

Electoral Area Services

Thursday, July 17, 2014 - 4:30 pm

**The Regional District of Kootenay
Boundary Board Room,
843 Rossland Ave., Trail, BC**

REMINDER:

THE DEADLINE TO RESPOND TO STAFF EMAILS REGARDING
REGISTRATION FOR THE UBCM CONVENTION IS:
WEDNESDAY, AUGUST 6, 2014

HAVE YOU DONE THIS?

A G E N D A

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

A) July 17, 2014

Recommendation: That the July 17, 2014 Electoral Area Services Agenda be adopted.

3. MINUTES

A) Minutes of the June 12, 2014 Electoral Area Services Committee meeting.

Recommendation: That the minutes of the June 12, 2014 Electoral Area Services Committee meeting be received.

[Minutes - Electoral Area Services - 12 Jun 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 for the period ending June 2014 be received.

[ToEndOfJuneForJuly.pdf](#)

B) **Staff Report by Donna Dean, Planner**
RE: Mt. Baldy - Request for Bylaw Amendments from Strata KAS1840

Recommendation: That the staff report by Donna Dean, Planner, regarding a Request for Bylaw Amendments for the Eagle Residential Area be received.

[MtBaldyStfRpt.pdf](#)

6. NEW BUSINESS

A) **CASCADE PAR 3**
RE: OCP/Zoning Amendment

282-2nd Ave., Electoral Area of Christina Lake (Area 'C')

Lot A, DL 269, SDYD, Plan KAP84802

RDKB File: C-269-00179.910

Recommendation: That the staff report regarding the application for an Official Community Plan and Zoning Bylaw Amendment submitted by Donavon & Patricia Lawrence for the property legally described as Lot A, DL 269, SDYD, Plan KAP84802, be received.

Recommendation: That the Official Community Plan and Zoning Bylaw Amendment application submitted by Donavon

& Patricia Lawrence for the property legally described Lot A, DL 269, SDYD, Plan KAP84802, be deferred back to the APC to consider the additional information and review the proposal and whether it is consistent with the goal, policies and objectives in the Electoral Area of Christina Lake Official Community Plan.

[Jul C OCP Zone CascadePar.pdf](#)

B) BORSATO, Deb

RE: Development Variance Permit

813 16th Ave., Genelle, Electoral Area of Lower Columbia/Old Glory (Area 'B')

Lot 8, DL 2404, KD, Plan NEP8723

RDKB File: B-2404-07312.050

Recommendation: That the staff report regarding the application for a Development Variance Permit submitted by Deb Borsato and Don Lukenbill for the property legally described as Lot 8, DL 2404, KD, Plan NEP8723, be received.

Recommendation: That the Development Variance Permit application submitted by Deb Borsato and Don Lukenbill for the property legally described as Lot 8, DL 2404, KD, Plan NEP8723, requesting a rear lot line variance of 2.54m (from 3m to 0.46m); an interior lot line variance of 2.54m (from 3m to 0.46m); and a height variance of 0.7m (4.5m to 5.2m), to build an accessory building, be presented to the Board for consideration with a recommendation of support.

[2014 Jul B DVP Borsato EAS.pdf](#)

C) WAYCOR Holdings Ltd.

RE: Development Variance Permit

121 Brown Rd., Electoral Area of Christina Lake (Area 'C')

Lot 1, DL 969, SDYD, Plan KAP5451 Parcel A Portion (Plan 193215F)

RDKB File: C-969-04340.000

Recommendation: That the staff report regarding the application for a Development Variance Permit submitted by Waycor Holdings Ltd. for the property legally described as Lot 1, DL 969, SDYD, Plan KAP5451 Parcel A Portion (PLAN 193215F), be received.

Recommendation: That the Development Variance Permit application submitted by Waycor Holdings Ltd. for the property legally described as Lot 1, DL 969, SDYD, Plan KAP5451 Parcel A Portion (PLAN 193215F), requesting a front parcel line variance of 7.2m (from 7.5m to 0.3m) and an interior parcel line variance of 1.8m (from 3.0m to 1.2m), to build an accessory building, be presented to the Board for consideration with a recommendation of support.

[Jul C DVP Waycor Holdings EAS.pdf](#)

D) **MILFORD, Cindy**

RE: Development Variance Permit

73 Sandner Road, Electoral Area of Christina Lake (Area 'C')
Parcel D, Block 17, DL 317, SDYD, Plan KAP50
RDKB File: C-317-00299.020

Recommendation: That the staff report regarding the application for a Development Variance Permit submitted by Cindy Milford, through her agent Keith Williams, for the property legally described as Parcel D Block 17, DL 317, SDYD, Plan KAP50, be received.

Recommendation: That the application for a Development Variance Permit submitted by Cindy Milford, through her agent Keith Williams, for a height variance of 2.2m (from 4.6m to 6.8m) for an accessory building on the property legally described as Parcel D Block 17, DL 317, SDYD, Plan KAP50, be presented to the Board for consideration with a recommendation of support.

[July C DVP Milford EAS third.pdf](#)

- E) **Big White Black Forest Daylodge**
RE: Development Permit
Black Forest Base Area, Big White Ski Resort, Electoral Area of West Boundary (Area 'E')
Plan EPC1108, DL 4246, SDYD
RDKB File: E-4246-TEMP
Recommendation: That the staff report regarding an application by Big White Ski Resort for a Development Permit for a proposed Black Forest Day Lodge for a parcel of land legally described as DL4246 SDYD, be received.
[Jul BW DP BlackForest EAS](#)
- F) **ROBINSON, Bruce and Barbara**
RE: City of Rossland Subdivision Referral
901 Davis Street, Rossland, BC
Lot 1, Plan NEP90112, Township 9A, KLD
RDKB File: R-1
Recommendation: That the staff report regarding the referral from the City of Rossland regarding subdivision of a parcel legally described as Lot 1, Plan NEP90112, Township 9A, KLD, be received.
[Robinson RosslandSubdivision](#)
- G) **RDKB Rivervale Water & Streetlighting Utility**
RE: Gas Tax Application - Electoral Area of Lower Columbia/Old Glory (Area 'B')
Recommendation: That the RDKB's Gas Tax application in the amount of \$20,000 (partial funding of total project estimated at approximately \$55,000) for improvements to the Rivervale Water & Streetlighting Utility Service Area, be received.

Recommendation: That the RDKB's Gas Tax application in the amount of \$20,000 (partial funding of total project estimated at approximately \$55,000) for improvements to the Rivervale Water & Streetlighting Utility Service Area be forwarded to the RDKB Board of Directors with a recommendation of approval.

[RivervaleWaterLight_GasTaxApp.pdf](#)

H) **Genelle Improvement District**
RE: Gas Tax Application - Electoral Area of Lower Columbia/Old Glory (Area 'B')

Recommendation: That the Genelle Improvement District's Gas Tax application in the amount of \$125,000.00 for the construction of a new water reservoir be received.

Recommendation: That the Genelle Improvement District's Gas Tax application in the amount of \$125,000 for the construction of a new water reservoir be forwarded to the RDKB Board of Directors with a recommendation of approval.

[GenelleID_GasTaxApp.pdf](#)

I) **Oasis Improvement District**
RE: Gas Tax Application - Electoral Area of Lower Columbia/Old Glory (Area 'B')

Recommendation: That the Oasis Improvement District's Gas Tax application in the amount of \$35,000.00 for the installation of a new water well be received.

Recommendation: That the Oasis Improvement District's Gas Tax application in the amount of \$35,000 for the installation of a new water well be forwarded to the RDKB Board of Directors with a recommendation of approval.

[OasisID_GasTaxApp.pdf](#)

[OID Revised Quote.pdf](#)

J) **RDKB Solar Aquatic System (Christina Lake)**
RE: Gas Tax Application - Electoral Area of Christina Lake (Area 'C')

Recommendation: That the RDKB's Gas Tax application in the amount of \$5,000 for upgrades to the Christina Lake Solar Aquatic System, be received.

Recommendation: That the RDKB's Gas Tax application in the amount of \$5,000 for upgrades to the Christina Lake Solar Aquatic System be forwarded to the RDKB Board of Directors with a recommendation of approval.

[CLSAS GasTaxApp.pdf](#)

[Christina Lake BC Site Visit Report 2014.pdf](#)

K) **Columbia Gardens Water System - Outside User Agreement**

A Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding a request from Re Devera Holdings to access water from the Columbia Gardens Industrial Park Water System for 2014.

Recommendation: That the Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding a request from Re Devera Holdings to access water from the Columbia Gardens Industrial Park Water System for 2014 be received.

Recommendation: That the Electoral Area Services Committee recommend to the Board of Directors that the RDKB enter into a yearly contract with Re Devera Holdings Ltd. to provide appropriate access to water within the Columbia Gardens Industrial Park Water Service in the amount of \$2,500, and that the term of this agreement be from January 1, 2014 to December 31, 2014.

[Staff Report - EAS - Request for Water Access from Columbia Gardens Industrial Park Water Service \(2014\) - July 2014 - Pdf](#)

L) **Columbia Gardens Water System Critical Infrastructure Replacement (VFD)**

A Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability regarding a critical infrastructure failure within the Columbia Gardens Water Supply Utility.

Recommendation: That the Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability regarding a critical infrastructure failure within the Columbia Gardens Water Supply Utility, be received.

Recommendation: That the Electoral Area Services Committee recommend to the RDKB Board of Directors that the Columbia Gardens Water Supply Utility 2014 Budget be amended to allow for the purchase and installation of a new VFD unit by transferring \$12,900 from the service's current reserve funds.

[Staff Report - EAS - Columbia Gardens Water VFD Replacement - July 2014 - Pdf](#)

M) **Ministry of Community, Sport and Cultural Development Letter**
RE: Medical Marijuana Production Taxation

Recommendation: That the letter from the Ministry of Community, Sport and Cultural Development regarding medical marijuana production taxation be received.

[MedicalMarijuana.pdf](#)

N) **Regional District of Central Kootenay**
RE: ATCO Wood Products – East of Kelly Creek Watershed

Recommendation: That the correspondence from the Regional District of Central Kootenay regarding ATCO Wood Products cut blocks East of the Kelly Creek watershed area, be received.

[RDCK ATCO KellyCreek.pdf](#)

O) **Grant in Aid update**

Recommendation: That the Grant in Aid report be received.

[Grant in Aid.pdf](#)

P) **Gas Tax update**

Recommendation: That the Gas Tax report be received.

[Gas Tax Agreement EA Committee.pdf](#)

Q) **UBCM Arrangements - for discussion**

7. LATE (EMERGENT) ITEMS
8. DISCUSSION OF ITEMS FOR FUTURE AGENDAS
9. QUESTION PERIOD FOR PUBLIC AND MEDIA
10. CLOSED (IN CAMERA) SESSION
11. ADJOURNMENT



**Electoral Area Services
Minutes**

Thursday, June 12, 2014
RDKB Board Room,
2140 Central Ave., Grand Forks, BC

Present:

Director Linda Worley
Director Grace McGregor
Director Roly Russell
Director Ali Grieve, via teleconference
Mark Andison, Director of Planning & Development
Maria Ciardullo, Recording Secretary

Absent:

Director Bill Baird
Elaine Kumar, Manager of Corporate Administration

CALL TO ORDER

Chair Worley called the meeting to order at 4:30 p.m.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

June 12, 2014

Moved: Director McGregor

Seconded: Director Russell

That the June 12, 2014 Electoral Area Services Agenda be adopted.

Carried.

MINUTES

Minutes of the April 16, 2014 Electoral Area Services Committee meeting.

Moved: Director Russell

Seconded: Director McGregor

June 12, 2014

Page 1 of 4

That the minutes of the April 16, 2014 Electoral Area Services Committee meeting be received.

Carried.

DELEGATIONS

UNFINISHED BUSINESS

The Electoral Area Services Committee Memorandum of Action Items to the end of May 2014.

Moved: Director Grieve

Seconded: Director McGregor

That the Electoral Area Services Committee Memorandum of Action Items to the end of May 2014 be received.

Carried.

MILFORD, Cindy, WILLIAMS, Keith-Agent

RE: Development Variance Permit

73 Sandner Road, Christina Lake

Parcel D, Block 17, DL 317, SDYD, Plan KAP50

RDKB File: C-317-04365.000

Mark Andison, General Manager of Operations/Deputy CAO reviewed the application with the committee members. The application will be referred back to the Area 'C' APC, and it was;

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the application for a Development Variance permit submitted by Cindy Milford, through her agent, Keith Williams, for the property legally described as Parcel D Block 17, DL 317, SDYD, Plan KAP50 be received.

Carried.

Moved: Director McGregor
Russell

Seconded: Director

That the application for a Development Variance permit submitted by Cindy Milford, through her agent, Keith Williams, for the property legally described as Parcel D Block 17, DL 317, SDYD, Plan KAP50 be deferred to allow the applicant to submit a revised application package to the Advisory Planning Commission.

Carried.

June 12, 2014

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NEW BUSINESS**LINDBERG, Tyler****RE: Development Variance Permit**

1632 Ode Road, Christina Lake, Electoral Area 'C'

Block 11, Lot 8, DL 317, SDYD, Plan KAP50

RDKB file: C-317-00262.000

Mark Andison reviewed the application with the committee members. It was noted that the Ministry of Transportation and Infrastructure did not have any concerns, nor did the Area C APC, and it was;

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the application for a Development Variance Permit submitted by Tyler Lindberg for the property legally described as Lot 8, DL 317, SDYD, Plan KAP50, be received.

Carried.

Moved: Director McGregor

Seconded: Director Russell

That the Development Variance Permit application submitted by Tyler Lindberg for the property legally described as Lot 8, DL 317, SDYD, Plan KAP50, to allow a front parcel line variance of 2.41 metres, from 4.5 metres to 2.09 metres, be presented to the Board for consideration with a recommendation of support.

Carried.

590590 BC LTD.**RE: Development Permit**

4054 Boat Access, Christina Lake, Electoral Area 'C'

Lot 6, DL 3966s, SDYD, Plan 30234

RDKB File: C-3966s-07256.030

Mark Andison reviewed the application with the committee members. Different types of sewer systems were discussed and it was;

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the application for a Development Permit submitted by 590590 BC Ltd. for the property legally described as Lot 6, DL 3966s, SDYD, Plan 30234, be received.

Carried.

June 12, 2014

Page 3 of 4

Staff Report by Donna Dean, Planner**RE: Mt. Baldy - Request for Bylaw Amendments from Strata KAS1840**

Mark Andison reviewed the staff report with the committee members. Discussion included sprinkler systems, water supply volume, parking requirements, landscaping requirements and roof design, and it was;

Moved: Director McGregor

Seconded: Director Grieve

That the staff report by Donna Dean, Planner, regarding a Request for Bylaw Amendments for the Eagle Residential Area be deferred until Director Bill Baird has the opportunity to discuss this with the committee members.

Carried.

Grant in Aid Update

Moved: Director McGregor

Seconded: Director Russell

That the Grant in Aid report be received.

Carried.

Gas Tax Update

Moved: Director McGregor

Seconded: Director Grieve

That the Gas Tax report be received.

Carried.

LATE (EMERGENT) ITEMS**DIRECTOR REQUEST FOR STAFF RESOURCES (DISCUSSION)****CLOSED (IN CAMERA) SESSION****ADJOURNMENT**

Director Worley adjourned the meeting at 4:55 p.m.

Moved: Director Russell

Seconded: Director McGregor

June 12, 2014

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

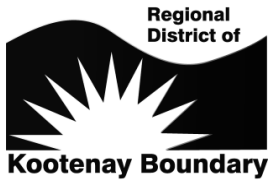
Action Items Arising from Electoral Area Services Committee Direction (Task List)

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 April 16, 2014

Date	Item/Issue	Actions Required/Taken	Status – C / IP
June 12/14	MILFORD, Cindy (DVP)	Referred back to Area 'C' APC	IP
June 12/14	LINDBERG, Tyler(DVP)	Sent to Board for approval	C
June 12/14	Mt. Baldy (Bylaw Amendments)	Deferred to July 17 EAS	IP



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2014

Mt. Baldy – Request for Bylaw Amendments from Strata 1840				
Owner(s): Various owners			File No: M-13	
Location: Mt. Baldy Ski Resort – Eagle Residential Area				
Legal Description: Strata Plan KAS1840			Area: ±43 acres (±17 ha)	
OCP Designation: Eagle Residential	Zoning: Eagle Residential 1	ALR status: Out	DP Area: Eagle Residential	
Contact Information: Michael Miller, HOMETIME Realty & Property Management Agents for the Strata Corporation KAS1840 (250) 770-1948				
Report Prepared by: Donna Dean, Planner				

ISSUE INTRODUCTION

The Planning and Development Department received a request from Hometime Realty, representing Strata Plan 1840 property owners, to make changes to the Fire Limits and Sprinkler Control Bylaw; and the Zoning and OCP bylaws for the 'Eagle Residential' land use designation (*see attached letter dated April 7, 2014*). This report is for discussion since a formal application has not been submitted.

BACKGROUND FACTORS

Parcels in the Eagle Residential Area (*see attached Location of the Eagle Residential Land Use Designation*) were developed in the 1970s onward with the formal creation of Strata Plan 1840 in 1996. An Official Community Plan and a Zoning Bylaw for the Mt. Baldy Controlled Recreation Area were adopted by the Regional District in 2007 and 2010, respectively.

Development permit requirements in the Official Community Plan and regulations in the Zoning Bylaw for the Eagle Residential Area were, for the most part, derived from the

existing terms of the building scheme strata rules with some changes developed by the OCP/Zoning Bylaw Steering Committee and from public input. The requirement for fire sprinkler control was added due to the fact that high density development was planned for an area that did not have a fire protection service.

PROPOSAL

Strata KAS1840 is requesting four bylaw changes, which are summarized below, three of which involve removal of requirements, and one of which involves adding a requirement:

Request	Details
Remove sprinkler requirements	<p>Requesting that Bylaw No. 1323 (Fire Limits and Sprinkler Control), be amended to remove Strata 1840 from Specified Fire Limit Area No. 2. Bylaw 1323, which requires that all new single family dwellings and additions over a certain size/value have internal sprinklers to control fire, applies to both Big White and Mt. Baldy.</p> <p>The reasons given for wishing to remove the sprinkling requirement are:</p> <ul style="list-style-type: none"> • That the water supply services were not designed for the volume of water required, and • That there is a risk of a sprinkler being triggered when the structure is not occupied causing significant water damage and excessive use of water from the reservoir
Remove Parking Requirements	<p>Requesting that Bylaw No. 1340 (Mt. Baldy Zoning Bylaw) be amended to exempt the Eagle Residential 1 Zone from parking space requirements.</p> <p>The Strata regulations only require that a hand full of parcels at the north end of the development have on-site parking.</p> <p>The Strata believes that the parking requirement causes extreme hardship and that in some cases it would not be practical to make parking part of the design.</p>

Remove Landscaping Requirements in the Eagle Residential Development Permit Area	Requesting that Bylaw No. 1335 (Mt. Baldy Official Community Plan) be amended to exclude guidelines regarding landscaping. The Strata believes that the landscaping recommendations in the Development Permit Guidelines are not necessary because they are already included in the Strata's building scheme. The requirements in the building scheme focus on drainage, removal of dead wood to avoid a fire hazard, and avoiding interference with power poles.
Add a requirement for a Snow Management Plan in the Eagle Residential Development Permit Area	Requesting that Bylaw No. 1335 (Mt. Baldy Official Community Plan) be amended to exclude the requirement that 'Roofs should be simple and designed to retain snow' and add a requirement for a professional to provide a Snow Management Plan. The Snow Management Plan would have to be prepared by and signed by a professional with expertise in roof design in high snow load areas.

IMPLICATIONS

The implications for removal/addition of the items requested by the Strata are described below for each item:

Request	Implications
Remove sprinkler requirements	The requirements for sprinkling was added when the rate of new construction at the resort was anticipated to be very high, however that growth has slowed significantly since the late 2000's. Any benefits of removing the requirement must be balanced with the benefits of protecting the building itself and surrounding structures in the event of a fire.
Remove Parking Requirements	The Strata building scheme requires that two parking spaces be provided for Strata Lots 51 to 56, while on-site parking is not required for the remaining strata lots. The steering committee for the Zoning Bylaw

	<p>added parking as a requirement for all parcels with the objective of increasing accessibility for snow removal and emergency vehicles. The Steering Committee did not believe that it would be a hardship to meet the parking requirements on the remaining lots to be developed. Existing developed lots would be considered legal non-conforming unless a major addition to the structure is planned.</p> <p>Policy #12 in Section 6.3.2 of the Official Community Plan states that "The Regional District will only consider requests to relax the parking standards contained in the implementing Zoning Bylaw by way of an application to amend that Bylaw. Such requests must be supported by appropriate studies or documentation, which demonstrate that relaxation of those standards would not result in safety or other problems.</p> <p>Consideration could be given to allowing owners to make an application to vary the parking requirements subject to review.</p>
Remove Landscaping Requirements in the Eagle Residential Development Permit Area	<p>Landscaping requirements were included in the Eagle Residential Development Permit Area to encourage maximum retention of existing vegetation, to control erosion, and to encourage use of fire resistant plants. If removed there would be a risk that soil would be susceptible to erosion.</p>
Add a requirement for a Snow Management Plan in the Eagle Residential Development Permit Area	<p>The addition of this requirement would mean property owners could have more options regarding snow management and roof design provided they have a professional sign off on a Snow Management Plan.</p>

OPTIONS TO CONSIDER

The following options may be considered by the Electoral Area Services Committee regarding the request for bylaw changes as described above:

1. Status Quo – Do not support any changes to the bylaws as requested by the Strata.
2. Proceed with one or more of the suggested amendments. For example consider allowing variances to the parking requirements and adding the option to include a snow shedding roof provided a professional provides a report stating that there would be no risk to property or people.
3. Proceed with all the amendments as requested by the Strata.
4. Consider waiving the fee for an application and making the changes as a Regional District initiative.

RECOMMENDATIONS

That the staff report regarding a Request for Bylaw Amendments for the Eagle Residential Area be received.

ATTACHMENTS

Letter from Hometime Realty dated April 7, 2014

Location of the Eagle Residential Land Use Designation

HOMETIME *Realty*

& Property Management

101-3547 Skaha Lake Rd Penticton, BC V2A 7K2

Phone (250) 770-1948 ~ Fax (250) 770-8348

Toll Free in Canada 1-877-770-1948

E-Mail: admin@hometimeteam.co

Website: www.hometimeteam.co

After Hours Emergency Only Contact: 250-490-5229

April 7, 2014

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

Attn: Donna Dean, P.Ag., MCIP

Dear Ms Dean:

**RE: DISCUSSIONS HELD ON FEBRUARY 26, 2014 AT MOUNT BALDY SKI HILL,
CONCERNING POSSIBLE AMENDMENTS TO THE CURRENT ZONING BYLAW
AND THE CURRENT DEVELOPMENT PERMIT IN PLACE FOR THE "Eagle
Residential 1 Zone"**

Thank you and Mark for meeting with the strata council the other day.

You will recall that at the meeting four items were discussed and the strata council was directed to write the RDKB on these matters in order that the process could be started in order that certain items in both the zoning bylaw and the development permit area could be amended or deleted.

You will further recall that the first of the four items discussed was an exclusion from the requirement to install sprinkler systems within new construction as the existing water supply service sizes and reservoirs were never designed to provide sufficient water to individual sprinkler systems as well as those already existing systems to prevent the spread to other structures in the event of a fire. Also of concern is that the Eagle Residential 1 Zone area is frequently not well populated at certain times of the year and inadvertent failure of a sprinkler system could result in the draining of the reservoir(s) and cause considerable damage to property and equipment. While the same holds true of other new construction at Mt Baldy, as all construction is on the same water system at this time, we are only discussing Eagle Residential 1 Zone as we do not have authority to make application for the other parties, however, you may wish to consider removing the requirement for all construction on the water system.

The second item of discussion was the requirement for two off-street parking spaces in the zoning bylaw. It was explained at the meeting that there were a number of lots where that requirement would cause extreme hardship and possibly even force non-compliance as it is

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E-Mail: admin@hometimeteam.co

Website: www.hometimeteam.co

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simply not practical to make that part of the design. You will recall a willingness on the part of the RDKB to place this issue before the Council in order that the regulating portion of the zoning bylaw might be deleted.

The third item of discussion was the requirement for a landscaping plan and run-off consideration in the development permit application process. The registered building scheme and the development permit already allow for a significant amount of tree and shrub coverage to remain on the lots so, generally speaking, the addition of more is not required and in some cases may actually interfere with natural run-off lanes formed over many years or may hinder driver and pedestrian sight-lines and impact on village safety.

The fourth and final item discussed was the amendment to the development permit application process that would REQUIRE a "Snow Management Plan" to be part of any application so that an architect or engineer was involved in the consideration of snow shedding and placement, with a strong emphasis on snow shedding rather than snow retention, and that the information was in place prior to consideration of any requested variances to side-line setbacks where the sliding/shedding of snow was going to be a issue.

Please advise as to whether or not the contents of this letter are acceptable to meet the requirements established at the meeting or if you require anything further.

On behalf of the Strata Council for KAS1840

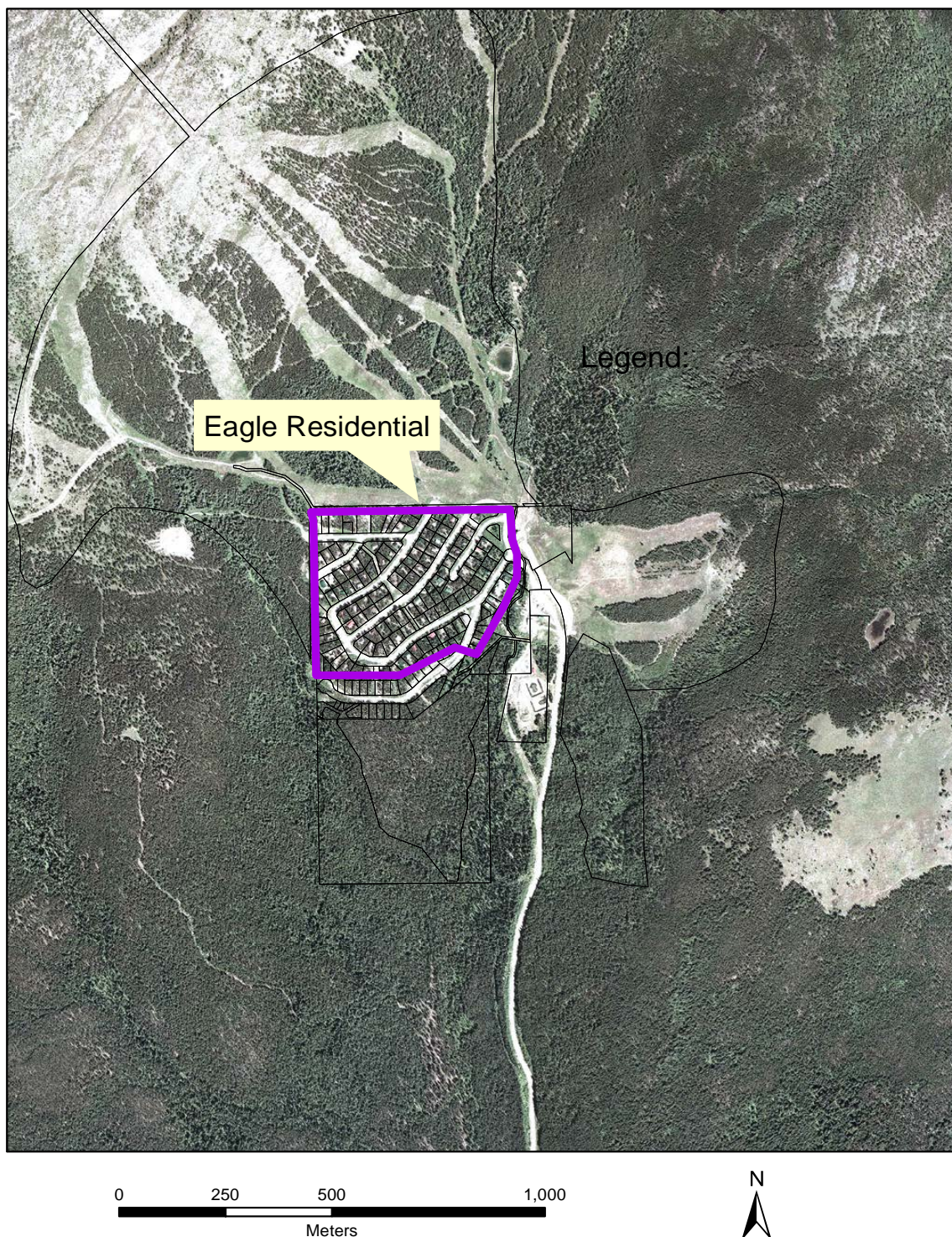
Yours Truly:

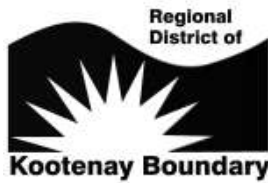


Michael Miller,
HOMETIME Realty & Property Management
Agents for the Strata Corporation KAS1840

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Location of the Eagle Residential Land Use Designation





Electoral Area Services Committee Staff Report

Prepared for meeting of July 2014

OCP and Zoning Amendment			
Owners: Donavon & Patricia Lawrence		File No: C-269-00179.910	
Location: 282-2 nd Avenue, Electoral Area of Christina Lake			
Legal Description: Lot A, DL 269, SDYD, Plan KAP84802		Area: 6.58 ha (16.26 acres)	
OCP Designation: Parks and Recreation	Zoning: Parks and Recreational 1 (P1)	ALR status: Entirely in	DP Area: No
Contact Information: Donavon and Patricia Lawrence PO Box 253 282-2 nd Ave., Christina Lake, BC V0H 1E0 250-447-9737 par3golf@nethop.net			
Report Prepared by: Jeff Ginalias, Assistant Planner			

ISSUE INTRODUCTION

Donavon and Patricia Lawrence have applied to amend the Area 'C' OCP and Zoning Bylaws to re-designate and rezone a park and recreational parcel near the old Cascade townsite to rural residential, to allow for a 6 parcel subdivision (*see Site Location Map*). As the parcel is entirely within the Agricultural Land Reserve, an ALR subdivision application has been concurrently submitted.

HISTORY / BACKGROUND FACTORS

This 6.58 hectare (16.26 acre) parcel is located south of Christina Lake, near the old Cascade townsite. It currently operates as a Par 3 Golf Course. It is designated 'Parks and Recreation' in the Area 'C' OCP and zoned 'Parks and Recreational' (P1) in the Area 'C' Zoning bylaw.

The parcel originally operated as a farm/ranch operation. In the early 1980's the owners began looking at other options as the agricultural operation was no longer profitable. The adjacent Christina Lake Gold Club was already in operation and the owners deemed a Par 3 Golf Course would be a complimentary use. In 1988, the B.C. Land Commission (the predecessor to the Agricultural Land Commission) approved the Non-Farm Use application and the parcel was rezoned from then 'Rural 2' to 'Commercial Recreation' to permit the par 3 Golf Course.

In 2008, the owners submitted an ALR subdivision application to subdivide the parcel into three separate titles. They proposed a 2000m² parcel for the existing residence, a 3000m² parcel for the existing clubhouse and a 5.9ha remainder for the Par 3 golf course. As with the present case, the proposal did not comply with the applicable zoning, and a rezoning application was required. A couple options were considered.

One was creating a new Parks and Recreation Zone which would allow the proposed subdivision, by allowing the principal and secondary uses associated with a golf course to be located on separate parcels. The new zoning would include wording to ensure that no further housing or commercial development would occur on the remainder which would continue to be the golf course.

Another consideration was spot zoning of the residential lot and the commercial lot, to allow the proposed uses.

The Area 'C' APC had concerns with the proposal. Their comments were:

Supply of water to the 3 lots after the Lawrence's have left. Need to ensure water supply to the small lot if the owners if the 3 lots are different.

Concern with future golf course needing to expand at a later date. With the new Zoning wording, potential construction of a residence or commercial building will be limited. The proponent expressed concern with this very limited zoning.

The Area 'C' APC recommended the following:

Wording for this transaction must ensure water supply from the current system to newly created lots, as well as limiting future residential or commercial construction.

The effect of these concerns was that the proposal did not proceed past the APC review and the application lapsed.

Which now leads to the current proposal. An application has been submitted for an OCP and zoning bylaw amendment to re-designate and rezone this parcel to rural residential use. As Agricultural Land Commission approval is necessary for the proposed subdivision, a concurrent ALR subdivision application has been submitted as well, to create 6 1ha rural residential parcels.

PROPOSAL

The applicant is applying to re-designate and rezone this 6.58 ha parcel from park and recreational to rural residential use, in order to subdivide it into 6 rural residential lots, each approximately 1 hectare in size. An ALR subdivision application is submitted in conjunction with this application. The rationale for their proposal is discussed in the application (*see Applicant Submission*).

IMPLICATIONS

The current Electoral Area of Christina Lake Official Community Plan (OCP) was adopted in 2004. There are some policies in OCP on rural and rural residential development which may be applicable to this application. They include:

Area 'C' OCP Provisions (Excerpts)

2.11.1 General Residential and Rural

General Residential and Rural goals, objectives and policies apply to all land use designations where the primary permitted use is residential.

2.11.1.1 Goals

- Suitable land is available to meet anticipated residential needs.
- A range of residential accommodation is available including affordable, rental and special needs housing.
- Rural areas are protected from urbanization.

2.11.1.2 Objectives

- To encourage the use of existing residential lots for new house construction.
- To encourage separation between residential and commercial land uses.
- To consider higher density residential developments within existing residential areas.

2.11.2 Single Family Residential

2.11.2.1 Objectives

The objectives in the single family residential designation are the same as those for general residential and rural.

2.11.3 Future Residential

2.11.3.1 Objectives

- To identify potential future areas for residential development.

2.11.3.2 Policies

1. Future Residential areas may be rezoned to Residential once development in existing residential areas has neared capacity. Appropriate service levels must be demonstrated in compliance with the Water and Sewer section of this Plan before approval may be granted.

2.11.4 Rural Residential

2.11.4.1 Objectives

- To provide residential accommodation in a rural setting on lots which are large enough to support independent and self sustaining services without adversely impacting the surrounding natural environment.

2.11.4.2 Policies

1. Those areas which are considered suitable for Rural Residential development are identified on the Land Use Map.
2. Rural residential areas are not intended to become candidates for future urbanization. Consequently, the intrusion of higher density residential uses and all other types of non-residential uses shall be expressly prohibited. The minimum parcel size within Rural Residential areas shall be 1 ha.

There are also OCP policies on Agricultural land, as well as Parks and Recreation land. They include:

1.1 Agricultural

1.1.1 Goal

- Agricultural lands within and outside the Agricultural Land Reserve are protected for agricultural-based activities.
- Agriculture is encouraged within the Agricultural Land Reserve.

1.1.2 Objectives

- To encourage the protection of lands within and outside the Agricultural Land Reserve with a high value for agriculture.
- To ensure agricultural practices respect land, air and water quality.
- To encourage agriculture within the Agricultural Land Reserve.

1.1.3 Policies

1. The Regional District supports the maintenance of a viable agricultural sector in the local economy and shall strive to minimize the opportunity for conflict between agricultural and residential interests in Area 'C'.

1.2 Parks and Recreational

1.2.1 Goal

- Suitable land is available to meet the active and passive recreational needs of the resident population and visitors to the area.

1.2.2 Objectives

- To support the preservation of land and water with high scenic, natural and recreational values for public use and enjoyment.

When considering the OCP policies on residential development, it may be worth noting that this area is not identified for potential future residential development. There seems to be capacity within the community and within areas designated future residential for additional residential parcels. That said, this development is proposed as a rural residential area, which has a land use designation, while not adjacent to this parcel, but in the immediate area. Whether there is a need for additional rural residential parcels is a matter to be considered (*see OCP Map*).

APC COMMENTS

At the APC meeting, the applicants presented additional information on how they deem the proposal is consistent with the goals, policies and objectives in the OCP, and how the proposal reflects the interests of the community (*see Additional Information*).

The APC recommended that the application be deferred to allow them an opportunity to consider the additional information and how it relates to the provisions in the OCP. They recognize that the fate of the proposal ultimately relies on Agricultural Land Commission (ALC) approval, and if there is support for this proposal, that it should be clearly articulated how the proposal satisfies and is consistent with the interests of the community.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

The Planning and Development Department concurs with the APC to defer this matter back to the APC to review the additional information in light of how the proposal fits within the OCP.

The matter at hand is complex. The parcel is flat piece of ALR land, with decent agricultural capability (Class 5), which can be improved to Class 2 and Class 3. It is quality agricultural land. However, it is not a large parcel by agricultural standards, and is in an area without much agricultural activity. Further, it is in a rural residential node surrounded by a golf course. Even though it is agricultural land it has a parks and recreation designation and zoning. Yet it is privately owned and is not a community park. It is open to the public, but has a very specific recreational use.

There are provisions in the OCP on rural residential development, the use and preservation of agricultural land, and parks and recreation which may or may not apply to this parcel and this application, and may be in conflict with each other. It may be that, while the OCP has these policies in place, they were envisioned and implemented a decade ago, and these policies may not be on point in regard to this proposal.

With that in mind, it makes sense to allow the opportunity to carefully review the additional information the applicants have presented, or may still present, with the specific provisions in the OCP, to see how this proposal really stacks up with the visions of the community. After a careful review, the APC and the Regional District can then provide a well reasoned, articulate statement as to whether this proposal is consistent

with the provisions in the OCP and whether it reflects the interests of the residents and the community of Christina Lake.

RECOMMENDATIONS

That the staff report regarding the application for an Official Community Plan and Zoning Bylaw Amendment submitted by Donavon & Patricia Lawrence for the property legally described as Lot A, DL 269, SDYD, Plan KAP84802, be received.

That the Official Community Plan and Zoning Bylaw Amendment application submitted by Donavon & Patricia Lawrence for the property legally described Lot A, DL 269, SDYD, Plan KAP84802, be deferred back to the APC to consider the additional information and review the proposal and whether it is consistent with the goal, policies and objectives in the Electoral Area of Christina Lake Official Community Plan.

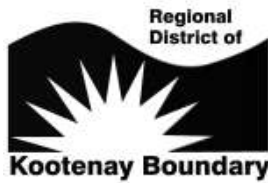
ATTACHMENTS:

Site Location Map

Applicant Submission

OCP Map

Additional Information



Electoral Area Services Committee Staff Report

Prepared for meeting of July 2014

Development Variance Permit			
Owners: Debbie Borsato		File No: B-2404-07312.050	
Location: 813 16 th Avenue, Genelle, Electoral Area of Lower Columbia/Old Glory (Area 'B')			
Legal Description: Lot 8, DL 2404, KD, Plan NEP8723		Area: 1093m ² (0.27 acres)	
OCP Designation: Genelle Residential	Zoning: Single Family Residential 1 (R1)	ALR status: No	DP Area: No
Contact Information: Deb Borsato and Don Lukenbill Box 230 Genelle, BC V0G 1G0 (250) 693-5427 lukedr@shaw.ca			
Report Prepared by: Jeff Ginalias, Assistant Planner			

ISSUE INTRODUCTION

Deb Borsato and Don Lukenbill have applied for a Development Variance Permit, seeking a reduction in the rear lot line and the interior lot line setbacks, plus a relaxation of the height restriction, to construct an accessory building (garage) on a residential lot in Genelle.

HISTORY / BACKGROUND FACTORS

The parcel is located in the Electoral Area of Lower Columbia/Old Glory. It is designated 'Genelle Residential' in the Area 'B' OCP and zoned 'Single Family Residential' (R1) in the Area 'B' Zoning Bylaw.

There is an existing garage on the proposed location, which is within the rear lot line setback and interior lot line setback. The applicants plan to use the existing foundation for the new garage, and expand the structure towards the interior of the lot. The expansion will run along both setbacks, but will not be any closer to the parcel line. They also plan to build the garage higher, to be able to work on vehicles and provide for additional storage.

PROPOSAL

The applicants seek a Development Variance Permit to allow them to construct a 24' x 44' (7.3m x 13.4m) garage behind the house at the back corner of the lot. The building would be within both the rear lot line setback and an interior lot line *setback* (see *Site Photos*). They also seek a height variance (see *Applicants' Submission*).

Specifically, the applicants are requesting:

- Rear lot line variance of 2.54m (from 3m to 0.46m)¹;
- Interior lot line variance of 2.54m (from 3m to 0.46m); and
- Height variance of 0.7m (4.5m to 5.2m).

IMPLICATIONS

In considering applications for Development Variance Permits, the policy is to consider whether the proposed variance will:

- a) Resolve a hardship;
- b) Improve the development;
- c) Cause negative impacts to the neighbouring properties.

A hardship generally is considered a physical hardship, something that creates an impediment on the property requiring that structure be placed within a setback. The applicants have not made a case for a hardship.

Regarding the setback request, the applicants assert the variance will allow them additional space between the garage entrance and the rear of the house for a vehicle maintenance area. The height request will allow for increased head room for vehicles and overhead storage.

Constructing a building this close to the lot lines may trigger some provisions in the BC Building Code on fire separation, requiring specific construction materials or building design, which could increase construction costs. The applicants are aware of this and have discussed the matter with the RDKB Building Inspection Department.

Concerning negative impacts to neighbouring properties, the applicants advise that the immediate neighbours are aware of the proposal and have no objection.

If the application proceeds further formal notice of the variance request will be provided to neighbouring property owners, pursuant to the RDKB fees and procedures bylaw.

¹ The narrative in the application requests a rear setback of 2' (0.6m). However that is from the exterior wall. The building will have an eave projecting an additional 6" (0.15m). Thus the application is amended to reflect this additional projection into the setback. Also, the narrative only requests a variance from the rear parcel line. However, the site plan shows that the proposed building will also be within an interior lot line setback. Accordingly, the application is amended to reflect a variance request for the two setbacks.

APC COMMENTS

The APC had no objections to the application, as long as the neighbours had no concerns. The APC questioned whether runoff from the garage roof would negatively impact the neighbouring parcel.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

There is no provision in the Building Code requiring the owner to contain runoff. That said, the applicant advises that they plan to install rain gutters on the building and to line the area surrounding the foundation with gravel. These steps should alleviate concerns with rain water and drainage.

Along those lines, there may be potential for snow to slide onto the adjacent parcel. The applicants advise that they have discussed the proposal with the neighbours, thus the neighbours should be aware of this potential. As the applicants propose building on the same footprint along the parcel line setbacks, the risk of rain and snow impacting the adjacent parcels probably does not change with the new proposal. The proposed gutters and gravel may improve the development.

The neighbours will have the opportunity to comment on the proposal if the application proceeds to the Board.

RECOMMENDATIONS

That the staff report regarding the application for a Development Variance Permit submitted by Deb Borsato and Don Lukenbill for the property legally described as Lot 8, DL 2404, KD, Plan NEP8723, be received.

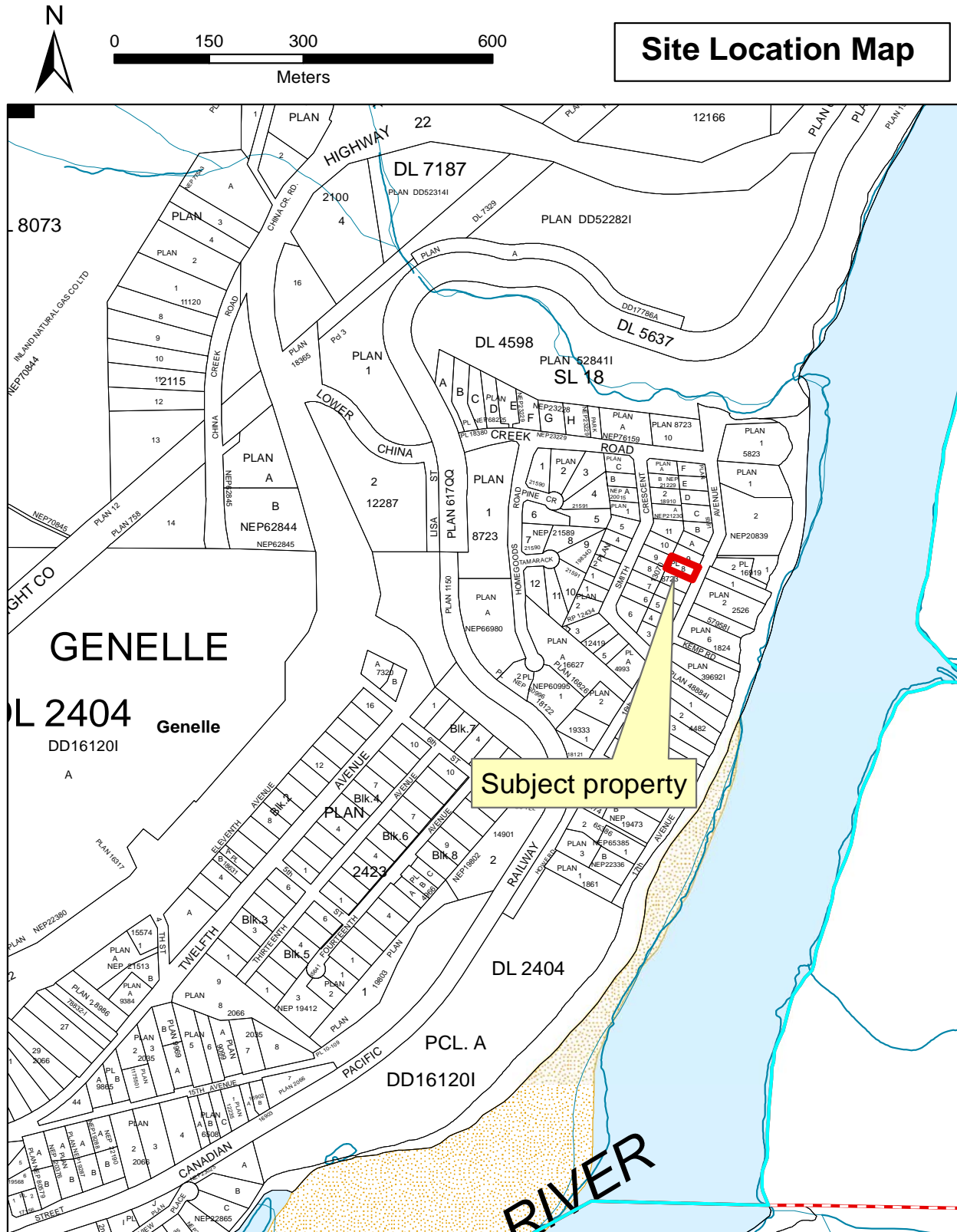
That the Development Variance Permit application submitted by Deb Borsato and Don Lukenbill for the property legally described as Lot 8, DL 2404, KD, Plan NEP8723, requesting a rear lot line variance of 2.54m (from 3m to 0.46m); an interior lot line variance of 2.54m (from 3m to 0.46m); and a height variance of 0.7m (4.5m to 5.2m), to build an accessory building, be presented to the Board for consideration with a recommendation of support.

ATTACHMENTS

Site Location Map

Site Photos

Applicants' Submission



Projected Coordinate System:
NAD 83 UTM Zone 11N

View of existing garage at back of lot.



View along interior lot line




View along rear lot line



Another view of interior lot line



489-14V
B-2404-07312.050

	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
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:

Types (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): DEB BORSATO & DON LUKENBILL

Address: 813 16TH AVE Box 230 GENELLE BC V0G 1G0

Telephone/Fax: 250-693-5427 Email: LUKEDRESHAN@CA. Land Area in ha _____

Legal description of land under application: LOT 8 PLAN NEP 8723 DISTRICT LOT 2404

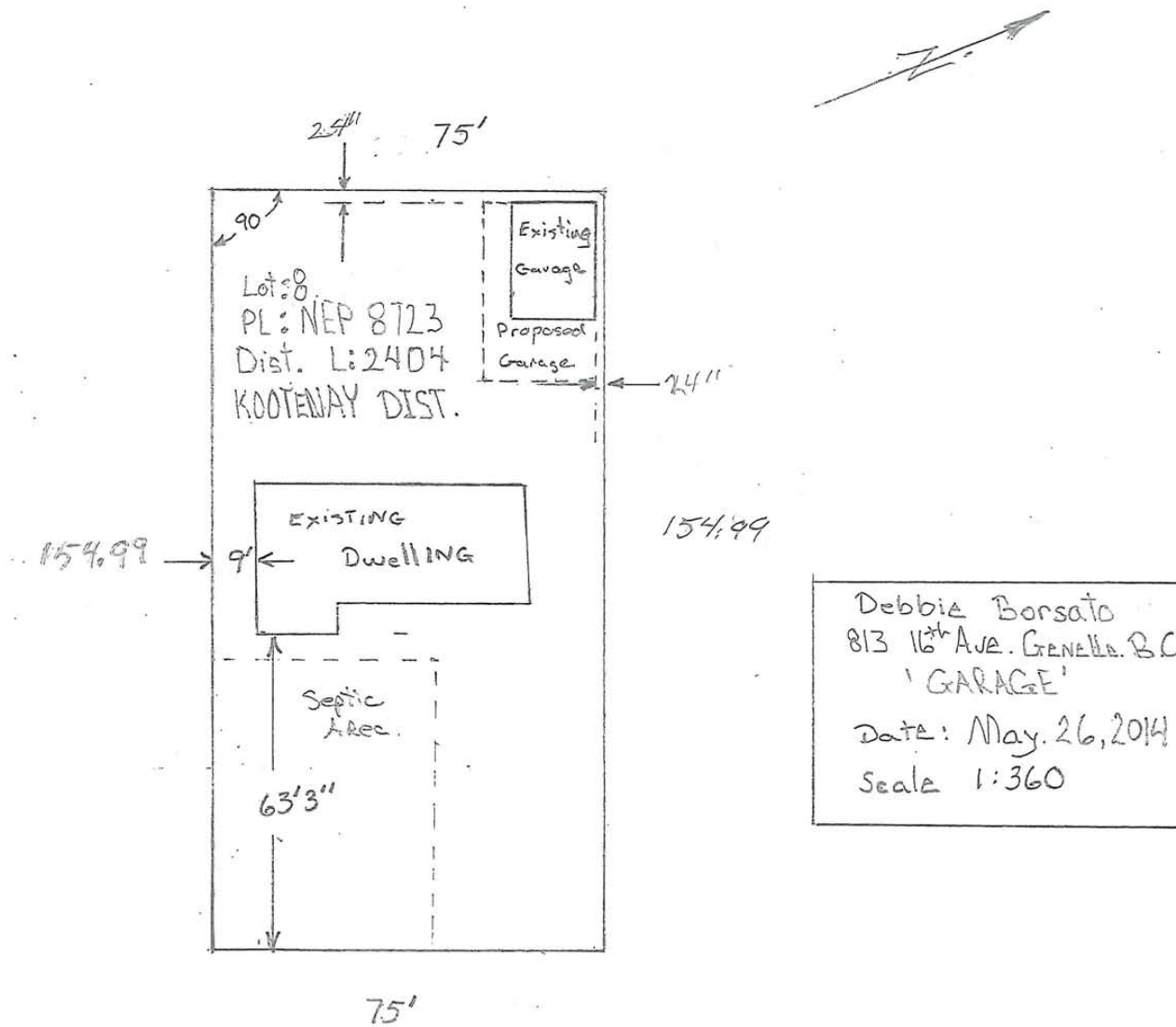
Proposal for the development of an accessory building (garage) approx 24' by 44' behind the house at the rear of the property.

We request that the rear setback be reduced from 9.8' to 2'.

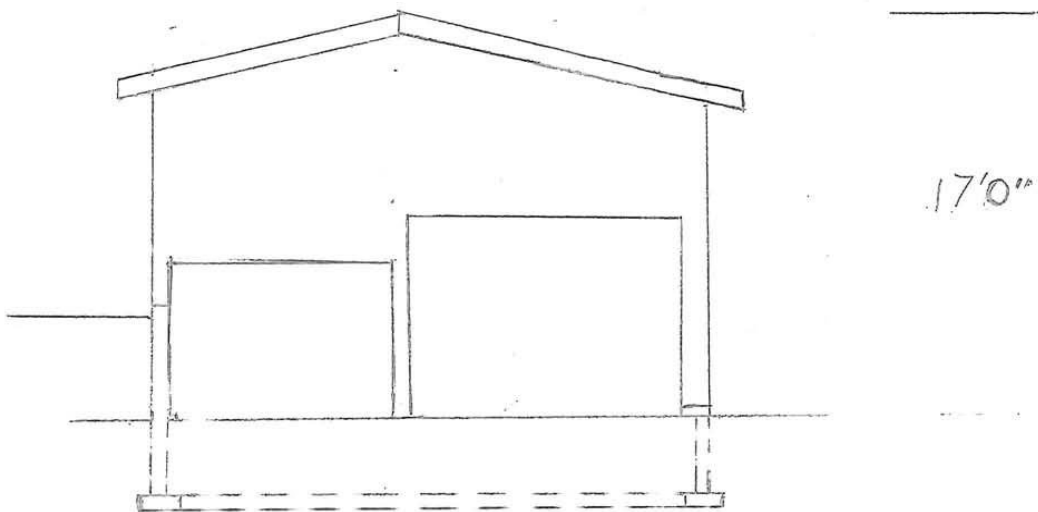
We also request the maximum average height be increased from 14.8' to 17'.

The variance for the setback has been requested in order to create an additional space for our vehicle maintenance area. This will improve access to the garage for recreational vehicle storage also.

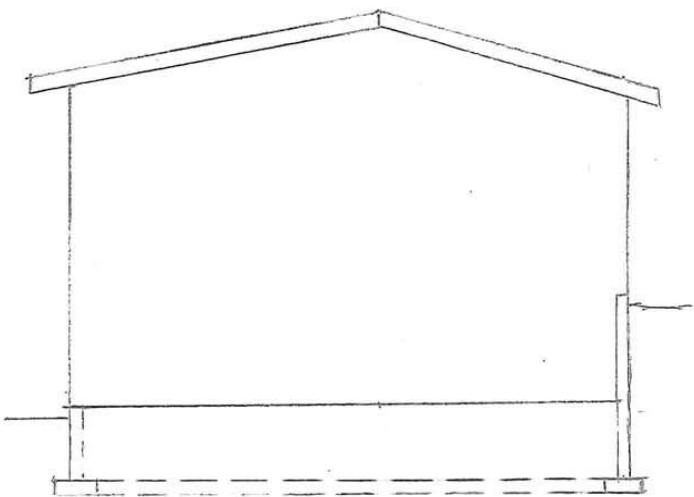
The height increase has been requested to allow increased head room for vehicles and also for overhead storage. The immediate neighbours have been contacted and have no objection with the increased height or the variance of 2' property line. They do not feel that the increased height of the garage will not adversely interfere with the view from their properties.



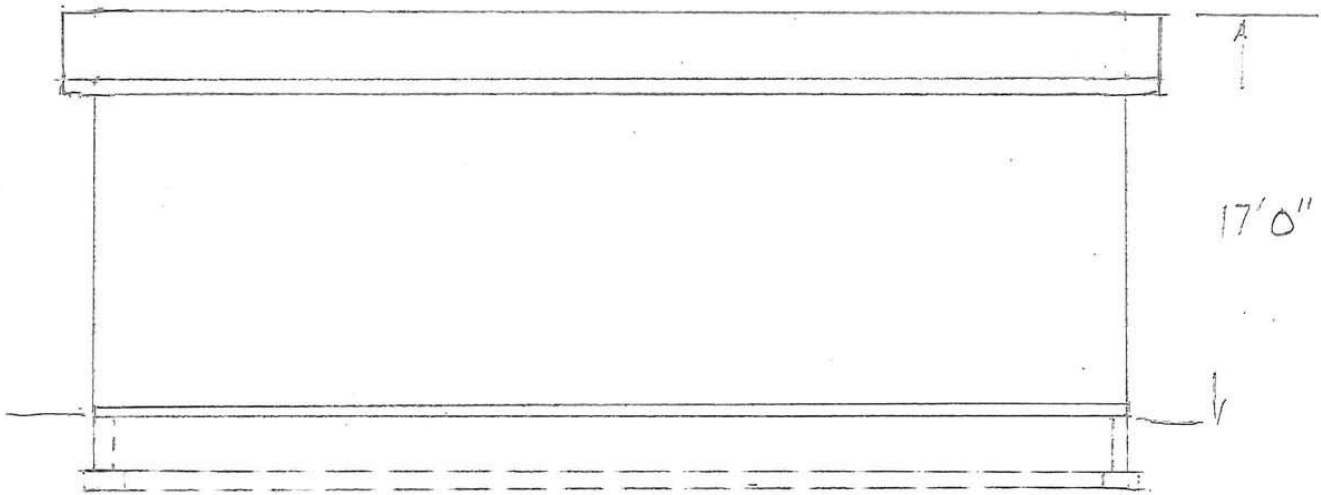
Debbie Borsato
 813 16th Ave. GENETIA B.C.
 'GARAGE'
 Date: May. 26, 2014
 Scale 1:360



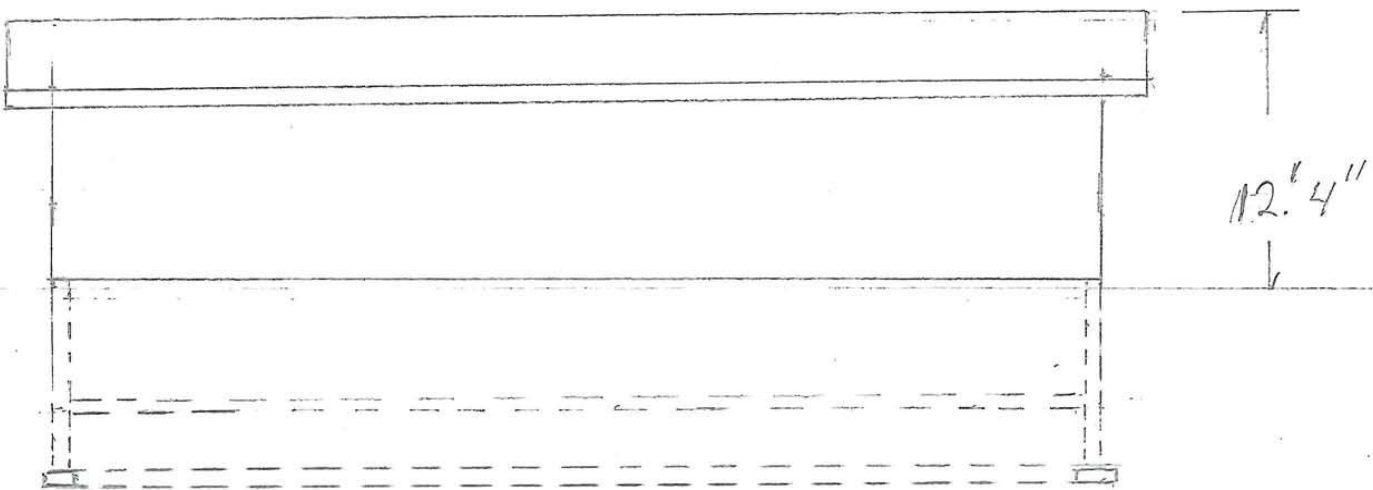
East View $9\frac{1}{64}'' = 1'$
(Front)



West View $9/64" = 1'$
(Back)



North View $9/64" = 1'$



South view $\frac{9}{64}'' = 1'$
(Yard)



Electoral Area Services Committee Staff Report

Prepared for meeting of July 2014

Development Variance Permit			
Owner: Waycor Holdings Ltd.		File No: C-969-04340.000	
Location: 121 Brown Road, Electoral Area of Christina Lake (Area 'C')			
Legal Description: Lot 1, DL 969, SDYD, Plan KAP5451 Parcel A Portion (PLAN 193215F)			Area: 0.126 acres (510 m ²)
OCP Designation: Waterfront Residential	Zoning: Waterfront Residential 2 (R2)	ALR status: No	DP Area: Waterfront Environmentally Sensitive
Contact Information: Wayne Kissick PO Box 378 Montrose , BC V0G 1P0 (250) 368-3773			
Report Prepared by: Jeff Ginalias, Assistant Planner			

ISSUE INTRODUCTION

Waycor Holdings Ltd. has applied for a Development Variance Permit (DVP) to construct a carport (accessory building) within the front parcel line setback from Brown Road. The applicant seeks a variance of 7.2m (from 7.5m to 0.3m) from the front parcel line setback for accessory buildings¹.

HISTORY / BACKGROUND FACTORS

The subject property is located at 121 Brown Road (*see Site Location Map*). The property is designated 'Waterfront Residential' in the Area 'C' OCP and zoned 'Waterfront Residential 2' (R2) in the Area 'C' Zoning Bylaw. The parcel is also within the Waterfront Environmentally Sensitive Development Permit Area. However this

¹ It appears the applicant also needs a variance from an interior parcel line setback and that is being included as part of the application. This is discussed in greater detail in the Report.

development proposal (no additional living space) does not require a development permit.

The parcel is one of two parcels on Brown Road which extend across the road towards Highway 3 (*see Parcel Report*). The accessory building would be on the uphill side of the road, away from the Lake (*see Site Photos*).

The proposed site has been dug out and used for parking and storage for years. This development would be a permanent structure in its place. The west half (roughly) of the site would be developed for the accessory building. The east half would not be developed and could continue being used for uncovered parking or storage.

PROPOSAL

The applicant requests a DVP to construct an accessory building within the front parcel line setback and an interior parcel line setback on the uphill side of Brown Road. The variances requested are:

- Front parcel line setback of 7.2m (from 7.5m to 0.3m); and
- Interior parcel line setback of 1.8m (from 3.0m to 1.2m).

As noted, the DVP application requested only a front parcel line setback variance. However, the proposed accessory building will also be within the westerly interior side parcel line setback. For an accessory building greater than 10m² the interior parcel line setback requirement is 3m. The applicant's drawing shows the west exterior wall of the accessory building at 7' (2.1m) from the interior parcel line. There is also a 3' wide existing retaining wall in the setback which will support the accessory building, which projects further into the setback. This retaining wall will be part of the structure and is subject to the setback provisions. Accordingly, for the development to proceed as proposed, the application is revised to reflect this interior parcel line setback request, which includes the retaining wall.

The retaining wall runs up behind the proposed structure and over to the eastern edge of the parcel. It may actually be in trespass on the parcel to the east. However, as there is no proposed development along the eastern parcel line, the retaining wall in that portion of the parcel is not subject to this application. Any trespass issues are matters for the parties. As noted below, it appears that the adjacent property owner is aware of the status of the proposed development.

IMPLICATIONS

In considering applications for Development Variance Permits, the RDKB generally considers whether the proposed variance will:

- a) Resolve a hardship;
- b) Improve the development;
- c) Cause negative impacts to the neighbouring properties.

The applicant suggests granting the variance will resolve a hardship. The steep slope behind the site makes it difficult, if not impossible, to place the accessory building further back from the road.

On improving the development, the applicant notes that parking along Brown Road historically has been a problem. The applicant suggests that constructing an accessory building just beyond the road will improve the development by alleviating parking constraints to some degree, and will be a more attractive feature than the current makeshift parking area.

Regarding negative impacts, the applicant submits that the neighbours most likely affected by the development support the application, as complaints on the temporary parking area are part of the impetus for the application (*see Applicant's Submission*).

If the application proceeds further, letters will be sent to neighbouring property owners advising them of the proposal and providing opportunity for comment.

REFERRAL

As the applicant proposes developing a structure within 4.5m of the property line from a provincial public highway (Brown Road), approval from the Ministry of Transportation and Infrastructure is required. The Ministry has issued the applicant a permit.

APC COMMENTS

The APC had no objections to the application. They inquired whether this was an alternate septic site, and if so, would placing a structure on the site inhibit that, or remove the potential for an alternate septic site on the parcel.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

There is no covenant or charge on title designating any portion of the parcel be used as a sewage disposal system. The current sewage disposal system is located on the Lake side of Brown Road, between the Road and house. The applicant advises that if the DVP is approved, there is room behind the site, for an alternate sewage disposal system. The bank rises steeply in this area, but it may be feasible to install a sewage disposal system there. The applicant advises the adjacent owner just placed a new system on their parcel in this back area.

RECOMMENDATIONS

That the staff report regarding the application for a Development Variance Permit submitted by Waycor Holdings Ltd. for the property legally described as Lot 1, DL 969, SDYD, Plan KAP5451 Parcel A Portion (PLAN 193215F), be received.

That the Development Variance Permit application submitted by Waycor Holdings Ltd. for the property legally described as Lot 1, DL 969, SDYD, Plan KAP5451 Parcel A Portion (PLAN 193215F), requesting a front parcel line variance of 7.2m (from 7.5m to

0.3m) and an interior parcel line variance of 1.8m (from 3.0m to 1.2m), to build an accessory building, be presented to the Board for consideration with a recommendation of support.

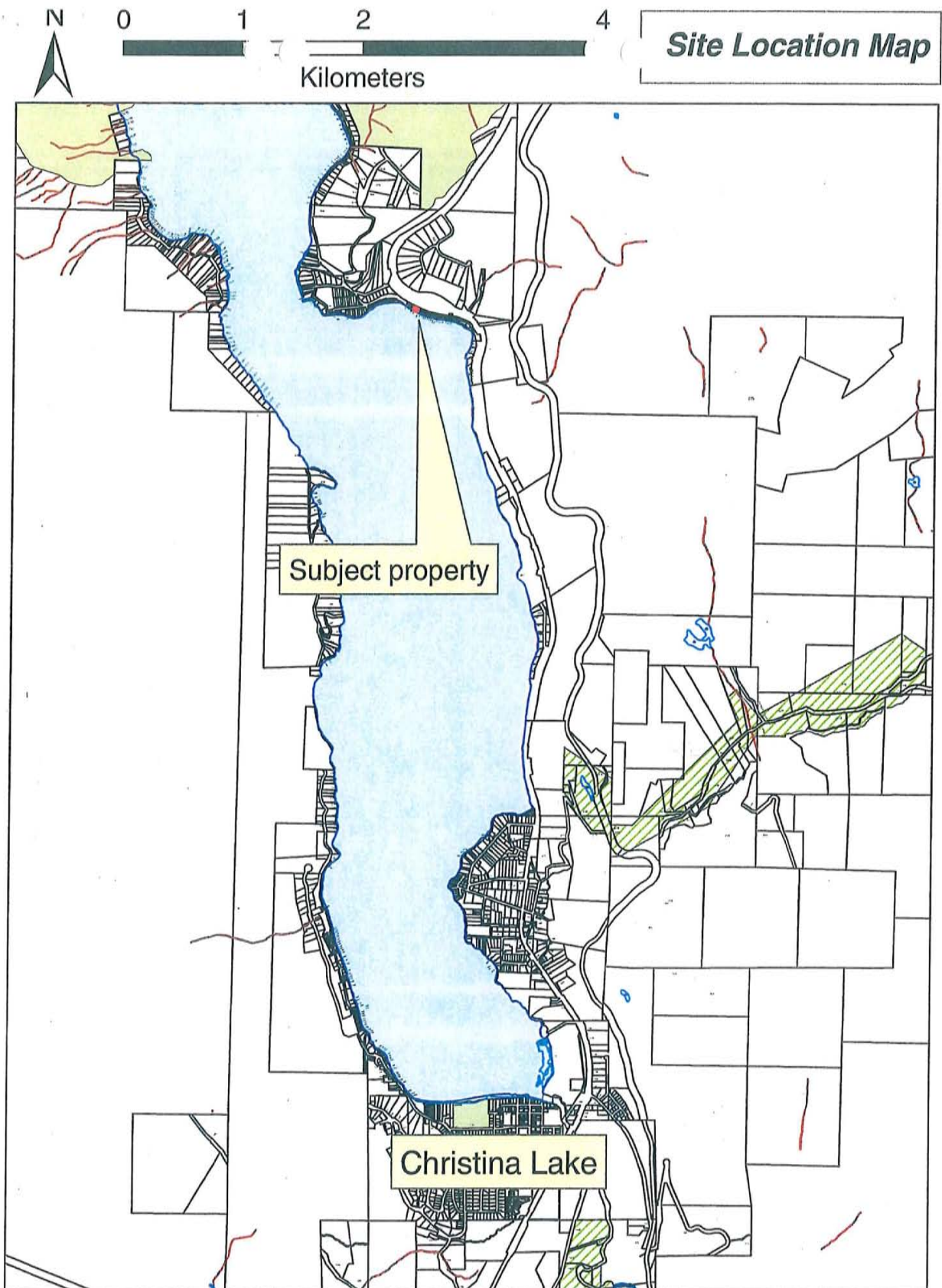
ATTACHMENTS

Site Location Map

Parcel Report

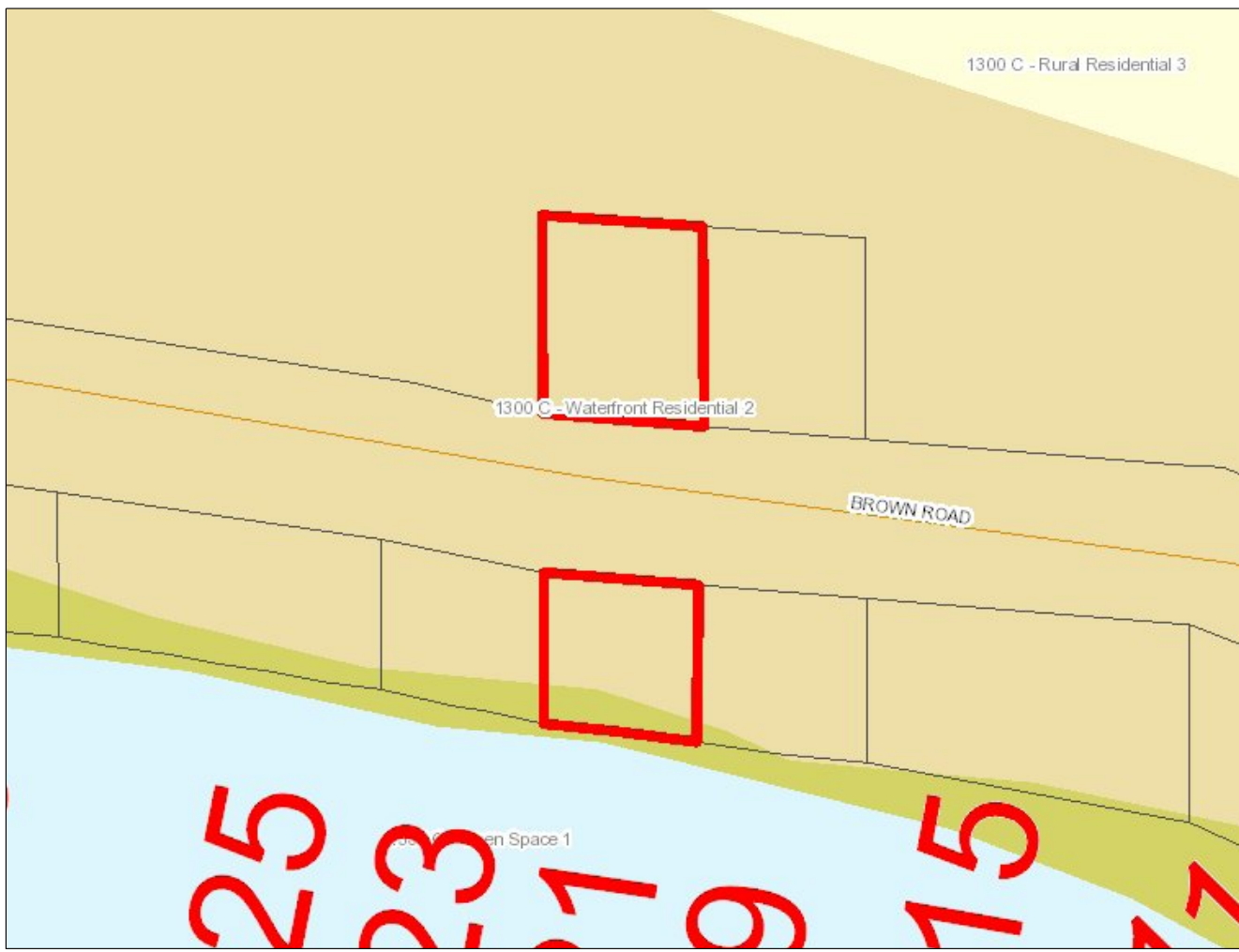
Site Photos

Applicant's Submission



Parcel Report

Thursday, June 26, 2014



Scale 1: 582

Legal Information

Plan: KAP5451	Section:	Jurs: 712	Lot Area: 0.126
Block:	Township:	Roll: 4340000	Area Unit: acr
Lot: 1	Land District: 54	PID: 001-596-985	Width (ft): 0
District Lot: 969			Depth (ft): 0
Street: 121 BROWN RD			
Description: Parcel A Portion (PLAN 193215F).			

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

DVP application

121 Brown Road

Photos RDKB

Views of area for proposed carport. Pole is property line.



Parking area and existing retaining wall.



Carport spot is area with tarp. Open area is parking w/ no structure.




Looking down Brown Road at proposed site.



Applicant's Submission

C-969-04340.000

	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
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:

Types (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): WAYCOR HOLDINGS LTD PER WAYNE & TANICE MISSICK

Address: 121 BROWN RD. MANNING ADDRESS P. Box 373 MONTROSE BC V0G 1P0

Telephone/Fax: 368 3773 Email: _____ Land Area in ha _____

Legal description of land under application: LOT 1 PH. KAP5451 D.L. 969

PARCEL A PORTON (PLAN 193215F)

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):

THE PROPOSAL IS TO CONSTRUCT A TWO CAR GARAGE 20'x20' FOR WINTER STORAGE OF BOAT & R.V. THE AREA HAS BEEN DUG OUT YEARS AGO & CONCRETE BLOCKS PLACED TO HOLD BACK THE DIRT BANK. WE HAVE HAD TEMPORARY COVERS IN THE PAST BUT NEIGHBORS CLAIM IT IS VERY UNSIGHTLY, SO WE WISH TO MAKE IT MORE PERMANENT. THE STEEP SLOPE AT THE REAR OF PROPERTY MAKES IT IMPOSSIBLE TO REMOVE MORE SOIL WITHOUT (PAGE 4)

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?	<input type="radio"/>	<input type="radio"/>
2. Are there any registered Easements over the subject property?	<input type="radio"/>	<input type="radio"/>
3. Is there legal and practical road access to the subject property?	<input type="radio"/>	<input type="radio"/>

****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.

UNDERMINING THE ROAD ABOVE. WE NEED A VARIANCE ON THE FRONT LINE TO ALLOW THE CARPORT TO FIT ON. THERE ARE ONLY TWO PROPERTIES THAT CROSS THE ROAD, OURS AND THE NEIGHBORS, OTHER THAN THAT THE ROAD IS VERY CONGESTED WITH CARS PARKED ON THE ROAD LEAVING ONLY ONE WAY TRAFFIC AT TIMES. THIS AREA WILL ALLOW COVERED PARKING THAT IS COMPLETELY OFF THE PAVED ROAD.

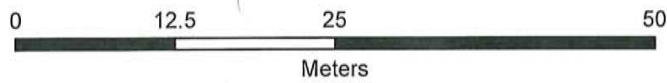
WE ARE UNABLE TO GO BACK FURTHER BECAUSE OF THE VERY STEEP BANK BEHIND.

THERE FOR WE ARE REQUESTING A ONE FOOT SET BACK FROM OUR PROPERTY LINE, AND IT WILL BE 13 FT FROM THE PAVED EDGE OF BROWN RD.

THIS WILL HAVE NO NEGATIVE EFFECTS ON THE NEIGHBORING PROPERTIES, IN FACT IT WILL BE VERY POSITIVE COMPARED TO THE APPEARANCE OF THE TEMPORARY COVERS WITH TARS AND TWO BY FOUR CONSTRUCTION THAT WE HAVE BEEN USING IN THE PAST.

THIS PLAN HAS BEEN APPROVED BY THE MINISTRY OF HIGHWAYS, COPY OF LETTER ENCLOSED.

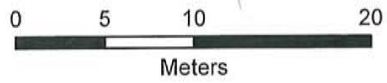
THANKS
W. [Signature]



121 Brown Rd



Projected Coordinate System:
NAD 83 UTM Zone 11N

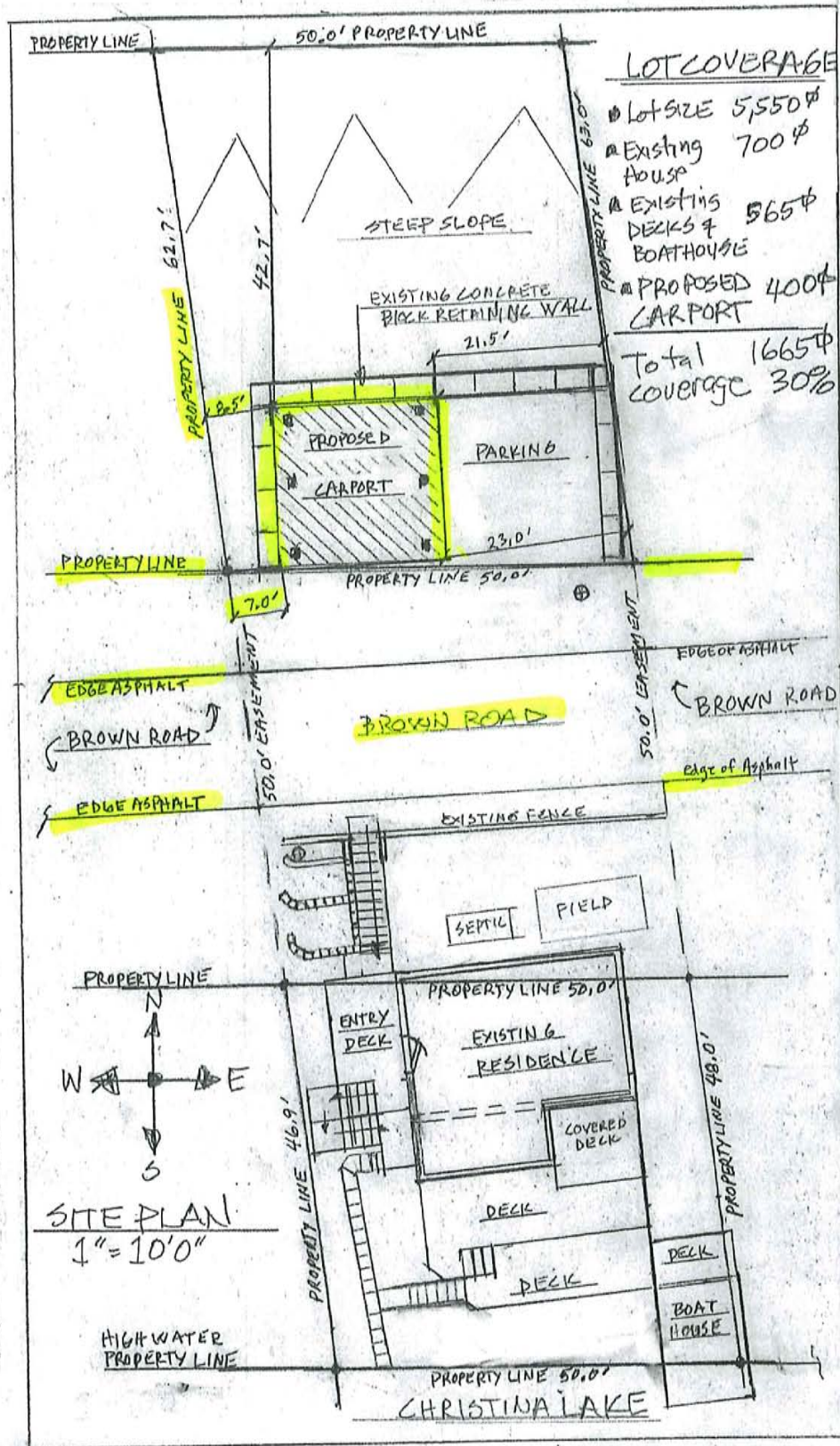


121 Brown Rd

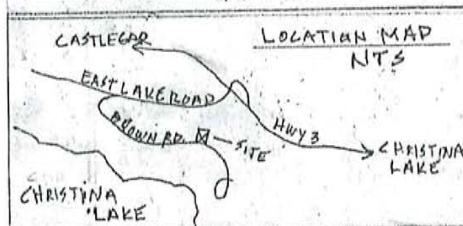
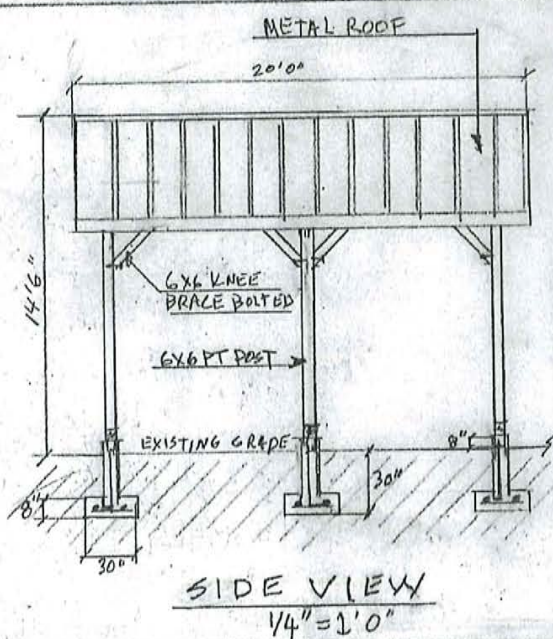
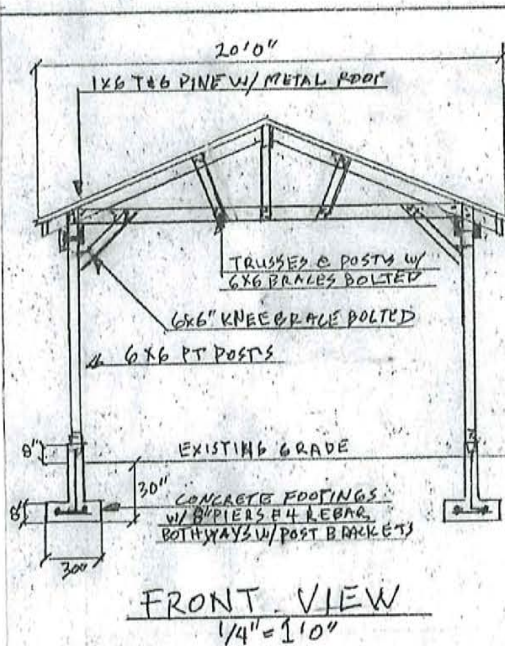
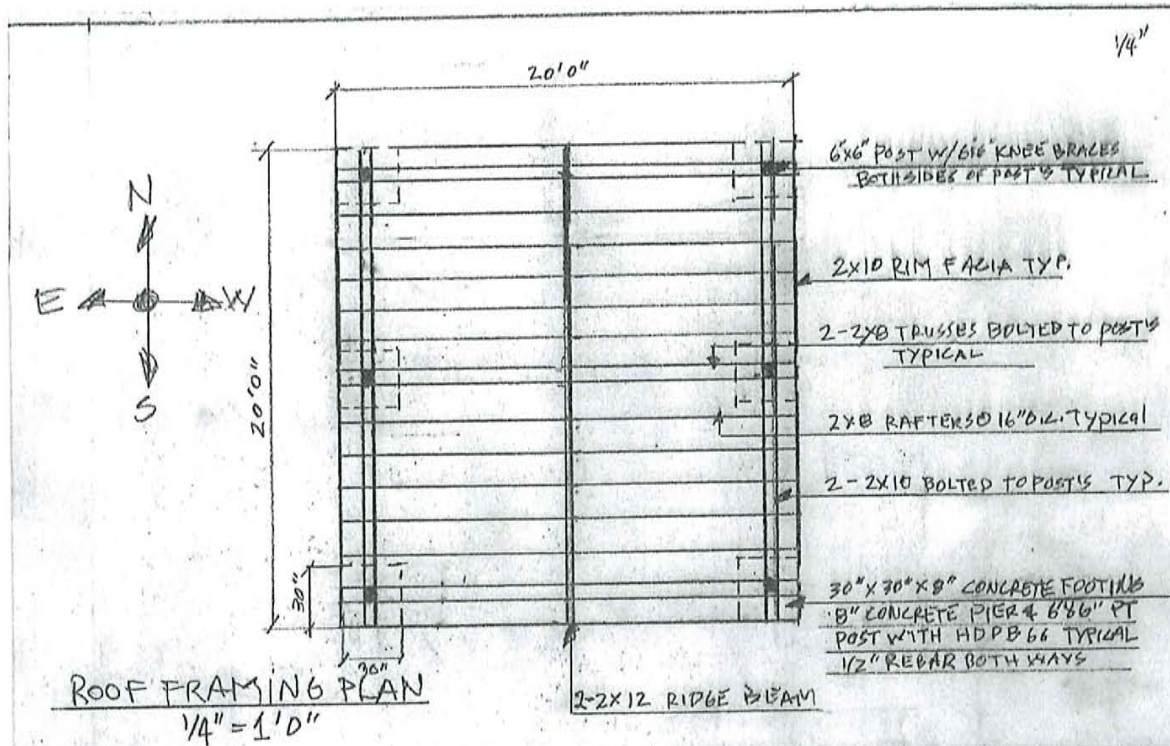


Projected Coordinate System:
NAD 83 UTM Zone 11N

Applicant's Submission



Applicant's Submission



PROPOSED CARPORT PLAN

OWNER: MR & MRS KISSICK-WAYCOR HOLDINGS LTD
 ADDRESS: 121 BROWN ROAD, CHRISTINA LAKE, BC
 LEGAL: PID: 001-596-985 PLAN: KAP 5451
 LOT 1 LAND DISTRICT-54 DISTRICT LOT-969



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Permit/File Number: 2014-02032
Office: Grand Forks Area Office

PERMIT TO REDUCE BUILDING SETBACK LESS THAN 4.5 METRES FROM THE PROPERTY LINE FRONTING A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE
MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE
NISGA'A FINAL AGREEMENT ACT.

BETWEEN:

The Minister of Transportation and Infrastructure
Grand Forks Area Office
7290 2nd Street
Box 850
Grand Forks, BC V0H 1H0
Canada

("The Minister")

AND:

Wayne Kissick Waycor Holdings Ltd.
Box 378
Montrose, British Columbia V0G 1P0
Canada

("The Permittee")

WHEREAS:

- A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;

- B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:

The construction of a building, the location of which does not conform with British Columbia Regulation 513/04 made pursuant to section 90 of the Transportation Act, S.B.C. 2004, namely; to allow Waycor Holdings Ltd. (Kissick) - Setback for carport, Brown Road, Christina Lake 20'x20' carport with truss roof and six 6"x6" posts 10' high within 4.5m setback from, Brown Rd, located at 121 Brown Road, Christina Lake, BC, Parcel A (Plan 193215F) of Lot 1, District Lot 969, SDYD, Plan 5451, as shown on drawing .

- C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

1. This permit may be terminated at any time at the discretion of the Minister of Transportation and Infrastructure, and that the termination of this permit shall not give rise to any cause of action or claim of any nature whatsoever.
2. This permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.
3. The Ministry of Transportation and Infrastructure and/or the Maintenance Contractor shall not be held accountable for any damage(s) to the said structure, however caused.
4. No further additions or improvements shall be made to the said structure without prior consent of the Ministry of Transportation and Infrastructure.
5. No portion of the structure shall encroach upon the Highway right-of-way.
6. Should the said structure be destroyed, removed or dismantled, this permit is automatically cancelled and another permit will not necessarily be granted for a new similar structure.



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Permit/File Number: 2014-02032

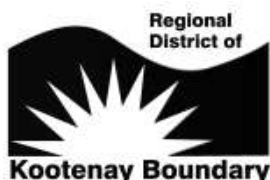
Office: Grand Forks Area Office

7. At the end of the term of this permit, or when the permit is cancelled or abandoned, the Permittee shall, if so requested by the Minister, remove all installations and shall leave the site as near as reasonably possible in the condition it was in before this permit was issued or such other condition as shall reasonably be required by the Ministry Representative. If the Permittee refuses to comply with these obligations, the Minister may perform them as required and the Permittee shall be liable to the Minister for the costs of doing so.
8. The Permittee acknowledges that the issuance of this permit by the Minister is not a representation by the Minister that this permit is the only authority needed to carry out the Use. The Permittee shall give deference to any prior permission given for use of the right of way in the vicinity of the permit area, shall obtain any other permission required by law, and shall comply with all applicable laws regardless of their legislative origin.
9. The Permittee will at all times indemnify and save harmless Her Majesty the Queen in Right of the Province of British Columbia, as represented by the Minister of Transportation and Infrastructure, and the employees, servants, and agents of the Minister from and against all claims, demands, losses, damages, costs, liabilities, expenses, fines, fees, penalties, assessments and levies, made against or incurred, suffered or sustained by any of them, at any time or times (whether before or after the expiration or termination of this permit) where the same or any of them are sustained in any way as a result of the Use, which indemnity will survive the expiration or sooner termination of this permit.
10. The Permittee shall make diligent attempts to determine if there are other users of the right of way in the vicinity of the Permittee's location whose use may be affected. It shall be the responsibility of the Permittee to contact any such users before exercising any of the rights granted hereunder and to attempt to reach an accommodation.
11. The Permittee shall be responsible for replacing any survey monuments that may be disturbed or destroyed by the Use. Replacement must be by a British Columbia land surveyor at the Permittee's expense.
12. Permittee shall supply surveyed "AS BUILT" drawings upon completion of the said works. Drawings must include offset from right-of-way boundary.
13. Any damage to the Ministry of Transportation and Infrastructure's right-of-way as a direct result of the permitted works, shall be repaired and maintained by the permittee in perpetuity.
14. Permittee shall be responsible for locating, and for any damage to, other works within highway right-of-way.
15. The Permittee shall determine the location of highway right-of-way to ensure their permitted work is within Ministry jurisdiction. The Permittee is responsible for all trespass issues.
16. The Permittee may not assign any part of this Agreement without the consent, in writing, of the Minister.
17. The Ministry contact person is Jill Carruthers, District Development Technician – Jill.Carruthers@gov.bc.ca – 250-354-6380

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

Dated at Grand Forks, British Columbia, this 21 day of May, 2014

On Behalf of the Minister



Electoral Area Services Committee Staff Report

Prepared for meeting of July 2014

Development Variance Permit			
Owner: Cindy Milford		File No: C-317-00299.020	
Agent: Keith Williams			
Location: 73 Sandner Road, Christina Lake			
Legal Description: Parcel D, Block 17, DL 317, SDYD, Plan KAP50		Area: 669 m ² (0.16 acre)	
OCP Designation: Residential	Zoning: Single Family Residential 1 (R1)	ALR status: No	DP Area: none
Contact Information: Keith Williams 412 Butchart Drive Edmonton, AB T6R 1P8 Ph: 780-430-7357 cwilliams@nexthrsolutions.ca			
Report Prepared by: Jeff Ginalias, Assistant Planner			

ISSUE INTRODUCTION

Cindy Milford, through her agent Keith Williams, has applied for a Development Variance Permit on a residential parcel at Christina Lake. She seeks a height variance of 2.2m, from 4.6m to 6.8m, to construct a two storey accessory building.

HISTORY / BACKGROUND FACTORS

The subject property is located at 73 Sandner Road (*see Site Location Map*). The property is designated 'Residential' in the Area 'C' OCP and zoned 'Single Family Residential 1' (R1) in the Area 'C' Zoning Bylaw.

This 0.16 acre (669m²) parcel has an existing dwelling and accessory building on it. The applicant wants to replace the one-storey accessory building with a two storey accessory building (garage on the lower level and secondary suite on the upper level).

This application was before the EAS Committee in April and in June. The original application requested four separate variances: parcel coverage expansion, a height variance, and variances from the rear parcel line and exterior parcel line setbacks. After concerns were raised about the scope of the development on this small lot, the application has now been revised to request only a height variance (*see Ortho Photo; Site Photos*).

The setback variances were initially requested as the applicant wished to build upon the existing foundation, which is about 1 meter from the rear parcel line and the exterior parcel line. However, the applicant now proposes placing the building on a new foundation which will be beyond the setbacks (3.0m from the rear setback and 1.5m from the exterior side setback abutting an undeveloped R/W).

The applicant has also reduced the proposed size of the building such that no parcel coverage variance is required. The existing dwelling and the new accessory building will cover 33% of the parcel. Currently, development on the parcel is just under 31%.

The height variance is still requested, but it has been reduced from an initial request of 7.62 meters to 6.8m.

A secondary suite is a permitted use on this parcel, provided it conforms to the secondary suites zoning requirements (Section 324). It appears that the proposed secondary suite complies with the size restrictions. Compliance with the secondary suite regulations will be determined during the building permit process.

PROPOSAL

The applicant seeks a Development Variance Permit to construct an accessory building above the permitted height. The variance requested is:

- Height variance for an accessory building of 2.2m (from 4.6m to 6.8m).

IMPLICATIONS

In considering applications for Development Variance Permits, the RDKB generally considers whether the proposed variance will:

- a) Resolve a hardship;
- b) Improve the development;
- c) Cause negative impacts to the neighbouring properties.

A discussion on these criteria and how these are satisfied is included with the application (*see Applicant's Submission*).

Concerning negative impacts to neighbouring properties, if the application proceeds to the Board, letters will again be sent to neighbouring property owners advising them of the proposal and providing opportunity for comment.

REFERRAL

The application was referred to the Ministry of Transportation and Infrastructure as the proposed development will be within the 4.5m Ministry setback from the undeveloped portion of the Naomi Road R/W. The Ministry has issued the applicant a permit for the building. The new proposal is further from the R/W than originally proposed, although still within the Ministry setback, requiring Ministry approval. The applicant has been advised to contact the Ministry about the revised proposal.

APC COMMENTS

This application has been before the APC four times. The APC repeatedly expressed concerns on the proposed scope of the development, notably on an initial request to expand parcel coverage, but also on the requests to build within the setbacks and the height relaxation. In short, they felt that the proposal was too big for the modest sized parcel.

At the June APC meeting, the APC suggested the applicant revise the proposal to eliminate any parcel coverage expansion, and to eliminate any setback variances. They were silent on height, suggesting that they might entertain such a request if the other requests were withdrawn.

The applicant responded with the current proposal, which moves the location away from the setbacks, and re-orientates the layout of the building. The only variance requested is for height, with the height request being about 1 meter less than originally proposed. The application was then reviewed by the APC in July.

With those revisions, the APC commented that they have no objections to the proposal.

PLANNING AND DEVELOPMENT COMMENTS

This application has been considered a number of times over the past few months. It has been revised to be a smaller development than originally proposed, although there is still a request for height relaxation. While the height request is less than originally proposed, the subject of height has raised some concern, and that may still be the case. If the application proceeds to the Board, neighbouring property owners will be notified by letter and potentially affected parties will have the opportunity to provide comments to the Board.

RECOMMENDATION

That the staff report regarding the application for a Development Variance Permit submitted by Cindy Milford, through her agent Keith Williams, for the property legally described as Parcel D Block 17, DL 317, SDYD, Plan KAP50, be received.

That the application for a Development Variance Permit submitted by Cindy Milford, through her agent Keith Williams, for a height variance of 2.2m (from 4.6m to 6.8m) for an accessory building on the property legally described as Parcel D Block 17, DL 317,

SDYD, Plan KAP50, be presented to the Board for consideration with a recommendation of support.

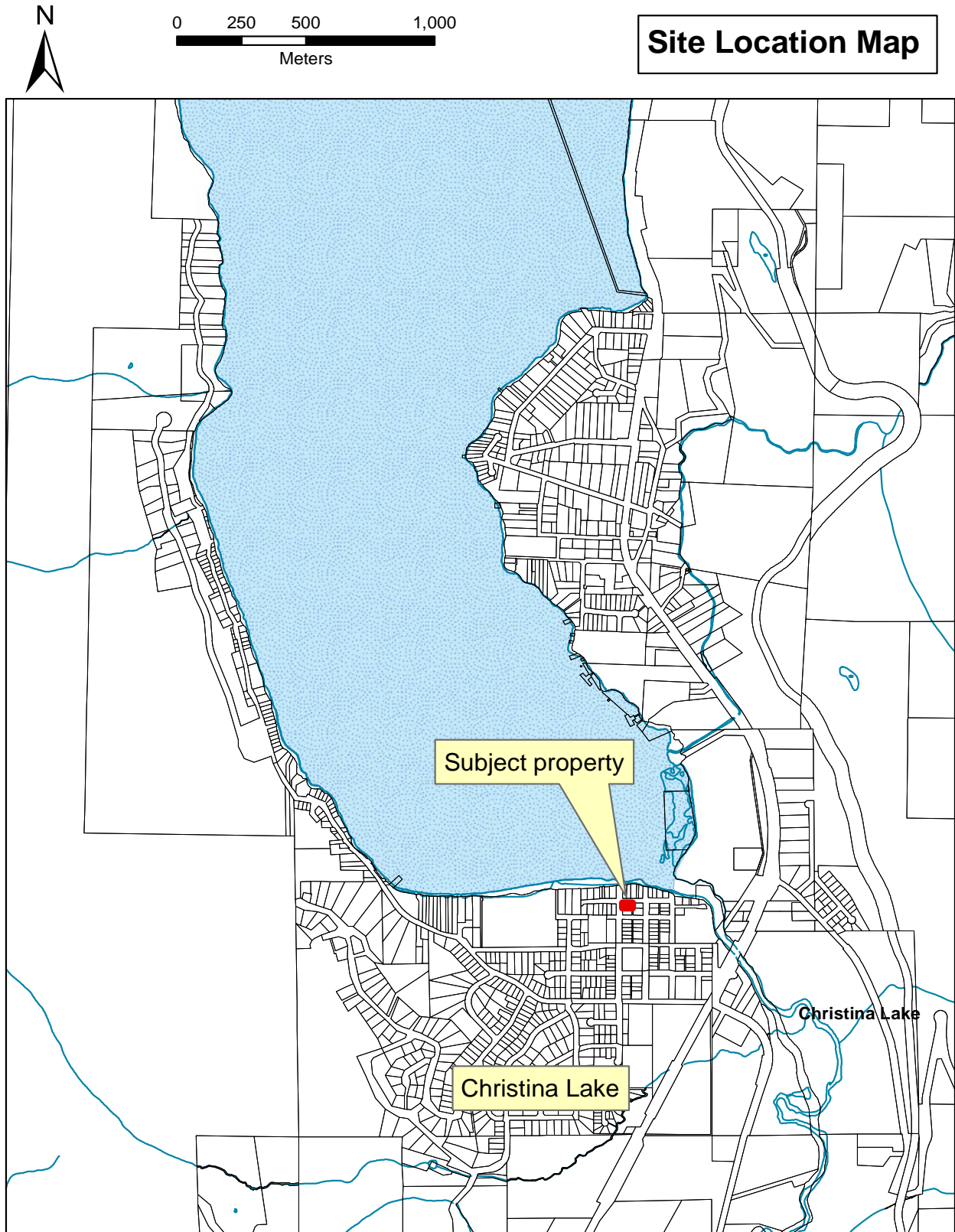
ATTACHMENTS

Site Location Map

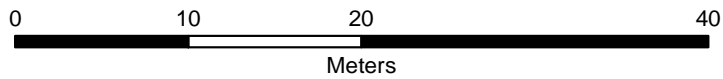
Ortho Photo

Site Photos

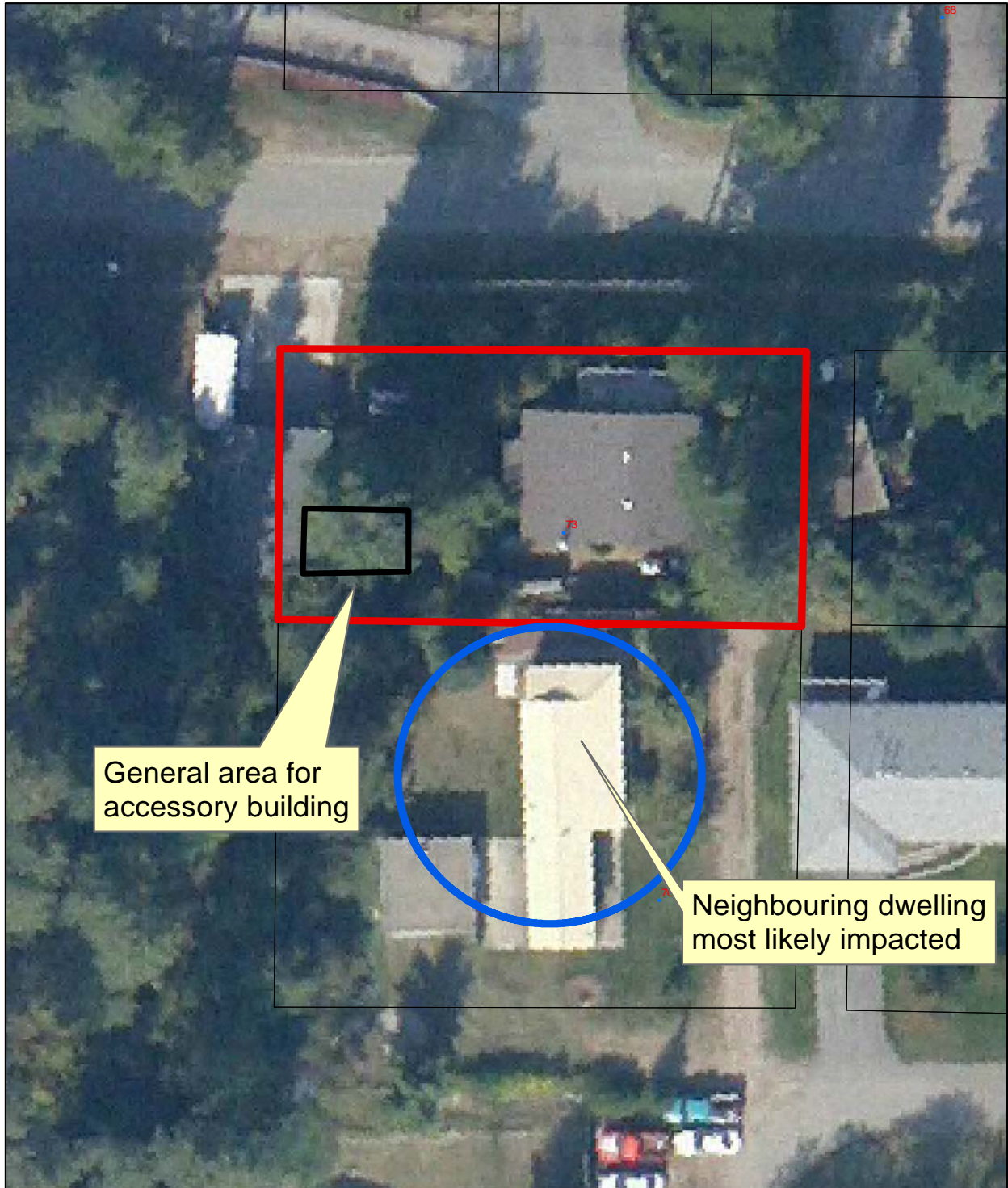
Applicant's Submission



Projected Coordinate System:
NAD 83 UTM Zone 11N



Ortho Photo



Projected Coordinate System:
NAD 83 UTM Zone 11N

Site Photos
73 Sandner Road

March 22 2014
Photos by RDKB



Looking south from Sandner Road (dwelling not part of application)



Looking south at accessory building (site under application)



Looking west/southwest towards accessory building



Looking south at accessory building (site under application).
Undeveloped R/W is to the west.

Site Photos
73 Sandner Road



Accessory building from neighbouring parcel



Accessory building from neighbouring parcel

March 22 2014
Photos by RDKB



Looking south at accessory building area to be expanded



Looking SE from accessory building towards neighbours dwelling

Site Photos

April 23, 2014

Existing building from Sandner Road. Board (red line) shows original height request.
Black arrow shows proposed new height (approx). From 7.62m to 6.8m.



Building from different angle, showing height and neighbour's house in background.
Black arrow shows proposed new height (approx). From 7.62m to 6.8m.



Site Photos

April 23, 2014

View North from 1648 Nishi Lane.

Black arrow shows proposed new height (approx). From 7.62m to 6.8m.



Neighbour's view from North parcel line on 1648 Nishi Lane.

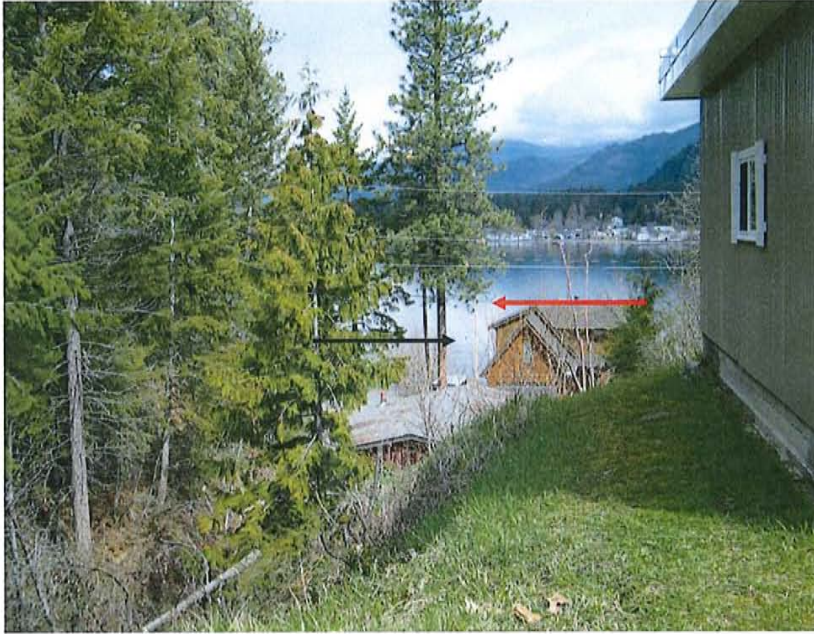
Black arrow shows proposed new height (approx). From 7.62m to 6.8m.



Site Photos

April 23, 2014


View North from west side of garage on 70 LaValley Road towards Lake.
Black arrow shows proposed new height (approx). From 7.62m to 6.8m.



View towards Lake across parcel from edge of bluff on 70 LaValley Road.
Black arrow shows proposed new height (approx). From 7.62m to 6.8m.



Applicant's Submission

	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:

Types (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): MRS CINDY MILFORD

Address: 120 52328 RANGE ROAD 233 SHERWOOD PARK AB T8B 0A

Telephone/Fax: 780 467 5880 Email: SPECTRUMJEWELLERY@shaw.ca Land Area in ha 667m²

Legal description of land under application: DL 317, SD4D, PLAN KAP50
PARCEL D CA3508975 - From Lots 9 & 10

Page 1 of 4

Should the property owners elect to have someone act on their behalf in submission of this application, the following Agent's Authorization section must be completed.

AGENT'S AUTHORIZATION

I, CINDY MILFORD hereby authorize KEITH WILLIAMS to act on my behalf in respect of this application.

Name of Authorized Agent: KEITH WILLIAMS

Address of Agent: 412 BUTCHART DRIVE EDMONTON AB T6R1P8

Telephone/Fax: 780 430-7357 Email: K.WILLIAMS@SOUTHCARE.VN

Signature of Owner: [Signature] Date: MAR 04/2014

The following Declaration should be completed ONLY if the subject property HAS NOT been used for industrial or commercial activity as defined on the attached Contaminated Sites Regulation Schedule 2.

DECLARATION PURSUANT TO THE ENVIRONMENTAL MANAGEMENT ACT

I, CINDY MILFORD, owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not, to my knowledge, been used for industrial or commercial activity as defined in the list of "Industrial and Commercial Purposes and Activities" (Schedule 2) of the *Contaminated Sites Regulation* (B.C. Reg. 375/96). I therefore declare that I am not required to submit a Site Profile under Section 40.1 or any other section of the *Environmental Management Act*.

Signature: [Signature]

Date: MAR 4/2014

Please submit this application form to our office(s) with appropriate fees and supporting information (page 2).

NOTE: Should the subject property have been used for the purpose of any category listed on Schedule 2, a Ministry of Environment Site Profile form Schedule 1 (available from Regional District offices in Trail and Grand Forks or on the RDKB web site www.rdkb.com) must be completed and submitted to our offices with this Application form and the appropriate RDKB fees.

I, the undersigned, hereby certify that the information provided with respect to this Regional District of Kootenay Boundary application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

Signature of Owner: [Signature]

Date: MAR 4/2014

****Applicants are entitled to appear before the Electoral Area Advisory Planning Commission and the Planning and Development Committee to explain the nature of their request. Should the applicant choose to exercise this option it is their responsibility to contact the Electoral Area Advisory Planning Commission Chairperson, or the RDKB Planning and Development Department Secretary, as is appropriate, with respect to meeting schedules and procedures. As a final option, the applicant may also choose to appear before the full RDKB Board of Directors to explain the nature of their request. Appearances before both the Planning and Development Committee and the Board of Directors require written notification at least one week prior to the scheduled meeting. Information as to RDKB meeting schedules may be obtained on the RDKB web site www.rdkb.com or by calling the Regional District of Kootenay Boundary Trail office.**

73 Sandner Road DVP application Supporting Information

Currently there is a home and garage on this property. I plan to rebuild the garage, and build a carriage house on top of it. To achieve this, I am requesting the following:

Height Variance: The height allowance for an accessory building is 4.6m (15ft). To place the carriage house over the garage will require a height of 6.8m (22.25ft). I am aware that when building on a slope, height can be determined by averaging the height of each exterior face. I have considered this in determining the height request.

Carriage House: No variance is requested for the carriage house (secondary suite). It will be designed to satisfy the criteria of Section 324 of the Zoning Bylaw. Notably, the floor will not exceed 90m² or 40% of the floor area of the single family dwelling, whichever is less.

Reasons and justification for the DVP request: The height variance request is to allow for orderly development of this small lot. A new building improves the neighbourhood as the existing accessory building is old and unattractive. Allowing for additional height makes the development more compact, rather than a couple very small buildings spread out on the lot.

I don't believe the proposed height will adversely affect neighbours. The land rises going south away from the Lake, and the neighbours to the south are situated above this lot. Thus, the requested height should not have a great impact on them as they will be mostly above it. I have reduced the height to accommodate concerns which have been raised and have taken other steps to address these concerns.

[illegible]

Lot line was extinguished on 12-30-2013.

BLOCK 17
PLAN 50

NOTES

- all distances are in metres.
- this plan was prepared for mortgage purposes and is for the exclusive use of the mortgagee.
- "This document shows the relative location of the surveyed structures and features with respect to the boundaries of the lands. This document shall not be used to define property lines or property corners."
- "THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

I certify that the structure(s)
is/are located as shown. Dated
this 27th day of September, 2012

B.C.L.S., C.L.S.

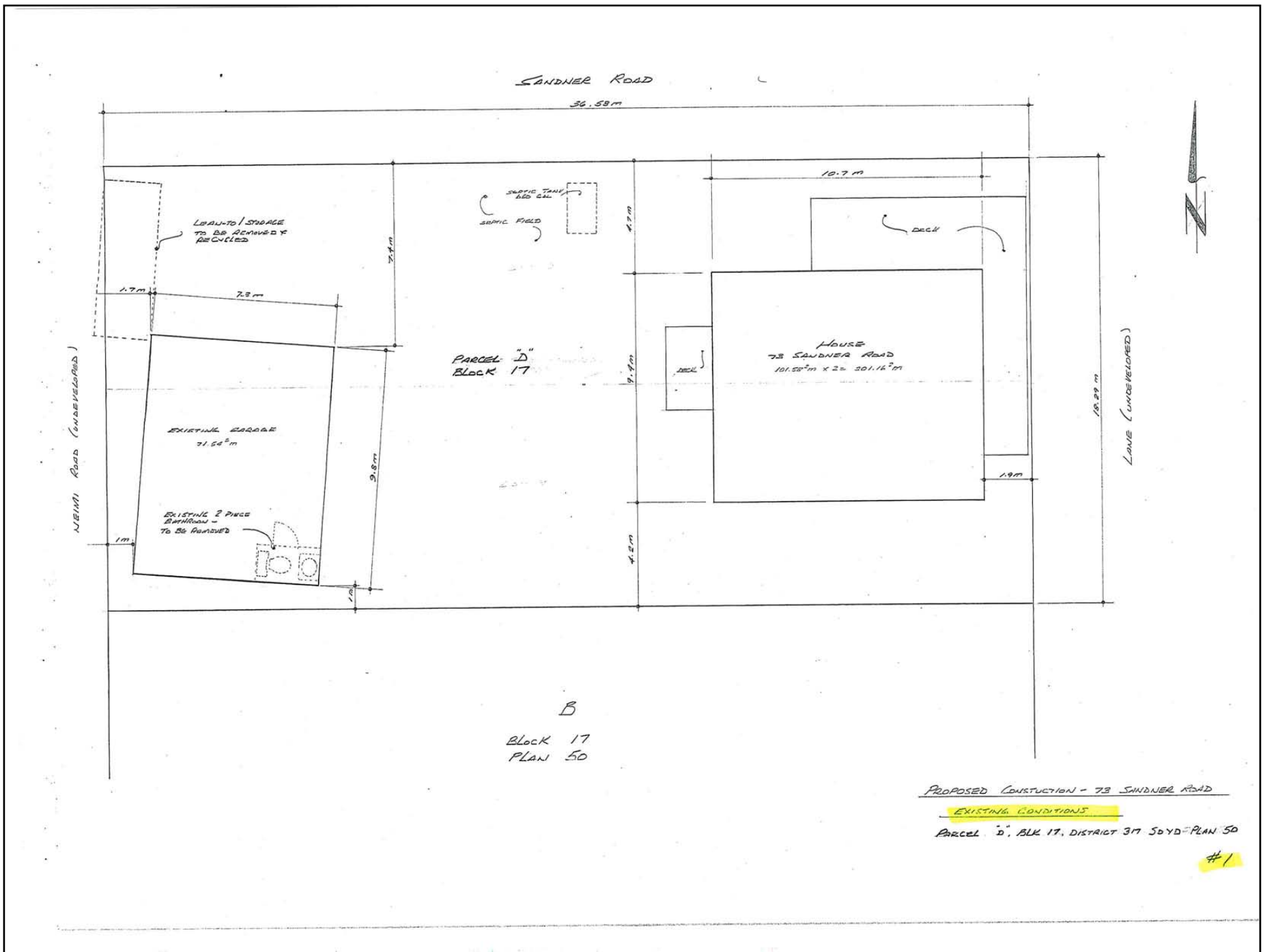
© A.F. Hoefstoot, B.C.L.S. 2012

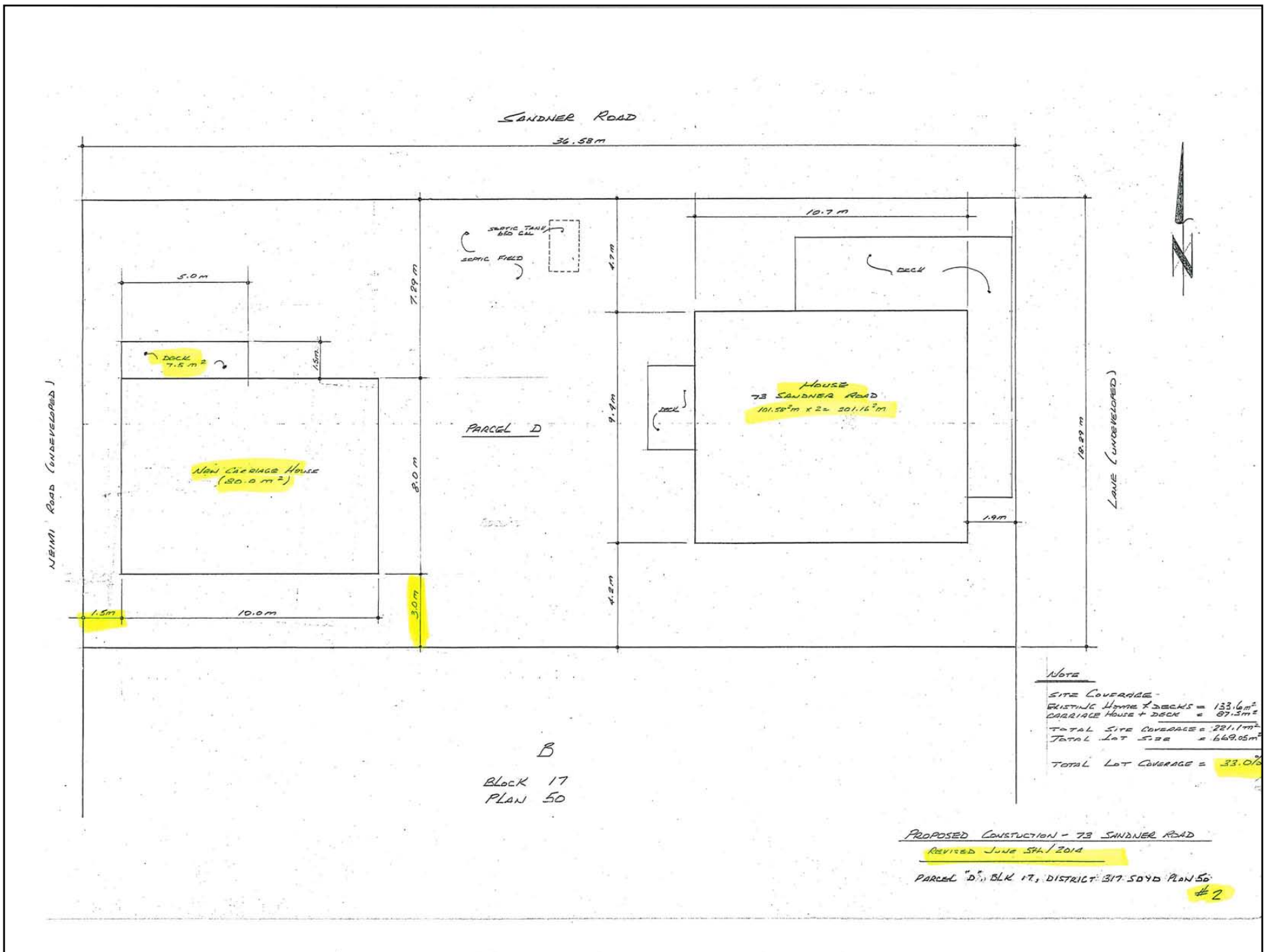
A. F. NOEFSLOOT
BRITISH COLUMBIA LAND SURVEYOR
P.O. BOX 2740, GRAND FORKS, BC,
V0N 1H0 250-442-5587

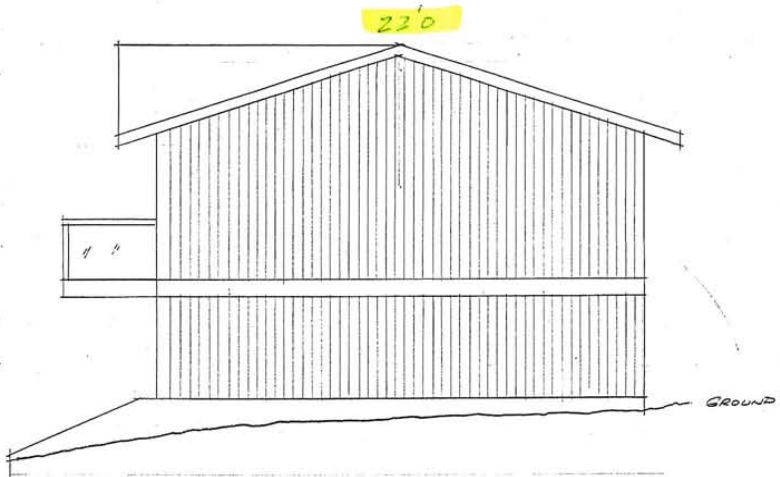
12-Hours

DATE: September 27, 2012
SCALE: 1:300

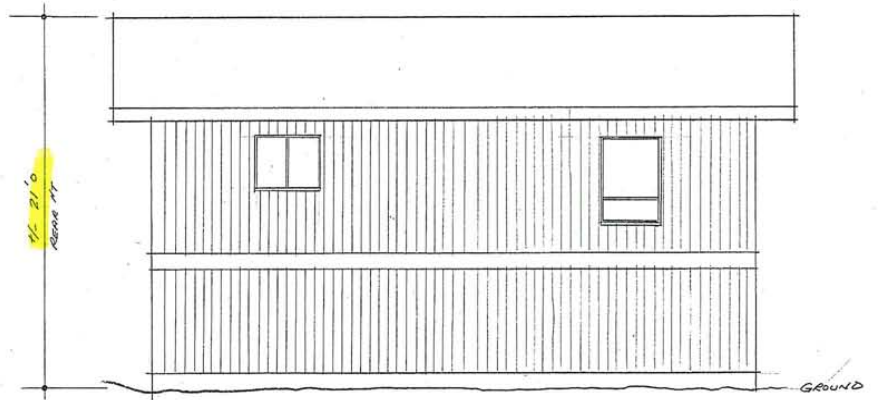
CHECKED BY: AFH
DRAFTED BY: TSB
DESIGNED BY: AFH



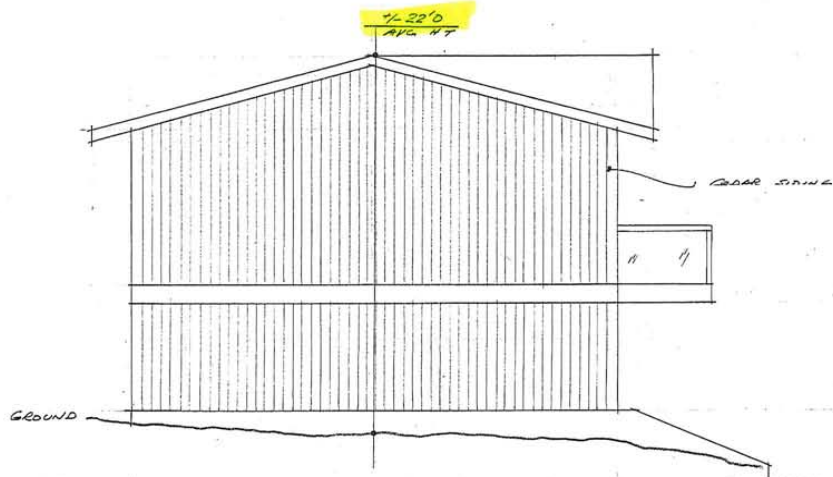




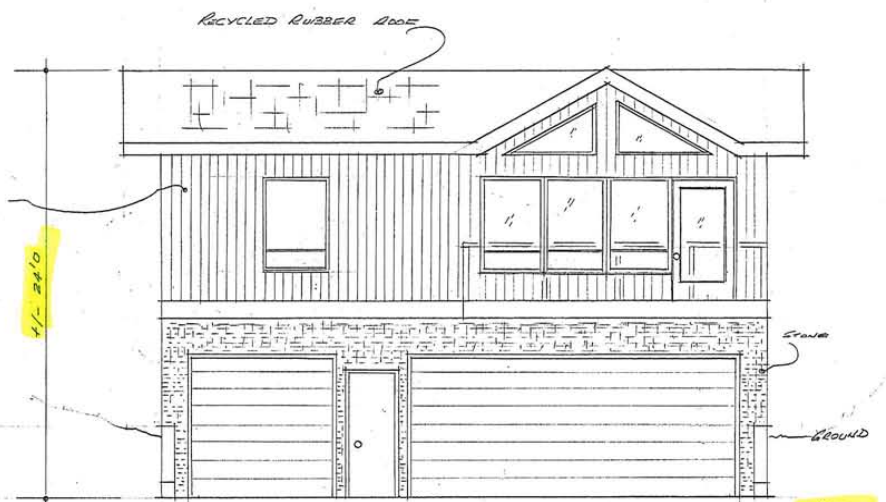
EAST ELEVATION
(LOOKING WEST)



SOUTH ELEVATION
(LOOKING NORTH)



WEST ELEVATION
(LOOKING EAST)



NORTH ELEVATION
(LOOKING SOUTH)

#3
1/4" = 1'0"



Electoral Area Services Committee Staff Report

Prepared for meeting of July 2014

Development Permit		
Owners: Big White Ski Resort		File No: E-4246-TEMP
Location: Black Forest Base Area, Big White Ski Resort, Electoral Area of West Boundary (Area E)		
Legal Description: Plan EPC1108 DL4246 SDYD		Area: 3.51 ha (8.7 acres)
OCP Designation: Recreational Resource	Zoning: Recreational Resource 1 (REC 1)	DP Area: Commercial & Multiple Family
Architect/Engineer: Hugh Bitz, Architect 4583 Anhalt Road Kelowna, BC 250.878.5744 hugh@hjba.ca		

ISSUE INTRODUCTION

Big White Ski Resort has applied for a Development Permit to construct a new Day Lodge at the base of the Black Forest Chair (*See Site Location Map and Applicant's Submission*).

PROPOSAL

The subject property is located at the base of the Black Forest Chair (*see Site Location Map and Site Plan*). With the exception of a temporary washroom building, which will be removed, there are no structures in the proposed location.

The proposal is to construct a two storey 420 m² day lodge (*see Form and Character Drawing*). In conjunction, the parking area will be doubled to accommodate an additional 150 parking spaces (*see Site Plan*).

IMPLICATIONS

In considering applications for a Commercial/Multiple Family Development Permits the following aspects of the proposed development are taken into consideration:

Building Access/Skier Access

Based on the Site Plan, access via vehicle and by skiers will be accommodated. The Site Plan also indicates that service vehicles will access the rear of the building in the loading area. The application has been referred to the Big White Fire Chief for comments regarding emergency vehicle access to the structure. A referral has also been forwarded to the Ministry of Transportation for comment.

Drainage Management Plan

The applicant has included a Storm Water Management Plan (see attached), which shows that drainage from the upslope side of the building will be directed in an easterly direction above the loading area and away from the building toward Trapper Creek, which is located approximately 250 metres to the east. The Storm Water Management Plan also indicates that runoff from the parking surface will be directed as sheet flow to the embankment at the eastern edge of the parking area and that the embankment will be protected from erosion by planting grasses.

Snow Management Plan

The submission indicates that Big White Resort will keep the access roads (emergency and primary access roads) clear from snow. There is mention of designated areas for stockpiling of snow; however they are not indicated on the drawing.

The roof, which is proposed to be SBS Membrane (modified bitumen), has a 2 3/8"/12" pitch with a 3' overhang. The SBS Membrane is a high friction material that is less likely to shed snow than other materials such as metal. The architect suggests that if snow does discharge from the roof it will be directed to the rear of the facility where there is no public access. There is however a loading area to the rear of the building, which could put staff and service vehicles at risk from snow-shedding off the roof.

The architect is in the process of preparing a Snow Management Plan as a separate document, which will be finalized prior to issuance of the Development Permit.

Waste Management Plan

The Site Plan shows a garbage/recycling enclosure, however the application does not include any details regarding the size of that area or volume of material that can be handled. The application has been referred to the Regional District's Waste Management Coordinator for input on space requirements and accessibility for pick up services.

The Waste Management Plan will be finalized prior to issuance of the Development Permit.

Building Form

It appears that the proposed structure generally meets the design guidelines as described in the Commercial and Multiple Family Development Permit Area. It should be noted that the development permit guidelines for design were modeled after Big White Resort's design guidelines. Some possible exceptions to the design guidelines in the OCP are:

- "Building facades and roof lines should be articulated to break up the massing of developments" (Section 1.0 General Building Form). The building façade appears to be articulated and there is a mix of glass, wood and stone building materials.
- "the mass of a single large roof should be broken into a collection of roofs and/or masses" (Section 2.0 Roof Form). The roof is one large mass with the exception of what appears to be a utility area in the north-west corner of the structure.
- "Door openings should be protected from the wind and overhanging or drifting snow" (Section 3.0 Exterior Finish). Text on the Site Plan indicates that public access points to the building will be sheltered with roof overhangs, although that will have to be clarified further in the Form and Character drawing.

Landscape Reclamation

The submission indicates that the structure will abut an existing tree line; however some tree removal will be required to accommodate the loading area. The applicant indicates that the area will be returned as near as possible to a natural state. A grass mix that has been used successfully by Big White Ski Resort in the past has been identified for use on this project. The submission indicates that the northerly expansion of the parking lot will involve a considerable area of tree removal and states that the best practice will ensure that engineered embankments and adjacent areas that are disturbed are protected from erosion.

The architect is in the process of preparing a Landscape Management Plan as a separate document, which will be finalized prior to issuance of the Development Permit.

APC/Referral Agency Comments

The Big White APC has provided some preliminary comments prior to receipt of the updated Storm Water Management Plan by the Planning and Development Department. Preliminary comments provided by one of the APC members were as follows:

- The facility will be a very welcome improvement
- Appears that they are trying to follow the total glazed character of the condo above Happy Valley Day Lodge and below the gondola (i.e. The Edge)
- It is great that they are doubling the size of the parking lot by the addition of 150 parking spaces, but ...it will lead to an approximate 10 m high fill on the easterly side of the lot. Questioned where the earth will come from and how they might be planning to landscape the fill bank.
- Normally these plans show an area for the storage of snow.
- Questioned the roof overhangs and their ability to protect against snow fall.

- Comments regarding the preliminary Drainage Management Plan and the fact that it did not show the existing water courses.

Any additional comments received from the Big White APC following the Electoral Area Services Committee will be taken into consideration prior to issuing the Development Permit for this proposed Day Lodge.

This application has been referred to the RDKB Building Department, the RDKB Waste Management Coordinator, the Big White Fire Chief, the Ministry of Transportation and Infrastructure for comments. No responses had been received at the time this report was prepared. Those comments, once received, will be considered prior to issuing the Development Permit.

RECOMMENDATION

That the staff report regarding an application by Big White Ski Resort for a Development Permit for a proposed Black Forest Day Lodge for a parcel of land legally described as DL4246 SDYD, be received.

ATTACHMENTS

Site Location Map

Applicant's Submission

Site Plan

Form and Character Drawing

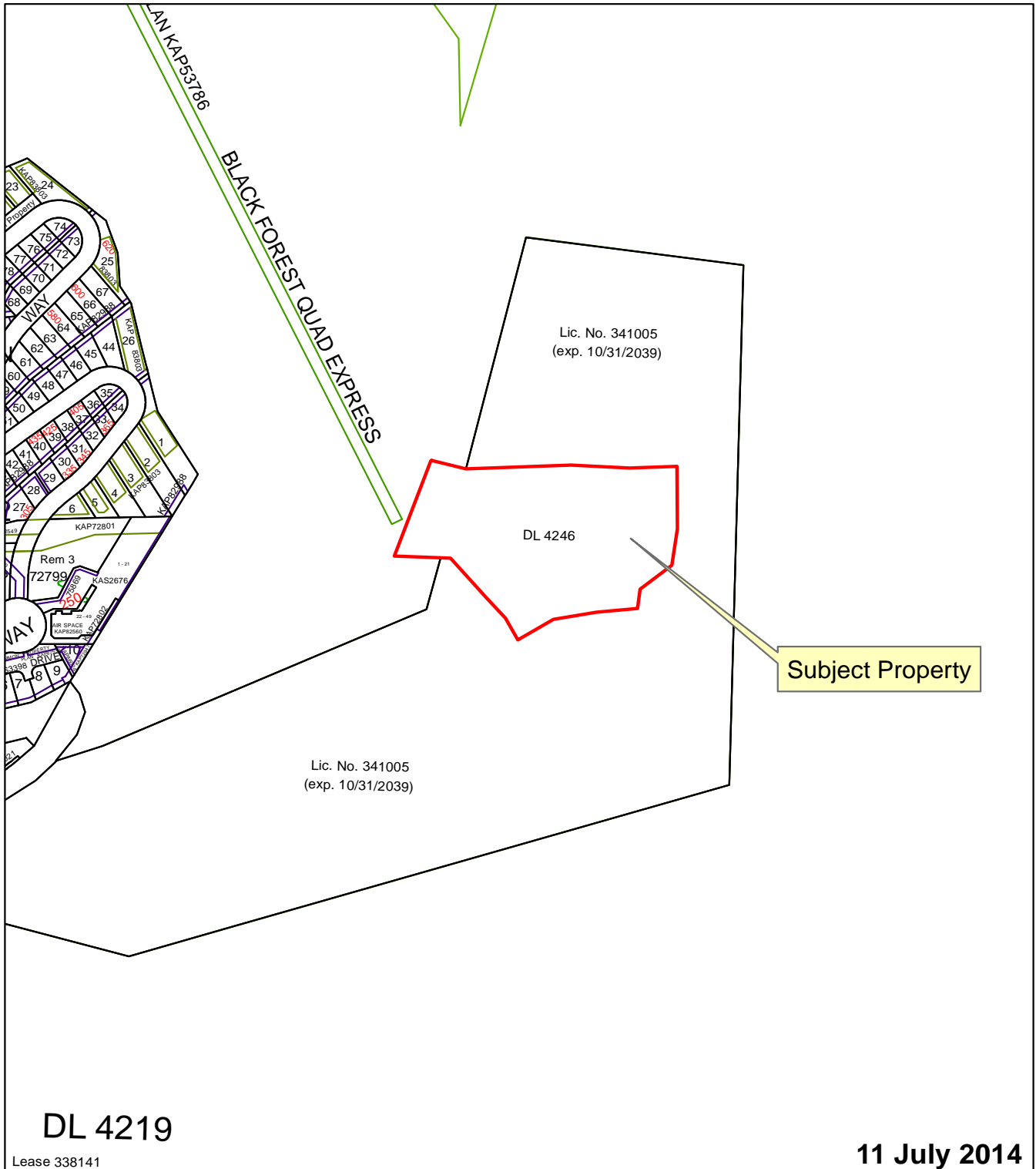
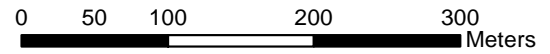
Storm Water Management Plan



Site Location Map

District Lot 4246

1:4,500



REGIONAL DISTRICT OF KOOTENAY BOUNDARY

RDKB Main Office
202-843 Rossland Avenue
Traill, B.C. V1R 4S8

Telephone: 250-368-9148 **Toll Free:** 1-800-355-7352
Fax: 250-368-3990 **Email:** plandept@rdkb.com

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

Telephone: 250-442-2708 **Toll Free:** 1-877-520-7352
Fax: 250-442-2688 **Email:** plandept@rdkb.com

PLANNING & DEVELOPMENT DEPARTMENT
APPLICATION FORM FOR BIG WHITE SKI RESORT

TYPE OF APPLICATION (PLEASE CHECK THE APPROPRIATE BOX):

- (a) ☐ Zoning Amendment Only
 (b) ☐ Zoning and Official Community Plan Amendment
 (c) ☐ Official Community Plan Amendment Only
 (d) ☐ Development Permit (Single or Two Family Dwellings)
 (Alpine Environmentally Sensitive Landscape Development Permit Area)
 (e) ☒ Development Permit (Commercial Development or Multi-Family Dwellings)
 (Commercial and Multi-Family Development Permit Area)
 (f) ☐ Development Permit Amendment
 (g) ☐ Development Variance Permit

APPLICATION FEES:

Types (a) or (c) application	\$1600.00
Type (b) application	\$1800.00
Type (d) application	\$100.00
Type (e) application	\$200.00
Type (f) application	\$50.00
Type (g) application	\$450.00

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

DEVELOPMENT PROPOSAL SIGN FEE

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

REFUNDS:

If type (a) or (c) application is denied before public hearing.....	\$800.00
If type (b) application is denied before public hearing	\$900.00
If a Development Proposal Sign is returned in good condition.....	\$70.00

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

Name(s) of registered owner(s): BIG WHITE SKI RESORT

Address: 5375 BIG WHITE ROAD

Telephone/Fax: 250 491 6233

Email: PPlocktis@bigwhite.com

Legal description of land under application: Plan EPC1108 DL 4246 ODYD

Area of land in hectares: 3.51ha

SUPPORTING INFORMATION REQUIRED

1. All applicants: Please submit the following information (**failure to do so may delay or jeopardize the application**):

- (a) a copy of the Certificate of Title or recent Tax Assessment notice for the subject property;
- (b) a plan drawn to an appropriate scale, accompanied by a written report (if necessary) showing:
 - (i) the legal boundaries and dimensions of the subject property;
 - (ii) the location of any earthworks/grading and/or proposed landscaping on the subject property;
 - (iii) the boundaries and dimensions of any proposed lots (if subdivision is being proposed);
 - (iv) the location of any physical or topographic constraints on the subject property (such as watercourses, ravines, wetlands, steep slopes, bedrock outcrops, etc.);
 - (v) the location of permanent buildings and structures on the subject property;
 - (vi) the location of any proposed buildings, structures or additions thereto;
 - (vii) the location of any existing or proposed access roads, driveways, screening and fences.
- Contact planning staff to determine if Floodplain Bylaw regulations apply.

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

Additional Information Required For Development Permit Applications:

2. In addition to the information listed above, Development Permit applications must include::


- (a) **five (5) sets of concept plans are required** showing basic front, side and rear elevations as well as a scaled site plan with 2m contour intervals on 11" x 17" paper showing the placement of the proposed buildings on the lot and their relationship to other buildings, services and amenities on adjacent lots, and distances between the proposed buildings and lot lines;
- (b) additional requirements according to which development permit area your proposed development falls within (see Section II of the Applicant's Information Package). These requirements must be met in writing, and some require a professional architect's or engineer's signature.

****Please refer to the document entitled "Obtaining a Development Permit at Big White – An Applicant's Information Package". A copy may be obtained from the RDKB Planning Department, or from the RDKB website at www.rdkb.com.**

Please outline how your proposed development will meet the requirements contained in the above-referenced package. In addition, outline any requests for variances from the regulations in the Big White Zoning Bylaw:

THE PROJECT MEETS /EXCEEDS THE REQUIREMENTS OF THE REC 1 ZONE AND WILL BE CONNECTED TO
COMMUNITY WATER AND SEWER. PARKING IN EXCESS OF MIN REQUIREMENTS WILL BE PROVIDED ON-SITE.
PURPOSE BUILT LOADING ZONE AT REAR OF BUILDING INCLUDED IN DESIGN.
PROPOSED FORM AND CHARACTER RESPECTS THE INTENT OF THE OCP

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

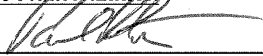


Signature of Owner
BIG WHITE SKI RESORT LTD

JUNE 17, 2014

Date

Agent's Authorization

I,  hereby authorize HUGH BITZ
 (Owner) (Agent)


BIG WHITE SKI RESORT LTD.
 to act on my behalf in respect of this Development Permit application.

Address of Agent 4583 ANHALT RD.
KELOWNA BC

Telephone: 250-878-5744 Fax: _____ Email: HUGH@HJBA.CA

DECLARATION pursuant to the Waste Management Act

I, PAUL PLOCKTY owner of the subject property described on this application form, hereby declare that the land which is the subject of this application has not, to my knowledge, been used for industrial or commercial activity as defined in the list of "Industrial purposes and activities" (Schedule 2) of the *Contaminated Sites Regulation* (B.C. Reg. 375/96). I therefore declare that I am not required to submit a Site Profile under Section 20.11 or any other section of the *Waste Management Act*.

 6/17/14
 Signature VP REAL ESTATE & DEVELOPMENT Date
BIG WHITE SKI RESORT LTD.

Applicants are entitled to appear before the Big White Advisory Planning Commission (APC) to explain the nature of their request. Should the applicant choose to exercise this option it is their responsibility to contact the APC Chair with respect to meeting schedules and procedures. For further information respecting the Big White APC, please contact the RDKB Planning and Development Department.

The following checklist(s) indicates basic requirements for a complete application submission.

GENERAL REQUIREMENTS FOR ALL APPLICATIONS:

- ☒ Completed application form
- ☒ Fee
- ☐ Additional \$100.00 for sign if necessary
- ☒ Copy of most recent Property Assessment, Tax Notice or Certificate of Title

REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATIONS

Development Permit Applications accompanied by a checklist signed and sealed by a Primary Consultant (e.g. Architect, Professional Engineer, Designer), verifying a complete submission will ensure that processing of the application will commence upon acceptance. RDKB Planners will review the completeness of an application when not accompanied by a signed checklist. If the application is incomplete it will affect the processing time of the pending application. The Planning and Development Department will only process submissions which include all of the Development Permit Area requirements; particularly the following items:


ALPINE ENVIRONMENTALLY SENSITIVE LANDSCAPE RECLAMATION DP AREA CHECKLIST:

- ☒ **Five (5) sets** of scaled 11" x 17" site map illustrating existing vegetation & proposed landscaping, building footprints and location of hard surfacing for driveways\roadways, parking loading areas and sidewalks;
- ☒ Written explanation of how Plan proposes to reclaim damaged land and how damage to existing native vegetation will be kept to a minimum as per the guidelines of the Alpine Environmentally Sensitive Development Permit Area;
- ☒ Building(s) design, as shown on elevations, demonstrating consideration for Big White's extreme alpine environment and reflecting the alpine environment through use of appropriate materials and sloped roofs that are attractive from public areas - **five (5) sets**;
- ☐ Written explanation of how snow clearing & storage will not destroy or harm on-site vegetation.

COMMERCIAL & MULTIPLE FAMILY DP AREA CHECKLIST:

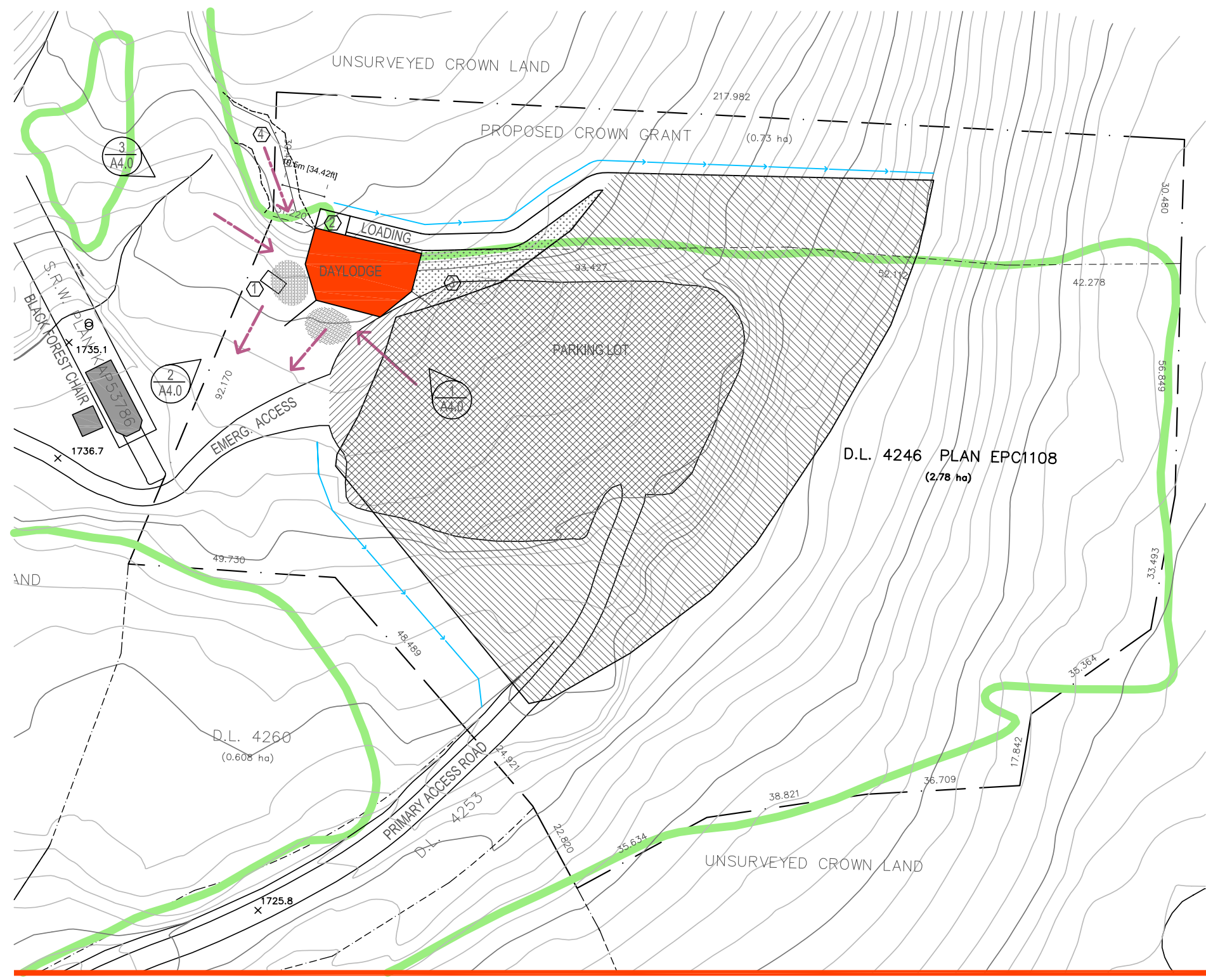
- ☒ **Five (5) sets** of scaled 11" x 17" site map prepared showing access and egress to the proposed development lot from a public street, as well as internal circulation/driveways, outdoor parking and maneuvering areas, loading areas for buses (if a hotel) and their width and radii (five [5] sets);
- ☒ Written slope and traction analysis prepared for sloping lots explaining the proposed means of providing traction;
- ☒ Waste Management Plan prepared for multiple family or hotel developments of 6 or more dwellings/rooms or a commercial building, showing the size and location of on-site waste disposal and recycling bins on a scaled site map;
- ☒ Drainage Management Plan, signed by a professional engineer, with a scaled site plan showing how surface water runoff will be directed on, through and off the site. Should include a written explanation of how drainage flow will not negatively impact adjacent properties;
- ☒ Snow Management Plan, signed by a professional architect, with an 11" x 17" scaled site plan showing driveways, parking areas, pedestrian walkways, ski trails and snow storage areas if stored on-site, if not, then written account of where and how snow will be stored off-site. Should include a written explanation of how snow and ice will be managed on the site and how roof design(s) will retain snow so as not to pose a danger to pedestrians, skiers and vehicular traffic;
- ☒ Scaled site map showing access to buildings for skiers from adjacent ski trails/runs;
- ☒ Geotechnical Report prepared by a professional engineer for proposed development if site slope exceeds 30%. Report to consist of written text and scaled site plan signed by a professional engineer illustrating how slope stability will be maintained;
- ☒ Building(s) design, as shown on elevations, demonstrating consideration for Big White's extreme alpine environment and reflecting the alpine environment through use of appropriate materials and sloped roofs that are attractive from public areas - **five (5) sets**;
- ☐ Landscape Reclamation Plan adhering to the guidelines of the Alpine Environmentally Sensitive Development Permit Area (described above).

I, Hugh J Bitz, MAIBC, P.Eng, certify that the attached submission is complete and accurate, and includes all the above items.


 Primary Consultant's Signature



JUNE 13, 2014
 Date



PROJECT INFORMATION

THE PROJECT WILL INCULDE :
REPLACEMENT OF THE TEMPORARY STRUCTURES (WASHROOMS AND DAYLODGE) NEAR THE FOOT OF BLACKFOREST LIFT WITH A NEW 420sm DAYLODGE;
EXPANSION OF THE EXISTING PARKING AREA TO ACCOMMODATE 150 ADDITIONAL PARKING SPACES;
SELECTIVE TRAIL CUT TO ALLOW MORE DIRECT SKIER ACCESS

PROJECT TYPE	=NEW CONSTRUCTION
PROPOSED OCCUPANCY	=A1 (assembly)
PROPOSED USE	= Ski Lodge
ZONE	=Recreational Resource 1
SUBJECT PROPERTY AREA	=2.78+ 0.73 = 3.51ha

BUILDING AREAS	
BUILDING AREA	= 420sm
FLOOR AREA	= 420sm (1st)
	= 420sm (2nd)

SITE COVERAGE	
	420sm/35,100sm = 0.012 (1.2%)

FLOOR AREA RATIO	
	840sm/35,100sm = 0.024 (2.4%)

SITE ACCESS
EMERGENCY AND DOMESTIC VEHICLE ACCESS WILL BE FROM PARKING LOT ACCESS ROAD (DL 4253)
CURRENT ACCESSED VIA BIG WHITE ROAD

PARKING
REQUIRED : 250 seats (net) x 1 Space/10 seats =25 SPACES
ALLOWED : parking lot will be enlarged to provide 150 additional spaces

SNOW MANAGMENT
ACCESS ROAD(S) AND PARKING LOT WILL BE CLEARED BY BIG WHITE SKI RESORT TO MAINTAIN CONTINUOUS ACCESS. SNOW WILL BE STOCKPILED IN DESIGNATED AREAS. THE SKI SLOPE SIDE OF THE BUILDING WILL INCLUDE GROOMED OUTDOOR AMENITY AREAS (SNOW TERRACES) FOR OUTDOOR DINING.
THE PROPOSED MONO PITCH ROOF WILL ACCUMULATE SNOW. IF THIS SNOW DISCHARGES IT WILL BE DIRECTED TO THE REAR OF THE FACILITY WHERE THERE IS NO PUBLIC ACCESS. ROOF OVERHANGS WILL SHELTER ENTRANCES/EXITS.

DRAINAGE MANAGEMENT
THE ADDITION WILL NOT IMPACT ANY NATURAL OR MANAGED OVERLAND FLOW ROUTES.

WASTE MANAGEMENT
WASTE AND RECYCLING WILL BE COLLECTED IN A ENCLOSED AREA , SCREENED FROM VIEW, AND REGULARLY REMOVED

LANDSCAPE RECLAMATION
THE BUILDING WILL ABUT THE TREELINE REQUIRING A SHALLOW ZONE OF NATURAL VEGETATION TO BE REMOVED. THIS DISTURBED ZONE WILL BE RETURNED AS NEAR AS POSSIBLE TO A NATURAL STATE. THE PARKING LOT EXPANSION TO THE NORTH WILL REQUIRE A WIDER SWATH OF TRESS TO BE REMOVED. BEST PRACTICE WILL ENSURE THAT ENGINEERED EMBANKMENTS AND ADJACENT AREAS THAT ARE DISTURBED ARE PROTECTED FROM EROSION.

NOTES

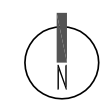
- ① TEMPORARY WASHROOM BLDG REMOVED
- ② GARBAGE / RECYCLING ENCLOSURE
- ③ ENGINEERD EMBANKMENT FOR UPPER LEVEL LOADING
- ④ NEW CUT FOR SKIER ACCESS

LEGEND

- SNOW TERRACE
- SKI ARRIVE /DEPART
- PED ARRIVE/DEPART
- SUBJECT LOT LINE
- ENGINEERED EMBANKMEN LANDSCAPE PER RDKB BYLAW 1508
- EXISTING PARKING GRAVEL SURFACE
- EXPANDED PARKING GRAVEL SURFACE
- DRAINAGE DITCH/SWALE
- EXISTING WATER COURSE
- CURRENT TREE LINE
- VIEW DRAWING

Base drawing provided by Brent Harley and Associates Inc incorporating information provided by Runnels Denby Land Surveyors

hugh | bitz architect



Job Title
BIG WHITE SKI RESORT– New Blackforest Daylodge
PLAN EPC1108 DL 4246 ODYD

Sheet Title
SITE PLAN

Drawn HJB
Checked HJB
Job No.

Date 06.09.14
Scale 1:1000
Adendum # -

Sheet
A1.0
DP Application Revision:



1/A1.0- VIEW ON ARRIVAL

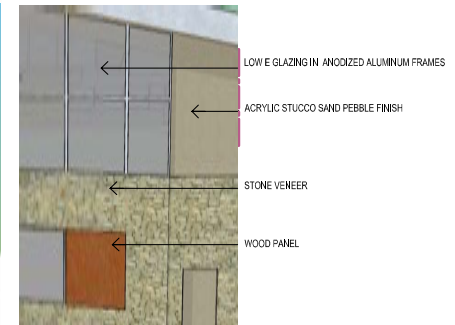


2/A1.0- DOWNSLOPE VIEW



3/A1.0 - UPSLOPE VIEW

MATERIAL PALATTE



hugh | bitz architect

Seal



JOB TITLE
BIG WHITE SKI RESORT- New Blackforest Daylodge
PLAN EPC1108 DL 4246 ODYD

SHEET TITLE
FORM & CHARACTER

Drawn: HJB
Checked: HJB
Job No.

Date: 06.09.14
Scale: NTS
Addendum # -

SHEET
A2.0
DP Application Revision:

Hugh j bitz, P. Eng

BIG WHITE - BLACK FOREST DAYLODGE

Regional District of Kootenay Boundary
202-843 Rossland Ave.
Trail, BC. V1R 4S8

June 7, 2014

Attention: Donna Dean

Re. – Black Forest Daylodge – Storm Water Management Plan**1. Background**

The Blackforest Daylodge is proposed for a location near the foot of the Blackforest Quad Express Lift, east of the Village proper. The project will include a 420 m² daylodge facility plus the expansion of an existing parking lot that will double its current size and capacity (0.5 ha., 150 vehicles) to a approximately 1 ha (300 vehicles). The use of the facility and parking lot is seasonal, limited to the ski season.

The topography at this location slopes away from the village of Big White in a southeasterly direction. The site drains naturally in this direction toward Trapper Creek, which lies approx. ¼ km from the site. Trapper Creek follows a predominately southward course that is significantly downhill of any areas currently developed (Fig 1). Areas to the west of the site drain southward towards an un-named water coarse. These areas are not impacted by the development

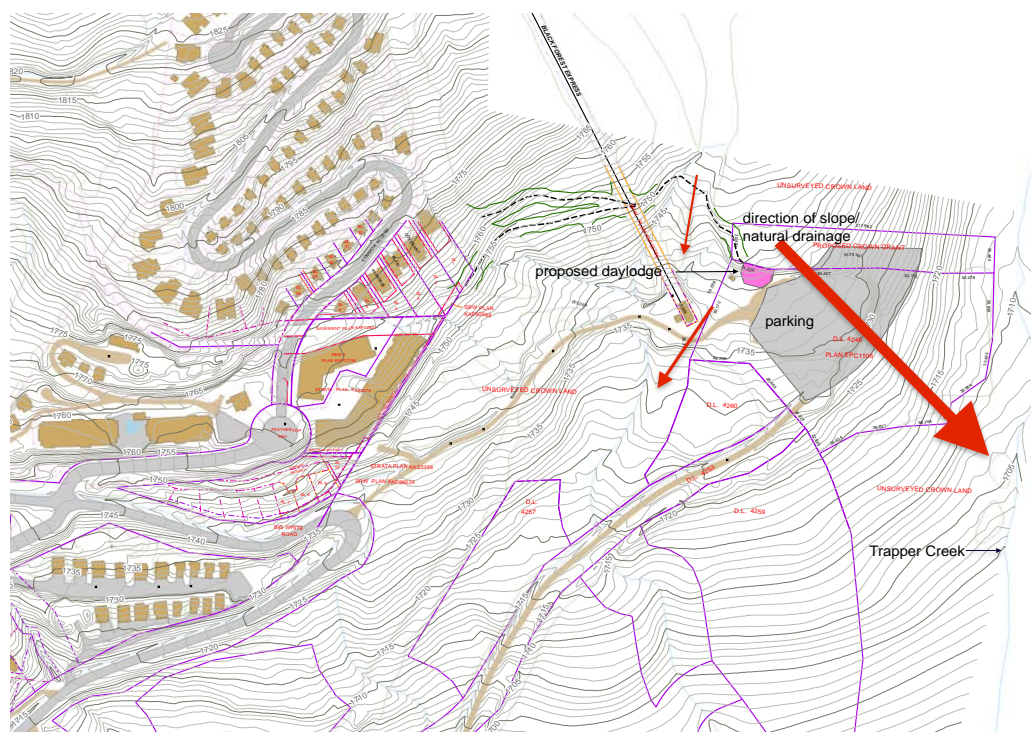


Figure 1

Hugh j bitz, P. Eng

BIG WHITE - BLACK FOREST DAYLODGE

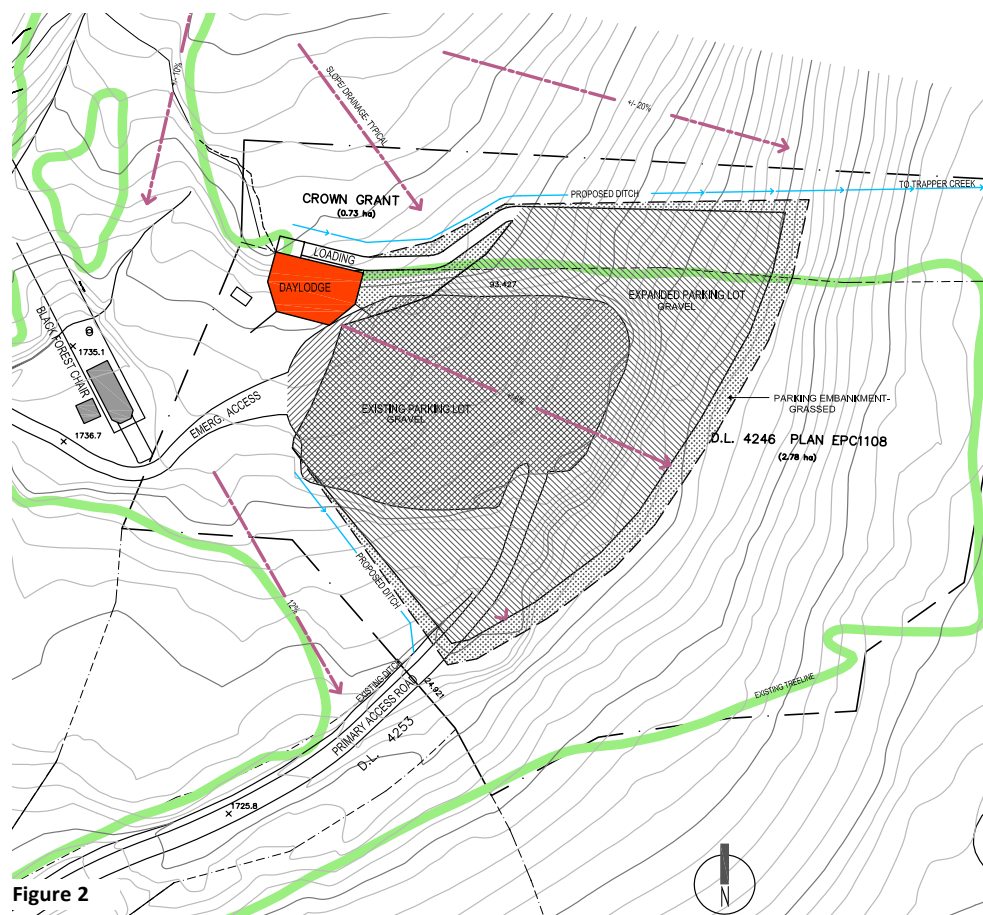


Figure 2

The proposed parking lot area (fig 2) is currently cleared of major vegetation except for a narrow strip at the north of the site. Due to the seasonal use of this parking area, a paved surface with minor catch basin system is not required. The expansion will continue the profile of the existing parking area grade of 5-6% in the direction of the natural slope (12- 20%). The runoff from the parking surface will be directed as sheet flow to the embankment at the eastern edge of parking area. This embankment will be protected from erosion by planting grasses. It is estimated that the permeable gravel surface combined with the reduced slope of the parking area will not significantly increase the discharge flow rate and any subsequent impacts downstream.

The major natural water coarse and seasonal flow routes (gullies /ravens) are not interrupted or altered by the development. A proposed system of minor ditches on each side of the proposed development will direct storm water away from the site. The ditch to the north will convey local sheet runoff - interrupted by the building /loading embankment - to Trapper Creek. The ditch to the south will convey local runoff to the existing road gutter north of the primary access road. These ditches will be constructed using good engineering principals and practice

Hugh j bitz, P. Eng**BIG WHITE - BLACK FOREST DAYLODGE**

We conclude that the natural routes conveying major overland drainage will not be impacted and that the remote location of the development / proximity to Trapper Creek results in storm water managed on site with no threat to adjacent properties.

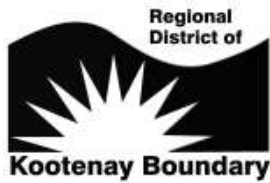
If you have any questions concerning the above, I would be happy to discuss then with you

Sincerely



Hugh J Bitz, P.Eng (CIVIL)





Electoral Area Services Committee Staff Report

Prepared for meeting of July 2014

Subdivision Referral – City of Rossland			
Owners: Bruce and Barbara Robinson		File No: R-1	
Agent (if applicable): N/A			
Location: 901 Davis Street, Rossland			
Legal Description: Lot 1, Plan NEP90112, Township 9A, KLD		Area: 5.44 ha (13.4 acres)	
OCP Designation: Rural Residential	Zoning: Rural Residential	ALR status: No	DP Area: N/A
Contact Information: Stacey Lightbourne, Planner City of Rossland staceylightbourne@rossland.ca 250.362.2329			
Report Prepared by: Donna Dean, Manager of Planning and Development			

ISSUE INTRODUCTION

The Planning and Development Department received a subdivision referral from the City of Rossland for a parcel that is adjacent to Electoral Area 'B' in the Southbelt Area (*see attached Site Location Map and Subdivision Referral Package from City of Rossland*). The proposed subdivision would split the 5.44 ha parcel, which is accessed off Davis Street, into two parcels 2.71 and 2.73 ha in size.

PROPOSAL

The owners wish to split the parcel into two, one northerly and one southerly parcel. Access to the existing dwelling on the southerly parcel will be achieved by an access easement through the northerly parcel. The portion of Davis Street adjacent to the subject parcel is undeveloped.

IMPLICATIONS

The proposed subdivision meets the City of Rossland's minimum parcel size requirement for lands in the Rural Residential Zone.

There is an existing land locked parcel in Electoral Area B immediately south of the subject parcel. That parcel is split by the Sunset Road right of way, which ends at the north and south parcel boundary. While this parcel is land locked, the proposed subdivision does not change this situation. The land owner could enter into an agreement with the City to access the parcel through the undeveloped Davis Street right of way.

APC COMMENTS

The Electoral Area of Lower Columbia/Old Glory reviewed this referral and had no comments on the proposed subdivision.

RECOMMENDATION

That the staff report regarding the referral from the City of Rossland regarding subdivision of a parcel legally described as Lot 1, Plan NEP90112, Township 9A, KLD, be received.

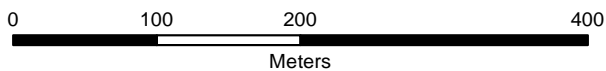
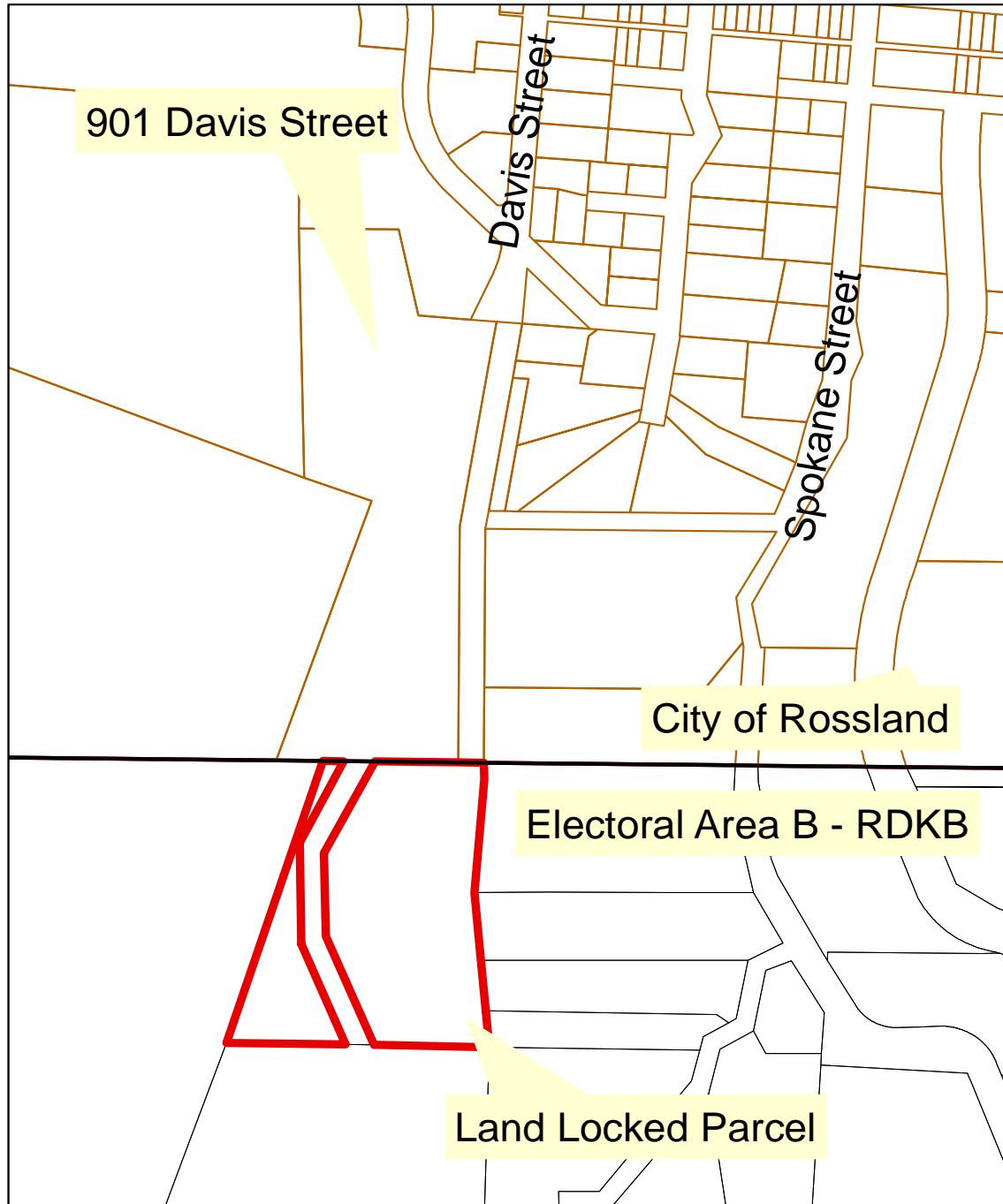
ATTACHMENTS

Site Location Map

Subdivision Referral Package from City of Rossland



Site Location Map





File No: 3320.20/03-2014
June 13, 2014

(v) File Copy	(v) Shaw Cable Technician
(v) Deputy Fire Chief (RDKB)	(v) Telus Engineering Technician
(√) Building Inspection	(v) Fortis Distribution Design Technician
(v) Manager of Public Works (Rossland)	(v) Terasen Gas
(v) Manager of Planning (Rossland)	() MoT – Grand Forks
() Chief Administrative Officer (Rossland)	() MoE – Nelson
() Interior Health Authority	() DFO - Nelson
() Deputy City Clerk/Bylaw Officer (Rossland)	() KCTS–Kootenay Columbia Trail Society
(√) Adjacent Municipalities: __RDKB__	() Other:

Dear Sir/Madam:

Re: SUBDIVISION APPLICATION

LOT 1, TOWNSHIP 9A, KOOTENAY DISTRICT PLAN NEP 90112 LOCATED AT 901 DAVIS ST

Please find enclosed a copy of the proposed Subdivision Application for the above noted property located on 901 Davis St in Rossland, BC.

It would be appreciated if you would examine this proposed subdivision from the viewpoint of your regulations and policies and give us your comments.

Please send us your reply to this office.

In order to expedite the processing of the application, could you please reply within **14 days**. Please contact this office if you will be responding after this period.

Yours truly,

Stacey Lightbourne
Planner
Phone: 250.362.2329

Email: staceylightbourne@rossland.ca



SUBDIVISION APPLICATION REFERRAL RESPONSE FORM

(REPLY TO THE ATTENTION OF STACEY LIGHTBOURNE, PLANNING ASSISTANT
VIA FAX/MAIL/OR EMAIL)

OUR FILE NUMBER: 3320.20/03-2014

YOUR FILE NUMBER: _____

NAME: _____

DATE: _____

AGENCY/DEPARTMENT: _____

POSITION: _____

PHONE: _____

FAX: _____

Please indicate whether your agency or department's interests are affected by the subject application by checking one of the following boxes (please use the space provided below for written comments):

- () Our interests are unaffected and we have no objections to the subject application.
- () Our interests are unaffected subject to: (list conditions below).
- () Our interests are unaffected. The applicant should contact us regarding the following: (list requirements below: _____)
- () Our interests are affected. Brief details of our concerns are noted below.
- () We cannot recommend approval at this time. Reasons for our objections are listed below.
- () We are unable to respond at this time, but expect to have a response to your office by: _____
- () Other: _____

Written response: _____

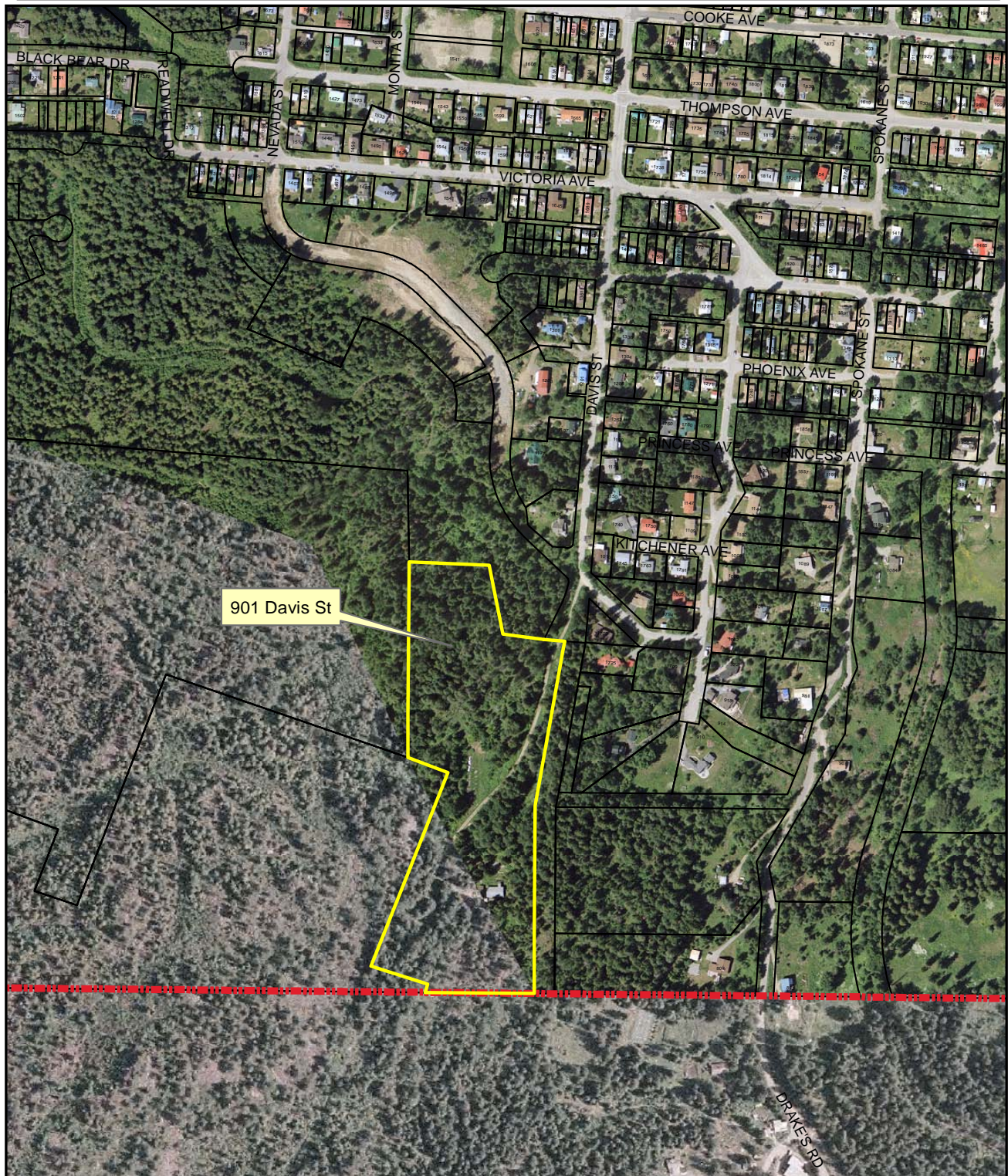


Location Map



This map is a static output from the City of Rossland and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION, SURVEY OR BUILDING PURPOSES.

Meters
0 40 80
1:5,000



APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia

RECEIVED



JUN 3 - 2014

Application/File No. _____

The information requested in this form is required to be completed by the applicant and assist the staff in preparing a recommendation.

This form is to be completed in full and submitted with all requested information and Application Fees. For Assistance, please refer to the Guide to Subdivision Applications.

1. Applicant & Registered Owner

Applicant's Name: Bruce Robinson _____

Address: PO Box 735 _____

City: Rossland, BC _____ **Postal Code: V0G 1Y0** _____

Telephone: 250 362 9598 _____ **Fax** _____

Registered Owner's Name: Bruce Robinson & Barbara Robinson _____

Address: PO Box 735 _____

City: Rossland, BC _____ **Postal Code: V0G 1Y0** _____

Telephone: 250 362 9598 _____ **Fax** _____

2. Subject Property

Legal Description in Full: Parcel D of Assigned Parcel 31, Plan X 62 of

Township 9A, Kootenay District _____

Lot 1, Plan NEP90112, Township 9A Kootenay Land District _____

Location of Property (street address, general description or map): _____

901 Davis St. _____

Size of Property (area, number of parcels): **1 parcel, 5.44 ha** _____

Present OCP Designation: **Rural Residential** _____

Present Zoning Designation: **Rural Residential** _____

Description of the Existing Use/Development: **Single family dwelling** _____

Description of Proposed Development: **Subdivide into two parcels. Our daughter and her husband plan to build a single family dwelling on the undeveloped northern parcel.** _____

Existing or Readily Available Services:

Services	Currently Existing		Readily Available*	
	Yes	No	Yes	No
Road Access	X		X	
Water Supply	spring		well	
Sewage Disposal	septic		septic	
Storm Sewers		X		X
Stormwater Management		X		X
Hydro	X		X	
Telephone	X		X	
Natural Gas		X		X
Cable Television		X		X

*Readily Available means services can be easily extended from the existing mains to the subject property.

Proposed Water Supply Method: **Well drilled uphill from new house site** _____

Proposed Sewage Disposal Method: **Septic system. We did a percolation test in this area in the spring of 1977 and found it to be suitable for a septic field.** _____

Proposed Storm Drainage Method: **Utilize the existing system of drainage ditches and culverts. The development will not significantly alter the storm runoff on the property. There are no plans to add pavement.** _____

Approximate Commencement Date of Proposed Project: **See attached schedule**

3. *Reasons and Comments in Support of the Application*
(Attach separate sheet if necessary)

The reason for the subdivision is to allow our daughter and her husband to build a house on the northern parcel. The proposed dividing line is between two corner pins on the existing parcel. It creates a northern parcel of 2.71 ha and a southern parcel of 2.73 ha. Access will be via the existing road, with an easement to allow continued access to the southern parcel. There will be virtually no change in traffic flow as our daughter currently makes several trips a week to our house.

4. *Attachments*

The Applicant shall submit the following plans and information at time of application:

- Ten (10) copies of a plan or plans drawn to a minimum of 1:1000 scale clearly indicating:
 - a) The legal description of the parcel of parcels to be subdivided;
 - b) The dimensions of the parcel or parcels to be subdivided with the boundaries outlined in red;
 - c) The arrangement of parcels and streets which would be created by the subdivision, including the widths of the proposed streets and the approximate dimensions and area of each proposed parcel complete with lot numbers;
 - d) The relationship of the proposed subdivision to adjacent and existing streets and parcels and the connections of proposed streets thereto;
 - e) The existing and proposed uses of the parcel or parcels to be subdivided;
 - f) Existing buildings and/or structures located and identified, and illustrating the dimensions and the relationship of same to existing and proposed property lines;
 - g) The approximate location of any buildings to be demolished upon approval of the subdivision;
 - h) Existing property lines and streets to be eliminated by the proposed subdivision;
 - i) Utility and other existing rights-of-way located and identified, including flood plain areas where applicable;
 - j) Existing topography based upon true datum with contour lines at no greater than one metre intervals;
 - k) Existing creeks, watercourses, natural drainage channels and other pertinent topographic features, including all large or desirable trees on or near proposed roadways;
 - l) The location of all existing roads, pipelines and utilities;
 - m) The location of existing septic tank and septic tank drainage fields where applicable;
 - n) The location of any wells within 30 metres of the parcel or parcels to be subdivided if the proposed lots are to be served by septic systems;
 - o) The location of any existing drainage facilities, such as storm sewers, tile drains or culverts, whether in use or not;
 - p) The proposed water and sewer main extensions to service the subdivision;
 - q) The proposed road grades where steep and uneven terrain exists; and
 - r) A scale, north arrow and any other plan identification that shall be considered relevant.

Note: In some circumstances, where a development proposal is relatively simple, the above requested information may be combined on one plan.

- ☐ Proof of Ownership (a title search dated no more than 30 days prior to submission of the application).
- ☐ Copies of any previous studies or reports made on the subject property relating to its present condition and suitability for the proposed use/development, e.g. geotechnical reports, site contamination and remediation studies.

5. Application Fee (GST Exempt Service – GST Reg. No. 103799000)

An applicant for subdivision shall submit with the application a non-refundable fee in the following amounts:

- a) For a subdivision that creates two new parcels\$250.00
- b) For a subdivision that creates three or more parcels\$100.00 per parcel

The appropriate fee must accompany the application and shall be made payable to the City of Rossland.

Other fees such as Development Cost Charges and Administration fees may apply before final approval of the subdivision.

6. Application

I, **Bruce & Barbara Robinson**, am making an application pursuant to the *Land Title Act* and/or the *Condominium Act* for subdivision of the above listed property or properties. To the best of my knowledge, the information in support of this application is accurate and complete.

This application is made with my full knowledge and consent.

June 2, 2014

2014-06-02
Date




Registered Owner's Signature

Where the Applicant is not the Registered Owner, the Application must include either the signature of the Registered Owner or a signed letter of authorization from the Registered Owner.

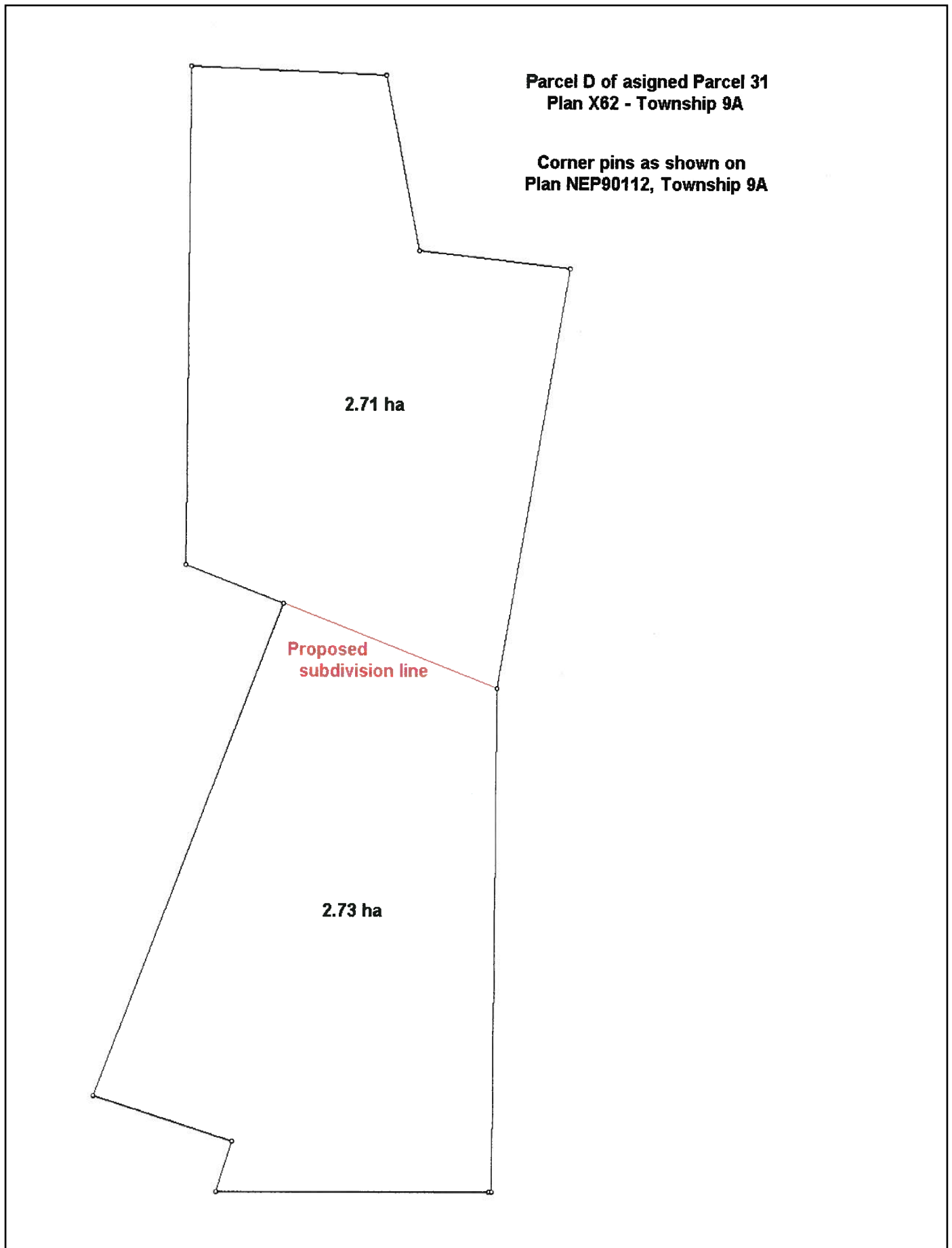
For Office Use Only

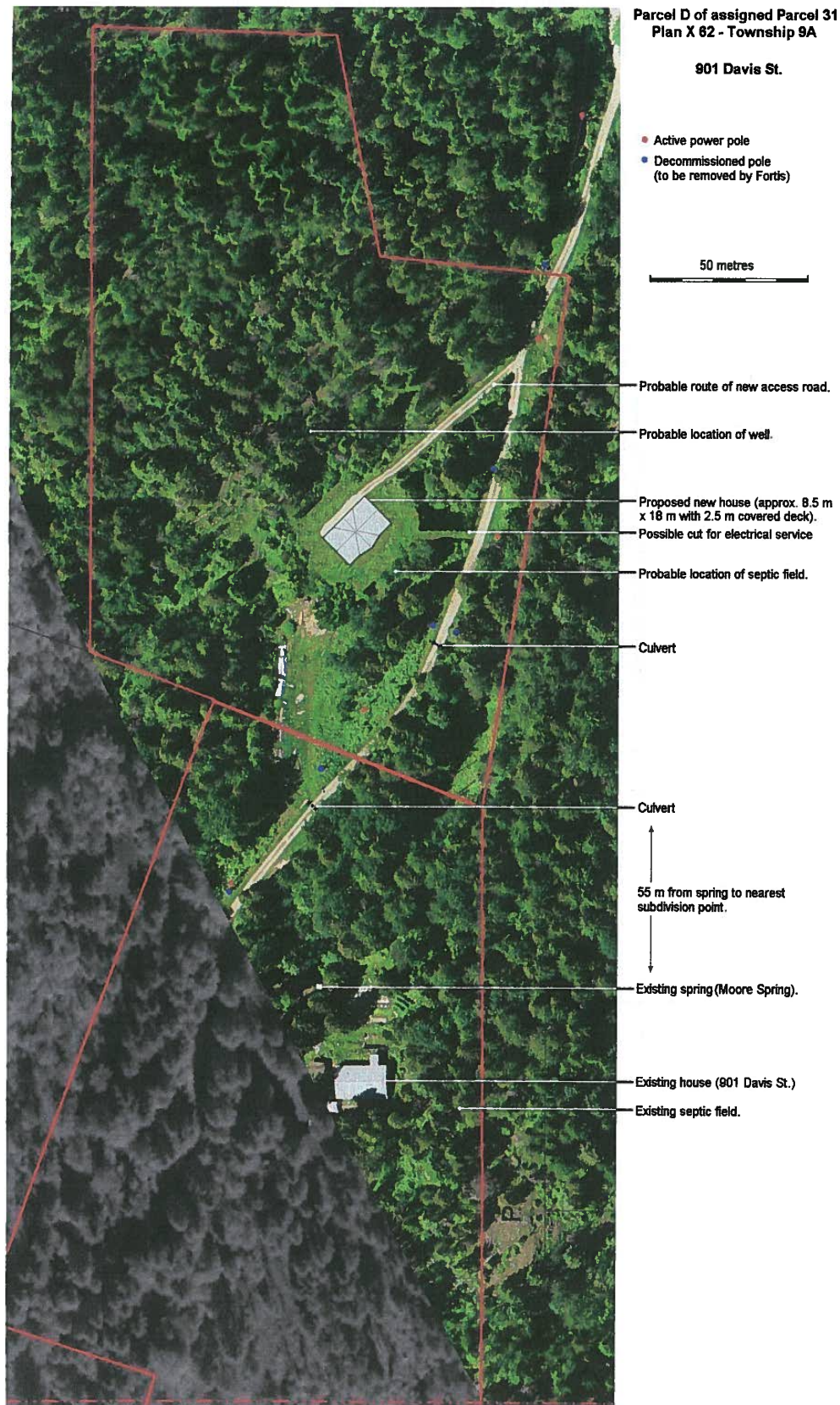
- ☐ Application Form duly completed
- ☐ Proof of ownership (title search) received
- ☐ Attachments received
- ☐ Application fee received
- ☐ Application signed by Registered Owner or letter of authorization provided

Date

Signature of Official

Comments: _____





Preliminary Schedule for developing Robinson property at 901 Davis St.

Summer & Fall, 2014

Administration & cost

- a) Obtain Preliminary Layout Approval.
- b) Estimate for administrative items
 - Subdivision fees
 - Property transfer fees
 - Capital gains on sale of land
 - Legal fees
- c) Estimate for well and septic systems.
- d) Estimate for access, land clearing, etc.
- e) Estimate for house construction.
- f) Financing options.
- g) Decision to proceed.

Services

- a) Test for suitability of septic system.
- b) Temporary access, rough land clearing.
- c) Drill for water, prepare well.
- d) Temporary power.
- e) Site testing (e.g., how deep is the bedrock?)
- f) Decision to proceed.

Design

- a) Finalize house design.
- b) Obtain quote on house construction.
- c) Confirm financing options.
- d) Final decision to proceed.

Fall 2014, Spring 2015

Administrative

- a) Financing approval.
- b) Subdivide.
- c) Transfer of property.
- d) Site prep.
- e) Building permit.
- f) Other permits as required.
- g) Geotechnical.
- h) Install septic system.

Design

- a) Construction drawings.
- b) Engineering.

Spring & Summer 2015

Construction

TITLE SEARCH PRINT

2014-06-02, 12:54:40

Requestor: judygrif@telus.net

Folio/File Reference:

Title Issued Under SECTION 98 LAND TITLE ACT**Land Title District** NELSON
Land Title Office NELSON**Title Number** LB357108
From Title Number K63**Application Received** 2009-12-10**Application Entered** 2010-01-06**Registered Owner in Fee Simple**
Registered Owner/Mailing Address: BRUCE NEWTON ROBINSON, ENGINEER
BARBARA JANE ROBINSON, HIS WIFE
BOX 735
ROSSLAND, BC
V0G 1Y0
AS JOINT TENANTS**Taxation Authority** CITY OF ROSSLAND**Description of Land**
Parcel Identifier: 028-117-956
Legal Description:
LOT 1 TOWNSHIP 9A KOOTENAY DISTRICT PLAN NEP90112**Legal Notations** NONE**Charges, Liens and Interests**
Nature: RESERVATION
Registration Number: 28077D
Registration Date and Time: 1945-04-19 10:33
Registered Owner: THE NELSON AND FORT SHEPPARD RAILWAY COMPANY
Remarks: SEE 60665I

TITLE SEARCH PRINT

2014-06-02, 12:54:40

Requestor: judygrif@telus.net

Folio/File Reference:

Nature:	UNDERSURFACE RIGHTS
Registration Number:	52544D
Registration Date and Time:	1959-03-17 10:32
Registered Owner:	BEATRICE LORNA BLAHUT EXECUTRIX OF WILL OF EMMANUEL TRIGGS, DECEASED DF 23978
Remarks:	TRANSMISSION OF 20503D MINERALS AND MINERAL CLAIM AS THEREIN SET OUT

Nature:	EASEMENT
Registration Number:	A7459
Registration Date and Time:	1967-07-26 13:48
Remarks:	APPURTENANT TO BLOCK 2 SECTION 27 TOWNSHIP 9-A KOOTENAY DISTRICT PLAN 2351

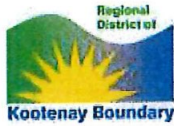
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KR94182
Registration Date and Time:	2001-10-09 11:16
Registered Owner:	WEST KOOTENAY POWER LTD.

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

Corrections	NONE
--------------------	------



Gas Tax Application

Application to (please check where appropriate):

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

Application by:

Applicant:	RDKB		
Address:	202- 843 Rossland Ave TRAIL, BC V1R 4S8		
Phone:	250 368 9148	Fax:	250 368 3990
Email:	bteasdale@rdkb.com		
Representative:	Bryan Teasdale, Manager of Infrastructure & Sustainability		

Where will the project take place:

Riverside Area - Riverside Water & streetlighting Utility Service Area

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:

Completion of "medium term" water treatment improvement capital works at the Riverside Water System Control Building, including the installation of cartridge style filtration system, improved remote location operations, new flow meter and booster pump.
Amount Requested \$ 20,000 (partial funding of total project) estimated at approx \$55,000

Project outcomes (please check where appropriate):

The Project will ultimately lead to:

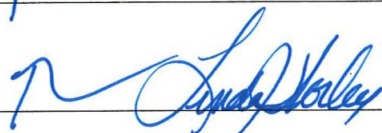
<input type="checkbox"/>	Cleaner Air	<input checked="" type="checkbox"/>	Cleaner Water	<input type="checkbox"/>	Less Greenhouse Gas Emissions
--------------------------	-------------	-------------------------------------	---------------	--------------------------	-------------------------------

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):

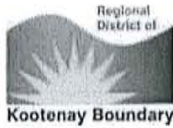
Completion of this project will improve overall water quality to the Riverview Water Service by reducing seasonal impacts of Hana Creek (turbidity at high flows) as well as potentially meeting IHA Drinking Water Objectives (4-3-2-1-0) throughout the year.

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

Date: July 3, 2014

Signature: 

Print name: Bryan Teasdale Linora Worley
Mgr Infrastructure AREA DIRECTOR LOWER COLUMBIA/OLD GLORY
& Sustainability AREA B



Gas Tax Application

Application to (please check where appropriate):

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

Application by: TRUSTEES and Staff of Genelle Improvement District

Applicant:	Genelle Improvement District		
Address:	611-16th Avenue, Box 82 Genelle, BC. V0G 1G0		
Phone:	250-693-2362	Fax:	250-693-2413
Email:	genelle@shawbiz.ca		
Representative:	Alan Fairweather, Chair		

Where will the project take place:

see attached

Is your organization a (please check where appropriate):

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

Project Description:

see attached

Project outcomes (please check where appropriate):

The Project will ultimately lead to: see attached

<input type="checkbox"/>	Cleaner Air	<input checked="" type="checkbox"/>	Cleaner Water	<input 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):

<u>see attached</u>
<u>for \$125,000</u>

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

Date: June 30, 2014

Signature: 

Print name: ALDA GREGORY, administrator

**GENELLE
IMPROVEMENT
DISTRICT**
(GID)

Application to
THE REGIONAL DISTRICT
of
KOOTENAY BOUNDARY

for
**FEDERAL
INFRASTRUCTURE
(GAS TAX)
FUNDING**

June 2014

Project Name:

Water Storage Expansion

Project Location:

Genelle, BC, RDKB Electoral Area B

Population approximately 800 (per 2011 Census data)

Project Background:

Our existing 30+ year-old 100,000 Imperial gallon concrete water storage reservoir has been identified as undersized for our current 287 water connections. As well, our existing reservoir is in need of immediate repairs/maintenance to preserve and extend its use for the next 25 – 30 years. A recent engineering study conducted by Ward Engineering and Land Surveying Ltd. has recommended total storage capacity at approximately 210,000 – 240,000 Imperial gallons to effectively service and potentially expand our community water delivery.

At the request of RDKB Area B Director, our engineer considered the inclusion of China Creek residents currently serviced by the China Creek Water Users Group and/or private wells, and we have since been advised that they have chosen not to access GID water services. We are continuing discussions with the owner of the Whispering Pines Manufactured Home Park, which is situated within the GID but now maintains its own water delivery to approximately 100 connections via private wells and infrastructure.

For the past several years, the Genelle Improvement District has been working toward this reservoir project by upgrading the operations of our three wells/pumps and installing a computerized monitoring and control system. And, in addition to \$180,000.00 funds reserved from the sale of GID land in 2010, we have accumulated approximately \$340,000 toward this capital expenditure.

Discussions have been ongoing with the owners of the land where both the existing and the proposed new reservoirs are/to be located, and we are currently in the process of finalizing a Statutory Right of Way in order to allow for detailed engineering of the new reservoir and site to commence.

Project Documentation:

Since presentation of Ward Engineering Ltd.'s attached Engineering Study in December 2013, discussions between Peter Ward, the GID Board of Trustees and the affected landowners have concluded that another buried, concrete reservoir located adjacent to the existing reservoir would be most beneficial to all parties. This updated structure/design and location will allow for efficient tie-in and isolation of the two reservoirs, while also addressing future development considerations on the affected lands.

Project Estimate:

As outlined in the attached Engineering Study, the cost to install a new (additional) 115,000 Imperial gallon concrete reservoir was estimated at \$600,000. This amount was based on available supply costs in October 2013, and can be expected to rise with the increasing costs of concrete construction materials (as well as with a larger capacity reservoir should Whispering Pines elect to access GID water services within this project).

Further project costs, to repair and re-line the existing 100,000 Imperial gallon reservoir, were estimated at \$13,000 in August 2013. Preservation of this existing reservoir will allow continued utilization of its storage capacity of approximately 97,000 Imperial gallons.

Based on an overall approximate cost of \$700,000, the GID has available funds of some \$520,000. Discussions with Area B Director prior to embarking on our preliminary engineering study anticipated \$125,000 Gas Tax Funding, which was subsequently confirmed by Director Worley in May 2014. The GID is exploring further grant opportunities and/or borrowing options to finance the remaining \$55,000.

We are anxious to now move from the planning stage and embark upon this critical reservoir project as soon as possible in order to:

- 1) minimize the increased costs projected for concrete construction materials, and
- 2) undertake recommended repairs to our existing reservoir to ensure its longevity.

Project Outcomes:

Completion of this project will allow the GID to meet and preserve the supply of clean, safe water to GID water users as follows:

- Increased storage capacity will allow for additional connections to existing and/or new properties and businesses (community and economic development & potential job creation)
- Full storage capacity will meet Fire Underwriters Investigation Bureau standards for fire hydrant load (loss protection)
- Independent reservoirs will allow one reservoir to be taken out of service for cleaning and/or maintenance without incurring increased costs and usage of pumps running constantly to feed directly into community supply lines (improved energy efficiency)
- Increased storage capacity will allow well pumps to run at low demand hours, thus providing for more efficient electrical consumption (ultimate cost savings to ratepayers)
- Inclusion of Whispering Pines (if applicable) will provide approximately 100 residences with the high quality water/service delivered by the GID (clean, dependable water)
- Additional connections will distribute GID costs over a larger user base, potentially reducing, or at least stabilizing, annual water costs per connection (positive economic impact)

Respectfully submitted,

The Board of Trustees of
The Genelle Improvement District

Attachment/s:

Completed RDKB Gas tax Application form
Engineering Study by Ward Engineering and Land Surveying Ltd.,
dated October 22, 2013
GID project updates to ratepayers dated May 2013, January 2014 and
April 2014



WARD ENGINEERING AND
LAND SURVEYING LTD.

October 22, 2013
Our File: 11-109

Genelle Improvement District
611 16th Avenue
Genelle, BC V0G 1G0

Attention: Alda Gregory

Dear Sirs/Mesdames:

**Re: Engineering Study to determine the best location and size of a new Reservoir for the
Genelle Improvement District**

We are pleased to present our 'Engineering Study to Determine the Best Location and Size of
a New Water Reservoir' for the Genelle Improvement District.

We look forward to continue working with you on this project.

Yours truly,

WARD ENGINEERING AND LAND SURVEYING LTD.

Per:

Peter Ward, P.Eng., B.C.L.S.

PW/cm

Encl.

Ward Engineering and Land Surveying Ltd.
1014 Seventh Street, Nelson, BC V1L 7C2 Tel: (250) 354-1660 Fax: (250) 354-1670
email: peter@wels.ca website: www.wels.ca

GENELLE IMPROVEMENT DISTRICT

**611 16th Avenue
Genelle, BC V0G 1G0**

**ENGINEERING STUDY
TO DETERMINE THE BEST LOCATION
AND SIZE OF A NEW WATER RESERVOIR**



Prepared by:

Ward Engineering and Land Surveying Ltd.

1014 Seventh Street

Nelson, BC V1L 7C2

Phone: (250) 354-1660

Fax: (250) 354-1670

October 2013

Our File: 11-109



WARD ENGINEERING AND LAND SURVEYING LTD.

GENELLE IMPROVEMENT DISTRICT

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APPENDIX C – Well Pump Performance Data	
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APPENDIX F – Cost Estimates	
APPENDIX G – GID Base Map	

Genelle Improvement District

Our File: 11-109
October 2013

Introduction

At the request of the Genelle Improvement District (GID) Ward Engineering and Land Surveying (WELS) was asked to complete an assessment of the existing GID water system and complete the following:

1. Determine the best location for a new reservoir.
2. Determine the size of a new reservoir.
3. Determine the cost of the new reservoir and the cost of the required upgrades to the GID system in order to connect to the new reservoir.
4. Review the concern associated with lower water pressure around the 1000 block of Lower China Creek road.

The details for the scope of work are outlined in the WELS proposal dated November 19, 2012.

Background Information

Since 2000 the Genelle Improvement District (GID) has been aware that their existing 100,000 lgal concrete reservoir is undersized for their present community of approximately 287 water connections. The GID has also received complaints from some lot owners that during summer peak flows the available water pressure is unacceptable.

The existing reservoir is located on THAT PART OF PARCEL A (SEE 161201) DISTRICT LOT 2404 KOOTENAY DISTRICT LYING TO THE NORTHWEST OF THE RIGHT OF WAY SHOWN ON PLAN 6600 EXCEPT (1) PART INCLUDED IN PLAN RW 12 AND (2) PARTS INCLUDED IN PLANS 15693, NEP22379 AND PLAN NEP23103.

In late October 2012 the GID had a meeting with the owner of this large parcel of land to discuss the possibility of constructing a second reservoir on this property.

It was decided that an engineering study should be completed to determine the best location (both horizontally and vertically) for the new reservoir.

Previous Reporting

WELS has received and reviewed the following reports:

1. Genelle Improvement District *2000 Water Supply Plan* prepared by Reid Crowther and Partners Ltd.
2. Genelle Improvement District *Water System Study 2009* prepared by WSA Engineering Ltd.

Genelle Improvement District

Our File: 11-109
October 2013

Information Received

WELS has received the following information:

1. Spreadsheet from GID maintenance on static water pressure tests at fire hydrants in the system. See Appendix A.
2. Well flow data from GID maintenance. See Appendix B.
3. A base map of the GID community in AutoCAD format that showed lot boundaries and street address information. This was provided to us by Marie-Ange Fournier-Beck, a Technician at the RDKB.
4. A cost estimate on steel reservoirs from Western Tank and Lining. See Appendix F.
5. A cost estimate on concrete reservoirs from Dan Maglio contracting. See Appendix F.
6. Well pump performance data from GID maintenance. See GID email dated September 16, 2013 and Appendix C.

System Information

Maximum Day Demand

Based on the data (See Appendix B) received from GID, the maximum day demand (MMD) per connection was determined to be:

MDD Summer 1240 lgal per day per connection

MDD Winter 116 lgal per day per connection

Note: There are 287 connections in the GID system.

Fire Flow tests

Fire Flow tests at Hydrants 132, 107 and 115 were completed by Peter Ward, P.Eng. and GID maintenance staff on September 13, 2013. The results are shown in Appendix D.

Fire Flows varied from 840 USgpm to 1000 USgpm.

Static Pressure

Static Pressure on Hydrants through the system were measured by GID maintenance staff. The results are shown in Appendix A and are plotted on the GID base map in Appendix G.

Genelle Improvement District

Our File: 11-109
October 2013

Analysis

Determination of Reservoir Size

Based on the summer Maximum Day Demand of 1240 USgal per day per connection we have determined that the total amount of reservoir storage for the GID should be 210,250 Igal. See Appendix E.

The size of the existing concrete reservoir based on the structural engineering drawing 780-01-01 prepared by Gordon Stein, P.Eng. dated Sept 21, 1983 is 100,000 Igal.

The effective storage capacity of the existing concrete reservoir is approximately 97,000 Igal. (36 ft x 36 ft x 12 ft). Therefore, the new reservoir should be approximately **115,000 Igal.**

Pump Running Times

GID maintenance confirmed the following flow rates for the well pumps. See Appendix C.

	Flow Rate USgpm
Pump 1	269.5
Pump 2	379.8
Pump 3	423.6
Pump 2 and 3 together	754.8

The total daily demand in the summer is 1240 Igal /day/ connection x 287 connections =

355,880 Igal or 428,374 USgal.

When both pumps 2 and 3 are running together at 754.8 USgpm in order to meet the water demand they will be on for approximately 9.5 hrs per day.

In some small water systems it is not unusual for pumps to run for up to 18 hrs per day during the high demand in the summer. Therefore for the current situation there is no concern with the ability of the well pumps to supply water to the District.

Low Pressure Zone

At the start of the project there was a concern that there was a zone of low static pressure along Lower China Creek road east of the Railway. GID maintenance staff and their well pump engineer Carl Lich resolved this issue by adjusting the PRV near well 1 so that the static pressure in the pressure zone north of well 1 was increased by about 10 psi.

This adjustment appears to have solved the problem for the residents in this area.

Genelle Improvement District

Our File: 11-109
October 2013

Elevation of New Reservoir

As discussed earlier in this report there was a concern that the houses east of the railway on Lower China Creek Road had low water pressure. The thought at the time was that a new reservoir could be constructed at a higher elevation than the existing reservoir. Based on comments in the 2009 WSA report we were asked to investigate the effect increasing the hydraulic gradeline on the system by constructing a new reservoir either 15m or 30m higher than the existing reservoir. A new reservoir 15m higher than the existing reservoir would increase the static pressure in the system by 21 psi. A new reservoir 30m higher than the existing reservoir would increase the static pressure in the system by 42 psi.

Drawing 11-109 BASE in Appendix G shows the zone that is not protected by PRVs. In this zone the static pressures on Courtesy Road are in the 85 psi to 100 psi range and the static pressure at the wells is at 115 psi. It is good engineering practice where possible to keep static pressures below 100 psi and above 40 psi.

Because the low pressure problem on Lower China Creek Road has been resolved and because there are already high static pressures in parts of the system that are not protected by a PRV it is recommended that the new reservoir be constructed 7m higher than the existing reservoir. This would increase the hydraulic grade line in the system by approximately 10 psi.

Additional information

Meeting with Affected Land Owner and Site Assessment

On September 5, 2013 I met with the owners of THAT PART OF PARCEL A (SEE 161201) DISTRICT LOT 2404 KOOTENAY DISTRICT LYING TO THE NORTHWEST OF THE RIGHT OF WAY SHOWN ON PLAN 6600 EXCEPT (1) PART INCLUDED IN PLAN RW 12 AND (2) PARTS INCLUDED IN PLANS 15693, NEP22379 AND PLAN NEP23103, Mr. Henk Ravestein and Mr. Josh Smienk to discuss the construction of a new GID reservoir on their property.

The owners were receptive to the idea of a new reservoir provided that it was constructed in a location that did not compromise the view of future lots that might be constructed on the property.

I walked the property with Mr. Ravestein and we determined a suitable location for the new reservoir. This location is approximately 70m at an Azimuth of 140 ° from the existing reservoir. It would be located on a sandy ridge of land that is approximately 7m higher than the existing reservoir. This proposed location is shown on Drawing 11-109 BASE located in Appendix G.

During the site visit it was anticipated that a concrete reservoir could be constructed and it would be buried partly into the sand ridge.

Genelle Improvement District

Our File: 11-109
October 2013

Cost Estimate

Appendix F provides a preliminary cost estimate for the construction of a steel water reservoir at the location described above.

The anticipated cost of the 115,000 lgal steel reservoir and associated works is \$520,000. If a 115,000 lgal concrete reservoir were to be installed instead of the steel reservoir we estimate the price would increase to \$600,000. The concrete and steel reservoir costs are approximate and should be confirmed once the GID has secured an agreement with the land owner for the construction of a new reservoir.

Map of GID Water System

Appendix G contains an updated digital Map of the GID water system.

Conclusions

1. Based on the measured summer maximum day demand of the GID system a new 115,000 lgal should be constructed.
2. The new reservoir should be at the same elevation as the existing reservoir or should be no more than 7m higher than the existing reservoir. A suitable location for the new reservoir has been located on THAT PART OF PARCEL A (SEE 161201) DISTRICT LOT 2404 KOOTENAY DISTRICT LYING TO THE NORTHWEST OF THE RIGHT OF WAY SHOWN ON PLAN 6600 EXCEPT (1) PART INCLUDED IN PLAN RW 12 AND (2) PARTS INCLUDED IN PLANS 15693, NEP22379 AND PLAN NEP23103 and is shown on Drawing 11-109 BASE. See Appendix G.
3. Fire flows from 3 hydrants were measured and appear to be adequate for this rural area water system.
4. The well pump curve information was reviewed and the pumps would be sufficient to pump water to the new reservoir if it were constructed 7m higher than the existing reservoir.
5. It is anticipated that the existing reservoir would remain in service and the piping around the reservoir would be reconfigured so that this reservoir would supply water to the commercial properties on Courtesy Road. The new reservoir would service the remaining properties in the Improvement District.

APPENDIX A

Hydrant Static Pressure Tests

HYDRANT STATIC PRESSURE TESTS		
(before adjustment to PRV #1)		
HYDRANT NUMBERS	LOCATION	PSI
101	829 SMITH CRESENT	70
102	1214 SECOND STREET	79
103	FIRE HALL	
105	501 12TH AVE	60
106	305 12TH AVE	60
107	413 14TH AVE	50
108	611 16TH AVE	95
109	805 SMITH CRESENT	65
110	537 14TH AVE	60
111	507 15TH AVE	60
112	960 PINE CRESENT	60
113	935 TAMARACK CRESENT	60
114	110 12TH AVE	80
115	537 12TH AVE	55
116	1785 HOMEGOODS RD	105
117	603 17TH AVE	63
118	360 GRANDVIEW PLACE	80
119	605 COURTESY RD	95
120	1055 COURTESY RD	90
121	915 HOMEGOODS RD	53
122	813 16TH AVE	72
123	141 WEEKS RD	70
124	513 13TH AVE	60
125	517 14TH AVE	50
126	102 12TH AVE	80
127	310 15TH AVE	60
128	1008 COMMERCIAL WAY	100
129	1010 COMMERCIAL WAY	100
130	329 12TH AVE	95
131	1204 2ND AVE	80
132	1175 LOWER CHINA CK	70
133	1035 LOWER CHINA CK	60

HYDRANT STATIC PRESSURE TESTS			
(after adjustment to PRV #1)			
HYDRANT NUMBERS	LOCATION	PSI	
101	829 SMITH CRESENT	80	c
102	1214 SECOND STREET	80	
103	FIRE HALL		
105	501 12TH AVE	58	
106	305 12TH AVE	60	
107	413 14TH AVE	50	
108	611 16TH AVE	95	
109	805 SMITH CRESENT	78	c
110	537 14TH AVE	55	
111	507 15TH AVE	60	
112	960 PINE CRESENT	70	c
113	935 TAMARACK CRESENT	85	c
114	110 12TH AVE	79	
115	537 12TH AVE	56	
116	1785 HOMEGOODS RD	115	
117	603 17TH AVE	90	
118	360 GRANDVIEW PLACE	80	
119	605 COURTESY RD	90	
120	1055 COURTESY RD	85	
121	915 HOMEGOODS RD	70	c
122	813 16TH AVE	80	c
123	141 WEEKS RD	70	
124	513 13TH AVE	58	
125	517 14TH AVE	50	
126	102 12TH AVE	80	
127	310 15TH AVE	60	
128	1008 COMMERCIAL WAY	95	
129	1010 COMMERCIAL WAY	100	
130	329 12TH AVE	80	
131	1204 2ND AVE	75	
132	1175 LOWER CHINA CK	70	
133	1035 LOWER CHINA CK	65	c

APPENDIX B

Well Meter Readings

Genelle Improvement District

Our File: 11-109
September 04, 2013**METER READINGS FOR WELLS 2 & 3 (SUMMER MONTHS)**

DATE	Number of Days	Cubic Meters	Imp Gal	Igal	IGAL/Day
April 15, 2013		1,562,861	343,781,284		
	11			490,531	44,593
April 26, 2013		1,565,091	344,271,815		
	17			3,282,601	193,094
May 13, 2013		1,580,014	347,554,416		
	58			12,441,458	214,507
July 10, 2013		1,636,574	359,995,874		
	21			7,476,533	356,025
July 31, 2013		1,670,563	367,472,407		
	34			11,037,834	324,642
Sept 04, 2013		1,720,742	378,510,241		

MDD in July = $\frac{356,025 \text{ Igal}}{287} = 1,240 \text{ Igal/day per connection}$

METER READINGS FOR WELL 1 (WINTER MONTHS)

DATE	Number of Days	Cubic Meters	Imp Gal	Igal	IGAL/Day
Jan 21, 2013		30,236	6,650,989		
	28			933,109	33,325
Feb 18, 2013		34,478	7,584,098		
	16			483,932	30,245
Mar 06, 2013		36,678	8,068,030		
	14			419,042	29,931
Mar 20, 2013		38,583	8,487,072		

MDD in Jan/Feb = $\frac{33,325}{287} = 116 \text{ Igal/day per connection}$

There are 287 connections.

APPENDIX C

Well Pump Performance Data

From: Genelle Improvement District [gidmaintenance@hotmail.ca]
Sent: September 16, 2013 4:27 PM
To: Peter Ward
Subject: HYDRANT PRESSURES.xlsx

Attachments: HYDRANT PRESSURES.xlsx
Hi Peter

Here are the new pressures that you asked for I put a C by the ones that have been change. Also I figured out that it is suppose to be Sept 4th not Aug 4th so that is why there is such a jump in usage there is a whole month there.

Here are the flows: PUMP 2 RUNNING IS 379.8 GPM
PUMP 3 RUNNING IS 423.6 GPM
PUMP 2&3 RUNNING IS 754.8 GPM

THE RESERVOIR ONLY DROPS DOWN TO 50% AND THEN THE PUMPS COME ON, THIS WAY WE HAVE SOME STORAGE IN THE TANK IN CASE OF A FIRE AND TO TAKE THAT 50% AND BRING IT BACK TO I THINK IT IS 98% IT TAKES APPROX. 1 HOUR

Hope this will help you if you have any other questions I will be back in Genelle on Wednesday

Wendy

APPENDIX D

Fire Flow Data



Our File: 11-109

TO: Genelle Improvement District
FROM: Peter Ward
ATTENTION: Wendy Settle
DATE: September 13, 2013
RE: Genelle Improvement District
 Fire Hydrant Flow Test
 Hydrants 107 on China Creek Road

Fire Hydrant 107

Date	Sept 13, 2013
Time	11:30am
Max Flow at FH 107	840 USgpm
Static Pressure FH 107	50 psi
Starting Static Pressure FH 125	50 psi
Residual Pressure at FH 125	38 psi
FH 107 located at 416 14 th Avenue	
FH 125 located at 518 14 th Avenue	

Ward Engineering and Land Surveying Ltd.
 1014 Seventh Street, Nelson, BC V1L 7C2 Tel: (250) 354-1660 Fax: (250) 354-1670
 email: peter@wels.ca www.wels.ca



Our File: 11-109

TO: Genelle Improvement District
FROM: Peter Ward
ATTENTION: Wendy Settle
DATE: September 13, 2013
RE: Genelle Improvement District
 Fire Hydrant Flow Test
 Hydrants 115 on 12th Avenue

Fire Hydrant 115

Date	Sept 13, 2013
Time	12:00 pm
Max Flow at FH 115	1000 USgpm
Static Pressure FH 115	53 psi
Starting Static Pressure FH 110	50 psi
Residual Pressure at FH 110	48 psi
FH 115 located at 537 12 th Avenue	
FH 110 located at 538 14 th Avenue	

Ward Engineering and Land Surveying Ltd.
 1014 Seventh Street, Nelson, BC V1L 7C2 Tel: (250) 354-1660 Fax: (250) 354-1670
 email: peter@wels.ca www.wels.ca



Our File: 11-109

TO: Genelle Improvement District
FROM: Peter Ward
ATTENTION: Wendy Settle
DATE: September 13, 2013
RE: Genelle Improvement District
 Fire Hydrant Flow Test
 Hydrants 132 on China Creek Road

Fire Hydrant 132

Date	Sept 13, 2013
Time	11:00 am
Max Flow at FH 132	1000 USgpm
Static Pressure FH 132	70 psi
Starting Static Pressure FH 115	60 psi
Residual Pressure at FH 115	50 psi
FH 132 located at 1175 Lower China Creek Road	
FH 115 located at 537 12 th Avenue	

Ward Engineering and Land Surveying Ltd.
 1014 Seventh Street, Nelson, BC V1L 7C2 Tel: (250) 354-1660 Fax: (250) 354-1670
 email: peter@wels.ca www.wels.ca

APPENDIX E

Reservoir Size Calculation



Our File 11-109
October 2013

Genelle Improvement District Calculation of Reservoir Size

APPENDIX E

Potable Water Flow rate, IGPD	Potable MDD, IGal
----------------------------------	-------------------

Measured MDD, per Wendy Settle	287	1240.4	356,000
Total, Imperial gallons			356,000
Total, cubic meters			1618.41

Required minimum reservoir size per MMCD Design Guideline Manual, 2005,
Section 2.21.2

A. Fire storage*	79,200
B. Balancing (25% of MDD)	89,000
C. Emergency (25% of (Balancing+Fire storage))	42,050
Total required minimum reservoir size, Imperial gallons	210,250
Total required minimum reservoir size, cubic meters	955.815

* Water Supply for Public Fire Protection, Fire Underwriters Survey, 1999, p. 16 and 20

Required flow	4000 L/m
Required duration	1.5 hr
Total flow	360,000 L
	79,200 Igal

APPENDIX F
Cost Estimates



Our File: 11-109
October 2013

Genelle Improvement District Preliminary Cost Estimate for New Reservoir

APPENDIX F

Schedule 1 – Site Preparation					
Item	Description	Quant.	Units	Unit Price	Net Amount
1.1	Tree removal	1	l.s.	\$5,000.00	\$5,000
1.2	Site preparation: Grading	1	l.s.	\$10,000.00	\$10,000
1.3	Imported WGB crush material under reservoir	100	cu. m.	\$40.00	\$4,000
TOTAL OF SCHEDULE 1					\$19,000

Schedule 2 – Reservoir and Supporting Infrastructure					
Item	Description	Quant.	Units	Unit Price	Net Amount
2.1	250mm C906 DR11 HDPE pipe, including fusing, bends, fixtures, thrust blocks, testing, native backfill	460	l.m.	\$300.00	\$138,000
2.2	Supply and Install Bolted Steel Reservoir	115,000	Imperial gallon	\$1.50	\$172,500
2.3	Supply, Install and program SCADA system, level transducers, etc.	1	l.s.	\$15,000.00	\$15,000
2.4	Shutoff valve to control flow from new reservoir into existing reservoir - include control and backup - electronic or mechanical	1	l.s.	\$8,000.00	\$8,000
2.5	Intake/discharge pipes, valving, bypass	1	l.s.	\$10,000.00	\$10,000
2.6	Test & Chlorinate Pipes	1	l.s.	\$5,000.00	\$5,000
2.7	Chain link fence and gates	1	l.s.	\$10,000.00	\$10,000
TOTAL OF SCHEDULE 2					\$358,500

Summary of Totals					
	Description				Net Amount
	SCHEDULE 1 SUB-TOTAL				\$19,000
	SCHEDULE 2 SUB-TOTAL				\$358,500
Subtotal					\$377,500

CONTINGENCY ALLOWANCE	15%	Percent		\$56,625
Subtotal				\$434,125

Legal survey of new SRW	1	l.s.	\$20,000.00	\$20,000
Engineering, inspection and contract administration	15%	Percent		\$65,119

TOTAL **\$519,244**



Our File: 11-109
October 2013

Genelle Improvement District Preliminary Cost Estimate for New Reservoir

APPENDIX F

Disclaimers:

- 1) The information contained in this cost estimate is for the exclusive use of Genelle Improvement District and may contain confidential and/or privileged material.
- 2) Any review, retransmission, dissemination or other use of, or taking any action in reliance upon, by any person other than the intended recipient is prohibited.
- 3) This cost estimate is based on a preliminary design concept, and is intended for planning purposes only. Quantities will change after detailed design.
- 4) Unit prices used in this cost estimate are based on prices from similar projects and are approximate.
- 5) No geotechnical work has been completed and no approvals have been obtained for the proposed works.
- 6) This cost estimate and preliminary design will change after completion of a detailed topographic survey of the property.
- 7) No drainage study has been completed on this property.
- 8) This cost estimate does not include PST or GST.
- 9) This cost estimate is to be read in conjunction with Ward Engineering and Land Surveying Ltd. Drawing 11-109 BASE dated October 18, 2013.



11-109
RECEIVED
Sept 18 2013

Sept. 17 2013

To: Ward Engineering

Attention: Peter Ward

Re: Genelle Improvement District
Concrete Reservoir
Budget Cost

Supply materials, labor and equipment to construct a concrete Reservoir as per specs from John Cooley.

Option #1: 24M X 24M X 2.44M
\$416,000.00 excluding GST

Option #2: 30M X 30M X 2.44M
\$620,000.00 excluding GST

Work Included In Cost:

- 1) Formwork
- 2) Concrete
- 3) Rebar
- 4) Water proof inside of tank (Xypex)

Excludes:

- 1) Excavating & Backfill
- 2) Structural Drawing
- 3) Concrete Testing

Yours Truly,

Dan Maglio Contracting LTD.
Dan J. Maglio
President



COMMERCIAL | INDUSTRIAL | GENERAL CONTRACTING | PROJECT MANAGEMENT
1020 MILL STREET NELSON BC V1L 4T3 | PH 250 352 9734 | FX 250 352 1606 | dan.maglio@danmagliocontracting.com

Re Steel reservoir. Castlegar. 11-109.txt

From: todd@wtl.ca
Sent: September 16, 2013 10:37 PM
To: Peter Ward
Subject: Re: Steel reservoir. Castlegar. 11-109

Peter,

Quick numbers for the 200,000 tank \$250,000 for the 300,000 look at \$320,000. This would cover our standard, under ground pipe, base, insulation and tank install.

I may have a more solid number for a glass fused to steel tank for Wednesday morning.

Thanks

-----Original Message-----

From: Peter Ward
To: Todd Smith
Cc: John Cooley \ (2012\)
Cc: data13@wels.ca
Cc: Carol Muller \ (2012\)
Subject: Steel reservoir. Castlegar. 11-109
Sent: Sep 16, 2013 4:30 PM

Todd

Can you get me a priced for:

200000 iga1

300000 iga1

Thanks

Peter

Peter Ward, P. Eng., BCLS
Ward Engineering and Land Surveying Ltd.
1014 7th St Nelson, B.C.
250 354-1660
www.wels.ca

Todd Smith
Western Tank and Lining
778-233-5157

Sent on the TELUS Mobility network with BlackBerry

APPENDIX G

GID Base Map



GENELLE IMPROVEMENT DISTRICT
Box 82, 611-16th Ave., Genelle, BC V0G 1G0
PHONE: 693-2362 FAX: 693-2413



May 27, 2013

Dear GID Resident;

Re: New Water Reservoir Project

We are writing to engage your support for the New Reservoir that we hope will be built in 2015. The new reservoir will be sufficient to supply water requirements to the GID for the next 50 years. Genelle is fortunate to be located on a high quality aquifer with good pumping flow rates.

The reasons for building the reservoir are as follows:

- We have insufficient storage to meet fire protection regulations.
- Applications for new water connections have been refused.
- Our existing 34 year old reservoir was under designed for 100,000 gal, and having developed cracks, may have to be limited in its fill capacity, further decreasing available storage volume.
- Currently, insulated, lined steel tanks are favourably priced.

The GID is in a good financial position to undertake the project. We have cash reserves equal to about half of the expected project cost. In addition, the RDKB has offered to support the project with a \$125,000 grant. The balance of the project cost, estimated between \$400,000 and \$500,000, will be financed and the interest paid from existing cashflow. Hence, it is important to undertake the project while interest rates are low.

We do not anticipate any additional charge to GID ratepayers for the construction of this reservoir. Normal inflationary increases in operating costs such as utilities, labour, garbage pick up, etc., will be passed on.

The GID will be asking Ratepayers to vote on a Borrowing Bylaw in October, 2013. This will follow a Special Town Hall Meeting to be held in September, where the Engineering Study and costs of the project will be presented.

Any questions or concerns can be answered by phone or meeting with trustees of the GID, as follows:

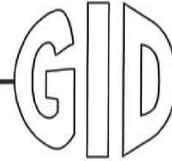
GID Office	250-693-2362	Email:	Genelle@shawbiz.ca
Denise Brown	250-693-2479	Rae Walker	250-693-2460
Alan Fairweather	250-693-2368	Adelfo Castellarin	250-693-2245

Yours Very Truly,
 GID Board of Trustees

Genelle Improvement District

P.O. Box 82, Genelle, British Columbia V0G 1G0

Tel: (250) 693-2362 Fax: (250) 693-2413 email: genelle@shawbiz.ca



RESERVOIR UPGRADE AND NEW RESERVOIR PROJECT

January 19, 2014

In our previous newsletter, we had planned to present the Engineering Study for the New Reservoir Project at a Special Town Hall Meeting in September 2013. Due to delays, we will now present the project at the upcoming Annual General meeting. In the meantime, the following update is included for your information.

The GID's existing 100,000 gal concrete reservoir was examined by a structural engineer last year, who recommended that we undertake repairs to specific areas, as well as resurface the entire concrete interior. A second engineering inspection subsequently looked for deviation of the front face, which was determined to be minimal. Under advisement, we are now monitoring this measurement during our normal reservoir maintenance. If there is an increase in the deviation, then a reduction in the maximum fill height of the reservoir may become necessary.

We are currently reviewing estimates and will need to undertake reservoir repairs as soon as possible, while avoiding peak water demand. We will need to take our reservoir off-line for an extended period to undertake these repairs. To accomplish this, our pumps and controls system will need to be reliable. Therefore, we are also preparing to contract for servicing two of our pumps.

In addition, we are bringing in a controls system specialist to overhaul our SCADA control system, which has not performed as expected. This is an unexpected additional expenditure that has to be included in our budget, but it will bring us up to date with support. This is necessary for our water operator to monitor and control the water system.

The Ward Engineering Study, released in October 2013, determined a minimum new reservoir size of 115,000 gal based on the GID's current Maximum Daily Demand and fire flow design guidelines. The project capital cost is about \$500,000 at this capacity. The final project may increase to a 150,000 gal capacity if other new users join the project. We were able to solve the problem of low line pressure being reported at Lower China Creek Road through mechanical means. This meant we could locate the reservoir at a lower elevation. The Landowners were agreeable to locating the new reservoir adjacent to our old reservoir, if it was buried. This allows full utilization of both reservoirs and increased operating efficiency.

We are currently working on an agreement with the Landowners which will grant the GID an extension to our existing reservoir easement, in order to build the new reservoir. Upon completion of this agreement, we will present the project to the Residents.

An updated project report, budget and details of the Engineering Study will be given at the Annual General Meeting in April, 2014.

Please feel free to contact us with any questions or comments regarding the project.

Thank you
The Trustees of the Genelle Improvement District

NEW RESERVOIR PROJECT and EXISTING RESERVOIR UPGRADE/S

Update to GID Annual General Meeting, April 16, 2014

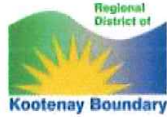
As indicated in our initial May 27, 2013 report regarding the New Water Reservoir Project, we had planned to present an Engineering Study at a Special Town Hall Meeting in September 2013. That meeting did not occur, however, as the Engineering Study (available for public review at the GID office) was not received until late October 2013. Subsequently, further reservoir options and location were discussed with our engineer, in conjunction with the Genelle Bench landowners, resulting in a preliminary agreement in December 2013 regarding the size, type and general location of the proposed new reservoir (as was reported in our January 2014 update, being 115,000 – 150,000 gallons, buried, concrete, located as close as possible to our existing reservoir). Our January 2014 update also addressed the requirement for monitoring and eventually repairing our existing 30+ years old reservoir, as well as servicing two of our three pumps in preparation for this activity. In addition, SCADA upgrades were identified in our January 2014 update, and a service contract for this work is now underway to meet our current monitoring and control requirements, as well as to allow for future tie-in from a proposed new reservoir.

While our January 2014 update reported our work toward the necessary Statutory Right of Way, unfortunately, consensus could not be reached as to the format and nature of negotiations to this end. The conclusion was reached that this task should best be dealt with once a full participation of trustees could be achieved following this April 2014 AGM, and communication to this effect was recently sent to the Genelle Bench landowners. Upon response from these landowners, it is anticipated that the new/complete Board of Trustees will continue toward an appropriate land use agreement in order to further the reservoir project.

Within the context of increased reservoir and service capacity, the GID received a proposal from the RDKB to include potential service to the China Creek Water Users Group in our engineering studies, which was undertaken by the Board. Resultant information and cost estimates have been communicated to the RDKB, and we are currently awaiting their response as to whether GID water service is a viable option for China Creek residents. We are also awaiting confirmation from RDKB Area B Director with regard to anticipated federal Gas Tax grants of \$125,000 (for GID) and \$50,000 (for China Creek) if/when our project goes ahead.

Also during new reservoir exploration activities, discussions were conducted with Whispering Pines Mobile Home Park owner and water operators regarding the GID's potential to supply water to their approximately 100 residential lots. Again, pending this project moving forward under a new Board of Trustees, preliminary cost estimates have been communicated to the landowner, and these discussions are expected to resume once the direction of the reservoir project is confirmed.

Although it was the original goal of the 2013 Board of Trustees to be in a position to present more detailed engineering and budget specifics at this AGM, unfortunately, this information is not yet available. Until such time a new Board can identify the proposed new reservoir land value, along with exact reservoir specifications (potentially including increased capacity to service China Creek and/or Whispering Pines), detailed cost estimates cannot be arrived at. Once projected costs and potential funding sources are known, a proposed budget plan can then be developed for presentation to the GID community, which may also require borrowing approval. Significant preparatory work has been done by the current trustees toward this project, which we are confident will provide the basis for advancement by the new Board of Trustees.



Gas Tax Application

Application to (please check where appropriate):

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

Application by:

Applicant:	OASIS IMPROVEMENT DISTRICT		
Address:	74 OASIS CREST		
	TRAIL BC V1R 4V7		
Phone:	250 364 2533	Fax:	
Email:	Glenn.Hodge@shaw.ca		
Representative:	Glenn Hodge		

Where will the project take place:

OASIS WATER WORKS

Is your organization a (please check where appropriate):

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

Project Description:

① REPLACE COLLAPSED WATER WELL for
the Community
② DRILL NEW WELL AND INSTALL NEW
Pump AND ASSOCIATED HARDWARES (PIPE,
WIRE, CONTROLLERS, ETC)

③ UPGRADE TO Power Supply

Total of Funds Requested \$35,000.

Project outcomes (please check where appropriate):

The Project will ultimately lead to:

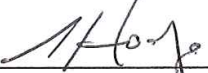
<input type="checkbox"/>	Cleaner Air	<input checked="" type="checkbox"/>	Cleaner Water	<input type="checkbox"/>	Less Greenhouse Gas Emissions
--------------------------	-------------	-------------------------------------	---------------	--------------------------	-------------------------------

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):

We will have clean Potable water
From this new well for years to
come.
The pump is more efficient so should
Reduce cost of power to run.
Power supply system as it will be
up to code.

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

Date: June 24/14

Signature: 

Print name: Glenn Hodge

Glenn.Hodge@shaw.ca

**INVOICE**

Invoice No.: 1309

Date: 06/10/2014

Owen's Drilling Ltd.

Box 730
Cranbrook, B C V1C 4J5
Tel: (250) 426-2455

Oasis Improvement District
Glen Hodge
74 Oasis Crescent
Trail, B.C. V1R 4V7

Business No.: 10403 3022

Quantity	Description	Tax	Unit Price	Amount
416	Well ID Plate # 47727 Feet of Drilling	G	36.00	14,976.00
	G - GST 5.00% GST			748.80
Thank You For Choosing Owen's Drilling Cash / Cheques / Visa & Mastercard Accepted Payment Due Upon Receipt Of Invoice 2% Per Month Over 30 Days				Total Amount 15,724.80

Owen's Drilling Ltd. GST: #10403 3022

Glenn Hodge

From: Brent Eisner <tcpp2007@gmail.com>
Sent: June-13-14 9:05 PM
To: glenn.hodge@shaw.ca
Subject: OID Invoice & Docs
Attachments: OID Invoice + Docs.doc

Hi Glenn,

We are glad that you finally have water again.

Attached you will find the invoice & Info on OID's well systems, note that the first well is info that may be the #1 well or? The other 2 docs are for the wells we worked on.

I have made this a quote job so to save OID some tax (\$750.00), as for a cost breakdown I can give you a general idea;

Pump #2; \$1,327.00

Pump #3; \$1,940.00

Controls for #3; \$1,958.00

Zoom Boom Rental; \$850.00

Excavation; \$1,995.00

Tech cable #3 well; \$846.00

Pump puller; \$480.00

Labour; \$2,226.00 (34 Hrs - 6 days)

Fittings Ect; \$2,118.00

Tax; \$687.00

Total; \$14,427.00

There are still some issues to be dealt with but those items can be done at a more controlled rate (Electrical panel, cap on #1, seal on #2, & #1 pump/pipe).

If you have any questions or concerns let me know.

When you want the other issues dealt with please let me know.

Enjoy your water,

Cheers,

--

Brent Eisner
 Pres.
 T-C P&P
 2007
 Ltd.

Tri-City Pumps & Power 2007 Ltd.
 3583 South Slocan Village Rd.
 Bonnington, BC
 V0G 2G3

Phone: 250-359-7166

Fax: 250-359-7167

Customer Pumping Equipment Proposal

Customer: OASIS WATER IMPROV. DIST.
 Address: % Glenn Hodge
 Job Location: OASIS B.C.
 Date: June 14 Phone: 361-2533 Fax: _____
 Email: Glenn.Hodge@shaw.ca

Description : ELECTRICAL UPGRADES.

To be installed in well that is: at Pump House.

Cased ☐ Lined ☐ Bedrock ☐ Other ☐

Depth: _____ ft. GPM: _____ SWL: _____ ft. Diameter: _____ in.

Complete installation of material. No backhoe or ditch work. Plumbed and wired from pump to tank only (unless otherwise specified)

Cost of Installed System	\$ 3525.00
If paid in 7 days (less)	(-\$ 325.00)
Total Cost & Tax	\$ 3200.00

Pump: N/A

Tank: N/A

Pipe: N/A

Well Drilled By: N/A

Additional Info:

UPGRADE EXISTING POWER PANEL(S) INCLUDING
NEW WIRING, JUNCTION BOXES, OUTLETS, & HEAT TRACING
ON EXPOSED PIPING.

Signature of Contractor:

Brent Eisner
 Brent Eisner – President Tri-City Pumps & Power 2007 Ltd.

*Interest will be charged @ 2% per month (24%) per annum. Quote is valid for 30 days. All work is guaranteed for 1 year. Manufacturers guarantees on all materials and equipment 5yrs.



Gas Tax Application

Application to (please check where appropriate):

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

Application by:

Applicant:	Regional District of Kootenay Boundary		
Address:	202-843 Rossland Avenue Trail, BC V1R 4S8		
Phone:	250 368 9148	Fax:	250 368 3990
Email:	bteasdale@rdktb.com		
Representative:	Bryan Teasdale, Mgr Infrastructure & Sustainability		

Where will the project take place:

Christina Lake, BC
Upgrades to CL Solar Aquatic System \$5,000.00

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
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Project Description:

A recent site visit was conducted by a consultant to review current operations of the system and provide recommended upgrades and/or adjustments to the facility.
Report Attached.

Project outcomes (please check where appropriate):

The Project will ultimately lead to:


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

Upgrades will improve overall performance of the facility to treat wastewater.

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

Date: July 7, 2014

Signature: 

Print name: Bryan Teasdale - Manager of Infrastructure & Sustainability

JOHN TODD ECOLOGICAL DESIGN

P.O. BOX 497 / 1 SCHOOL STREET
WOODS HOLE, MA 02543
508.548.2545 508.540.3962 fax
TODDECOLOGICAL.COM

SITE VISIT REPORT

**Solar Aquatics Wastewater Treatment Facility
Christina Lake, BC**

Prepared for

Bryan Teasdale **RDKB** Manager of Infrastructure and Sustainability
and
Grace McGregor **RDKB** Chair

Prepared by Scott Sargert of John Todd Ecological Design

May 14, 2014

Scott Sargert representing John Todd Ecological Design Inc. conducted a sight visit over two days on April 30 and May 1, 2014 at the Solar Aquatics waste treatment facility at Christina Lake BC. In attendance was the Operator Martin **Christman of Dormar Construction** as well as Bryan Teasdale **RDKB** Manager of Infrastructure and Sustainability and Grace McGregor **RDKB** Chair.

The goal of the site visit was to evaluate both the mechanical and biological components of the existing system to improve overall performance as well as address the communities concerns about the systems inability to maintain a cover crop of robust plant life floating on the surface of the tanks.

System Construction Overview

The Christina Lake Solar Aquatic System (CLSAS) started constructed in mid-2009 and was mostly completed by late 2010. Upon initial commissioning of the system in the spring of 2011, there were some noticeable deficiencies, which were rectified in a timely fashion. However, in an effort to commission the facility in conjunction with the opening of the Christina Lake Welcome Centre, most of the system was required to be run manually.

After the 2011 calendar year, the CLSAS facility data was reviewed and operations changed slightly for 2012 with respect to the system parameters that were seen and recorded (i.e. flow data, system outputs, final sampling parameters, etc.). As such, the 2012 calendar year was considered the first full year of operation.

Although, other small various deficiency repairs and upgrades were completed in late 2012 and early 2013, the facility operated continuously throughout the year and was constantly achieving the required results for discharge as per the current IHA Operating Permit.

Physical Evaluation

The building structure is of good quality as are the equalization tanks (EQ), balance tank, process tanks, clarifier, lift pumps, blower (although it is grossly oversized). The process controls are primitive but adequate for the current flows. The heating system is adequate but there is no capacity to automate cooling.

Recommendations:

1. A carbon filter or earth filter should be installed on the equalization tank (EQ) to insure no malodors are released into the air.
2. The lift pump from clarifier should be redesigned to better return activated sludge to the front of the system and an additional submersible pump should be installed in the bottom of the clarifier to facilitate the removal of excess solids from the system.
3. The existing sludge drying bed should either be expanded or a holding tank installed that will digest excess solids during the process season. This tank will be emptied at the end of the season.
4. The piping to and from the UV sanitizer needs to be raised as to make sure the lamp housings are continuously flooded.
5. There is currently no method of supporting beneficial plants within the process tanks. A new plant rack design will be shared to insure healthy plants will cover the surface of these tanks. As an experiment, native willow cuttings were introduced in the hopes they will take root and become the planting stock for the new racks.
6. The existing vent system is manual and can only utilized when the operator is on site. There should be a thermostat controlling vent actuators to insure proper cooling during the times the operator is not present.
7. The leak associate with the sand filter will need to be addressed. Since the relationship with the original contractor has been terminated it is suggested that either an outside contractor or the Operators contracting business be hired to a remedy the situation.

Biological Evaluation

The system seemed to be very healthy upon visual inspection. There were no malodors inside the treatment plant and the Mixed Liquor Suspended Solids (MLSS) was above 300 with excellent settleability. The pH was slightly low but clearly there was both nitrification and denitrification occurring according to the test strips that were on hand. The system has maintained permit requirements throughout.

The surface plants seemed under stress and there was indication of a pest infestation beginning to take hold.

The operator was able to acquire a microscope and upon observing the MLSS it became clear that although there was an abundance of microorganisms in the treatment stream, diversity was extremely low.

This is most likely due to the previous shock loading of the system by the RV waste and the introduction of septage some time in the past.

Recommendations:

1. Both commercial and wild microorganisms were introduced to the system and it is recommended that 5 gallons of Return Activated Sludge (RAS) be introduced to the system. This should be split equally between the EQ, and tanks 1-3. This will reestablish the essential fauna need to digest the incoming wastewater.
2. All existing tropical plants floating on the surface of the process tanks should be removed and composted or discarded.
3. It is recommended that native willows be planted in tanks 2-3. These are to be pruned 6-8 inches above the surface of the water in the fall just before they start to drop their leaves. Tank 4 should be planted with ornamental varieties of water tolerant plants. Preferably these too should be native. At the community forum where I made a presentation there were a number of individuals that seemed to have knowledge in this area. Maybe they could volunteer some time to address this issue.

Operations Evaluation

The system is oversized for the current flows and the Operator is correct in using only one train of tanks. The current blower cycle is 15 minutes on 15 minutes off. There is very little control of both recycling of sludge and only a primitive way of removing waste solids from the system.

The operator has a very primitive lab consisting of a pH pen, test strips for Alkalinity, NH₃, NO₂, NO₃, and a Settle-o-meter.

Recommendations:

1. The current blower cycle should remain the same for the time being as to not introduce too many variables in this restart up.
2. The EQ should remain aerated for now.
3. Remove a third of the MLSS from tanks 2-4 until the final MLSS from tank

4 is around 200.

4. Add both bacteria supplement at 1oz per month down lab sink unless there is a shock-loading event and then double the dose.
5. Remove all infested potted plants and quarantine any new plants outside the building.
6. When performing tests on the system, work from the front to the back as to not contaminate the down stream tanks.
7. The Operator will be given IPM (Integrated Pest Management) training as well microbial identification to increase his awareness of the beneficial organisms as well as those that could impede the treatment process.

Recommended Items to be purchased:

1. Lab Cart
2. Lab coat or apron
3. DO Meter
4. Microscope
5. Field lens
6. Sampling jars
7. Pipets
8. Eye Wash Station
9. Identification charts for process microorganisms as well as potential pests

Other general recommendations:

1. As the flows increase there should be some consideration to protect the treatment process against non-biological substances such as plastic materials as well as biological substances that have a very long degradation time such as corn kernels and pumpkin seeds. By adding an effluent filter to the Blending tank you would protect the treatment system from having these substances visible to the public.

Site Visit Conclusion

As stated above, the system has met or exceeded permit requirements since its start up. The goal now is to provide the operator with the tools and guidance that he will need to insure the system will operate at its full potential throughout the year. Although the underlying structure is of good quality, there significant physical issues that will need to be address to improve system performance. This will entail some physical upgrades in a structured manner, as well as the retooling of the plants within the system process.

Physical Upgrades and Estimated Costs:

Priority Items:

1. Reconfiguring the Clarifier airlift	\$200.0
2. Adding a Pump and plumbing to the Clarifier	\$300.0
3. Carbon Filter	\$ 75.0
4. Expanding the existing drying bed	\$300.0
5. Reconfiguring UV piping	\$200.0
6. 3 Plant Racks	\$300.0
7. DO Meter	\$500.0
8. Eye Washing Station	\$150.0
9. Sampling Jars	\$ 25.0

Estimated Cost \$2050.0

Secondary Items:

1. LCD Digital Microscope	\$300.0
2. Identification Charts	\$100.0
3. Other Lab supplies	\$100.0
4. Effluent Filter on Balance Tank	\$300.0
5. Correcting floor	Contractor Estimate
6. Adding a Sludge Processing Tank	\$1000.0

Estimated Cost \$1800.0

Biological Upgrades and Estimated Costs:

Native willow cuttings installed in racks	\$600.0
Other Native plants installed in rack	\$200.0
Cultured Bacteria	Previously Purchased

Estimated Cost \$800.0

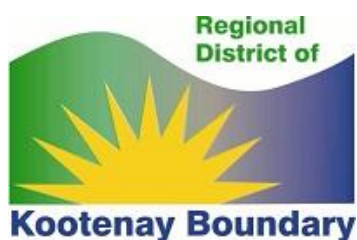
It is also the consensus of JTED's design team that the facility, as currently designed and constructed, does not have capacity to treat RV or Septage waste. The addition of a pretreatment facility would need to take place for this to happen.

The biology within the system has been stressed by the previous shock loading and the diversity of the microorganisms is very low. This will be improved by the addition of both wild and cultured bacteria and the RAS from the neighboring treatment plant.

The new plant racks of native plants will greatly improve the overall performance of the treatment process as well as impact the overall aesthetic.

This should attract greater interest by the general public as well as academic interest. Thus expanding the outreach of the facility into the surrounding community.

In addition to the above, ongoing operations should be supported through both audio and written media, as well as additional site visits when and where necessary. An estimate will be provided upon request.



STAFF REPORT

Date: 25 Jun 2014 **File**

To: **Chair Worley and Members,
Electoral Area Services
Committee**

From: Bryan Teasdale, Manager of
Infrastructure and Sustainability

Re: Request for Water Access from
Columbia Gardens Industrial Park
Water Service (2014)

Issue Introduction

A Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding a request from Re Devera Holdings to access water from the Columbia Gardens Industrial Park Water System for 2014.

History/Background Factors

Since the RDKB completed the major upgrade to the Columbia Gardens Industrial Park Water System in 2010, there have been several times where quantities of water have been drawn from the system in an unauthorized manner. This is mainly due to the fact that our records are maintained within the Programmable Logic Controller (PCU) Units and this information is not currently radio-signaled outside of the facility. When we do receive a notice of an unauthorized use, we are unable to fine or charge the offender with a user rate as there is no specific Bylaw in place for this service area water system.

Last year, Staff proposed that the RDKB look into entering into yearly contract agreements with some known outside users of the water system that are currently not within the specified service area at a rate of \$2,500 / year. This allowed for the ability of non-service participants to draw water from the system in a prescribed manner to satisfy conditions required by both the RDKB and Interior Health Authority when it comes to general public safety of potable water systems (which included, but are not limited to the use of proper check valves, advanced notification, possible fine for mis-use of equipment or infrastructure, sufficient operator training, etc). In 2013, the RDKB entered into a successful agreement with

Re Devera Holdings in respect to above. The RDKB has been approached again in 2014 by Re Devera Holdings to inquire about extending this agreement for 2014.

Implications

Commencing with entering into yearly contract for water provision in the short-term would allow the RDKB to recover costs associated with outside users of the system from those users rather than from the current participants within the system.

Advancement of Strategic Planning Goals

Initiation of this short-term measure would ensure proactive funding of a core RDKB service.

Background Information Provided

N/A

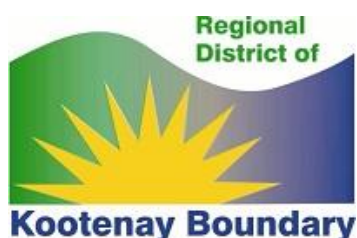
Alternatives

1. Receive the Report.
2. Receive the Report and enter into a yearly contract with Re Devera Holdings Ltd for appropriate access to the Columbia Gardens Water System for 2014.
3. Receive the Report and not enter into a yearly contract with Re Devera Holdings Ltd for appropriate access to the Columbia Gardens Water System for 2014.
4. Not to Receive the Report.

Recommendation(s)

That the Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability, regarding a request from Re Devera Holdings to access water from the Columbia Gardens Industrial Park Water System for 2014 be received.

That the Electoral Area Services Committee recommend to the Board of Directors that the RDKB enter into a yearly contract with Re Devera Holdings Ltd. to provide appropriate access to water within the Columbia Gardens Industrial Park Water Service in the amount of \$2,500, and that the term of this agreement be from January 1, 2014 to December 31, 2014.

**STAFF REPORT****Date:** 08 Jul 2014**File** ES Administration – Water**To:** Chair Worley and Members, Electoral Area Services Committee**From:** Bryan Teasdale, Manager of Infrastructure and Sustainability**Re:** VFD Replacement at Columbia Gardens Water Supply Utility**Issue Introduction**

A Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability regarding a critical infrastructure failure within the Columbia Gardens Water Supply Utility.

History/Background Factors

In 2010, the RDKB completed a significant water system upgrade on the Columbia Gardens Water Supply Utility, which included the construction of a new reservoir, dedicated water supply and distribution mains to the reservoir and extensive upgrades to the current pump house.

In early July 2014, one of two main variable frequency drives (VFD) on the newly installed pumps that provide water to the reservoir failed unexpectedly. In and around that same time period, there were severe lightning / electrical storms in the area. Although unverified, Staff believe that the route cause for this failure is that electrical storm, which caused a major power surge in the pump station and lead to the VFD failure. Current insurance deductible limits (approx \$10,000) approach the same magnitude as installing an new VFD unit (\$12,900 plus approximately \$1,200 for labour to install), and it would be very difficult to prove out Staff's route cause belief as described above. Additionally, the warranty on this piece of equipment was for three years, which was surpassed in mid-2013.

Although there is a second pump on line and working fine, there is no redundancy within the pump house and if for some reason this pump fails, water cannot be distributed to the water system's reservoir and feed down to the distribution system for use by the users. As such, the RDKB is in need of replacing this piece of critical infrastructure in short order.

There are sufficient funds to cover the VFD unit replacement costs of \$12,900 in the service's reserves. Additionally, there are sufficient funds within the operating budget to complete the required install activities in 2014. However, this project is not identified within the approved 2014 Budget and if approved, will require a formal 2014 budget amendment.

Implications

Based on the information above, the RDKB will require a transfer of \$12,900 from reserves to supply and deliver the new VFD unit to site in 2014. Additionally, as this project is not contained within the approved 2014 Budget, a budget amendment will also be required.

Completing the above actions will result in ultimately depleting the current service's reserves of approximately \$14,000. However, if this project is not completed, the RDKB risks putting the water system user's in jeopardy with the possibility of being unable to supply adequate water for domestic / industrial use and fire protection.

Advancement of Strategic Planning Goals

Completing this project in short order will ensure that the RDKB is properly operating and maintaining a core service.

Background Information Provided

1. Quote from Power Tech Electric Ltd - July 8, 2014

Alternatives

1. Receive the Staff Report.
2. Receive the Staff Report and amend the 2014 budget to allow for the purchase and installation of a new VFD unit for the Columbia Gardens Water Supply System in 2014 by transferring \$12,900 from current reserve funds for the project.
3. Not to receive the Staff Report.

Recommendation(s)

That the Staff Report from Bryan Teasdale, Manager of Infrastructure and Sustainability regarding a critical infrastructure failure within the Columbia Gardens Water Supply Utility, be received.

That the Electoral Area Services Committee recommend to the RDKB Board of Directors that the Columbia Gardens Water Supply Utility 2014 Budget be amended to allow for the purchase and installation of a new VFD unit by transferring \$12,900 from the service's current reserve funds.



POWER TECH ELECTRIC LTD.
P.O. BOX 12
MONTROSE, BC V0G 1P0
Phone: 250-367-6057 Cell: 250-231-0227 Fax: 250-367-7177

July 8, 2014

To: RDKB

Re: Columbia Gardens Pump 2 Drive

Scope of Work: Supply new drive. This price includes shipping.

Note: This is the drive price only. Labour to install and program not included in this price.

Our Price for this Work
Is: \$12,900.00 +gst

Thank you,


Jake Deadmarsh
Power Tech Electric Ltd.



June 26, 2014

Ref: 155838

Ms. Grace McGregor
Regional District of Kootenay Boundary
202 - 843 Rossland Avenue
Trail, BC V1R 4S8

REGIONAL DISTRICT OF KOOTENAY BOUNDARY	
FILE #	JUL - 3 2014
DOC #
REF. TO:	T.C.
CC:	Chair McGregor EAS Planning. D. Dean

Dear Chair McGregor:

We are writing in our capacities as Minister of Community, Sport and Cultural Development and Minister of Agriculture, regarding issues relating to medical marihuana production in British Columbia.

Many local governments have expressed concern regarding the potential establishment of medical marihuana production facilities in our communities, under the new federal regulations. Some local governments and stakeholders have written expressing an array of concerns, the most common messages concerning the exclusion of these facilities from qualifying for provincial farm class and if they would be considered an allowable farm use.

These concerns have been taken seriously and we understand that the establishment of these facilities within your communities will have a potential impact on services and costs. We brought your concerns to the attention of Honourable Christy Clark, Premier, and our Cabinet colleagues in the context of a larger discussion about medical marihuana production in the province.

After careful consideration, we are pleased to inform you that the Province of British Columbia has made a decision to implement a regulatory change that excludes medical marihuana, and any other federally regulated narcotic, from being eligible for farm classification for property assessment and tax purposes. This decision to treat medical marihuana as a restricted narcotic substance and a pharmaceutical is also consistent with the Province of Alberta. This change will apply to facilities located on both Agricultural Land Reserve (ALR) and non ALR lands.

In addition, please be advised that the Province will continue to view medical marihuana production facilities as an allowable farm use on ALR lands. The Ministry of Agriculture's policy position is that local governments should not prohibit medical marihuana production in the ALR. Any local government that has passed or is considering bylaws that address the issue of medical marihuana production within its boundaries may wish to seek legal counsel, as enacting such a bylaw may give rise to a constitutional challenge as frustrating a lawful initiative of the federal government. This is consistent with the position of the Agricultural Land Commission's updated Information Bulletin from January 2014 ([http://www.alc.gov.bc.ca/publications/ALC Info Bulletin Marihuana Amended Jan 2014.pdf](http://www.alc.gov.bc.ca/publications/ALC%20Info%20Bulletin%20Marihuana%20Amended%20Jan%202014.pdf)).

.../2

Ministry of Community, Sport
and Cultural Development

Office of the Minister

Mailing Address:
PO Box 9056 Stn Prov Govt
Victoria BC V8W 9E2
Phone: 250 387-2283
Fax: 250 387-4312

Location:
Room 124
Parliament Buildings
Victoria BC V8V 1X4

www.gov.bc.ca/cscd

Ms. Grace McGregor
Page 2

Any applicant for a license must comply with all federal requirements including security and building standards, as well as local bylaws regulating site-specific requirements.

Consistent with British Columbia government policy, the Minister of Agriculture does not intend to approve any bylaw that would prohibit the production of medical marihuana in the ALR.

The Ministry of Agriculture will, however, offer guidance to local governments on the degree in which one of their farm bylaws could regulate medical marihuana production in the ALR through a Minister's Bylaw Standard specific to the production of medical marihuana on ALR land and will involve local governments in the development of those standards.

Minister's Bylaw Standards establish standards for the guidance of local government in the preparation of various bylaws affecting agriculture. Examples of current Minister's Bylaw Standards include:

- Building setbacks from lot lines
- Maximum lot coverage
- Maximum building heights

More information about Minister's Bylaw Standards is available on the Ministry of Agriculture's website at: [www.al.gov.bc.ca/resmgmt/sf/guide to bylaw development/Guide to ByLaw Dev index.htm](http://www.al.gov.bc.ca/resmgmt/sf/guide%20to%20bylaw%20development/Guide%20to%20ByLaw%20Dev%20index.htm).

Overall, we believe this decision reflects a balanced approach, which considers the interests of the federally licensed facility operators, the interests of the agricultural sector and the purpose of the Agricultural Land Reserve, and the concerns of local governments and communities. Also, enclosed for your reference are the Information Bulletin and Backgrounder (see: <http://www.newsroom.gov.bc.ca/2014/06/bc-preserves-local-governments-tax-revenues-from-medical-marijuana-growers.html>).

Sincerely,



Coralee Oakes
Minister of Community, Sport
and Cultural Development



Norm Letnick
Minister of Agriculture

Enclosures



INFORMATION BULLETIN

For Immediate Release
2014CSCD0039-000862
June 24, 2014

Ministry of Community, Sport and Cultural Development
Ministry of Agriculture

B.C. preserves local governments' tax revenues from medical marijuana growers

VICTORIA – The Government of British Columbia is excluding federally-licensed medical marijuana production from the list of agricultural uses that qualify for farm classification for assessment and property tax purposes.

The decision will ensure local governments do not lose potential property tax revenues from the Health Canada licensed-production facilities.

Medical marijuana is a federally-regulated narcotic produced by licensed operators in British Columbia. There are currently five federally-licensed facilities in British Columbia.

B.C.'s position takes into consideration the nature of the highly-regulated and secure facilities, and is consistent with the approach being taken in neighbouring Alberta.

The Government of British Columbia will also continue to view medical-marijuana production as an allowable farm use within the Agricultural Land Reserve that should not be prohibited by local government bylaws. This is consistent with the Agricultural Land Commission's interpretation of the Agricultural Land Commission Act.

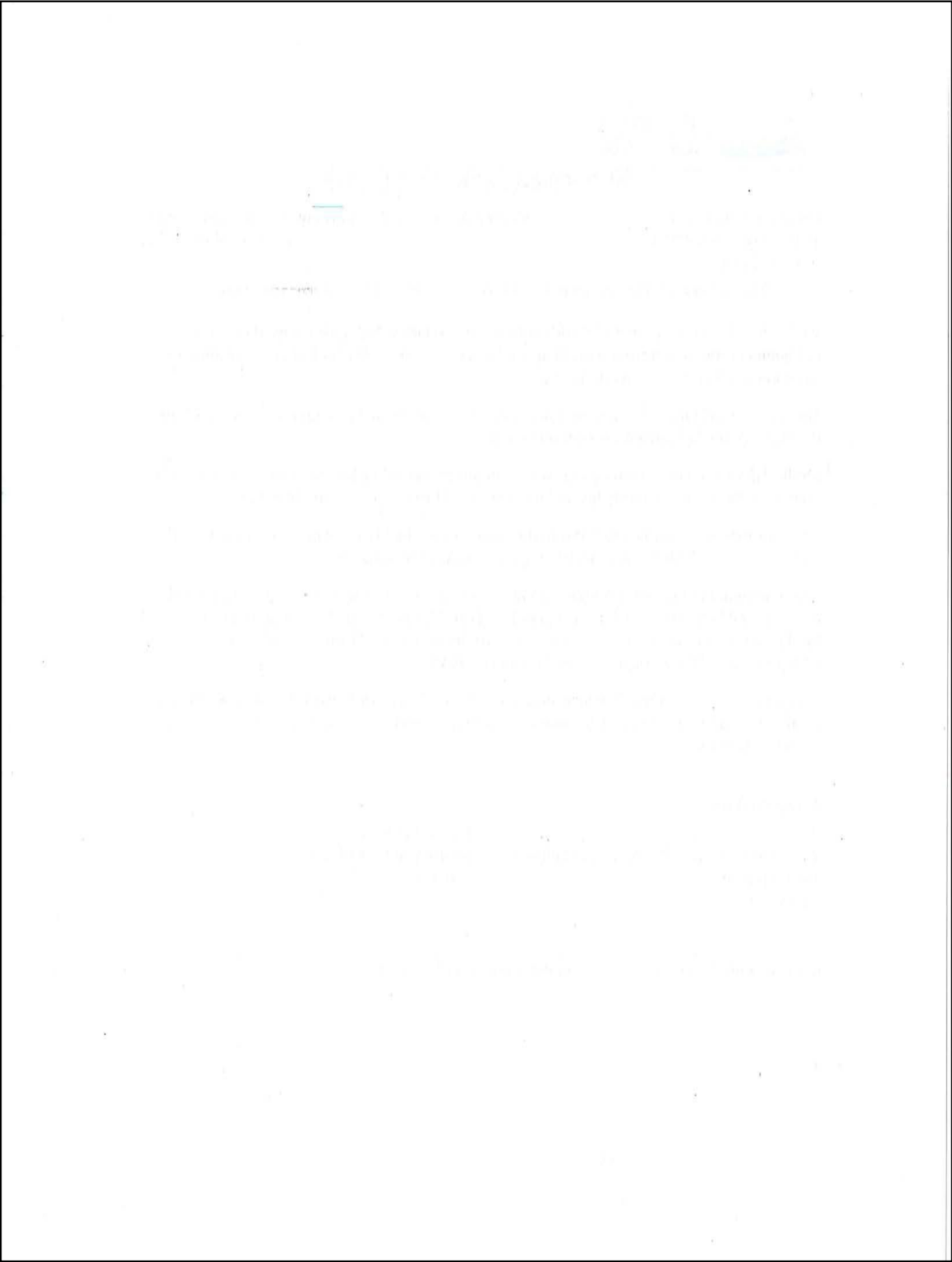
Federal regulations for medical marijuana came into effect April 1, 2014. The exclusion from farm classification for property tax purposes will take effect for property assessments in the 2015 taxation year.

Media Contacts:

Shannon Hagerman
Ministry of Community, Sport and Cultural
Development
250 953-3677

Robert Boelens
Ministry of Agriculture
250 356-1674

Connect with the Province of B.C. at: www.gov.bc.ca/connect





BACKGROUNDER

For Immediate Release
2014CSCD0039-000862
June 24, 2014

Ministry of Community, Sport and Cultural Development
Ministry of Agriculture

Eligibility for farm classification for property tax purposes

In British Columbia, the BC Assessment Act specifies which farm uses qualify for farm classification for property tax assessment purposes. If the income derived from these qualifying uses meets the prescribed levels, the land and buildings in which the activities are carried out may be eligible for certain tax benefits. Farm class confers significant benefits to a property through low land values, reduced tax rates, PST exemptions and exemptions on farm buildings of up to 87.5% of value.

The B.C. government has amended the farm class regulation to exclude federally-licensed medical marijuana production facilities as a qualifying farm product for assessment and taxation purposes. This means the facilities would not be eligible for the benefits of farm classification. The regulatory amendment will take effect in the 2015 property taxation year.

There are already approved activities on Agricultural Land Reserve (ALR) land that are not eligible for farm classification for assessment and property tax purposes. Excluded products and activities include farm or ranch tourism operations; sand and gravel extraction operations and winery and cidery facilities.

Facilities are accepted farm use within Agricultural Land Reserve

Licensed medical marijuana production facilities may be located on both provincial ALR and non-ALR lands, subject to local government zoning and other site requirements. The Agricultural Land Commission has determined that medical marijuana production is consistent with the definition of a farm use under the Agricultural Land Commission Act. However, as a federally-regulated narcotic, it will not be eligible for farm classification for property tax purposes. Consistent with the federal government's direction and the Agricultural Land Commission's position, and based on legal guidance, the Province agrees local governments should not prohibit medical marijuana production in the ALR.

Local governments looking to propose a bylaw prohibiting medical marijuana may wish to seek legal counsel as enacting such a bylaw may give rise to a constitutional challenge as frustrating a lawful initiative of the federal government.

Health Canada licensed facilities:

Since 2001, Health Canada has granted access to marijuana for medical purposes to Canadians who have had the support of their physicians. In June 2013, the Government of Canada introduced new regulations that treat medical marijuana as a controlled narcotic and created a new commercial industry that is responsible for its production and distribution. As of April 1, 2014, the only way to access medical marijuana for medical purposes is through commercial, licensed productions.

The federal government requires licensed producers to maintain specific security measures, including a detailed description of the measures and floor plans of the site, and to meet local government requirements as a condition of their license. As of May 5, 2014, five licenses have been issued to producers in Central Saanich, Maple Ridge, Whistler, Nanaimo and Spallumcheen.

Quick Links:

Health Canada (Medical Use of Marijuana): www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php

BC Assessment: www.bcassessment.ca/Pages/default.aspx

Agricultural Land Commission: <http://www.alc.gov.bc.ca>

http://www.alc.gov.bc.ca/publications/ALC_Info_Bulletin_Marijuana_Amended_Jan_2014.pdf

Media Contacts:

Shannon Hagerman
Ministry of Community, Sport and Cultural
Development
250 953-3677

Robert Boelens
Ministry of Agriculture
250 356-1674

Connect with the Province of B.C. at: www.gov.bc.ca/connect



Regional District of Central Kootenay

Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4
 Telephone (250) 352-6665
 BC Toll Free 1-800-268-7325

Web: www.rdck.bc.ca
 Email: info@rdck.bc.ca
 Fax: (250) 352-9300

Alexandre Saumure
 ATCO Wood Products
 PO Box 460, Fruitvale, BC
 VOG 1L0

File No.	R1427
Electoral Area	G
Purpose	Forestry Referral
Date	July 2, 2014

Attention: Alexandre Saumure

Applicant: ATCO Wood Products
Location of Land: Hellroaring Creek area
RDCK Planning File Number: R1427

Dear Mr. Saumure,

These comments are for lands located east of Kelly Mountain in the Hellroaring area approximately 1.5 - 5 km south-east of the Village of Salmo. It is the RDCK's understanding that there are 9 cut blocks (N12-N20) proposed which will be accessed via Hellroaring Road, existing and proposed sections of Road Permit R06560 and in-block roads.

Response Comments:

Zoning: *None*

The RDCK does **not object** to this proposal.

*Please note that there are numerous alluvial fan hazards and residents who live down the slope from the proposed cut blocks. Consideration should be made for these individuals and their properties in terms of visibility, drinking water and potential risks associated with alluvial fan hazards.

*Please also note that this area is approximately 8 km east of Kelly Creek which is a known domestic water source. The Kelly Creek Watershed provides water to the Village of Fruitvale and adjacent residents in RDCK Electoral Area A. Although it appears that the proposed cut-blocks slope away from the Kelly Creek Watershed, consideration should be made for those water users if operations are modified in such a way.

By:

Cory Davis,
 Planning Technician
 (250) 352- 8190
cdavis@rdck.bc.ca

cc: Director Hans Cunningham, Electoral Area G

W:\Departments\Plandept\Referrals 4340\4340-30-R1427G-Atco_Hellroaring_N\2014-06-30-R1427-Referral.docx

MUNICIPALITIES: **Cities:** Castlegar, Nelson **Town:** Creston **Villages:** Kaslo, Nakusp, New Denver, Salmo, Silverton, Slocan
 ELECTORAL AREAS: • A-Wynndel/East Shore Kootenay Lake • B • C • D • E • F • G • H-The Slocan Valley • I•J-Lower Arrow/Columbia • K-The Arrow Lakes

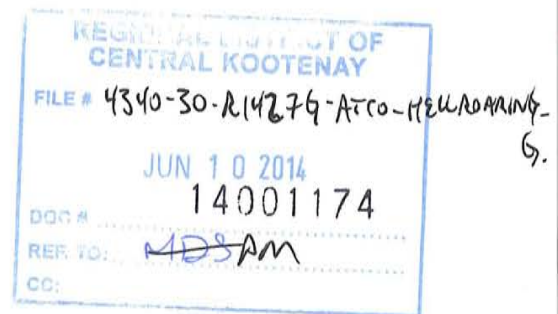




June 5th, 2014

Regional District of Central Kootenays
Box 590
202 Lakeside Dr.
Nelson, B.C.
V1L 5R4

Attn: *Planning Department.*



Re: Atco Wood Products, Development Area N (Hellroaring) Proposed Development

This letter is to provide you with an opportunity to comment on proposed cut blocks N12 to N20 in geographic area letter N. Attached is a 1:20000 scale map for your reference of approximate block locations.

The proposed cut blocks are located in the Hellroaring geographic area. The proposed blocks will be accessed via the Hellroaring Road and existing and proposed sections of Road Permit R06560 and in-block roads. The main focuses of the blocks are timber volume with some minor forest health.

Additional details of this development can be viewed at the Atco Wood Products Forestry Office at 1846 1st Street, Fruitvale from 7 a.m. to 4 p.m. Monday to Friday. Please contact me by my direct line or email (see below) to set up a confirmed time or to make alternate arrangements.

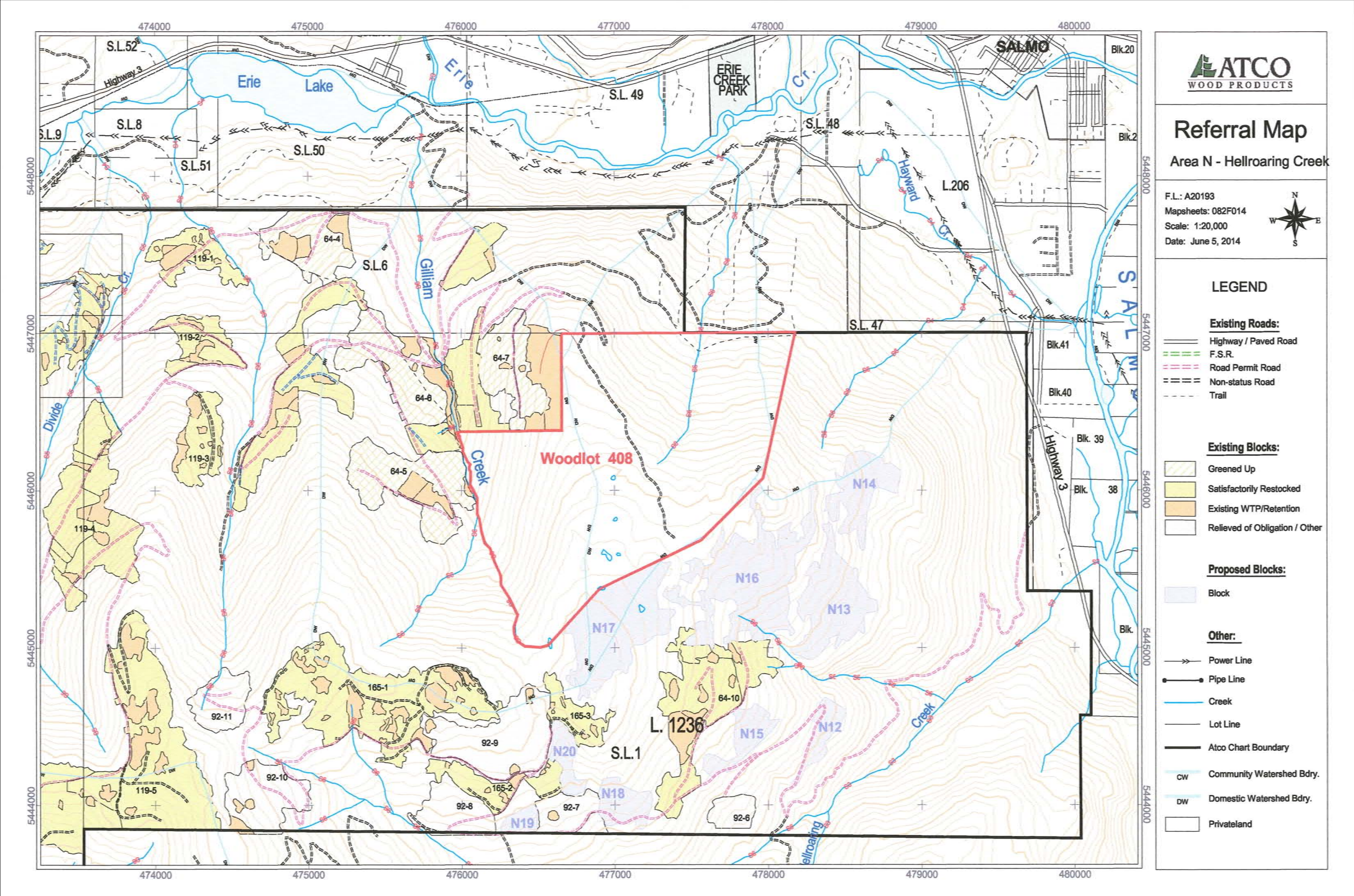
All comments must be received in writing by July 7th, 2014.

Yours truly,

Alexandre Saumure
Development Technician

AS/as

P.O. Box 460 Fruitvale, BC V0G 1L0
Main Office: P 250 / 367.9441 F 250/367.6210
Direct Line : P 250 / 367.2523 F 250/367.6210
Email: alex.saumure@atcowoodproducts.com



M E M O R A N D U M			
TO:		Director Ali Grieve, Area "A"	
FROM:		Beth Burget - Financial Services Manager	
RE:		Grants-In-Aid 2014	
Balance Remaining from 2013		\$ 9,860.00	
2014 Requisition		\$ 31,467.00	
Less Board Fee 2014		\$ (1,167.00)	
Total Funds Available:		\$ 40,160.00	
RESOLUTION #	DATE	RECIPIENT	AMOUNT
49-14	Jan-14	CFDC - Greater Trail - Junior Dragons' Den	\$ 500.00
74-14	Feb-14	J.L. Crowe - In Memory of Fallen Firefighters - scholarship	\$ 500.00
74-14		B.V. Communities In Bloom	\$ 2,500.00
110-14	Mar-14	BV Cross Country Ski Club - equipment garage floor repair	\$ 500.00
110-14		Village of Montrose - Montrose Family Fun Days	\$ 500.00
110-14		B.V. NiteHawks Hockey Club - jersey advertising	\$ 1,500.00
110-14		BV Golf & Recreation Society - replace bridge approaches	\$ 3,000.00
110-14		Champion Lakes Golf Course - tee box advertising	\$ 224.00
110-14		Beaver Valley May Days - sponsorship	\$ 4,000.00
154-14	Apr-14	Western Financial Group - fund raising	\$ 100.00
154-14		Father's Day Charity Golf - Golf Hole sponsorship	\$ 600.00
154-14		BV Citizen of the Year - award & reception	\$ 100.00
154-14		B.V. Age Friendly Committee - promotion of programs	\$ 1,000.00
154-14		BV Lanes - Marketing & promotions	\$ 500.00
154-14		Zone 6 - BC Seniors Games - participation in Langley	\$ 400.00
154-14		Bike to Work - Week of May 26 - June 1	\$ 1,000.00
154-14		KBRH Health Foundation - Critical Care Campaign	\$ 1,000.00
154-14		LCCDTS - 2014 support	\$ 1,584.00
190-14	May-14	J.L. Crowe Grad Committee - grad activities	\$ 500.00
190-14		Take A Hike Youth at Risk Foundation - support for program	\$ 1,000.00
Total		\$ 21,008.00	
BALANCE REMAINING		\$ 19,152.00	

		M E M O R A N D U M		
TO:	Director Linda Worley, Lower Columbia/Old Glory (Area" B")			
FROM:	Beth Burget - Financial Services Manager			
RE:	Grants-In-Aid 2014			
Balance Remaining from 2013			\$	20,692.00
2014 Requisition				22,744.00
Less Board Fee 2014				(844.00)
Total Funds Available:			\$	42,592.00
RESOLUTION #	DATE	RECIPIENT		AMOUNT
49-14	Jan-14	CFDC - Greater Trail - Junior Dragons' Den	\$	500.00
49-14		WINS Transition House	\$	1,000.00
74-14	Feb-14	J.L. Crowe - In Memory of Fallen Firefighters - scholarship	\$	500.00
74-14		BC Special Olympics - Trail - special olympics program	\$	500.00
74-14		Kootenay Columbia Learning Centre - 2014 Scholarship	\$	500.00
110-14	Mar-14	J.L. Crowe Grad 2014 - 2014 Dry Grad	\$	500.00
110-14		BC Seniors Games - Zone 6 - participation in games in Langley	\$	400.00
110-14		Genelle Senior's Club - new chairs/tables & 2 carts	\$	2,800.00
154-14	Apr-14	Rivervale Recreation - retractable awning	\$	4,589.54
154-14		Beaver Creek Soccer Park Society - goalie posts & net replacement	\$	2,500.00
154-14		Bike to Work - Week of May 26 - June 1	\$	1,000.00
154-14		LCCDT - 2014 support	\$	987.00
154-14		Rossland Golden City Days	\$	1,500.00
190-14	May-14	Take A Hike Youth At Risk Foundation - support for program	\$	2,500.00
190-14		Casino Recreation - community hall upgrades	\$	8,000.00
190-14		Mad Trappers Annual Fundraiser - Critical Care Campaign	\$	1,000.00
Total			\$	28,776.54
BALANCE REMAINING			\$	13,815.46

		M E M O R A N D U M		
TO:	Director Grace McGregor, Christina Lake (Area "C")			
FROM:	Beth Burget, Financial Services Manager			
RE:	Grants-In-Aid 2014			
Balance Remaining from 2013				\$ 6,819.00
2014 Requisition				60,450.00
Less Board Fee 2014				(2,150.00)
Total Funds Available:				\$ 65,119.00
RESOLUTION #	DATE	RECIPIENT		AMOUNT
49-14	Jan-14	Christina Lake Community Hall - use by non-profits		\$ 1,000.00
49-14		Christina Gateway Comm. Develop. - C.L. Homecoming		\$ 15,000.00
49-14		Christina Gateway Comm. Develop. - C.L. Promotion		\$ 3,255.00
49-14		Christina Gateway Comm. Develop. - Wedding Promotions		\$ 1,500.00
49-14		Christina Gateway Comm. Develop. - Boundary Economic Devel.		\$ 4,000.00
49-14		Christina Gateway Comm. Develop. - Community Activities		\$ 1,000.00
49-14		City of Grand Forks - Family Day Event		\$ 500.00
49-14		Boundary Chamber of Commerce - projects & initiatives		\$ 2,500.00
49-14		Christina Lake Community Assoc. - Winterfest		\$ 1,000.00
74-14	Feb-14	Grand Forks ATV Club - multi use trail system		\$ 1,500.00
110-14	Mar-14	South Okanagan Minor Hockey - Midget Rep Tier 3 provincials		\$ 400.00
110-14		BC Seniors Games - Zone 6 - participation in games in Langley		\$ 400.00
110-14		Christina Gateway Development - non-profit advert. Assistance		\$ 3,000.00
110-14		Christina Gateway Development - Temporary Use Permit		\$ 735.00
110-14		Christina Gateway Development - 2014 Easter Egg Hunt		\$ 300.00
110-14		Boundary Youth Soccer Association - upgrading of equipment		\$ 2,000.00
154-14	Apr-14	Christina Gateway - Economic Development Workshop		\$ 3,000.00
154-14		Christina Gateway - Pens w logo for Welcome Centre		\$ 250.00
154-14		Zone 6 - BC Seniors Games - participation in Langley		\$ 400.00
154-14		C.L Recreation - Triathlon & jerseys		\$ 1,500.00
154-14		Phoenix Foundation - 'Vital Signs 2014'		\$ 1,000.00
154-14		Grand Forks International Baseball - annual tournament		\$ 700.00
249-14	Jun-14	Christina Lake Boat Access Society - annual 'dump' day		\$ 400.00
249-14		Christina Gateway Development - Cops for Kids		\$ 300.00
249-14		Columbia Basin for Literacy - Family Literacy Program		\$ 700.00

Total			\$46,340.00
BALANCE REMAINING			\$ 18,779.00

M E M O R A N D U M			
TO:	Roly Russell - Acting Director, Area D/Rural Grand Forks (Area "D")		
FROM:	Beth Burget - Financial Services Manager		
RE:	Grants-In-Aid 2014		
Balance Remaining from 2013			\$7,682.00
2014 Requisition			38,375.00
Less Board Fee 2014			(1,375.00)
Total Funds Available:			\$44,682.00
RESOLUTION #	DATE	RECIPIENT	AMOUNT
49-14	Jan-14	CFDC - Greater Trail - Junior Dragons' Den	\$ 500.00
49-14		Boundary Dog Sled Association - dog sled races at Jewel Lake	\$ 1,500.00
49-14		Community Futures Boundary - Fred Marshall attend Vancouver meeting	\$ 1,408.02
49-14		City of Grand Forks - Family Day event	\$ 500.00
74-14	Feb-14	Boundary Horse Association - licence fee renewal	\$ 3,460.00
110-14	Mar-14	Boundary Youth Soccer Association - upgrading of equipment	\$ 2,000.00
154-14	Apr-14	Sunwind Solar Industries - annual Solar Car contest	\$ 303.33
249-14	Jun-14	Columbia Basin for Literacy - Family Literacy Program	\$ 700.00
249-14		Grand Forks Art Gallery Society - G.F. Visitor Center signage	\$ 1,550.00
249-14		Grand Forks ATV Club - staging area signage	\$ 4,000.00
249-14		Boundary Invasive Species Society - summer student wage/etc.	\$ 1,000.00
249-14		Phoenix Foundation Boundary - community forums/data sourcing	\$ 1,000.00
249-14		Phoenix Interpretive Forest Society - Marshall Lake Shoreline	\$ 3,000.00
Total			\$20,921.35
Balance Remaining			\$ 23,760.65

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M E M O R A N D U M			
TO:	Director Bill Baird, West Boundary (Area "E")		
FROM:	Beth Burget, Financial Services Manager		
RE:	Grants-In-Aid 2014		
Balance Remaining from 2013			\$ 22,225.00
2014 Requisition			\$ 86,426.00
Less Board Fee 2014			(3,026.00)
Total Funds Available:			\$ 105,625.00
RESOLUTION #	DATE	RECIPIENT	AMOUNT
49-14	Jan-14	Boundary Chamber of Commerce - projects & initiatives	\$ 2,000.00
49-14		Boundary Dog Sled Association - dog sled races at Jewel Lake	\$ 2,500.00
49-14		Community Futures Boundary - Fred Marshall attend Vancouver meet	\$ 1,408.02
49-14		Phoemix Mountain Ski Society - ski hill operations	\$ 5,000.00
49-14		Midway Trails Society - directional signage	\$ 2,000.00
49-14		Kettle River Seniors #102 - "Wellness Car"	\$ 5,000.00
49-14		Beaverdell Community Club Library - purchase of books	\$ 1,000.00
49-14		Kettle River Museum Society - on-going costs	\$ 2,000.00
49-14		Greenwood Heritage Society - photo copy machines	\$ 1,500.00
49-14		West Boundary Elementary School	\$ 1,500.00
49-14		Kettle River Racing Society - Snowmobile races	\$ 1,000.00
49-14		B.W.Fire Dept - Beaverdell Fire Dept - upgrade recruitment & training programs	\$ 10,000.00
49-14		West Boundary Rescue - training for first responder	\$ 5,000.00
49-14		Greenwood Community Christmas Dinner	\$ 400.00
49-14		Midway Community Association - sage theatrical lighting equip.	\$ 1,000.00
49-14		B.W. Community Policing Society - operating funds	\$ 4,000.00
49-14		RCMP West Boundary Community Consulting - New years eve family fun skate	\$ 200.00
49-14		Art E'scape - ongoing operating costs	\$ 2,500.00
74-14	Feb-14	B.W. Fire Dept Auxiliary - fridge/freezer & chafing dishes	\$ 2,500.00
110-14	Mar-14	Greenwood Elementary School - JR Golf development	\$ 1,500.00
110-14		City of Greenwood - municipal pool	\$ 4,500.00
110-14		Rock Creek & Boundary Fair - upgrade kitchen facilities	\$ 5,000.00
110-14		Village of Midway - arena upgrades	\$ 1,200.00
110-14		Boundary Women's Softball - windup tourn/prized, insurance, etc.	\$ 1,000.00
110-14		Rock Creek Ladies Fastball - Softball BC Insurance	\$ 500.00
154-14	Apr-14	Discover Rock Creek - 2014 Business Directory	\$ 25.00
154-14		Boundary Creek Times - 2014 Business directory	\$ 262.50

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154-14		Riverside Artist Society - Art & Culture Show	\$ 385.00
154-14		Greenwood Fire Department - AED purchase	\$ 3,500.00
154-14		Greenwood Community Association - hall renovations	\$ 800.00
154-14		Greenwood Board of Trade - Founders Day celebrations	\$ 800.00
154-14		Greenwood Board of Trade - Canada Day celebrations	\$ 500.00
154-14		King Edward Masonic Lodge - cancer car operations	\$ 600.00
	Mar-14	Woodstove top ups	\$ 750.00
190-14	May-14	Boundary Martial Arts Club - operating funds	\$ 3,000.00
249-14	Jun-14	Boundary Invasive Species Society - summer student wage/etc.	\$ 1,000.00
249-14		Rock Creek Community Medical Society - addition to historic site	\$ 3,000.00
249-14		Beaverdell Community Club - baseball equipment	\$ 1,000.00
Total			\$ 79,830.52
Balance Remaining			\$ 25,794.48

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
July 8, 2014**

E

ELECTORAL AREA OF WEST BOUNDARY (AREA 'E')

	Description	Status	Allocation	
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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	Received	93,074.00
Allocation to Dec 31, 2014		

TOTAL AVAILABLE FOR PROJECTS

\$ 651,114.71

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	
145-14	Rock Creek & Boundary Fair Association (Electrical Lighting & Equipment Upgrade)	75% Funded	35,122.00	

TOTAL SPENT OR COMMITTED

\$ 475,126.87

TOTAL REMAINING

\$ 175,987.84

08/07/2014

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**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
July 8, 2014**

**ELECTORAL AREA 'A'**

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 96,854.94
Allocation to Dec 31, 2008	Received	46,451.80
Allocation to Dec 31, 2009	Received	91,051.00
Allocation to Dec 31, 2010	Received	89,796.00
Allocation to Dec 31, 2011	Received	89,788.04
Allocation to Dec 31, 2012	Received	87,202.80
Allocation to Dec 31, 2013	Received	87,168.00
Allocation to Dec 31, 2014		

TOTAL AVAILABLE FOR PROJECTS

\$ 588,312.58**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
451-13	Beaver Valley Arena	Approved	69,000.00
26-14	LWMP Stage II Planning Process	Approved	805.88

TOTAL SPENT OR COMMITTED

\$ 342,471.48

TOTAL REMAINING

\$ 245,841.10

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
July 8, 2014**

ELECTORAL AREA OF LOWER COLUMBIA/OLD GLORY (AREA 'B')



	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,049.93
Allocation to Dec 31, 2008	Received	33,116.46
Allocation to Dec 31, 2009	Received	64,912.00
Allocation to Dec 31, 2010	Received	64,017.00
Allocation to Dec 31, 2011	Received	64,010.00
Allocation to Dec 31, 2012	Received	65,936.00
Allocation to Dec 31, 2013	Received	65,907.00
Allocation to Dec 31, 2014		

TOTAL AVAILABLE FOR PROJECTS

\$ 426,948.39

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

\$ 241,275.72

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
July 8, 2014**



ELECTORAL AREA OF CHRISTINA LAKE (AREA 'C')

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	69,877.75
Allocation to Dec 31, 2008	Received		33,513.49
Allocation to Dec 31, 2009	Received		65,690.00
Allocation to Dec 31, 2010	Received		64,785.00
Allocation to Dec 31, 2011	Received		64,778.00
Allocation to Dec 31, 2012	Received		65,746.00
Allocation to Dec 31, 2013	Received		65,718.00
Allocation to Dec 31, 2014			

TOTAL AVAILABLE FOR PROJECTS

\$ 430,108.24

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
106-14	Christina Gateway Community Development Association	75% Funded		20,000.00

TOTAL SPENT OR COMMITTED

\$ 259,982.83

TOTAL REMAINING

\$ 170,125.41

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
July 8, 2014**

ELECTORAL AREA OF AREA 'D'/RURAL GRAND FORKS (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	Received	150,571.00
Allocation to Dec 31, 2014		

TOTAL AVAILABLE FOR PROJECTS

\$ 962,178.66

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
27-14	Boundary Museum	Funded	77,168.50

TOTAL SPENT OR COMMITTED

\$ 349,864.16

TOTAL REMAINING

\$ 612,314.50