of Grand Forks	1,668	0.0%	1,668	0.0%	1,668	0.0%	1,668	0.0%	1,668
3	11 330 500 005 Village of Montrose	1,044	0.0%	1,044	0.0%	1,044	0.0%	1,044	0.0%	1,044
4	11 330 600 005 City of Rossland	1,712	0.0%	1,712	0.0%	1,712	0.0%	1,712	0.0%	1,712
5	11 330 700 005 City of Trail	1,949	0.0%	1,949	0.0%	1,949	0.0%	1,949	0.0%	1,949
	Greenwood	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-
	Midway	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-
	Warfield	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-
Current Year Budget		7,539		7,539		7,539		7,539		7,539

Notes: Previous Year Budget 7,539
 Actual to December 31, 2013 7,539
 Based on agreements entered into with participating municipalities
 pursuant to Section 804.1 of the Local Government Act
 allowing partial participation in Part 26 Planning Services

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	Salaries & Benefits				2014		2015		2016		2017		2018
Account	12 610 111 005				Budget		Budget		Budget		Budget		Budget
Item No	Description	Incumbent	Hours	Rate	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	General Manager, Operations / DCAO	MAndison			37,000	3.0%	25,000	3.0%	25,750	3.0%	26,523	3.0%	27,318
2	Planning & Development Manager	Vacant			60,000	3.0%	90,000	3.0%	92,700	3.0%	95,481	3.0%	98,345
3	Senior Planner	D.Dean	1900	36.94	70,186	2.5%	71,941	3.0%	74,099	3.0%	76,322	3.0%	78,611
4	Assistant Planner	J.Ginalias	1900	33.92	64,448	2.5%	66,059	3.0%	68,041	3.0%	70,082	3.0%	72,185
5	Senior Planning Technician	I.Haas	1900	31.16	59,204	2.5%	60,684	3.0%	62,505	3.0%	64,380	3.0%	66,311
6	GIS Technician	M. Fournier-Bed	1760	29.94	51,762	2.5%	53,056	3.0%	54,648	3.0%	56,287	3.0%	57,976
7	Senior Planning Secretary	Maria	1900	27.83	52,877	2.5%	54,199	3.0%	55,825	3.0%	57,500	3.0%	59,225
8	Clerk/Steno/Rec (PT 4 Hours x 261 Days)	Lori	1044	25.57	26,695	2.5%	27,362	3.0%	28,183	3.0%	29,029	3.0%	29,900
9	Provision for unused Holidays (1wk/employee)		262.5	30.00	7,875	2.5%	8,072	3.0%	8,314	3.0%	8,563	3.0%	8,820
10	Overtime and extra time				5,000	2.5%	5,125	3.0%	5,279	3.0%	5,437	3.0%	5,600
11	Co-op Student (8 weeks x 37 hrs = 296Hrs)		0	21.00	-	2.5%	-	3.0%	-	3.0%	-	3.0%	-
12	Cost Pressures				3,060	2.5%	3,137	3.0%	3,231	3.0%	3,328	3.0%	3,427
13	Allowance for CUPE Contract Increase (2%)				6,761								
	SubTotal				444,868		464,635		478,574		492,931		507,719
	Benefits @	26%			115,666	26.0%	120,805	27.0%	129,215	27.0%	133,091	27.0%	137,084
	Current Year Budget				560,534		585,440		607,789		626,022		644,803

Notes: Previous Year Budget 560,897
Actual to December 31, 2013 547,200
Item #1 GMO / DCAO Salary Split: 30% Planning: 40% Building: 30% Admin
Item #2 Planning Manager Salary from May - December, as position not anticipated to be filled until budget approval received
Item #11 2 month co-op student to assist with GIS upgrades
Item #12 Cost pressure allowance @ 3.0 %

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	Travel Expense	2014		2015		2016		2017		2018	
Account	12 610 210 005	Budget		Budget		Budget		Budget		Budget	
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount	
1	Estimates for meals, mileage, etc, while travelling within RDKB	1,700	2.5%	1,743	1.5%	1,769	1.5%	1,795	1.5%	1,822	
2	Professional Staff Development - PIBC, Planning Director's Conf., Victoria, Technical Courses, etc.	5,000	2.5%	5,125	1.5%	5,202	1.5%	5,280	1.5%	5,359	
3	Miscellaneous travel (outside RDKB)	3,000	2.5%	3,075	1.5%	3,121	1.5%	3,168	1.5%	3,215	
4	Board of Variance expenses	300	2.5%	308	1.5%	312	1.5%	317	1.5%	322	
Current Year Budget		10,000		10,250		10,404		10,560		10,718	

Notes:	Previous Year Budget	10,000
	Actual to December 31, 2013	9,082

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	Public Participation Program	2014		2015		2016		2017		2018
Account	12 610 220 005	Budget		Budget		Budget		Budget		Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Legal ads, hall rental, visual and audio aids for public hearings and other meetings	8,000	2.5%	8,200	1.5%	8,323	1.5%	8,448	1.5%	8,575
2	Long Range Planning Expenses	2,000	2.5%	2,050	1.5%	2,081	1.5%	2,112	1.5%	2,144
	Current Year Budget	10,000		10,250		10,404		10,560		10,718

Notes:	Previous Year Budget	10,000
	Actual to December 31, 2013	8,619

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Report Reproduction 12 610 223 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget	
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount	
1	Material costs associated with the production of major reports (i.e. pre-printed covers, bindings, maps, graphics.)	500	2.5%	513	1.5%	520	1.5%	528	1.5%	536	
Current Year Budget		500		513		520		528		536	

Notes:	Previous Year Budget	500
	Actual to December 31, 2013	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Maps 12 610 229 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Acquisition of mapping data	500	2.5%	513	1.5%	520	1.5%	528	1.5%	536
Current Year Budget		500		513		520		528		536

Notes:	Previous Year Budget	500
	Actual to December 31, 2013	115

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Board Fee 12 610 230 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget	
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount	
1	2014 Budget 2% Increase	38,609	2.0%	39,381	2.5%	40,366	1.5%	40,971	1.5%	41,586	
2	Climate Change Initiative	4,345	2.0%	4,432	2.5%	4,543	1.5%	4,611	1.5%	4,680	
Current Year Budget		42,954		43,813		44,908		45,582		46,266	

Notes:

Previous Year Budget	42,112
Actual to December 31, 2013	42,112

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Legal Fees 12 610 232 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Legal Fees	10,000	2.5%	10,250	1.5%	10,404	1.5%	10,560	1.5%	10,718
Current Year Budget		10,000		10,250		10,404		10,560		10,718

Notes:	Previous Year Budget	10,000
	Actual to December 31, 2013	6,351

REGIONAL DISTRICT OF KOOTENAY BOUNDARY Five Year Financial Plan

Name Account	Library & Research 12 610 234 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Subscriptions to technical journals	250	2.5%	256	1.5%	260	1.5%	264	1.5%	268
2	Acquisition of research materials (i.e. from Central Statistics, books, etc)	459	2.5%	470	1.5%	478	1.5%	485	1.5%	492
3	Professional dues (PIBC X 3; MISA; ARDPM)	3,000	2.5%	3,075	1.5%	3,121	1.5%	3,168	1.5%	3,215
	Current Year Budget	3,709		3,802		3,859		3,917		3,975

Notes:	Previous Year Budget	2,950
	Actual to December 31, 2013	3,769

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Operating Contract 12 610 235 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget	
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount	
1	GIS Software Support Services	4,000	2.5%	1,224	2.5%	1,255	1.5%	1,273	1.5%	1,293	
2	Plotter Maintenance contingency	700	2.5%	714	2.5%	732	1.5%	743	1.5%	754	
3	ArcGIS Desktop Basic	2,500	2.5%	2,550	2.5%	2,614	1.5%	2,653	1.5%	2,693	
4	ArcGIS for Desktop Standard Primary Maintenance	3,100	2.5%	3,213	2.5%	3,293	1.5%	3,343	1.5%	3,393	
5	ArcGIS for Server Enterprise Maintenance	10,500	2.5%	11,118	2.5%	11,396	1.5%	11,567	1.5%	11,740	
6	Arc GIS for Desktop Standard Secondary Maintenance	2,500	2.5%	3,060	2.5%	3,137	1.5%	3,184	1.5%	3,231	
7	Selkirk College ArcIMS Hosting Fee	9,180	2.5%	9,180	2.5%	9,410	1.5%	9,551	1.5%	9,694	
8	Cell Phones	1,000	2.5%	510	2.5%	523	1.5%	531	1.5%	539	
9	Selkirk College Map Service Fine Tuning	2,040	2.5%	2,040	2.5%	2,091	1.5%	2,122	1.5%	2,154	
10	Annual support for SSL certificate	150	2.5%	153	2.5%	157	1.5%	159	1.5%	162	
11	Geocortex Essentials Maintenance	5,600	2.5%	5,610	2.5%	5,750	1.5%	5,837	1.5%	5,924	
Current Year Budget		41,270		39,372		40,356		40,962		41,576	

Notes:		Previous Year Budget	38,600
		Actual to December 31, 2013	34,861
Item #3-6	ESRI Canada (ARCview, ARCEditor) contract		
Item #11	Pro-rated for Nov.2013 - Apr.2014 (Invoiced Apr. 2013)		

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Advisory Planning Commission 12 610 239 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	\$1000 discretionary fund for use by each Electoral Area Director to offset expenses for the 6 APCs pursuant to Section 897(3) of the Municipal Act	6,000	2.5%	6,150	1.5%	6,242	1.5%	6,336	1.5%	6,431
Current Year Budget		6,000		6,150		6,242		6,336		6,431

Notes:	Previous Year Budget	6,000
	Actual to December 31, 2013	3,092

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Office Building Expense 12 610 243 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget	
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount	
1	Heating share of RDKB Office	3,043	2.5%	3,119	1.5%	3,166	1.5%	3,214	1.5%	3,262	
2	Power share of RDKB Office	9,561	2.5%	9,800	1.5%	9,947	1.5%	10,097	1.5%	10,248	
3	Janitorial & Maintenance	20,778	3.0%	21,402	3.0%	22,044	3.0%	22,705	3.0%	23,386	
4	Grand Forks Office Rental	7,144	2.5%	7,322	1.5%	7,432	1.5%	7,543	1.5%	7,657	
5	Photocopy Recovery - Administration	9,494	2.5%	9,731	1.5%	9,877	1.5%	10,025	1.5%	10,175	
Current Year Budget		50,020		51,374		52,466		53,584		54,728	

Notes: Previous Year Budget 48,940
 Actual to December 31, 2013 49,112
 The Planning Department's share (based on approximate use or area) of the
 above mentioned expenses.

Name Account	Office Equipment 12 610 247 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount		Amount		Amount		Amount		Amount
1	Miscellaneous Equipment	6,000		6,000		6,000		6,000		6,000
	Current Year Budget	6,000		6,000		6,000		6,000		6,000

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Name Account	Office Supplies 12 610 251 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Print paper (maps), ink, tapes, binding material and other misc. office supplies (primarily required for maps, graphics and reports)	4,080	2.5%	4,182	1.5%	4,245	1.5%	4,308	1.5%	4,373
	Current Year Budget	4,080		4,182		4,245		4,308		4,373

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REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Vehicle Operation 12 610 253 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Annual allocation of fleet vehicle costs	12,875	2.5%	13,197	1.5%	13,395	1.5%	13,596	1.5%	13,800
Current Year Budget		12,875		13,197		13,395		13,596		13,800

Notes: Previous Year Budget 12,623
 Actual to December 31, 2013 12,623
 Item #1 For use of fleet vehicles.

Name Account	Capital 12 610 610 005	2014 Budget		2015 Budget		2016 Budget		2017 Budget		2018 Budget
Item No	Description	Amount		Amount		Amount		Amount		Amount
1										
	Current Year Budget	-		-		-		-		-

Notes:	Previous Year Budget	-
	Actual to December 31, 2013	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name Account	Contribution To Reserve 12 610 741 005	2014 Budget	2015 Budget	2016 Budget	2017 Budget	2018 Budget
Item No	Description	Amount	Amount	Amount	Amount	Amount
1	Contribution to Reserve	5,000	5,000	5,000	5,000	5,000
2	Management Early Retirement Incentive Plan	1,795	1,795	1,795	1,795	1,795
This reserve is intended to be used when a major computer upgrade is required for the Department's Geographic Information System. Such upgrades are typically required about every 5 years.						
Current Year Budget		6,795	6,795	6,795	6,795	6,795

Notes:		Previous Year Budget	6,795
		Actual to December 31, 2013	6,795
Item #2	ERIP Funds transferred to Administration Reserve		
	GL Account Number 34 700 001		

\$ 8,349.74

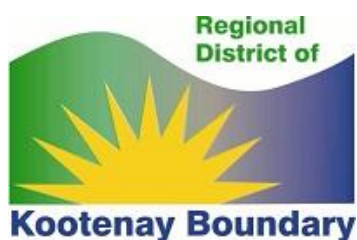
Balance in Reserve December 31, 2012
Account Number 34 700 005

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	Previous Year's Deficit	2014		2015		2016		2017		2018
Account	12 610 990 005	Budget		Budget		Budget		Budget		Budget
Item No	Description	Amount		Amount		Amount		Amount		Amount
1	Previous Year's Deficit	-		-		-		-		-
Current Year Budget		-		-		-		-		-

Notes:

Previous Year Budget	-
Actual to December 31, 2013	-



STAFF REPORT

Date: 28 Jan 2014

File

Electoral Area
Correspondence

To: Chair Worley & Committee
Members

From: Elaine Kumar, Manager of Corporate
Administration

Re: Electoral Area Name Changes

Issue Introduction

A staff report from Elaine Kumar, Manager of Corporate Administration, regarding the proposed Electoral Area change in names.

History/Background Factors

As you are all aware, I have been working on this file for some time now. One of the Ministry's requirements for an Order-in-Council was to allow for an opportunity for the general public to comment on the proposed change. Accordingly, I advertised in all of the local papers last November requesting the public's comments. I have attached any comments I received.

Implications

As you will note, I didn't receive very many comments. Areas 'C' and 'E' have support for their proposed name changes. There was just one comment for Area 'B' and three for Area 'D'. The Directors need to discuss these comments and decide whether or not to proceed with the Order-in-Council application with the names as follows: Electoral Area 'B' - Electoral Area of Lower Columbia/Old Glory; Electoral Area 'C' - Electoral Area of Christina Lake; Electoral Area 'D' - Electoral Area of Area 'D'/Rural Grand Forks and Electoral Area 'E' - Electoral Area of West Boundary.

Advancement of Strategic Planning Goals

N/A

Background Information Provided

Comments from the Public.

Alternatives

Receipt.

Receipt and proceed with name changes provided to date.

Receipt and proceed with name changes as amended due to public comment.

Recommendation(s)

That the staff report from Elaine Kumar, Manager of Corporate Administration, regarding Electoral Area Name Changes be received.

Recommendation: That the Committee members discuss the report and provide direction to staff.

Elaine Kumar

From: Ian Johnston
Sent: January-21-14 10:54 AM
To: Elaine Kumar
Subject: Proposed Area name change submissions

Hi Elaine, here are the submissions:

Area B: Do you support the Electoral Area 'B' proposal to change its name to "Electoral Area of Lower Columbia/Old Glory"

one reply, just a comment: "Columbia Communities"

Area C: Do you support the Electoral Area 'C' proposal to change its name to "Electoral Area of Christina Lake"

one checkbox entry: "Yes" to supporting the proposal (no comments)

Area D: Do you support the Electoral Area 'D' proposal to change its name to "Electoral Area of Area 'D'/Rural Grand Forks"

Entry 1: "Yes" to supporting the proposal

Comment: "Just 'Electoral Area of Rural Grand Forks'. I also like 'Granby/Kettle' to denote the prominence of the two river valleys intersecting..."

Entry 2: No checkbox entry

Comment: "Either call it 'Electoral Area D' or 'Electoral Area of Rural Grand Forks' - don't keep Area 'D' in the revised version. Having Area in the name twice goes beyond redundant to absurd."

Entry 3: No checkbox entry

Comment: "Granby-Rural Grand Forks"

Area E: Do you support the Electoral Area 'E' proposal to change its name to "Electoral Area of West Boundary"

Entry 1: "Yes" to supporting the proposal (no comments)

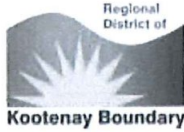
Entry 2: "Yes" to supporting the proposal (no comments)

And that's it I'm afraid... I can export these as an excel spreadsheet if you like, it just seemed a lot easier to put them straight into the email as there hasn't been a whole lot of responses.

Let me know if you need anything else.

cheers

ian



Gas Tax Application

Application to (please check where appropriate):

<input checked="" type="checkbox"/> Electoral Area A Director Ali Grieve	<input checked="" type="checkbox"/> Electoral Area B Director Linda Worley	<input checked="" type="checkbox"/> Electoral Area C Director Grace McGregor	<input checked="" type="checkbox"/> Electoral Area D Director Irene Perepolkin	<input checked="" type="checkbox"/> Electoral Area E Director Bill Baird
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Application by:

Applicant:	Mark Daines - Manager of Facilities & Rec.		
Address:	202-843 Rossland Ave. Trail, BC V1R 4S8		
Phone:	250-364-3000	Fax:	
Email:	mdaines@rdkb.com		
Representative:			

Where will the project take place:

Greater Trail Community Centre
1501 Cedar Ave.
Trail, BC V1R 4C7

Is your organization a (please check where appropriate):

<input type="checkbox"/> Not-For-Profit/Charity	<input type="checkbox"/> Society	<input checked="" type="checkbox"/> Community Organization
---	----------------------------------	--

Project Description:

Capital Improvement Upgrade - replacement of boilers.
Project Cost: \$300,000.00
Funds Requested: \$100,000.00

Project outcomes (please check where appropriate):

The Project will ultimately lead to:


	Cleaner Air		Cleaner Water	<input checked="" type="checkbox"/>	Less Greenhouse Gas Emissions
--	-------------	--	---------------	-------------------------------------	-------------------------------

Please provide a narrative as to the outcomes to be reached, including any energy savings expressed in the appropriate energy unit (i.e. KWH, GJ, Litres):

Based on Twin Rivers Controls projected energy savings estimate, the installation of new boilers will result in an annual reduction in greenhouse gas by 36.5 tons. Annual electrical savings are estimated at \$1,936.00 and estimated annual gas savings are estimated at \$12,789.00. The new condensing type boilers are 95% efficient compared to the old atmospheric boilers which are 78% efficient.

Please attach any documentation, prices or proposals to support your application.

Date: January 28, 2014

Signature: 

Print name: MARK DAINES.

[illegible]

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		M E M O R A N D U M	
TO:	Director Linda Worley, Area "B"		
FROM:	- Director of Finance		
DATE:			
RE:	Grants-In-Aid 2013		
Balance Remaining from 2013			\$ 19,886.00
2014 Requisition			
Less Board Fee 2014			
Total Funds Available:			\$ 19,886.00
RESOLUTION #	DATE	RECIPIENT	AMOUNT
48-14	Jan-14	CFDC - Greater Trail - Junior Dragons' Den	\$ 500.00
48-14		WINS Transition House	\$ 1,000.00
Total			\$ 1,500.00
BALANCE REMAINING			\$ 18,386.00

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		MEMORANDUM		
TO:	Director Grace McGregor, Area "C"			
FROM:	- Director of Finance			
DATE:				
RE:	Grants-In-Aid 2014			
Balance Remaining from 2013			\$	4,738.00
2014 Requisition				
Less Board Fee 2014				
Total Funds Available:			\$	4,738.00
RESOLUTION #	DATE	RECIPIENT	AMOUNT	
48-14	Jan-14	Christina Lake Community Hall - use by non-profits	\$	1,000.00
48-14		Christina Gateway Comm. Develop. - C.L. Homecoming	\$	15,000.00
48-14		Christina Gateway Comm. Develop. - C.L. Promotion	\$	3,255.00
48-14		Christina Gateway Comm. Develop. - Wedding Promotions	\$	1,500.00
48-14		Christina Gateway Comm. Develop. - Boundary Economic Devel.	\$	4,000.00
48-14		Christina Gateway Comm. Develop. - Community Activities	\$	1,000.00
48-14		City of Grand Forks - Family Day Event	\$	500.00
48-14		Boundary Chamber of Commerce - projects & initiatives	\$	2,500.00
48-14		Christina Lake Community Assoc. - Winterfest	\$	1,000.00
48-14		Phoenix Mountain Ski Society - ski hill operations	\$	2,000.00
Total				\$31,755.00
BALANCE REMAINING			\$	(27,017.00)

M E M O R A N D U M			
TO:	Director Irene Perepolkin, Area "D"		
FROM:	- Director of Finance		
DATE:			
RE:	Grants-In-Aid 2014		
Balance Remaining from 2013			\$6,351.00
2014 Requisition			
Less Board Fee 2014			
Total Funds Available:			\$6,351.00
RESOLUTION #	DATE	RECIPIENT	AMOUNT
48.14	Jan-14	CFDC - Greater Trail - Junior Dragons' Den	\$ 500.00
48-14		Boundary Dog Sled Association - dog sled races at Jewel Lake	\$ 1,500.00
48-14		Community Futures Boundary - Fred Marshall attend Vancouver meeting	\$ 1,408.02
Total			\$3,408.02
Balance Remaining			\$ 2,942.98

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		M E M O R A N D U M		
TO:	Director Bill Baird, Area "E"			
FROM:	- Director of Finance			
DATE:				
RE:	Grants-In-Aid 2014			
Balance Remaining from 2013				\$ 19,149.00
2014 Requisition				
Less Board Fee 2014				
Total Funds Available:				\$ 19,149.00
RESOLUTION #	DATE	RECIPIENT		AMOUNT
48-14		Boundary Chamber of Commerce - projects & initiatives	\$	2,000.00
48-14		Boundary Dog Sled Association - dog sled races at Jewel Lake	\$	2,500.00
48-14		Community Futures Boundary - Fred Marshall attend Vancouver meet	\$	1,408.02
48-14		Phoemix Mountain Ski Society - ski hill operations	\$	5,000.00
48-14		Midway Trails Society - directional signage	\$	2,000.00
48-14		Kettle River Seniors #102 - "Wellness Car"	\$	5,000.00
48-14		Beaverdell Community Club Library - purchase of books	\$	1,000.00
48-14		Kettle River Museum Society - on-going costs	\$	2,000.00
48-14		Greenwood Heritage Society - photo copy machines	\$	1,500.00
48-14		West Boundary Elementary School	\$	1,500.00
48-14		Kettle River Racing Society - Snowmobile races	\$	1,000.00
48-14		B.W.Fire Dept - Beaverdell Fire Dept - upgrade recruitment & training programs	\$	10,000.00
48-14		West Boundary Rescue - training for first responder	\$	5,000.00
48-14		Greenwood Community Christmas Dinner	\$	400.00
48-14		Midway Community Association - sage theatrical lighting equip.	\$	1,000.00
48-14		B.W. Community Policing Society - operating funds	\$	4,000.00
48-14		RCMP West Boundary Community Consulting - New years eve family fun skate	\$	200.00
48-14		Art E'scape - ongoing operating costs	\$	2,500.00
Total				\$ 48,008.02

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Balance Remaining		\$ (28,859.02)
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**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
February 4, 2014**

**ELECTORAL AREA 'A'**

	Description	Status	Allocation	
--	-------------	--------	------------	--

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	Estimated		87,202.00
Allocation to Dec 31, 2014			

TOTAL AVAILABLE FOR PROJECTS

\$ 588,346.58

Expenditures:

Approved Projects:

2009	Columbia Gardens Water Upgrade	Completed	\$	250,000.00
2011	South Columbia SAR Hall	Completed		2,665.60
2013	BV Family Park Solar Hot Water	Approved		20,000.00

TOTAL SPENT OR COMMITTED

\$ 272,665.60

TOTAL REMAINING

\$ 315,680.98

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
February 4, 2014**

ELECTORAL AREA 'B'

	Description	Status	Allocation	
--	-------------	--------	------------	--

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	Estimated	65,936.00
Allocation to Dec 31, 2014		

TOTAL AVAILABLE FOR PROJECTS

\$ 426,977.39

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	75% Funded	20,000.00

TOTAL SPENT OR COMMITTED

\$ 185,672.67

TOTAL REMAINING

\$ 241,304.72

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
February 4, 2014**

**ELECTORAL AREA 'C'**

	Description	Status	Allocation	
--	-------------	--------	------------	--

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	Estimated	65,746.00
Allocation to Dec 31, 2014		

TOTAL AVAILABLE FOR PROJECTS

\$ 430,136.24

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
2010	Kettle River Watershed Study	Remaining	15,000.00
2012	Kettle River Watershed Study	Funded	5,000.00
2011	Solar Aquatic System Upgrades	Completed	7,325.97
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00
418-13	Christina Lake Chamber of Commerce (Living Arts Centre Sedum/Moss Planting Medium)	Funded	20,697.00
2013	Kettle River Watershed Project	Funded	9,959.86

TOTAL SPENT OR COMMITTED

\$ 239,982.83

TOTAL REMAINING

\$ 190,153.41

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
February 4, 2014**

**ELECTORAL AREA 'D'**

	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	Estimated	150,634.00
Allocation to Dec 31, 2014		

TOTAL AVAILABLE FOR PROJECTS

\$ 962,241.66

Expenditures:

Approved Projects:

8549	City of GF - Airshed Quality Study	Completed	\$ 5,000.00
2010	Kettle River Watershed Study	Remaining	50,000.00
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
2010	Boundary Museum Society - Phase 1	Approved	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
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00
2013	Kettle River Watershed Project	Funded	24,899.66

TOTAL SPENT OR COMMITTED

\$ 272,695.66

TOTAL REMAINING

\$ 689,546.00

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
February 4, 2014**

E

ELECTORAL AREA 'E'

	Description	Status	Allocation	
--	-------------	--------	------------	--

Revenue:

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	Estimated	93,112.00
Allocation to Dec 31, 2014		

TOTAL AVAILABLE FOR PROJECTS

\$ 651,152.71

Expenditures:

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 (heatpump)	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 Watershed Study	Remaining	70,000.00	
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	
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00	
2013	Kettle River Watershed Project	Funded	49,799.31	

TOTAL SPENT OR COMMITTED

\$ 440,004.87

TOTAL REMAINING

\$ 211,147.84
