

## Electoral Area Services

**Thursday, May 14, 2015 - 5:00 pm**

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

### **A G E N D A**

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

A) May 14, 2015

**Recommendation:** That the May 14, 2015 Electoral Area Services Agenda be adopted.

3. MINUTES

A) April 16, 2015

**Recommendation:** That the minutes of the April 16, 2015 Electoral Area Services Committee be received.

[Electoral Area Services - 16 Apr 2015 - 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 April 2015 be received.

[ToEndOfAprilForMay2015.pdf](#)

- B) **Staff Report by Mark Andison, General Manager of Operations/Deputy CAO**  
**RE: Electoral Area Participation in West Boundary Community Forest**

**Recommendation:** That the staff report regarding Electoral Area participation in the West Boundary Community Forest from Mark Andison, General Manager of Operations/Deputy CAO be received.

[Staff Report West Boundary Community Forest.pdf](#)

6. NEW BUSINESS

- A) **Richard and Sandra Mathers**  
**RE: Development Variance Permit**

3127 East Lake Drive, Electoral Area 'C'/Christina Lake  
Lot B, DL 3063s, SDYD, Plan KAP16578  
RDKB File: C-3063s-07029.005

**Recommendation:** That the Development Variance Permit application submitted by Richard and Sandra Mathers to allow a variance to the front parcel line setback of 4.5 meters from 7.5m meters to 3 meters and a height variance for accessory buildings and structures of 1 meter from 4.6 meters to 5.6 meters, on the property legally described as Lot B, DL 3036S, SDYD, Plan KAP16578, be presented to the Board for consideration, with a recommendation of support.

[2015-05-04 Mathers DVP EAS.pdf](#)

- B) **R-Tex Holdings Ltd.**  
**RE: Development Permit Amendment and Development Variance Permit**

15 Park Rd., Columbia Gardens Industrial Park, Electoral Area 'A'

Plan NEP13255, DL 205A, Parcel B, Excluding Plan EPP16980  
(See XJ14876)  
RDKB File: A-205A-00950.040

**Recommendation:** That the application submitted by R-Tex Holdings Ltd. for a Development Permit Amendment to add a dwelling unit to the property legally described as, Plan NEP13255, DL 205A, Parcel B, Excluding Plan EPP16980 (See XJ14876), be received.

**Recommendation:** That the application submitted by R-Tex Holdings Ltd. for a Development Variance Permit to allow a variance of 3.7m<sup>2</sup> to the floor area for a dwelling unit, from 45m<sup>2</sup> to 41.3m<sup>2</sup> and for the dwelling unit to be detached from the principal building on the property legally described as Plan NEP13255, DL 205A, Parcel B, Excluding Plan EPP16980 (See XJ14876), be presented to the Board for consideration, with a recommendation of support.

[2015-05-04 RTex DVP DP Amend EAS.pdf](#)

C) **Gay Graham and Christopher Drul**

**RE: Development Permit**

1885 Bakery Frontage Rd., Electoral Area 'C'/Christina Lake  
Lot 1, DL 750, SDYD, Plan KAP6204  
RDKB File: C-750-04057.000

**Recommendation:** That the staff report regarding the application submitted by Tom Turner as agent for Gay Graham and Christopher Drul for a Development Permit for the parcel legally described as Lot 1, DL 750, SDYD, Plan KAP6204, be received.

[2015-05-04 Graham DP EAS.pdf](#)

D) **John & Sharon Winkler**

**RE: Development Permit**

675 Feathertop Way, Bit White, Electoral Area 'E'/West  
Boundary

Strata Lot 78, DL 4222, SDYD, Plan KAS3134  
RDKB File: BW-4222-07500.990

**Recommendation:** That the staff report regarding the application for a Development Permit submitted by John and Sharon Winkler, through their agent Weninger Construction & Design Ltd., for the property legally described as Strata Lot 78, DL 4222, SDYD, Plan KAS3134, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, be received.

[2015-04-17 Winkler DP EAS.pdf](#)

E) **924390 BC Ltd.**

**RE: MOTI Subdivision**

150 Tamarac Manufactured Home Park, Electoral Area 'A'  
Lot 183, DL 1236, KD, Plan NEP785B, Except part included in Plan 8517

Lot 184, DL 1236, KD, Plan NEP785B, Except Plan NEP68898  
RDKB File: A-1236-05374.000

**Recommendation:** That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, lot line adjustment, for the parcels legally described as Lot 183, DL 1236, KD, Plan NEP785B, Except part included in Plan 8517 and Lot 184, DL 1236, KD, Plan 785B, Except Plan NEP 68898, be received.

[2015-05-05 Subdivison Ref TamMHP EAS.pdf](#)

F) **Greenwood Heritage Society**

**RE: Gas Tax Application - Electoral Area 'E'**

**Recommendation:** That the Greenwood Heritage Society's Gas Tax Application in the amount of \$6,000 to replace "zee" bricks on the exterior southern wall of the museum building be forwarded to the RDKB Board of Directors with a recommendation of approval.



[Greenwood Heritage Society Application 2015.pdf](#)

G) **Big White Chamber of Commerce**  
**RE: Gas Tax Application - Electoral Area 'E'**

**Recommendation:** That the Big White Chamber of Commerce's Gas Tax Application in the amount of \$2,780.93 to design and install a tourist trails information sign be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Big White Chamber Application.pdf](#)

H) **Grant in Aid Report**

**Recommendation:** That the Grant in Aid report be received.

[2015 Grant in Aid.pdf](#)

I) **Gas Tax Report**

**Recommendation:** That the Gas Tax report be received.

[Gas Tax Agreement EA Committee \(May 7, 2015\).pdf](#)

7. LATE (EMERGENT) ITEMS

8. DIRECTOR REQUEST FOR STAFF RESOURCES (DISCUSSION)

A) Grant in Aid Process (Director Russell)

B) Request to host Rock Creek & Boundary Fair  
for a Farm Credit Canada Grant (Director Gee)

9. CLOSED (IN CAMERA) SESSION

10. ADJOURNMENT



## **Electoral Area Services**

Minutes

Thursday, April 16, 2015

RDKB Board Room, 2140 Central Ave., Grand Forks, BC

### **Directors Present:**

Director Linda Worley, Chair

Director Grace McGregor

Director Roly Russell

Director Vicki Gee

### **Directors Absent:**

Director Ali Grieve

### **Staff Present:**

Mark Andison, General Manager of Operations/Deputy CAO

Donna Dean, Manager of Planning and Development

Maria Ciardullo, Recording Secretary

### **CALL TO ORDER**

Chair Worley called the meeting to order at 5:00 p.m.

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

#### **April 16, 2015**

Director McGregor added a video presentation on Zebra and Quagga mussels.

Moved: Director McGregor

Seconded: Director Russell

That the April 16, 2015 Electoral Area Services Agenda be adopted as amended.

Carried.

**MINUTES**

**March 12, 2015**

Moved: Director Russell

Seconded: Director Gee

That the minutes of the March 12, 2015 Electoral Area Services Committee meeting be received.

Carried.

**DELEGATIONS**

There were no delegations in attendance.

**UNFINISHED BUSINESS**

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

Moved: Director McGregor

Seconded: Director Gee

That the Electoral Area Services Committee memorandum of Action Items for the period ending March 2015 be received.

Carried.

**NEW BUSINESS**

**O'FLAHERTY, Daniel**

**RE: Development Permit**

Lot 1, Santa Rosa Rd., Electoral Area 'C'/Christina Lake

Lot 1, DL 498, SDYD, Plan KAP56568

RDKB File: C-498-02999.130

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the application submitted by Daniel O'Flaherty and Janet O'Flaherty, for a Development Permit for the parcel legally described as Lot 1, DL 498, SDYD, Plan KAP56568, be received.

Carried.

Donna Dean, Manager of Planning and Development, reviewed the application with the Committee Members. It was noted that the Area 'C' APC supports this application. Director McGregor gave a brief history on the property.

**Electoral Area Services**

**April 16, 2015**

**Page 2 of 6**

**Fortis Community Energy and Emission Planning Proposal  
Staff Report by Mark Andison, General Manager of Operations/Deputy CAO**

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the Community Energy Association's Community Energy and Emissions Plan Proposal from Mark Andison, General Manager of Operations/Deputy CAO be received.

Carried.

Mark Andison, General Manager of Operations/Deputy CAO, reviewed this item with the Committee members. There was general discussion on grant funding, energy efficiency, BC Building Code, inclusion of municipalities and inclusion in the OCP.

Moved: Director Russell

Seconded: Director McGregor

That the Electoral Area Services Committee support the proposal presented by the Community Energy Association to submit funding applications to Fortis BC and CBT on behalf of the RDKB for the preparation of a Community Energy and Emissions Plan.

Carried.

**Grant in Aid Report**

Moved: Director McGregor

Seconded: Director Russell

That the Grant in Aid Report be received.

Carried.

The Directors requested that the columns of the Grant in Aid report be on one page for ease of reading.

**Gas Tax Report**

Moved: Director Russell

Seconded: Director Gee

That the Gas Tax Report be received.

Carried.

The Directors requested that the red wording 'remaining' either be taken off the list or changed to read 'pending or committed'. They would like the 'Total Remaining' at the bottom of the report to reflect what is available to them after all committed funds have been taken off.

**Electoral Area Services**

**April 16, 2015**

**Page 3 of 6**

**Grand Forks Rotary Club****RE: Gas Tax Application - Electoral Area 'D' / Rural Grand Forks**

Moved: Director Russell

Seconded: Director McGregor

That the Grand Forks Rotary Club's Gas Tax Application in the amount of \$25,000 (partial funding of total project estimated at approximately \$400,000) for the construction of a children's spray park in Grand Forks City Park, be received.

Carried.

Director Russell reviewed this item with the Committee members. He stated there is support from the City of Grand Forks.

Moved: Director Russell

Seconded: Director McGregor

That the Grand Forks Rotary Club's Gas Tax Application in the amount of \$25,000 (partial funding of total project estimated at approximately \$400,000) for the construction of a children's spray park in Grand Forks City Park be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

**LATE (EMERGENT) ITEMS****Salmon in the Kettle River****Email from Jonathan Oldroyd**

For more information see:

<https://drive.google.com/folderview?id=0ByFEc7yvBEA2OU8zU0dGUlF1cTQ&usp=sharing> (see appendix to report)

Moved: Director Russell

Seconded: Director McGregor

That the email dated February 13, 2015 from Jonathan Oldroyd with regard to the return of andromous salmonoids to the Kettle River system be received.

Carried.

Director Russell reviewed this item with the Committee members. There was a general discussion regarding the role and capacity of the RDKB.

Moved: Director McGregor

Seconded: Director Gee

**Electoral Area Services**

**April 16, 2015**

**Page 4 of 6**

That Staff be directed to conduct preliminary inquiries with Mr. Oldroyd and research the role of the RDKB in this initiative to bring salmon back to the Kettle River.

Carried.

#### **DIRECTOR REQUEST FOR STAFF RESOURCES (DISCUSSION)**

##### **Enforcement Bylaw (Director Grieve)**

Mark Andison discussed the process of bylaw enforcement which is complaint driven. It was noted that the bylaw adjudication process is in progress by the Manager of Corporate Administration.

*(The Committee broke for a recess at 5:55 p.m., then reconvened at 6:25 p.m.)*

##### **Mount Baldy Sprinkler, Landscaping and Parking requirements. (Director Gee)**

Director Gee updated the Committee members on the Mt. Baldy Public Hearing. She stated that approximately 30 members of the public were in attendance and they had issues with the sprinkler, landscaping and parking requirements.

Moved: Director Gee

Seconded: Director McGregor

That Staff be directed to draft a report to address the issues that were brought up at the Mt. Baldy Public Hearing on March 26, 2015.

Carried.

##### **Electoral Area(s) Involvement in Community Forest (Director Gee)**

Director Gee brought this issue forward. She mentioned she received a letter from the Village of Midway which states that Electoral Areas are not included in the Community Forest. There was a general discussion around potential liability issues.

Moved: Director Gee

Seconded: Director McGregor

That Staff be directed to investigate the reason why Electoral Areas are not involved in the Community Forest.

Carried.

##### **Kettle River Erosion Management Information Public Meeting (Director Gee)**

Director Gee stated that she has been approached by a number of residents that are concerned about erosion of their property. There was a general discussion regarding a public meeting or

workshop and who would be invited. The Committee members felt that having a public meeting for educational purposes would be beneficial.

**Sidley Mountain Fire Protection Agreement with Anarchist Mountain Fire Department (Director Gee)**

Director Gee expressed concern that if there is a fire in the Sidley Mountain area, she gets billed through her grant in aid money. There was a discussion of having a fire service established, which could be discussed as part of the development of an OCP for the area.

**Branding and the Corporate Logo (J. MacLean)**

Director Russell would like the RDKB to have a better communication plan/system. There was a general discussion around how to better communicate who the RDKB is and what the RDKB does. Having a page on Social media sites was brought up, as well as work redistribution and the possibility of creating a communications officer position.

Moved: Director Russell

Seconded: Director McGregor

That Staff be directed to look into a communication plan, resources, visioning and various models to bring before the Board of Directors for possible inclusion in the next Strategic Planning session.

Carried.

**CLOSED (IN CAMERA) SESSION**

An in camera session was not needed.

**ADJOURNMENT**

There being no further business to discuss, Chair Worley adjourned the meeting at 7:10 p.m.

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

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

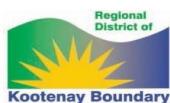
**Pending Tasks**

| Date       | Item/Issue                      | Actions Required/Taken   | Status – C / IP |
|------------|---------------------------------|--|-----------------|
| Feb. 14/13 | Boundary Ag Plan Implementation | Consider areas 'C' & 'D' OCP review recommendations;<br>Consult with Area 'E' residents re: needs assessment survey recommendations; | IP              |
| Oct. 16/14 | Christina Waterworks study      | Contract with MMM Group  | IP              |
| Nov. 13/14 | Kettle River Watershed Plan     | Staff to provide updates by Nov. 2015 if additional gas tax funds are required   | IP              |
| Jan.15/15  | Benefits for Elected Officials  | Staff to send out Medical/Dental benefits to all Directors   | IP              |

**Tasks from Electoral Area Services Committee Meeting February 12, 2015**

| Date                  | Item/Issue  | Actions Required/Taken  | Status – C / IP |
|-----------------------|---|---|-----------------|
| <b>March 12, 2015</b> | New BC Building Act   | Staff to provide info on how this impacts RDKB  | IP              |
|                       | Building Inspection Service   | Staff to research options (increase in fees/decrease in expenses); articulate a plan for 2016                   | IP              |
|                       | Gas Tax funding – Christina Gateway                                   | Staff to draft a letter of support  | IP              |
|                       | Partnership Agr. - maintenance of Kettle Valley Rail Trail (Area 'E') | Staff to look into different models available to managing trails (ownership/partnership/third party agreements) | IP              |
| <b>April 14, 2015</b> | Grand Forks Rotary Club Gas Tax Application                           | Sent to Board for approval  | C               |
|                       | Kettle River Salmon   | Staff to conduct preliminary inquiries with Mr. Oldroyd and research the role of RDKB                           | IP              |
|                       | Mt. Baldy Sprinkler, Landscaping & Parking                            | Staff to draft a report addressing concerns from the March 26, 2015 public hearing                              | IP              |
|                       | Community Forest  | Staff to investigate why the Electoral Areas are not involved in the Community Forest                           | C               |
|                       | Branding & Corporate Logo   | Staff to look into a communication plan for inclusion in the next strategic plan session                        | IP              |



**STAFF REPORT**

|              |   |              |                                       |
|--------------|---|--------------|---------------------------------------|
| <b>Date:</b> | <b>May 4, 2015</b>  | <b>File:</b> | <b>West Boundary Community Forest</b> |
| <b>To:</b>   | <b>Chair Worley and Electoral Area Services Committee</b>             |              |                                       |
| <b>From:</b> | <b>Mark Andison, General Manager of Operations / Deputy CAO</b>       |              |                                       |
| <b>RE:</b>   | <b>ELECTORAL AREA PARTICIPATION IN WEST BOUNDARY COMMUNITY FOREST</b> |              |                                       |

**Issue Introduction**

As requested by the Electoral Area Services Committee at its April 2015 regular meeting, this report is intended to outline how electoral areas, through the Regional District as a corporate body, may participate as shareholders or partners in community forests.

**History/Background Factors**

At its April 16<sup>th</sup> meeting, the Electoral Area Services Committee discussed an issue raised by Director Gee about possible electoral area participation in community forest initiatives. Specifically, Director Gee referred to a letter she received from the Village of Midway (attached) which declined her request to include Electoral Area E/West Boundary as a shareholder in the West Boundary Community Forest. The Committee directed staff to investigate the reason for electoral areas not being involved in community forests.

In short, electoral areas alone would not be eligible for inclusion as a shareholder in a community forest corporation because they are not a standalone corporate body. Through the larger regional district, which is a corporate entity, electoral areas can and do participate as shareholders in community forest corporations throughout BC. There are a few examples in our neighbouring regional districts. In Okanagan Similkameen Regional District, the Vermillion Forks Community Forest Corporation is made up of three partners: the Town of Princeton; the Upper Similkameen Indian Band; and the Regional District of Okanagan Similkameen. Similarly, the OSRD participates as a partner in the Lower Similkameen Community Forest Corporation along with the Village of Keremeos and the Lower Similkameen Indian Band. To our east, the Regional District of Central Kootenay participates in the Creston Community Forest along with four other partners.

Under the *Forest Act*, Community Forest Agreements can be held by a; partnership, corporation, society, co-operative, municipality, or First Nation. Regional Districts usually participate with other partners as shareholders in community forest corporations. In the OSRD, the regional district has established limited companies under the BC Business Corporation Act which represent the relevant RDOS electoral areas as shareholders in the community forest corporations.

---

**Staff Report  
May 4, 2015  
Page 1 of 2**

**The West Boundary Community Forest**

In discussing the issue with the Village of Midway CAO, it appears the timing of the proposal may have been a significant consideration in the current shareholders decision to decline the request to include Electoral Area E/West Boundary as a shareholder in the West Boundary Community Forest Corporation. The community forest agreement with the Province had just been signed and there was concern that a fundamental change in the structure of the corporation, and the complications alluded to in the letter, would delay progress of the new community forest.

**Recommendation**

That the staff report regarding Electoral Area participation in the West Boundary Community Forest from Mark Andison, General Manager of Operations / Deputy CAO be received

Respectfully submitted:



Concurrence:

(C.A.O.)





## VILLAGE OF MIDWAY

"Mile Zero of the Historic Kettle Valley Railway"

P.O. Box 160  
661 Eighth Avenue  
Midway, BC V0H 1M0  
Tel: (250) 449-2222 Fax: (250) 449-2258  
Email: [midwaybc@shaw.ca](mailto:midwaybc@shaw.ca)

March 20, 2015

Vicki Gee, Director Area E / West Boundary  
Regional District Kootenay Boundary  
PO Box 55  
Bridgesville, BC  
V0H 1B0

Dear Vicki Gee,

On behalf of the Shareholders of the West Boundary Community Forest Inc., this letter is to advise you that a meeting was held March 18, 2015, to discuss your request for Area E West/Boundary inclusion as a Shareholder in the West Boundary Community Forest Inc., along with the Village of Midway and the City of Greenwood.

The Shareholders considered a number of points before making their decision to your request, such as, "compensation for the expenses already paid into the community forest by the shareholders", "shareholder startup costs", "impact on losses and profit sharing", "liabilities to the RDKB - future expenses (what if things went south - what would the impacts be to the RDKB). Discussed was the possibility that the City of Greenwood and the Village of Midway taxpayers would require to carry the burden of the Area E/West Boundary shareholders debt, (ie., purchase of shares and other past and future expenses) until such time that the Community Forest started to profit, with no real guarantee that the Community Forest will ever turn a profit. Also considered, was the opinion from the WBCF Board of Directors as requested by the Shareholders.

After a lengthy discussion and careful consideration, the Shareholders would like to thank you (Area E West-Boundary) for your interest, however, decided to not approve your request for inclusion as a Shareholder in the WBCF at this time.

Yours truly,

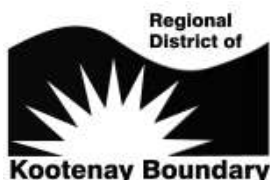
**VILLAGE OF MIDWAY**

per:

  
Penny L. Forst  
Chief Administrative Officer

/pf

cc: Robin Dalziel, CAO / City of Greenwood  
Randy Kappes, President & Board of Directors / WBCF Inc.



## Electoral Area Services Committee Staff Report

Prepared for meeting of May 2015

| Development Variance Permit   |   |  |   |
|---|---|--|---|
| <b>Owner:</b><br>Richard Mathers and Sandra Mathers   |   | <b>File No:</b><br>C-3063S-07029.005             |   |
| <b>Location:</b><br>3127 East Lake Drive, Electoral Area 'C'/Christina Lake   |   |  |   |
| <b>Legal Description:</b><br>Lot B, DL 3036S, SDYD, Plan KAP16578   |   | <b>Area:</b><br>0.4 acres (1619 m <sup>2</sup> ) |   |
| <b>OCP Designation:</b><br>Waterfront<br>Residential  | <b>Zoning:</b><br>Waterfront<br>Residential 2 | <b>ALR status:</b><br>No                         | <b>DP Area:</b><br>Waterfront<br>Environmentally<br>Sensitive |
| <b>Contact Information:</b><br>Richard Mathers<br>PO Box 455<br>Grand Forks, BC V0H 1H0<br>250-442-2696<br><a href="mailto:sandrich@shaw.ca">sandrich@shaw.ca</a> |   |  |   |
| <b>Report Prepared by:</b> Carly Rimell, Planner  |   |  |   |

### ISSUE INTRODUCTION

Richard and Sandra Mathers have applied for a Development Variance Permit to construct an accessory building on their waterfront residential parcel at Christina Lake. They seek a height variance of 1 meter (from 4.6m to 5.6m) and a front parcel line variance of 4.5m (from 7.5m to 3m) for their accessory building.

### HISTORY / BACKGROUND FACTORS

The subject property is located at 3127 East Lake Drive (*see Site Location Map; Subject Property Map; Applicant's Submission*). The property is designated 'Waterfront' in the Electoral Area 'C'/Christina Lake Official Community Plan No. 1250 and zoned 'Waterfront Residential 2' (R2) in the Electoral Area 'C'/Christina Lake Zoning Bylaw No.1300.

Originally the applicants proposed to build an addition to their existing deck but found several factors that made this an onerous task. The Planning and Development

Department requested a survey to determine the natural boundary of Christina Lake. The survey revealed the retaining wall, boat house, shed and a portion of the residence lay within the Crown foreshore and is in trespass (*see Survey of Natural Boundary*).

The encroachment is on Crown land, which is under the jurisdiction of Forests Lands and Natural Resources Operations. Considering this is an issue with Crown land, the RDKB as a local government does not have the jurisdiction to enforce their policies or exercise rights over provincial Crown land. That being said the RDKB can deny issuing a building permit to modify a structure which is illegal or encroaching.

From the RDKB's standpoint the applicants are not in contravention of the local government bylaws by proposing a detached accessory building; therefore we cannot withhold a building permit for the new structure, if granted a variance. The responsibility lies with the Compliance and Enforcement Branch of the Forest, Lands and Natural Resources to deal with foreshore encroachment.

### **PROPOSAL**

The applicants propose to construct an accessory building in the form of a detached covered raised deck level with and within several inches of their existing covered deck which wraps around the second floor of their home. The proposed accessory building is 12 ft x 19 ft (3.7m x 5.8m) and 18 ft (5.6m) high at its roof. The accessory building will require a Development Variance Permit. The variances requested are:

- Front parcel line setback of 4.5m (from 7.5m to 3m).
- Height variance for accessory buildings and structures of 1m (from 4.6m to 5.6m)

### **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.

These criteria are discussed in the application. The detached deck would solve a hardship by allowing easy access to the homes kitchen and only bathroom which is on the main floor. They want to be able to entertain friends and family and enjoy their lakefront home.

The applicant suggests the addition will be an improvement to the development as it would be an aesthetically pleasing new structure on their property. They would also be replacing the old stairs which would improve the aesthetics.

The applicant further suggests the development will not have adverse impacts on neighbouring properties. The proposed building would be 3.4m from the interior lot line to their neighbour to the south which is outside of the setback. This lot is undeveloped



so it would not impede on sightlines or views of the neighbouring property owner.

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

### **REFERRAL**

As the applicant requests a DVP within 4.5m of the front parcel line setback from East Lake Drive, it will require approval from the Ministry of Transportation and Infrastructure. Accordingly, the application has been referred to the Ministry for comment.

### **ADVISORY PLANNING COMMISSION COMMENTS**

The Electoral Area 'C'/Christina Lake APC has no comments or concerns regarding the application.

### **RECOMMENDATION**

That the Development Variance Permit application submitted by Richard and Sandra Mathers to allow a variance to the front parcel line setback of 4.5 meters from 7.5m meters to 3 meters and a height variance for accessory buildings and structures of 1 meter from 4.6 meters to 5.6 meters, on the property legally described as Lot B, DL 3036S, SDYD, Plan KAP16578, be presented to the Board for consideration, with a recommendation of support.

### **ATTACHMENTS**

*Site Location Map*

*Subject Property Map*

*Applicant's Submission*

*Survey for Natural Boundary*



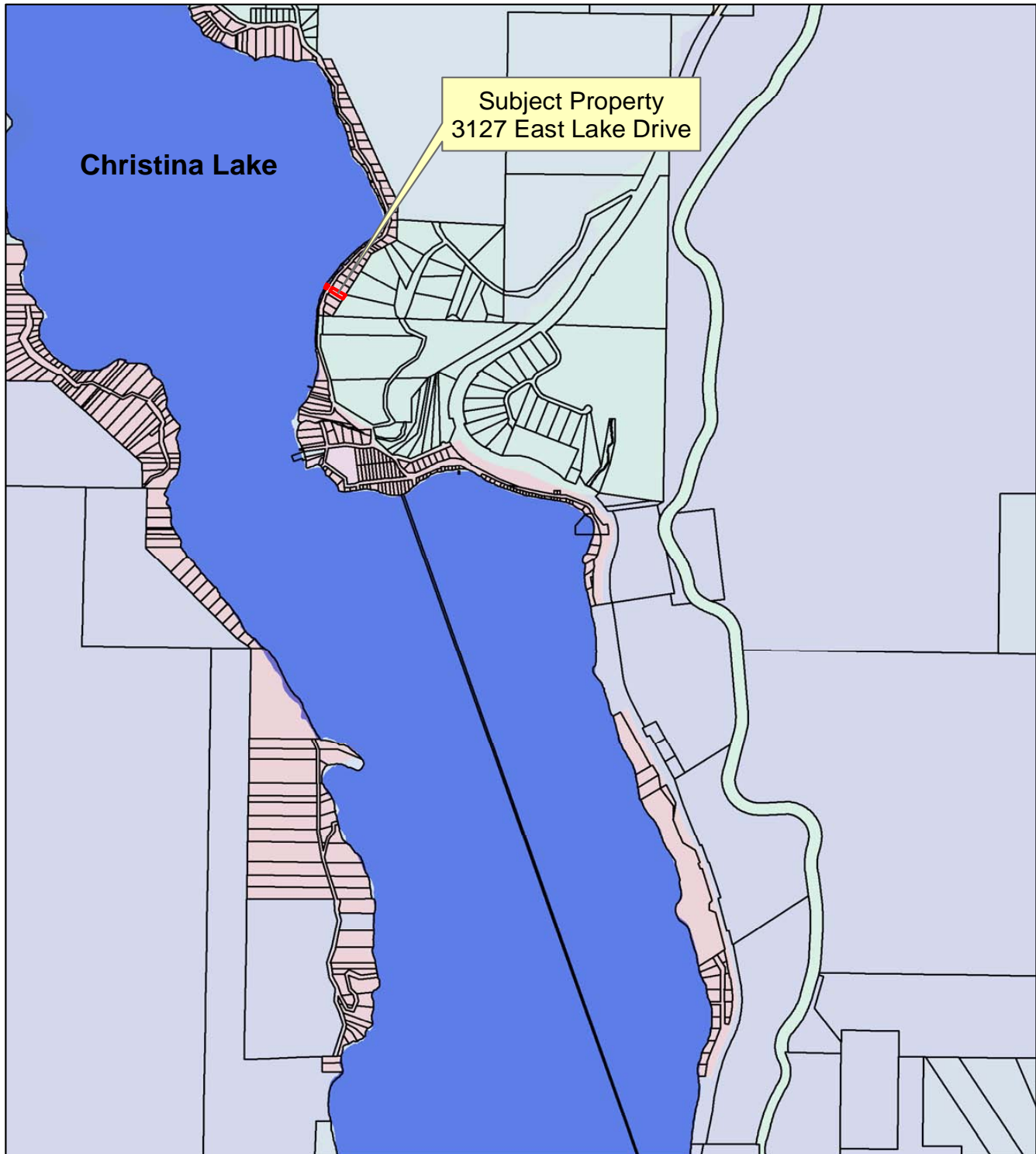
2015/04/22

## Site Location Map

Scale 1:25,000



0 125 250 500 750 1,000  
Meters



P:\GIS\WRDKBMapDocuments\Routine\_Maps\SiteLocationMap\Area\_ "C" ChristinaLake\SLM-C-3063s\_Mathers\_DVP\_2015-04-23



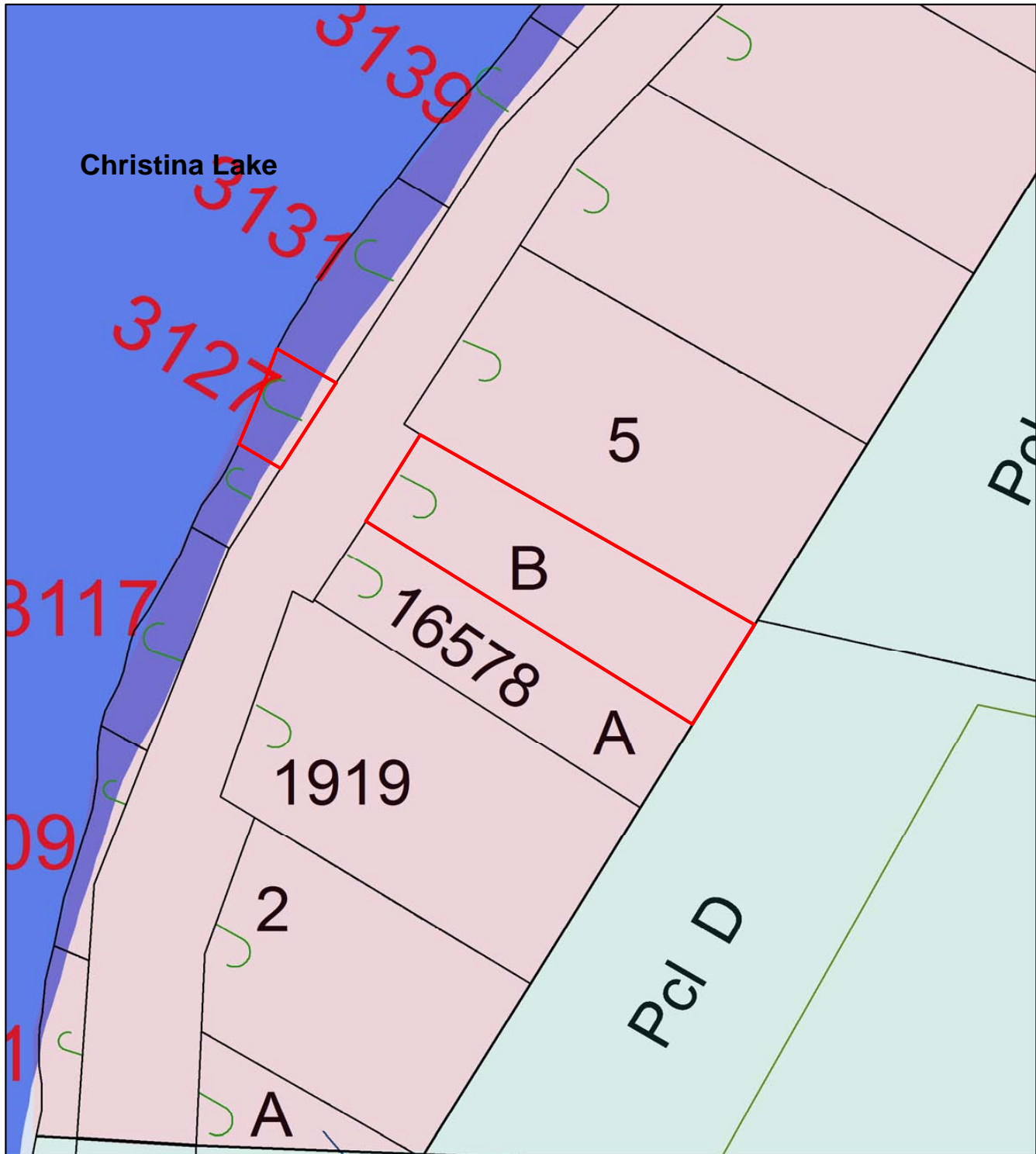
2015/04/22

## Subject Property Map

Scale 1:1,000




0 5 10 20 30 40  
Meters



P:\GIS\WRDKBMapDocuments\Routine\_Maps\SubjectPropertyMap\Area\_ 'C'\_ ChristinaLake\SPM-C-3063s\_Mathers\_DVP\_2015-04-23



## Applicants Submission

|  |  |  |
|--|--|--|
|  <p><b>Regional District of Kootenay Boundary</b></p> | <b>PLANNING AND DEVELOPMENT DEPARTMENT<br/>APPLICATION FORM<br/>ELECTORAL AREAS 'A' TO 'E'</b> |  |
| <b>RDKB Main Office</b><br>202-843 Rossland Avenue<br>Trail, BC V1R 4S8  | Telephone: 250-368-9148<br>Fax: 250-368-3990   | Toll Free: 1-800-355-7352<br>Email: <a href="mailto:plandept@rdkb.com">plandept@rdkb.com</a> |
| <b>RDKB Sub-Office</b><br>PO Box 1965<br>Grand Forks, BC V0H 1H0   | Telephone: 250-442-2708<br>Fax: 250-442-2668   | Toll Free: 1-877-520-7352<br>Email: <a href="mailto:plandept@rdkb.com">plandept@rdkb.com</a> |

**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): RICHARD + SANDRA MATHERS

Address: P.O. Box 455, GRAND FORKS, B.C. V0H 1H0

Telephone/Fax: 250-442-2696 Email: sandwich@shaw.ca Land Area in ha \_\_\_\_\_

Legal description of land under application: Lot B, D.L. 30635, S.D.Y.D. PLAN 14578

Page 1 of 4

## Applicants Submission

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

*Separate sheet attached.*

### 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.*



## Applicants Submission

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, RICHARD + SANDRA MATHERS, 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*.

R. Mathers Sandra Mathers  
Signature

APR. 16, 2015  
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](http://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.

R. Mathers Sandra Mathers  
Signature of Owner

APR. 16, 2015  
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](http://www.rdkb.com) or by calling the Regional District of Kootenay Boundary Trail office.**

## Applicants Submission

We are submitting this application for development for an accessory structure [detached deck] at our Christina Lake property at 3127 East Lake Drive.

The dimensions of this structure's main floor will be 12 feet by 19 feet [see Fig. #2]. We will require a variance of 4.5 m from the front of the property [East Lake Drive]. This structure will be in exact alignment as the existing house [see Fig. #2].

We also require a height variance for this accessory structure's roof of 1 m [see Fig. #1]. From ground level, this roof will be 6 m or a half of a meter higher than the roof of the existing house.

The reason for requesting this application is to enhance the outdoor living aspect of Christina Lake as well as replacing crumbling, dangerous, and unsightly stairs doing down the lower portion of the property. This deck will also allow easy access to the house's single bathroom which is on the main floor of the house. We intend to use this deck for BBQing and eating, which will also allow same level access to the kitchen without going up and down stairs. This structure will be 3.4 m from the edge of our property on the south side, therefore it will not interfere with the neighbouring property which is currently undeveloped.

Notable Distances:

North front corner of lot 3.4 m to road edge.

South front corner of lot 4 m to road edge.

South deck edge 3.4 m to south lot boundary.

North front side of house 3.4 m to north lot corner peg.

The deck will be .94 m above the floodplain elevation which is 448.2 m.

For the reasons we have stated above, we respectfully request your approval of our application for these variances. Thank you.

Sincerely,



Richard J. Mathers

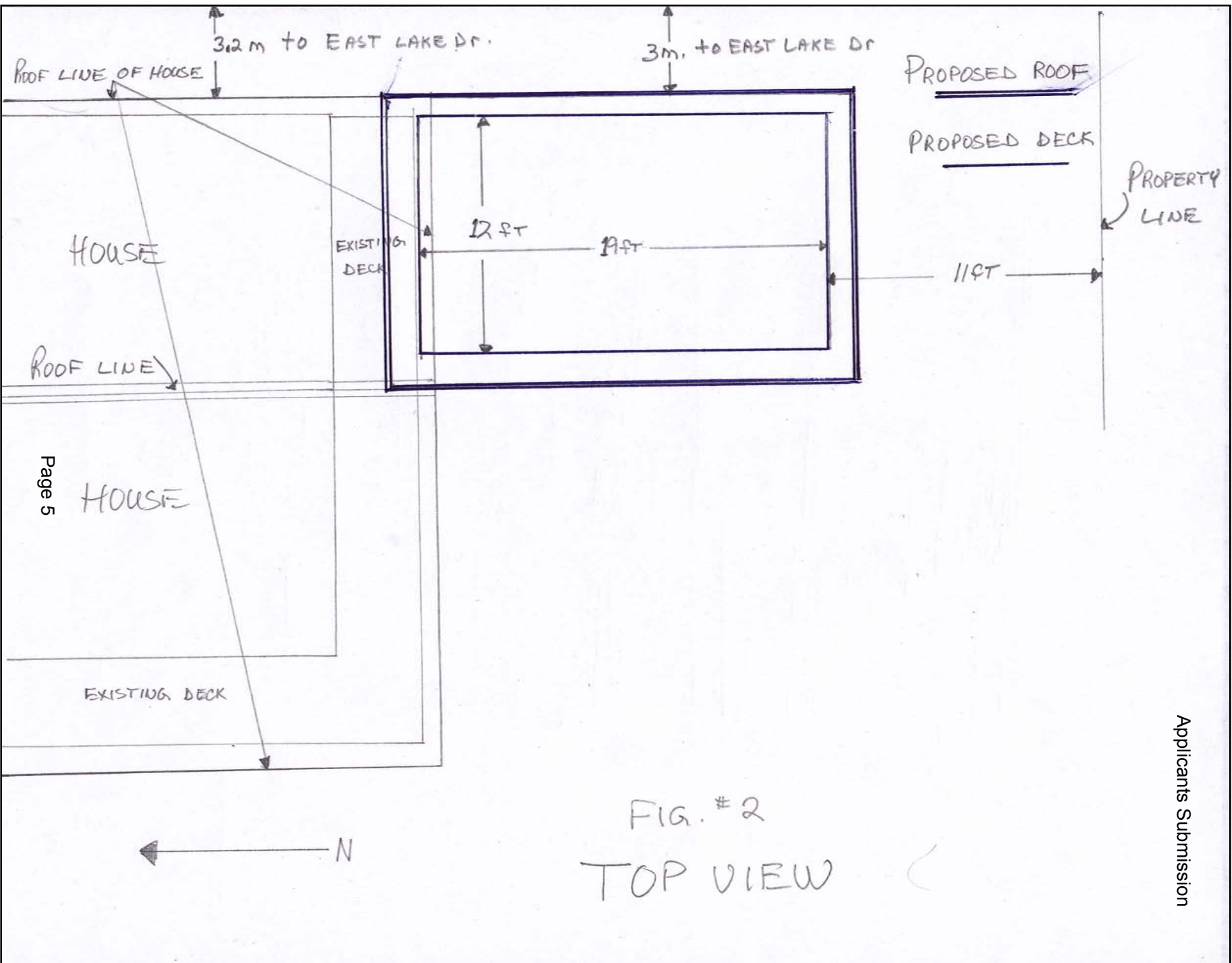


Sandra L. Mathers

/slm

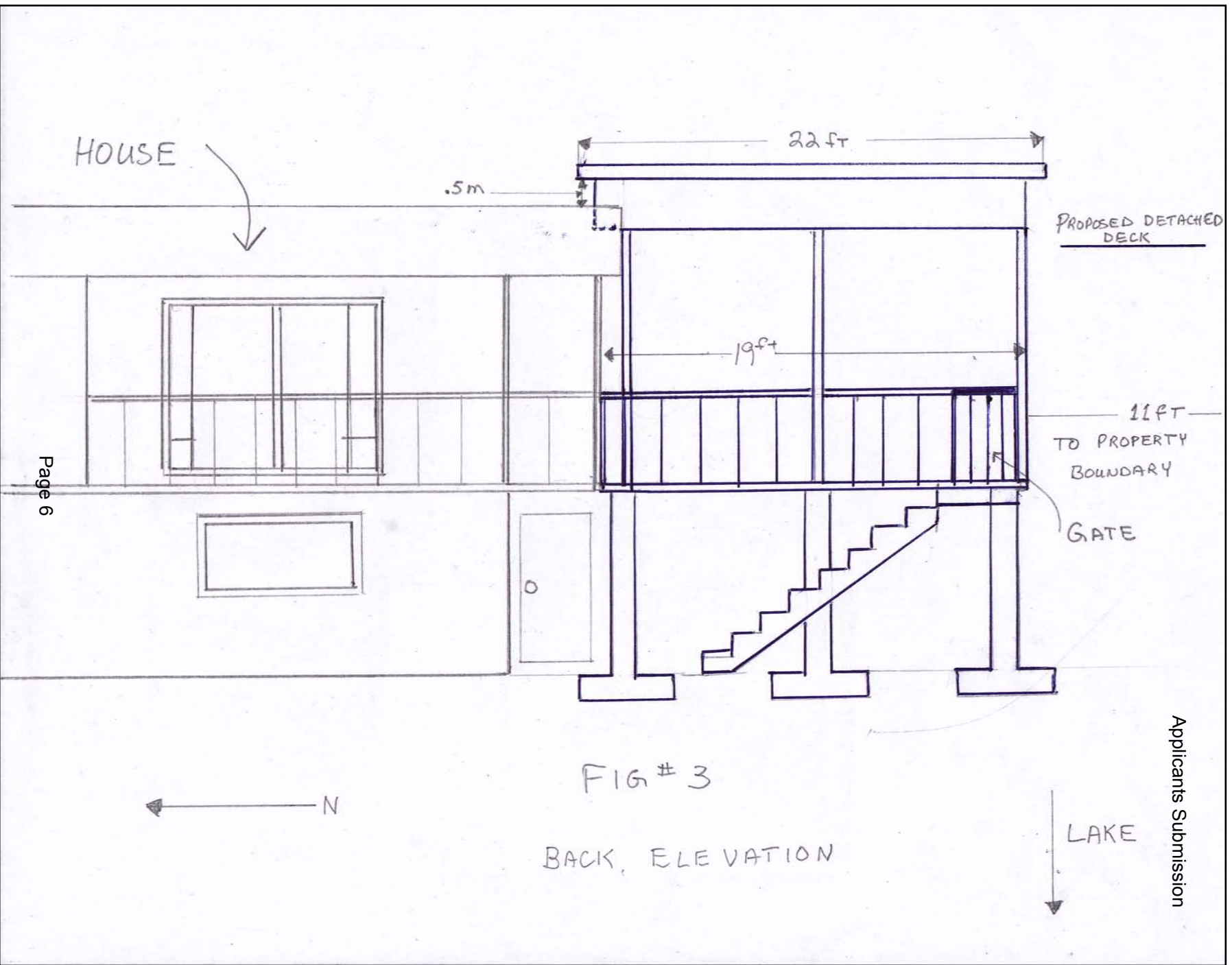
Enclosures

Applicants Submission





Applicants Submission



Page 6



07/17/2009



Page 7

Applicants Submission

ITEM ATTACHMENT # 6.A)

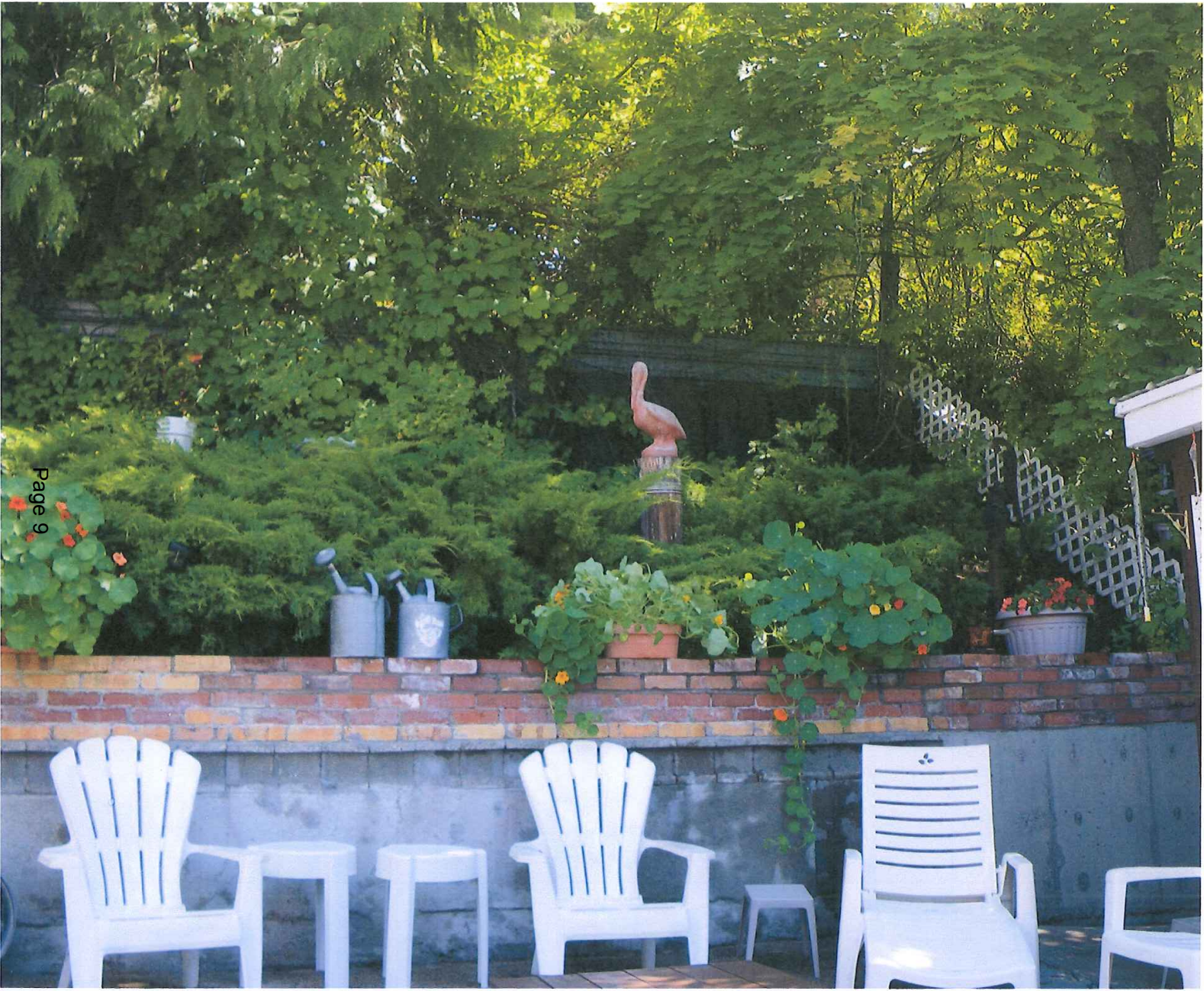


Applicants Submission



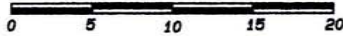


Applicants Submission



**B.C. LAND SURVEYOR'S CERTIFICATE  
OF LOCATION OF STRUCTURES ON LOT B, D.L. 3063S  
S.D.Y.D., PLAN 16578**

SCALE 1: 250

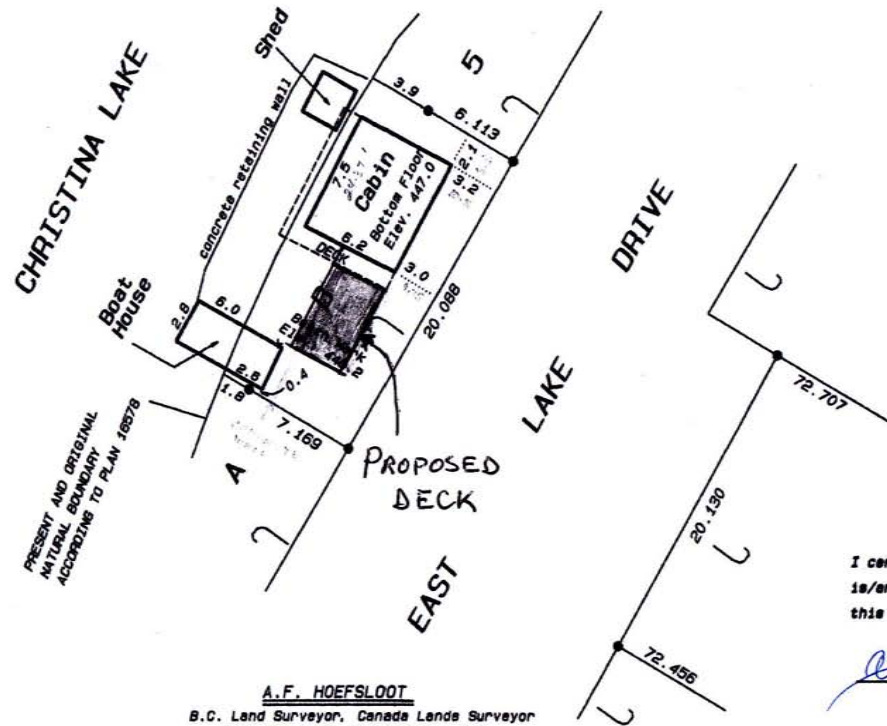


Street Address:  
3127 East Lake Drive  
Christine Lake, BC

**NOTES**

- all distances are in metres.
- "This document shows the relative location of the surveyed structures and features with respect to the boundaries of the lands. This document shall not be used to define property lines or property corners."

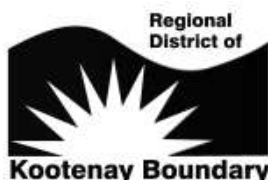
© A.F. Hoefsloot, B.C.L.S. 2014



**A.F. HOEFSLOOT**  
B.C. Land Surveyor, Canada Lands Surveyor  
P.O. Box 2740, Grand Forks, B.C.  
V0H 1H0 442-5597  
14-18

I certify that the structure(s)  
is/are located as shown. Dated  
this 28th day of January 2015.

*A.F. Hoefsloot*  
B.C.L.S., C.L.S.



## Electoral Area Services Committee Staff Report

Prepared for meeting of May 2015

| Development Permit Amendment and Development Variance Permit                                  |                               |                              |                        |
|---|-------------------------------|------------------------------|------------------------|
| Owner:<br>R-Tex Holdings Ltd. (XL Welding)  |                               | File No:<br>A-205A-00950.040 |                        |
| Location:<br>15 Park Rd, Columbia Gardens Industrial Park Electoral Area 'A'                  |                               | Area:<br>2.3 acres (1.0 ha)  |                        |
| Legal Description:<br>Plan NEP13255, DL 205A, Parcel B, Excluding Plan EPP16980 (See XJ14876) |                               |                              |                        |
| OCP Designation:<br>Industrial  | Zoning:<br>Industrial 2 (IN2) | ALR status:<br>Out           | DP Area:<br>Industrial |
| Contact Information:<br>Iain Exner<br>15 Park Rd., Waneta, BC<br>Phone: 250.512.1858          |                               |                              |                        |
| Report Prepared By: Carly Rimell, Planner   |                               |                              |                        |

### ISSUE INTRODUCTION

R-Tex Holdings Ltd. has submitted an application for an Industrial Development Permit Amendment and a Development Variance Permit for the property located at 15 Park Road in the Columbia Gardens Industrial Park (*see Site Location Map; Applicant's Submission*). R-Tex Holdings Ltd. is applying for these permits to legalize an existing dwelling unit on the property.

### HISTORY / BACKGROUND INFORMATION

The property is designated 'Industrial' in the Electoral Area 'A' Official Community Plan Bylaw No. 1410 and is within the 'Industrial Development Permit Area'. The property is zoned 'Industrial 2' (IN2) in the Electoral Area 'A' Zoning Bylaw No. 1460.

A dwelling unit is a permitted secondary use for properties within the 'Industrial 2' Zone but there are specific regulations that the dwelling unit must be contained within the principal building.

Earlier this year it was brought to the attention of staff by way of a bylaw complaint, that this dwelling unit was not in compliance with the Electoral 'A' Zoning Bylaw No. 1460 as it lies outside of the principal building. It is also under the minimum gross floor



area for a dwelling unit as defined in the Electoral Area 'A' Zoning Bylaw. This application, if approved, would legalize the existing mobile home, which is currently placed on the property.

## **PROPOSAL**

The applicant wishes to legalize the mobile home, which sits on this industrial parcel as a dwelling unit for a key member of the XL Welding's staff. To legalize this dwelling unit will require an amendment to the existing development permit as all new buildings and structures do within this development permit area. A development variance permit is required to vary the size and placement of the dwelling unit.

### Development Permit

The purpose of the Columbia Gardens Industrial Park Development Permit Area is to ensure that there are measures in place to mitigate the potential effects of industrial activity on adjacent lands, such as noise, vibration, light, and general unsightliness, and to present an orderly appearance to those travelling through the area on Highway 22A and other transportation corridors.

As an amendment the scope of the development permit will only focus on the requirements effected by the placement of this dwelling unit, the following requirements are relevant to the addition of a dwelling unit.

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

*The main parking areas and access points were surfaced with asphalt 2 years ago. The access point to the dwelling unit is about 20 feet from the asphalt surface and is currently covered with grass. The tenants of the dwelling unit also plan to seed some additional grass surrounding the mobile home if this application is approved.*

- Buildings and structures which are permanent in nature are encouraged

*The applicant states the dwelling unit is hooked up to all services and it will be removed from its axle to create a more permanent structure and therefore be of a Z240 rating as opposed to a Z240R rating - manufactured home as opposed to Recreational Vehicle.*

- Buildings finished in natural earth tone colours are encouraged

*The mobile home is a muted blue-grey and is only a year old.*

### Development Variance Permit

A dwelling unit is defined in the Electoral Area 'A' Zoning Bylaw as "one or more habitable rooms in a building used or intended to be used for the residential accommodation of one family, which has a floor area of at least 45m<sup>2</sup> and contains sleeping, cooking and sanitary facilities, and specifically excludes temporary accommodation." The dwelling unit is currently 3.7m<sup>2</sup> (40ft<sup>2</sup>) undersize and outside of the principal building, both of these modifications require variances.

- The applicant requests a variance of 3.7m<sup>2</sup> to the floor area for a dwelling unit (from 45m<sup>2</sup> to 41.3m<sup>2</sup>)
- The applicant requests a detached dwelling unit outside of the principal building

### **IMPLICATIONS**

The mobile home has already been hooked up to all the services of a typical dwelling unit without issue. When the owner installed the sewage system it was installed with more capacity than necessary to account for any additional demand in the future. The applicant assured the Planning and Development Department that the additional load of the dwelling unit would be well within the systems capability.

The mobile home which is on the property initially raised some concerns due to the rating on the label which read 'Z240R', the 'R' being representative of 'Recreational Vehicle'. The Electoral Area 'A' Zoning Bylaw specifically states in Section 303.4 "residential occupancy for a period exceeding ninety (90) days per calendar year of shelters or habitable structures is prohibited." This was brought to the attention of the tenants of the mobile home and property owner. They contacted the manufacturer of the mobile home and presented proper documentation to the Regional District of Kootenay Boundary Planning and Development Department as well as the Building Inspection Department. This documentation stated if the mobile home was removed from its axel it would meet the specifications of the 'Z240' rating typical of a single wide mobile home. The RDKB was then able to proceed with this application.

The tenants of the mobile home have been living on this property for several years, initially in a standard RV and for the past year in the current mobile home. The applicant states they have good rapport with neighbours and are quiet and respectful. Theft is common in the Columbia Gardens Industrial Park and having these tenants living on the property has significantly cut down on criminal activity. It is a benefit to his business to have the dwelling unit on the property.

The 'Industrial 2' zone requires that a dwelling unit must be within the principal building. Depending on the type of business this can cause some complications. Due to the nature of business being performed in the principal building at XL Welding, the Building Code requires a dwelling unit to be in separate structure due to safety standards.

### **REFERRAL**

This application has been referred to the Interior Health Authority so they may advise on the sewage system capacity.

### **ADVISORY PLANNING COMMISSION COMMENTS**

The Electoral Area 'A' Advisory Planning Commission are in support of the application and provided the following comments:

*"It would have been beneficial to have photos of mobile home and area in question included in the report"*

*Setbacks were also discussed but were not mentioned in report"*

### **PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS**

The Planning and Development department ideally would have liked to provide photos but during the site visit the tenants of the mobile home were distressed. It would have been inappropriate to take photos at this time. Setbacks were observed by the Planner and Building Inspectors present. The current placement of the mobile home complies with zoning setbacks. It is over the required 3 meters from the rear lot line setback.

Since the APC Meeting photos were taken at the site (*see Site Photos*).

### **RECOMMENDATION**

That the application submitted by R-TeX Holdings Ltd. for a Development Permit Amendment to add a dwelling unit to the property legally described as, Plan NEP13255, DL 205A, Parcel B, Excluding Plan EPP16980 (See XJ14876), be received.

That the application submitted by R-TeX Holdings Ltd. for a Development Variance Permit to allow a variance of 3.7m<sup>2</sup> to the floor area for a dwelling unit, from 45m<sup>2</sup> to 41.3m<sup>2</sup> and for the dwelling unit to be detached from the principal building on the property legally described as Plan NEP13255, DL 205A, Parcel B, Excluding Plan EPP16980 (See XJ14876), be presented to the Board for consideration, with a recommendation of support.

### **ATTACHMENTS**

*Site Location Map*

*Applicant's Submission*

*Site Photos*



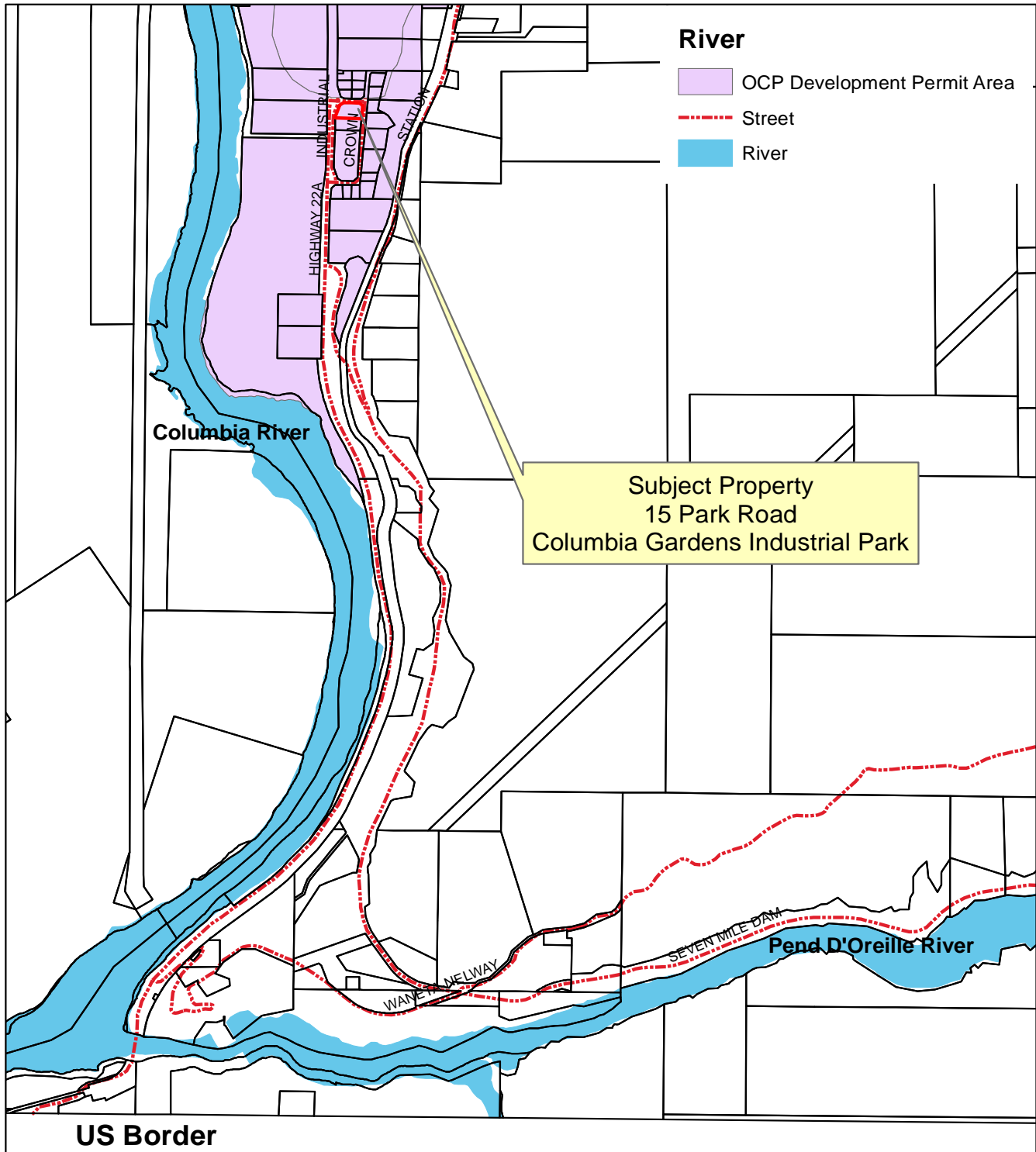
2015/04/23

# Site Location Map

Scale 1:25,000




0 125 250 500 750 1,000  
Meters



P:\GIS\VRDKBMapDocuments\Routine\_Maps\SiteLocationMap\Area\_A\SLM-A-205A-RTex\_DVP\_DPAmend

## Applicant Submission

|  |  |  |
|--|--|--|
|  <p><b>Regional District of Kootenay Boundary</b></p> | <b>PLANNING AND DEVELOPMENT DEPARTMENT<br/>APPLICATION FORM<br/>ELECTORAL AREAS 'A' TO 'E'</b> |  |
| <b>RDKB Main Office</b><br>202-843 Rossland Avenue<br>Trail, BC V1R 4S8  | <b>Telephone: 250-368-9148</b><br><b>Fax: 250-368-3990</b>                                     | <b>Toll Free: 1-800-355-7352</b><br><b>Email: <a href="mailto:plandept@rdkb.com">plandept@rdkb.com</a></b> |
| <b>RDKB Sub-Office</b><br>PO Box 1965<br>Grand Forks, BC V0H 1H0   | <b>Telephone: 250-442-2708</b><br><b>Fax: 250-442-2668</b>                                     | <b>Toll Free: 1-877-520-7352</b><br><b>Email: <a href="mailto:plandept@rdkb.com">plandept@rdkb.com</a></b> |

## 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): IAIN EXNER

Address: 15 PARK RD, TRAIL BC.

Telephone/Fax: 250.512.1858 Email: iainox6@hotmail.com Land Area in ha 1

Legal description of land under application: Parcel B (see XJ14896), DISTRICT LOT 205A,  
KOOTENAY DISTRICT, PLAN 13255

Page 1 of 4



## Applicant Submission

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

*D P Ammendement - For the proposed mobile home*

*DVP - The proposed mobile home is 40 square feet under size and its location is outside of the principle building.*

## 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.*

Page 2 of 4

## Applicant Submission

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Page 4 of 4

## Applicant Submission

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

Signature

Date

15/04/2015

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](http://www.rdkb.com)) must be completed and submitted to our offices with this Application form and the appropriate RDKB fees.

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

Signature of Owner

Date

15/04/2015

*\*\*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](http://www.rdkb.com) or by calling the Regional District of Kootenay Boundary Trail office.*

Page 3 of 4

Applicant Submission

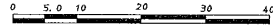
**B. C. LAND SURVEYOR'S****BUILDING LOCATION****CERTIFICATE & PROPOSED****SUBDIVISION OF**

PARCEL B (SEE XJ14876)

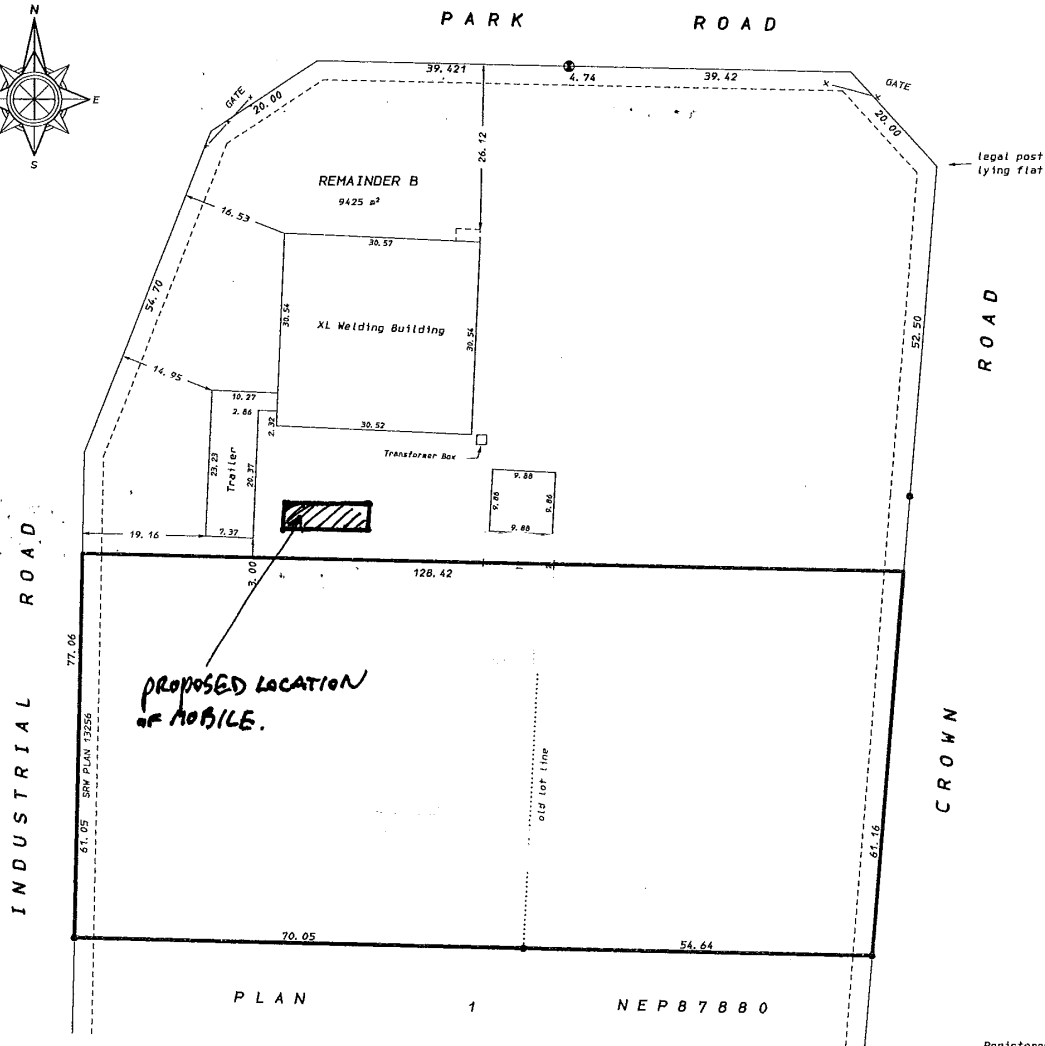
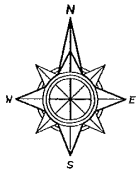
DISTRICT LOT 205A,

KOOTENAY DISTRICT,

PLAN 13255 PID No 019-211-198

CIVIC ADDRESS: 15 Park Road  
Trail, B.C.


Distances are in metres Scale 1: 500



This plan is for the exclusive use of R-Tex Holdings Ltd.  
Any use which a third party makes of this document, or any  
reliance on or decisions to be made based on it, are the  
responsibility of such third parties.

This document is prepared for mortgage or municipal purposes  
only and is NOT TO BE USED FOR RE-ESTABLISHING BOUNDARIES,  
PROPERTY CORNERS, OR FOR CONSTRUCTION PURPOSES.

This document is NOT VALID UNLESS originally  
signed and sealed. Stamp Colour is Red.

HinterLand Surveying  
& Geomatics Inc.  
CANADA & B.C. LAND SURVEYORS  
1540 Second Ave., Trail, B.C.  
Tel: 250-364-1444

© Copyright by HinterLand Surveying - reproduction or distribution not  
File 09-TR-4522d.cnt FB 181 pg 32 allowed without permission.

Registered Documents  
which may affect title

SRN P29560  
EASEMENT P17219  
RESERVATION XH3313  
SRN KP8653

To the best of my knowledge and belief THE FOUNDATION  
OF THE DWELLING shown on the above property is wholly  
within the boundaries thereof and DOES NOT encroach  
onto adjoining property or road. The information is  
based on a field survey and Land Title records.

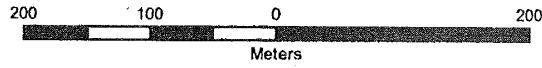
Dated at Trail this 16th day of October, 2011

Miles J. Hinterberger, BCLS, CLS

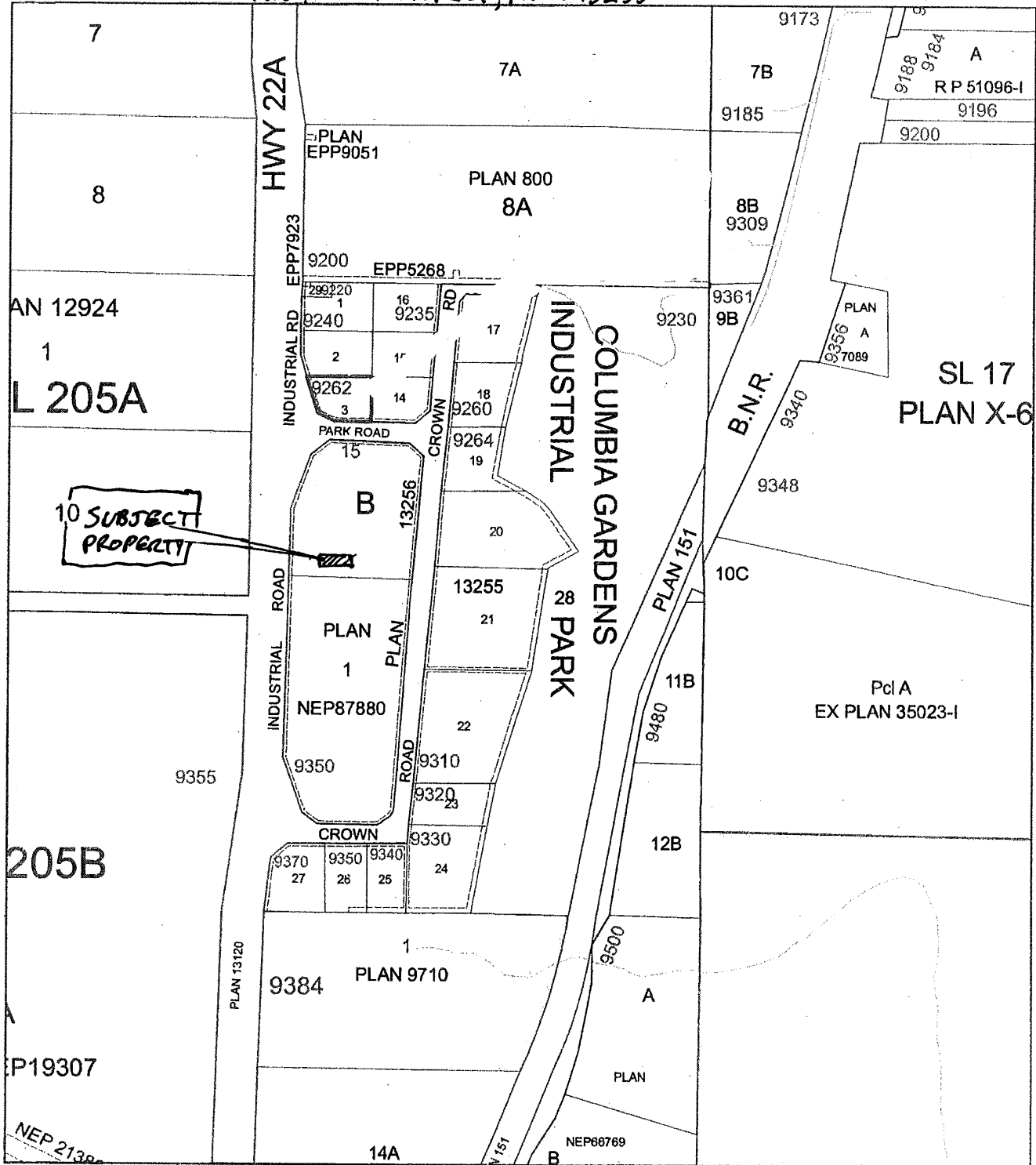
Applicant Submission

# SUBJECT PROPERTY MAP

PARCEL B  
DISTRICT LOT 205A.  
KOOTENAY DISTRICT, PLAN 13255



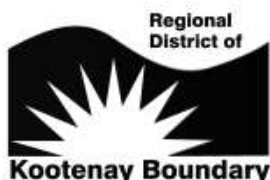
Scale 1:5,000





Looking east, along rear (southern) lot line. Shows more than 3 meter setback. Mobile home is second building on the left. Grass is present to aid in dust mitigation.





## Electoral Area Services Committee Staff Report

Prepared for meeting of May 2015

| <b>Development Permit</b>   |  |   |  |
|---|--|---|--|
| <b>Owners:</b><br>Gay Graham and Christopher Drul   |  | <b>File No:</b><br>C-750-04057.000  |  |
| <b>Agent:</b><br>Tom Turner   |  |   |  |
| <b>Location:</b><br>1885 Bakery Frontage Road, Christina Lake, Electoral Area 'C'/Christina Lake  |  |   |  |
| <b>Legal Description:</b><br>Lot 1, DL 750, SDYD, Plan KAP6204  |  | <b>Area:</b><br>0.36 acres (1457m <sup>2</sup> )  |  |
| <b>OCP Designation:</b><br>Neighbourhood<br>Commercial  | <b>Zoning:</b><br>Neighbourhood<br>Commercial 4 (C4) | <b>ALR status:</b><br>No  | <b>DP Area:</b><br>Neighbourhood<br>Commercial |
| <b>Contact Information:</b><br>Tom Turner<br>1619 Benniger Road<br>Christina Lake, BC V0H 1E0<br>(250) 444-0345<br><a href="mailto:laketimeventures@gmail.com">laketimeventures@gmail.com</a> |  | Gay Graham<br>704 Archwood Road SE<br>Calgary, AB<br>(403) 990-0972<br><a href="mailto:yagmahag@gmail.com">yagmahag@gmail.com</a> |  |
| <b>Report Prepared by:</b> Carly Rimell, Planner  |  |   |  |

### ISSUE INTRODUCTION

Tom Turner, as agent for Gay Graham and Christopher Drul, has applied for a Development Permit to renovate an existing building into an eating and drinking establishment and add a new addition for a covered deck, a kitchen, and bathrooms. The applicant also proposes a detached accessory structure in the form of a pergola to allow for additional outdoor seating. As the property is in the Neighbourhood Commercial Development Permit Area, a development permit is required (*see Site Location Map*).

### HISTORY / BACKGROUND FACTORS

The property located at 1885 Bakery Frontage Road is designated 'Neighbourhood Commercial' in the Electoral Area 'C'/Christina Lake Official Community Plan and zoned



'Neighbourhood Commercial 4' (C4) in the Electoral Area 'C'/Christina Lake Zoning Bylaw. The property is within the Neighbourhood Commercial Development Permit Area.

The property went through two rezoning applications in the past to vary its commercial use. The property has been used as a commercial property for over 30 years and has shown little conflict with surrounding property owners as 'Neighbourhood Commercial'.

### **PROPOSAL**

The applicant propose to renovate the existing commercial building and add an addition which will offer space for a covered deck, kitchen, and bathrooms. The applicants also propose to build a new pergola style accessory structure in between the two existing buildings on the property for additional outdoor seating (*see Site Plan; Applicants' Submission*).

### **IMPLICATIONS**

A Development Permit is required for new buildings and structures as well as major alterations to buildings involving additional floor area. The following guidelines have been established for development in this area. Wording in italics relate to this development proposal.

#### ***Form, Character and Signage***

The form, character and siting of buildings should complement and respect the surrounding residential uses and present an aesthetically pleasing appearance to Highway 3, public roads and/or adjoining residential properties.

*The applicant proposes an earth tone shade of green hardy plank for exterior siding to the new addition as well as the original building. The buildings are already sited to face Bakery Frontage Road and Highway 3 as per required.*

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

*The proposed sign came from a previous location of the business and abides by the Signs Section 318 within the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300. The proposed sign is 20 square feet.*

#### ***Screening and Storage Areas***

Screening in the form of permanent vegetative buffers, fences or a combination thereof may be required between commercial and residential properties.

Service and storage areas shall be screened so as to diminish their appearance or impact.

*The property is currently partially fenced along the rear lot line between the adjacent residential property. In accordance with the Development Permit requirements the applicant has made arrangements with the neighbouring property owner to complete the fence so it runs the entire length of the property line. This fence will be a 6 foot solid wood fence to match the existing fence already in place.*

*Screening will be placed around the outdoor garbage storage area. The garbage bin will be 3 feet high by 4 feet wide by 3 feet deep and green in colour. The proposed screening will be double lattice fence which will stand 4 feet high.*

### ***Lighting, Parking and Traffic Circulation***

Lighting for parking and security purposes should be designed so as to not intrude into adjoining residential areas. Low level lighting is preferred.

*Pot lights are proposed along the front of the building which will help illuminate the parking area. The same lighting fixtures are proposed to be place in the covered deck as part of the new addition.*

Traffic and circulation routes shall be shown. Access points located away from residential properties will be favoured. Parking areas and driveways should be surfaced with a material which minimizes dust. The site plan has been referred to the Ministry of Transportation for their approval.

*The three access points are all located on Bakery Frontage Road. The parking and driveway areas are to be surfaced with road mulch to mitigate dust. Parking stalls will be provided in accordance with the Electoral Area 'C'/Christina Lake Zoning Bylaw 1300 Section 319 Parking Requirements. The plan currently proposes 16 parking spaces.*

*This Development Permit application has been forwarded to The Ministry of Transportation and Infrastructure for comment and approval.*

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

*This Development Permit application has been forwarded to the Christina Lake Fire Department for comment.*

### **IMPLICATIONS**

The parcel is in the 'Neighbourhood Commercial Zone' (C4). Establishment of an eating and drinking establishment is a permitted use, and consistent with the commercial objectives and policies in the OCP. There is another building on the property which is currently a single family dwelling. This is a permitted secondary use for the parcel.

The applicant plans to hire a certified installer for the septic system.

The authority to issue Development Permits is delegated to the Manager of Planning and Development.

Parking stalls must be provided in accordance with the Electoral Area 'C'/Christina Lake Zoning Bylaw 1300 Section 319 Parking Requirements. The plan proposes 13 parking spots which is the minimum requirement.

The applicant assured the Planning and Development Department the neighbouring property owners are in support of his proposed development.

## **REFERRALS**

This application has been referred to the Ministry of Transportation and Infrastructure and the Christina Lake Fire Chief for comments.

## **ADVISORY PLANNING COMMISSION COMMENTS**

The Electoral Area 'C'/Christina Lake Advisory Planning Commission provided the following comments:

*"Drawings are completely unacceptable - not to scale. Even comparing one drawing to another, they don't match up. Given the fact that there are no scale drawings, how has it been determined that there are enough parking spaces. The site plan is so incomplete, may we assume there will be barricades to protect the septic system. We'd like to see the engineered septic plan."*

## **PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS**

The Planning and Development staff have created a new site plan since receiving the APC comments. It more clearly depicts the requirements of the Development Permit.

The applicant has confirmed there will be 22 seats, therefore 13 parking spaces are required by the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300. They are allotted for on the site plan.

This property is within the 'Neighbourhood Commercial Development Permit Area' therefore an engineered septic plan is not required. The system must however be installed by a Registered Onsite Wastewater Practitioner (ROWP). The Planning and Development Department will require the applicant to install parking barriers to prevent any traffic over the septic field.

## **RECOMMENDATION**

That the staff report regarding the application submitted by Tom Turner as agent for Gay Graham and Christopher Drul for a Development Permit for the parcel legally described as Lot 1, DL 750, SDYD, Plan KAP6204, be received.

## **ATTACHMENTS**

*Site Location Map, Site Plan, Applicants Submission.*



2015/04/23

# Site Location Map

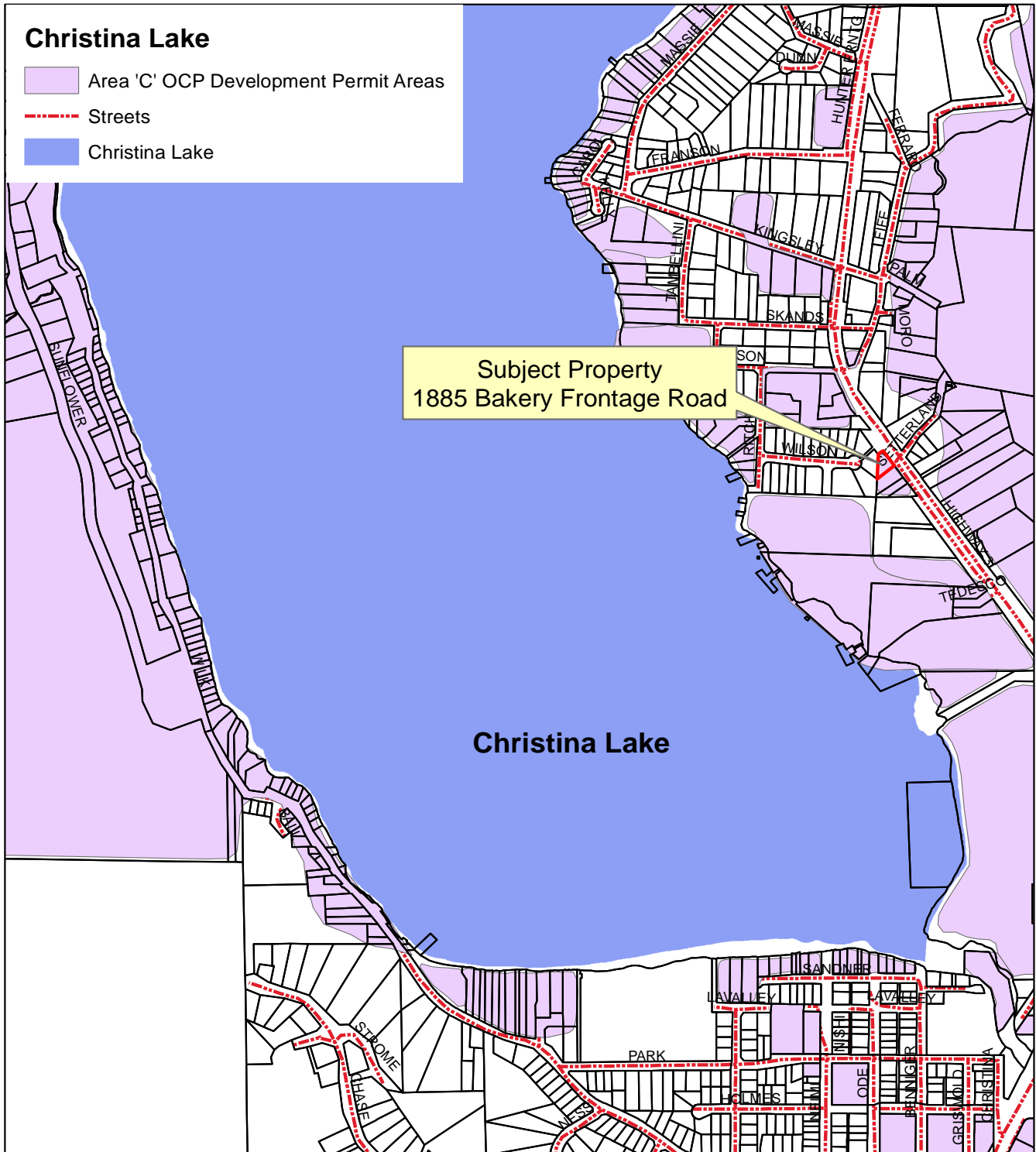
Scale 1:11,000



0 50 100 200 300 400 500  
Meters

## Christina Lake

- Area 'C' OCP Development Permit Areas
- Streets
- Christina Lake



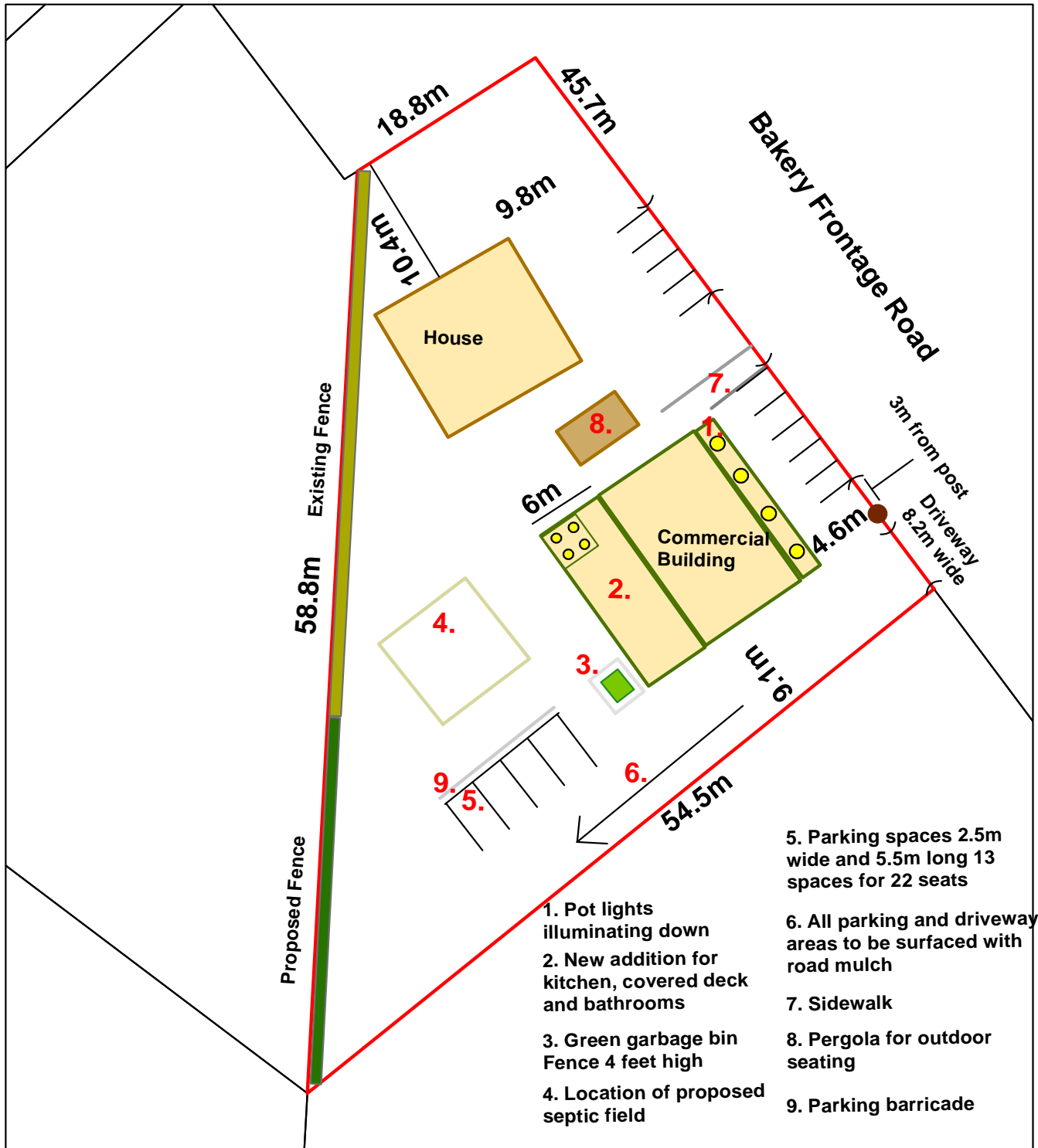
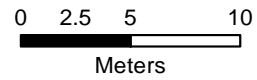
P:\GIS\IRDKBMapDocuments\Routine\_Maps\SiteLocationMap\Area\_'C'\_ChristinaLake\SLM-C-750-Graham\_DP\_2015-04-23

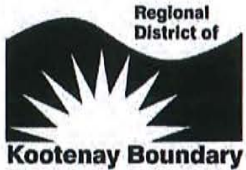


2015/05/08

# Site Plan

Scale 1:300



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

**TYPE OF APPLICATION (PLEASE CHECK THE APPROPRIATE BOX):**

- (a) ☐ Zoning Amendment Only                      (f) ☐ Development Variance Permit  
 (b) ☐ Zoning & Official Community Plan Amendment    (g) ☐ Temporary Use Permit  
 (c) ☐ Official Community Plan Amendment Only        (h) ☐ Temporary Use Permit Renewal  
 (d) ☒ Development Permit                                      (i) ☐ Site-specific exemption to Floodplain Bylaw  
 (e) ☐ Development Permit Amendment                      (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 ..... | <u>\$200.00</u> |                     |
| 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): Gaye Graham  
 Address: 704 Archwood RD SE Calgary  
 Telephone/Fax: (403) 990-0972 Email: yagmahag@gmail.com Land Area in ha 3.000  
 Legal description of land under application: 1885 Bakery Frontage RD Lot #1

Plan KAP6204, District Lot 750 Simikameen Div of Yale District

PID 003-983-897

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):

southern building  
We want to renovate the building (old Butcher Block) operated before as a retail store. Windows are in same spots no change their exterior is sided with Grass Green colour with cedar shake in gable. back fence 6ft solid at rear 70% done will Finish. We ran into some ~~per~~ non conforming building practices on the rear of the building had to tear down and rebuild a 600sq ft to the rear of the coffee shop the actual foot print of the original structure is the same as the new one

### 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.*



Applicant's Submission

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, Gaye Graham hereby authorize Tom Turner to act on my behalf in respect of this application.

Name of Authorized Agent: \_\_\_\_\_

Address of Agent: 1619 Benninger RD Christina Lake

Telephone/Fax: 444-0345 (250) Email: laketimeventures@gmail.com

Gaye Graham Date: April 20/15  
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, Gaye Graham, 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*.

Gaye Graham  
Signature

April 20/15  
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](http://www.rdkb.com)) must be completed and submitted to our offices with this Application form and the appropriate RDKB fees.

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

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
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](http://www.rdkb.com) or by calling the Regional District of Kootenay Boundary Trail office.*

Page 3 of 4

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

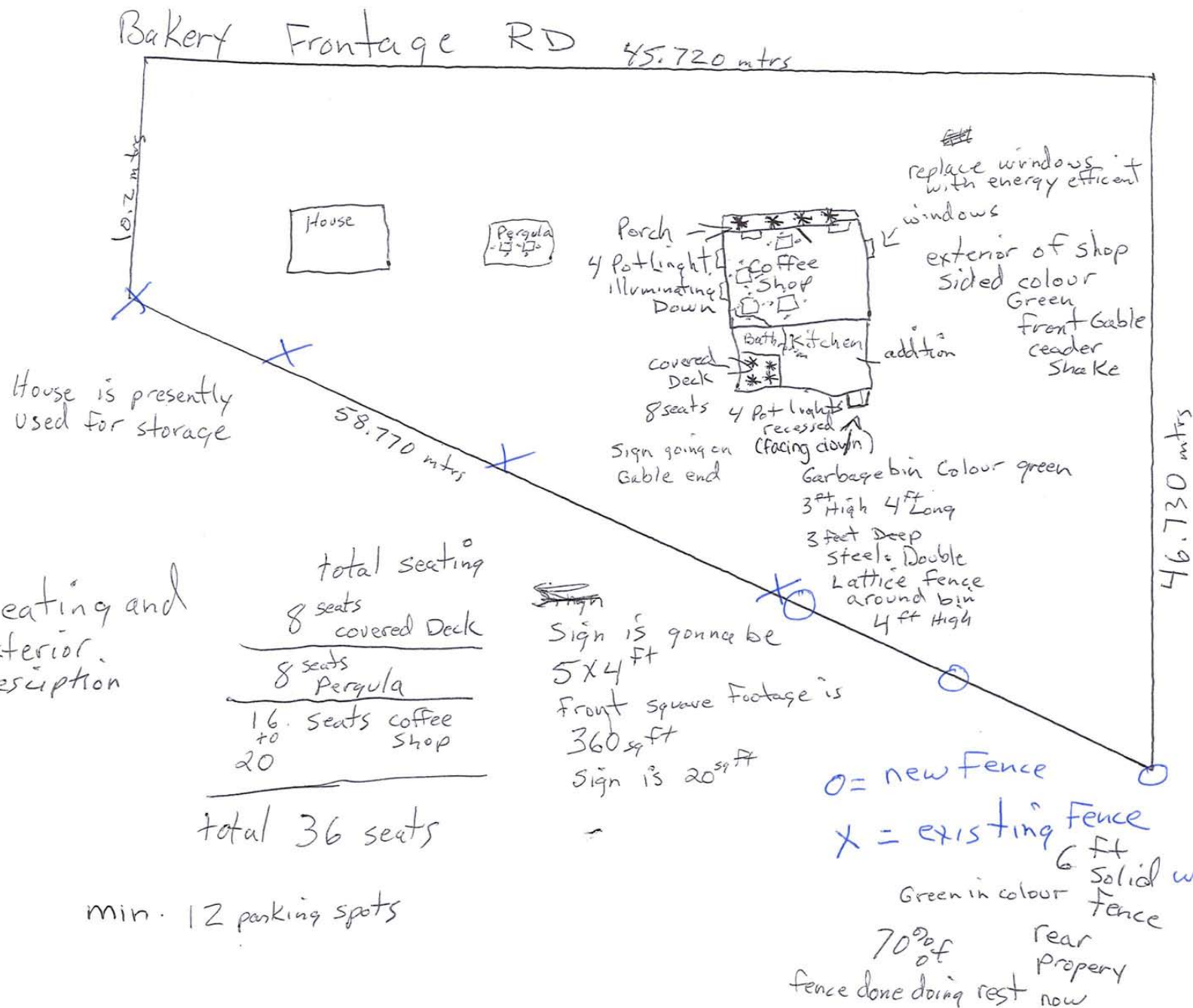
my neighbours to the south of me and in the rear are happy to see this place being fixed up. Hours of operation are 8:00 am till 7:00 pm

- Renovate the interior
- add an addition for a kitchen, and covered deck and bathrooms.
- adding new siding to whole building. (natural green tone, hardy plank)
- cedar shakes on gable end.
- Surfacing of parking & drive way areas. & adding additional parking w/ road mulch.
- adding accessory building (pergola) for additional outdoor seating.
- adding downward facing (pot lights)
- adding screening around storage area (garbage bin) and between residential property along rear lot line.


*[Signature]*






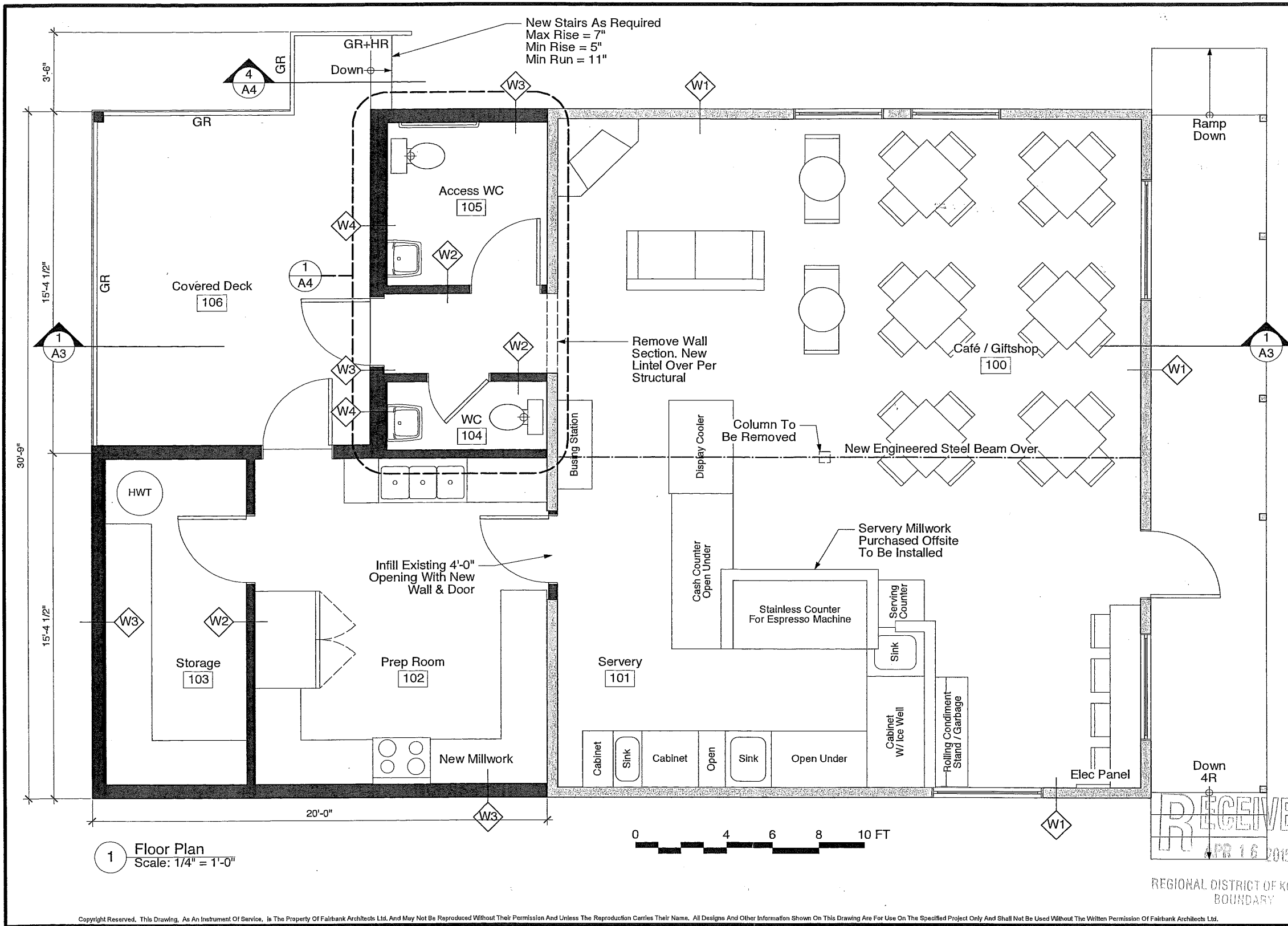


Applicant's Submission

|   |                    |
|---|--------------------|
|  |                    |
| Project Title   |                    |
| Smoochies   |                    |
| Christina Lake, B.C.  |                    |
| Project Status  |                    |
| Issued For Building Permit  |                    |
| Sheet Title   |                    |
| Floor Plan  |                    |
| Drawn By:   | JLP                |
| Scale:  | 1/4"=1'-0" @ 11x17 |
| Project Number:   | 1515               |
| Date Plotted:   | Apr-16-2015        |
| File:   | 1515.2             |
| Sheet No.   | A-1                |

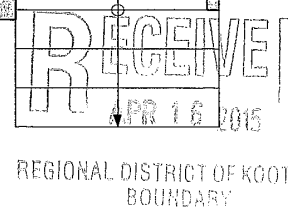


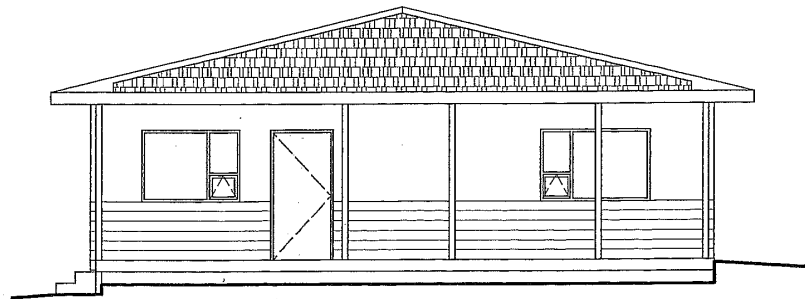
**FAIRBANK ARCHITECTS**  
484 VERNON STREET  
NANAIMO, B.C. V1L 4E5  
office@fairbankarchitects.com  
TEL: 250-352-5571  
FAX: 250-352-6542



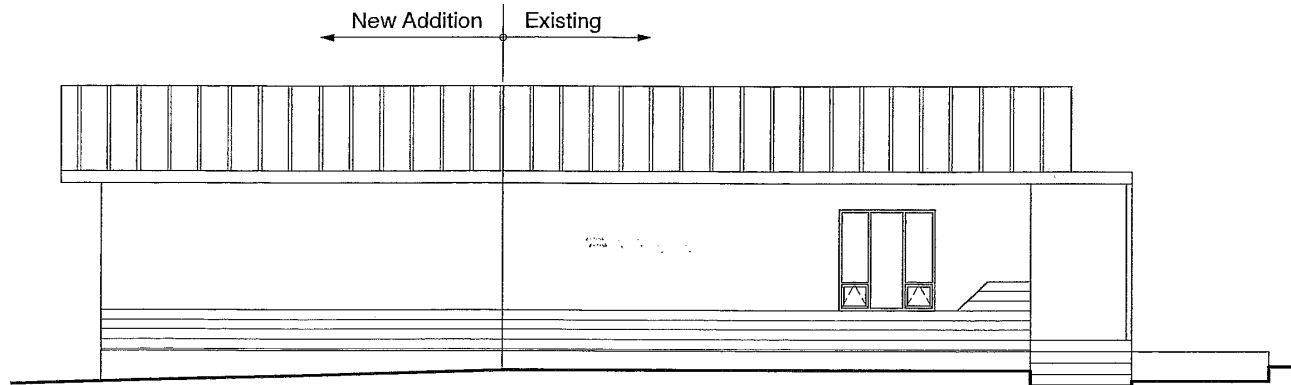
1 Floor Plan  
Scale: 1/4" = 1'-0"

Copyright Reserved. This Drawing, As An Instrument Of Service, Is The Property Of Fairbank Architects Ltd. And May Not Be Reproduced Without Their Permission And Unless The Reproduction Carries Their Name. All Designs And Other Information Shown On This Drawing Are For Use On The Specified Project Only And Shall Not Be Used Without The Written Permission Of Fairbank Architects Ltd.

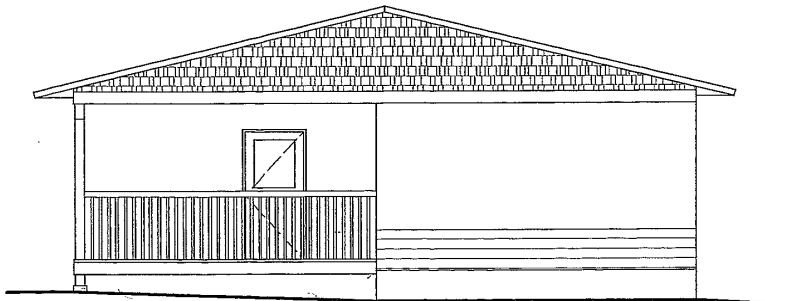




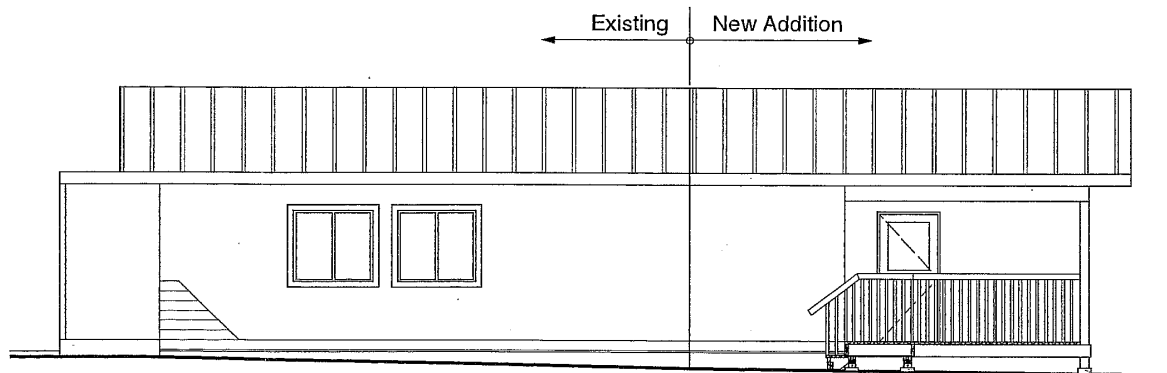
1 East Elevation  
Scale: 1/8" = 1'-0"



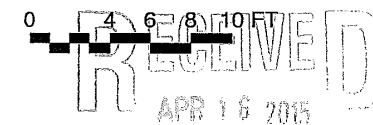
2 South Elevation  
Scale: 1/8" = 1'-0"



3 West Elevation  
Scale: 1/8" = 1'-0"



4 North Elevation  
Scale: 1/8" = 1'-0"



REGIONAL DISTRICT OF KOOTENAI  
BOUNDARY



Project Title

Smoochies

Christina Lake, B.C.

Project Status

Issued For Building Permit

Sheet Title

Elevations

Drawn By: JLP

Scale: 1/4" = 1'-0" @ 11x17

Project Number: 1515

Date Plotted: Apr-16-2015

File: 1515.2



404 VERNON STREET  
NELSON, BC V1L 4E5  
office@fairbankarchitects.com  
TEL: 250-352-5371  
FAX: 250-352-6052

Sheet No.

A-2

Applicant's Submission

ITEM ATTACHMENT # 6.C)

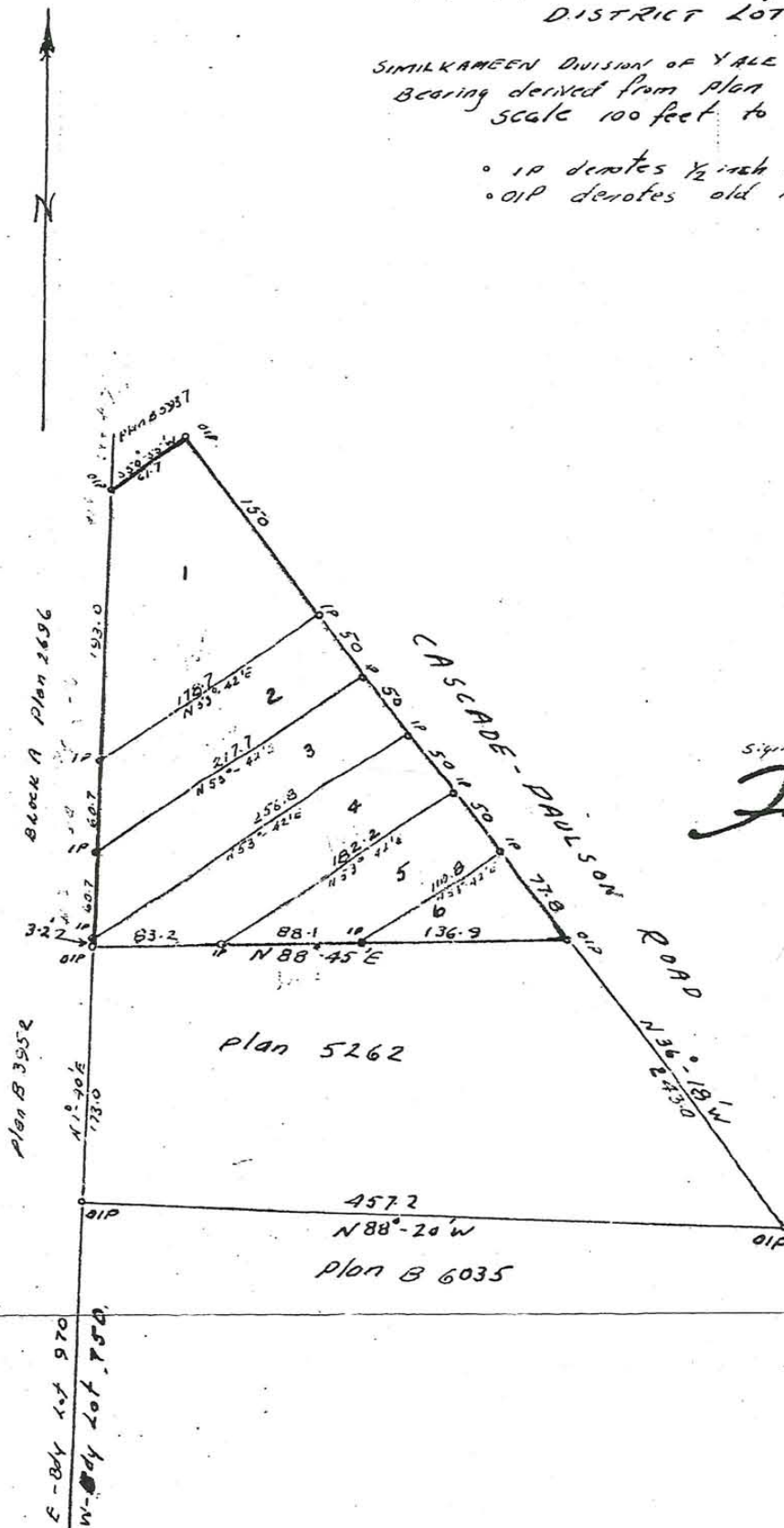
Applicant's Submission

D.L 750

SUBDIVISION PLAN OF LOT 7, PLAN 2.  
(EXCEPT PLANS 85937, 5262, 86035)  
DISTRICT LOT 750

SIMILKAMEEN DIVISION OF YALE DISTRICT.  
Bearing derived from plan 5262  
Scale 100 feet to 1 inch

- IP denotes  $\frac{1}{2}$  inch square iron post set
- OIP denotes old iron post found.



Signature of Registered Owner

*F. Sch*

Winters.

David

*A. J. B.*

Approved under the  
ASST. CHIEF E  
AUGUST 18 1901

1. Robert Williams Hagen of Grand Forks, British Columbia, British Columbia Land Surveyor, make oath and say that he was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 13<sup>th</sup> day of June 1953

The said survey was completed on the 13<sup>th</sup> day of June, 1953  
R. W. Haggren  
- sworn before me at Grand Forks, B.C. the 30<sup>th</sup> day of July, 1953

James H. Brown  
Commissioner



Applicant's Submission



Page 10

Applicant's Submission



Page 11



Applicant's Submission



Page 12

Applicant's Submission



Page 18



Applicant's Submission



Page 14



Applicant's Submission



Page 15



Applicant's Submission

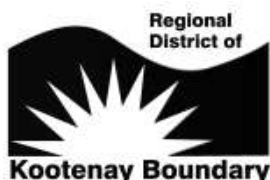


Page 16

Applicant's Submission



Page 47



## Electoral Area Services Committee Staff Report

Prepared for meeting of April 2015

| <b>Development Permit</b>  |  |  |  |
|--|--|--|--|
| <b>Owners:</b><br>John Winkler and Sharon Winkler  |  | <b>File No:</b><br>BW-4222-07500.990                 |  |
| <b>Agent:</b><br>Marlin Weninger, Weninger Construction & Design Ltd.  |  |  |  |
| <b>Location:</b><br>675 Feathertop Way, Big White, Electoral Area 'E'/West Boundary  |  |  |  |
| <b>Legal Description:</b><br>Strata Lot 78, DL 4222, SDYD, Plan KAS3134, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V |  | <b>Area:</b><br>0.088 acres<br>(356 m <sup>2</sup> ) |  |
| <b>OCP Designation:</b><br>Medium Density Residential  | <b>Zoning:</b><br>Chalet Residential 3 | <b>ALR status:</b><br>N/A                            | <b>DP Area:</b><br>Alpine Environmentally Sensitive<br>DP2/Commercial & Multi Family DP1 |
| <b>Contact Information:</b><br>Weninger Construction & Design Ltd.<br>#102B-200 Dougall Rd. N.<br>Kelowna, BC V1X 3K5<br>250-765-6898<br>info@weningerconstruction.com                               |  |  |  |
| Prepared by: Carly Rimell, Planner   |  |  |  |

### ISSUE INTRODUCTION

John Winkler and Sharon Winkler, through their agent Marlin Weninger of Weninger Construction & Design Ltd., have applied for a Development Permit to build a single family dwelling on Strata Lot 78, Feathertop Way at Big White Ski Resort (*see Site Location Map*). To obtain a building permit, the applicants must first submit a Landscape Plan for approval of a Development Permit for the Alpine Environmentally Sensitive Landscape Reclamation Area. The approval of landscaping must occur prior to the issuance of a Certificate of Final Occupancy.



## **HISTORY / BACKGROUND FACTORS**

The subject property located on Feathertop Way. The property is designated as 'Medium Density Residential' in the Big White Official Community Plan Bylaw No. 1125, 2001 and zoned 'Chalet Residential 3' in the Big White Zoning Bylaw No. 1166, 2001. The property is within the 'Big White Alpine Environmentally Sensitive/Commercial & Multiple Family Development Permit Area'. The proposed development, of a single family dwelling, only requires the Alpine Environmentally Sensitive Landscape Reclamation Development Permit.

## **PROPOSAL**

The applicants are requesting a Development Permit to construct a single family dwelling on Strata Lot 78, Feathertop Way at Big White. The Landscape Reclamation Plan has been submitted by Marlin Weninger of Weninger Construction & Design Ltd.

### Development Permit Area Guidelines

The guidelines for development in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Areas have been addressed by the agent and are outlined below:

#### *Reclamation of Disturbed Areas*

The parcel currently has no vegetation. It was cleared at the time of road construction, thus preservation of the existing vegetation is not possible as there is nothing to preserve or reuse. However, the vegetation that will be planted on the site will be composed of species that are accustomed to high altitudes and an alpine environment (*see Applicants' Submission*). Maintenance of this vegetation will only be required for the first few years until it is firmly established. The maintenance would then be minimal and only include watering by hand and would be the responsibility of the homeowner.

Every effort will be made to use the existing topsoil, however at this point it is undetermined if there is enough topsoil remaining on the site to be sufficient for the proposed vegetation. If there is not a sufficient amount they will have to bring in additional soil.

The site does have a slope to it, but because Weninger Construction & Design are working with the natural incline they do not anticipate drainage or bank stabilization issues. Construction debris will be removed from the site following project completion.

#### *Type of Vegetation*

The selection of plants to choose from is sometimes limited due to the harsh climate and short growing season. The Site Plan provided by the agent shows the approximate location, amount, and type of vegetation proposed for the site.



Big White falls under the classification of two Biogeoclimactic Eco Zones (BEC): Engelmann Spruce-Subalpine Fir (ESSF) and Interior Mountain-heather Alpine (IMA). The proposed landscaping of trees include spruce and pine and are common in these areas. The proposed species are Blue Spruce and Spruce. The selected pine, Mugo Pine is a hardy smaller evergreen. Barberry is a non-invasive shrub that does well in a mountain environment. Flowering Crab Apple trees proposed here are typically found from sea level to mid elevations but may be successful in this case. The rest of the site will be seeded with natural grasses and wildflower mix.

### **IMPLICATIONS**

The Site Plan and Title identifies a ski easement near the rear lot line of the parcel. This is a registered easement that allows access for the public at Big White throughout the year. It appears that neither the home nor the vegetation will impede this easement.

The original Landscape Proposal had vegetation in the designated snow clearing areas. As per the suggestion of the Planning and Development Department the updated Landscape Plan shows these snow clearing areas free of vegetation, which is imperative as it attempts to establish.

The original Landscape Proposal had two juniper species, Calgary Carpet Sabina and Pyramid Juniper, totaling 8 plants. As per the suggestion of the Planning and Development Department and the Landscaping Guidelines for Development at Big White, the new Proposed Landscape plan has excluded these juniper species as they are highly flammable (*see Landscaping Guidelines for Development at Big White*).

### **ADVISORY PLANNING COMMISSION COMMENTS**

The Big White Advisory Planning Commission provided the following comments:

- 1. The driveway should be graded up as much as possible from the back of curb to further protect the premises from off-road drainage.*
  - 2. Though the site grading presently in no way looks like the drawings, the final lot grading should be finished so that there are swale along both side lot lines to direct to the rear property line.*
  - 3. The lot drainage after it reaches the rear property line should then be dispersed along the rear property line so that it is not concentrated at one point.*
- The APC also noted that at the time of the meeting the foundations on the actual lot were already cast.*

### **PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS**

The Planning and Development Department passed along the comments from the APC to Weninger Construction. The agent adjusted the plans to include a water diversion channel from the driveway to align with swales along interior side lot lines, to dissipate runoff before it would reach the exterior lot line. The new proposal addresses the drainage concerns raised by the APC.

**REFERRALS**

The application was referred to the Big White Fire Services Department, no comments were received.

**RECOMMENDATION**

That the staff report regarding the application for a Development Permit submitted by John and Sharon Winkler, through their agent Weninger Construction & Design Ltd., for the property legally described as Strata Lot 78, DL 4222, SDYD, Plan KAS3134, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, be received.

**ATTACHMENTS**

*Site Location Map*

*Applicants' Submission*

*Landscaping Guidelines for Development at Big White*



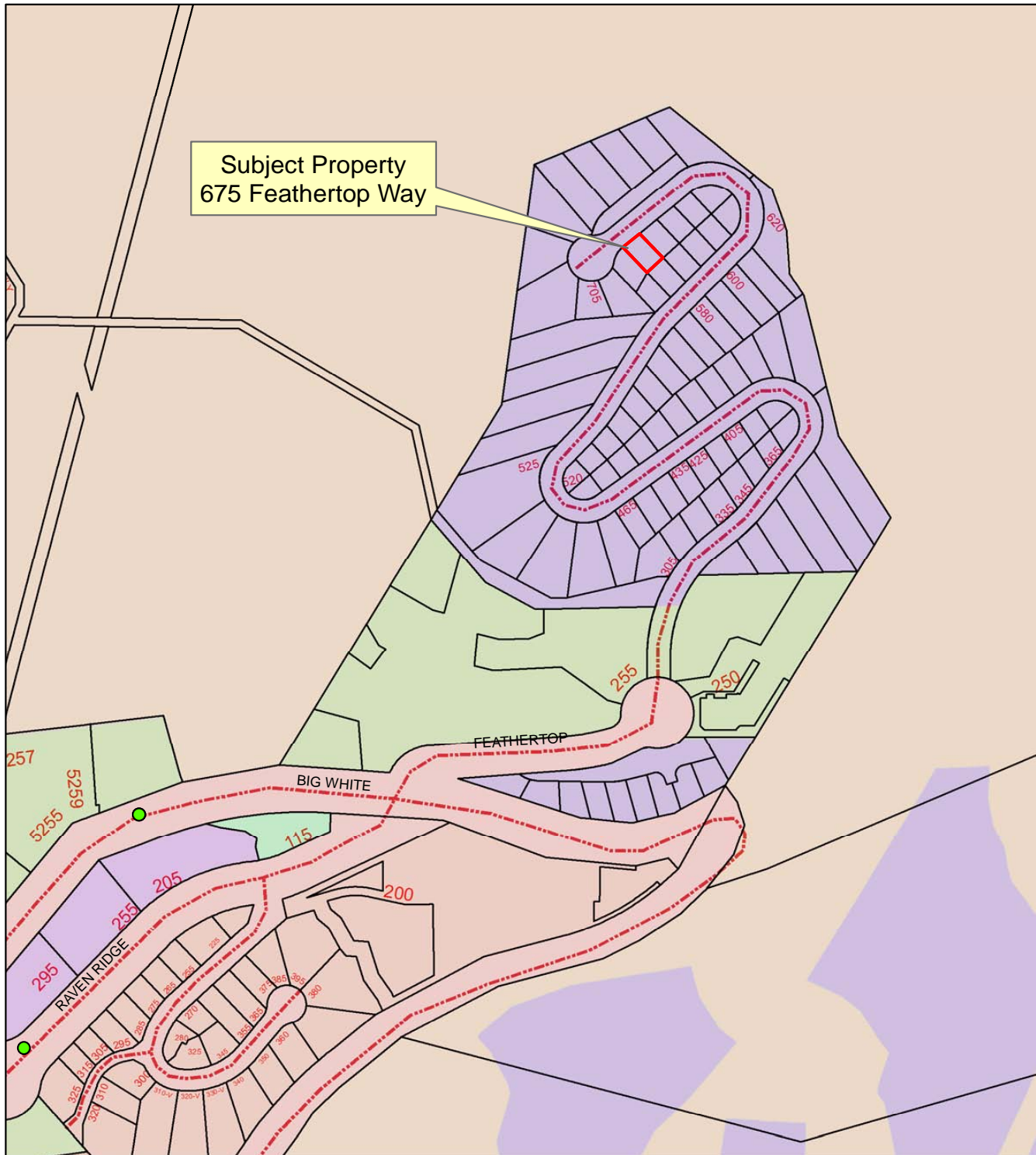
2015/04/17

# Site Location Map

Scale 1:3,500



0 25 50 100 150 200  
Meters



P:\GIS\IRDKB\MapDocuments\Routine\_Maps\SiteLocationMap\BW\2015-04-17\_DL4222\_Winkler



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

## Page 72 of 122



Applicant Submission

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

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

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

**Additional Information Required For Development Permit Applications:****2. In addition to the information listed above, Development Permit applications must include::**

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

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

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

THE STRUCTURAL DESIGN AND SITING OF THE BUILDING MEETS THE ALPINE ENVIRONMENTALLY SENSITIVE DEVELOPMENT FOR GROUND-ORIENTED SKI TERRAIN HOUSING IN A ZONE WHERE EXISTED A VARIETY OF SINGLE FAMILY DWELING HOUSING TYPES. THE PROPOSED SINGLE FAMILY DWELLING WOULD NOT APPEAR TO BE OUT OF CHARACTER WITH THE SURROUNDING AREA. THERE WILL BE NO REQUESTS FOR VARIANCES. LANDSCAPING AND ZONE APPROPRIATE BUSHES, SHRUBS AND TREE WILL BE LIBERALLY SEEDED WITH NATURAL WILDFLOWERS AND GRASS SEEDS. SNOW SKI EQUIPMENT STORAGE IS COVERED AND SNOW AND ICE IS DIRECTED OFF THE ALPINE POOF PLINGS TO THE SIDES, UPON SNOW MELT, AND, DOES NOT IMPACT VEGETATION OR INHIBIT PEDESTRIAN

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

Signature of Owner

Date

24 MARCH 2015

Page 2 of 4



## Applicant Submission

**Agent's Authorization**

I, JOHN AND SHARON WINKLER (Owner) hereby authorize JAMES G HALUN (Agent)

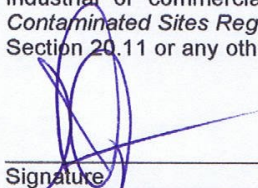
to act on my behalf in respect of this Development Permit application.

Address of Agent WENINGER CONSTRUCTION & DESIGN LTD. c/o JAMES HALUN,  
#102B-200 DOUGALL RD NORTH, KELOWNA, BC, V1X 3K5

Telephone: (250) 765-6898 Fax: (250) 765-6078 Email: james@weningerconstruct  
ion.com

**DECLARATION pursuant to the Waste Management Act**

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

Signature 

Date

24 MARCH 2015

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

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

**GENERAL REQUIREMENTS FOR ALL APPLICATIONS:**

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

**REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATIONS**

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



## Applicant Submission

**ALPINE ENVIRONMENTALLY SENSITIVE LANDSCAPE RECLAMATION DP AREA CHECKLIST:**

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

**COMMERCIAL & MULTIPLE FAMILY DP AREA CHECKLIST:**

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

I, \_\_\_\_\_, certify that the attached submission is complete and accurate, and includes all the above items.

\_\_\_\_\_  
Primary Consultant's Signature

24 MARCH 2015  
\_\_\_\_\_  
Date

Page 4 of 4



Applicant Submission

**Owner's Authorization**Project Name: WINKLER CHALETAddress: 675 FEATHERTOP WAY  
Civil Address78 4222 KAS3134  
Strata Lot District Lot Strata Plan

I acknowledge that I am the legal owner of the above noted property. As owner of the above  
 noted property, I authorize WENINGER CONSTRUCTION of 1028-200 DOUGALL RD. N  
 Print Name Address  
KELOWNA, BC

to make a development &amp; building permit application on my behalf.

**Owner's Information**John Winkler  
Name[Signature]  
Signature37 Schermer Cr.  
Address  
Waterloo, ON  
N2K 4M6**Owner's Agent Information**Marlin Weninger, Weninger Construction & Design Ltd.  
Name[Signature]  
Signature#1028-200 Dougall Rd North, Kelowna, BC V1X 3K5  
Address

Applicant Submission



March 26<sup>th</sup>, 2015

Regarding: Development Application for Lot 78, Strata KAS 3134, DL 4222 SDYD

Attention: Jeff Ginalias,

The building site in which are requesting a development permit for, currently has no vegetation. It was completely cleared at the time of road construction. As there is no existing vegetation, there is nothing to preserve or reuse.

The vegetation that will be planted on the site is exclusively composed of species that grow naturally in the area and are accustomed to high altitudes. Because of this, maintenance of this vegetation will only be required for the first few years until it is firmly established. The necessary maintenance is minimal and only includes watering by hand as necessary. This maintenance will be completed by the owner. After the vegetation has established on the site, no further maintenance will be required.

Every effort will be made to use the existing topsoil, however we have not yet determined if there is enough topsoil remaining on the site after the road construction to suffice for our proposed vegetation. If more is required, then we will have to bring it in.

This site does have a slope to it, but because we are working with the natural incline there will be no drainage or bank stabilization required.

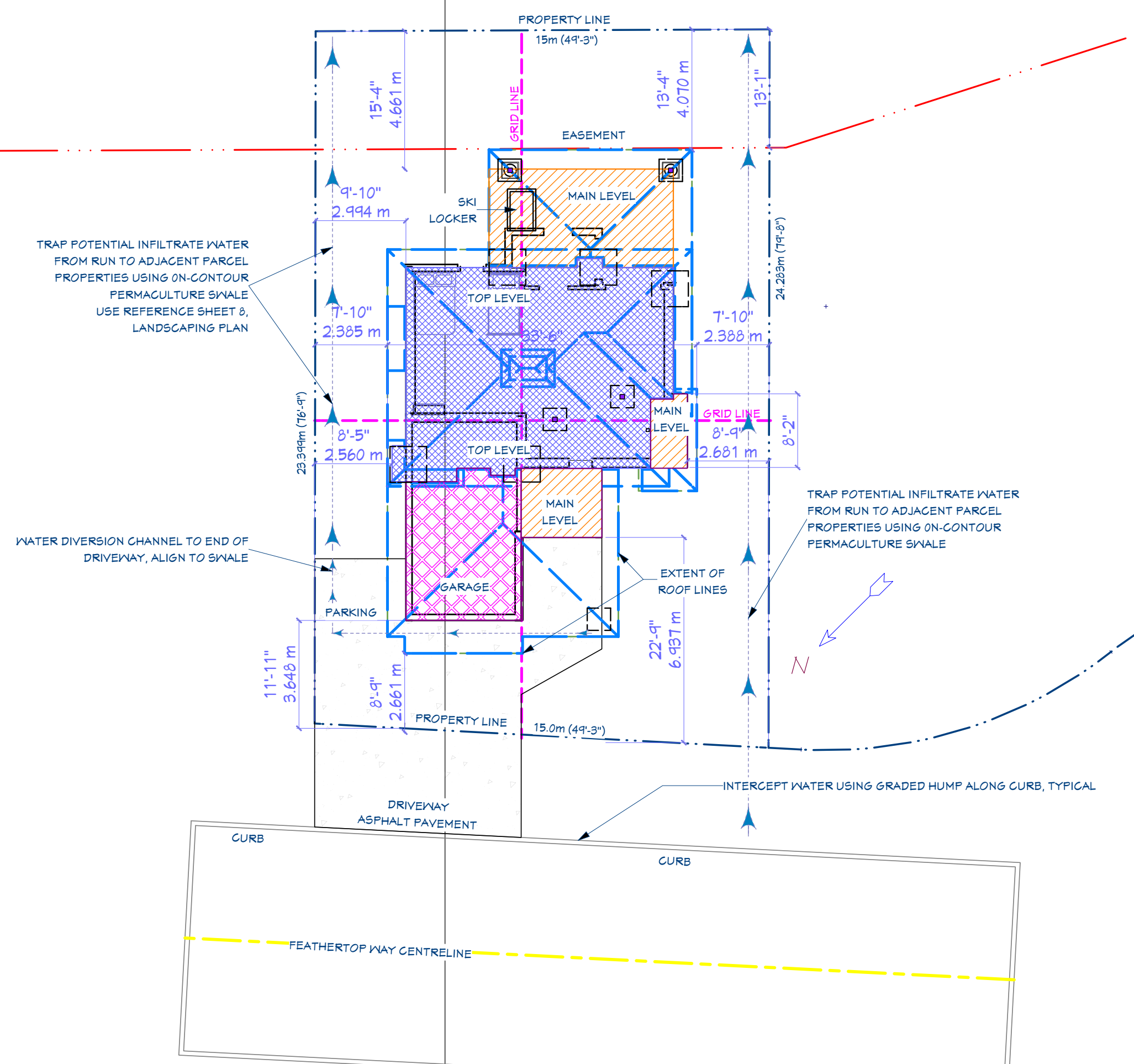
Sincerely,

Josette Genest, Office Manager  
Weninger Construction & Design Ltd.  
#103 – 200 Dougall Road North  
Kelowna, BC, V1X 3K5  
Phone: 250-765-6898  
Email: info@weningerconstruction.com

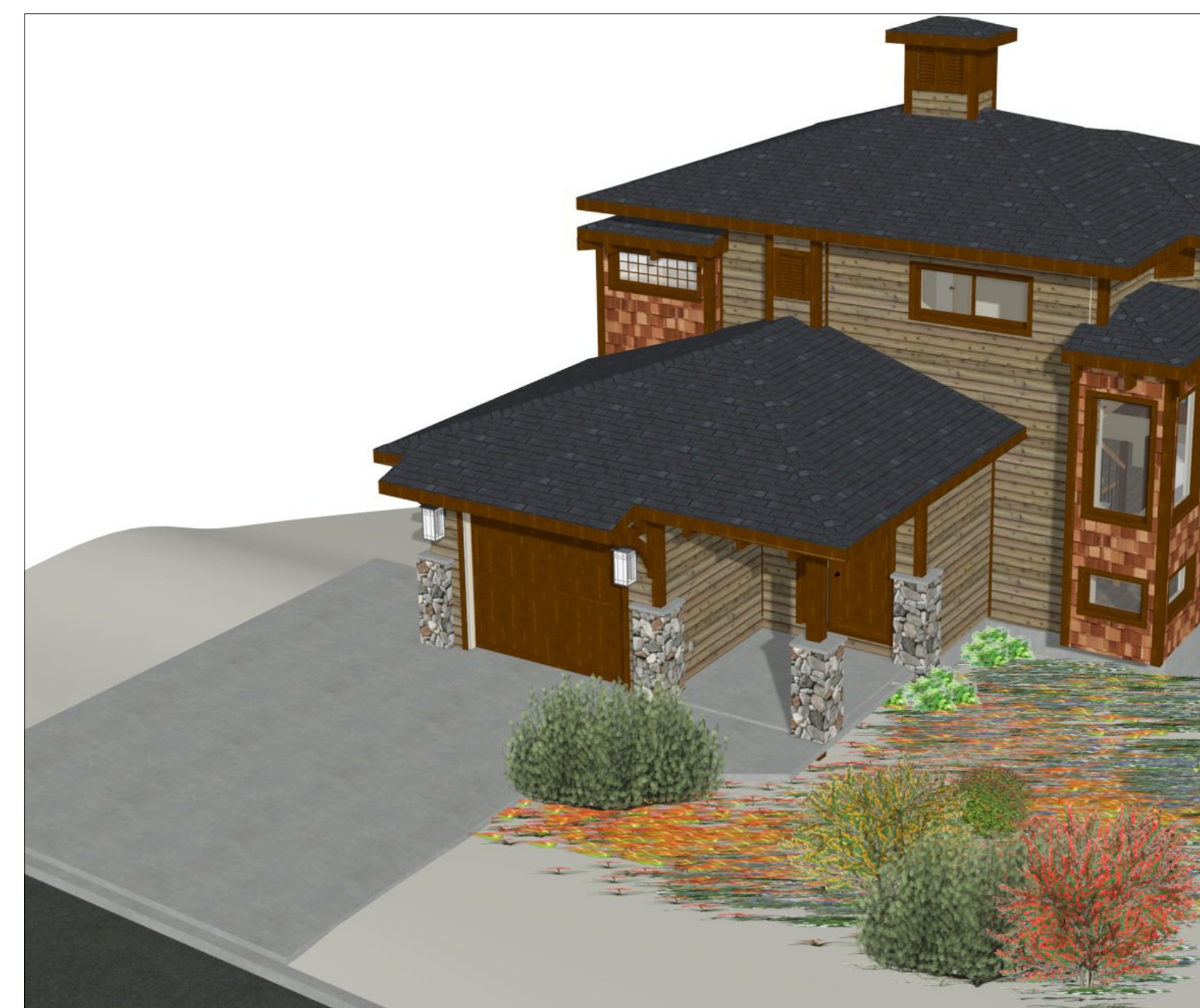








SITE PLOT PLAN



VIEW LOOKING SOUTH-EAST



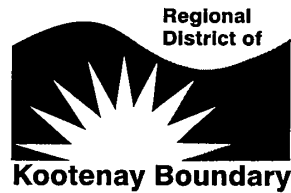
VIEW LOOKING NORTH-EAST

ISSUED FOR CONSTRUCTION



VIEW LOOKING NORTH WEST





## Landscaping Guidelines for Development at Big White

A Landscaping Plan is required for all new construction in the Development Permit areas at Big White. Landscaping mitigates the loss of surficial materials through erosion, and controls dust during the summer months.

This guideline is divided into three sections: introduction, factors to consider, and the Landscaping Plan requirements.

### ***Introduction***

The Village Core, located at an elevation of 1,755m (5,760'), is within an environmentally sensitive alpine area. Big White receives 7.5m (24') of snow in an average year. Since the growing season is short, the ecosystem is very easily disrupted and difficult if not impossible to return to its natural state. It is therefore desirable to preserve as much of the existing vegetation and soil as possible during the construction phase.

Construction activities often take place on slopes that are highly susceptible to erosion. Rainfall and melting events have caused significant losses of surficial material around foundations and road wash outs in the past. The goal of landscaping at Big White is enhancement and preservation of the natural landscape, and not necessarily to create a manicured appearance. The natural vegetation and rocky terrain should be preserved and augmented as development progresses.

The purpose of this guide is to provide direction to developers as to what specific considerations and items should be included in the Landscaping Plan.

### ***Factors to Consider***

A number of factors should be considered when preparing the Plan including: pre-construction inventory, protection of existing trees and vegetation, erosion control, fire protection, selection and planting of vegetation, and maintenance. Those factors are discussed below.

#### ***❖ Pre-construction Inventory***

A preliminary site assessment should be conducted. Pre-construction site conditions including ground cover, vegetation and the presence of rock outcrops should be noted. The assessment should be used to determine the best location of the building pocket and which trees and vegetated areas will be left undisturbed. An assessment should also be made of the topsoil and whether it should be separated and stock piled for use following construction.

❖ ***Protection of Trees and Other Vegetation***

At high altitudes, large trees take 50 years or more to mature, therefore retention of existing vegetation rather than re-planting is desired. Well located and healthy trees should be saved where possible. Trees retained in groups rather than individuals have a better chance of survival. Maintaining the natural grade around tree trunks and avoiding disturbance in the dripline will also provide a better chance of survival. Burying of tree trunks gives trees a poor chance of survival.

Methods to avoid disturbance of existing trees and vegetation during construction include: fencing, construction of tree wells (if ground elevation must be raised greater than 6cm), and construction of retaining walls around the tree to maintain the natural grade. A limited "construction" strip should be limited to the building footprint, driveway and water/sewer trenching area. In addition, locating snow storage areas away from treed areas will result in the better chance of survival.

❖ ***Erosion Control***

Sloped areas will require stabilization to minimize loss of surficial material. Stabilization may be achieved by construction of retaining walls or vegetative covers provided they are well established during the short growing season. Drain rock, placed around the perimeter of buildings may be used to provide stability.

❖ ***Fire Protection***

Landscaping techniques can be implemented to minimize the hazard of wildfires spreading to buildings. Maintenance of a fuel free zone immediately around all buildings should be maintained. Firefighters at the interface fires fought in the summer of 2003 noted that bark mulch used in landscaping around homes was very difficult to extinguish. Therefore the use of bark mulch should be confined to small areas in garden beds, the main purpose of which is to retain moisture.

Selection of trees and vegetation should take into consideration flammability. Plants with low flammability have the following characteristics: require little water, contain low amounts of volatile oils, are compact and located low to the ground, and grow well in open sunny areas.

It is imperative that the volume of construction debris on site at any time be minimized and removed following project completion.

❖ ***Selection and Planting of Vegetation***

The selection of plants to choose from is limited due to the harsh climate and short growing season. Non-native decorative plants have a poor chance of survival; therefore plants should be obtained from nurseries that grow native plant species. There has been limited success with hydroseeding at Big White since the growing season does not allow sufficient development of perennial seeds. Planting of nursery stock will have the most success. Transplanting vegetation from adjacent undisturbed areas is not an acceptable practice. At the time of writing these guidelines there were two nurseries in the Okanagan that supply native plant species: Wild West Nursery in Okanagan Falls (250.809.8400) and Sage Brush Nursery in Oliver (250.498.8898).



The recommended species listed below were selected from a consultants report prepared for the Regional District in 1994. The list of species in that report was extensive, and has been narrowed to include those plants that may be readily available, have low maintenance characteristics and have low flammability (see Table 1). Although juniper may grow well at Big White, its use should be avoided since it is highly flammable.

Table 1. Selected plant species suitable for landscaping at Big White.

| Species   | Height (cm) | Comments  |
|---|-------------|---|
| Flowers:  |             |   |
| Yarrow <i>Achillea millefolium</i>                  | 20-50       | Dry, poor soils, to sub-alpine elevations, aboriginals used it for repelling mosquitoes   |
| Pearly Everlasting <i>Anaphalis margaritacea</i>    | 30-60       | Dry, poor soils, roadsides, to sub-alpine elevations  |
| Yellow Columbine <i>Aquilegia flavescens</i>        | 60-90       | Moist soils, partly shaded roadsides and glades, sub-alpine meadows   |
| Western Columbine <i>Aquilegia formosa</i>          | 60-90       | Moist soils, partly shaded roadsides and glades, sub-alpine meadows   |
| Arctic Lupin <i>Lupinus arcticus</i>                | 30-60       | Adaptable to a wide variety of soils, likes sun and moisture, as legumes, lupines enrich the soil with nitrogen, often with trees, middle to sub-alpine elevations  |
| Shrubs:   |             |   |
| Mountain Alder <i>Alnus tenuifolia</i>              | 3m          | Seeks wet ground, creek edges, usually found in pure clumps and borders where there is good exposure, sprawling and shrub like at high elevations, leaves do not turn brown in fall, but remain green until they fall |
| Kinnikinnick <i>Arctostaphylos uva-ursi</i>         | 5-10        | Coarse gravel soil, exposed well drained soil, can form large, unbroken ground cover in open, dry forest, found to timberline   |
| Shrubby Cinquefoil <i>Potentilla fruticosa</i>      | 90          | Exposed, roadside, high sub-alpine to alpine  |
| Prickly Rose <i>Rosa acicularis</i>                 | 30-100      | Low ground cover in partly open forest stands   |
| Wood's Rose <i>Rosa woodsii</i>                     | to 90       | Dry sites at high elevations  |
| Creeping Oregon-Grape <i>Mahonia repens</i>         | 15-30       | Dry, sub-alpine   |
| Trees:  |             |   |
| Lodgepole Pine <i>Pinus contorta var. latifolia</i> | to 30m      | To sub-alpine elevations, only 2 needle pine in BC  |
| Trembling Aspen <i>Populus tremuloides</i>          | to 9m       | Grows in low spreading groves where there is evidence of moisture   |

Soil development in the alpine landscape is poor and should therefore be retained wherever possible. Where there is very little topsoil consider adding topsoil, providing a starter fertilizer and watering. Establishment of plants early in the growing season is very important since the growing season is short.

Plantings should be placed in areas where they will be protected from snow plow damage.

❖ ***Maintenance***

The advantage to using native plant species is that once the plants are established very little maintenance is required. Irrigation will however be required following planting until the roots become established. Container plants may require water for up to two growing seasons to ensure development of their root base.

Most owners will want to choose plant species that require minimal maintenance, however some year round residents may want to have more manicured look and can provide more intensive maintenance program. For large areas owners may want to consider underground irrigation particularly on south facing slopes.

***Landscaping Plan Requirements***

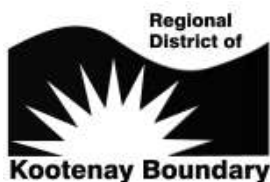
This section provides details on the type of information to include in the Landscaping Plan. The Plan must be site specific due to differences in on-site features, slope, aspect, micro-climate, and soil. Both a site plan and written text must be included in the Plan. A registered Landscaping Professional should be retained to prepare the Plan and to supervise installation of the landscape work.

❖ ***What the Site Plan Should Include***

The site plan should be scaled with a north arrow and contour lines. The site plan should show the location of existing and/or proposed building(s) and hard surfaces such as walkways and driveways. Natural drainage features should also be shown and areas to be retained in a natural state should be identified. Other items to include are: areas to be planted with trees, shrubs, flowers, or other horticultural elements, and screening. The site plan should also indicate the location of any areas that will require bank stabilization and if so the method that will be used. Snow storage areas should also be indicated on the site plan.

❖ ***What the Written Text Should Include***

The written text will address details such as methods to: preserve existing vegetation including trees, preserve existing topsoil, control erosion, protect structures from fire, and prepare areas to be planted. The text should also list species to be planted and the size and density of the plantings and a description of the maintenance requirements.



## Electoral Area Services Committee Staff Report

Prepared for meeting of May 2015

| Ministry of Transportation and Infrastructure - Subdivision   |   |  |                       |
|---|---|--|-----------------------|
| <b>Owners:</b><br>0924390 BC Ltd.   |   | <b>File No:</b><br>A-1236-05374.000<br>A-1236-05374.925    |                       |
| <b>Location:</b><br>150 Tamarac Manufactured Home Park, Electoral Area 'A'  |   |  |                       |
| <b>Legal Description:</b><br>Lot 183, DL 1236, KD, Plan NEP785B, Except part included in Plan 8517<br>Lot 184, DL 1236, KD, Plan 785B, Except Plan NEP 68898                      |   | <b>Area:</b><br>7.86 acres (3.2 ha)<br>8.44 acres (3.4 ha) |                       |
| <b>OCP Designation:</b><br>Rural Residential 1<br>Agricultural Residential 1  | <b>Zoning:</b><br>Manufactured Home Park<br>Agricultural Residential 1<br>Rural Residential | <b>ALR status:</b><br>Partially within                     | <b>DP Area:</b><br>No |
| <b>Contact Information:</b><br>Brenda Herman<br>9-150 Tamarac Avenue<br>Fruitvale, BC V0G 1L1<br>(250) 367-3839<br><a href="mailto:150tamarac@gmail.com">150tamarac@gmail.com</a> |   |  |                       |
| <b>Report Prepared by:</b> Carly Rimell, Planner  |   |  |                       |

### ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure for a proposed subdivision of 150 Tamarac Manufactured Home Park, just outside of Fruitvale, in Electoral Area 'A' (*see Site Location Map; Subject Properties Map*).

The applicants Patricia Hall and Brenda Herman, owners of 0924390 BC Ltd., propose a lot line adjustment (boundary adjustment) between the two subject parcels and the closed portion of Tamarac Avenue (*see Applicant's Submission*).



## **HISTORY / BACKGROUND FACTORS**

Lot 183 is 7.86 acres and zoned 'Manufactured Home Park' in the Electoral Area 'A' Zoning Bylaw No. 1460, 2014 and designated 'Rural Residential' in the Electoral Area 'A' Official Community Plan Bylaw No. 1410, 2010.

Lot 184 is split zoned 'Manufactured Home Park', 'Agricultural Resource 1', and 'Rural Residential 1' in the Electoral Area 'A' Zoning Bylaw No. 1460, 2014 and is split designated 'Rural Residential 1' and 'Agricultural Resource 1' in the Electoral Area 'A' Official Community Plan Bylaw No. 1410, 2010. This parcel is partially within the ALR. The ALR portion is roughly the southwest half of the parcel. The manufactured home park on this parcel does not extend into the ALR portion. If approved, this proposal would have no impact on the ALR portion of the parcel.

There was an application for subdivision in 2007 by the numbered company 0924390 BC Ltd. to subdivide these lots into 3 parcels. The application made it past the Advisory Planning Commission with no objections and then ceased for unknown reasons. The documentation is unclear.

In 2012 a referral came from the Ministry of Transportation and Infrastructure for a road closure application of the portion of right of way that runs through Lot 183 and Lot 184. This was the first step towards a boundary adjustment between these two parcels. During the review process of the road closure application it was discovered there were issues regarding sewer service. The Village of Fruitvale made it clear to 0924390 BC Ltd. that they would not extend the sewer services to any additional units created within the mobile home park. It was also noted that the hydrant at the entrance of the MHP be retained by the BV Water Service in order to ensure the fire protection level was maintained.

Since the road closure application there has been a suggestion of moving the equivalent portion of land from the road closure and placing a statutory right of way to encompass the existing water infrastructure at the entrance of the MHP. The road closure has been processed by MoTI and the applicant is awaiting the decision of the boundary adjustment prior to having a legal survey done on the properties.

## **PROPOSAL**

The applicant is proposing a lot line adjustment; Lot 1 would be 4.55 ha and Lot 2 would be 1.6 ha. This proposed lot line adjustment would consolidate the entire mobile home park on to one property making it easier for 0924390 BC Ltd. to manage the existing mobile home park.

## **IMPLICATIONS**

The minimum parcel size exception provisions of the zoning bylaw provides that minimum parcel area requirements do not apply to the consolidation of existing parcels, interior parcel lines between two or more parcels, or the addition of closed streets to an

existing parcel. There are no conflicts with minimum parcel size and the applicable bylaws: Mobile Home Park Bylaw No.97, 1975 and Electoral Area 'A' Zoning Bylaw No. 1460, 2014.

The Agricultural Land Reserve portion is unaffected through this lot line adjustment proposal. The *ALC Act* and Regulations only apply to the portion of the parcel which falls within the Agricultural Land Reserve or 'Agricultural Resource 1' zoning.

There is some existing water infrastructure at the entrance of Tamarac Mobile Home Park which lies on the applicant's property. There have been discussions with 0924390 BC Ltd on placing a proposed statutory right of way to encompass the water infrastructure. The RDKB Environmental Services has also been involved in the process.

Access to Lot 2 would be through Galloway Road. The Ministry of Transportation and Infrastructure is processing this referral and ultimately evaluating the application. Some of the other criteria they will consider are sewage disposal, natural hazards, and the availability of potable water.

#### **ADVISORY PLANNING COMMISSION COMMENTS**

The Electoral Area 'A' Advisory Planning Commission has no comments or concerns in regards to this application.

#### **RECOMMENDATION**

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, lot line adjustment, for the parcels legally described as Lot 183, DL 1236, KD, Plan NEP785B, Except part included in Plan 8517 and Lot 184, DL 1236, KD, Plan 785B, Except Plan NEP 68898, be received.

#### **ATTACHMENTS**

*Site Location Map*

*Subject Properties Map*

*Applicant's Submission*



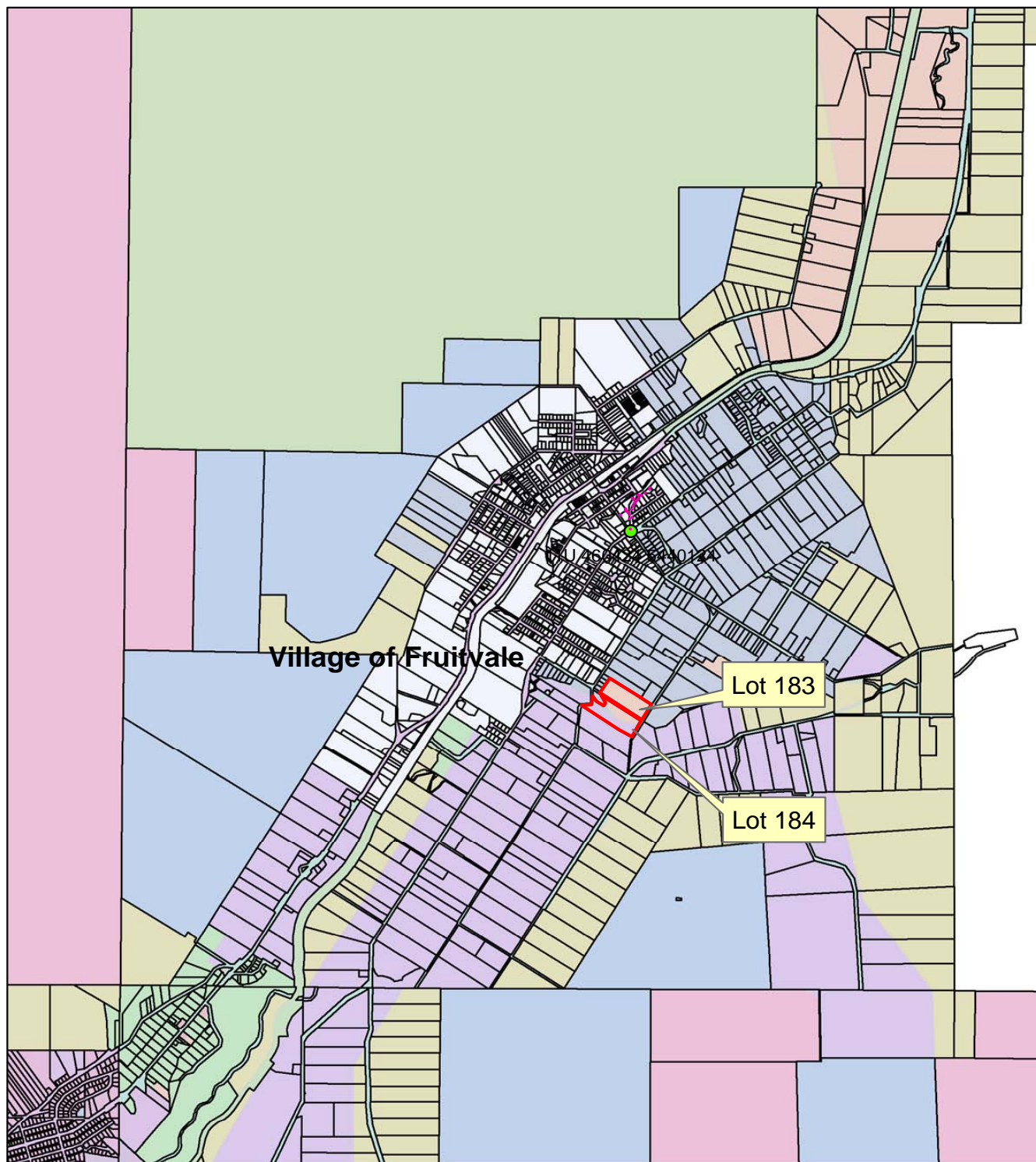
2015/04/26

## Site Location Map

Scale 1:30,000



0 150 300 600 900 1,200 1,500  
Meters



P:\GIS\IRDKB\MapDocuments\Routine\_Maps\SiteLocationMap\Area\_A\SLM\_A-1236-MHP





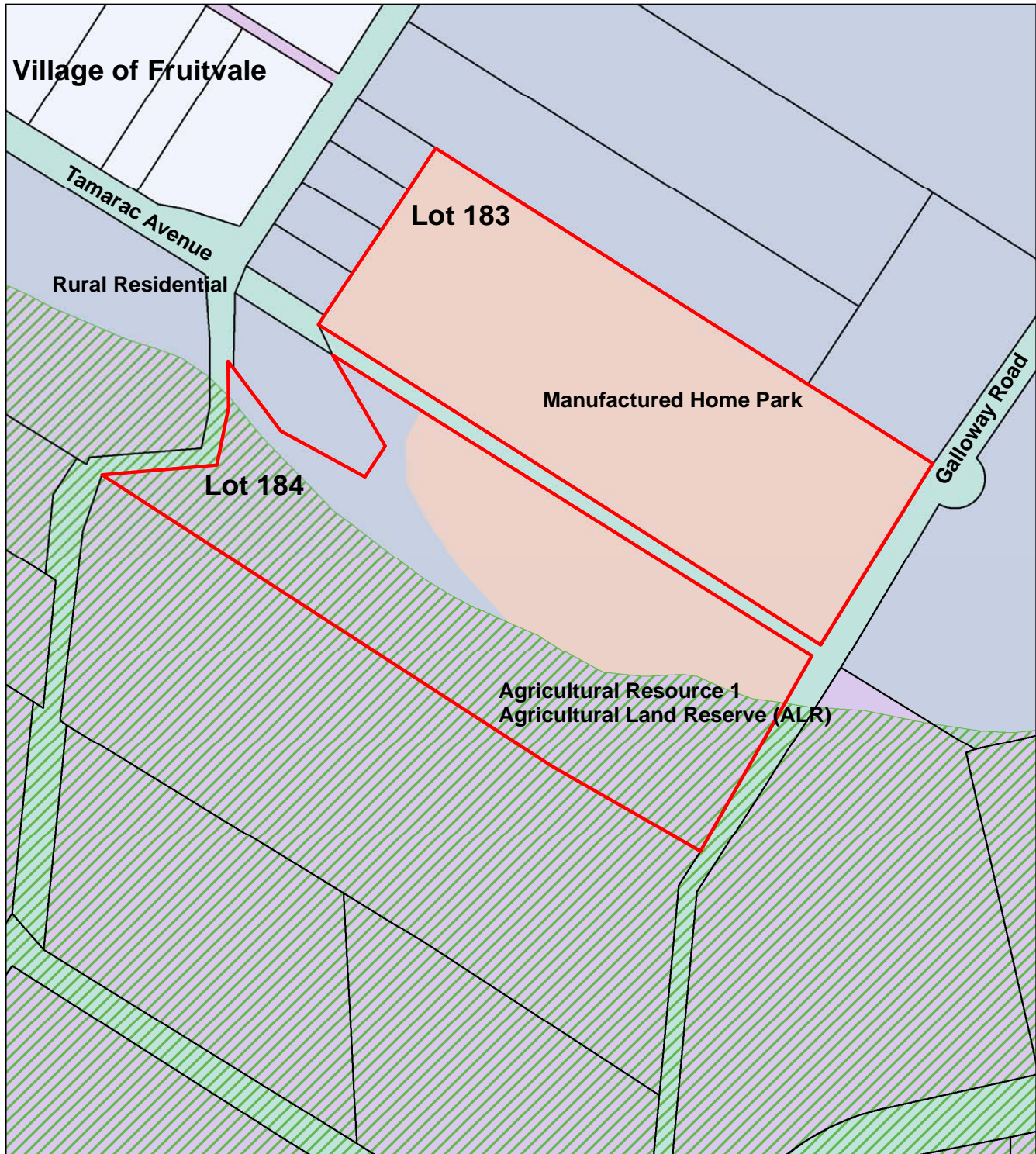
2015/04/26

## Subject Properties Map

Scale 1:2,500



0 50 100  
Meters



P:\GIS\IRDKB\MapDocuments\Routine\_Maps\SiteLocationMap\Area\_A\SPM\_A-1236-MHP\_2015-04-27

BRITISH  
COLUMBIAMinistry of Transportation  
and InfrastructureApplicant's Submission  
**DEVELOPMENT APPROVALS  
REFERRAL**

Applicant File #:

eDAS File #: 2015-01568

Date: Apr/08/2015

REGIONAL DISTRICT OF  
KOOTENAY BOUNDARY

FILE #

APR 10 2015

DOC # .....

REF. TO: .....

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

Attention: Maria Ciardullo

**Re: Proposed Conventional Subdivision Application for:**  
**PID 009-341-099, Lot 184, DL 1236, KD, Plan 785B Except Plan NEP68898**  
**PID 016-039-408, Lot 183, DL 1236, KD, Plan 785B Except Part Included in Plan 8517**  
**150 Tamarac Avenue, Fruitvale, BC**

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Tamarac Ave and Green Rd in Fruitvale area.

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:

0924390 BC Ltd.  
 c/o Brenda Herman  
 9-150 Tamarac Bay  
 Fruitvale, British Columbia V0G 1L1  
 Phone: (250) 367-3839

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 May 8, 2015 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 2015-01568 when contacting this office.

Yours truly,

Heather Syfchuck  
 A/Assistant Development Tech

Attachment

| Local District Address   |
|--|
| West Kootenay District<br>310 Ward Street<br>Nelson, BC V1L 5S4<br>Canada<br>Phone: (250) 354-6400 Fax: (250) 354-6547 |

H1162-eDAS (2013/05)

Page 1 of 1



Applicant's Submission

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<br><b>2012 05245</b>                            |   | Ministry File Number  |  |
| Subdivision Type  | <input type="checkbox"/> Conventional (fee simple) Subdivision <input type="checkbox"/> Bare Land Strata<br><input checked="" type="checkbox"/> Other (Specify) <b>Lot re alignment (Boundary Adjustment 2)</b> |   | No. of Lots<br>Including remainder<br><b>2</b> |
|   | Full Legal Description(s) per State of Title Certificate(s)<br><b>Lots 183 + 184, Plan 785-B, Except Plans 8517 + NEP68898, District lot 1236, Kootenay land District 26<br/>PID # 016-039-408 009-341-099</b>  |   |  |
| Full Civic Address<br><b>9-150 Tamarac Ave, Fruitvale, BC V0G 1L1</b> |   |   |  |
| Property Location   | _____ Kilometres <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West from _____ Local Gov't _____<br>Access Road<br><b>Tamarac Ave</b>    |   | Property Zoning<br><b>Residential</b>          |
|   | Existing Land Use<br><b>Residential</b>   |   | Intended Land Use<br><b>Residential</b>        |
|   | Surrounding Land Use<br>North <b>Residential</b> South <b>Ag Res</b> East <b>Res</b> West <b>Ag Res</b>   |   |  |
| Proposed Sewage Disposal  | <input type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Community System <input type="checkbox"/> Other (specify)  |   |  |
| Proposed Water Supply   | <input type="checkbox"/> Well <input checked="" type="checkbox"/> Community System (name of existing system)  |   |  |
|   |   | <input checked="" type="checkbox"/> Water Licenses (License #) <b>C042230</b> | <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.

Property 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





## Applicant's Submission

|  |                                |   |                                   |
|--|--------------------------------|---|-----------------------------------|
| 1. Preliminary Subdivision Application | <u>\$350.00</u> <sup>X 2</sup> | For lot or share 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                          | Application                       |
| 4. Other Strata Fees                   | \$100.00                       | To examine Form P for any phased development                              |                                   |
|  | \$100.00                       | Approval (Form Q) for each phase of a phased building strata plan         |                                   |

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)

#### E. OWNER(S)/APPLICANT INFORMATION

|  |                                       |   |
|--|---------------------------------------|---|
| Property Owner(s) Full Name(s)<br><u>Patricia Hall</u> |                                       | Home Telephone<br><u>250 367 7976</u>             |
| Address<br><u>1570 GREEN Road</u>                      |                                       | Business Telephone<br><u>                    </u> |
| <u>Fruitvale, B.C. VOG 1K1</u>                         | E-Mail<br><u>                    </u> | Fax<br><u>                    </u>                |
| Agent Full Name & Owner<br><u>Brenda HERMAN</u>        |                                       | Home Telephone<br><u>250 367 3839</u>             |
| Address<br><u>9-150 TAMARAC AVE E</u>                  |                                       | Business Telephone<br><u>                    </u> |
| <u>Fruitvale, B.C. VOG 1K1</u>                         | E-Mail<br><u>150tamarac@gmail.com</u> | Fax<br><u>                    </u>                |

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)

Brenda Herman 2015/03/12

#### 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/lao/foi/submit/general/>

Applicant's Submission

January 8, 2015  
Pat Hall  
1570 Green Rd.  
Fruitvale, B.C.  
V0G 1L1

To whom it may concern,

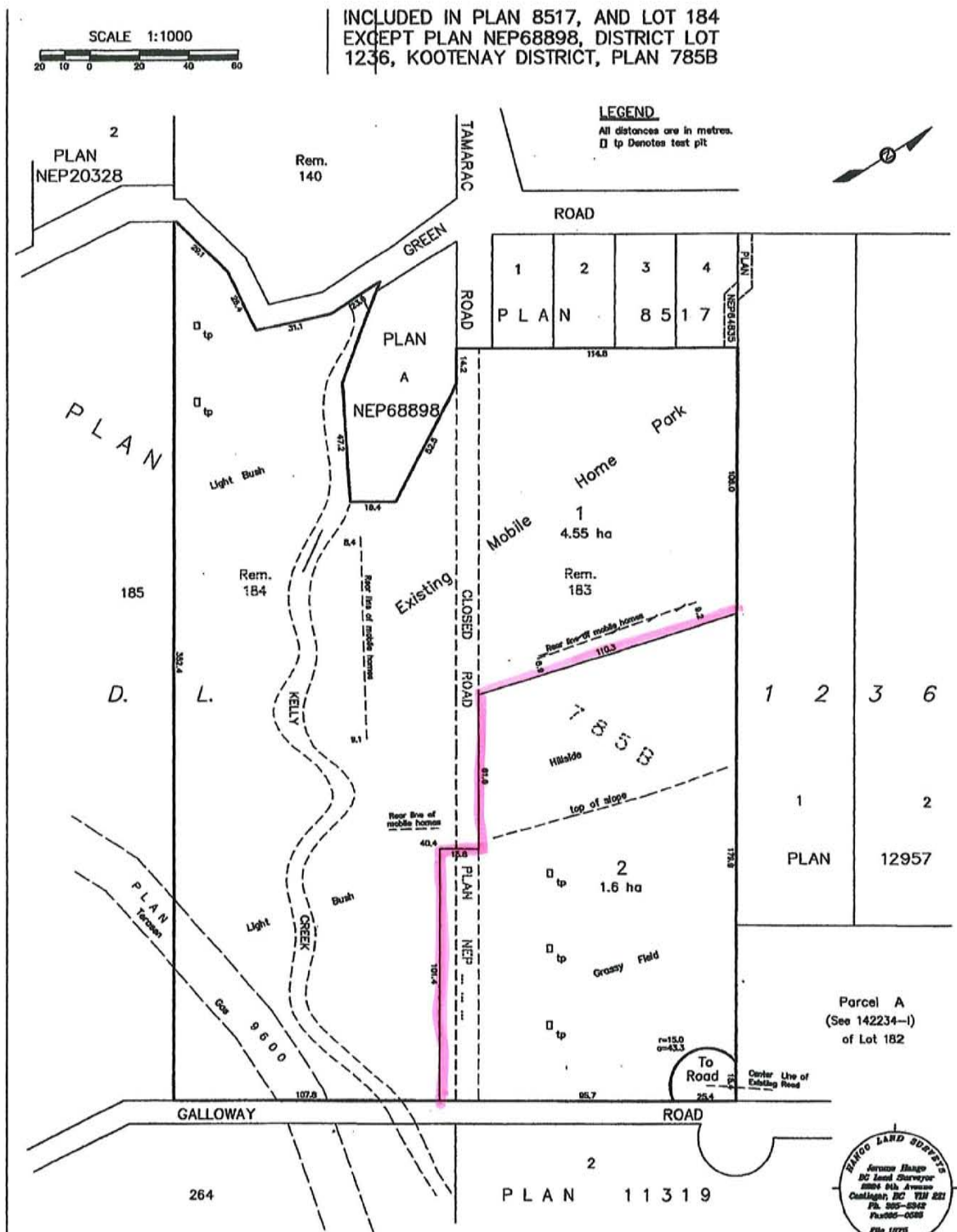
I give my permission to Brenda Herman to act as agent for the application to subdivide a lot realignment for the properties registered to B.C. LTD 0924390. Brenda and I are sole owners of the company BC LTD 0924390.

Thank you,

Pat Hall

A handwritten signature in cursive script that reads "Patricia Hall". The signature is written in dark ink and is positioned to the right of the printed name "Pat Hall".

## Applicant's Submission





Applicant's Submission

**TITLE SEARCH PRINT**

2015-02-19, 13:34:57

Requestor: KAREN SIEMENS

**Land Title District**

Land Title Office

NELSON

NELSON

**Title Number**

From Title Number

CA2338975

KX162675

**Application Received**

2012-01-06

**Application Entered**

2012-01-13

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

0924390 B.C. LTD., INC.NO. BC0924390

306 1ST AVENUE

TRAIL, BC

V1R 4V3

**Taxation Authority**

NELSON TRAIL ASSESSMENT AREA

**Description of Land**

Parcel Identifier:

009-341-099

Legal Description:

LOT 184 DISTRICT LOT 1236 KOOTENAY DISTRICT PLAN 785B EXCEPT PLAN NEP68898

**Legal Notations**

HERETO IS ANNEXED EASEMENT H19916 OVER LANDS AS THEREIN SET OUT

HERETO IS ANNEXED EASEMENT LB332385 OVER THAT PART LOT 183

PLAN 785B EXCEPT PART INCLUDED IN PLAN 8517 SHOWN ON PLAN NEP89576

**Charges, Liens and Interests**

Nature:

RESERVATION

Registration Number:

V18721

Registered Owner:

THE NELSON &amp; FORT SHEPPARD RAILWAY COMPANY

Remarks:

INTER ALIA

SEE DD 1832

Nature:

RIGHT OF WAY

Registration Number:

H9621

Registration Date and Time:

1974-06-24 10:39

Registered Owner:

INLAND NATURAL GAS CO. LTD.

Remarks:

PART RW PLAN 9600

INTER ALIA

Title Number: CA2338975

Title Search Print

Page 1 of 2

Applicant's Submission

**TITLE SEARCH PRINT**

2015-02-19, 13:34:57

Requestor: KAREN SIEMENS

|                                   |                  |
|-----------------------------------|------------------|
| <b>Duplicate Infeasible Title</b> | NONE OUTSTANDING |
| <b>Transfers</b>                  | NONE             |
| <b>Pending Applications</b>       | NONE             |
| <b>Corrections</b>                | NONE             |

Applicant's Submission

**TITLE SEARCH PRINT**

Requestor: KAREN SIEMENS

2015-02-19, 13:35:32

**Land Title District**

Land Title Office

NELSON

NELSON

**Title Number**

From Title Number

CA2338974

KX162674

**Application Received**

2012-01-06

**Application Entered**

2012-01-13

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

0924390 B.C. LTD., INC.NO. BC0924390  
 306 1ST AVENUE  
 TRAIL, BC  
 V1R 4V3

**Taxation Authority**

NELSON TRAIL ASSESSMENT AREA

**Description of Land**

Parcel Identifier:

016-039-408

Legal Description:

LOT 183 DISTRICT LOT 1236 KOOTENAY DISTRICT PLAN 785B  
 EXCEPT PART INCLUDED IN PLAN 8517

**Legal Notations**

NOTICE OF SECURITY INSTRUMENT UNDER MOBILE HOME ACT V11851 21/05/1986  
 CANCELLED BY CA2364273 2012-01-26

HERETO IS ANNEXED EASEMENT H19916 OVER LANDS AS THEREIN SET OUT

**Charges, Liens and Interests**

Nature:

RESERVATION

Registration Number:

V18721

Registered Owner:

THE NELSON &amp; FORT SHEPPARD RAILWAY COMPANY

Remarks:

SEE DD 1832

INTER ALIA



Applicant's Submission

**TITLE SEARCH PRINT**

2015-02-19, 13:35:32

Requestor: KAREN SIEMENS

|                             |   |
|-----------------------------|---|
| Nature:                     | EASEMENT  |
| Registration Number:        | LB332385  |
| Registration Date and Time: | 2009-08-18 12:40  |
| Remarks:                    | PART SHOWN ON PLAN NEP89576<br>APPURTENANT TO LOT 184 PLAN 785B EXCEPT<br>PLAN NEP68898 |

|                                     |                  |
|-------------------------------------|------------------|
| <b>Duplicate Indefeasible Title</b> | NONE OUTSTANDING |
|-------------------------------------|------------------|

|                  |      |
|------------------|------|
| <b>Transfers</b> | NONE |
|------------------|------|

|                             |      |
|-----------------------------|------|
| <b>Pending Applications</b> | NONE |
|-----------------------------|------|

|                    |      |
|--------------------|------|
| <b>Corrections</b> | NONE |
|--------------------|------|

Applicant's Submission

**BC Assessment**

THIS IS NOT A TAX NOTICE.  
TAX NOTICES ARE ISSUED BY YOUR TAXING AUTHORITY.

Jurisdiction: 711 - Trail Rural  
Roll: 05374.925  
School District: 20

Neighbourhood: 104

CONFIDENTIAL PIN: 0006878484

**2015 PROPERTY ASSESSMENT NOTICE**

This Notice provides you with a general description of your property and an estimate of your property's value for assessment purposes. It also includes your property classification and entitlement to exemptions from taxation, if any apply. For most properties, the value is primarily based on real estate sales and market trends.

150 TAMARAC AVE  
LOT 184, PLAN NEP785B, DISTRICT LOT 1236, KOOTENAY LAND DISTRICT, EXCEPT  
PLAN NEP68898  
PID: 009-341-099

|                 | VALUE     | CLASS          |
|-----------------|-----------|----------------|
| LAND            | 238,000   |                |
| BUILDINGS       | 44,900    |                |
| ASSESSED VALUE  | \$282,900 | RESIDENTIAL    |
| TAX BASE        | 282,900   | SCHOOL & OTHER |
| Less Exemptions |           | 282,900        |
| TAXABLE VALUE   | \$282,900 | 51,500         |
|                 |           | 231,400        |

- 2014 assessed value (as of July 1, 2013) was \$269,900
- 2015 tax rates will be set in May. For tax information, please go to: [gov.bc.ca/ruralpropertytax](http://gov.bc.ca/ruralpropertytax)

**IMPORTANT DATES**

- **July 1, 2014**  
Assessed value is estimated for most types of properties as of this date.
- **October 31, 2014**  
Assessed value reflects property's physical condition and permitted use as of this date.
- **January 2 - February 2, 2015**  
Review your property information and contact us with questions.
- **February 2, 2015**  
Deadline for filing a Notice of Complaint (Appeal).

**IMPORTANT APPEAL INFORMATION**

You are encouraged to discuss your assessment with one of our appraisers before filing a formal Appeal.

To file online, please use the Notice of Complaint (Appeal) form available at [bcassessment.ca](http://bcassessment.ca). You can also mail, fax or hand deliver a Notice of Complaint (Appeal) to your local BC Assessment office.

Mailed Appeals must be postmarked on or before **February 2, 2015**. The deadline for filing by any means is February 2, 2015.

**QUESTIONS?**

Click "CONNECT" at [bcassessment.ca](http://bcassessment.ca) or call **1-866-valueBC** (1-866-825-8322). During January, office hours are Monday to Friday, 8:30 am to 5:00 pm.

**THE ASSESSMENT OFFICE FOR THIS PROPERTY IS:**

Nelson/Trail Assessment Area  
176-333 Victoria St  
Nelson BC V1L 4K3  
21-20-711-05374.925

Phone: 1-866-825-8322 or 604-739-8588  
Fax: 1-855-995-6209

**THE OWNER/LESSEE OF THIS PROPERTY IS:**

28818

S-03  
0924390 B C LTD 80/9 (E)  
9-150 TAMARAC AVE  
FRUITVALE BC V0G 1L1

Before using information in this Notice for non-assessment purposes, please verify records with the Land Title and Survey Authority of British Columbia (ltsa.ca). Wherever words or expressions used in this Notice differ from wording of the legislation, the legislation shall prevail.

FOLLOW US



Applicant's Submission

**BC Assessment**

THIS IS NOT A TAX NOTICE.  
TAX NOTICES ARE ISSUED BY YOUR TAXING AUTHORITY.

Jurisdiction: /11 - Trail Rural  
Roll: 05374.000  
School District: 20

Neighbourhood: 104

CONFIDENTIAL PIN: 0006876484

**2015 PROPERTY ASSESSMENT NOTICE**

This Notice provides you with a general description of your property and an estimate of your property's value for assessment purposes. It also includes your property classification and entitlement to exemptions from taxation, if any apply. For most properties, the value is primarily based on real estate sales and market trends.

**150 TAMARAC AVE**  
BLOCK 183, PLAN NEP785B, DISTRICT LOT 1236, KOOTENAY LAND DISTRICT,  
EXCEPT PLAN 8517, FOR REFERENCE TO TAMARAC MHP BAYS SEE FOLIOS  
75374.010 ET AL, 21711 TAMARAC MANUFACTURED HOME PARK, MHP ROLL #  
21-711-05374.000  
PID: 016-039-408

|                | VALUE     | CLASS       |
|----------------|-----------|-------------|
| LAND           | 409,000   |             |
| BUILDINGS      | 94,800    |             |
| ASSESSED VALUE | \$503,800 | RESIDENTIAL |
| TAXABLE VALUE  | \$503,800 |             |

- 2014 assessed value (as of July 1, 2013) was \$473,800
- 2015 tax rates will be set in May. For tax information, please go to:  
[gov.bc.ca/ruralpropertytax](http://gov.bc.ca/ruralpropertytax)

**IMPORTANT DATES**

- July 1, 2014**  
Assessed value is estimated for most types of properties as of this date.
- October 31, 2014**  
Assessed value reflects property's physical condition and permitted use as of this date.
- January 2 - February 2, 2015**  
Review your property information and contact us with questions.
- February 2, 2015**  
Deadline for filing a Notice of Complaint (Appeal).

**IMPORTANT APPEAL INFORMATION**

You are encouraged to discuss your assessment with one of our appraisers before filing a formal Appeal.

To file online, please use the Notice of Complaint (Appeal) form available at [bcassessment.ca](http://bcassessment.ca). You can also mail, fax or hand deliver a Notice of Complaint (Appeal) to your local BC Assessment office.

Mailed Appeals must be postmarked on or before **February 2, 2015**. The deadline for filing by any means is February 2, 2015.

**QUESTIONS?**

Click "CONNECT" at [bcassessment.ca](http://bcassessment.ca) or call 1-866-valueBC (1-866-825-8322). During January, office hours are Monday to Friday, 8:30 am to 5:00 pm.

**THE ASSESSMENT OFFICE FOR THIS PROPERTY IS:**

Nelson/Trail Assessment Area  
176-333 Victoria St  
Nelson BC V1L 4K3  
21-20-711-05374.000

Phone: 1-866-825-8322 or 604-739-8588  
Fax: 1-855-995-6209

**THE OWNER/LESSEE OF THIS PROPERTY IS:**

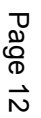
28814

S-03  
0924390 B C LTD 80/9 (E)  
9-150 TAMARAC AVE  
FRUITVALE BC V0G 1L1

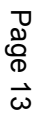
Before using information in this Notice for non-assessment purposes, please verify records with the Land Title and Survey Authority of British Columbia (ltsa.ca). Wherever words or expressions used in this Notice differ from wording of the legislation, the legislation shall prevail.

FOLLOW US   









Applicant's Submission

**ENGINEERING LIMITED**

2248 Columbia Avenue Castlegar, BC V1N 2X1 e-mail: mail@wsaeng.ca

Tel (250) 505-2173

Fax (250) 365-3607

June 14, 2007

File: #C07001-077

Phillip Jackson  
 Interior Health Authority  
 Nelson BC

*Re: Sewage disposal assessment for proposed 3 lot subdivision by Bill Koftinoff near Fruitvale, BC to be submitted by Jerome Hango.*

On June 12, 2007, Ralf Waters of WSA Engineering visited the site to assess the suitability of Lot 2 for Type 1 on-site sewage disposal. This lot is to be 5 acres in size and consists of a grassy field. The southern half of the lot is flat and then slopes down at about 25% to another bench on the north half. Four test holes were investigated on the south part of the lot. Two permeability tests were also conducted near the test holes.

All of the test holes showed evidence of seasonal high water occurring in the spring. One of the holes showed water at a depth of 3 ½ feet. Soil profiles were recorded at two of the observation holes and the results are as follows:

**OBSERVATION HOLE #1**

0-12 inches: Loam topsoil  
 12-40 inches Moderate/Blocky/Clay loam  
 40-48 inches Strong/Platy/Sandy clay  
 SHWT mottling at 36 inches

**OBSERVATION HOLE #2**

0-12 inches: Loam topsoil  
 12-46 inches Moderate/Blocky/Clay loam  
 46-52 inches Massive/Silt loam  
 52-60 inches Strong/Platy/Sandy Clay  
 SHWT mottling at 36 inches

**PERMEAMETER Test #1 (@28")**

KFS = 188.4 mm/day

**PERMEAMETER TEST #2 (@24")**

KFS = 55 mm/day

The top layer of Clay loam is well structured and will provide a Hydraulic Loading Rate of 15 L/m<sup>2</sup>/d. This site would be suitable for Type 1 sewage disposal using shallow trenches with pressure distribution of effluent.

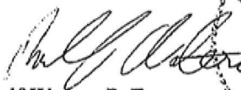
## Applicant's Submission

This report has been prepared for the exclusive use of Bill Koftinoff, the Ministry of Transportation, and the IHA and is in accordance with generally accepted engineering principles and practice. No other warranty, either expressed or implied, is made. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSA Engineering Ltd., accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust that the information provided above meets with your current requirements. If you have any questions, or require any further information, please contact the undersigned.

Sincerely,

**WSA Engineering Ltd.**

  
Ralf Waters, P. Eng.





## Appendix A



Application to (please check where appropriate):

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

Application by: Doreen Macheen

|                 |   |      |                     |
|-----------------|---|------|---------------------|
| Applicant:      | <u>Greenwood Heritage Society</u>                   |      |                     |
| Address:        | <u>214 S. Copper</u><br><u>Greenwood BC V0H 1J0</u> |      |                     |
| Phone:          | <u>250-445-6355</u>                                 | Fax: | <u>250-445-6355</u> |
| Email:          | <u>museum@shaw.ca</u>                               |      |                     |
| Representative: | <u>Vicki Gee - Area "E"</u>                         |      |                     |

Where will the project take place:

|  |
|--|
| <u>At the Greenwood Museum and Visitor Centre.</u> |
|  |
|  |

Is your organization a (please check where appropriate):

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

Project Description:

|   |
|---|
| <u>The project will replace loose, cracked and broken "zee" bricks on the exterior southern wall of the museum building. Once the bricks are replaced the wall will have to be painted to match the rest of the building.</u> |
|   |
|   |

Project outcomes (please check where appropriate):

The Project will ultimately lead to:

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


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

The museum was built in 1981 and although areas of the building have seen improvements, a portion of an exterior wall needs repairs. The replacement of the broken and loose bricks will protect the concrete block structure.

Concrete blocks act as a reservoir to trap and store heat and the bricks will slow down the passage of heat moving through the wall. A concrete wall has no air leaks.

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

Date: APRIL 16, 2015

Signature: 

Print name: DOREEN MACLEAN

GREENWOOD HERITAGE SOCIETY - PROJECTED BUDGET FOR BRICK REPLACEMENT 201.

|   | Unit            | Taxes & Exchge. | Cost       | Total Cost |
|---|-----------------|-----------------|------------|------------|
| Concrete "Zee" Bricks approx. 300 sq. ft. | 19.99 US per 20 | 20%             | 30.00 Cdn. | 3,000.00   |
| Labour includes:                          |                 |                 |            | 2,000.00   |
| Mortar & Sealer                           |                 |                 |            |            |
| Paint & Labour                            |                 |                 |            | 1,000.00   |
| Total                                     |                 |                 |            | 6,000.00   |

[www.z-brick.com](http://www.z-brick.com)

Chris Robinson Contracting: 250-449-5092 <sup>May 4 2015</sup>

Quote for Greenwood Museum

\* Bricks Supplied by Museum

- All other Material, Tools, and Labour  
Supplied by Contractor

- Quote \$2,000 + GST.

Thanks.

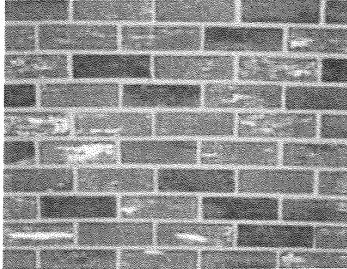
Chris  
Robinson



Catalog | Product Detail

**Oroville Building Supply**30381 Hwy 97, Oroville, WA 98844  
Ph: 5094763149 Fax: 5094763480U.S. - Cdn. 27.40  
~~25.37~~**Z-BRICK USED INCA****SKU: 103381** Model: ZC004205

WOODBURN, OR - QOH: 20



|         |                          |         |
|---------|--------------------------|---------|
| Status  | Norm                     | Qty     |
| Small   | Yes                      | 5       |
| Parcel  |                          | Retail  |
|         |                          | \$19.99 |
| Country | UNITED STATES OF AMERICA | Unit    |
|         |                          | BOX     |
| Vendor  | ZYGROVE CORP             |         |
| Brand   | Z-BRICK                  |         |
| UPC     | 00666493000042           |         |

20' - 10' 1.60  
12' 10' 21.5

**Description****INCA Z-Brick Facing Brick**

Z-BRICK invented the individual thin veneer for the DIY (do it yourself) homeowner and masons in 1956 for both beginners and professionals. This classic thin brick provides a smooth, even texture that anyone can install. Straight cut edges are easy to cut with a hacksaw (score & snap) or tile cutter. Corners are made by miter or butt joints. Easy directions are on each box. Z-BRICK products are made with natural USA materials which have the look, texture, and durability of traditional masonry without the cost or time-consuming masonry installation. Unlike all other brick veneers, Z-BRICK does not require a metal lath or additional structural supports or cement footings. Just spread on the Z-MENT and stick in the Z-BRICK for an instant brick wall. Z-MENT acts as the adhesive and the mortar joints. Installation requires no special training or tools and easy 4-step installation is outlined on each Z-BRICK product. Interior and exterior applications. Z-BRICK has been weather-tested and is guaranteed for 50 years when installed according to manufacturer's specifications. Z-BRICK Z-MENT and Z-SEALER sold Separately: Z-MENT-Natural, Model Mo. ZD044015 (SKU 104280); Z-MENT-Black, Model No. ZD043015 (SKU 104299); Z-MENT-White, Model No. ZD045015 (SKU 112224) and Z-SEALER Model No. ZD070-06-5 (SKU 104310).

**Specifications**

| Specification    | Description                     |
|------------------|---------------------------------|
| Size             | 2-1/4" x 8"                     |
| Thickness        | 5/16"                           |
| Type             | Inca                            |
| Color            | Used                            |
| Material         | Natural cement-based bricks     |
| Coverage         | Approximately 3.2 sq ft per box |
| Package Quantity | 20                              |
| Package Type     | Box                             |

**More Info**

Catalog | Product Detail

Page 1 of 1

|                        |        |            |   |            |      |
|------------------------|--------|------------|---|------------|------|
| Unit Cube              | 0.1206 |            |   | Sub Type   |      |
| Unit Weight            | 7.0000 | Aux Qty    | 0 | Sub Item 1 |      |
| Deliverable via Ground | Yes    | Max Qty    | 0 | Sub Item 2 |      |
| Deliverable via Water  | Yes    |            |   | Other      |      |
| Deliverable via Air    | Yes    | INCOM Code |   | FLC Code   | 3595 |

**Printed By:** tyharden@portal.doitbestcorp.com**Date:** 3/28/2015 12:42 PM



## Gas Tax Application

Application to (please check where appropriate):

|   |  |  |  |   |
|---|--|--|--|---|
| Electoral Area 'A'<br>Director Ali Grieve | Electoral Area 'B'/Lower<br>Columbia-Old<br>Glory<br>Director Linda Worley | Electoral Area 'C'/Christina Lake<br>Director Grace McGregor | Electoral Area 'D'/Rural Grand<br>Forks<br>Director Roly Russell | <input checked="" type="checkbox"/> Electoral Area 'E'/West<br>Boundary<br>Director Vicki Gee |
|---|--|--|--|---|

Application by:

|                 |  |      |      |
|-----------------|--|------|------|
| Applicant:      | Big White Mountain Chamber of Commerce |      |      |
| Address:        | 1894 Ambrosi Road                      |      |      |
|                 | Kelowna, BC, V1Y 4R1                   |      |      |
| Phone:          | 250 869 2370                           | Fax: | N/A. |
| Email:          | info@bigwhitechamber.com               |      |      |
| Representative: | Jude Brunt                             |      |      |

Where will the project take place:

|   |
|---|
| Village Centre at Big White mountain community. |
|   |
|   |

Is your organization a (please check where appropriate):

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

Project Description:

|   |
|---|
| To design & install a tourist trails information sign with visitor info collection point - to encourage proper use of newly created hiking trails & eventually bike trails + explanations of flora/fauna etc, & guidelines for environmental sensitivity. |
|---|

Requesting a grant of \$2,800 to design & construct a lasting piece of infrastructure for the community.

Project outcomes (please check where appropriate):

The Project will ultimately lead to:

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

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

Encourage more widespread use of hiking trails by local residents, tourists & also children.  
 Develop people's love of the outdoors - away from energy using appliances, devices etc.  
 Increase fitness levels  
 Develop a marketable tourist activity resulting in significant economic development for the community.

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

Date: May 1<sup>st</sup> 2015.

Signature: 

Print name: Jude A. Brunt.





103-140 Commercial Drive  
Kelowna, BC V1X 7X6  
p. 250.491.3311 f. 250.491.3371  
signs@inter-mtn.com  
www.inter-mtn.com

## Canadian Order Confirmation

|   |   |                                   |   |
|---|---|-----------------------------------|---|
| <b>Company:</b> Big White Chamber of Commerce |   | <b>Phone:</b> (250) 765-1501      | <b>Job #</b>  |
| <b>Contact:</b> Jude Brunt                    |   | <b>Fax:</b>                       |   |
| <b>Job Title:</b>                             |   | <b>Cell:</b>                      |   |
| <b>Bill To:</b>                               | c/o 5315 Big White Road<br>Kelowna BC V1P 1P3<br>Canada | <b>Email:</b>                     | jude@globedining.com  |
| <b>Ship To:</b>                               |   | <b>Carrier:</b>                   | Collect <input type="checkbox"/> Prepaid <input type="checkbox"/> |
|   |   | <b>Account #:</b>                 | Deposit Invoiced <input type="checkbox"/>                         |
| <b>Payment Info:</b>                          |   | Estimate <input type="checkbox"/> | Invoiced <input type="checkbox"/>                                 |

| Date     | Date Required    | Salesperson | Customer PO # |
|----------|------------------|-------------|---------------|
| 5/4/2015 | To be determined | Sarah       |               |

| Qty  | Size  | Order # | Description   | Price         | Total             |
|--|-------|---------|---|---------------|-------------------|
| 1  | 8'x8' | PB 99   | Two panel aluminum or wood sign, measuring 8' x 8' consisting of two panels, each measuring 8' x 4' with either printed or cut vinyl graphics complete with acrylic box to hold visitor books | \$2,599.00    | \$2,599.00        |
|  |       |         |   |               | \$0.00            |
|  |       |         |   |               | \$0.00            |
|  |       |         |   |               | \$0.00            |
|  |       |         |   |               | \$0.00            |
|  |       |         |   |               | \$0.00            |
|  |       |         |   |               | \$0.00            |
|  |       |         |   |               | \$0.00            |
|  |       |         |   |               | \$0.00            |
| <b>W      x L      x H      lbs      pkgs</b> <span style="float: right;">Freight Charges (if applicable)</span> |       |         |   |               |                   |
| <b>W      x L      x H      lbs      pkgs</b>  |       |         |   |               |                   |
| <b>Special Instructions:</b>   |       |         |   | Sub Total:    | \$2,599.00        |
|  |       |         |   | GST           | \$129.95          |
|  |       |         |   | PST           | \$181.93          |
| <b>Inventory Removed</b> <input type="checkbox"/> <b>Sales Order</b> <input type="checkbox"/>                    |       |         |   | <b>Total:</b> | <b>\$2,910.88</b> |

**Approval & Acceptance**

I, \_\_\_\_\_ have read, understood and accepted the above quotation. I further agree that if any changes are made to the above order prior to acceptance, prices may vary. Shipping, packaging and brokerage charges may apply. All prices are good for 30 days.

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Your Purchase Order #:**

***Thank you for your business!***

Rev 6/6/2013

| M E M O R A N D U M         |   |                                      |  |               |
|-----------------------------|---|--------------------------------------|--|---------------|
|                             |   |                                      |  |               |
| TO:                         | Director Ali Grieve, Area "A"           |                                      |  |               |
|                             |   |                                      |  |               |
| FROM:                       | Deep Sidhu - Financial Services Manager |                                      |  |               |
|                             |   |                                      |  |               |
|                             |   |                                      |  |               |
| RE:                         | Grants-In-Aid 2015                      |                                      |  |               |
|                             |   |                                      |  |               |
|                             |   |                                      |  |               |
| Balance Remaining from 2014 |   |                                      |  | \$ 152.00     |
| 2015 Requisition            |   |                                      |  | \$ 31,527.00  |
| Less Board Fee 2015         |   |                                      |  | \$ (1,227.00) |
|                             |   |                                      |  |               |
|                             |   |                                      |  |               |
| Total Funds Available:      |   |                                      |  | \$ 30,452.00  |
|                             |   |                                      |  |               |
| RESOLUTION #                | DATE                                    | RECIPIENT                            | DESCRIPTION  | AMOUNT        |
| 25-15                       | Jan-15                                  | Community Futures - Greater Trail    | Junior Dragon's Den                                | \$ 500.00     |
| 100-15                      | Feb-15                                  | Beaver Valley Golf & Recreation      | Men's & Ladies Night sponsorship                   | \$ 1,152.00   |
| 100-15                      |   | Mad Trapper Archery Shoot Fundraiser | Annual Fundraiser                                  | \$ 1,000.00   |
| 100-15                      |   | Beaver Valley Recreation             | Annual Senior's Dinner                             | \$ 1,000.00   |
| 100-15                      |   | Zone 6 BC Seniors Games              | Games in North Vancouver                           | \$ 400.00     |
| 100-15                      |   | J.L. Crowe Secondary School          | 2015 Scholarship "Memory of Fallen Firefighter     | \$ 500.00     |
| 100-15                      |   | J.L. Crowe Grad 2015                 | 2015 Safe Grad                                     | \$ 500.00     |
| 100-15                      |   | West Kootenay Science Fair           | 2015 Regional Science Fair                         | \$ 100.00     |
| 148-15                      | Mar-15                                  | Fathers Day Charity Golf             | Annual Event                                       | \$ 600.00     |
| 148-15                      |   | Village of Fruitvale                 | BV Citizen of the Year                             | \$ 100.00     |
| 148-15                      |   | Neson&Ft. Sheppard Railway           | Community Train Rides                              | \$ 2,000.00   |
| 148-15                      |   | Beaver Valley Blooming Society       | Maintaing Flower Beds                              | \$ 2,500.00   |
| 148-15                      |   | Beaver Valley Blooming Society       | Landscaping around Memorial hall                   | \$ 5,000.00   |
| 148-15                      |   | Beaver Valley May Days               | 2015 Annual May Days Event                         | \$ 3,000.00   |
| 148-15                      |   | Greater Trail Minor Hokcey Assoc.    | Midge Tier 2 Provincials                           | \$ 200.00     |
| 148-15                      |   | Village of Montrose                  | Pancake Breakfast - Annual Event                   | \$ 500.00     |
| 148-15                      |   | Village of Fruitvale                 | Jingle Down Main Street - Dec 5.                   | \$ 1,000.00   |
| 148-15                      |   | Village of Fruitvale                 | Rembrance Day Luncheon                             | \$ 500.00     |
| 148-15                      |   | Champion Internet Society            | Fees to Establish Society                          | \$ 250.00     |
| 191-15                      | Apr-15                                  | Beaver Valley Avalanche Hockey Club  | Assist with school meal Program/Kids Helping Kids) | \$ 1,000.00   |
| 191-15                      |   | Columbia Gardens Recreation Society  | Develop Binks Road Park& signage                   | \$ 2,000.00   |
|                             |   |                                      |  |               |
|                             |   |                                      |  |               |
|                             |   |                                      |  |               |
|                             |   |                                      |  |               |
| Total                       |   |                                      |  | \$ 23,802.00  |
|                             |   |                                      |  |               |
| BALANCE REMAINING           |   |                                      |  | \$ 6,650.00   |

[illegible]

|                               |   | <b>M E M O R A N D U M</b>           |   |                     |
|-------------------------------|---|--------------------------------------|---|---------------------|
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
| <b>TO:</b>                    | <b>Director Grace McGregor, Electoral Area 'C'/Christina Lake</b> |                                      |   |                     |
|                               |   |                                      |   |                     |
| <b>FROM:</b>                  | <b>Deep Sidhu, Financial Services Manager</b>                     |                                      |   |                     |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
| <b>RE:</b>                    | <b>Grants-In-Aid 2015</b>   |                                      |   |                     |
|                               |   |                                      |   |                     |
| Balance Remaining from 2014   |   |                                      |   | \$ 4,283.67         |
| 2015 Requisition              |   |                                      |   | 60,466.00           |
| Less Board Fee 2015           |   |                                      |   | (2,166.00)          |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
| <b>Total Funds Available:</b> |   |                                      |   | \$ 62,583.67        |
|                               |   |                                      |   |                     |
| <b>RESOLUTION #</b>           | <b>DATE</b>   | <b>RECIPIENT</b>                     | <b>DESCRIPTION</b>                                    | <b>AMOUNT</b>       |
| 25-15                         | Jan-15  | BC Senior Games-Zone 6               | Senior Games in North Vancouver                       | \$ 400.00           |
| 25-15                         |   | Boundary Country Chamber of Commerce | Business Community initiatives                        | \$ 2,500.00         |
| 25-15                         |   | Christina Gateway Community Dev.     | Promotion of Christina Lake                           | \$ 4,687.20         |
| 100-15                        | Feb-15  | West Kootenay Regional Science Fair  | 2015 Regional Fair                                    | \$ 100.00           |
| 100-15                        |   | Boundary Youth Soccer Association    | Offset costs for Boundary area                        | \$ 500.00           |
| 148-15                        | Mar-15  | C.L. Stewardship Society             | C.L. Watershed Annual Review                          | \$ 2,500.00         |
| 148-15                        |   | C.L. Stewardship Society             | Prizes for Lake Clean Up Day                          | \$ 1,000.00         |
| 148-15                        |   | G.F. Firefighters Assoc.             | G.F. FireBells & Fanfare Antique fire appratus parade | \$ 1,500.00         |
| 191-15                        | Apr-15  | Boundary Multi-4 H Club              | Membership for hardship families                      | \$ 1,000.00         |
| 191-15                        |   | Christina Gateway Community Dev.     | Community Newsletter                                  | \$ 1,188.00         |
| 191-15                        |   | Christina Gateway Community Dev.     | Homecoming 2015                                       | \$ 16,000.00        |
| 191-15                        |   | Christina Gateway Community Dev.     | Senior's Housing Society assistance                   | \$ 5,000.00         |
| 191-15                        |   | Christina Lake Fire Fighters Society | Easter Egg Hunt 2015                                  | \$ 400.00           |
| 191-15                        |   | Grand Forks ATV Club                 | Hosting of three events                               | \$ 1,500.00         |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
|                               |   |                                      |   |                     |
| <b>Total</b>                  |   |                                      |   | <b>\$38,275.20</b>  |
| <b>BALANCE REMAINING</b>      |   |                                      |   | <b>\$ 24,308.47</b> |



| <b>M E M O R A N D U M</b>    |  |  |   |                     |
|-------------------------------|--|--|---|---------------------|
|                               |  |  |   |                     |
|                               |  |  |   |                     |
| <b>TO:</b>                    | <b>Director Roly Russell, Electoral Area 'D'/Rural Grand Forks</b> |  |   |                     |
|                               |  |  |   |                     |
| <b>FROM:</b>                  | <b>Deep Sidhu - Financial Services Manager</b>                     |  |   |                     |
|                               |  |  |   |                     |
| <b>RE:</b>                    | <b>Grants-In-Aid 2015</b>  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
| Balance Remaining from 2014   |  |  |   | <b>\$9,060.65</b>   |
| 2015 Requisition              |  |  |   | <b>38,387.00</b>    |
| Less Board Fee 2015           |  |  |   | <b>(1,387.00)</b>   |
|                               |  |  |   |                     |
| <b>Total Funds Available:</b> |  |  |   | <b>\$46,060.65</b>  |
|                               |  |  |   |                     |
| <b>RESOLUTION #</b>           | <b>DATE</b>  | <b>RECIPIENT</b>                         | <b>DESCRIPTION</b>                      | <b>AMOUNT</b>       |
| 25-15                         | Jan-15   | Grand Forks Figure Skating Club          | Ice Rental, Coaches fees & wages        | \$ 1,000.00         |
| 25-15                         |  | City of Grand Forks                      | Family Day Event                        | \$ 500.00           |
| 25-15                         |  | Boundary Country Chamber of Commerce     | Business Community initiatives          | \$ 2,500.00         |
| 25-15                         |  | BC Senior Games - Zone 6                 | Senior Games in North Vancouver         | \$ 400.00           |
| 100-15                        | Feb-15   | G.F. Secondary School                    | Agriculture Scholarship - Sargeant      | \$ 1,000.00         |
| 191-15                        | Apr-15   | Boundary Multi-4 H Club                  | Membership for hardship families        | \$ 1,000.00         |
| 191-15                        |  | Boundary Invasive Species Society        | Aquatic Invasive species inventory      | \$ 1,000.00         |
| 191-15                        |  | Boundary Youth Soccer Association        | Equipment & materials                   | \$ 500.00           |
| 191-15                        |  | Grand Forks & District Fall Fair Society | Assist with 105th year Agriculture Fair | \$ 2,500.00         |
| 191-15                        |  | Grand Forks Flying Association           | Insurance for club courtesy car         | \$ 2,000.00         |
| 191-15                        |  | G.F. Curling Seniors Mixed Team          | Travel for Zone 1 BC Masters            | \$ 200.00           |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
|                               |  |  |   |                     |
| <b>Total</b>                  |  |  |   | <b>\$12,600.00</b>  |
|                               |  |  |   |                     |
| <b>Balance Remaining</b>      |  |  |   | <b>\$ 33,460.65</b> |

| M E M O R A N D U M         |   |   |   |              |
|-----------------------------|---|---|---|--------------|
|                             |   |   |   |              |
|                             |   |   |   |              |
| TO:                         | Director Vicki Gee, Electoral Area 'E'/ West Boundary |   |   |              |
|                             |   |   |   |              |
| FROM:                       | Deep Sidhu, Financial Services Manager                |   |   |              |
|                             |   |   |   |              |
| RE:                         | Grants-In-Aid 2015                                    |   |   |              |
|                             |   |   |   |              |
|                             |   |   |   |              |
| Balance Remaining from 2014 |   |   |   | \$ 79.98     |
| 2015 Requisition            |   |   |   | \$ 86,501.00 |
| Less Board Fee 2015         |   |   |   | (3,101.00)   |
|                             |   |   |   |              |
| Total Funds Available:      |   |   |   | \$ 83,479.98 |
|                             |   |   |   |              |
| RESOLUTION #                | DATE  | RECIPIENT                                       | DESCRIPTION                                       | AMOUNT       |
| 25-15                       | Jan-15  | Midway Public Library                           | Replace old & dated computers                     | \$ 1,200.00  |
| 25-15                       |   | Kelowna Ski Club                                | New Gates, Radios & Wireless Timers               | \$ 2,500.00  |
| 25-15                       |   | Kelowna & District Society for People in Motion | Manage & facilitate adaptive snow sports          | \$ 1,000.00  |
| 25-15                       |   | City of Greenwood                               | Building Gates etc for outdoor rink               | \$ 1,500.00  |
| 25-15                       |   | Kettle Valley Racing                            | Sponsoring of events                              | \$ 1,000.00  |
| 25-15                       |   | Boundary Country Chamber of Commerce            | Business Community initiatives                    | \$ 2,500.00  |
| 100-15                      | Feb-15  | Boundary District Curling Club                  | West Boundary                                     | \$ 4,000.00  |
| 100-15                      |   | Columbia Basin Alliance for Literacy            | Purhcase of a computer                            | \$ 1,000.00  |
| 100-15                      |   | Big White Community Policing                    | Assistance with 2014-15 Season                    | \$ 3,000.00  |
| 100-15                      |   | Zone 6 BC Seniors Games                         | Games in North Vancouver                          | \$ 400.00    |
| 148-15                      | Mar-15  | City of Greenwood                               | Lifeguard for Municipal Pool                      | \$ 4,500.00  |
| 148-15                      |   | West Boundary Road Rescue (Midway)              | 2 Portable Radios & batteries                     | \$ 2,349.09  |
| 148-15                      |   | West Kootenay Science Fair                      | 2015 Regional Science Fair                        | \$ 100.00    |
| 148-15                      |   | Boundary Youth Soccer Association               | Gold Level Sponsorship                            | \$ 500.00    |
|                             | Apr-15  | Regional District of Okanagan/Similkameen       | Wildfire Suppression Services                     | \$ 3,630.18  |
| 191-15                      | Apr-15  | Big White Tourism Society                       | Environmentally friendly mosquito control program | \$ 650.00    |
| 191-15                      |   | Boundary Women's Softball League                | Wind - up tournament -prizes/etc.                 | \$ 1,000.00  |
| 191-15                      |   | Boundary Family & Individual Resources          | Girls Eye View & Mentoring Program                | \$ 500.00    |
| 191-15                      |   | School District #51 (Boundary)                  | Gateway Project support                           | \$ 1,000.00  |
| 191-15                      |   | Community Futures Boundary                      | Grant Writing Workshop                            | \$ 500.00    |
|                             |   |   |   |              |
|                             |   |   |   |              |
|                             |   |   |   |              |
| Total                       |   |   |   | \$ 32,829.27 |
|                             |   |   |   |              |
| Balance Remaining           |   |   |   | \$ 50,650.71 |

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
May 7, 2015**

**A**

**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 |    | 87,167.87 |
| Allocation to Dec 31, 2014 | Received |    | 84,868.70 |
| Allocation to Dec 31, 2015 |          |    | 83,549.19 |

TOTAL AVAILABLE FOR PROJECTS

**\$ 756,730.34**

**Expenditures:**

Approved Projects:

|        |                                     |            |    |            |
|--------|-------------------------------------|------------|----|------------|
| 2009   | Columbia Gardens Water Upgrade      | Completed  | \$ | 250,000.00 |
| 2011   | South Columbia SAR Hall             | Completed  |    | 2,665.60   |
| 281-13 | BV Family Park - Solar Hot Water    | Funded     |    | 16,684.00  |
|        | BV Family Park - Solar Hot Water    | Pending or |    |            |
|        |                                     | Committed  |    | 11,316.00  |
| 451-13 | Beaver Valley Arena - Lighting      | Funded     |    | 69,000.00  |
| 26-14  | LWMP Stage II Planning Process      | Funded     |    | 805.88     |
| 17-15  | Beaver Creek Park - Band Shell/Arbc | Approved   |    | 100,000.00 |

TOTAL SPENT OR COMMITTED

**\$ 450,471.48**

TOTAL REMAINING

**\$ 306,258.86**

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
May 7, 2015**

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

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

**Revenue:**

Per Capital Allocation of Gas Tax Grant:

|                            |          |    |           |
|----------------------------|----------|----|-----------|
| Allocation to Dec 31, 2007 | Received | \$ | 69,049.93 |
| Allocation to Dec 31, 2008 | Received |    | 33,116.46 |
| Allocation to Dec 31, 2009 | Received |    | 64,912.00 |
| Allocation to Dec 31, 2010 | Received |    | 64,017.00 |
| Allocation to Dec 31, 2011 | Received |    | 64,010.00 |
| Allocation to Dec 31, 2012 | Received |    | 65,936.00 |
| Allocation to Dec 31, 2013 | Received |    | 65,907.41 |
| Allocation to Dec 31, 2014 | Received |    | 64,169.02 |
| Allocation to Dec 31, 2015 |          |    | 63,171.34 |

TOTAL AVAILABLE FOR PROJECTS

|               |
|---------------|
| \$ 554,289.16 |
|---------------|

**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         | Funded     |    | 20,000.00 |
| 261-14  | Rivervale Water & Streetlighting Utility | Funded     |    | 20,000.00 |
| 262-14  | Genelle Imp. District - Water Reservoir  | Funded     |    | 93,750.00 |
|         |  | Pending or |    |           |
|         | Genelle Imp. District - Water Reservoir  | Committed  |    | 31,250.00 |
| 263-14  | Oasis Imp. District - Water Well         | Funded     |    | 26,250.00 |
|         |  | Pending or |    |           |
|         | Oasis Imp. District - Water Well         | Committed  |    | 8,750.00  |

TOTAL SPENT OR COMMITTED

|               |
|---------------|
| \$ 365,672.67 |
|---------------|

TOTAL REMAINING

|               |
|---------------|
| \$ 188,616.49 |
|---------------|

07/05/2015

Gas Tax Agreement EA Committee.xls



**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
May 7, 2015**



**ELECTORAL AREA 'C' / CHRISTINA LAKE**

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

**Revenue:**

Per Capital Allocation of Gas Tax Grant:

|                            |          |              |
|----------------------------|----------|--------------|
| Allocation to Dec 31, 2007 | Received | \$ 69,877.75 |
| Allocation to Dec 31, 2008 | Received | 33,513.49    |
| Allocation to Dec 31, 2009 | Received | 65,690.00    |
| Allocation to Dec 31, 2010 | Received | 64,785.00    |
| Allocation to Dec 31, 2011 | Received | 64,778.00    |
| Allocation to Dec 31, 2012 | Received | 65,746.00    |
| Allocation to Dec 31, 2013 | Received | 65,718.43    |
| Allocation to Dec 31, 2014 | Received | 63,985.02    |
| Allocation to Dec 31, 2015 |          | 62,990.20    |

TOTAL AVAILABLE FOR PROJECTS

**\$ 557,083.89**

**Expenditures:**

Approved Projects:

|        |   |                      |              |
|--------|---|----------------------|--------------|
| 11207  | Christina Lake Community and Visitors Centre  | Advanced             | \$ 50,000.00 |
| 2009   | CLC&VC  | Advanced             | 25,000.00    |
| 2010   | CLC&VC  | Advanced             | 25,000.00    |
| 2010   | Living Machine  | Advanced             | 80,000.00    |
| 2012   | Kettle River Watershed Study  | Funded               | 5,000.00     |
| 2013   | Kettle River Watershed Project  | Funded               | 9,959.86     |
| 2014   | Kettle River Watershed Project  | Funded               | 3,548.77     |
| 2010   | Kettle River Watershed Study  | Pending or Committed | 1,491.37     |
| 417-13 | Kettle River Watershed (Granby Wilderness Society)  | Funded               | 2,000.00     |
| 2011   | Solar Aquatic System Upgrades   | Completed            | 7,325.97     |
| 418-13 | Christina Lake Chamber of Commerce (Living Arts Centre Sedum/Moss Planting Medium)            | Funded               | 20,697.00    |
| 106-14 | Christina Gateway Community Development Association   | Funded               | 20,000.00    |
| 264-14 | Christina Lake Solar Aquatic System Upgrades  | Funded               | 3,239.29     |
|        | Christina Lake Solar Aquatic System Upgrades  | Pending or Committed | 1,760.71     |
| 16-15  | Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery | Funded               | 32,072.33    |
|        | Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery | Pending or Committed | 10,690.78    |
| 18-15  | CL Elementary Parent Advisory Council - Hulitlan/Outdoor Classroom                            | Funded               | 27,660.00    |
|        | CL Elementary Parent Advisory Council - Hulitlan/Outdoor Classroom                            | Pending or Committed | 9,220.00     |

TOTAL SPENT OR COMMITTED

**\$ 334,666.08**

TOTAL REMAINING

**\$ 222,417.81**

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
May 7, 2015**

**ELECTORAL AREA 'D' / RURAL GRAND FORKS**

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

**Revenue:**

## Per Capital Allocation of Gas Tax Grant:

|                            |          |               |
|----------------------------|----------|---------------|
| Allocation to Dec 31, 2007 | Received | \$ 154,656.26 |
| Allocation to Dec 31, 2008 | Received | 74,173.40     |
| Allocation to Dec 31, 2009 | Received | 145,389.00    |
| Allocation to Dec 31, 2010 | Received | 143,385.00    |
| Allocation to Dec 31, 2011 | Received | 143,370.00    |
| Allocation to Dec 31, 2012 | Received | 150,634.00    |
| Allocation to Dec 31, 2013 | Received | 150,571.27    |
| Allocation to Dec 31, 2014 | Received | 146,599.76    |
| Allocation to Dec 31, 2015 |          | 144,320.46    |

TOTAL AVAILABLE FOR PROJECTS

**\$ 1,253,099.15****Expenditures:**

## Approved Projects:

|        |  |                      |             |
|--------|--|----------------------|-------------|
| 8549   | City of GF - Airshed Quality Study                 | Completed            | \$ 5,000.00 |
| 2010   | Kettle River Water Study                           | Funded               | 25,000.00   |
| 2012-1 | Kettle River Watershed Study                       | Funded               | 15,000.00   |
| 2012-2 | Kettle River Watershed Study                       | Funded               | 10,000.00   |
| 2013   | Kettle River Watershed Project                     | Funded               | 24,899.66   |
| 2014   | Kettle River Watershed Study                       | Funded               | 41,490.99   |
| 2010   | Kettle River Watershed Study                       | Pending or Committed | 8,609.35    |
| 417-13 | Kettle River Watershed (Granby Wilderness Society) | Funded               | 2,000.00    |
| 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   |
| 27-14  | Boundary Museum                                    | Funded               | 77,168.50   |
| 178-15 | Grand Forks Rotary Club (Spray Park)               | Approved             | 25,000.00   |

TOTAL SPENT OR COMMITTED

**\$ 374,964.50**

TOTAL REMAINING

**\$ 878,134.65**

07/05/2015

Gas Tax Agreement EA Committee.xls

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
May 7, 2015**

**E**

**ELECTORAL AREA 'E' / WEST BOUNDARY**

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

**Revenue:**

Per Capital Allocation of Gas Tax Grant:

|                            |          |               |
|----------------------------|----------|---------------|
| Allocation to Dec 31, 2007 | Received | \$ 108,785.28 |
| Allocation to Dec 31, 2008 | Received | 52,173.61     |
| Allocation to Dec 31, 2009 | Received | 102,266.68    |
| Allocation to Dec 31, 2010 | Received | 100,857.14    |
| Allocation to Dec 31, 2011 | Received | 100,846.00    |
| Allocation to Dec 31, 2012 | Received | 93,112.00     |
| Allocation to Dec 31, 2013 | Received | 93,073.54     |
| Allocation to Dec 31, 2014 | Received | 90,618.62     |
| Allocation to Dec 31, 2015 | Received | 89,209.69     |

TOTAL AVAILABLE FOR PROJECTS

**\$ 830,942.56**

**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 (heat pump)  | Completed            | 35,000.00   |             |
| 2010    | Rock Creek Medical Clinic (windows/doors)  | Completed            | 18,347.56   |             |
| 2010    | Kettle Valley Golf Club (Pumps)  | Completed            | 24,834.63   | } 41,368.00 |
| 2011    | Kettle Valley Golf Club (Pumps)  | Completed            | 10,165.37   |             |
| 2011    | Kettle Valley Golf Club (Pumps)  | Completed            | 6,368.00    |             |
| 2010    | Rock Creek Fairground Facility U/G   | Completed            | 14,235.38   | } 44,000.00 |
| 2011    | Rock Creek Fairground Facility U/G   | Completed            | 22,764.62   |             |
| 2011    | Rock Creek Fairground Facility U/G   | Completed            | 7,000.00    |             |
| 2010/11 | Beaverdell Community Hall Upgrades   | Completed            | 47,000.00   |             |
| 2010    | Kettle River Water Study   | Funded               | 25,000.00   |             |
| 2012-1  | Kettle River Watershed Study   | Funded               | 15,000.00   |             |
| 2012-2  | Kettle River Watershed Study   | Funded               | 40,000.00   |             |
| 2013    | Kettle River Watershed Project   | Funded               | 49,799.31   |             |
| 2014    | Kettle River Watershed Study   | Funded               | 33,201.82   |             |
| 2010    | Kettle River Watershed Study   | Pending or Committed | 11,998.87   |             |
| 417-13  | Kettle River Watershed (Granby Wilderness Society)                               | Funded               | 2,000.00    |             |
| 145-14  | Rock Creek & Boundary Fair Association (Electrical Lighting & Equipment Upgrade) | Funded               | 35,122.00   |             |

TOTAL SPENT OR COMMITTED

**\$ 450,327.56**

TOTAL REMAINING

**\$ 380,615.00**

07/05/2015

Gas Tax Agreement EA Committee.xls