

Electoral Area Services

Thursday, August 14, 2014 - 4:30 pm

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

A G E N D A

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

A) August 14, 2014

Recommendation: That the August 14, 2014 Electoral Area Services Agenda be adopted.

3. MINUTES

A) Minutes of the July 17, 2014 Electoral Area Services Committee meeting.

Recommendation: That the minutes of the July 17, 2014 Electoral Area Services Committee meeting be received.

[Electoral Area Services - 17 Jul 2014 - Minutes - 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 July 2014 be received.

[ToEndOfJulyforAug.pdf](#)

6. NEW BUSINESS

A) **Don and Chantelle Haessel**

Re: Development Variance Permit

441 Barclay Road, Southeast of Fruitvale, Electoral Area 'A'
Lot A, DL 1236, KD, Plan NEP23031 manufactured Home Reg.
58144

RDKB File: A-126-05512.200

Recommendation: That the staff report regarding the application for a Development Variance Permit submitted by Don and Chantelle Haessel for the property legally described as Lot A, DL 1236, KD, Plan NEP23031, be received.

Recommendation: That the Development Variance Permit application submitted by Don and Chantelle Haessel for the property legally described as Lot A, DL 1236, KD, Plan NEP23031, requesting a front parcel line variance of 3m (from 7.5m to 4.5m), to construct an addition to a single family dwelling, be presented to the Board for consideration with a recommendation of support.

[Haessel DVP EAS Report Aug2014.pdf](#)

B) **Linda and William Thompson**

RE: Ministry of Transportation Subdivision

2980 Spruce Road, North of Fruitvale, Electoral Area 'A'
Lot 1, DL 1236, KD, Plan NEP11159

RDKB File: A-1236-05536.010

Recommendation: That the staff report regarding the subdivision referral from the Ministry of Transportation and Infrastructure regarding a proposed subdivision for a parcel legally described as Lot 1, DL 1236, KD, Plan NEP11159, be

received.

[THOMPSON EAS Report Aug2014.pdf](#)

C) **Donavon & Patricia Lawrence (Cascade Par 3)**

RE: OCP and Zoning Amendment

282-2nd Ave., Electoral Area 'C'/Christina Lake

Lot A, DL 269, SDYD, Plan KAP84802

RDKB File: C-269-00179-910

Recommendation: That the staff report regarding the application for amendments to the Electoral Area 'C'/Christina Lake Official Community Plan and Zoning Bylaw submitted by Donavon and Patricia Lawrence for the property legally described as Lot A, Plan KAP84802, DL269, SDYD, be received.

[Lawrence EAS August2014.pdf](#)

D) **Mt. Baldy Request for Bylaw Amendments from Strata KAS1840**

RDKB File: M-13

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

[MtBaldy EAS Report Aug2014.pdf](#)

E) **Grant in Aid update**

Recommendation: That the Grant in Aid report be received.

[2014 Grants in Aid.pdf](#)

F) **Gas Tax update**

Recommendation: That the Gas Tax report be received.

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

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, July 17, 2014, 4:30 p.m.
RDKB Board Room,
843 Rossland Ave., Trail, BC

Directors Present

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

Staff Present

Mark Andison, General Manager of Operation/Deputy CAO
Jeff Ginalias, Senior Planner
Bryan Teasdale, Manager of Infrastructure and Sustainability
Maria Ciardullo, Senior Secretary Planning Dept. /Recording Secretary

CALL TO ORDER

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

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

The agenda for the July 17, 2014 Electoral Area Services Committee was presented.
There were 2 additions to the agenda. A discussion on the UBCM dinner and the August 2014 EAS meeting and it was;

Moved: Director Grieve
Seconded: Director McGregor

That the July 17, 2014 Electoral Area Services Agenda be adopted as amended.

Carried.

MINUTES

The Minutes of the June 12, 2014 Electoral Area Services Committee meeting were presented.

Moved: Director McGregor

Seconded: Director Baird

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

Carried.

DELEGATIONS

There were no delegations in attendance.

UNFINISHED BUSINESS

**Electoral Area Services Committee
Memorandum of Action Items**

The Electoral Area Services Committee Memorandum of Action Items for the period ending June 2014 was presented.

Moved: Director Baird

Seconded: Director Russell

That the Electoral Area Services Committee Memorandum of Action Items for the period ending June 2014 be received as presented.

Carried.

Staff Report by Donna Dean, Planner

RE: Mt. Baldy - Request for Bylaw Amendments from Strata KAS1840

The Staff report by Donna Dean, Manager of Planning and Development, regarding a request for Bylaw Amendments for the Eagle Residential Area was presented.

Moved: Director Baird

Seconded: Director McGregor

That the Staff report by Donna Dean, Manager of Planning and Development, regarding a request for Bylaw Amendments for the Eagle Residential Area be received as presented.

Carried.

Jeff Ginalias, Senior Planner, reviewed the item with the Committee members. A discussion was held regarding this item be sent to the Area 'E' APC Committee members for consideration, and it was;

Moved: Director Baird

Seconded: Director McGregor

That the Staff Report by Donna Dean, Manager of Planning and Development regarding the Mt. Baldy request for Bylaw Amendments from Strata KAS1840 be referred to the Electoral Area of West Boundary (Area 'E') for their August 2014 meeting.

Carried.

NEW BUSINESS

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

A 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, was presented.

Moved: Director McGregor

Seconded: Director Russell

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 as presented.

Carried.

There was a discussion regarding residential rezoning and agriculture activity in Christina Lake, and it was;

Moved: Director McGregor

Seconded: Director Baird

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 referred 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.

Carried.

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

A 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, was presented.

Moved: Director McGregor

Seconded: Director Baird

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 as presented.

Carried.

Jeff Ginalias, Senior Planner, reviewed the application with the Committee members. The Area 'B' APC Committee supports this application and it was;

Moved: Director McGregor

Seconded: Director Baird

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.

Carried.

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

A 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), was presented.

Moved: Director McGregor

Seconded: Director Baird

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 as presented.

Carried.

Jeff Ginalias, Senior Planner, reviewed the application with the Committee Members and a slideshow was shown. The Area 'C' APC supports this application and it was;

Moved: Director McGregor

Seconded: Director Baird

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.

Carried.

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

A 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, was presented.

Moved: Director Grieve

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 as presented.

Carried.

Jeff Ginalias, Senior Planner, mentioned this application has been before the Committee twice before. The applicant revised his application and the Area 'C' APC committee now supports this application and it was;

Moved: Director McGregor

Seconded: Director Baird

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.

Carried.

Big White Black Forest Daylodge

RE: Development Permit

Black Forest Base Area, Big White Ski Resort, Electoral Area of West Boundary (Area 'D')

Plan EPC1108, DL 4246, SDYD

RDKB File: E-4246-TEMP

A 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, was presented.

Jeff Ginalias, Senior Planner, reviewed the application with the Committee members. The Big White APC committee supports the application. This application has been referred to the appropriate agencies for comment and it was;

Moved: Director Baird

Seconded: Director Grieve

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 as presented.

Carried.

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

A 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, was presented.

Moved: Director McGregor

Seconded: Director Grieve

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 as presented.

Carried.

RDKB Rivervale Water & Streetlighting Utility**RE: Gas Tax Application - Electoral Area of Lower Columbia/Old Glory (Area 'B')**

RDKB 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, was presented.

Moved: Director Baird

Seconded: Director McGregor

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 as presented.

Carried.

Moved: Director McGregor

Seconded: Director Russell

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.

Carried.

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

Genelle Improvement District's Gas Tax application in the amount of \$125,000.00 for the construction of a new water reservoir was presented.

Moved: Director Grieve

Seconded: Director Russell

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 as presented.

Carried.

Moved: Director Grieve

Seconded: Director Baird

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.

Carried.

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

Oasis Improvement District's Gas Tax application in the amount of \$35,000.00 for the installation of a new water well was presented.

Moved: Director Grieve

Seconded: Director McGregor

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 as presented.

Carried.

Moved: Director McGregor

Seconded: Director Baird

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.

Carried.

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

RDKB's Gas Tax application in the amount of \$5,000 for upgrades to the Christina Lake Solar Aquatic System, was presented.

Moved: Director McGregor

Seconded: Director Grieve

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

Carried.

Moved: Director McGregor

Seconded: Director Russell

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.

Carried.

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 was presented.

Bryan Teasdale, Manager of Infrastructure and Sustainability, reviewed the staff report with the Committee members. He stated this is a yearly contract and it was;

Moved: Director Grieve

Seconded: Director McGregor

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 as presented.

Carried.

Moved: Director Grieve

Seconded: Director McGregor

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.

Carried.

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 was presented.

Bryan Teasdale, Manager of Infrastructure and Sustainability, reviewed the staff report with the Committee Members. He stated that there is currently only one pump supplying water to the reservoir and it was;

Moved: Director Grieve

Seconded: Director Baird

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 as presented.

Carried.

Moved: Director Grieve

Seconded: Director Baird

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.

Carried.

Ministry of Community, Sport and Cultural Development

RE: Medical Marijuana Production Letter

Letter from the Ministry of Community, Sport and Cultural Development regarding medical marijuana production was presented.

Moved: Director McGregor

Seconded: Director Baird

That the letter from the Ministry of Community, Sport and Cultural Development regarding medical marijuana production be received as presented.

Carried.

Regional District of Central Kootenay

RE: ATCO Wood Products - Kelly Creek Watershed

Correspondence from the Regional District of Central Kootenay regarding ATCO Wood Products cut blocks in the Kelly Creek watershed area, was presented.

Moved: Director Grieve

Seconded: Director Baird

That the correspondence from the Regional District of Central Kootenay regarding ATCO Wood Products cut blocks in the Kelly Creek watershed area, be received as presented.

Carried.

Bryan Teasdale, Manager of Infrastructure and Sustainability, stated this correspondence be referred to the Beaver Valley Water Committee and it was;

Moved: Director Grieve

Seconded: Director McGregor

That the correspondence from the Regional District of Central Kootenay regarding ATCO Wood Products cut blocks East of the Kelly Creek watershed area, be referred to the Beaver Valley Water Committee.

Carried.

Grant in Aid update

The Grant in Aid report was presented.

Moved: Director Grieve

Seconded: Director Baird

That the Grant in Aid report be received as presented.

Carried.

Gas Tax update

The Gas Tax report was presented.

Moved: Director Baird

Seconded: Director McGregor

That the Gas Tax report be received as presented.

Carried.

UBCM Arrangements - for discussion

Director McGregor brought forward the cost of attending the UBCM banquet and queried the Committee members about going for dinner as a group instead of attending the costly banquet. The general consensus was to go for dinner as a group.

LATE (EMERGENT) ITEMS

There were no late emergent items to discuss.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

There were no items for future agendas to discuss.

QUESTION PERIOD FOR PUBLIC AND MEDIA

A question period was not required.

CLOSED (IN CAMERA) SESSION

A closed session was not required.

ADJOURNMENT

There being no further business, it was;

Moved: Director Baird

That the meeting be adjourned (time: 5:20 p.m.)

Carried.

**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
July 17/14	Mt. Baldy (Bylaw Amendments)	Deferred to Aug. 14 th EAS	C
	BORSATO DVP	Recommendation sent to Board – July 31/14	C
	WAYCOR DVP	Recommendation sent to Board – July 31/14	C
	MILFORD DVP	Recommendation sent to Board – July 31/14	C
	Gas Tax App (Rivervale Water)	Sent to Board for approval	C
	Genelle Impr. Dist (Gas Tax App)	Sent to Board for approval	C
	Oasis Impr. Dist (Gas Tax App)	Sent to Board for approval	C
	Christina Lake Aquatic System (Gas Tax App)	Sent to Board for approval	C
	ReDevra Holdings Contract	Sent to Board for approval	C
	Columbia Gdns Water supply amended contract	Sent to Board for approval	C



Electoral Area Services Committee Staff Report

Prepared for meeting of August 2014

Development Variance Permit			
Owners: Don and Chantelle Haessel		File No: A-1236-05512.200	
Location: 441 Barclay Road, southeast of Fruitvale, Electoral Area 'A'			
Legal Description: Lot A, DL 1236, KD, Plan NEP23031 Manufactured Home Reg. 58144. 58144		Area: 10 acre (4 ha)	
OCP Designation: Rural	Zoning: Rural (RUR)	ALR status: No	DP Area: No
Contact Information: Don Haessel 441 Barclay Road Fruitvale, BC V0G 1L1 (250368-7339 donhaessel@shaw.ca			
Report Prepared by: Jeff Ginalias, Planner			

ISSUE INTRODUCTION

Don and Chantelle Haessel have applied for a Development Variance Permit to construct an addition to their single family dwelling. The addition will project into the front parcel line setback, thus requiring a variance.

HISTORY / BACKGROUND FACTORS

The subject property is at 441 Barclay Road (*see Site Location Map*). It is designated 'Rural' in the Electoral Area 'A' Official Community Plan and zoned 'Rural' (RUR) in the Electoral Area 'A' Zoning Bylaw.

There is an existing single family dwelling on the parcel. The applicants want to extend it to allow for more living space.

The Barclay Road R/W widens in front of the subject parcel, and continues so going east. This R/W "expansion" extends just over 5m into what was the front parcel line. If

the R/W was not expanded, the proposed addition would be behind the parcel line setback, not necessitating a variance.

PROPOSAL

The applicants seek a Development Variance Permit to allow them to construct an addition to their single family dwelling within the front parcel line setback, facing Barclay Road (*see Applicants' Submission*).

Specifically, the applicants are requesting:

- Front parcel line setback variance of 3m (from 7.5m to 4.5m).

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 hardship generally is a physical hardship, creating an impediment on the property requiring that structure be placed within a setback. Some examples are steep terrain, wet or boggy areas, bedrock outcrops, which limit development in that area.

This is a large parcel, so there may not be a physical hardship requiring development within the setback. They could build elsewhere. However, they are not building from scratch. The single family dwelling is already in place and the proposed addition seems to be a logical place to build additional space. The access to the property and the proposed layout of the addition seem to show this as a good spot for the addition.

The applicants suggest the addition will improve the development. Improving the development is construed as improving the property, so that it enhances the neighbourhood and is consistent with and supplements other developments in the area. The applicants note that the dwelling remains well above the road, that there are some large trees which screen the house and provide shade and cover, and that the addition is part of the continual improvement of the parcel.

Concerning negative impacts to neighbouring properties, the applicants suggest that this is a rural area with predominantly larger lots, that the area is heavily treed, thus no neighbours should be impacted by the development (*see Ortho Photo*). If the application proceeds, letters will be sent to neighbouring property owners advising them of the proposal and providing opportunity for further comment.

REFERRALS

This application was referred to the Ministry of Transportation and Infrastructure. They had no objections to the proposed variance to the front parcel line setback.

APC COMMENTS

The Advisory Planning Commission did not meet in person regarding this application; however three members provided comments via email in which they did not express any concerns with the application.

RECOMMENDATIONS

That the staff report regarding the application for a Development Variance Permit submitted by Don and Chantelle Haessel for the property legally described as Lot A, DL 1236, KD, Plan NEP23031, be received.

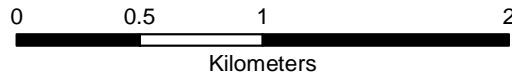
That the Development Variance Permit application submitted by Don and Chantelle Haessel for the property legally described as Lot A, DL 1236, KD, Plan NEP23031, requesting a front parcel line variance of 3m (from 7.5m to 4.5m), to construct an addition to a single family dwelling, be presented to the Board for consideration with a recommendation of support.

ATTACHMENTS

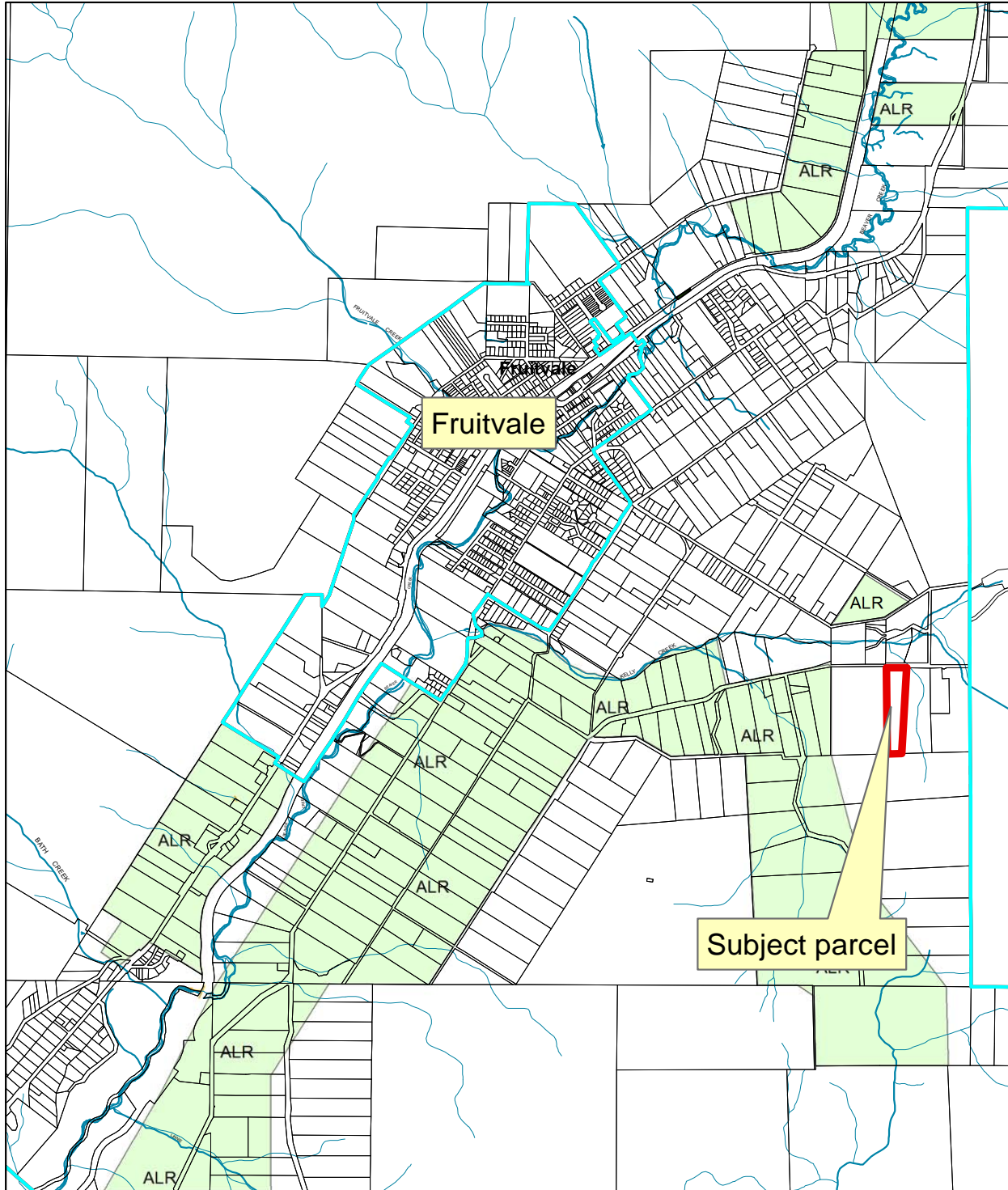
Site Location Map

Applicants' Submission


Ortho Photo



Site Location Map



Projected Coordinate System:
NAD 83 UTM Zone 11N

	PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION FORM ELECTORAL AREAS 'A' TO 'E'	
RDKB Main Office 202-843 Rossland Avenue Trail, BC V1R 4S8	Telephone: 250-368-9148 Fax: 250-368-3990	Toll Free: 1-800-355-7352 Email: plandept@rdkb.com
RDKB Sub-Office PO Box 1965 Grand Forks, BC V0H 1H0	Telephone: 250-442-2708 Fax: 250-442-2668	Toll Free: 1-877-520-7352 Email: plandept@rdkb.com

TYPE OF APPLICATION (PLEASE CHECK THE APPROPRIATE BOX):

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

APPLICATION FEES:

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): Don Haessel
 Address: 441 Buckley rd.
 Telephone/Fax: 250-368-7339 Email: don.haessel@shaw.ca Land Area in ha _____
 Legal description of land under application: LOT 320 P/gn 785B DL-1236

DON-250 368-7339

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):

We are looking to build a 30' extension onto our existing house. We will be encroaching on the 7.5m offset from P.L.

Not Recently extended their R.O.W easment when our property was subdivided, this now leads us into the issue in subject

SUPPORTING INFORMATION REQUIRED

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

1. Are there any Restrictive Covenants registered on the subject property?
2. Are there any registered Easements over the subject property?
3. Is there legal and practical road access to the subject property?

YES

☐

☒

☐

NO

☒

☐

☐

****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.

- We have owned this property for about 8+ years + have been continually improving the curb appeal and house renovations
- As our family is growing - we have run out of room + have only 1 washroom, it makes it difficult to have guests
- We installed a new septic tank/field that is rated for the "proposed addition".
- In order to avoid future conflicts, we had a survey completed to identify buried property pins.
- From the pictures, you can see we have a road below parallel to the MOT pavement that allows access to behind our property
- There are 2 large cedars at the house elevation and about a 6' drop down to road grade.
- With this information, we hope you will consider this variance so we can move forward.

Thanks Sincerely
 Dan Haessel
 D.H. 7/10th / 14

Page 4 of 4

SUBDIVISION PLAN OF PART OF LOT 320, PLAN 785B, D.L. 1236 KOOTENAY DISTRICT

B.C.G.S. 82F.013

SCALE = 1:2500



PL

Dep
B.C.END

is are astronomic derived from
359.

ences are in metres.

otes standard iron post found.

otes standard iron post placed.

otes angle iron found.

REFERENCE
PLAN
456681

237

PLAN

NEP19379

253

78°

BARCLAY ROAD
ROAD

236

D.L.

PLAN

A
4.05 ha

REMAINDER

A
PLAN
NEP21472

255

PLAN
R359
NINE MILE ROAD

407.335
86°

36°

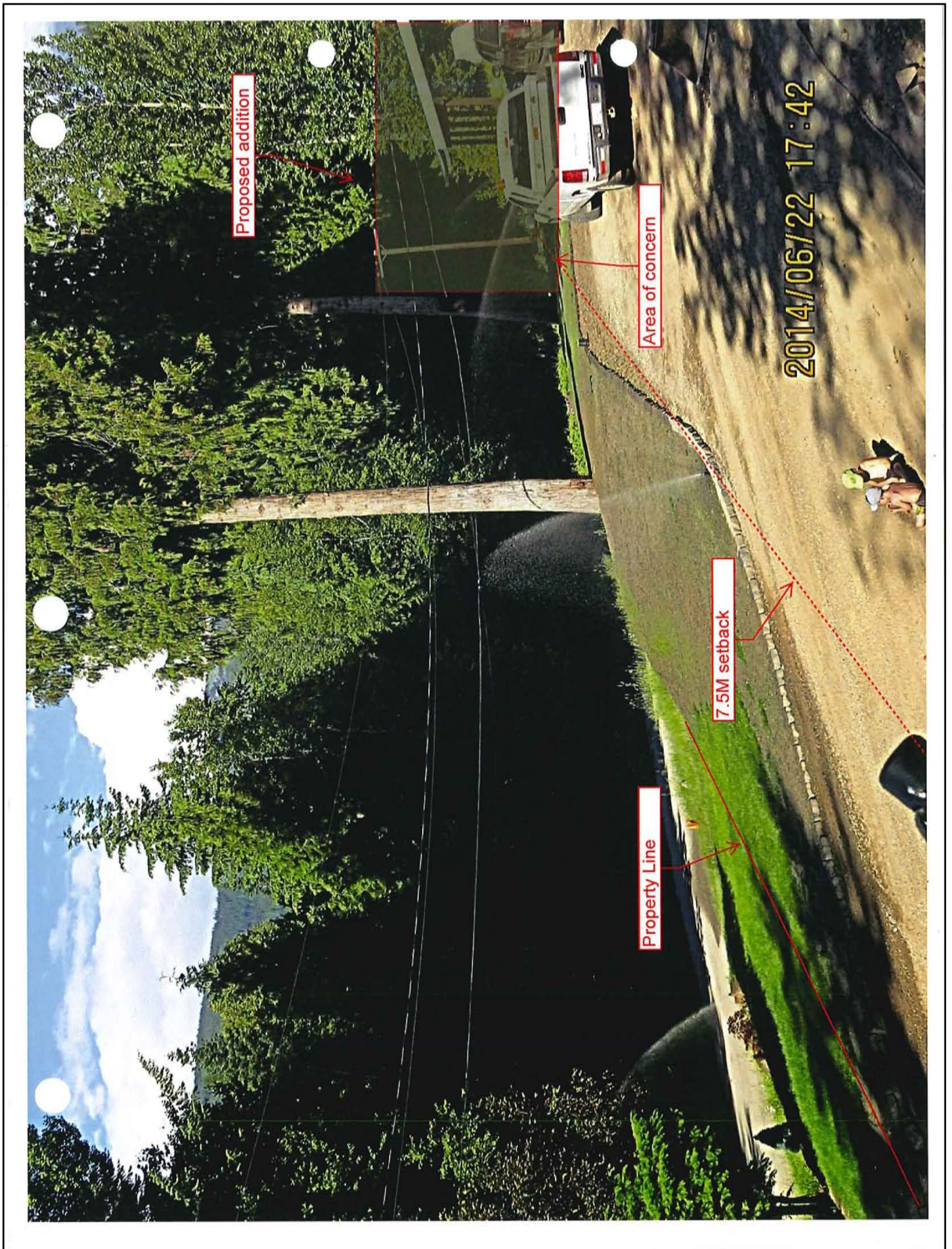
PLAN

1519

Owner
ROBERT DUNCAN PAYETTE

Witness





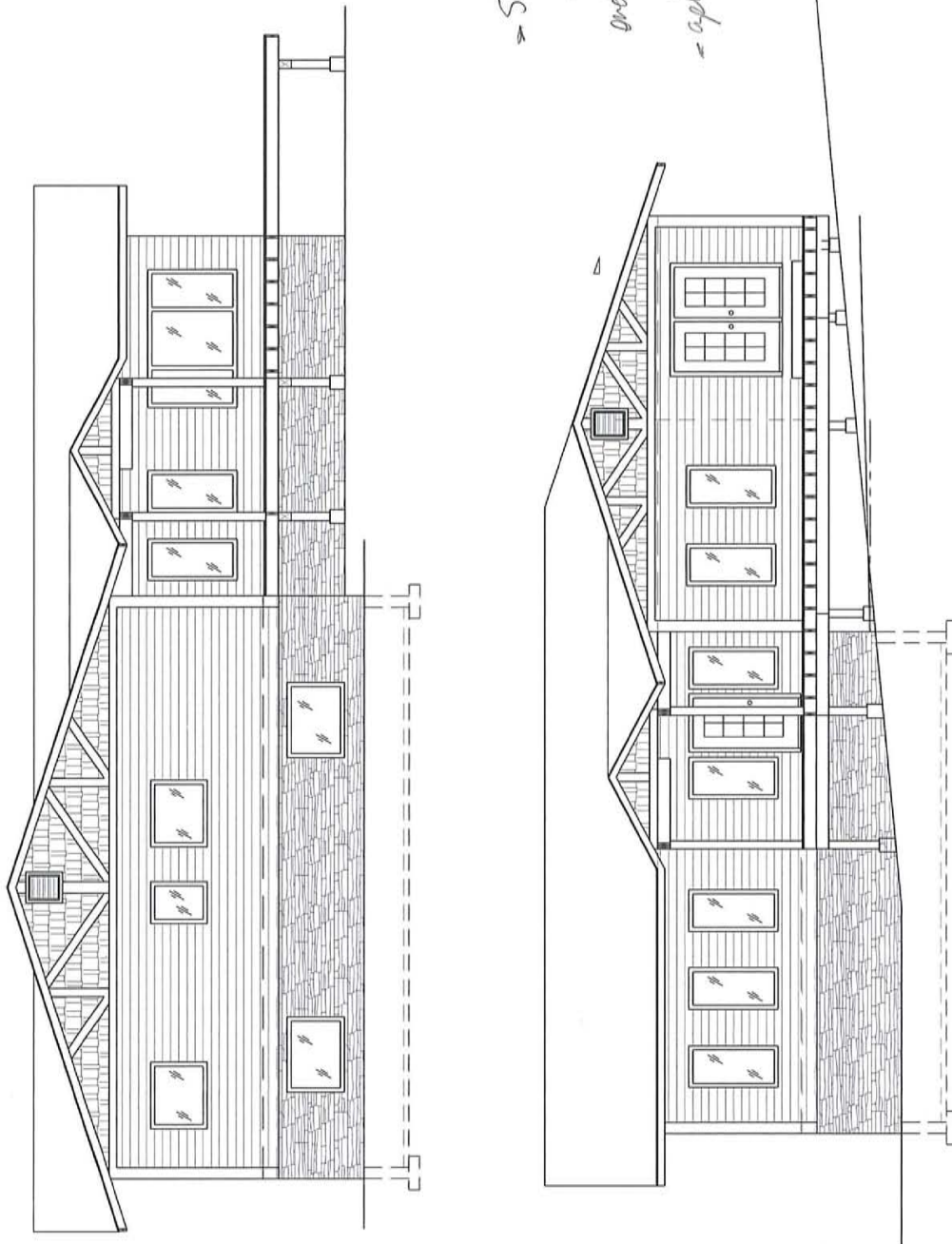
Photos showing variance request distance and layout

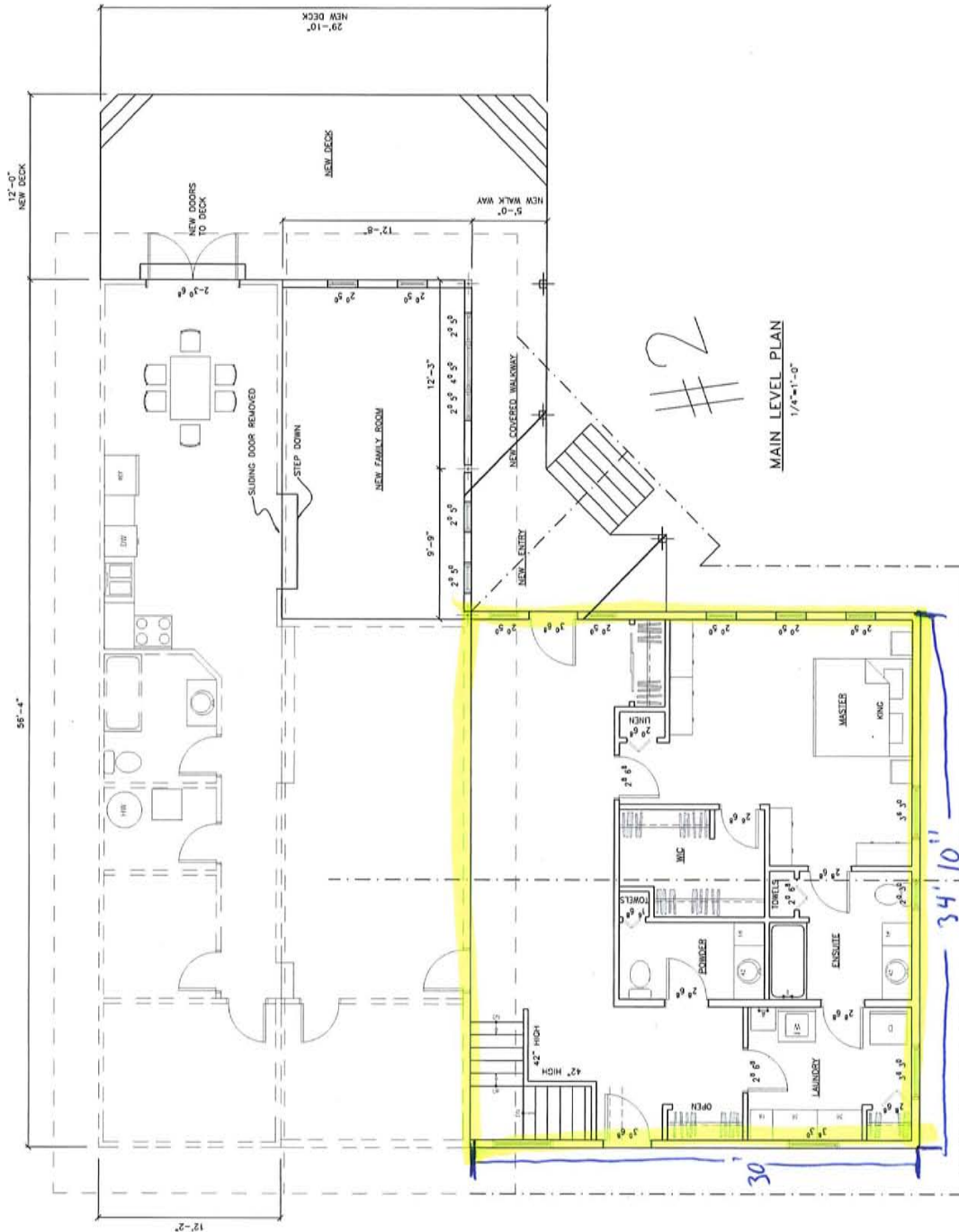


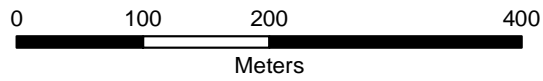
Shows 7.5m line and setback request

By the looks, a 2.5m variance just fits, we would like to request a 3m variance in order to assure proper distances are kept.

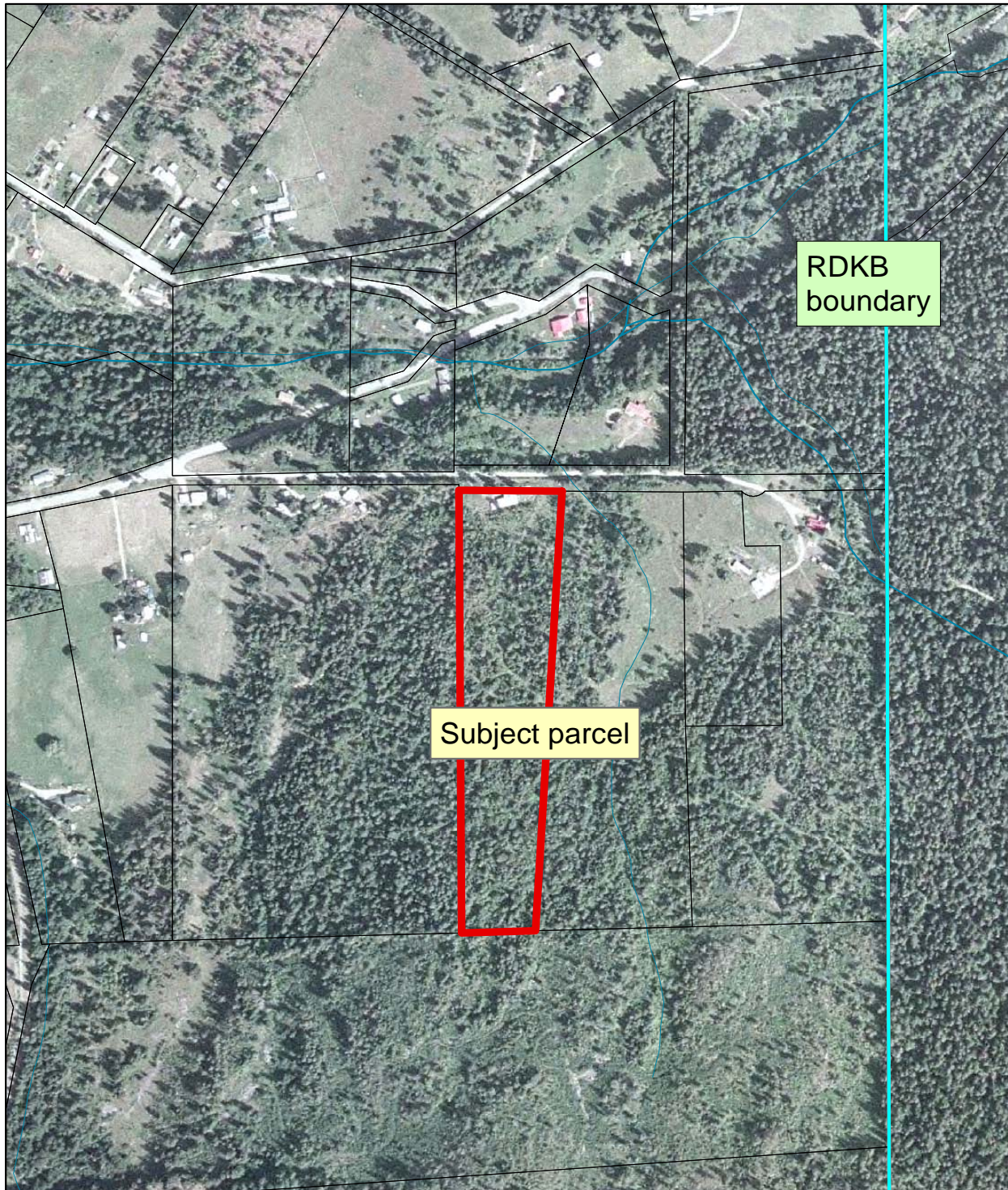




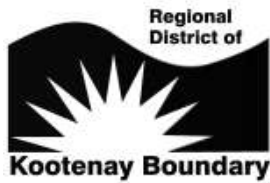




Ortho Photo



Projected Coordinate System:
NAD 83 UTM Zone 11N



Electoral Area Services Committee Staff Report

Prepared for meeting of August 2014

Ministry of Transportation and Infrastructure - Subdivision			
Owners: Linda and William Thompson		File No: A-1236-05536.010	
Agent: c/o BC Subdivider Peter Muirhead 918 Sproat Drive Nelson, BC V1L 7B7 250.352.7758			
Location: 2980 Spruce Road, north of Fruitvale, Electoral Area 'A'			
Legal Description: Lot 1, DL 1236, KD, Plan NEP11159		Area: 16.2 ha (40 acres)	
OCP Designation: Rural Resource 1/ Agricultural Resource 2	Zoning: Rural Resource 1 (RR1) Agricultural Resource 2 (AGR2)	ALR status: Partially In	DP Area: No
Contact Information: BC Subdivider c/o Peter Muirhead 918 Sproat Drive Nelson, BC V1L 7B7 (250) 352-7758			
Report Prepared by: Jeff Ginalias, Planner			

ISSUE INTRODUCTION

The Regional District has received this referral from the Ministry of Transportation and Infrastructure for a proposed subdivision off Spruce Road, north of Fruitvale, in Electoral Area 'A' (see *Site Location Map*).

The applicants propose a two lot subdivision for the subject parcel, which is partially within the Agricultural Land Reserve (ALR). The Agricultural Land Commission approved the subdivision in 1984 and it appears that the approval is still valid.

HISTORY / BACKGROUND FACTORS

This 16.2 ha acre parcel is split designated 'Rural Resource 1' and 'Agricultural Resource 2' in the Electoral Area 'A' Official Community Plan. It likewise is split zoned 'Rural Resource 1' (RR1) and 'Agricultural Resource 2' (AGR2) in the Electoral Area 'A' Zoning Bylaw. The minimum parcel area for subdivision in both the RR1 and AGR2 zones is 8 ha. The parcel can satisfy this.

The ALR portion of the parcel is the western $\frac{1}{4}$, roughly, off Spruce Road (*see Ortho Photo*).

In 1984 the ALC approved a two lot subdivision for the parcel, dividing the parcel in half, running east to west, each parcel being 8 ha. The subdivision received Preliminary Layout Approval (PLA) from the Ministry of Transportation and Highways in 1986; however it was never completed. The applicants now propose a similar subdivision.

PROPOSAL

The applicants are proposing a two lot subdivision, being one lot and a remainder. Both parcels will be 8 ha in size (*see Applicant's Submission*).

IMPLICATIONS

The proposed subdivision substantially complies with the prior ALC and Ministry of Transportation approval. There is no lapse date or completion date for the ALC approval. Past experience is that the ALC resolutions remain in effect unless the ALC specifically establishes an effective date. The Approving Officer will likely confirm the ALC position on this proposed subdivision before issuing a new PLA.

The proposed subdivision satisfies the minimum parcel area requirements in the respective zones.

A tributary of Beaver Creek appears to run through the northwest corner of the parcel. The RDKB Floodplain Bylaw may restrict development in this area. It appears there are existing structures in this area. As the parcel is quite large, further application of the floodplain bylaw should not have any impact on subdivision.

The prior PLA required access to the parcels to be from Spruce Road, not Highway 3B. The Approving Officer will determine any access issues.

The application was likely referred to IHA, to see if they have concerns.

APC COMMENTS

The Advisory Planning Commission did not meet in person regarding this application; however three members provided comments via email in which they did not express any concerns with the application.

RECOMMENDATIONS

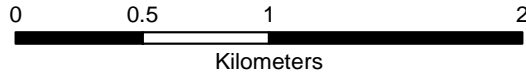
That the staff report regarding the subdivision referral from the Ministry of Transportation and Infrastructure regarding a proposed subdivision for a parcel legally described as Lot 1, DL 1236, KD, Plan NEP11159, be received.

ATTACHMENTS

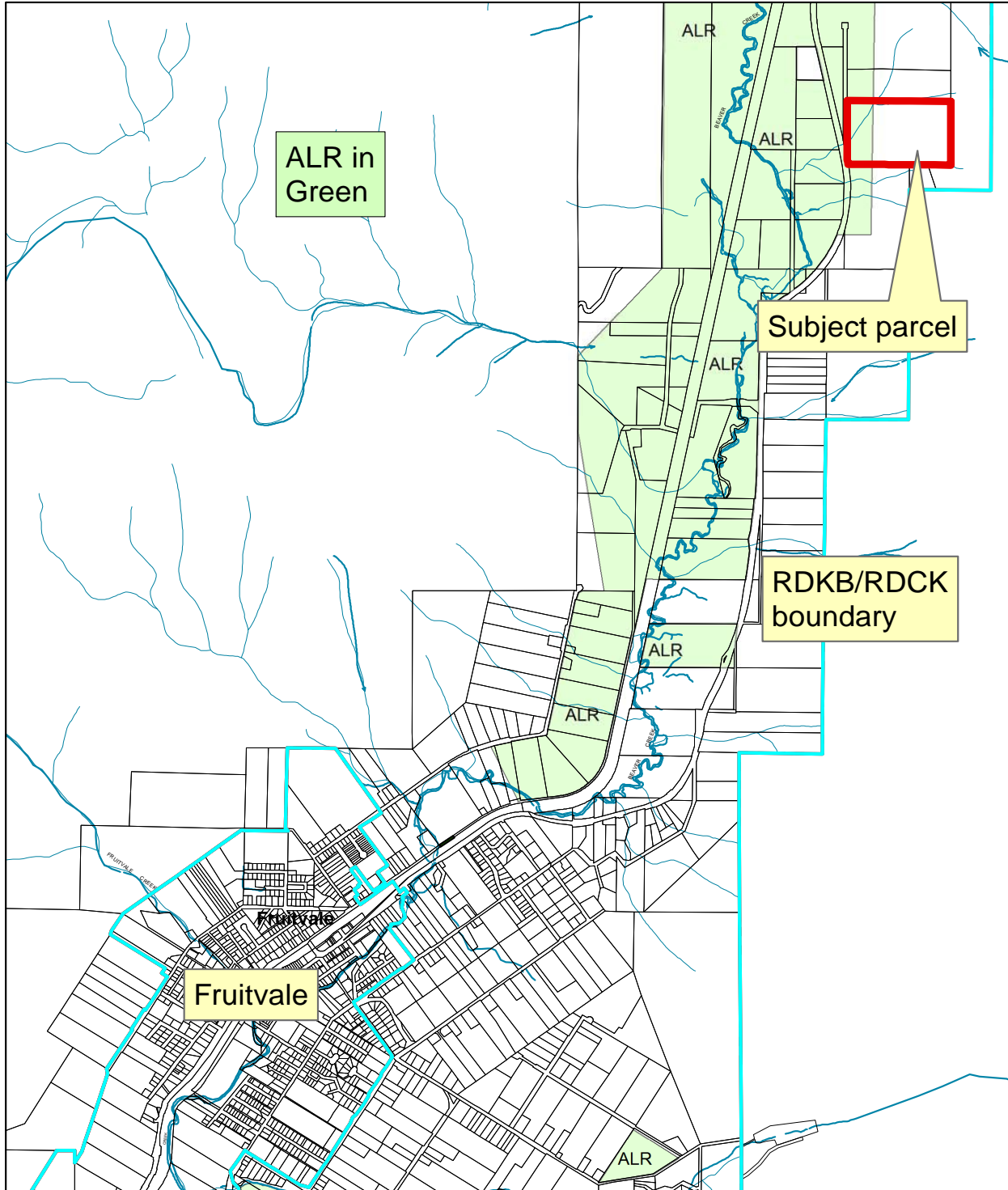
Site Location Map

Ortho Photo

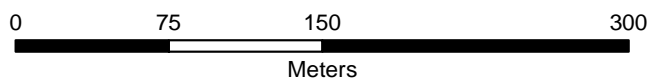
Applicants' Submission



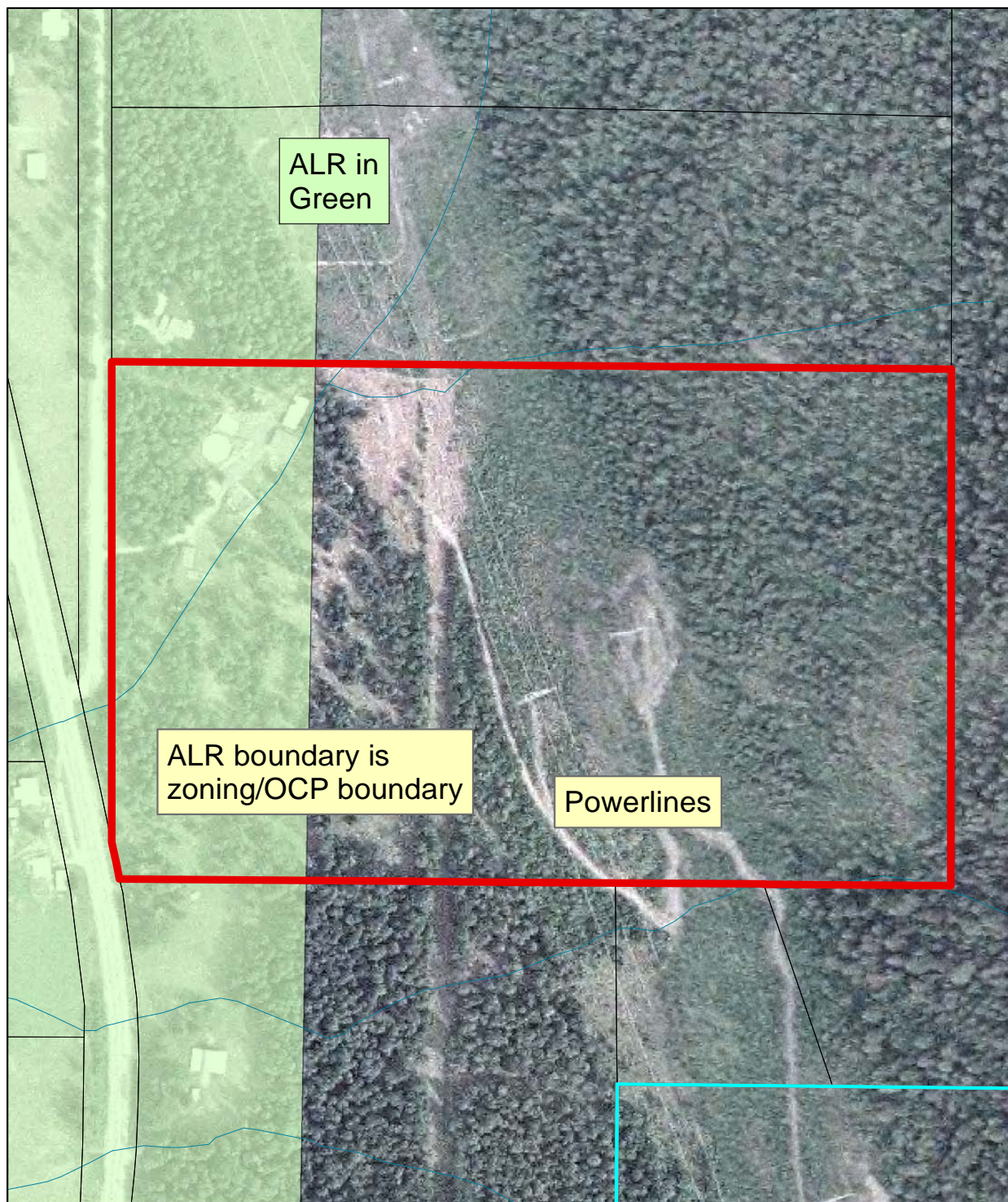
Site Location Map



Projected Coordinate System:
NAD 83 UTM Zone 11N



Ortho Photo



Projected Coordinate System:
NAD 83 UTM Zone 11N



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

**DEVELOPMENT APPROVALS
REFERRAL**

Applicant File #:

eDAS File #: 2014-03310

Date: Jul 11/2014
REGIONAL DISTRICT OF
KOOTENAY BOUNDARY

FILE #

JUL 14 2014

DOC #

REF. TO:

CC:

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

Re: Proposed Conventional Subdivision Application for:
2980 Spruce Road, Fruitvale
PID 012-861-286, Lot 1, DL 1236, Kootenay, Plan 11159
Owners: William & Linda Thompson

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Spruce Rd.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

c/o BCsubdivider
Peter Muirhead
918 Sproat Drive
Nelson, BC V1L7B7

Phone: (250) 352-7758

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated August 15, 2014, after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Jill Carruthers at (250) 354-6380.

Please quote file number 2014-03310 when contacting this office.

Yours truly,

Jennifer MacDonald
A/Assistant Development Technician

Local District Address

West Kootenay District
310 Ward Street
Nelson, BC V1L 5S4
Canada

Phone: (250) 354-6400 Fax: (250) 354-6547

H1162-eDAS (2013/05)

Page 1 of 1

BRITISH
COLUMBIAMinistry of Transportation
and Infrastructure**PRELIMINARY
SUBDIVISION APPLICATION**

Submit this application to the Ministry of Transportation and Infrastructure District Office in your area.

A. PROPOSAL

This is an application for preliminary layout approval for all properties involved

Applicant File Number		Ministry File Number <u>2014-03310</u>	
Subdivision Type	<input checked="" type="checkbox"/> Conventional (fee simple) Subdivision		No. of Lots Including remainder 2
	<input type="checkbox"/> Bare Land Strata <input type="checkbox"/> Other (Specify)		
Full Legal Description(s) per State of Title Certificate(s)	Lot 1 Plan 11159, District Lot 1236 Kootenay District		
Full Civic Address	2980 Spruce road, Fruitvale		
Property Location	4 Kilometres <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West from <u>Fruitvale</u> Local Gov't		
	Access Road 2980 Spruce road		Property Zoning Rural Resource 1 and AG Resource 2
	Existing Land Use Residential		Intended Land Use Residential
	Surrounding Land Use North South East West		
Proposed Sewage Disposal	<input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Community System <input type="checkbox"/> Other (specify)		
Proposed Water Supply	<input checked="" type="checkbox"/> Well <input type="checkbox"/> Community System (name of existing system)		
	<input checked="" type="checkbox"/> Water Licenses (License #) <u>C106835</u> <input type="checkbox"/> Other (specify)		

B. APPLICATION INFORMATION Incomplete applications will not be accepted

Required items include:

- ☒ Subdivision application form.
- ☒ The Preliminary Subdivision Application fee. Please make cheques payable to the Minister of Finance. (see page 2)
- ☒ An authorization letter from the owner(s) if someone else is applying on the owner's behalf. (Permission to Act as an Agent H1275)
- ☐ A copy of BC Assessment Authority Property Assessment Notice showing property tax classification.
- ☒ All new lots **MAY** require a sewage report—please contact your local Transportation office for clarification.
- ☒ One copy of the current State of Title Certificate so that property encumbrances can be checked.
- ☐ Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office.
- ☐ A copy of Contaminated Sites Profile form or Contaminated Sites declaration statement, duly completed and signed.
- ☒ Original copy and a .PDF file of a scaleable sketch plan of proposed layout with metric dimensions.

Properly engineered drawings will be required for final approval. The sketch must contain:

- ☐ the date it was drawn
- ☐ the scale
- ☐ north arrow
- ☐ legal description of the property being subdivided, and its adjacent properties
- ☐ outline of the subdivision in heavy black line
- ☐ all proposed lots, remainders, parks, rights-of-way, easements and roads showing metric dimensions and areas
- ☐ any existing property lines or roads proposed to be removed, closed or relocated
- ☐ all steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area
- ☐ location of existing buildings and structures, wells and sewage disposal fields on the property, as well as adjacent properties within 30 m of property boundaries
- ☐ location of any onsite water sources to be developed (wells, surface)
- ☐ approximate location of all existing and proposed utility services
- ☐ existing access roads and other roads and trails on the property (state names of roads)
- ☐ location of all water courses (seasonal or otherwise) and water bodies

Include these items as well, where applicable

- ☒ A copy of the Provincial Agricultural Land Commission application (if located within ALR). While a developer can apply for subdivision approval before he or she receives permission to proceed from the Agricultural Land Commission or the local government if it has been delegated the authority, the Provincial Approving Officer can only give approval if the property has cleared the Land Commission process in the meantime.
- ☐ One copy of any test required by the Regional Health Authority.
- ☐ A Development Permit and plan where applicable.

C. SUBDIVISION APPLICATION FEES		Make cheques payable to the Minister of Finance	PAYABLE UPON (see below)
1. Preliminary Subdivision Application	\$350.00	Per lot or shared interest, including remainders, to a maximum of \$70,000	Application
2. Final Conventional Plan Exam	\$50.00	Per examination	Final Subdivision Plan Submission
	\$100.00	Per lot, including remainders, on the final plan	
3. Final Strata Plan Examination	\$100.00	Per examination	
	\$100.00	Per lot, including remainders, on the final plan	
4. Other Strata Fees	\$100.00	To examine Form P for any phased development	Application
	\$100.00	Approval (Form Q) for each phase of a phased building strata plan	Application for phase approval

Note: These fees may change without notice or amendment on this form. There may be other provincial and local government fees associated with your subdivision. To find out more, contact the local government in which the land is located, or contact the Islands Trust if located on the Gulf Islands.

D. FURTHER INFORMATION AND COMMENTS *(Attach a separate sheet if more space is required)*

Please see previous PLA enclosed dated Oct 23, 1986. ALC resolution #27/84 also enclosed. ALC confirmed resolution #27/84 remains in force. Zoning permits subdivision into two 8 hectare parcels.

E. OWNER(S)/APPLICANT INFORMATION

Property Owner(s) Full Name(s) Bill Thompson		Home Telephone 250 367-7302
Address 2980 Spruce road		Business Telephone
Fruitvale, BC V0G 1L1	E-Mail blthompson7302@hotmail.com	Fax
Agent Full Name Muirhead Land Development Solutions Ltd.		Home Telephone
Address 918 Sproat Drive		Business Telephone 250 354-9341
Nelson, BC, V1L 7B7	E-Mail peter.mhead@gmail.com	Fax

I certify that all the information about and on all plans and other attachments is true, correct and complete.

I understand that this submission constitutes a preliminary application only.

No approvals are implied prior to receipt of written preliminary approval from the Ministry of Transportation and Infrastructure.

Applicant/Agent Signature

Date (yyyy/mm/dd)

2014/07/09

COLLECTION INFORMATION

The personal information on this form is collected under the authority of the Land Title Act. The information collected will be used to process your preliminary subdivision application, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

The information in this application may be subject to disclosure under the Freedom of Information and Privacy Act.

Further information can be found at <http://www.gov.bc.ca/citz/iao/foi/submit/general/>

Status: Filed

Plan #: N2P11159 App #: N/A Ctd #: 3

RCVD: 1998-02-05 ROST: 2014-07-09 14:10:04

18

**SUBDIVISION PLAN OF PART OF
SUBLOT 22, PLAN X-67 D.L. 1236
KOOTENAY DISTRICT.**

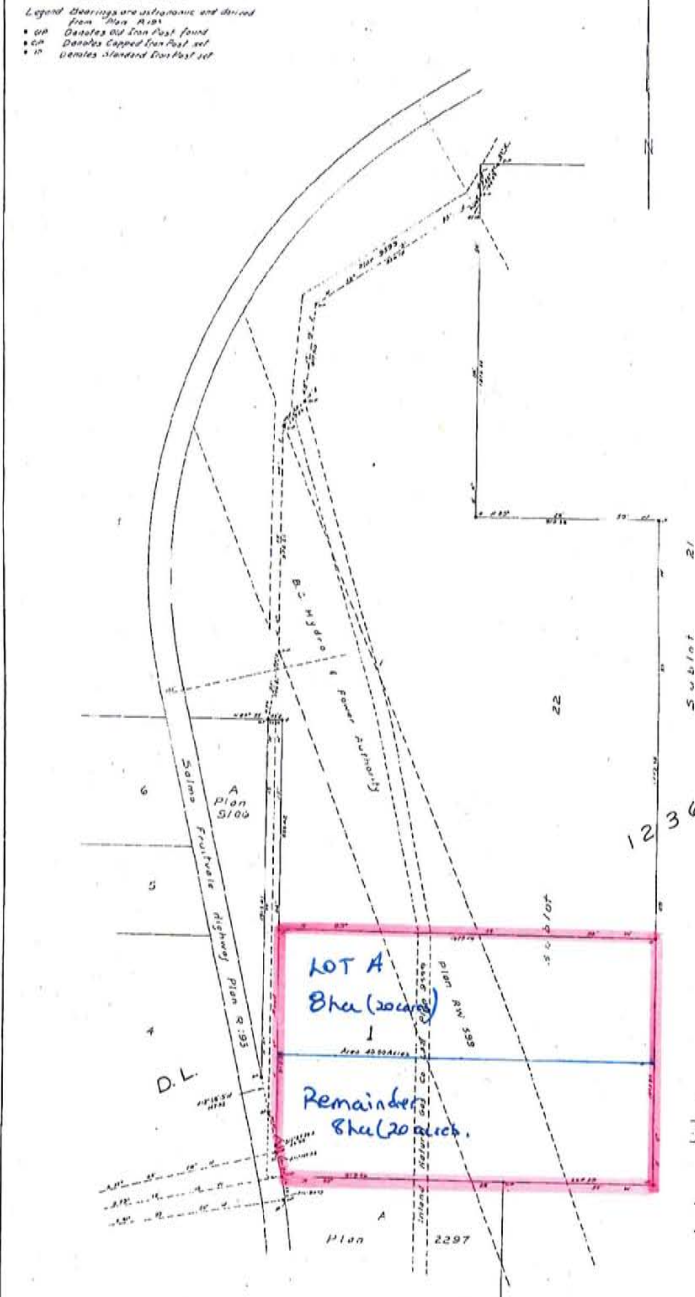
Scale: 1 inch = 200 feet

Legend: Bearings are astronomic and derived
from "Plan A-191"
• 6" Double Capped Iron Post found
• 6" Double Capped Iron Post set
• 10" Double Standard Post Post set

PLAN 11159

Deposited in the Land Registry Office
at Nelson, B.C. this 14th day of January
1974

[Signature]
Registrar



Inland Resources Company Limited

[Signature]
D.R. [Signature]

The Registrar

[Signature]
D.R. [Signature]

I, W.D. Lammert, of British Columbia
Land Surveyor, make oath and say that I was present
at and did personally supervise the survey "re-
marked by this plan and that the survey and plan
are correct.
The said survey was completed on the 10th day of
November, 1973.

[Signature]
W.D. Lammert
"Sworn before me this 14th day of November 1973"

A Commissioner for taking affidavits for
British Columbia.

Approved under the Land Registry Act
this 14th day of January 1974
Registrar

This plan lies within the Registered
District of Kootenay Boundary

[Signature]
W.D. Lammert

[Signature]
W.D. Lammert

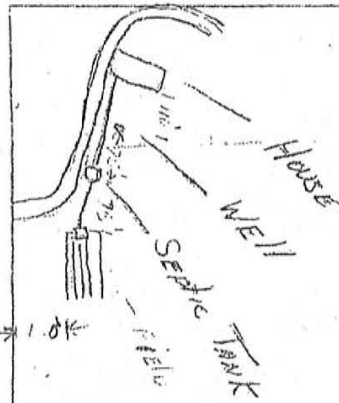
[Signature]
W.D. Lammert

[Signature]
W.D. Lammert

A PLOT PLAN SHOWING LOCATIONS OF BUILDINGS, SEPTIC TANKS, DISPOSAL FIELDS (YOURS AND YOUR NEIGHBOURS), ALL DRINKING WATER SOURCES, WATER LINES, PERCOLATION HOLES AND RESULTS, 4 FOOT TEST HOLES AND SURFACE WATERS MUST BE PROVIDED WITH THIS APPLICATION.



PERC RATES 17



ARE THERE ANY RESTRICTIVE COVENANTS ON THIS PROPERTY REGARDING SEWAGE DISPOSAL:

YES..... NO ☒

SIGNATURE [Signature]

HLTH 135 REV 91/12

COPY 1 — HEALTH DISTRICT

COPY 2 — LOCAL GOVERNMENT

COPY 3 — APPLICANT



Province of
British Columbia

Ministry of
Transportation
and Highways

R.P. Justice & Associates
14649 - 108th Avenue
Surrey, British Columbia
V3R 1V9



YOUR FILE.....
OUR FILE..... 32-21-78(1124)
DATE..... October 23, 1986

A-1236-05536.010

Proposed subdivision of Lot 1, Plan L59, District Lot 1236, Kootenay

Your proposal for a two (2) lot subdivision has received preliminary layout approval by the Ministry of Transportation and Highways, subject to the following conditions:

1. Proof of an adequate supply of potable water to serve each proposed lot.
2. Compliance with the British Columbia Agricultural Land Commission's Resolution #27/84.
3. Compliance with the Regional District of Kootenay Boundary's zoning bylaws.
4. Access to the proposed lots shall be from Spruce Road #174 ONLY. No direct access will be permitted from Highway 3B.

NOTE: Applicant must contact Inland Natural Gas Company Ltd. prior to surveying or commencing any construction which crosses a pipeline.

Submission of Final Plans to be accompanied by a current Tax Certificate (TX 55), together with a plan examination fee of \$40 plus \$40 per lot created by the plan and made payable in the form of a cheque to the Minister of Finance. (\$120.00)

The approval granted is only for the general layout of the subdivision and is valid for 180 days from this date. However, if at any time there is a change in legislation, regulations or bylaws this preliminary layout approval is automatically cancelled.

cc: Medical Health Officer
Regional District of
Kootenay Boundary
B.C. Hydro and Power
Inland Natural Gas Co. Ltd.
B.C. Agricultural Land
Commission
Regional Approving Officer

Very truly yours,

District Highways Manager,
by: R.A. Valentine, Eng. Ass't.
Ministry of Transportation and Highways

British Columbia
Agricultural
Land Commission

Telephone: (604) 294-5211

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

Mr. Karl Monk
Box 650
FRUITVALE, B.C.
V0G 1L0

January 31st, 1984

REPLY TO THE ATTENTION OF:
Stephen Leach

Dear Mr. Monk:

Re: Application #21-Q-83-16743

This is to advise that the Provincial Agricultural Land Commission, on the basis of a letter from W. G. Lammerts dated December 5, 1983, has reconsidered your application regarding land described as Lot 1, Plan 11159, D.L. 1236, K.D.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution #27/84 allowed your application to subdivide the subject property into two parcels of 8 ha apiece.

This approval is granted provided that your subdivision is in substantial compliance with the sketch plan attached hereto and outlined in red.

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of a municipality or regional district and decisions of responsible authorities which may apply to the land.

Before your development can proceed, other approvals such as public road requirements, highway access permits, sewage disposal permits, etc. may be required and we urge you to check with the responsible authorities.

Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office. For "organized" areas contact the Municipality; for other areas contact the District Office of the Ministry of Transportation and Highways.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

..... / 2

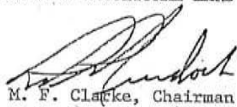
M28-113

Karl Monk
January 31st, 1984
Page 2

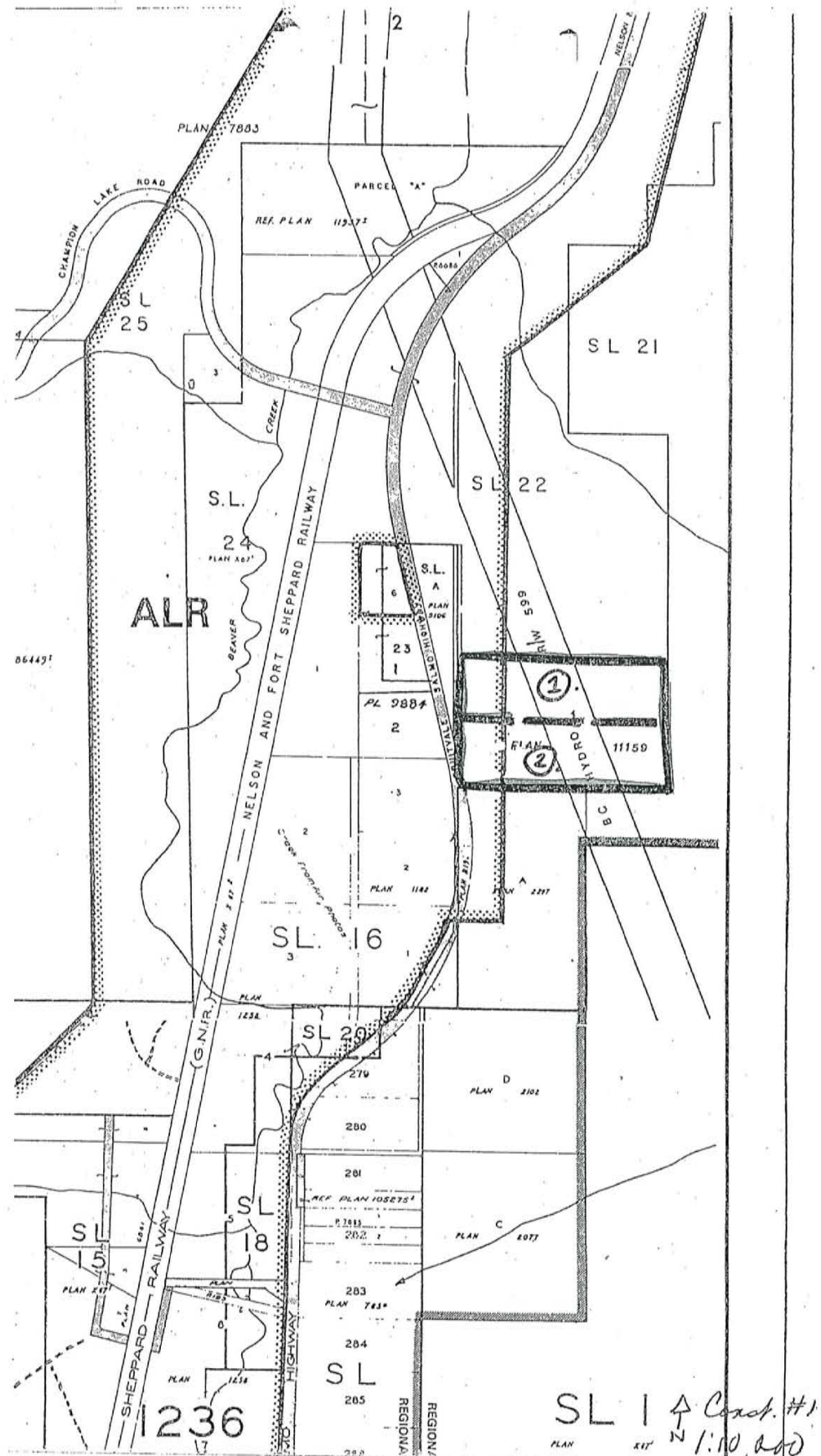
Please quote Application #21-Q-83-16743 in any future correspondence.

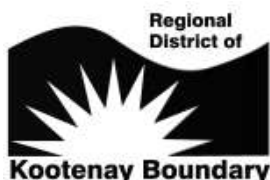
Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION


per: M. F. Clarke, Chairman
SL/tr
(Encl.)

cc: Regional District - Kootenay Boundary (file #A98/83) ✓
Approving Officer, Hwy, Rossland
B.C. Assessment Authority, Trail
W. G. Lammerts, 14649 - 108th Avenue, Surrey, V3R 1V9





Electoral Area Services Committee Staff Report

Prepared for meeting of August 2014

OCP and Zoning Amendment			
Owners: Donavon & Patricia Lawrence		File No: C-269-00179.910	
Location: 282-2 nd Avenue, Electoral Area 'C'/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 Avenue Christina Lake, BC V0H 1E0 250-447-9737 par3golf@nethop.net			
Report Prepared by: Jeff Ginalias, Planner			

ISSUE INTRODUCTION

Donavon and Patricia Lawrence have applied to amend the Electoral Area 'C'/Christina Lake OCP and Zoning Bylaws to re-designate and rezone a 'Parks and Recreation' 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, Agricultural Land Commission (ALC) approval for subdivision is required. Accordingly, an ALR subdivision application was submitted concurrently. The report regarding the application to the ALC will be reviewed by the Board at their meeting on August 28, 2014.

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.

Operation as a farm and then golf course

The parcel originally operated as a farm/ranch operation. In the early 1980's the owners began looking at other options, deeming the agricultural operation not profitable. The adjacent Christina Lake Golf Club was already in operation and the owners thought 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 a Non-Farm Use application and the parcel was rezoned from then 'Rural 2' to 'Commercial Recreation' to permit the operation of the par 3 Golf Course.

Prior Subdivision Proposal

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 expressed concerns with the proposal. Their comments were:

Supply of water to the 3 lots after the owners 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 parties were not able to work around these concerns and the proposal lapsed.

PROPOSAL

The applicant is applying to re-designate and rezone this 6.58 ha parcel from 'Park and Recreation' use to 'Rural Residential' use, so the parcel may be subdivided into 6 residential lots, each approximately 1 hectare in size. The applicant is also proposing a 0.329 ha parkland dedication along the northern portion of the parcel.

An ALR subdivision application has been submitted in conjunction with this application. The applicant's rationale for their proposal and how it satisfies the OPC provisions, as well as the values and interests of the community is discussed in the application (*see Applicant Submission*).

IMPLICATIONS

This is a unique parcel in a unique setting. There are some conflicting policies and objectives around land use in the area and for this parcel. There is no clear cut policy for how future land use of this parcel should be considered. A summary of the status of the parcel may be helpful for reviewing the proposal.

The parcel is in the ALR. It is flat, high quality, agricultural land. It is irrigated, and originally operated as a farm.

Although it is in the ALR, it no longer operates as a farm. Nor is it designated or zoned for agriculture. It has a parks and recreational designation and zoning. It is not uncommon for a golf course to be on agricultural land, and there is an agricultural aspect to golf courses. A golf course, in effect is a complimentary form of agriculture, but is not agriculture in the traditional sense.

This proposal is a move further away from both the agriculture and parks designations, towards a rural residential land use. That seems contradictory to uses of agricultural land, especially a parcel in the ALR. However, acknowledging that a significant amount of the surrounding area is in the ALR, there really is no significant agricultural use occurring in the area, which would rely upon, or benefit from this parcel being or maintaining an agricultural status.

The parcel is surrounded by a golf course, and a couple rural lots. On the other side of the golf course is a rural residential subdivision. To re-designate and rezone the parcel to a rural residential use will not likely have any impact on agricultural operations in the area, as there really are not any to speak of.

The proposal is not to exclude the parcel from the ALR. However, if the rezoning and the ALR subdivision are approved, it has basically the same effect. The parcel will still be in the ALR, but will be carved into separate smaller parcels, each owned and operated independently. While the ALR status in the area remains unchanged, the

parcel will have moved further away from any significant potential agricultural use, with no likelihood of ever reverting back.

With the above in mind, the Electoral Area 'C'/Christina Lake Official Community Plan (OCP) has policies on agricultural land, parks and recreational land, and rural residential development. The OCP was adopted in 2004. Some aspects of the OCP have very specific policies on land use. However, an argument can be made that the OCP is not very specific in regard to this area of Christina Lake and this parcel in particular.

With that, below are some OCP policies which may be applicable to this application:

Area 'C' OCP Provisions (Excerpts)

There is a broad statement in the *Introduction* section of the OCP which provides a basic statement on community values which may be relevant.

1.4 Community Values

The community values a healthy ecosystem, which includes clean lake water, streams and all land within Area 'C'. It also values the beauty of the area, the quiet and peacefulness, the abundant recreational opportunities and the small town feel. The community's rural character may partly be attributed to lower density residential areas, existing harmoniously with the natural environment, while respecting rural values such as privacy and reliance on the land to earn a livelihood.

Section 2 of the OCP identifies Goals/Objectives/Policies for land use around Christina Lake. The following provisions apply to residential and rural residential land use development.

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.

This is followed with specific objectives and policies on residential development. The applicant is not proposing small lot residential subdivision, so these objectives and policies on residential development (below) may not be on point.

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.

This proposal is more in line with OCP policies regarding rural residential designation and zoning. These are the objectives and policies most apt. However, the policies are not very specific. This parcel is not identified for rural residential development on the OCP Land Use Map. However, there are no future rural residential areas identified. Whether there is a need for additional rural residential parcels in and around Christina Lake is a matter to be considered (*see OCP Map*).

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:

2.5 Agricultural

2.5.1 Goal

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

2.5.2 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.

2.5.3 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'.

The Agricultural Goals and Policies seem contrary to the proposal for a rural residential subdivision development. However, they are broadly stated goals and policies and not specific to any area or specific parcel. While this parcel is in the ALR, it is designated and zoned parks and recreational; not agricultural. How applicable these agricultural objectives are in regard to this parcel is debatable.

The Parks and Recreational goals and policies are below. This is the current designation and zoning for the parcel. A consideration should be given to whether the parks and recreational needs of the community will be served if this 6 ha parcel is rezoned and subdivided. If the OCP and zoning amendment, and the ALR subdivision applications are denied, there is no guarantee the Par 3 golf course will continue. However, the parcel will still have the parks and recreational zoning. How does that fit into the community vision? Further, the proposal includes leaving a small portion along the northern edge as park land. Is that sufficient for parks and recreational land around Christina Lake?

2.7 Parks and Recreational

2.7.1 Goal

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

2.7.2 Objectives

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

Finally, there is an OCP provision on subdivision control, which is fairly general and may or may not shed light on this proposal.

2.9 Subdivision Control

2.9.1 Objectives

- To ensure that the creation of new lots within Electoral Area 'C' occur in compliance with the policies of this Plan.
- To encourage wildfire control.

2.9.2 Policies

1. Minimum parcel sizes for new lots are identified for each land use category contained within this Plan. These standards are intended to reflect the available level of service and local site conditions and permitted uses.
2. Minimum parcel sizes and lot coverage standards in the portions of the Plan area without community sewer services shall be designed to ensure an adequate area for ground sewage disposal for both current and future needs.

APC COMMENTS

This application, and the ALR subdivision application have been reviewed by the APC in both July and August. At the July 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. The APC recommended that the application be deferred to allow them an opportunity to consider the additional information and how it specifically relates to the provisions in the OCP. Based on the APC Comments, the applicants have revised the proposal.

Comments from the APC following their August meeting were not available at the time this report was prepared, but will be available for discussion at the EAS meeting.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

This application 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. 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, use and preservation of agricultural land, and parks and recreational objectives which may or may not apply to this parcel and this application. These policies may even be in conflict with each other. It could be that, while the OCP has these policies in place, they were envisioned and implemented a decade ago, and these policies are not be on point in regard to this proposal.

Comments on the Applicant's Proposal

The applicants have submitted a detailed proposal, with their arguments how the proposal satisfies the land use objectives for the area, and why it comports to the community values. A couple comments are offered on the proposal.

The applicants suggest that the proposed subdivision would result in a decrease in traffic flow and noise. That may be the case, but not necessarily so. If the lots are developed, there will be daily residential traffic flow from the several parcels. Similarly,

it is unclear what the noise level is now, what it might be, or if that is even a factor to consider.

Regarding water, each parcel will need domestic water, likely a well. The RDKB has not looked at the current water use, or tried to project future use. While there is concern regarding water demand, it is unclear how this proposal may affect water use. The applicants' suggestion that the parcels would be attractive candidates for secondary suites raises further questions on water use, as well as noise and traffic.

Concerning secondary suites, six rural residential lots, each eligible for a secondary suite, would potentially bring 12 dwelling units to the area, where there is now one. Secondary suites are permitted on parcels much smaller than this, so the parcels are capable of handling them. However, the potential density may be something to consider when reviewing the proposal, and if this is what the community envisions.

Further, the parcels are not proposed for exclusion from the ALR. The ALC regulations do not permit detached secondary suites. Secondary suites must be attached to the single family dwelling on parcels in the ALR. This may affect the attractiveness of a secondary suite on a rural residential parcel.

Summary

As noted, there are arguments in favour and against this proposal. The OCP, adopted 10 years ago, may not have specific policies and objectives on this proposed development in this location. If the OCP policies do not seem applicable, the ALC should also consider to the community values for how they see this area being developed.

With that in mind, below is a summary of some reasons why the proposal may be supported or not.

Arguments in Support:

While this parcel is in the ALR, as is most of the surrounding area, it is not being used for agriculture, and the surrounding parcels in the area for the most part are not being used for agriculture. Converting the use to rural residential development will not likely hinder agricultural activity or development in the area.

OCP policies in favour of this proposal are Rural Residential objectives and policies 2.11.4. Also, that the Agricultural and Parks and Recreational objectives and policies are not specific or applicable to this parcel and this application.

Arguments Against:

This parcel is flat, quality agricultural land, capable of being irrigated. Being subdivided, but still in the ALR, does not necessarily protect the agricultural value of the existing parcel. Six 1 hectare parcels, separately owned, does not necessarily equal one contiguous parcel, as far as being used, or potentially being used for agricultural purposes.

There is a policy of protecting agricultural land and promoting agricultural. Creation of

several smaller rural residential parcels is not consistent with promoting and protecting agriculture.

OCP objectives and policies against this proposal are 2.5.1-2.5.3.

Parkland Dedication

If this application is supported, the APC should consider whether the location of the proposed parkland dedication meets the park and recreational objectives of the Community. Section 941 of the *Local Government Act* requires the owner to either provide up to 5% of the land being proposed for subdivision (in a location suitable to the local government) or pay the market value of the land required for park purposes.

The proposed parkland is a narrow strip, which would be between these rural residential lots and the golf course. It would provide access to Crown land to the east, but is it adequate for park land use as envisioned by the community?

The following are some options the APC was presented with for consideration:

Option 1 is to recommend the application be supported and further that the Board should direct RDKB staff to prepare draft bylaws and schedule a public hearing on the proposal. This moves the bylaw amendment process forward. The drawback with moving forward and preparing draft bylaws is that this proposal is contingent on ALC approval. It can be a significant commitment of time and resources to draft bylaws and hold a public hearing for an application which may not move forward, or may be subject to further revisions or conditions.

Option 2 would be to recommend that the application be supported, but recommend that the Board delay preparing draft bylaws until the ALR subdivision application is considered by the ALC. This would demonstrate that the local government supports the proposal but recognizes the authority of the ALC on this matter, and is cognizant of the costs and resources involved in preparing documents for a matter which is still contingent.

Option 3 is to recommend the application be denied, deeming it inconsistent with the OCP goals, objectives and policies regarding residential and rural development in the Electoral Area of Christina Lake.

RECOMMENDATION

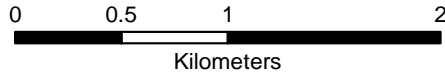
That the staff report regarding the application for amendments to the Electoral Area 'C'/Christina Lake Official Community Plan and Zoning Bylaw submitted by Donavon and Patricia Lawrence for the property legally described as Lot A, Plan KAP84802, DL269, SDYD, be received.

ATTACHMENTS

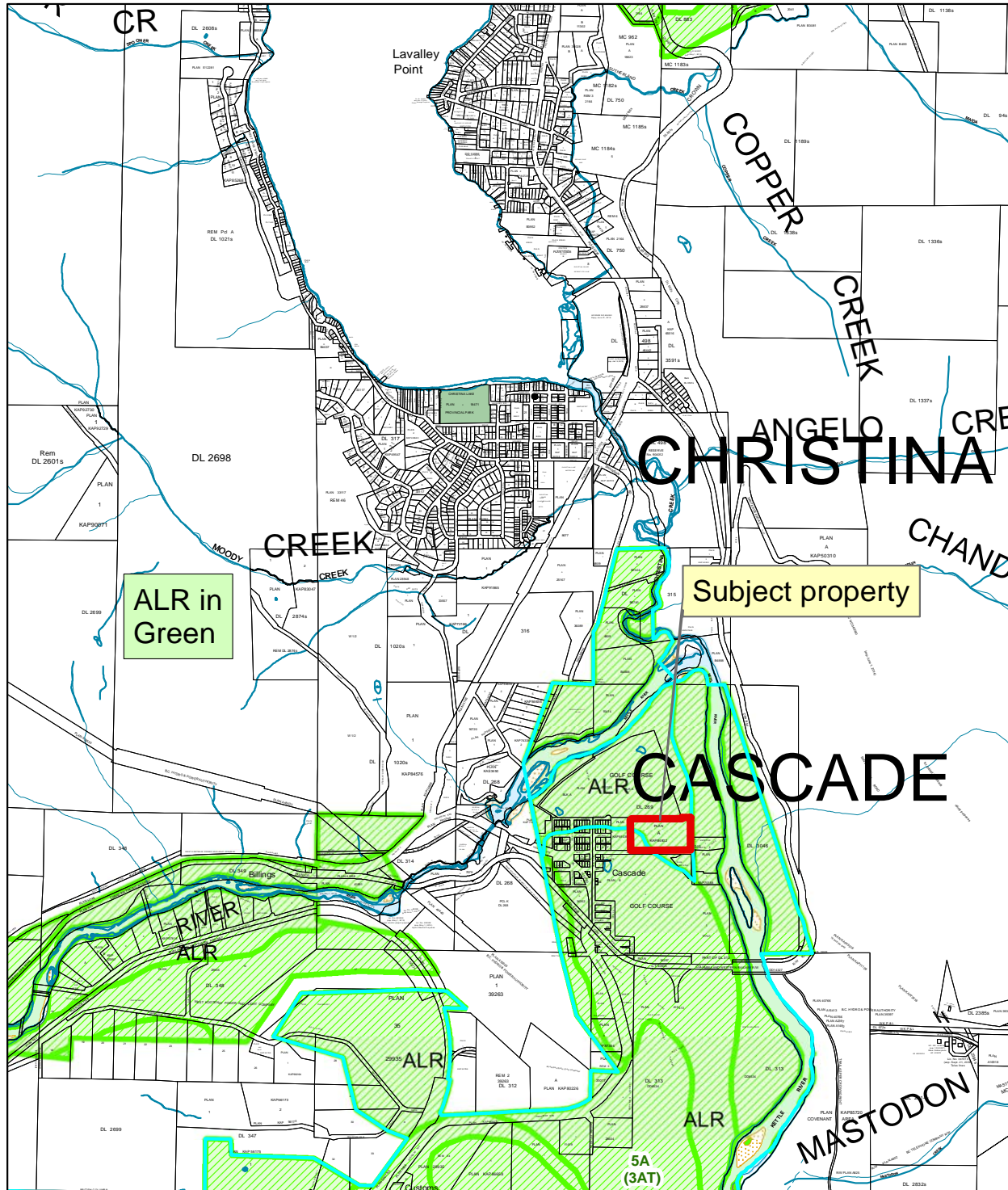
Site Location Map

Applicant Submission


OCP Map



Site Location Map



Projected Coordinate System:
NAD 83 UTM Zone 11N

	PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION FORM ELECTORAL AREAS 'A' TO 'E'	
RDKB Main Office 202-843 Rossland Avenue Trail, BC V1R 4S8	Telephone: 250-368-9148 Fax: 250-368-3990	Toll Free: 1-800-355-7352 Email: plandept@rdkb.com
RDKB Sub-Office PO Box 1965 Grand Forks, BC V0H 1H0	Telephone: 250-442-2708 Fax: 250-442-2668	Toll Free: 1-877-520-7352 Email: plandept@rdkb.com

TYPE OF APPLICATION (PLEASE CHECK THE APPROPRIATE BOX):

- | | |
|---|--|
| (a) <input checked="" type="checkbox"/> Zoning Amendment Only | (f) <input type="checkbox"/> Development Variance Permit |
| (b) <input type="checkbox"/> Zoning & Official Community Plan Amendment | (g) <input type="checkbox"/> Temporary Use Permit |
| (c) <input type="checkbox"/> Official Community Plan Amendment Only | (h) <input type="checkbox"/> Temporary Use Permit Renewal |
| (d) <input type="checkbox"/> Development Permit | (i) <input type="checkbox"/> Site-specific exemption to Floodplain Bylaw |
| (e) <input type="checkbox"/> Development Permit Amendment | (j) <input type="checkbox"/> 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): Donavon G. Lawrence + Patricia A Lawrence
 Address: PO Box 253, 282-2nd Avenue, Christina Lake, BC V0H 1E0
 Telephone/Fax: 250/447-9705 F. 9755 Email: par3golf@nethop.net Land Area in ha 6.58
 Legal description of land under application: Plan KAP 84802 LOTA Dist Lot 269
PID: 027-222-268 Roll 179910

Page 1 of 4

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):

please see attached development proposal and diagrams

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

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, _____ hereby authorize _____ to act on my behalf in respect of this application.

Name of Authorized Agent: _____

Address of Agent: _____

Telephone/Fax: _____ Email: _____

Date: _____

Signature of Owner

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, Donavon G Lawrence, 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*.

Donavon G Lawrence
Signature

June 14, 2014
Date

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.

Donavon G Lawrence
Signature of Owner

June 14, 2014
Date

****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.**

Proposal for Subdivision of Property

Registered Owners: Donavon G. Lawrence and Patricia A. Lawrence

Property: Plan KAP 84802 LOT A, Dist Lot 269, PID:027-222-268, Roll 179910

Proposal: To subdivide 6.58 ha Parks & Rec P1 zoned property into 6 – 1 ha Rural Residential 3 lots consisting of the following approximate sizes:

- 1 – 1.05 ha
- 2 – 1.08 ha
- 3 – 1.16 ha – includes House, Clubhouse, Shed
- 4 – 1.06 ha – includes Shop
- 5 – 1.05 ha
- 6 – 1.17 ha

* exact sizes to be determined by surveyor upon final approval

Bordering Properties:

North, South and West - Christina Lake Golf Course - 73% of the bordering property

North, East – Crown Land – 15.5% of bordering property

East – 1.37 ha RUR 1 lot (vacant) KAP 68115 - 6.75% of bordering property

South – 1 ha R3 Lot (residence) KAP 72739 – 4.75% of bordering property

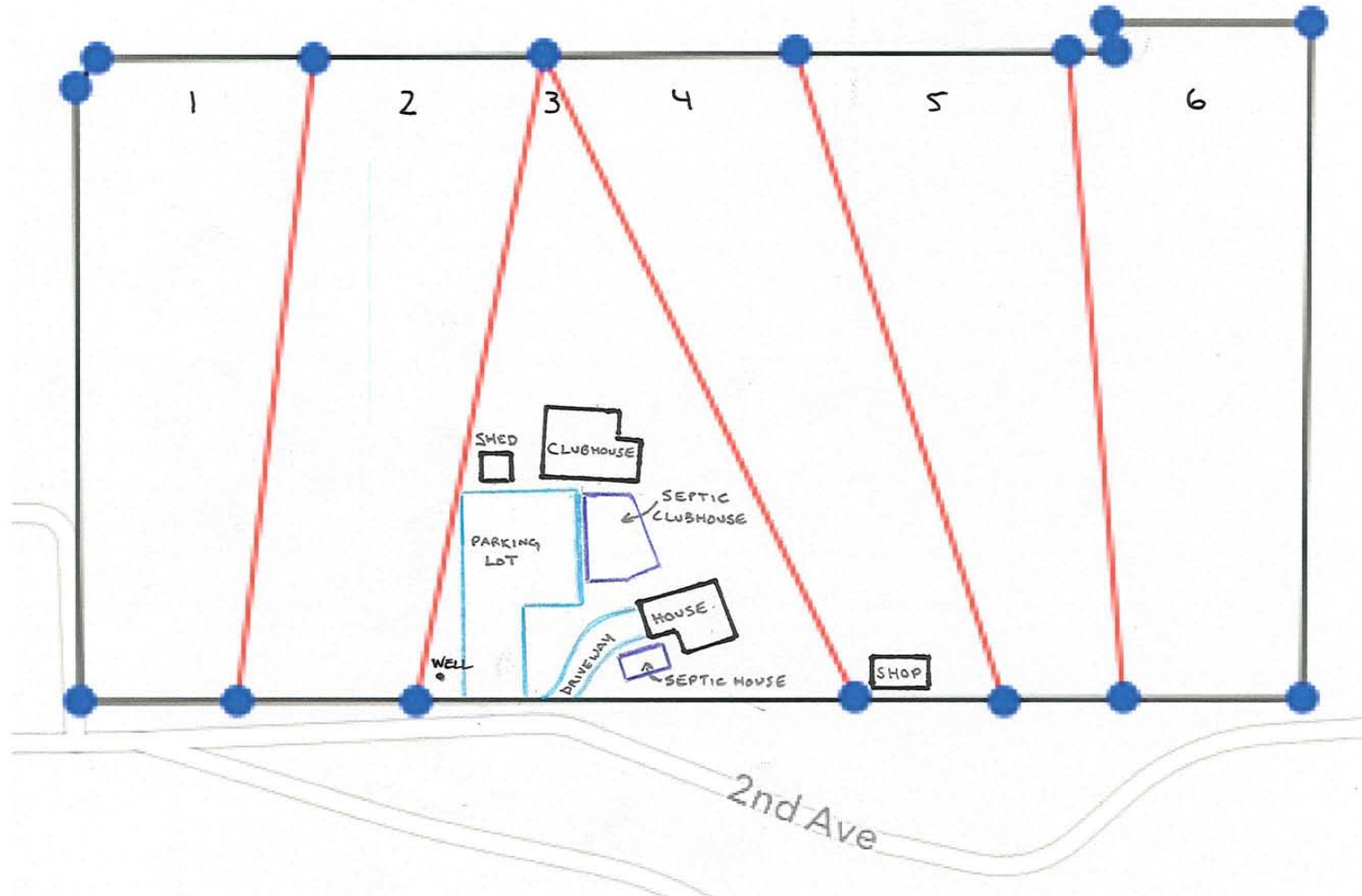
Supporting Information:

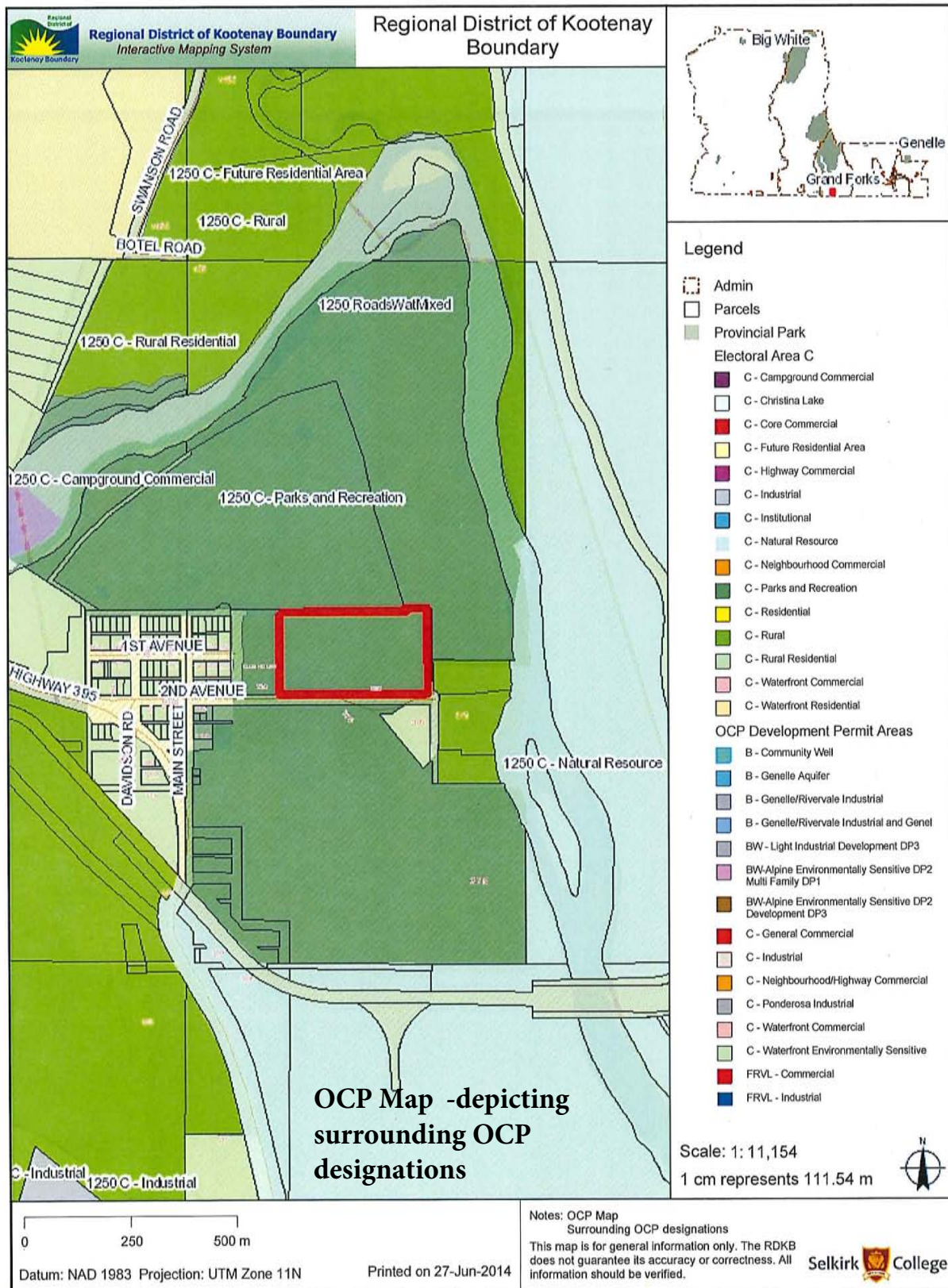
- 1) Although this property is currently in the ALR, it is not in a suitable location for farming. Christina Lake is not a farming community and our neighbourhood is not a farming hub. There is one piece of RUR1 property at the end of 2nd Avenue that is currently being operated as a hobby farm (chickens and sheep), however, the owners have jobs outside the farm. We are located in the middle of an existing residential node with a large recreational influence (golf course and RV Park).
- 2) There are several reasons why we feel our proposal fits into the existing Official Community Plan (Bylaw No 1250):
 - a. The property is currently in the center of an existing residential node consisting of mainly R3 lots so this rezoning would fit in perfectly with this established neighbourhood.
 - b. 1 ha sized lots coincide with the community values "The community's rural character may partly be attributed to lower density residential areas, existing harmoniously with the natural environment, while respecting rural values such as privacy..."

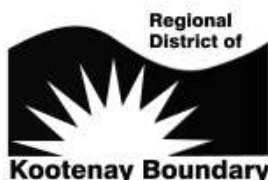
- c. The proposed lots meet the minimum parcel size for unserviced lots (as outlined in Bylaw No. 1250 and as determined by Interior Health) which enables future lot owners to develop onsite water and sewer.
- d. These lots will not adversely impact the surrounding natural environment.
- e. In our residential node, there has been a high level of new construction showing the desirability of our neighbourhood. The proposed lots would be considered desirable because of their size and location.
- f. No change would be required to the Official Community Plan.
- g. These lots would be preserved in the ALR.



PROPOSED SUBDIVISION OF PLAN KAP 84802 LOTA DIST LOT 269 PID: 021-222-268







Electoral Area Services Committee Staff Report

Prepared for meeting of August 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, Manager of Planning and Development			

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>suggested adding 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.

APC COMMENTS

Comments from the Advisory Planning Commission had not been received at the time this report was received.

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



& 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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& Property Management

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After Hours Emergency Only Contact: 250-490-5229

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

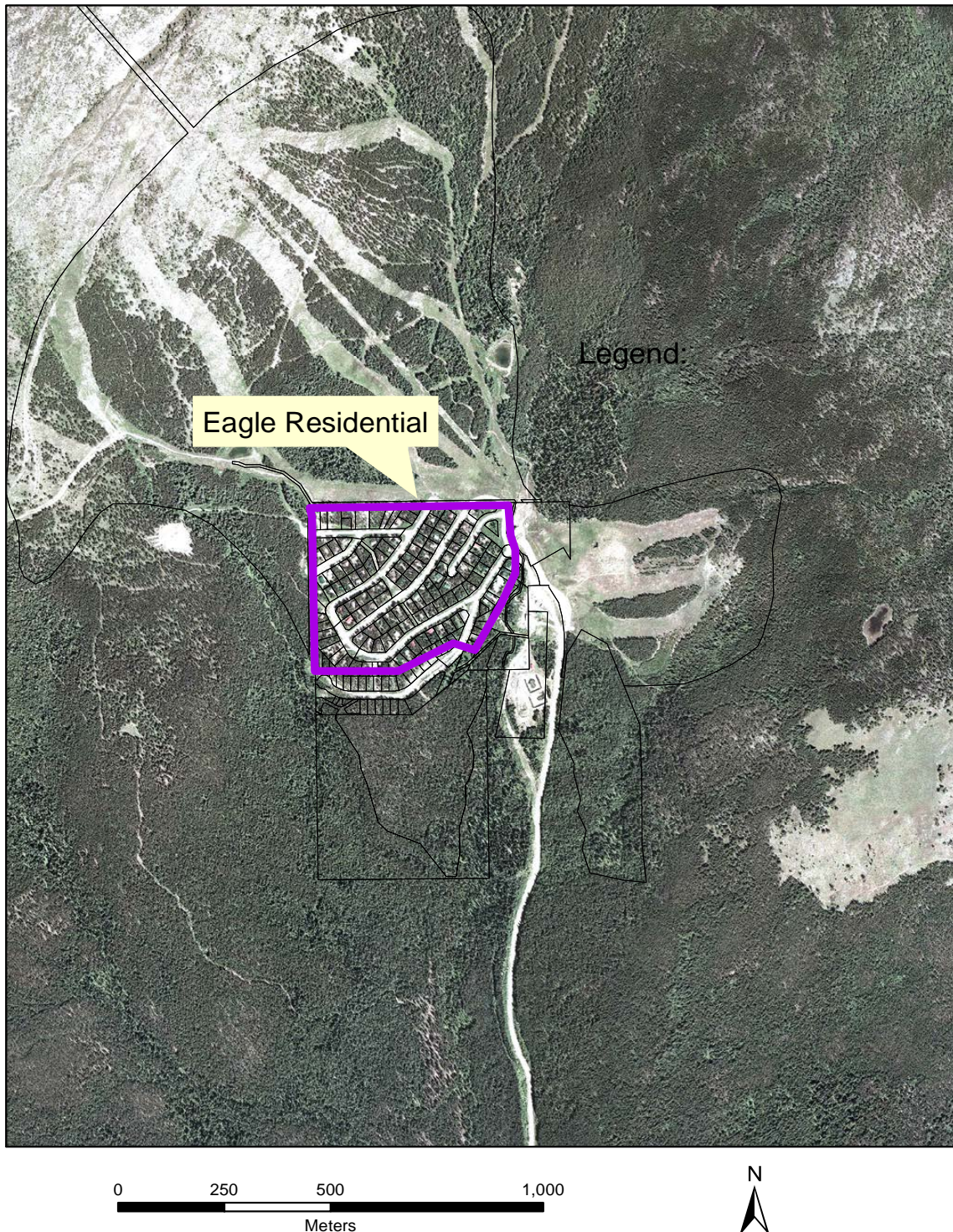
Yours Truly:



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

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Location of the Eagle Residential Land Use Designation



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

		MEMORANDUM	
TO:	Director Linda Worley, Electoral Area 'B'/ Lower Columbia-Old Glory		
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, Electoral Area 'C'/Christina Lake			
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	
272-14	Jul-14	C.L. Community Association - 2 fresh water coolers for center	\$ 500.00	
272-14		C.L. Ladies Golf Open - annual golf tournament	\$ 300.00	
272-14		Cascade Cemetery Volunteers - completion of sign	\$ 500.00	

Total			\$47,640.00
BALANCE REMAINING			\$ 17,479.00

M E M O R A N D U M			
TO:	Roly Russell - Acting Director, Electoral Area 'D'/Rural Grand Forks		
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 Shorline	\$ 3,000.00
272-14	Jul-14	Grand Forks & District Fall Fair - annual fall fair	\$ 3,500.00
Total			\$24,421.35
Balance Remaining			\$ 20,260.65

M E M O R A N D U M			
TO:	Director Bill Baird, Electoral Area 'E/ West Boundary		
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
272-14	Jul-14	West Boundary Road Rescue - Radios & Batteries	\$ 2,300.00
272-14		Beaverdell Carmi Fire & First Responder - re-register society	\$ 4,000.00
272-14		Big White Community School PAC - new soccer nets	\$ 400.00
272-14		Midway and Beyond Little Theatre - drop curtain	\$ 850.00
272-14		B.W. Mountain Chamber of Commerce - sept. Longweekend	\$ 2,000.00
272-14		B.W. Tourism Society - 6 bear proof garbage bins/etc.	\$ 2,000.00
Total			\$ 91,380.52
Balance Remaining			\$ 14,244.48

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
August 6, 2014**

**ELECTORAL AREA 'A'**

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

Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 96,854.94
Allocation to Dec 31, 2008	Received	46,451.80
Allocation to Dec 31, 2009	Received	91,051.00
Allocation to Dec 31, 2010	Received	89,796.00
Allocation to Dec 31, 2011	Received	89,788.04
Allocation to Dec 31, 2012	Received	87,202.80
Allocation to Dec 31, 2013	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
August 6, 2014**

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,049.93
Allocation to Dec 31, 2008	Received	33,116.46
Allocation to Dec 31, 2009	Received	64,912.00
Allocation to Dec 31, 2010	Received	64,017.00
Allocation to Dec 31, 2011	Received	64,010.00
Allocation to Dec 31, 2012	Received	65,936.00
Allocation to Dec 31, 2013	Received	65,907.00
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	Advanced	20,000.00
261-14	Rivervale Water & Streetlighting Utility	Approved	20,000.00
262-14	Genelle Imp. District - Water Reservoir	Approved	125,000.00
263-14	Oasis Imp. District - Water Well	Approved	35,000.00

TOTAL SPENT OR COMMITTED

\$ 365,672.67

TOTAL REMAINING

\$ 61,275.72

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
August 6, 2014**

ELECTORAL AREA 'C' / CHRISTINA LAKE



	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,877.75
Allocation to Dec 31, 2008	Received	33,513.49
Allocation to Dec 31, 2009	Received	65,690.00
Allocation to Dec 31, 2010	Received	64,785.00
Allocation to Dec 31, 2011	Received	64,778.00
Allocation to Dec 31, 2012	Received	65,746.00
Allocation to Dec 31, 2013	Received	65,718.00
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
264-14	Christina Lake Solar Aquatic System Upgrades	Approved	5,000.00

TOTAL SPENT OR COMMITTED

\$ 264,982.83

TOTAL REMAINING

\$ 165,125.41

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
August 6, 2014**



ELECTORAL AREA 'D' / RURAL GRAND FORKS

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 154,656.26
Allocation to Dec 31, 2008	Received	74,173.40
Allocation to Dec 31, 2009	Received	145,389.00
Allocation to Dec 31, 2010	Received	143,385.00
Allocation to Dec 31, 2011	Received	143,370.00
Allocation to Dec 31, 2012	Received	150,634.00
Allocation to Dec 31, 2013	Received	150,571.00
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

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
August 6, 2014**

E

ELECTORAL AREA 'E' / WEST BOUNDARY

	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