

Electoral Area Services

Thursday, June 11, 2015 - 5:00 pm

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

A G E N D A

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

A) June 11, 2015

Recommendation: That the June 11, 2015 Electoral Area Services Agenda be adopted.

3. MINUTES

A) May 14, 2015

Recommendation: That the May 14, 2015 Electoral Area services minutes be received.

[Minutes-Electoral Area Services Committee - May 14, 2015 Pdf](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

A) **Mt. Baldy Ski Resort**
Re: Bylaw Amendments Request for Eagle Residential Area (Strata KAS1840)
Mt. Baldy Ski Resort - Eagle Residential Area
Strata Plan KAS1840

RDKB File: M-13

Recommendation: That the staff report regarding the application for bylaw amendments for the Eagle Residential Area, Strata KAS1840, be received.

[Mt. Baldy Report.pdf](#)

B) A Memorandum of resolutions and their status

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

[ToEndOfMayForJune2015.pdf](#)

6. NEW BUSINESS

A) Arrowhead Holdings Ltd. & Waneta Enterprises Ltd.

Re: Development Permit

855 China Creek Road, Electoral Area 'B'/Lower Columbia-Old Glory

Lot B, DL 7187 and DL 8073, KD, Plan NEP62844

RDKB File: B-7187-08836.200

Recommendation: That the staff report regarding the application submitted by Arrowhead Holdings Ltd. and Waneta Enterprises Ltd. for a Development Permit for the parcel legally described as Lot B, DL 7187 and DL 8073, KD, Plan NEP62844, be received.

[2015-05-12 Arrowhead Waneta DP EAS.pdf](#)

B) Theresa & Brad Serwa

Re: Development Permit

635 Feathertop Way, Big White, Electoral Area 'E'/West Boundary

Strata Lot 74, 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

RDKB File: BW-4222-07500.970

Recommendation: That the staff report regarding the application for a Development Permit submitted by Bradley and Theresa Serwa, through their agent Weninger Construction & Design Ltd., for the property legally described as Strata Lot 74, 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.

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

C) **RDKB - Big White Firehall**

Re: Development Permit

7555 Porcupine Rd., Big White, Electoral Area 'E'/West Boundary

DL 4151s, SDYD

RDKB File: BW-4151s-07900.100

Recommendation: That the staff report regarding the application for a Development Permit submitted by the Regional District of Kootenay Boundary, for the property legally described as DL 4151s, SDYD, be received.

[2015-05-20 Firehall DP EAS.pdf](#)

D) **Regional District of North Okanagan**

Re: Regional Growth Strategy - Adjacent Local Government Referral

RDNO - Portions of the RDNO, including the Cities of Armstrong, Enderby, and Vernon, District of Coldstream, Village of Lumby, Township of Spallumcheen and surrounding Electoral Areas B - Swan Lake, C - B.X. District, D - Rural Lumby, E - Cherryville, and F Rural Enderby.

RDKB File: R-23

Recommendation: That the notification from the Regional District of North Okanagan regarding their intent to initiate a

5-Year Review of the North Okanagan Regional Growth Strategy Bylaw No. 2500, 2011, be received.

[2015-06-03_RGS_RDNO_EAS.pdf](#)

E) **City of Rossland**

Re: Subdivision Referral

Near Redstone Golf Course

Plan NEPX62, Land District 26, Township 9A, Subsidy Lot 36, Parcel 1, District Lot 931, Kootenay Land District except Plan 2848, (REF PL, 2347I) & EXC PL NEP 83231, NEP83293, NEP87056 & EPP2679

Plan NEPX62, Land District 26, Township 9A, Subsidy Lot 56
RDKB File: R-1

Recommendation: That the staff report regarding the subdivision referral submitted by the City of Rossland for the parcels legally described as Plan NEPX62, Land District 26, Township 9A, Subsidy Lot 36, Parcel 1, District Lot 931, Kootenay Land District except Plan 2848, (REF PL, 2347I) & EXC PL NEP 83231, NEP83293, NEP87056 & EPP2679 and Plan NEPX62, Land District 26, Township 9A, Subsidy Lot 56, be received.

[2015-05-12_Rossland_Subdivision_EAS.pdf](#)

F) **Castlegar Nordic Ski Club**

RE: Gas Tax Application - Electoral Area 'B'

Recommendation: That the Castlegar Nordic Ski Club's Gas Tax Application in the amount of \$10,000 to upgrade the Paulson cross country ski trails be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Castlegar Nordic Ski Club Gas Tax Application.pdf](#)

G) **Black Jack Cross Country Ski Club Society**

RE: Gas Tax Application - Electoral Area 'B'

Recommendation: That the Black Jack Cross Country Ski Club Societies Gas Tax Application in the amount of \$10,000 to partially fund the purchase of a Snow Cat for grooming trails be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Black Jack Gas Tax Application.pdf](#)

H) **Regional District of Kootenay Boundary**
RE: Gas Tax Application - Electoral Area 'B'

Recommendation: That the RDKB's Gas Tax application in the amount of \$14,417.00 for replacing the current streetlights to LED lights in the Rivervale Water & Streetlighting Utility Service Area be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Rivervale Street Lights Gas Tax Application.pdf](#)

I) **Regional District of Kootenay Boundary**
RE: Gas Tax Application - Electoral Area 'B'

Recommendation: That the RDKB's Gas Tax application in the amount of \$90,000.00 for installation of flow meters and improvements to the pump house in the Rivervale-Oasis Sewer Utility Service Area be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Rivervale Oasis Flow Meters Gas Tax Application.pdf](#)

J) **Grant in Aid Update**

Recommendation: That the Grant in Aid report be received.

[2015 Grant in Aid.pdf](#)

K) **Gas Tax Update**

Recommendation: That the Gas Tax report be received.

[Gas Tax Agreement EA Committee \(June 3, 2015\).pdf](#)

7. LATE (EMERGENT) ITEMS
8. DISCUSSION OF ITEMS FOR FUTURE AGENDAS
9. CLOSED (IN CAMERA) SESSION
10. ADJOURNMENT



**Electoral Area Services
Minutes**

Thursday, May 14, 2015
RDKB Board Room,
843 Rossland Ave., Trail, BC

Directors Present:

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

Staff Present:

Mark Andison, Manager of Operations/Deputy CAO
Donna Dean, Manager of Planning & Development
Maria Ciardullo, Recording Secretary

CALL TO ORDER

Chair Worley called the meeting to order at 5:06 p.m.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

May 14, 2015

There were 3 additions to the agenda as follows:

8C - Quagga Mussels update
8D - Fortis Billing
8E - OCP in Rural Bridesville update

Moved: Director McGregor

Seconded: Director Russell

That the May 14, 2015 Electoral Area Services Agenda be adopted as amended.

Carried.

MINUTES

April 16, 2015

Director Gee wanted the item regarding the Community Forest changed to read '**how** Electoral Areas can be involved in Community Forest' instead of 'why Electoral Areas are **not** involved in the Community Forest'.

Moved: Director Gee

Seconded: Director Russell

That the minutes of the April 16, 2015 Electoral Area Services Committee be received as amended.

Carried.

DELEGATIONS

There were no delegations in attendance.

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

Moved: Director McGregor

Seconded: Director Russell

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

Carried.

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

Mark Andison, General Manager of Operations/Deputy CAO reviewed the staff report with the Committee members. He outlined various entities that can hold community forest tenures, including: corporations, partnerships, co-operatives, societies, municipalities, and First Nations. There was a general discussion about various examples around the province and how regional districts have participated in community forest initiatives.

Moved: Director McGregor

Seconded: Director Russell

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.

Carried.

NEW BUSINESS**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

Donna Dean, Manager of Planning and Development reviewed the application with the Committee members. She mentioned this application requires the Ministry of Transportation and Infrastructure's approval before a building permit can be issued. The Area 'C' APC supports this application. There was a general discussion on the natural boundary of the lake and the setbacks required.

Moved: Director McGregor
Opposed: Director Russell

Seconded: Director Gee

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.

Carried.

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

Donna Dean reviewed the application with the Committee members. It was stated that the Electoral Area 'A' APC supports this. Before a building permit can be issued, an approved sewer system must be in place.

Moved: Director McGregor

Seconded: Director Grieve

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.

Carried.

Moved: Director Grieve

Seconded: Director Russell

That the application submitted by R-Tex Holdings Ltd. for a Development Variance Permit to allow a variance of 3.7m² to the floor area for a dwelling unit, from 45m² to 41.3m² 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.

Carried.

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

Donna Dean reviewed the application with the Committee members. She stated that the applicant plans on adding on to the rear of the existing building; adding 13 parking spaces; screening on the west side of the property and around the garbage disposal containers; addition of road mulch for dust control; and the addition of pot lights. The Electoral Area 'C' APC supports this application. She also explained that the application has been referred to the Ministry of Transportation and Infrastructure and Christina Lake Fire Department.

Moved: Director McGregor

Seconded: Director Russell

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.

Carried.

John & Sharon Winkler

RE: Development Permit

675 Feathertop Way, Big White, Electoral Area 'E'/West Boundary
Strata Lot 78, DL 4222, SDYD, Plan KAS3134
RDKB File: BW-4222-07500.990

Donna Dean reviewed this application with those present. It was noted that this parcel is in the Environmentally Sensitive Development Permit Area therefore proper landscaping is required for erosion control. The Big White APC had concerns regarding drainage and diversion of run-off at the bottom of the driveway. There was a brief discussion on the process of approving Development Permits.

Moved: Director McGregor

Seconded: Director Gee

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.

Carried.

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

Donna Dean reviewed this application with those present. It was stated that the Electoral Area 'A' APC had no concerns with this application. The Beaver Valley Water District had concerns with access to the main water valve, but a Statutory Right of Way is being proposed as part of the subdivision to address those concerns.

Moved: Director Russell

Seconded: Director McGregor

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.

Carried.

Greenwood Heritage Society

RE: Gas Tax Application - Electoral Area 'E'

Moved: Director Gee

Seconded: Director McGregor

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.

Carried.

Big White Chamber of Commerce

RE: Gas Tax Application - Electoral Area 'E'

Moved: Director Gee

Seconded: Director Russell

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.

Carried.

Grant in Aid Report

There was discussion regarding approving Grants in Aid at the Electoral Area Services Committee. Mark Andison, General Manager of Operations/Deputy CAO will look into this.

Moved: Director McGregor

Seconded: Director Russell

That the Grant in Aid report be received.

Carried.

Gas Tax Report

Moved: Director McGregor

Seconded: Director Russell

That the Gas Tax report be received.

Carried.

LATE (EMERGENT) ITEMS

There were no late or emergent items.

DIRECTOR REQUEST FOR STAFF RESOURCES (DISCUSSION)

Grant in Aid Process (Director Russell)

Director Russell stated he would like to be aware of both the approved and not approved Grants in Aid. There was a general discussion on the value of listing the Grants in Aid that are not approved. It was noted that knowing what the organizations in each Electoral Area are asking/need is important for due diligence, making decisions and transparency. Director McGregor stated that she would like the Grants in Aid to be approved at the EAS meeting instead of the Board meeting.

Moved: Director Russell
Opposed: Director Grieve

Seconded: Director Gee

That Staff look into a process to document all of the Grants in Aid that are received, for the public record.

Carried.

Request to host Rock Creek & Boundary Fair

for a Farm Credit Canada Grant (Director Gee)

Director Gee explained the Farm Credit Canada Grant with the Committee members. In order to qualify for the grant, the Fair has to be hosted by the RDKB.

Moved: Director Gee

Seconded: Director McGregor

That the Regional District of Kootenay Boundary hosts the Rock Creek and Boundary Fair to qualify for a Farm Credit Canada Grant.

Carried.

Quagga & Zebra Mussels

Director McGregor updated the Committee members regarding this issue. There was a discussion of having strategically placed boat wash stations at the Canada/US borders. Director McGregor would like to set up a meeting with the Minister at the upcoming UBCM conference.

Moved: Director McGregor

Seconded: Director Grieve

Staff to prepare preliminary information and to set up a meeting with the Minister of Environment at the upcoming UBCM conference being held in Vancouver, BC, September 21-25, 2015, to discuss Quagga and Zebra mussels.

Carried.

Fortis Billing

Director Gee mentioned the inconsistent Fortis billing in Electoral Area 'E'/West Boundary. She will forward the Fortis contacts to the Electoral Area Directors.

Rural Bridesville OCP - Update

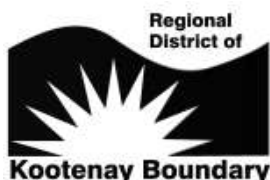
Director Gee updated the Committee members on the resistance of some people in Electoral Area 'E'/West Boundary who are not in favour of land use planning in their area.

CLOSED (IN CAMERA) SESSION

A Closed session was not required.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:40 p.m.



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2015

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

ISSUE INTRODUCTION

The Mt. Baldy Strata KAS 1840 request for bylaw amendments for the Strata KAS1840 parcels ('Eagle Residential' area and 'Eagle Residential 1' Zone) is back before the Electoral Area Services Committee. Three matters remain; a request to remove the fire sprinkler system requirement; a request to remove the requirement for off-street parking; and a request to remove the landscaping requirements. As proposed, these amendments only apply to the Strata parcels (Eagle Residential area), not the entire Plan Area (*see Site Location Map*).

BACKGROUND

The history and background is documented in the prior staff reports and is only briefly provided for here, for the purpose of identifying the status and the pending issues.

Last year, the Planning and Development Department received a request from Strata KAS1840 for four amendments to bylaws affecting development at Mt. Baldy (*see April*

7, 2014 letter). The proposals required amendments to the Mt. Baldy Official Community Plan, the Mt. Baldy zoning bylaw and the RDKB Fire Limits and Sprinkler Control Bylaw. Three of the amendments involved removing bylaw requirements and one added a requirement.

The subject matter of the bylaw amendments were:

1. Remove Sprinkler System requirements;
2. Remove off-street parking requirements;
3. Remove landscaping requirements; and
4. Adopt an alternative roof design (if designed by qualified professional).

Three of the bylaw amendments are before the Committee: the sprinkler system, the off-street parking, and the landscaping requirements. The bylaw amendment for the alternative roof design was adopted and is now part of the Development Permit Guidelines in the OCP.

A combined Open House and Public Hearing was held March 26, 2015 at Mt. Baldy. It was well attended, considering the Mountain was closed for skiing, with about 30 residents present. The Open House provided an opportunity to discuss the amendments. The Public Hearing, as required by the *Local Government Act*, was limited to the proposed bylaws which would amend the OCP or zoning bylaw, namely the parking requirements and the roof design. The Sprinkler Control Bylaw is not an OCP or zoning bylaw (Part 26 of the *Local Government Act*) so it was not subject to the public hearing requirement. The landscaping bylaw amendment was not supported by the EAS Committee or the Board, so it was not noticed for the public hearing, but was discussed at the Open House.

The message the residents delivered at the Open House and Public Hearing was clear and consistent. They supported all the proposed amendments (*see Public Comments*). Some specifics of their comments are provided below with the discussion for each proposed bylaw amendment.

Sprinkler System Requirements

<i>Request</i>	<i>Details</i>
Remove sprinkler requirements in the Eagle Residential Area	Requesting that Bylaw No. 1323 (Fire Limits and Sprinkler Control), be amended to remove Strata KAS1840) from Specified Fire Limit Area No. 2. Bylaw 1323. The bylaw requires all new single family dwellings and additions over a certain size/value to have internal sprinklers to control fire; applies to both Big White and Mt. Baldy.

Strata KAS1840 arguments in support of removing the sprinkler requirements:

- That the water supply services were not designed for the volume of water required;
- That there is a risk of a sprinkler being triggered when the structure is not occupied causing significant water damage and excessive use of water from the reservoir;
- Many owners shut off water when not there, defeating the purpose; and
- Adds significant construction and development costs.

Discussion on the Strata arguments on the sprinkler requirements:

The sprinkler requirements were added when the rate of new construction at the resort was anticipated to be very high. However that growth has slowed significantly, with **minimal development since the mid 2000's. The Sprinkler requirement bylaw was** adopted first for Big White in 1997, and later extended to Mt. Baldy in 2006.

As noted, the Mt. Baldy Eagle Residential area residents made it quite clear they do not support this bylaw requirement and wish to have it removed. At the March 26, 2015 Open House meeting, the residents unanimously voiced opposition to this requirement.

Their concerns were based on a number of factors, referenced above and discussed in more detail here. One, they noted these dwellings are single family dwellings, not several storey multi-family developments. They suggest a sprinkler system may be very beneficial in large multi-residential units or commercial developments, but perhaps less so in single family cabins.

Next, they suggested that the cost to install sprinkler systems in new developments is fairly extensive, generally several thousand dollars and may be driving out development.

Third, they dispute that there are cost savings from installing these systems and that any reductions in fire insurance are offset by increased heating costs to keep pipes from freezing, and higher insurance premiums for flood protection. This is because the units are usually vacant after the hill closes, with the risk of an unattended water break causing major damage.

Parking Requirements

<i>Request</i>	<i>Details</i>
Remove Parking Requirements in the Eagle Residential Zone	Requesting that Bylaw No. 1340 (Mt. Baldy Zoning Bylaw) be amended to exempt the Eagle Residential 1 Zone from parking space requirements.

Strata KAS1840 arguments in support of relaxing parking requirements:

- The Strata regulations only require a handful of parcels at the north end of the development to have on-site parking;
- The Strata subdivision and road was built with curbside parking in mind, with most lots have ample space for parking; and
- The Strata believes that the parking requirement causes extreme hardship and that in some cases it would not be practical to make parking part of the design.

Discussion on the Strata arguments removing parking requirements:

The Strata building scheme requires that two parking spaces be provided for Strata Lots 51 to 56, while on-site parking is not required for the remaining strata lots.

The steering committee for the Zoning Bylaw suggested adding parking as a requirement for all parcels with the objective of increasing accessibility for snow removal and emergency vehicles. The Steering Committee did not believe that it would be a hardship to meet the parking requirements on the remaining lots to be developed. Existing developed lots would be considered legal non-conforming unless a major addition to the structure is planned.

A specific provision in the Eagle Residential Development Permit Area provisions (Appendix B to the OCP) provides that:

"Consideration will be given to varying the parking requirements of the implementing Zoning Bylaw if it can be demonstrated that the provision of off-street parking presents a hardship."

So, there already is in place a lesser burden to relax the parking requirements in the Eagle Residential Area (i.e., by variance rather than a zoning amendment). However, the residents have made it clear that they determine that to be too much of a burden, and that there are no problems which necessitate off-street parking.

At the Open House and Public Hearing, again the residents were unanimous in their opposition to the parking requirement, even to the provision that a relaxation could be granted through variance. In addition to arguing that the off-street parking requirements are not necessary in the Eagle Residential area, they further asserted that the variance process is another burden and cost which hinders development. They argue that the subdivision approval contemplated adequate road width to handle on-street parking.

Strata Subdivision History and Parking

In 1979, the Strata received Preliminary Layout Approval (PLA) for the Eagle Residential area, in a layout basically the same as the current strata. The PLA required either 2 stall off-street parking or an acceptable common parking area. In 1980, a revised PLA was issued, with a couple different provisions, but the same parking requirement.

In 1981, another PLA was issued, this one with a change in the number of strata lots, but still retaining the parking requirement.

In 1990, another PLA was issued, revising the strata lot numbers again, and a couple other changes, but retaining a similar parking requirement as before.

Finally, in 1991 another PLA was issued, followed shortly thereafter by the Final Layout Approval for the strata subdivision. The PLA and the Final Layout Approval no longer contained the parking requirement which had been contained in all the prior PLA, but rather established a 15 meter width for strata access routes. The record is silent, but the implication is that this provision addressed the concern for off-street parking or a common parking area by requiring an adequate width for the strata roads to accommodate on-street parking. The residents at the March 26 Open House stated that is the case.

Landscaping Requirements

<i>Request</i>	<i>Details</i>
Remove Landscaping Requirements in the Eagle Residential Development Permit Area	Requesting that Bylaw No. 1335 (Mt. Baldy Official Community Plan) be amended to exclude guidelines regarding landscaping.

Strata KAS1840 arguments in support of relaxing landscaping requirements:

The Strata believes that the landscaping recommendations in the Development Permit Guidelines are not necessary because they are already included in the Strata's building scheme, that compliance is burdensome and an unnecessary cost, and the prescribed vegetation historically does not take while the "natural" vegetation returns aggressively. Further, they suggest most owners "know" their lots and what needs to be done to maintain it, rather than a prescribed plan.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

Sprinkler Control Bylaw Amendment

The sprinkler control bylaw was adopted in 1997 for Big White (Fire Limit Area No. 1) and was amended in 2006 to include the Mt. Baldy Area (Fire Limit Area No.2). Fire Limit Area includes all of the Mt. Baldy Area.

Even though Big White has a full time fire department, it still depends heavily on volunteers. Thus, the sprinkler control bylaw was adopted for Big White as a preemptive strike particularly during the off season when there are a limited number of volunteers at the resort. Mt. Baldy does not have a fire hall, thus lacking on-site

professional or volunteer fire fighters. Thus, there is logic and rationale behind extending the sprinkler control bylaw to it.

Regarding the concern that there has been water damage to some units at Mt. Baldy from frozen sprinkler pipes, this risk should be reduced in that the Building Code has changed requiring the sprinkler apparatus within the building envelope/insulated area.

While there are clearly benefits to requiring sprinklers in residential units, it is not a requirement of the B.C building Code, and there is legislation pending which may limit the ability of local government to impose these conditions.

Finally, the residents **don't want it. That** is the one clear part. On matters of safety and responsible land use planning and development, the Regional District should not be swayed by public opinion. However, public opinion, especially that of impacted owners and residents, should be considered. In the present case, the benefits gained from installing sprinkler systems has been shared with the residents, they are aware of them, and they have expressed their views.

Any benefits of removing the requirement should be balanced with the benefits of protecting the residents, buildings, and surrounding structures in the event of a fire. As **noted in the residents' comments, it should further be considered whether the type of development at Mt. Baldy is the type intended to be covered by the bylaw.** A common theme with both ski areas is that during the summer most of the development is not occupied. However Big White has several large commercial and multi-residential unit developments, while Mt. Baldy lacks much of this type of infrastructure.

It is worth reminding the members that these requirements only apply to new development or additions or renovations to existing dwellings which trigger the application of the bylaw. Existing dwellings, as they are, are not impacted by it.

Also the infrastructure (water capacity and piping) is in place to service new developments.

Finally, sprinkler control systems are proven to be effective fire prevention and damage reduction tool.

The B.C. Building Code does not require the installation of sprinkler systems for these types of structures. Thus, the bylaw requirement is beyond the provincial requirements. In fact, the Province has introduced legislation (*Bill 3 – the Building Act*), which if adopted as proposed, among other things may curtail the authority of local governments to adopt bylaws which go beyond the B.C. Building Code.

It should be noted, the Mt. Baldy OCP has a Policy 11.2.1, which provides, in relevant part:

The policies of the board with respect to Fire Protection Services are as follows:

Adoption of a Sprinkler Control Bylaw for the Plan Area to require all new construction to include an automatic fire sprinkler system in accordance with the National Fire Protection Association standards for the installation of fire sprinklers.

So, if the intent is to remove the Eagle Residential area from the sprinkler control bylaw, the OCP should first be amended to reflect this change, so that removing the Eagle Residential Area from applicability of the sprinkler control bylaw is consistent with the terms and conditions of the Mt. Baldy OCP.

Off-Street Parking Bylaw Amendment

Based on the discussion above, namely that the subdivision approval seems to have considered the need for off-street parking throughout most of the process, and then removed that requirement in the Final Layout Approval, instead requiring a minimum route access width, and further based on the comments of the residents at the Open House and Public Hearing that they have not experienced problems with on-street parking, and do not want to retain this provision in any form, requiring either a zoning amendment or variance to relax the standard, the Planning and Development Department suggests consideration be given to removing this requirement from the Eagle Residential area.

Landscaping Bylaw Amendment

Perhaps a better term than landscaping requirements is erosion control and fire prevention requirements. The requirements in the building scheme focus on drainage, removal of dead wood to avoid a fire hazard, and avoiding interference with power poles. The landscaping requirements were included in the Eagle Residential Development Permit Area to encourage maximum retention of existing vegetation, to control erosion, and to encourage use of fire resistant plants. If the landscaping requirements are removed or lessened, the risk of erosion may be increased.

OPTIONS

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

1. Status Quo – Do not support the changes to the bylaws.
2. Proceed with one or more of the suggested amendments.

RECOMMENDATION

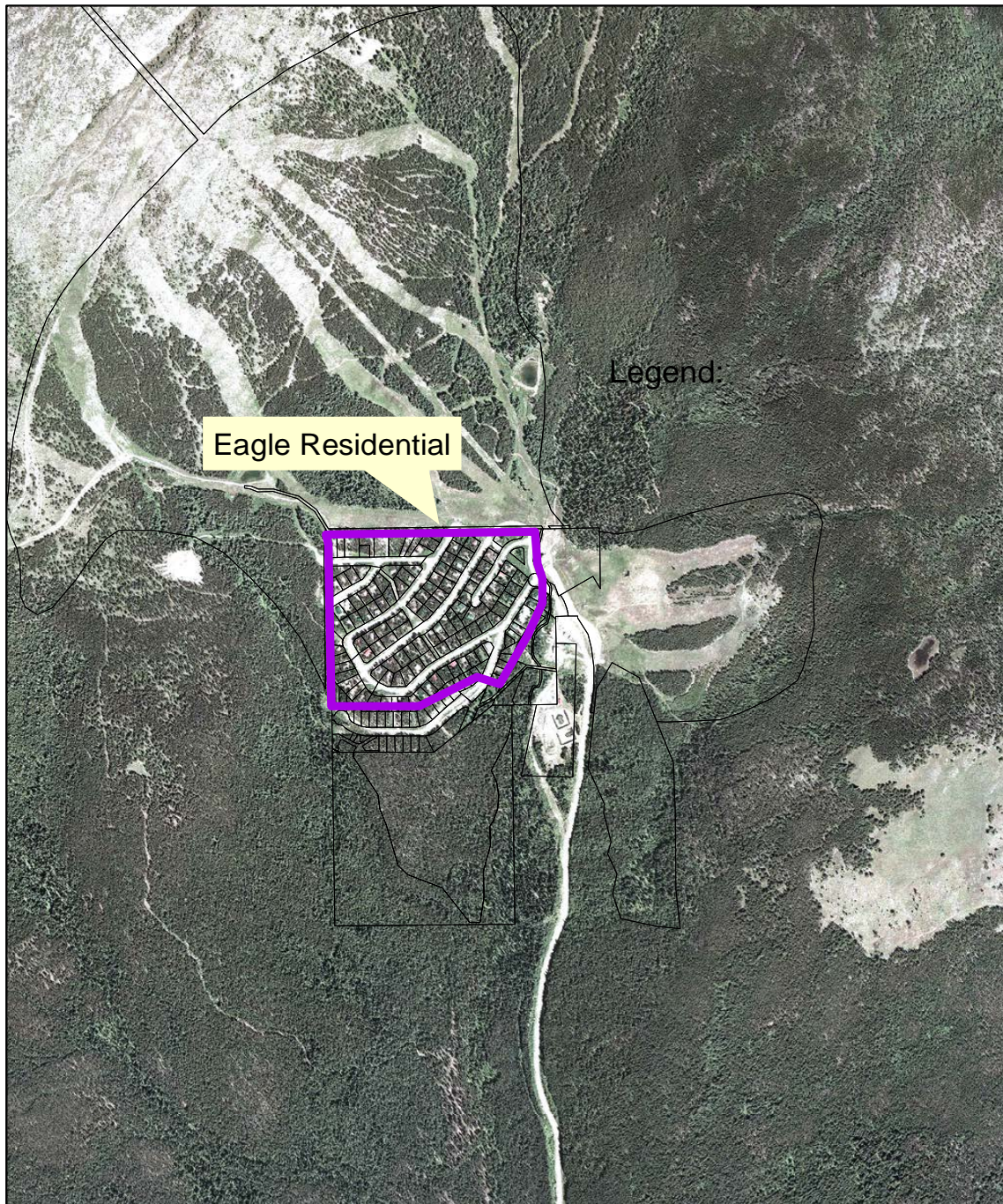
That the staff report regarding the application for bylaw amendments for the Eagle Residential Area, Strata KAS1840, be received.

ATTACHMENTS

Site Location Map; Hometime Realty Letter of April 7, 2014; Public Comments

Site Location Map

Location of the Eagle Residential Land Use Designation



0 250 500 1,000
Meters



HOMETIME *Realty*

& Property Management

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Toll Free in Canada 1-877-770-1948

E-Mail: admin@hometimeteam.co

Website: www.hometimeteam.co

After Hours Emergency Only Contact: 250-490-5229

April 7, 2014

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

Attn: Donna Dean, P.Ag., MCIP

Dear Ms Dean:

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

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

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

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

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

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

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

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

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

On behalf of the Strata Council for KAS1840

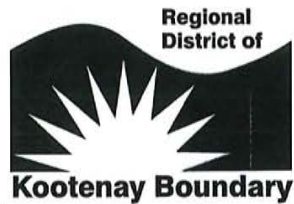
Yours Truly:



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

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Public Comments



202 - 843 Rossland Avenue
 Trail, British Columbia, Canada V1R 4S8
 Tel. (250) 368-9148/Fax (250) 368-3990
 Toll Free: 1-800-355-7352

NOTE TO FILE

FROM: Carly Rimell, Planner
DATE: March 26, 2015
RE: Open House Comments prior to public hearing for bylaw 1559 amendment

- The public had concerns about strata being incorporated into the OCP, thought they were exempt and legal non conforming but sometimes additions to old developments trigger a DP.
- The public feels the RDKB is ignorant to the unique culture at Mt Baldy, they don't want to be a Big White.
- The public has concerns that there are significant costs associated with the Development Permit Guidelines, they feel it is discouraging new developments and buyers which this community desperately needs
- The demographic that they are likely to attract is young families who want affordability (last sale on the mountain was for \$160, 000
- To have a new development would require several engineers; geotech, structural, sprinklers, and snow shedding could require up to 4 professionals
- The strata had a letter drafted by lawyers in 2013 regarding the 4 issues but were never addressed
- They referred to the 2013 meetings with Donna and Mark surrounding the 4 issues
- 1) Sprinklers 2) off street parking 3) landscaping 4) snow shedding roofs

Sprinklers

- Since the majority of the properties are recreational cabins they are meant to be affordable and low maintenance. Mostly all the homeowners shut off their water when they leave their property making it so they don't have to worry about their pipes.

Public Comments

- Sprinklers would contradict to this process. If homeowners shut off their water the sprinklers they would serve no assistance in the event of a fire. If they were required to keep sprinklers on it will increase insurance, cause high heating bills simply to prevent the pipes from freezing, if there was a leak or break in the pipe it could cause huge water loss to the rest of the village.
- Another member of the public made the comment that the sprinklers primary use is to give people more time to exit the building not to extinguish a fire.
- Viability of the hill depends on more visitors and every cabin counts. Without these DPA requirements the residents feel they would have more development and interested parties. Sprinklers have increased the cost of building for those in the area by 5,000-7,000\$. Three people in the strata have sprinklers in their residence.

Off Street Parking

- Strata maintains their roads and in doing so is aware of the off street parking demands
- In 1993 changes were made to accommodate additional parking and widen roads and increase general safety of the roads
- The strata maintains their roads and pays for them, if the members of the strata would like these roads to function for parking in addition to driving it should be within their rights
- Those that have a parcel which is conducive to having off street parking do, but there are other parcels which would require large amounts of excavation at huge expense
- They should have the ability to park on the roads as well as any family members which choose to visit

Landscaping

- The strata has landscaping requirements and feels the RDKBs regulations are overkill
- Most people prefer to keep the natural vegetation for slope stability, simplicity and cost reduction
- For the few of those that have gone through the landscaping requirements found it tedious and unnecessary. Due to their climate many of the species did not survive. The public also had concerns about invasive plant species being used in landscaping plans

Snow shedding roofs

- This conversation mostly was reserved for the Public Hearing afterwards as it was up for amendment

Public Comments

- The majority of the Open House dialogue was dedicated to Sprinklers and Landscaping as those were not open for discussion during the Public Hearing.

Public Comments

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 After Hours Emergency Only Contact: 250-490-5229

March 20, 2015

Regional District of Kootenay Boundary
 202-843 Rossland Avenue
 Trail, B.C.
 V1R 4S8

REGIONAL DISTRICT OF KOOTENAY BOUNDARY	
FILE #	MAR 26 2015
DOC #
REF. TO:
CC:

To Whom It May Concern,

Re: Bylaws for discussion/approval as they pertain to Mt. Baldy Strata
Public Hearing, March 26, 2015, Mt. Baldy Lodge

1. Amendments to bylaw regarding roof design

It is with appreciation that we are advised of your approval thus far, to allow roof designs that allow for the shedding of snow with the proviso that an engineered snow management plan be incorporated into the overall design, ensuring the safety of the public as well as preventing encroachment on adjacent properties.

2. Parking bylaw requiring off-road parking allocation in the overall building scheme

This topic is on the agenda for the meeting of March 26, 2015. It is our understanding that your goal is to leave the bylaw as it stands but will allow for applications for a variance. While an approved variance would functionally save our landowner the cost of a driveway, it still adds the associated cost for the request and poses a significant potential to delay access for approved building permits.

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It remains our endeavour to persuade the RDKB that this parking bylaw is unnecessary for our strata in view of the following:

- All roads within the strata are the private property of the strata and we privately maintain them.
- Our road maintenance crew have no issues with current parking practices on our roadways as per strata bylaws.
- The strata roadways already have several pull-out areas for parking needs and we could create additional areas if required by our members or our road maintenance practises.
- Many lots, due to the local terrain are not amenable to creating driveways that would be safe and/or cost effective.

Given the above, we would prefer to be exempted from the RDKB parking bylaw and be allowed to manage our own parking issues on our private roads as per our strata bylaws.

The next two items included in this letter are not on your March 26 agenda, and we respectfully request that they be included at this meeting, for discussion and clarification as to their progress within the RDKB process.

We would like to bring to your attention that these four items for amendment/exclusion were originally submitted to RDKB two years ago following a meeting with two of your representatives in February 2013.

3. Interior Water Sprinklers to be Integrated into Building Plans

We asked that the Mt. Baldy Strata be exempted from this bylaw, based on sheer impracticality.

Water lines to sprinklers must remain 'charged' at all times, not allowing the cabin owner to shut off their water main when cabins are unoccupied. This in turn necessitates maintaining adequate

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heating to ensure lines don't freeze, which results in a significant ongoing expense to the owner and defies the fundamental logic of energy conservation.

We are also opposed to this bylaw for its significant cost burden on new builds, in contradiction of our interest in facilitating development on vacant lots.

In the event of a power failure resulting in frozen sprinkler lines that then break, the eventual thaw will cause potentially catastrophic water damage to the unoccupied cabin.

We have been advised by our water works manager that such an event has the potential to completely drain Mt. Baldy's water reservoir in eight hours, leaving us all without water to our cabins and zero ability to fight any fire outbreak.

We maintain that the most prudent and effective option is the one that has always been recommended to cabin owners. Shut off the water main when leaving the cabin unoccupied.

We also submit that there is minimal benefit to cabin owners who install sprinklers. Based on one cabin owners experience thus far at Mt. Baldy, the sprinkler system added \$7,000 to his building costs, and continues to cost in excess of \$200/month for heating requirements. Also, there is no benefit in terms of reduced insurance cost because insurers recognize the risk of sprinkler water damage.

The alternative to water sprinklers is a glycol charged system, which is more expensive to install, consumes electricity and carries an additional risk of cross-contamination.

We would like to point out that Mt. Baldy Strata is a small, primarily seasonal community, in size akin to Rock Creek, Midway or Greenwood, none of whom are subject to the sprinkler bylaw, and yet it is being imposed on us. It is our perspective that we are being categorized into an arena more akin to Big White.

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4. Landscaping Design Incorporated into Overall Building Plan to Prevent Soil Erosion

Apparently our request for exclusion/amendment was denied at the APC level. As Council representing the Mt. Baldy Strata community we would like discussion on this bylaw re-opened.

Our perspectives in regard to this bylaw are:

- Building plans must currently be approved by the Mt. Baldy Strata to ensure compliance with strata bylaws, and as such we can pre-empt foreseeable erosion issues.
- Our private road maintenance/management is an excellent resource for monitoring soil erosion, drainage and run-off year round, and would be able to identify problematic areas that may never be realized by RDKB from a submitted building plan.
- Requirements for the landscape design adds an extra cost to strata members and create more barriers to access permits and building in a timely manner.

It has been our observation and experience at Mt. Baldy that the regrowth rate of the natural vegetation is very good in the vast majority of soil disturbances.

We have some doubt with respect to the ultimate success rate for new plantings for several reasons:

- There is a very shallow topsoil layer.
- It is unlikely that regular watering at the early planting stage would be possible.
- Nursery/greenhouse sourced plants are unable to adapt to our mountain micro-climate and the short growing season.
- There is concern for the risks of introducing commercial cultivars into our unique ecosystem, especially invasive species like the yarrow.
- Strata members would not be encouraged to harvest indigenous species from 'somewhere' in the area for transplanting, given a general lack of knowledge on sustainable harvesting practises, the potential to create an erosion risk elsewhere on our lands generally unmonitored, and the risk of damage to sensitive areas such as riparian zones.

In closing, we would like to emphasize that the procuring of building permits in a timely manner is paramount for builders at Mt. Baldy due to the very short season available for getting from

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breaking ground forward to enclosure of the structure before the snow flies. The layers of bylaw bureaucracy and variance approvals, along with associated costs, are detrimental to the growth of our community.

It is our sincere wish to work with RDKB in these and future matters, to create the best of both worlds, right here at Mt.Baldy.

Respectfully submitted,

Strata Council for Mt. Baldy

On behalf of Strata Council for Strata Corporation KAS1840

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Public Comments

Lilly Bryant

From: Carly Rimell
Sent: March-26-15 11:48 AM
To: Lilly Bryant
Subject: Fwd: RDKB hearing

Sent from my iPhone

Begin forwarded message:

From: Maria Ciardullo <mciardullo@rdkb.com>
Date: March 26, 2015 at 11:31:25 AM PDT
To: Donna Dean <ddean@rdkb.com>, Jeff Ginalias <jginalias@rdkb.com>, Carly Rimell <crimell@rdkb.com>
Subject: FW: RDKB hearing

And another one...

From: MarkSchroeter [<mailto:markandtash@EastLink.ca>]
Sent: March-26-15 11:17 AM
To: Maria Ciardullo
Cc: michael@hometimeteam.co
Subject: RDKB hearing

We are property owners at Mt. Baldy but will unfortunately be unable to attend the public meeting on March 26. However, we would like to have our opinions heard.

Regarding the roof design bylaw, we wholeheartedly agree with the necessity of ensuring the safe unloading of snow of roofs.

Regarding off road parking, the original portion of the village has not had an issue with parking on the roads and should be exempt from this bylaw. It is unreasonable to expect long time property owners to undergo the expense of building new parking especially since it hadn't been a problem in the past. This construction also contradicts the other proposal about landscaping to prevent erosion.

Which brings us to the issue of landscaping to prevent erosion. This certainly could be a concern but hasn't been an issue. Since most lots are landscaped by nature, and very effectively at that, this is an unnecessary bylaw. Most lots are covered by alder which grows at an alarming rate, making it hard to control.

Finally, regarding the interior sprinklers. There are many issues around these, the most concerning being the availability of an adequate amount of water. Our potable water can't be put at risk for this bylaw to take effect. Some cabins are unoccupied for very long periods of time. If a sprinkler system is imposed, that would be a great deal of expense for the installation and maintenance of it. Cabins would have to be heated to prevent freezing, homeowners would have to leave their water on for them to be viable. If the cabin wasn't heated adequately or if

Public Comments

there was a power outage during cold weather and the lines froze or burst, that would result in a flood or, worst case scenario, drafting of our reservoir. We are very opposed to this proposal.

Respectfully,
Mark and Natasha Schroeter

Public Comments

Maria Ciardullo

From: Brian Harker [brihark_60@shaw.ca]
Sent: March-26-15 8:29 AM
To: Maria Ciardullo
Cc: michael@hometimeteam.co
Subject: Mt Baldy bi law issues

To whom it may concern

We stand with our strata council re modification to bilaws that appear to go beyond the needs of not just cabin owners but those expressing interest in cabin ownership in our community

Regards

303 Cougar Rd

Mt Baldy BC

BJ Harker
Pass Consulting Inc.
(778)-891-4811

Public Comments

Maria Ciardullo

From: MarkSchroeter [markandtash@EastLink.ca]
Sent: March-26-15 11:17 AM
To: Maria Ciardullo
Cc: michael@hometimeteam.co
Subject: RDKB hearing

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Respectfully,
Mark and Natasha Schroeter

Wayne Clarke

Public Comments

To:

Subject:

Wayne Clarke

APC Speaking Notes

APC Meeting – March 26, 2015, 5:30 pm, Baldy Day Lodge

1. Roof Design – Allowing the roofs to shed with the proviso of obtaining an 'Engineered Snow Management Plan'.

- a. Unnecessary – There has only been one case where a cabin has been built whose roof discharges into their neighbor's property. That cabin was approved in error by Strata and Strata Council KAS 1840 will be

RE-EXAMINING reassessing that issue in the near future, otherwise all of the cabins have been built within their property lines and, given that this is a high snow area (a ski area), their roofs shed as per design and onto their own properties. Given that it is private property, the public is not at risk and this bylaw should not be applied to any properties on Strata KAS1840.

- b. The requirement to get an 'Engineered Snow Management Plan' is unnecessary, introduces delays and adds extra cost to an already expensive building scheme.

- c. If the RDBK feels that it MUST enact a bylaw to address snow on cabin roofs then it should simply be limited to stating something to the effect that "All discharge of material from cabin roofs, snow or otherwise, must fall and be contained entirely within their own property limits." A statement of this nature would have the same impact as the RDBK proposed wording without the expense and time delay of requiring to get something 'engineered'.

2. Parking Bylaw – Requiring Off-Road Parking allocation in the Overall Building Scheme.

- a. Unnecessary – On October 25, 1993, MBCA held an Extraordinary General Meeting. One of the three reasons was: "Be it resolved that the boundaries on the MCBA Lots 16, 17, 18 and 28 and Lot 29 owned by George Kennedy be realigned." The reason was: "Lots 16, 17, 18 29 and 29 are to be changed to accommodate the village with car parking facilities and snow piling." The resolution passed. Parking on the Strata roads, which are privately owned roads, has always been an issue. Fortunately we have been effectively dealing with it, as either a strata or community association, for our almost 50 year history.

- i. At present, the snow removal contractor does not have an issue with it AND the majority of cabin owners have constructed, where reasonably practicable, off-road parking.
- ii. The majority of the remaining lots that have not constructed off-road parking have not done it because it is NOT practicable:

1. The property is typically too steep or is not configured appropriately to construct a reasonable parking spot.
2. Additionally while being too steep, issues with erosion would occur during annual runoffs and/or significant rain events (as evidenced on the road to the mountain which is typically rutted and dangerous due to these events).

- iii. Many years ago we made provision for additional parking so let us continue to manage our own properties.

3. Interior Water Sprinklers to be integrated into Building Plans.

- a. Unnecessary – This is a recreational development whose most significant threat from Fire comes from wildfires not from the residences.

- i. From discussions with a fire protection company and a FP Engineer the primary purpose of sprinkler protection is to allow about a 10 minute window for occupants to evacuate the building it is not to extinguish a fire. If it does extinguish the fire so much the better but that is not what a residential FP system is designed for. There are only 11 to 15 full time residents on the hill which means that the majority of the 140 or so cabins we have on-site are vacant (and have their heat turned to low or to off) most of the time.

Public Comments

- ii. This means that the greatest threat to the cabin owner would be from cold (freezing) damage to the wet FP system.
 - 1. This means that if the system freezes it will cause significant water damage to the cabin (which wouldn't be covered by Insurance) AND, MORE SIGNIFICANTLY, given that it would likely flow unrestricted and unnoticed, it would likely drain down our entire water system in as little as 8 to 12 hours. This introduces a significantly higher risk to the village than that of a single dwelling fire.
 - 2. Or in order to keep the system from freezing the owner would have to heat-trace the pipe or heat the dwelling both of which are problematic:
 - a. Firstly by unnecessary and expensive electric heating costs and
 - b. By the fact that power outages are not uncommon in the Strata boundaries.
 - iii. This also generates an unacceptable cost adder to building a dwelling within the boundaries of our strata and because of its impracticability and additional cost may hinder development in our community.
4. Landscaping Design Incorporated into the Overall Building Plan to Prevent Soil Erosion.
- a. Unnecessary- Comments around Lot Clearing & Tree Preservation have been included in every approved building scheme since the original properties were developed in 1968.
 - b. Fortunately we have been effectively dealing with it, as either a strata or community association, for our almost 50 year history.

Wayne G Clarke P.Eng, MBA

Mar 26/15 Public Comments

To Regional District of Kootenay Boundary,
Re: Bylaw re Roof Design Mt. Baldy Strata

Enclosed is a letter to my neighbour, Greg Rossen, written on Jan 9/13. It summarizes my concerns re the shedding of snow from his roof.

The Regional District was sent a copy of the letter in 2013. I fully support the concept of new bylaws re: roof design so as to better control snow shedding.

I would like to see the Regional District address not only the roof design on new buildings, but to consider a bylaw dealing with existing roofs that are deemed dangerous to neighbouring home & property.

I received no response in 2013 from the Regional District. My concerns are still the same.

Thankyou.

Sincerely,

John H. Dammi
Dammi
Lot 52
Baldy STRATA

Public Comments

Maria Ciardullo

From: Jeff Duguid [jduguid@whitekennedy.com]
Sent: March-25-15 10:41 AM
To: Maria Ciardullo
Cc: michael@hometimeteam.com
Subject: Mt. Baldy

In advance of your meeting with our strata council on Thursday March 26, 2015, we are emailing our support for our strata council's position on the matters of roof design, off-road parking, interior water sprinklers and landscaping.

I am sure exemptions and/or modifications to by-laws can be made to accommodate part-time use recreation property on a ski hill within the RDKB that will meet the needs of both the cabin owner and RDKB.

Regards,

306 Cougar Rd.
Mt Baldy BC

Jeff Duguid, CPA, CA
Partner

White Kennedy LLP

PO Box 260
#204 – 8309 Main Street
Osoyoos BC V0H 1V0
Ph 250.495.2688, Fax 250.495.3525
jduguid@whitekennedy.com
www.whitekennedy.com



Any advice herein is based on the facts provided to us and on current tax law including judicial and administrative interpretation. Tax law is subject to continual change, at times on a retroactive basis. Should the facts provided to us be incorrect or incomplete or should the law or its interpretation change, our advice may be inappropriate. We are not responsible for updating our advice for changes in law or interpretation after the date hereof.

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Public Comments

Maria Ciardullo

From: Maria Ciardullo
Sent: March-25-15 9:33 AM
To: Donna Dean; Jeff Ginalias; Carly Rimell
Subject: FW: Mt. Baldy open house meeting March 26, 2015

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

From: Dianne Flannagan [<mailto:dianne00@telus.net>]
Sent: March-25-15 9:33 AM
To: Maria Ciardullo
Cc: michael@hometimeteam.co
Subject: Mt. Baldy open house meeting March 26, 2015

Re: Snow Unload:

Several years ago we contacted Regional District, appropriate building inspector and Mt. Baldy Strata Council with our concern regarding snow unload from a new construction on the property next to us. We could see there was going to be a problem as the building was very close to our property line and allowed little room for snow unload. I contacted the builder and asked if the roof was going to include covering the wide deck or not. The covering has created a chute for the snow to land on our property and not theirs. Our concerns were never addressed and the problem has been ongoing requiring the windows to be boarded up and then dig out the large chunks of ice that hit our cabin. The paint has also needed to be redone on that side of the cabin.

It is also an extreme safety hazard as the snow unload is in solid large sheets of ice. The builder of our cabin stressed the snow unload could "take our cabin out" and this should not be allowed.

Each winter it is a serious concern for us.

The neighbouring cabin remains unfinished so the snow builds all season since there is no heat in the frame. While it is still unfinished and the unload is a danger we feel the snow should fall on the cabin owner's property and this would happen if the present roof design was changed. The snow could then fall on their deck and not our property. The present design allows a chute directly to our cabin.

We want the new ruling to be in effect and to cover our needs and safety. We had brought this concern up years ago and feel it should include existing safety and property concerns.

Thank you for your attention to this matter.

Sincerely,
 Jim Challoner
 Dianne Flannagan
 305 Tinhorn road
 Mt. Baldy

Sent from my iPad

Public Comments

From: [Hilary Drummond](#)
To: michael@hometimeteam.com; [Maria Ciardullo](#)
Subject: Mount Baldy
Date: March-23-15 5:15:51 PM

To Whom it may concern:

Unfortunately we are out of town for the meeting at Mount Baldy on March 26. This email is being sent in order to express our views about the by-law changes that are being considered. I have listed each bylaw change below and provided our opinion.

1. Roof design for snow retention- we have no concerns about this bylaw change.
2. Parking Bylaw requiring off road parking- we feel that Mount Baldy should be exempt from this bylaw as there is ample on road parking and the plow operator does an excellent job of snow removal. We have extra space added for parking with heavy snow years as it is piled up in a way to allow more vehicles to park on it. We are used to managing this need at Mount Baldy and see no need to have a bylaw in place that will restrict future building.
3. Interior water sprinklers in single residential dwellings- we disagree with this and feel it is a huge cost burden to new owners as well as adding cost to possible renovations. The dangers of a water break being undetected for what could be quite a long time is a concern as is the energy cost of this. Most places at Baldy are only used during the ski season and this is not a bylaw that is applied to houses in the valley. This seems like a ridiculous bylaw for any residential dwelling and it seems it should only apply for commercial buildings such as the lodge when it is rebuilt.
4. Landscaping- this seems like another bylaw that has no application to Mount Baldy. Most cabin owners are only up at Baldy for the winter months and there is snow over all the landscape at that time. Cabin owners are aware of their lots and what is happening on them when they visit in the off season months. This seems like a more appropriate bylaw for a summer recreation area rather than a ski area. This has never been an issue at Mount Baldy and it seems silly to have rules around something that is not an issue.

It seems that bureaucracy is getting more and more making individuals having to jump through more and more hoops in order to build or develop their own property. We are all for simplification of the rules and a common sense application. It would make sense to reduce the rules and allow the strata to manage issues as they arise rather than increasing the regulations and the costs for current and future cabin owners.

We have full confidence in the Strata Council at Mount Baldy and how they are responding to the requests for the bylaw changes.

Tom Walsh and Hilary Drummond
 307 Park Rill Road
 Oliver BC V0H 1T7

Baldy address:
 Lot 116 Blue Jay Road
 Mount Baldy

Public Comments m-13

Ernie and Cheryl Dumais
1709 – Fairview Road , Oliver, BC V0H 1T5

March 22, 2015

Email: plandept@rdkb.com
Copy to: Michael@hometimeteam.co

Board of Directors – RDKB

Re: RDKB Bylaw No. 1559 to amend Mount Baldy Official Community Plan Bylaw No. 1335, 2007

Please consider our position on the following issues:

- 1) Roof Design for Snow Retention
- 2) Parking Provisions
- 3) Sprinklers for Interior Fire Suppression
- 4) Landscaping

Roof Design:

We are in favour of the proposed wording for amendment to this article.

Parking Provisions:

Parking within our “bare land strata” subdivision should be governed by our Strata Corporation, therefore, should be exempted from this bylaw.

Sprinklers for Interior Fire Suppression

This article should be exempted from this bylaw since our dwellings are not occupied on a full-time basis. We are concerned about undetected breaks in the water system and the damage that will occur if the sprinklers malfunction when the dwelling is unoccupied.

Landscaping:

This article should be exempted from the bylaw. Our subdivision is a naturally landscaped forest. Regeneration of natural vegetation will resolve erosion problems.

The Strata Council will be representing our position at the Public Hearing on March 26, 2015. We trust that the Regional Board will consider our position on these issues.

Ernie Dumais
Cheryl Dumais
Lot 96/230 Porcupine Road

(Cabin Owners since 1981)

Public Comments

Maria Ciardullo

m-13

From: Paul Wickland [hudwick@yahoo.ca]
Sent: March-20-15 1:38 PM
To: Maria Ciardullo; michael@hometimeteam.co
Subject: Re: Mt. Baldy proposed bylaw changes

Here are my thoughts as a cabin owner [lot 28 Cougar Rd]. The top 1/4 of the village is the flattest, least susceptible to erosion. 93% of the lots have cabins.

The lower 3/4, the steeper portion, is about 70% built. However, the roads in general cross the hill, providing erosion control, especially since maintenance is provided by a resident owner. The vast majority of the erosion occurs in spring, during snowmelt. What keeps the snow from melting too quickly is shade, provided by the conifers and shade from buildings. So if the snow is allowed to shed from the roof, more of it gets into the shade. Your decision to allow snow shedding roofs is helpful.

By imposing off street parking on these steeper lots, you are forcing the removal of more trees, resulting in faster snowmelt. In addition, the area above or below the parking becomes almost vertical, requiring rock or concrete block shoring, resulting in unnecessary expense, since the roads are wide enough to allow on street parking. Also, the natural growth of slide alder provides very good erosion control.

Regarding dwelling sprinklers, because fire spread away from the cabin in winter is less a problem due to lower temperatures, so as long as there is adequate egress in case of fire [already provided for in construction], ceiling sprinklers are unnecessary. In addition, under the present bylaws, an owner can drain the water supply system resulting in very little requirement for heating during his absence. Heating the dwelling for 8 months of the year is unnecessary expense. The biggest threat of fire is from the forest around the village, in summer. Also, an undetected break in a cabin's sprinkler system could drain our water system entirely.

Because the time of occupancy is about 1/3 of the year, expense of construction is more of an issue. The more restrictions you apply, in the form of parking, roof design and ceiling sprinklers, the more difficult it is to get dwellings built.

In consideration of the views of residents and future residents, I think it is unfair of you to not include the items of interior water sprinklers and landscaping design on the agenda for this meeting, and hope you will reconsider.

The simpler and less expensive it is for cabins to be built, the more will be built, resulting in an increased tax base for RDKB. That is important too.

Thank you for your consideration of this letter.
 Paul Wickland

Public Comments

M-13

Site 9 Comp 4 RR1 Kaleden
VOH1K0

March 19, 2015

To: The Regional District of Kootenay Boundary
Planning Department

Re: The four Bylaws that effect Mt Baldy and are in question for modification

We have owned a cabin on Mt Baldy at 285 Cougar Rd since 1979. We would like to support the position of the Mt Baldy Strata Council in regards to the four bylaws that will be discussed at the March 26 meeting on Mt. Baldy.

1. We are hoping that the Roof Design for snow retention will be accepted as passed through the first two readings.
2. The Parking Bylaw, which, we understand, will not affect the current strata, may well place an onerous financial burden on people who are considering building on Mt. Baldy. The roads on Mt. Baldy are quite wide and have never posed a problem for cabin owners. Strata members are aware of the road clearing rules and remove their vehicles to allow for snow removal.
3. We have strong opinions regarding the Bylaw demanding interior sprinklers for the cabins on Mt. Baldy. First of all, the cost to install the system could well be the deciding factor in choosing to build on the Mt. Most importantly, we always drain our pipes and turn the water off before we leave the cabin. The cost of heating the cabin to keep the water on to operate the sprinkling system would be immense. We frequently have power outages due to heavy snow falls when we are not in residence. If the pipes froze while the power was out, we would all have a huge mess and costly repair bills. Our insurance requires that our cabin be checked every 24 hours if the water is left on. That would be impossible for a recreational property. Therefore, if we had water damage due to frozen pipes, our insurance would not cover the damage, despite our very high insurance costs. We also have concerns for our reserve water system if it were allowed to run through broken pipes. Our reservoir would empty quickly and our climate would not allow the reservoir to fill in a timely way.
4. Landscaping: We have never had difficulty with this issue and the additional cost of this requirement would be an added cost to new cabin builders.

Mt Baldy has struggled over the last few years. We would hope that the RDKB would be helpful in supporting additional builds on the mountain. We need more accommodation on the hill and would ask that the RDKB would support progress for Mt Baldy by considering exemptions for the listed Bylaws. We need to encourage development in order for the mountain to remain viable in our district.

Thank you for your attention to this important issue.

Michael and Jane bland

RECEIVED
AT 3/26/15
OPEN HOUSE

Jan. 09 2013
Box 550, Oliver, BC
V0H 1T0

Mr. Greg Rossum,
13049 -14th Avenue,
Surrey, BC, V4A 1G4

Re: ski cabin at 285 Tinhorn Rd, Strata Lot 52, District Lot 100S, SDYD,
Plan KAS 1840 – PID 023-630-434

Dear Greg,

As you know there has been an unusually large amount of snow that has fallen at Mt. Baldy this year. There is now more snow than there is often is at the end of the season. Once again I am concerned with the snow build up on your deck roof and the main roof. This has yet to come off. Already there is little room for my snow that has been removed from my driveway. I have actually shovelled off certain areas of my roof and had the snow removed by Randal. The snow stops on your main roof I think have stopped that area from sliding. However, I am concerned that once an ice layer builds on top of this that snow above the stops could slide. I was pleased that you put these stops on as outlined in my letter to you in June of 2010. However, I still hope that these will be adequate.

Your deck roof, that has no stops, concerns me in that this snow is going to build up and unload on the considerable snow that is already on my property and as in the past may fill in my driveway. If my snow has unloaded (and I keep my driveway clear for my cars and for the snow coming off my roof) then there is no place else for your snow except on top of my snow and possibly cascade towards my cabin. This scenario will put a certain amount of pressure on my structure and if the snow builds up too much I am afraid that there may be some structural damage or leakage as a result.

Had you been there over the Christmas holidays I would have suggested that you hire someone to shovel the snow off of you deck roof as at least it would not thrust out towards my driveway, and I still think that this is a possible option.

I will be having Randal remove my snow from my driveway once my snow unloads. This will cost, but at least will ensure that there will be room for further snow and I will have a place to park my cars. I do not want to have to pay to remove your snow from my property.

After 18 winters I am pretty certain that I can predict when my roof might unload and take the usual precautions, but I am not at all certain about your unloading.

Again, the issues of damage to vehicles and or my cabin are very real and the liability if there were personal injury or death no one wants to think about.

I have insurance and assume that you do as well. My concern is if there is an issue, that my insurance company will go after you and me (if I do not exercise due diligence) and of course the regional district and strata as well.

I am again writing you to inform you of my ongoing concerns and am hoping for a amicable solution before there is an unfortunate incident that may end up causing both of us regrets.

Copies to Mt. Baldy Strata, KAS 1840, attention Michael Miller, Hometown Realty
Regional District of Kootenay Boundary, attention Donna Dean
Johnston Meir Insurance Agencies Group, Oliver, BC, attention Stephen Copps
Hugh Matthews, Farris, Vaughan, Wills & Murphy LLP, Vancouver, BC


John Dimma

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

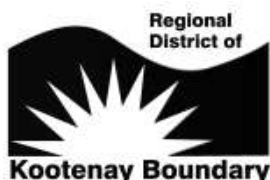
Action Items Arising from Electoral Area Services Committee Direction (Task List)

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; 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
Mar. 12/15	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
Apr. 16/15	Kettle River Salmon	Staff to conduct preliminary inquiries with Mr. Oldroyd and research the role of RDKB	IP
	Branding & Corporate Logo	Staff to look into a communication plan for inclusion in the next strategic plan session	IP

Tasks from Electoral Area Services Committee Meeting May 14, 2015

Date	Item/Issue	Actions Required/Taken	Status – C / IP
May 14, 2015	Mathers DVP	Sent to Board for approval subject to MOTI approval	C
	R-Tex Holdings DVP	Sent to Board for approval	C
	Greenwood Heritage Soc. Gas Tax App	Sent to Board for approval	C
	Big White Chamber of Comm. Gas Tax App	Sent to Board for approval	C
	Grant in Aid documentation process	Staff to research	IP
	Quagga & Zebra Mussels	Staff to prepare prelim info; set up meeting with MOE at UBCM	IP



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2015

Development Permit			
Owners: Arrowhead Holdings Ltd. and Waneta Enterprises Ltd.		File No: B-7187-08836.200	
Location: 855 China Creek Road, Genelle, Area 'B' /Lower Columbia-Old Glory			
Legal Description: Lot B, DL 7187 and DL 8073, KD, Plan NEP62844			Area: 3.3 acres (1.3 ha)
OCP Designation: Industrial	Zoning: Light Industrial 1 (IN1)	ALR status: No	DP Area: Genelle/Rivervale Industrial Development Permit Area
Contact Information: John Balfour Arrowhead Holdings Ltd. Box 22, Trail BC, V1R 4L5 (250) 231-2346 wkm@shawcable.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Arrowhead Holdings Ltd. and Waneta Enterprises Ltd. has applied for a Development Permit to construct a building for the purpose of additional space to rent or lease. The subject property is within the Industrial Development Permit Area established in the Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470 (*see Site Location Map*). Properties in the Industrial Development Permit Area must satisfy requirements relating to the form and character, landscaping, noise, dust and other disturbance mitigation measures.

BACKGROUND

In addition to being in the Industrial Development Permit Area the property is designated 'Industrial' in the Electoral Area 'B'/Lower Columbia-Old Glory OCP and zoned 'Light Industrial 1' (IN 1) in the Area 'B'/Lower Columbia-Old Glory Zoning Bylaw.

The applicant has existing buildings and has been operating on this property for several years (*see Applicants' Submission*).

PROPOSAL

To develop property in the Industrial Development Permit Area an applicant must submit a Development Permit Application accompanied by graphic and/or written materials indicating how the proposed development will address the form and character guidelines established in the Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan.

The applicant proposes a new building to provide additional space for rental or lease.

The guidelines for the Industrial Development Permit Area are accompanied by the applicants' proposal to address the requirements. The applicants response is provided in italics.

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

There is currently no vegetation on the site. The area will receive asphalt as a finish.

- b. Landscaping comprised of plant material that is drought tolerant is encouraged;

Refer to item A, there is no vegetation.

- c. In addition to the screening regulations in the Area 'B' Zoning Bylaw, supplementary screening in the form of walls, landscape berms, fencing, hedging, planting, other screening materials may be encouraged in the following areas to create an aesthetically pleasing environment:

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

There is no outdoor storage planned. Parcel boundary is the front entrance of the building. There are no garbage bins planned. There is no unloading area planned.

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

Access is from China Creek Road. The setback of the building is 25 feet.

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

Refer to Item A, the surface will be asphalt.

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

There are no large expanses of parking planned.

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

The planned structure is a permanent structure.

- h. Buildings finished in natural, earth tone colors are encouraged, and that the use of more than two colors for fencing is discouraged;

The planned building colour will match the existing buildings. The fencing will match existing.

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

There is no plan for lighting at this time.

- j. Measures to mitigate the impact of noise and vibration on adjacent lands are encouraged. Examples of methods of mitigation include siting and orientation of buildings; and the use of building materials that absorb sound and vibration.

The proposed building will have insulated walls and there will be no vibration to adjacent land.

IMPLICATIONS

As part of the Development Permit Application the owner was required to submit a Site Profile under section 40.1 of the *Environmental Management Act*. The RDKB contacted the Ministry of Environment and after review of the Site Profile the Ministry is not requiring a site assessment. No further environmental assessment or Ministry approval is required for processing the application; there are no restrictions on issuing a Development Permit.

The setback required for all buildings in the 'Light Industrial 1' Zone is 7.5m. The proposed building location is 7.62m from the nearest lot line. There are no setback concerns with this proposal.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'B'/Lower Columbia-Old Glory Advisory Planning Commission felt that the application was not complete. After reviewing the application they felt they needed additional information and clarification regarding the placement of the proposed building.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

The Planning and Development Department had a printing error when the packages were sent out to the APC. Unfortunately the site plan was not properly displayed to scale for the APC to determine the placement of the building on the parcel. After receiving the minutes from the APC Planning and Development Staff contacted the members to clarify the error and provide a proper site plan. The members were then given another opportunity to comment on the proposal and the four members who were attending the meeting replied they had no concerns with the application.

RECOMMENDATION

That the staff report regarding the application submitted by Arrowhead Holdings Ltd. and Waneta Enterprises Ltd. for a Development Permit for the parcel legally described as Lot B, DL 7187 and DL 8073, KD, Plan NEP62844, be received.

ATTACHMENTS

Site Location Map
Applicants' Submission



Site Location Map

2015-05-12



0 50100 200

Meters

Scale 1:10,000



Applicants' Submission

May 14, 2015

Regional District of Kootenay Boundary
 Area 'B' Planning and Development
 202-843 Rossland Ave.
 Trail, BC V1R 4S8

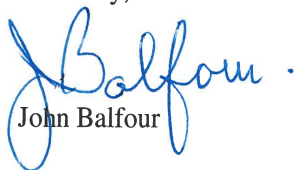
Attention: Carly Rimell | Planner**RE: Development Permit Application**

Please see the following in response to your inquiry on May 12th regarding the development permit application. Items A through J are in response to the guidelines listed in the "Official Community Plan Bylaw No. 1470".

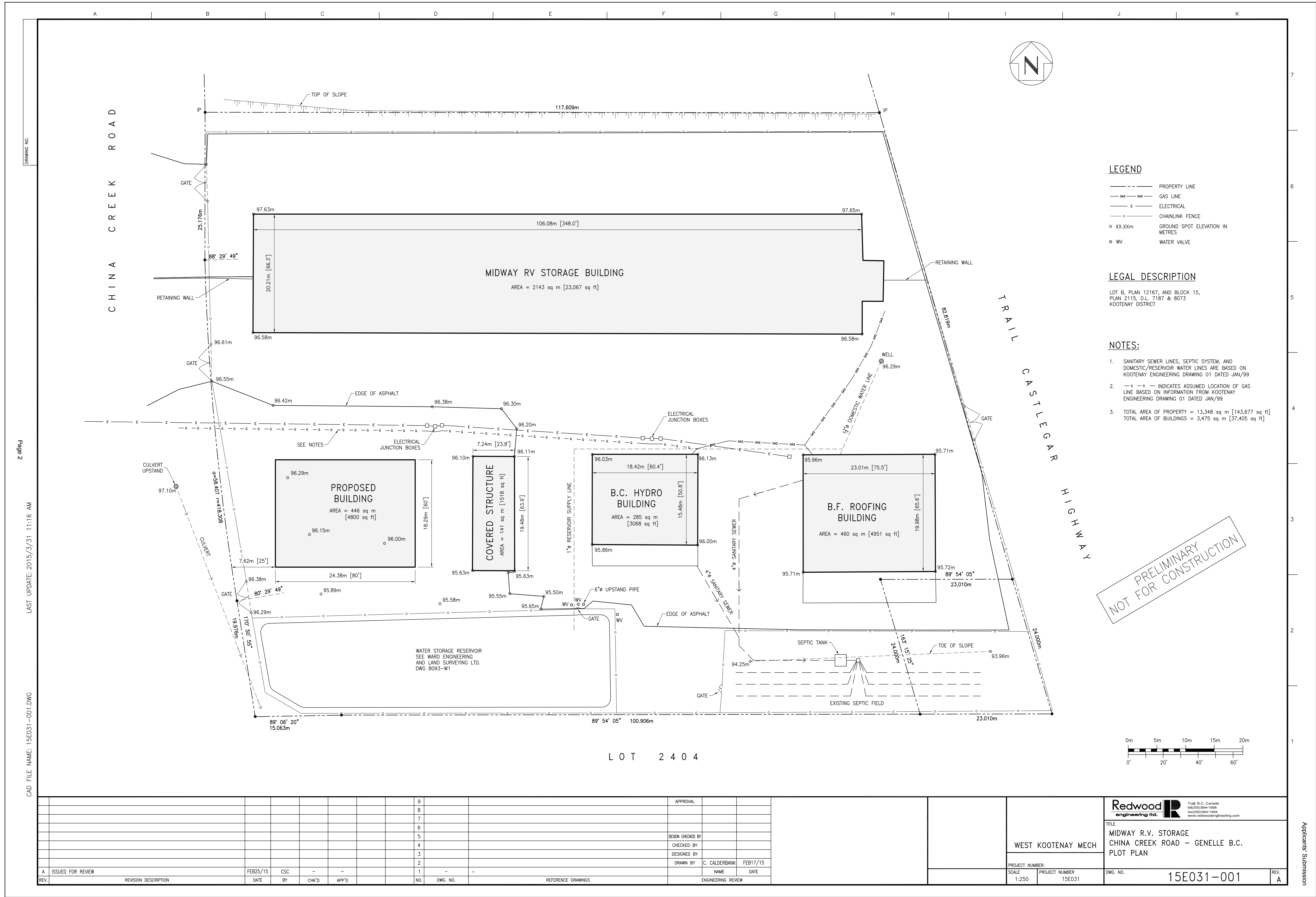
- **RE Site Plan:** The area identified as "Proposed Building" on the attached drawing 15E031-001 Rev A is the affected area. Further plans will be developed upon approval of the development permit. At this point I will not invest any further funds until approval.
- **RE Item A:** There is currently no vegetation on the site. The area will receive asphalt as a finish.
- **RE Item B:** Refer to Item A, there is no vegetation.
- **RE Item C:** There is no outdoor storage area planned. Parcel boundary is the front entrance of the building. There are no garbage bins planned. There is no unloading area planned.
- **RE Item D:** Access is from China Creek road. The setback of the building is 25ft.
- **RE Item E:** Refer to Item A, the surface will be asphalt.
- **RE Item F:** There are no large expanses of parking planned.
- **RE Item G:** The planned structure is a permanent structure.
- **RE Item H:** The planned building colour will match the existing buildings. The fencing will match existing.
- **RE Item I:** There is no plan for illuminated lighting at this time.
- **RE Item J:** The proposed building will have insulated walls and there will be no vibration to adjacent land.

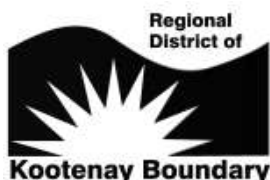
If you have any further questions or concerns, please contact me at johnwkm@shawcable.com or by phone at (250) 364-1541.

Sincerely,



John Balfour





Electoral Area Services Committee Staff Report

Prepared for meeting of June 2015

Development Permit			
Owners: Bradley and Theresa Serwa		File No: BW-4222-07500.970	
Agent: James Halun, Weninger Construction & Design Ltd.			
Location: 635 Feathertop Way, Big White, Electoral Area 'E'/West Boundary			
Legal Description: Strata Lot 74, 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		Area: 0.08 acres (356 m ²)	
OCP Designation: Medium Density Residential	Zoning: Chalet Residential 3	ALR status: N/A	DP Area: Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1
Contact Information: Weninger Construction & Design Ltd. #102B-200 Dougall Rd. N. Kelowna, BC V1X 3K5 250-765-6898 info@weningerconstruction.com			
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Bradley and Theresa Serwa, 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 74, 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. Approval of the landscaping must occur prior to the issuance of a Certificate of Final Occupancy.

HISTORY / BACKGROUND FACTORS

The subject property is an undeveloped residential parcel 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 74, Feathertop Way at Big White. The Landscape Reclamation Plan has been submitted by James Halun 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 in order to implement civil works infrastructure and road development. However, the vegetation that will be planted on the site will be composed of species that are accustomed to moderate to high altitude alpine environment (*see Applicants' Submission*). Maintenance will be minimal once the initial period of establishment takes place, typically the first few years require more hands-on maintenance by the owners.

The parcel has a natural, irregular slope, yet the builder Weninger Construction & Design Ltd. have worked the design of the dwelling into this and do not anticipate issues related to stabilization or drainage. Construction clean-up will include the removal of deleterious and construction debris material prior to completion of the landscape scheme.

Type of Vegetation

The selection of plants have been chosen to respect the short growing season and the harsh alpine climate. 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 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 landscaping scheme will be finished with 4" of native topsoil and a liberal seeding of grass and flowers.

IMPLICATIONS

The Site Plan and Certificate of 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 Site Plan designates snow storage areas which are generally clear of vegetation which could be damaged or crushed by the weight of snow.

The landscaping plan avoids any juniper species which are highly flammable. The landscape plan also shows species being planted at a fair distance from the proposed single family dwelling which helps mitigate any wildfire threat to the structure. The majority of the trees are also shown in clusters which tends to ensure better success.

ADVISORY PLANNING COMMISSION COMMENTS

The APC meeting was attended by three of the seven members although two members provided comments by email. Those in attendance at the meeting expressed concern regarding whether there is sufficient area for on-site snow storage. The comments provided by email expressed concern regarding the size of the structure and the amount of surface parking shown on the site plan.

PLANNING AND DEVELOPMENT COMMENTS

The area to be cleared of snow in front of the garage is relatively small and it appears there is sufficient space to the south side of the parcel for snow storage. The R3 Zone allows for both single family and two family dwellings where maximum allowable parcel coverage is 50%. While the Landscaping Plan shows surface parking for four vehicles, only one would be considered on-site parking, that is located entirely on the subject parcel. Since both single family dwellings and two family dwellings require two on-site parking spaces per dwelling unit insufficient parking is shown for more than one dwelling unit. Both parking requirements and parcel coverage would be checked at the building permit stage.

REFERRALS

The application was referred to the Big White Fire Services Department and the Planning and Development Department is currently awaiting response.

RECOMMENDATION

That the staff report regarding the application for a Development Permit submitted by Bradley and Theresa Serwa, through their agent Weninger Construction & Design Ltd.,

for the property legally described as Strata Lot 74, 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

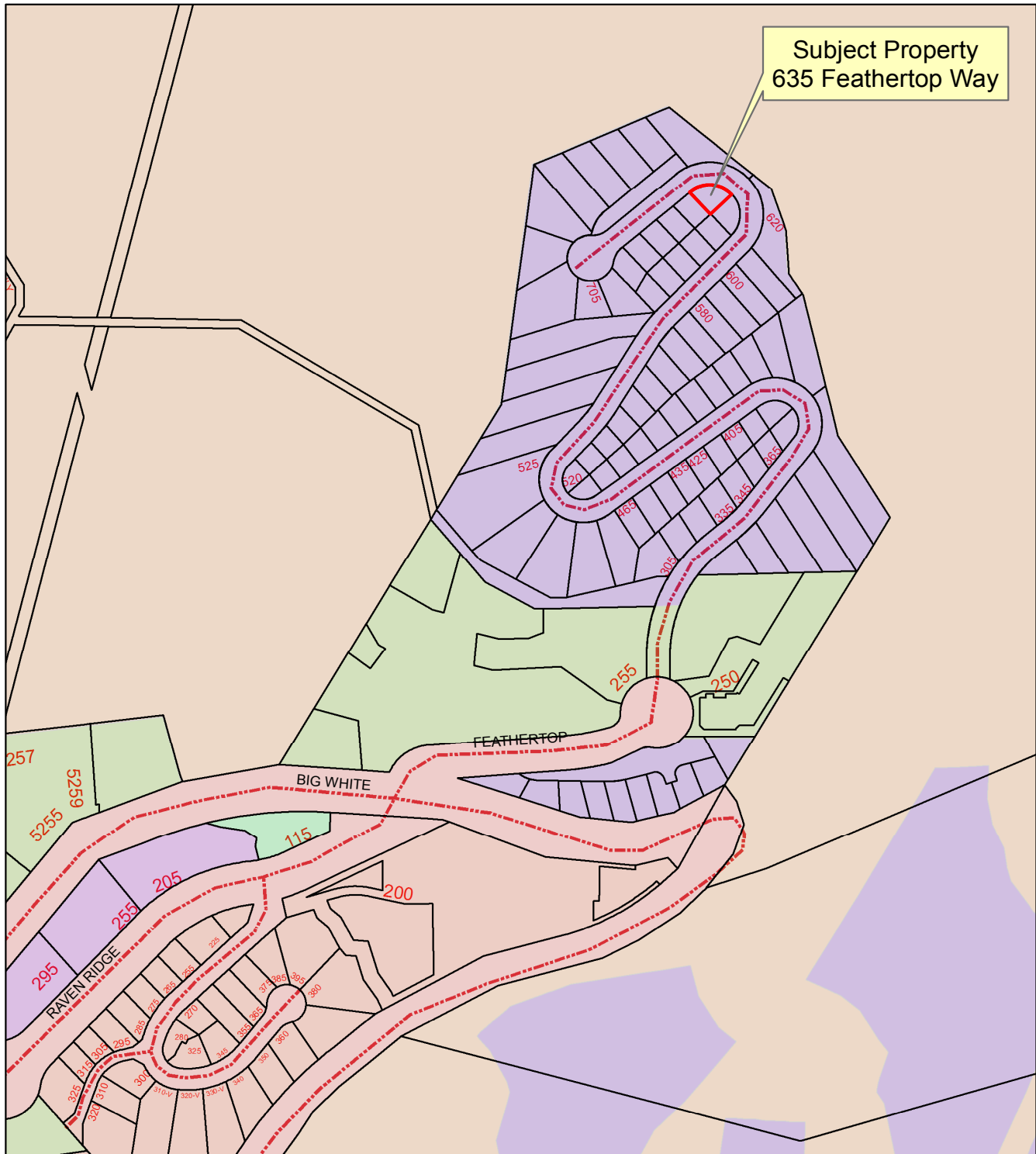
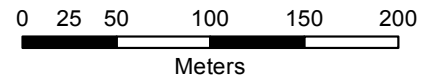
Applicants' Submission



2015/05/05

Site Location Map

Scale 1:3,500



P:\GIS\RD\KB\MapDocuments\Routine_Maps\SiteLocationMap\BW\2015-05-05_DL4222_Serwa

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT APPLICATION FORM FOR BIG WHITE SKI RESORT

(a) ☐ Zoning Amendment Only

(b) ☐ Zoning and Official Community Plan Amendment

(c) ☐ Official Community Plan Amendment Only

(d) ☒ Development Permit (Single or Two Family Dwellings)
(Alpine Environmentally Sensitive Landscape Development Permit Area)

(e) ☐ Development Permit (Commercial Development or Multi-Family Dwellings)
(Commercial and Multi-Family Development Permit Area)

(f) ☐ Development Permit Amendment

(g) ☐ Development Variance Permit

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

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

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

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

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

Name(s) of registered owner(s): THERESA SERWA AND BRADLEY SERWA.

Address: #1-4215 SPIERS RD. KELOWNA BC V1W 4E3

Telephone/Fax: 250 - 860 - 2388

Email: terri@serwa.ca

Legal description of land under application: KAS 3134, LOT 74, DISTRICT LOT 4222, LAND DISTRICT 54

Area of land in hectares: 0.0356 hectares

Applicants' 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.**

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 DWELLING MEETS A CHALET IN A MEDIUM DENSITY RESIDENTIAL AREA WHERE EXISTS A VARIETY OF SINGLE FAMILY DWELLING 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. THE PARCEL CURRENTLY HAS NO VEGETATION, CLEARED AT TIME OF CIVIL WORKS DEVELOPMENT. FLAMMABLE SPECIES WILL NOT BE INTRODUCED. VEGETATION TO BE PLANTED WILL BE COMPOSED OF SPECIES APPROPRIATE FOR AN ALPINE ZONE, INCLUDING A FINISH LIBERALLY SEEDED WITH NATURAL WILDFLOWERS AND GRASS SEEDS. INCLUDING WINTER ZONES FOR SNOW STORAGE OUTSIDE OF TREES AND SHRUBS.

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



Signature of Owner

 28 APRIL 2015
 Date

Page 2 of 4

Applicants' Submission

Agent's Authorization

I, THERESA AND BRADLEY SCHEWA hereby authorize JAMES G HALUN
 (Owner) (Agent)

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

Address of Agent WENINGER CONSTRUCTION & DESIGN LTD, % JAMES HALUN
102B-200 DOUGALL RD N, KETCHICAN BC V1X 3K5

Telephone: 250-765-6898 Fax: 250-765-6078 Email: james@weningerconstruction.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 

28 APRIL 2015
Date

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:

Applicants' 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, JAMES G HALUN, certify that the attached submission is complete and accurate, and includes all the above items.


Primary Consultant's Signature

28 APRIL 2015
Date

Page 4 of 4

Applicants' Submission



Regional District of Kootenay Boundary
 RDKB Trail BC Administration Office
 Attention: Mr Jeff Ginalias
 202-843 Rossland Ave
 Trail BC V1R 4S8

April 28, 2015

Regarding: Development Permit Application Alpine Environmentally Sensitive Landscape Reclamation Area for proposed single family dwelling located on PLAN KAS3134, LOT 74, DISTRICT LOT 4222, LAND DISTRICT 54, ADDRESS 635 FEATHERTOP WAY, BIG WHITE

Mr. Ginalias,

The proposed dwelling is situated on an undeveloped parcel but previously cleared of vegetation a number of years ago whilst the Feathertop Way area underwent the process of civil works infrastructure development completed to road curbing.

The proposed dwelling perimeter finish design, above grade surface reclamation scheme with a focus on sustainability, consideration of fire protection, and, species selection appropriate to an alpine moderate to high altitude, for this region. Maintenance will be minimal once the initial period of establishment takes place, typically the first few years will require more hands-on maintenance by the owners. The parcel has a natural, irregular slope yet the builder, Weninger Construction & Design Ltd have worked the design of the dwelling into this and do not anticipate issues related to stabilization or drainage. Construction clean-up will include the removal of deleterious and construction debris material prior to completion of the finished landscaping scheme.

The selection of the plants, as indicated on the enclosed Drawing Plans, have been chosen to respect the short growing season, the harsh alpine climate, and, security by not providing any opportunity for hiding in plants around the dwelling perimeter.

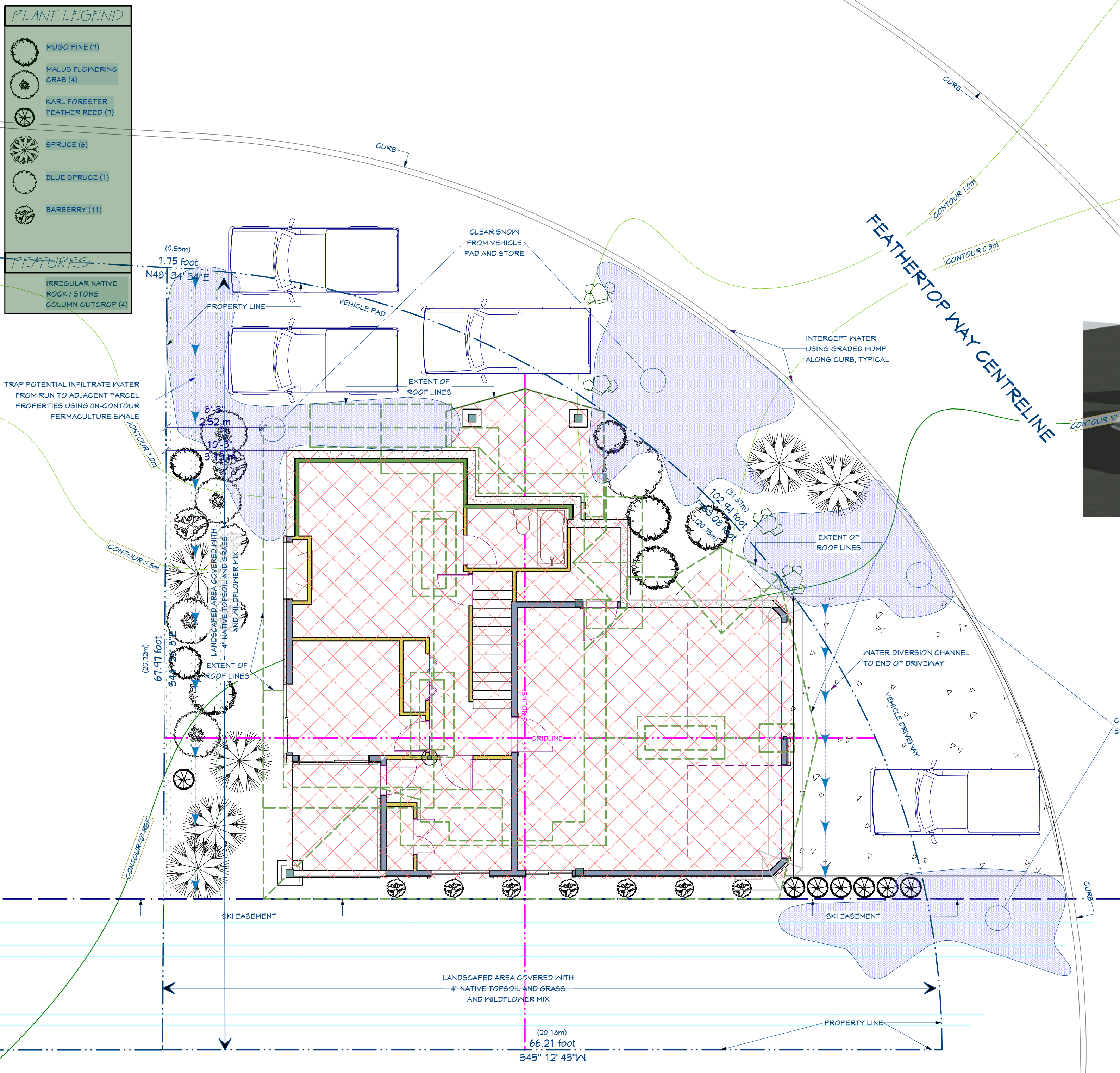
Whereas the annual snow fall can be heavy, the designated snow storage areas are generally clear of plants that could be damaged and crushed by the weight of cleared snow.

The landscaping scheme planting arrangement is finished by site coverage of 4" (100mm) native topsoil and liberal seeding of grass and wildflowers.

Sincerely,

James G Halun
 Weninger Construction & Design Ltd.

PLANT LEGEND	
	MUGO PINE (7)
	MALUS FLOWERING CRAB (4)
	KARL FORESTER FEATHER REED (7)
	SPRUCE (6)
	BLUE SPRUCE (1)
	BARBERRY (11)
FEATURES	
	IRREGULAR NATIVE ROCK / STONE COLUMN OUTCROP (4)



LANDSCAPING PERSPECTIVE LOOKING EASTERLY



LANDSCAPING PERSPECTIVE LOOKING SOUTH-WESTERLY

NOT FOR CONSTRUCTION - FINAL INFORMATION SET

REVISION TABLE	
NO.	DATE
A	15/05/2015
B	15/05/2015
C	15/05/2015
D	15/05/2015
E	15/05/2015
F	15/05/2015
G	15/05/2015
H	15/05/2015
I	15/05/2015
J	15/05/2015
K	15/05/2015
L	15/05/2015
M	15/05/2015
N	15/05/2015
O	15/05/2015
P	15/05/2015
Q	15/05/2015
R	15/05/2015
S	15/05/2015
T	15/05/2015
U	15/05/2015
V	15/05/2015
W	15/05/2015
X	15/05/2015
Y	15/05/2015
Z	15/05/2015

LOT 74 SERVA
 RESIDENCE AND NEW HOME
LANDSCAPING PLAN
 Martin Meninger
 James Halun
 Weninger Construction & Design Ltd.
 Unit# 103-200
 Douglas Road North, Kelowna, BC V1X 3K5
 Tel: (250) 765-6848 Fax: (250) 765-6078

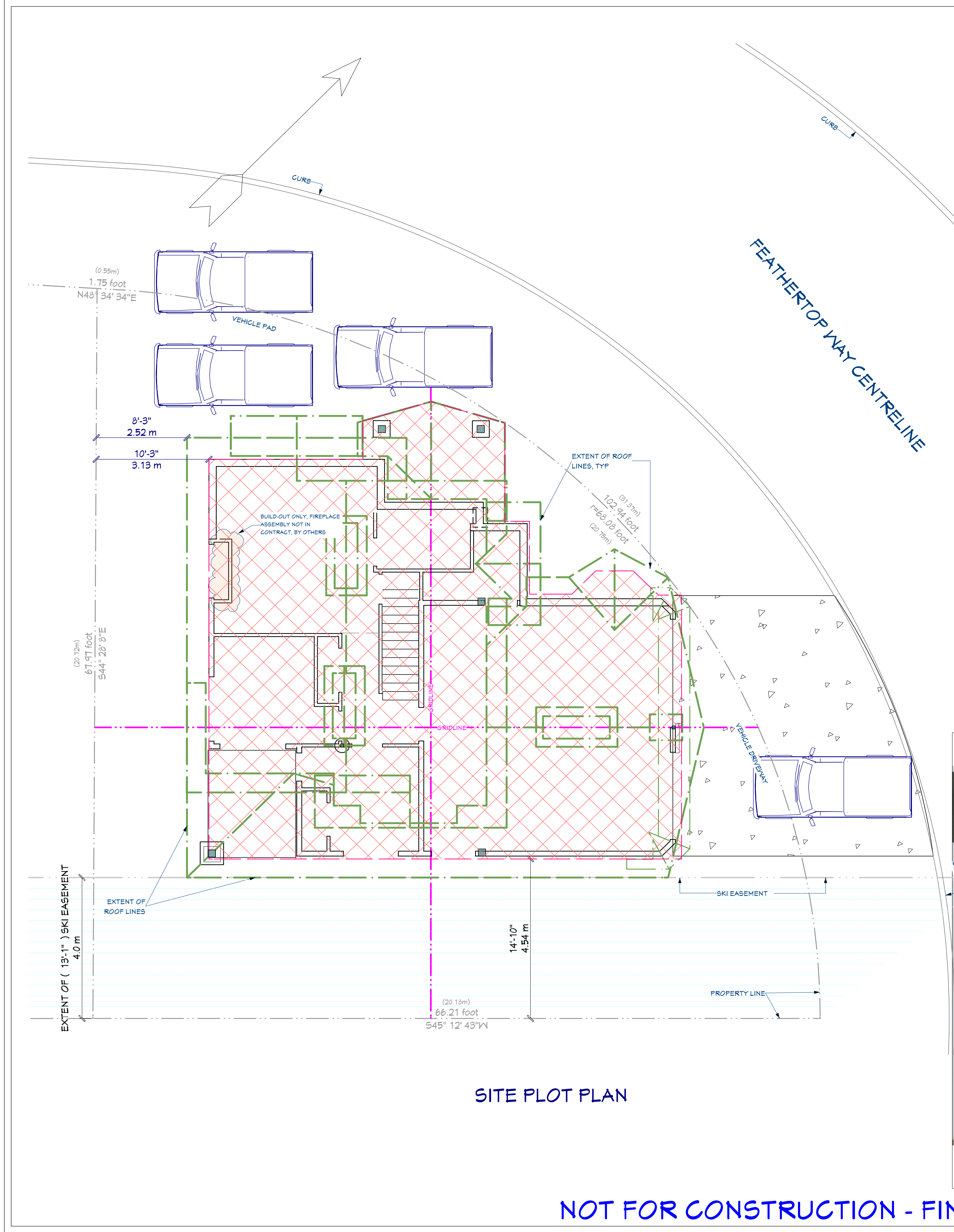
DRAWINGS PROVIDED BY:
Weninger
 CONSTRUCTION & DESIGN LTD.

DATE:
 2015-05-06

SCALE:
 1" = 10'

SHEET:
 10

Applicants Submission



SITE PLOT PLAN

NOT FOR CONSTRUCTION - FINAL INFORMATION SET



PERSPECTIVE LOOKING SOUTHERLY



PERSPECTIVE LOOKING EASTERLY



PERSPECTIVE LOOKING WESTERLY



KEY PLAN

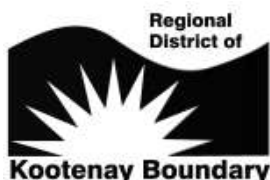
NO.	DATE	BY	DESCRIPTION
1	22/01/15	JH	FINAL SET

PROJECT LOCATION	635 FEATHERTOP WAY BIG WHITE BC
PREPARED BY	Weninger Construction & Design Ltd. Unit# 103-200 Douglas Road North, Kelowna, BC V1X 3K5 Tel: (250) 765-6848 Fax: (250) 765-6078

DATE	2015-05-06
SCALE	1"=5'
SHEET	1

DRAWINGS PROVIDED BY:	Weninger CONSTRUCTION & Design, Ltd.
-----------------------	--------------------------------------

DATE:	2015-05-06
SCALE:	1"=5'
SHEET:	1



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2015

Development Permit			
Owners: Regional District Kootenay Boundary		File No: BW-4151s-07900.100	
Location: 7555 Porcupine Road, Big White, Electoral Area 'E'/West Boundary			
Legal Description: DL 4151s, SDYD		Area: 0.08 acres (356 m ²)	
OCP Designation: Public and Institutional	Zoning: Institutional and Community Facilities 1	ALR status: N/A	DP Area: Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1
Contact Information: Jamie Svendsen, CFO Fire Chief, BWFD, RDKB 7555 Porcupine Road PO Box 45004 Kelowna, BC V1P 1P3 250.765.3090 fcsvendsen@bigwhitefire.com			
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District of Kootenay Boundary, is applying for a Development Permit to build an addition to the Firehall at 7555 Porcupine Road at Big White Ski Resort (*see Site Location Map*). To obtain a building permit, a submission of the Landscape Plan is necessary for approval of a Development Permit for the Alpine Environmentally Sensitive Landscape Reclamation Area. Approval of the landscaping must occur prior to the issuance of a Certificate of Final Occupancy.

HISTORY / BACKGROUND FACTORS

The property is designated as 'Public and Institutional' in the Big White Official Community Plan Bylaw No. 1125, 2001 and zoned 'Institutional and Community

Facilities 1' 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 an addition to the existing Fire Hall, only requires the Alpine Environmentally Sensitive Landscape Reclamation Development Permit.

The Fire Hall has been on this parcel since the early 1980's.

PROPOSAL

The applicants are requesting a Development Permit to construct an addition to the existing Fire Hall on 7555 Porcupine Road at Big White. The Landscape Plan was created with consideration of the criteria in the *Landscape Guidelines for Development at Big White (see Applicant's Submission)*.

Development Permit Area Guidelines

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

Reclamation of Disturbed Areas

The parcel currently has little to no vegetation. The majority of the parcel is used for parking and snow storage, there is little of vegetative value to preserve or reuse.

The areas which would be disturbed by the proposed addition and which aren't designated snow clearing areas will be landscaped. Considering the irregular shape of the parcel along with the easements and rights of way there will only be a small portion, the southwest corner of the parcel to landscape.

This portion will be landscaped with vegetation recommended in the *Landscape Guidelines for Development at Big White*. These species are accustomed to moderate to high altitude alpine environment. Maintenance will be minimal once the initial period of establishment takes place. The maintenance will be performed by the staff and members of the BWFD.

The parcel has a natural slope, which was taken into consideration as this landscaping plan was being developed. In order to offset the slope, decrease the risk of erosion, and maintain stability of existing parking areas the Landscape Plan proposes a retaining wall.

The base of the wall will be constructed from rocks excavated during the digging of the foundation. The rocks will be placed at the bottom of the wall in order to retain the existing soil. Every effort will be made to use the existing topsoil, once the foundation of the wall is completed the soil will be placed accordingly. Only low growing species that provide a stable root structure will be planted so as not to interfere with the view from the Graystokes Building.

Construction clean-up will include the removal of deleterious and construction debris material prior to completion of the landscape scheme.

Type of Vegetation

The selection of plants have been chosen to respect the short growing season and the harsh alpine climate. The Site Plan provided 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 Yarrow, Yellow Columbine, and Arctic Lupin are flower species ranging in height from 20-90 centimeters. These species are suitable in sub-alpine elevations and in poor soils.

The shrubs proposed are Shrubby Cinquefoil and Wood's Rose. These shrubs stand approximately 90 centimeters high and are suitable in a dry, roadside, sub-alpine environment. All of these species are readily available at nurseries in the Okanagan, are low maintenance and are of low flammability.

IMPLICATIONS

The Site Plan and Certificate of 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. Neither the addition nor the vegetation will impede this easement.

There are two rights of way which run north-south, which are depicted on the survey plan. The right of way to the east is referenced to as Parcel A and the right of way to the west is referenced as Parcel B. Parcel A right of way is for Big White utility and is for water and gas. The right of way Parcel B is used for sewer and exclusively serves the Fire Hall. The Big White utility company was consulted with to verify these charges on Title and had no concerns about the proposed rock wall and landscaping proposed over the Parcel B right of way.

The Site Plan designates snow storage areas and these areas will remain clear of vegetation.

The application directly references measures to mitigate and minimize the threat of wildfire by closely following the Landscaping Guidelines for Development at Big White. The RDKB would like to use the Fire Hall as an example for landscaping which is native, drought tolerant, and of low flammability.

ADVISORY PLANNING COMMISSION COMMENTS

The Big White APC meeting was attended by three of the seven members although two members provided comments by email. No concerns were expressed regarding this application.

RECOMMENDATION

That the staff report regarding the application for a Development Permit submitted by the Regional District of Kootenay Boundary, for the property legally described as DL 4151s, SDYD, be received.

ATTACHMENTS

Site Location Map

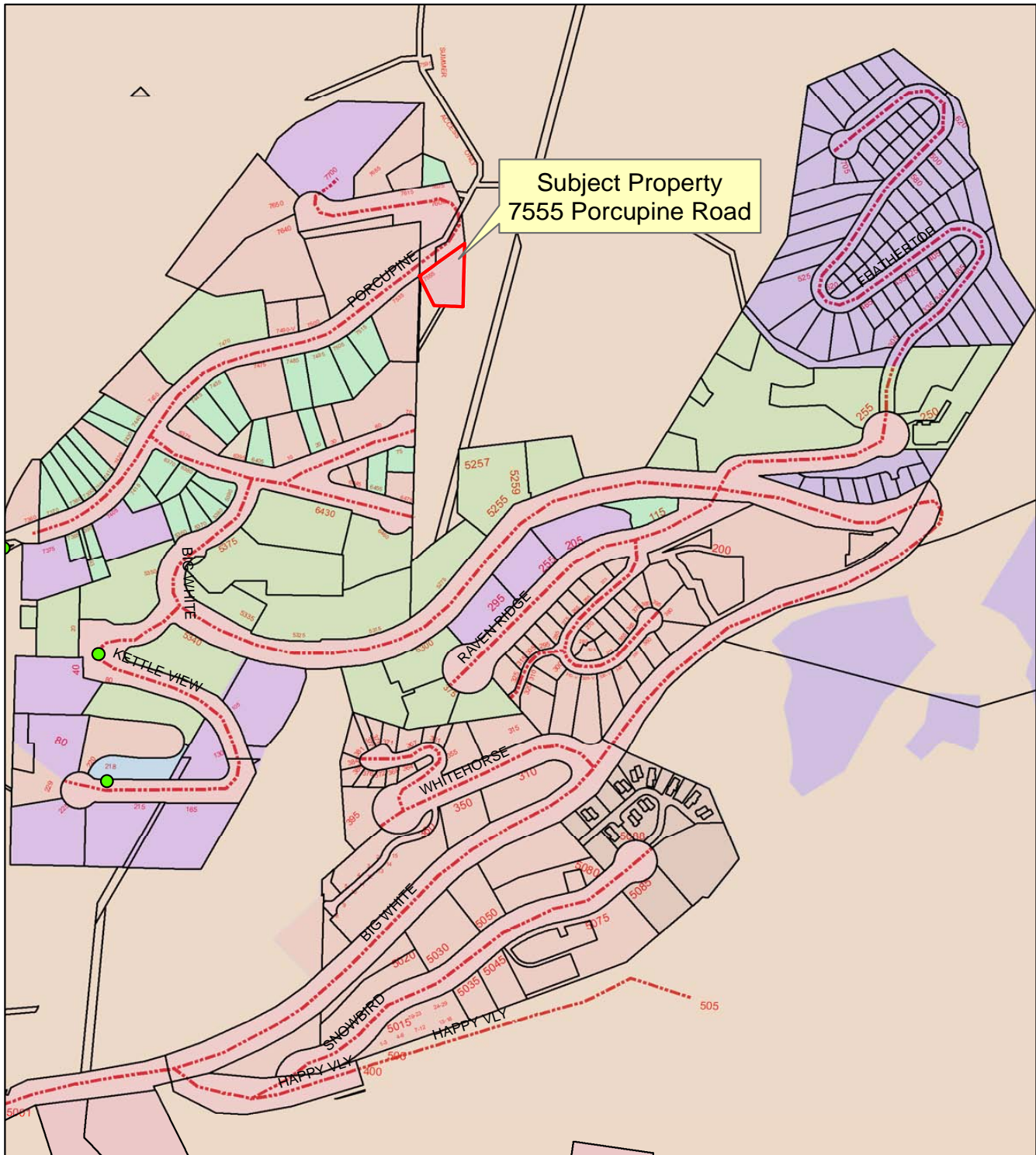
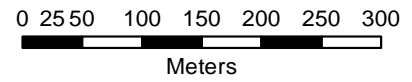
Applicant's Submission



2015/05/20

Site Location Map

Scale 1:5,500



P:\GIS\IRDKB\MapDocuments\Routine_Maps\SiteLocationMap\BW\2015-05-05_DL4222_Serwa

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT APPLICATION FORM FOR BIG WHITE SKI RESORT

(a) ☐ Zoning Amendment Only

(b) ☐ Zoning and Official Community Plan Amendment

(c) ☐ Official Community Plan Amendment Only

(d) ☒ Development Permit (Single or Two Family Dwellings)
(Alpine Environmentally Sensitive Landscape Development Permit Area)

(e) ☐ Development Permit (Commercial Development or Multi-Family Dwellings)
(Commercial and Multi-Family Development Permit Area)

(f) ☐ Development Permit Amendment

(g) ☐ Development Variance Permit

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

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

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

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

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

Name(s) of registered owner(s): Regional District of Kootenay Boundary
Address: 7555 Porcupine Road, PO BOX 45004 Kelowna, BC, V1P 1P3

Telephone/Fax: 256.765.3090 Email: fcsvendesen@bigwhitefire.com

Legal description of land under application: DL 41518, S.D.Y.D.,
PID 009-807-292

Area of land in hectares: 0.524 acres \checkmark 0.21 hectares.

Applicant Submission

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

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- (b) a plan drawn to an appropriate scale, accompanied by a written report (if necessary) showing:
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 - (v) the location of permanent buildings and structures on the subject property;
 - (vi) the location of any proposed buildings, structures or additions thereto;
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- 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.

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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:

Please see attached.

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



Signature of Owner

May 22, 2015

Date

Page 2 of 4

Applicant Submission

Agent's Authorization

I, _____ hereby authorize _____
 (Owner) (Agent)

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

Address of Agent _____

Telephone: _____ Fax: _____ Email: _____

DECLARATION pursuant to the *Waste Management Act*

I, _____ 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

May 22, 2015
 Date

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- ☐ Fee
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Page 3 of 4

Applicant Submission

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- ☐ 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.

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- ☐ 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;
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- ☐ 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

Date

Page 4 of 4

Applicant Submission



Hall: (250) 765-3090
 Fax: (250) 765-3051

PO Box 45004
 Kelowna, BC V1P 1P3

March 20th, 2015

Regarding: Big White Fire Department, Hall Renovation DL 4151 S

Attention: Jeff Ginalias

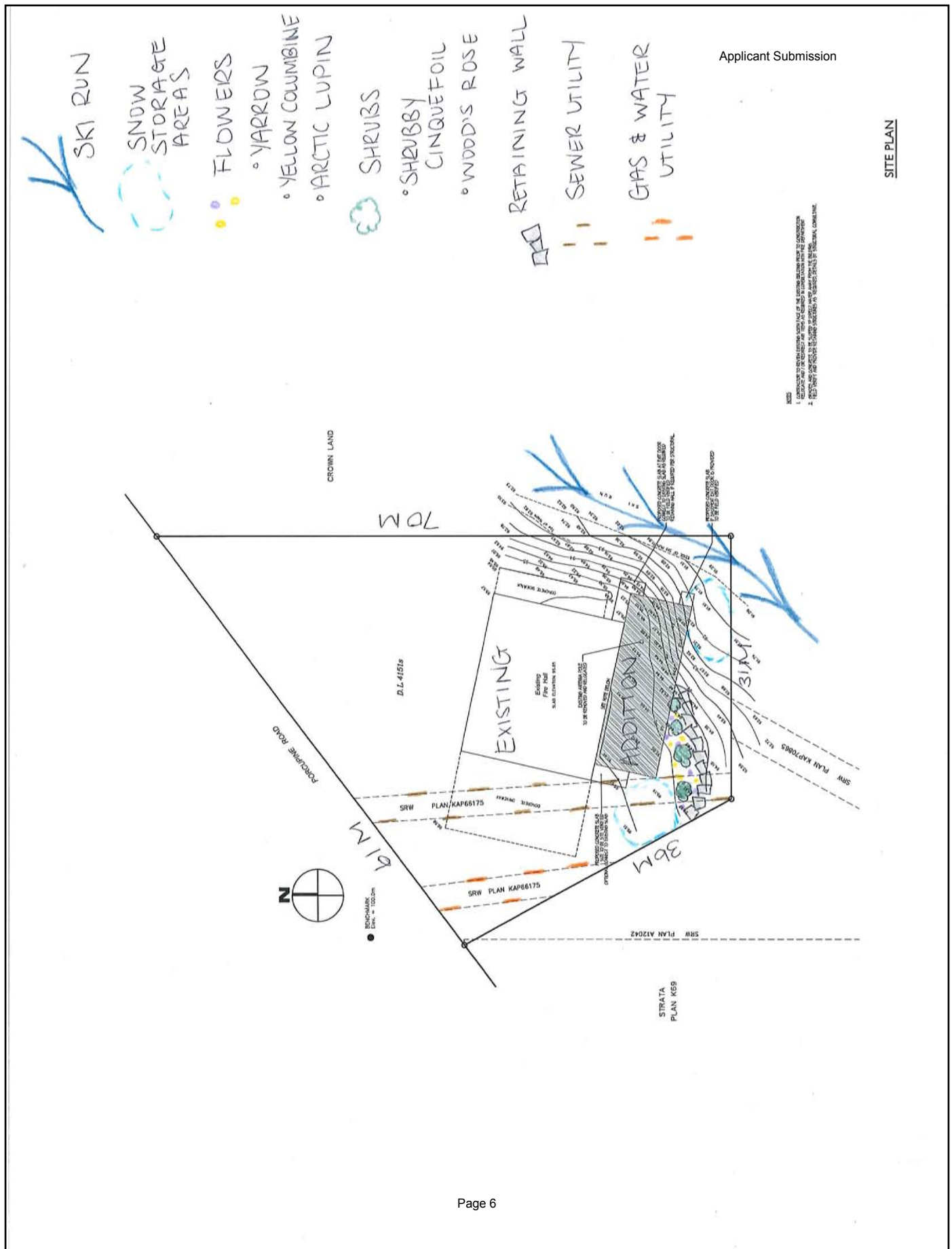
The existing site, in which we are requesting a development permit for, currently has no vegetation. Since the construction of the hall back in the early 80's the area has been used for parking and snow storage. As there is no existing vegetation, there is nothing to preserve or reuse.

The construction will require a small retaining wall on the south side of the addition in order to maintain stability of the existing parking and snow storage area. The base of the wall will be constructed from rocks excavated during the digging of the foundation. The rocks will be placed at the bottom of the wall in order to retain the existing ground. Every effort will be made to use the existing topsoil, once the foundation of the wall is completed the dirt will be placed accordingly. Only low growing species that provide a stable root structure will be planted as to not interfere with the view from the Graystokes building, and that provide for a strong root system.

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. This maintenance will be performed by the staff and members of the BWFD. Every effort will be made to provide ongoing care in order to provide a manicured look.

In order to determine the vegetation to be planted, we will be conforming to the Landscaping Guidelines for Development at Big White: Table 1. Species to be used will consist of some flowers Yarrow, Yellow Colmbine and Artic Lupin. We will also plant a few shrubs consisting of Shrubby Cinquefoil and Woods Rose.

Jamie Svendsen, CFO
 Fire Chief
 Big White Fire Department, RDKB
 E-Mail: fcsvendsen@bigwhitefire.com
 WEB: www.bigwhitefire.com



5011313

5011313

SURVEY PLAN OF LOT 4151S, SIMILKAMEEN DIVISION OF YALE DISTRICT.

BCGS. 82 E. 076 3402781

SCALE 1:1000

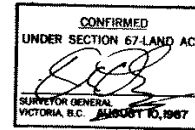
All distances are in metres except where otherwise indicated.

163057

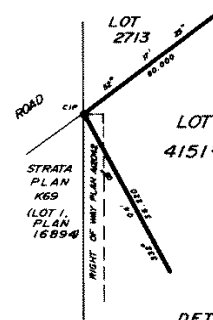
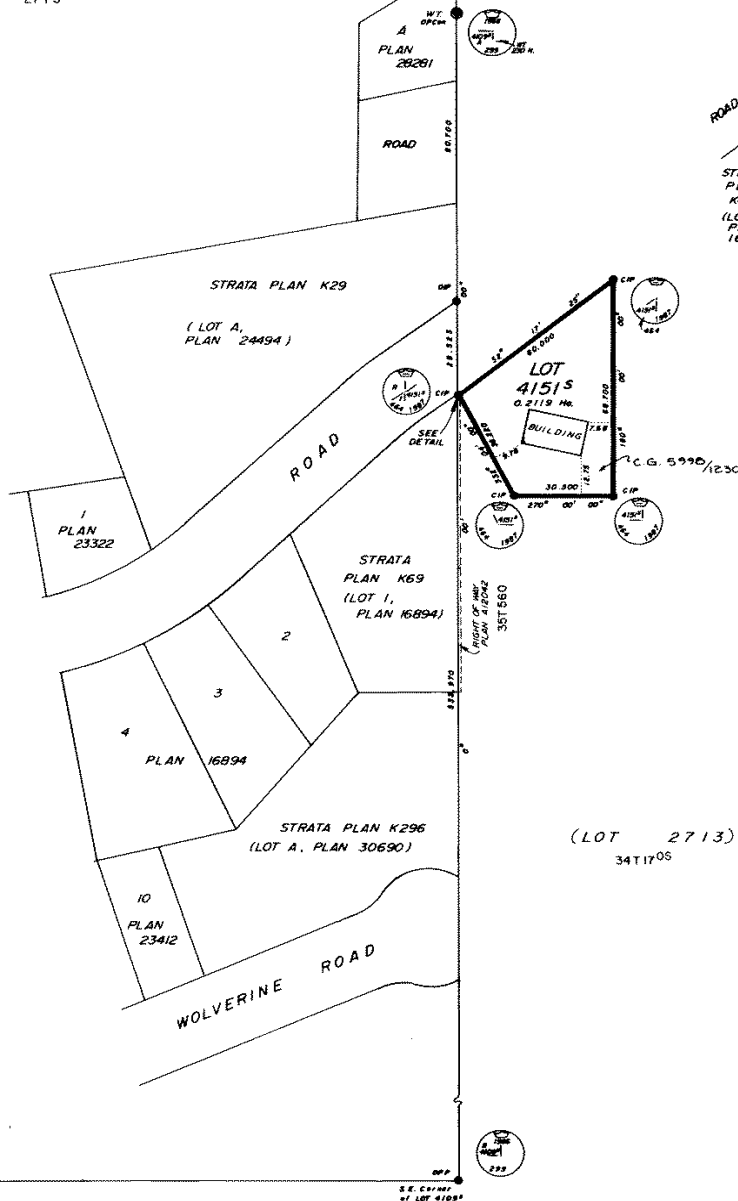
Applicant Submission

F.B. 174/87

OFFICIAL PLAN



REM. BLOCK A
LOT 4109S
2715S



DETAIL
SCALE 1:100

LEGEND:

Bearings are astronomic and are derived from the east boundary of Lot 4109S.

- oncon-standard concrete post found.
- opp-pipe post found.
- cip-copped iron post set.
- dip-iron post found.
- WT - witness

Note: No suitable Bearing Trees available.

(LOT 2713)
34T170S

This plan lies within the Regional District of Kootenay Boundary.

Page 7

I, R.R. Runnalls, a British Columbia Land Surveyor of the City of Kelowna in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 20th day of June, 1987.

R. R. RUNNALLS & ASSOCIATES.
B. C. LAND SURVEYORS.
NO. 2 - 1470 WATER ST. KELOWNA, B. C.
V1Y 1J5 763-7322.

ETEITOS

ETEITOS

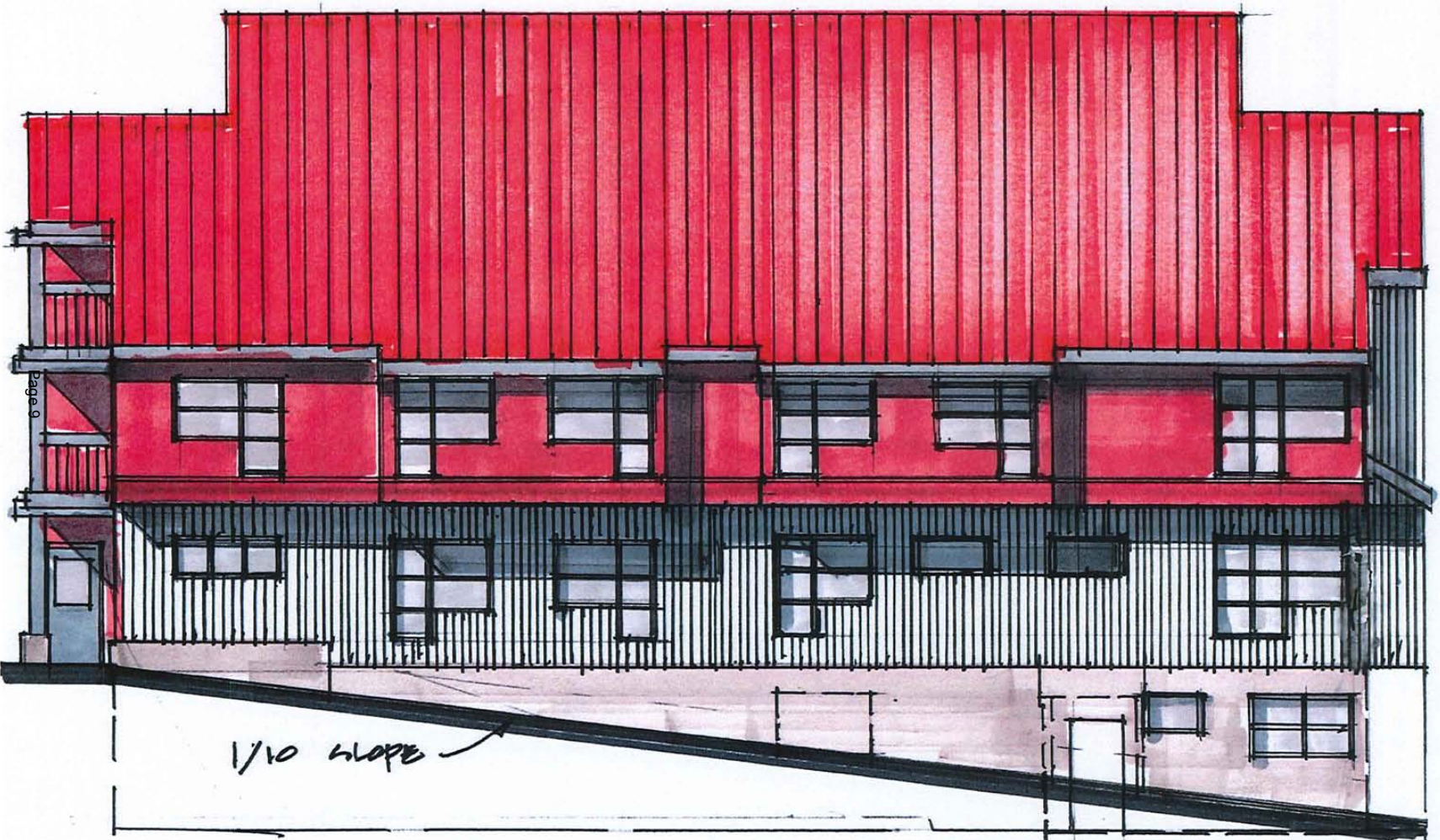
FILE 6685

Applicant Submission



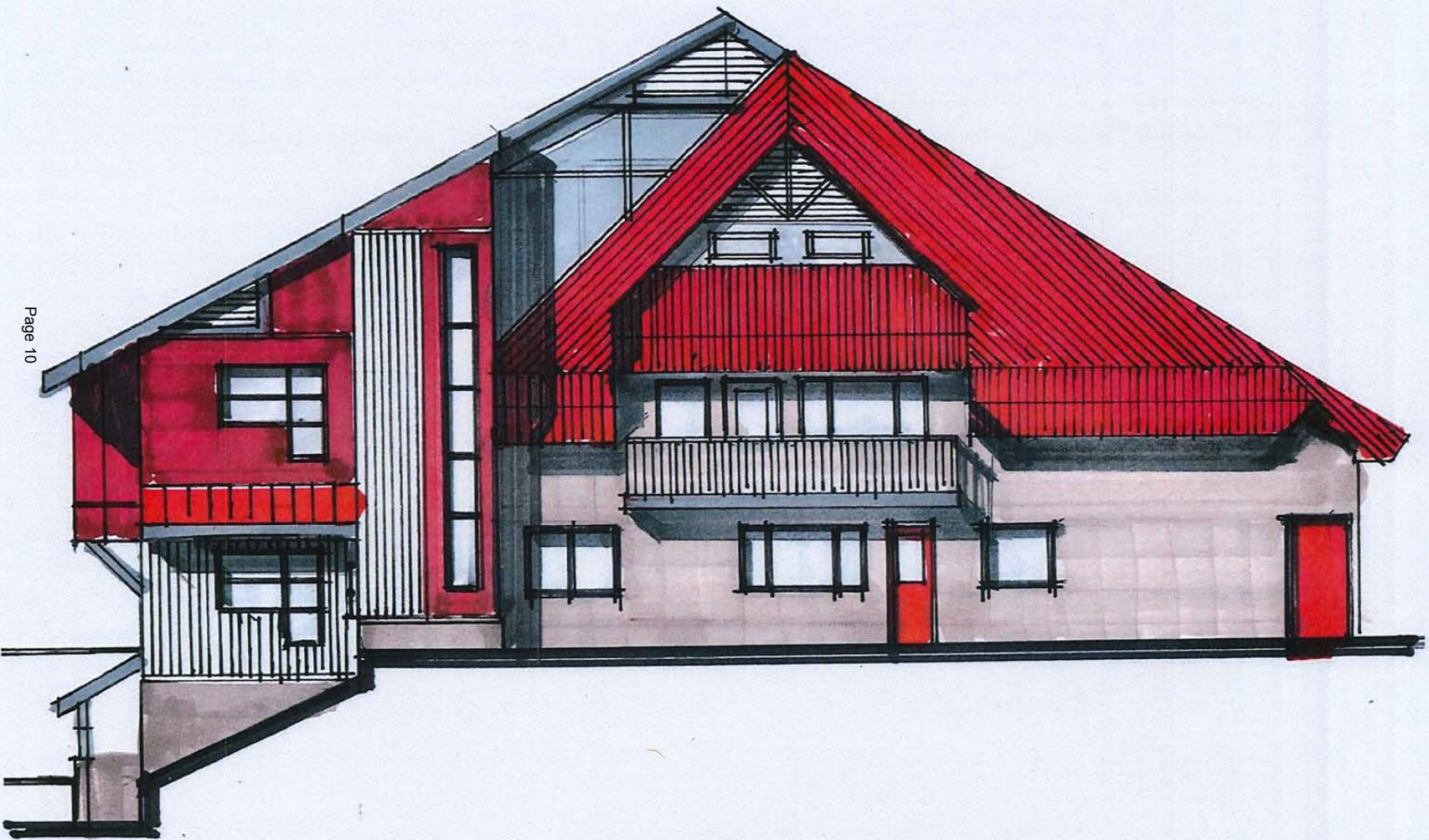
Page 8

Applicant Submission



Page 9

Applicant Submission



Page 10

Big White Firehall Photos prior to landscaping

Applicant Submission



Big White Firehall Photos prior to landscaping

Applicant Submission



Big White Firehall Photos prior to landscaping

Applicant Submission



TITLE SEARCH PRINT

File Reference: BW-4151s-07900.

Declared Value \$NA

Applicant Submission
2015-05-21, 13:10:33

Requestor: Maria Ciardullo

****CURRENT AND CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

X238680

CROWN

Application Received

1988-02-02

Application Entered

1988-02-08

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
1159 PINE AVE
TRAIL, BC
V1R 4E2
DETERMINABLE FEE SEE X238680**Taxation Authority**

PENTICTON ASSESSMENT AREA

Description of Land

Parcel Identifier:

009-807-292

Legal Description:

DISTRICT LOT 4151S SIMILKAMEEN DIVISION YALE DISTRICT

Legal Notations

NONE

Charges, Liens and Interests

Nature:

EASEMENT

Registration Number:

M51150

Registration Date and Time:

1977-08-30

Remarks:

INTER ALIA PART ON PLAN A12042 APPURTENANT TO
STRATA LOTS 1 - 30 INCL, STRATA PLAN K69

Nature:

POSSIBILITY OF REVERTER

Registration Number:

X238681

Registration Date and Time:

1988-02-02 14:10

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA

C/O MINISTRY OF FOREST AND LANDS

Remarks:

INCLUDES RESTRICTIONS ON TRANSFER

TITLE SEARCH PRINT

File Reference: BW-4151s-07900.

Declared Value \$NA

Applicant Submission
2015-05-21, 13:10:33

Requestor: Maria Ciardullo

Nature: UNDERSURFACE RIGHTS
 Registration Number: X238682
 Registration Date and Time: 1988-02-02 14:10
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
 BRITISH COLUMBIA
 Remarks: SEE X238680 SEC. 47 LTA

Nature: STATUTORY RIGHT OF WAY
 Registration Number: KP12116
 Registration Date and Time: 2000-02-10 10:24
 Registered Owner: R 87 ENTERPRISES LTD.
 INCORPORATION NO. 342069
 Remarks: PART SHOWN AS PARCEL B ON PLAN KAP66175

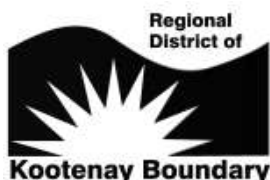
Nature: STATUTORY RIGHT OF WAY
 Registration Number: KP12117
 Registration Date and Time: 2000-02-10 10:24
 Registered Owner: R 334 ENTERPRISES LTD.
 INCORPORATION NO. 539629
 Remarks: PART SHOWN AS PARCEL A ON PLAN KAP66175

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2015

Adjacent Local Government Referral - RDNO Regional Growth Strategy Bylaw No. 2500, 2011	
Applicant: Regional District of North Okanagan (RDNO)	File No: R-23
Location: RDNO - Portions of the RDNO, including the Cities of Armstrong, Enderby, and Vernon, District of Coldstream, Village of Lumby, Township of Spallumcheen and surrounding Electoral Areas B - Swan Lake, C - B.X. District, D - Rural Lumby, E - Cherryville, and F Rural Enderby.	
Contact Information: Rob Smailes, MCIP, RPP General Manager, Planning and Building Regional District of North Okanagan 9848 Aberdeen Road Coldstream, BC V1B 2K9 250.550.3700 info@rdno.ca	
Report Prepared by: Carly Rimell, Planner	

ISSUE INTRODUCTION

The RDKB has received a notification from the Regional District of North Okanagan (RDNO) of a 5-Year Draft Terms of Reference for review of their Regional Growth Strategy (RGS) Bylaw No. 2500, 2011. The southern boundary of the RDNO borders the northern boundaries of Electoral Area 'D'/Rural Grand Forks and Electoral Area 'E'/West Boundary of the RDKB (*see Regional Growth Strategy 5-Year Review Draft Terms of Reference*).

The Local Government Act, Part 25, Section 869 (2) states that:

"At least once every 5 years, a regional district that has adopted a regional growth strategy must consider whether the regional growth strategy must be reviewed for possible amendment."

The Regional District of North Okanagan intends to initiate a 5-Year Review of the North Okanagan Regional Growth Strategy Bylaw No. 2500, 2011 beginning later in

Page 1 of 3

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September 2015. The review process will provide an opportunity for input from adjacent local governments.

HISTORY/BACKGROUND

The RDNO began drafting the RGS in 2007. In March 2011, before second reading and before the public hearing, the RDNO referred the draft bylaw to the RDKB (as well as other adjacent local governments) for review and comment. The RDKB advised the RDNO that the interests of the RDKB were unaffected by it. The RGS Bylaw No 2500, 2011 was adopted on September 21, 2011. The RGS focuses on developing healthy and sustainable communities, addressing environmental issues, encouraging a robust and diverse economy and enhancing natural and built environments.

Since adoption, the majority of municipal and Electoral Area Official Community Plans (OCP) have been reviewed, a number of major planning projects have been undertaken and region priorities have shifted. Over the last 3.5 years, the RDNO has undertaken 26 implementation actions based upon the priorities of the Board of Directors. Several of these actions resulted in the development of new plan, including the Biodiversity Conservation Strategy, Regional Employment Lands action Plan, Regional Agricultural Area Action Plan and several other planning policy documents. The RGS has not been amended since it was adopted in 2011, although the local, regional, provincial and national context has changed significantly since 2007.

A review of the RGS, in relation to the evolving local and regional policy landscape, would provide an opportunity to further align planning and policy documents, revisit policy approaches in relation to the RDNO Board of Directors strategic priorities, potentially refine the Rural Protection Boundary in relation to community needs and identify additional implementation actions.

PROPOSAL

The Regional Growth Strategy Bylaw No. 2500, 2011, is a comprehensive bylaw to address objectives, policies and land use designations for the North Okanagan. The RDNO are initiating the Regional Growth Strategy 5-year Review by requesting comments from adjacent local governments on the RGS 5-Year Review Draft Terms of Reference.

Should the RDNO Board of Directors support the Draft RGS 5-Year Terms of Reference, including Work Plan Outline, the review will be conducted over an 18 month period through a four (4) phase process. The process is scheduled to begin in September 2015 with the draft RGS Amendment expected to be brought forward to the RDNO Board of Directors for adoption at the end of February 2017.

IMPLICATIONS TO RDKB

In this case, the portion of the RDKB which is adjacent to the RDNO are the northerly boundaries of Area 'D'/Rural Grand Forks and **Electoral Area 'E'**/West Boundary.

Electoral Area 'E'/West Boundary has no Official Community Plan or Zoning Bylaws in this area. While Electoral Area 'D'/Rural Grand Forks has an Official Community Plan and Zoning bylaw but the portions adjacent to RDNO are remote.

RDKB Planning and Development Staff have reviewed the proposed RGS 5-Year Review Draft Terms of Reference and have no concerns.

RECOMMENDATION

That the notification from the Regional District of North Okanagan regarding their intent to initiate a 5-Year Review of the North Okanagan Regional Growth Strategy Bylaw No. 2500, 2011, be received.

ATTACHMENTS

Regional Growth Strategy 5-Year Review Draft Terms of Reference



**REGIONAL DISTRICT
of
NORTH OKANAGAN**

REPORT

File No.: 3045.12.00

TO: Regional Growth Management Advisory Committee
FROM: Planning Department
DATE: March 31, 2015
SUBJECT: Regional Growth Strategy 5-Year Review Draft Terms of Reference

RECOMMENDATION:

That it be recommended to the Board of Directors, a letter be sent to the Minister of Community, Sport and Cultural Development, adjacent regional districts and First Nations notifying of the initiation of the Regional Growth Strategy 5-Year Review; and further,

That it be recommended to the Board of Directors, the Regional Growth Strategy 5-Year Review Draft Terms of Reference be referred to member municipal Councils and the Electoral Area Advisory Committee for review and comment.

DISCUSSION:

The North Okanagan Regional Growth Strategy (RGS) Bylaw No. 2500, 2011 was adopted on September 21, 2011. The RGS focuses on developing healthy and sustainable communities, addressing environmental issues, encouraging a robust and diverse economy and enhancing natural and built environments.

The Board of Directors passed the following resolution on February 4, 2015:

*That a Regional Growth Strategy Five-Year Review, beginning in 2016, be endorsed; and further,
 That a Federal Gas Tax Strategic Priorities Fund application be prepared for the Regional Growth Strategy Five-Year Review.*

Over the last 3.5 years, the Regional District has undertaken 26 implementation actions based upon the priorities of the Board of Directors. Several of these actions resulted in the development of new plans, including the Biodiversity Conservation Strategy, Regional Employment Lands Action Plan, Regional Agricultural Area Action Plan and several other planning policy documents.

Outside of the RGS program, other initiatives are underway or have been completed including:

- Shuswap River Watershed Sustainability Plan;
- Changes in Service Delivery, including Greater Vernon Parks, Recreation and Culture, and Building Inspection Services;
- Electoral Area Annexation Impact Study;
- Various transportation planning initiatives; and,
- Numerous regional and local planning projects.

As well, many of the Official Community Plans within the North Okanagan have undergone major reviews. The 2011 RGS was reflective of the OCPs in place around the region at that time.

The RGS provides the strategic framework and supporting policies to enhance future growth, development and change in the North Okanagan and to create sustainable communities envisioned by North Okanagan residents. The RGS is intended to respond to the uncertain nature of the future through clear and resilient principles, policies and actions. During the 5-Year Review, it is intended that the RGS maintains the overall planning framework already established and that the policies, as well as key issue areas, be reviewed to ensure that the North Okanagan remains a vibrant, healthy and successful region with compact, complete communities, a strong economy, a diverse natural environment, and a great place to live, work and play.

The purpose of the draft Terms of Reference is to provide a project work plan overview that identifies the key specific deliverables and introduces regional issues that may be included within the Review and will provide the background for the grant funding application.

The RGS 5-Year Review is a collaborative regional partnership initiative and the draft Terms of Reference that will guide this process. It is recommended that member municipalities and EAAC be referred the Terms of Reference for review and comment prior to the initiation of the planning process in September 2015.

POTENTIAL REGIONAL ISSUES:

Since the RGS was adopted in 2011, 26 RGS implementation initiatives have been undertaken, local and regional planning and policy initiatives have been completed, the majority of OCPs in the region have been reviewed and updated, provincial and federal legislation has changed and the priorities of both the Board of Directors and member municipal councils have shifted. The RGS was developed to be a living document that will evolve over time to respond to changing regional context and priorities. Several potential issues of regional significance have been identified for discussion.

Growth Areas:

The Growth Areas and the Rural Protection Boundary were established through review of the OCPs that were adopted or under development prior to 2011. The Regional Growth Strategy Support Team, made up of senior planning staff representing all communities, recommended that the Rural Protection Boundary be reviewed every 5 years.

Since RGS adoption, the majority of OCPs have been reviewed, the Electoral Area Annexation Impact Study (Phases I and II) has been completed and several other plans are under development, including the Employment Lands Action Plan and Regional Agricultural Area Plan.

Economic Development:

Regional collaboration on economic development was the top priority of the Board of Directors during the implementation of the RGS. Although the City of Vernon and Regional District have been collaborating on regional economic development initiatives, this has mostly been focused on employment lands.

The 5-Year Review provides the opportunity to build on the work that has been done and discuss regional collaborative approaches to economic development that reflect the regional vision while respecting, and enhancing, local aspirations.

Employment Lands:

Although it was acknowledged that the Regional District was employment land constrained during the development of the RGS, the lack of available employment lands that can be developed in the near term has been further explored in collaboration with the City of Vernon. The recommendations that result from the Regional Employment Lands Action Plan should be considered during the RGS 5-Year Review, including the possible introduction of a new regional Employment Lands designation.

Agriculture:

Agriculture has become a major focus during the implementation of the RGS, with numerous actions and plans undertaken over a 3.5 year period. The ongoing role of the Regional Agricultural Advisory Committee (RAAC) and implementation of the Regional Agricultural Area Plan should both be considered during the 5-Year Review.

Fringe Management:

The RGS did not include urban/rural fringe management policies or attempt to address urban/rural fringe management concerns through Rural Protection Boundaries. This approach has not resolved disagreement regarding fringe management mechanisms between some of the regional partners. The Electoral Area Annexation Impact Study: Phase II recommended the inclusion of fringe management policy and potential growth management implementation agreements through the RGS process. The 5-Year Review may provide the opportunity to explore the tools identified in the Annexation Study to resolve some these issues.

Watershed Planning and Water Resources:

The RGS provides very few policies that guide watershed planning. Over the last four years, watershed planning has been undertaken at the water utility level and at the sub-regional level through the Shuswap River Watershed Sustainability Plan. Within the Regional Agricultural Area Plan process, the regional Agricultural Water Balance Model has been expanded and updated to include both the Shuswap River and Okanagan Watersheds. In addition, the Province has changed the legislative approach to water resources through the *Water Sustainability Act*. These major changes in policy approach should be considered during the RGS Review.

Environmentally Sensitive Area:

The 2011 RGS provided strategic direction, including supporting goals and strategies, on a regional approach to environmentally sensitive areas. The first RGS implementation project that was supported by the Board of Directors was participation in the Okanagan Biodiversity Conservation Strategy process. The results and deliverables of the Biodiversity Conservation Strategy have been critical during OCP review processes, assisting in defining Development Permit approaches, initiatives and educational opportunities that help protect environmentally sensitive areas.

The Biodiversity Conservation Strategy maps and recommended policies, as well as the biodiversity conservation approaches reflected in OCPs, should be considered during the 5-Year Review.

Parkland and Open Spaces:

The RGS currently has few regional policies that address parkland and open spaces from a collaborative perspective, although several changes in sub-regional park service delivery have occurred. As well, parkland acquisition funding challenges for sub-regional parks have been

discussed in light of both the Canadian Pacific and Canadian National Railways' rail corridor discontinuance processes. Collaboration on regional parkland strategies, actions and approaches may be reconsidered in relation to some of these highlighted developments.

Transportation and Infrastructure:

The Transportation and Infrastructure section includes many goals and strategies that focus on transportation corridor management and integrated transportation planning. Although progress has been made on several of the strategies, a more regional approach to transportation planning has not emerged. The Province is undertaking both the 10-Year Transportation Plan and the Central Okanagan Transportation Study (known as the Second Crossing) which may have long term impacts on the North Okanagan. Member municipalities are also undertaking local transportation planning and Electoral Area transportation challenges have been identified since 2011, including road maintenance, hazardous condition issues and the need to balance transportation considerations with other community goals.

DRAFT TERMS OF REFERENCE:

The current Regional Growth Strategy (RGS) was developed over a 4 year period (2007-2011) and was adopted by the Board of Directors on September 21, 2011. Since adoption, the majority of municipal and Electoral Area Official Community Plans (OCP) have been reviewed, a number of major planning projects were undertaken, regional priorities have shifted and 26 successful RGS implementation initiatives have been undertaken (Attached as **Appendices A and B**). The RGS has not been amended to date, although the local, regional, provincial and national context has changed significantly since 2007.

The Board of Directors supported the initiation of the RGS 5-Year Review on February 4, 2015. Staff propose that the general methodology for the Review is:

1. The Regional District use a similar Committee and Working Group structure that was developed during the 2007-2011 RGS process, including updated Terms of Reference for:
 - Regional Growth Management Advisory Committee (RGMAC);
 - Intergovernmental Advisory Committee (IAC);
 - Regional Growth Strategy Support Team (RGSST); and,
 - Revised and Consolidated Growth Issues Working Groups (GIWG).
2. What is currently working within the 2011 RGS be retained and the focus of the review is on the areas that need further exploration.
3. The RGS is reflective of other plans and policy documents that have been completed, or are under development, since the beginning of 2011.
4. Address any issues, plans or policy gaps that are identified during the RGS evaluation and public consultation, including a review of regional land use designations and rural protection boundaries.
5. Create a robust implementation strategy, including effective action planning and reporting on RGS progress.

Purpose and Context of a Regional Growth Strategy:

The purpose of the RGS is to provide strategic direction and to define, at the regional scale, shared objectives and establish a policy context for the Regional District of North Okanagan, member municipalities and the Province in the areas of land use, housing, transportation, economic development, regional district services and parks and natural areas. The purpose of an RGS, formally set out in Part 25 of the *Local Government Act*, Section 849 is "to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources".

In addition, Section 849(2) suggests the RGS should work towards:

- (a) avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;
- (b) settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit;
- (c) the efficient movement of goods and people while making effective use of transportation and utility corridors;
- (d) protecting environmentally sensitive areas;
- (e) maintaining the integrity of a secure and productive resource base, including the agricultural land reserve;
- (f) economic development that supports the unique character of communities;
- (g) reducing and preventing air, land and water pollution;
- (h) adequate, affordable and appropriate housing;
- (i) adequate inventories of suitable land and resources for future settlement;
- (j) protecting the quality and quantity of ground water and surface water;
- (k) settlement patterns that minimize the risks associated with natural hazards;
- (l) preserving, creating and linking urban and rural open space including parks and recreation areas;
- (m) planning for energy supply and promoting efficient use, conservation and alternative forms of energy; and,
- (n) good stewardship of land, sites and structures with cultural heritage value.

Key Elements of the North Okanagan Regional Growth Strategy:

Part 25 the *Local Government Act* establishes the required content of a RGS. A regional growth strategy must cover a period of at least 20 years from the time of its initiation and must include the following:

- (a) a comprehensive statement on the future of the region, including the social, economic and environmental objectives of the board in relation to the regional district;
- (b) population and employment projections for the period covered by the regional growth strategy;
- (c) to the extent that these are regional matters, actions proposed for the regional district to provide for the needs of the projected population in relation to
 - (i) housing,
 - (ii) transportation,
 - (iii) regional district services,
 - (iv) parks and natural areas, and
 - (v) economic development;
- (d) to the extent that these are regional matters, targets for the reduction of greenhouse gas emissions in the regional district, and policies and actions proposed for the regional district with respect to achieving those targets.

The Board of Directors can expand on this list of growth issues. During the development of the RGS, urban containment and rural protection, agriculture and food systems and water stewardship were included as policy areas under consideration. The Board of Directors, based upon strategic priorities, could include additional topic areas for consideration, such as Quality of Life, Natural Hazards or Health and Safety.

Objectives of the Regional Growth Strategy Review:

The overall project objectives include:

1. To ensure ongoing and inclusive public and stakeholder participation and communication for all phases of the project and to gain a level of regional general agreement at the completion of each phase of the project;
2. To undertake the Review in collaboration and partnership with the six member municipalities and five Electoral Areas;
3. To review all policy within the RGS to ensure conformity and consistency with Provincial policy;
4. To review all policy within the RGS to ensure that the current vision and regional goals and strategies remain a reflection of those of the regional partners and the community;
5. To review the RGS in relation to the results of the monitoring and evaluation program outcomes, as represented within the “5-Year State of the Region” report.
6. To review key policy areas to ensure the direction remains relevant and reflective of the land use, economic, demographic and employment trends within the Region; and
7. To develop key policy recommendations to revise, add, or remove policy within the existing RGS document, where it has been identified by the Board of Directors that revisions and updates are necessary.

Key Questions:

The review of the nine regional growth issues should be guided by the following questions:

- How was the topic been addressed in the RGS, including relevant goals and policies, as well as implementation actions?
- Did the policies have the desired effect? What actually occurred since 2011 and what progress has been made relative to the indicators?
- What are the strengths of the RGS strategic approach, goals and actions?
- What have been the weaknesses of RGS goals and actions?
- What are opportunities to improve on what already exists in the RGS. This could include changes to existing policy, creating new policy, introducing new policy areas and improving the RGS implementation approach.

These questions should be foundational to the RGS 5-Year Review approach taken.

RGS 5-Year Review Process Management:

The RGS 5-Year Review process will be complex and extensive, involving many jurisdictions, various decision-making bodies, public consultation, stakeholder interests, a condensed timeline and a potentially challenging environment. Significant attention to detail will be required to manage the process effectively and ensure that it conforms to Part 25 of the *Local Government Act*, is reflective of the regional partners, Board of Directors, stakeholders and public vision and is undertaken in an open and transparent manner.

The following framework overview of how the process may be managed has been provided to assist in clarifying roles. Each of these positions and/or committees have established Terms of Reference.

Project Manager – Regional Planning Projects Manager

- Position assigned to lead and manage the actual process itself
- Reports to General Manager, Planning and Building, who oversees the process
- Responsible for preparing materials and reports throughout the process
- Drafting terms of reference, managing external consultants
- Supporting public communications
- Grant and funding applications

Steering Committee – Regional Growth Management Advisory Committee

- Key elected officials committee tasked with providing strategic direction throughout the process
- Represents all communities of the North Okanagan throughout the process
- Approval required prior to recommendation going forward to the Board of Directors
- Provide guidance during the review of the RGS

Technical Advisory – Regional Growth Strategy Support Team

- Comprised of Senior and/or Planning Staff from all jurisdictions
- Undertake review of issues and potential solutions that have been identified through the Review process
- Recommend regional policies for inclusion in the RGS Amendment
- Provide local planning context to the process
- Ensure local planning interests are represented

Government Liaison – Intergovernmental Advisory Committee

- Opportunity for input from other governmental interests
- Ensure no conflicts with provincial and federal regulatory requirements and legislative jurisdiction
- Provides a forum for input from adjacent regional districts
- Builds relations between local and provincial staff that can lay a foundation for implementation agreements and other forms of mutual support

Political Input – Elected Officials Forum

- Opportunity for every elected official in the North Okanagan to participate
- Will include all local governments and First Nations in the Region
- Held at key decision points within the process to determine level of general agreement regarding strategic direction and RGS policy recommendations

Decision-making – Board of Directors

- Ultimately responsible for strategic direction, policy contents and adoption of the RGS Amendment
- Provide clarity and political direction from a regional perspective
- Prior to bylaw adoption all affected local governments (member municipalities and adjacent regional districts) must accept the RGS. The Board of Directors is recommended to include within the process the need for support of the Electoral Area Advisory Committee prior to RGS adoption

Proposed Process and Timeline

Should the Board of Directors support the draft RGS 5-Year Terms of Reference, including Work Plan outline, the review could be conducted over an 18 month period through a four (4) phase process. This process is scheduled to begin in September 2015 with the draft RGS Amendment expected to be brought forward to Board of Directors for adoption at the end of February 2017.

The first 6 months (Phase 1) would focus on conducting background research, RGS policy evaluation, regional issue identification and community/stakeholder engagement to review the vision, overall strategic direction and policy approach of the RGS.

The following 6 months (Phase 2) would focus on developing regional policy and associated actions, including amendments to the regional designation land use map. Policy will be reviewed and potential changes recommended through the growth issue working group format, with opportunities for senior staff, Intergovernmental Advisory Committee and elected officials review of the recommendations. Public and stakeholder engagement will focus on requesting feedback on proposed regional policy changes and associated actions.

The last 6 months (Phase 3) will focus on drafting the RGS Amendment and proceeding through the RGS Amendment acceptance process.

After Bylaw adoption, Phase 4: RGS implementation will begin based on Board priorities and direction.

If the Board of Directors is supportive of this general approach and timelines, a more detailed process and public engagement and communication plan will be prepared for review and endorsement.

Draft Work Program Overview:

There are four phases in the proposed work program; with each new phase building on the previous one, working towards the final proposed policy amendments to the existing RGS. It is recommended that general agreement between the regional partners on the final deliverable be obtained prior to completing a phase. A proposed work plan timeline has been provided as **Appendix C**.

The review process would have the following four phases:

Phase 1: RGS Evaluation and Background Research (September 2015 - February 2016)

- 1.a) RGS Evaluation:** Staff, with the assistance of EcoPlan International and University of British Columbia, would evaluate the effectiveness of RGS through the development of a *5-Year RGS Review: State of the Region Report*. This exercise would be undertaken through the RGS monitoring and evaluation program and would require a 2016 Quality of Life Survey, which will also request input into the RGS Vision and strategic direction.

1.b) Review of Existing Policy: Staff would review the existing RGS and other related policy to identify:

- What is recommended be retained in the current RGS;
- Where there are issues and policy gaps which need to be addressed through further research; and,
- How to integrate and respond to other plans and policy documents, including local, regional, provincial and federal initiatives that were completed since 2011 or are currently in progress;

To record the findings of this review, staff would prepare discussion papers for each of the nine RGS policy areas which would outline context, identified issues and gaps, and potential solutions and innovations. Consultants would be required for some background research and mapping exercises, including updating the CommunityVis Scenario(s), Regional Transportation EMME/2 Model and Regional Energy and Emissions Inventory.

The need for consultants related to other issues may be identified through the RGS evaluation and background research process.

1.c) Statistical Research and Analysis: In support of the RGS Review, staff would conduct an update of regional statistics and projections out to 2036. This would include data related to population, employment, housing and land use. An update of the region's Community Profiles and the Regional Profile would be completed as part of this task.

1.d) Additional Policy Areas: Based upon the evaluation of the RGS, results of background research and Board of Directors strategic direction, additional policy areas may be identified.

1.e) RGS Vision and Strategic Direction: Phase 1 will conclude with an Elected Officials Forum (EOF) to present the finding of the RGS Evaluation and Background Research. It is through this event that the elected officials have an opportunity to confirm the RGS Vision, Strategic Direction and add any additional recommended policy areas to be included in the Review.

Phase 2: Regional Policy Recommendations (March 2016 - August 2016)

2.a) Vision and Goals: The results of Phase 1 will inform the generation of the draft RGS Vision and policy area goals. Staff would integrate the outputs of the background research, statistical analysis, Quality of Life Survey and EOF direction into an RGS vision statement and an overarching goal for each policy area.

2.b) Regional Policy and Action Development: Growth Issues Working Groups, with a diverse membership, will be tasked with recommending policies and actions to address any gaps that were identified in Phase 1. The RGS Vision and overarching goals would provide strategic direction regarding policy development. It is recommended that policy and action development be based upon consensus if possible, general agreement as necessary.

2.c) Recommended Policy and Action Framework: The recommended policies and actions will be discussed and evaluated by the Regional Growth Strategy Support Team, Intergovernmental Advisory Committee, and other Committees as identified through the process. The results of this consultation effort will be presented to the Regional Growth Management Committee, with a recommended RGS policy and action framework.

2.d) Public Engagement: Public engagement activities will be undertaken at this point to determine the level of support for the policies and actions recommended to the Board of Directors. The

recommended RGS framework will be referred to First Nations, adjacent regional districts, senior levels of government, member municipalities and regional departments for review and comment. The results of all public, stakeholder, agency and other engagement will be presented to the Board of Directors.

Phase 3: Draft Regional Growth Strategy Amendment (September 2016 - February 2017)

3.a) Draft Regional Growth Strategy Amendment: The Draft RGS Amendment will be presented to the Board of Directors, based upon the outcome of Phase 2. An informal referral to member municipalities and the Electoral Area Advisory Committee, as well as First Nations, stakeholders, agencies and adjacent regional districts to request feedback. Public engagement opportunities are also recommended.

3.b) Finalizing the Regional Growth Strategy Amendment: The Regional Growth Strategy Support Team, working in conjunction with the Regional Growth Management Advisory Committee, will work towards resolving any outstanding RGS Amendment issues. Once general agreement on the RGS Amendment has been achieved, the final Bylaw will proceed through the approval process.

3.c) Regional Growth Strategy Amendment Bylaw Adoption Process (60 days): It is anticipated that a Standard Amendment will be required if there are regionally significant changes in land use designation, rural protection boundaries or policy direction. The *Local Government Act* requires that a Regional Growth Strategy Standard Amendment “must be accepted by affected local governments” within 60 days of receipt of referral (Sections 853 (1) (c) and 857 (1)) prior to Third Reading.

Phase 4: Regional Growth Strategy Implementation (March 2017+)

- Updating the RGS Monitoring and Evaluation Program;
- Updating Official Community Plan Regional Context Statements (if necessary);
- Negotiating Implementation Agreements; and,
- Selecting RGS Priorities and Collaborative Actions

Committees:

The RGS 5-Year Review is recommended to retain similar committee structure as the original RGS process, with amendments to Committees and Working Groups Terms of Reference to improve efficiencies. The flow of information will be iterative, with the desired goal of reaching general agreement on both strategic direction and recommendations. The following committees have existing Terms of Reference that may require amendment:

- Regional Growth Management Advisory Committee:
- Intergovernmental Advisory Committee:
- Regional Growth Strategy Support Team: and,
- Growth Issues Working Groups.

Community Engagement and Communication Strategy:

Communication with the regional community through engagement and participation opportunities is an essential component to the RGS Review. In recognition of the importance of this task within the Review, the *RGS 5-Year Review Community Engagement and Communication Strategy* will be developed as a stand-alone document after draft Terms of Reference input has been received from the regional partners.

Core Components of the Community Engagement and Communication Strategy:

- Dissemination of information to the community at each phase of the project in order that individuals and groups are kept informed of the process and proposals for change;
- Identification of key stakeholder groups, community members, businesses, and other interested parties to be included in regular notifications and engagement opportunities;
- Provision for a feedback mechanism to encourage community input regarding the issues and policy proposals being considered throughout the project process;
- Encouraging a cross-section of the regional community to become involved in the process by providing information regarding the project effectively and that their views are represented and considered in the process;
- Ensuring that stakeholder groups, individuals and community members who have expressed an interest in the project are provided with the continued opportunity to participate throughout the process;
- Provision opportunity for small group discussions and larger regional events designed to obtain input from a balanced cross-section of the regional community;
- Early and extensive consultation efforts and activities with the Okanagan Indian Band and Splatshin throughout the process;
- Inclusion of project updates to the Board of Directors and municipal Councils on a regular basis; and,
- Regular effective public communications regarding project deliverables and public participation opportunities using various formats including but not limited to internet, newsletters, media releases, and reports to the Regional Growth Management Advisory Committee.

Role of the Regional Planning Projects Manager:

- Development of an engagement and communication strategy;
- Develop, manage and oversee community engagement opportunities, events and forums and effective communication approaches;
- Oversee and assist in the engagement of the general public as well as identified stakeholder groups in the Review public input process. This may include informal outreach through questionnaires, surveys, information sessions, open houses, informant interviews, workshop events, graphic facilitation opportunities, round table discussions, and creative innovative approaches to maximize representative participation;
- Assist in “project branding” which could include tag line, logo or other identifiers to call attention to the project;
- Facilitation of inter-departmental workshops, committee meetings and elected official/stakeholder workshops throughout the RGS Review process; and,
- Determination of appropriate approaches to the use of media platforms.

LEGAL/STATUTORY AUTHORITY:

The *Local Government Act*, Part 25, Section 869 (2) states that:

At least once every 5 years, a regional district that has adopted a regional growth strategy must consider whether the regional growth strategy must be reviewed for possible amendment.

Regional Growth Strategy Bylaw No. 2500, 2011 was adopted on September 21, 2011 and the Board of Directors supported a Regional Growth Strategy Five-Year Review on February 4, 2015, to be

initiated in 2016, to ensure that regional strategic direction still reflects appropriate long term planning direction within the North Okanagan.

EXISTING POLICY:

Regional Growth Strategy Bylaw No. 2500, 2011 includes the following provision for undertaking a review of the RGS a least every five years:

“To ensure that the Regional Growth Strategy continues to respond to current issues, the Regional Growth Strategy should be reviewed every 5 years from the adoption of the Regional Growth Strategy pursuant to the Local Government Act Section 869. As part of this review process, a report on current trends and issues should be prepared that will inform the review of the Regional Growth Strategy. Key to the review will be performance based on the goals of the plan. Subsequent amendments to the Regional Growth Strategy may be required to ensure that it reflects and adequately responds to changing circumstances of the North Okanagan.”

It is anticipated that through the RGS Review process that the Growth Area boundaries will be examined and potentially refined. As well, additional regional land use designations may be developed during the review process. If there are changes in rural protection boundaries or additional designations are introduced, then a RGS Standard Amendment would be required:

“An amendment to the Regional Growth Strategy, other than those considered to be a minor amendment, is considered a standard amendment and will follow the same process that is required to adopt a Regional Growth Strategy as set out in Part 25 of the Local Government Act. The expansion of a Growth Area or addition of a new Future Growth Area is considered standard amendments. Amending Rural Protection Boundaries are considered during the RGS 5-Year Review.”

FINANCIAL/BUDGETARY CONSIDERATIONS:

The Regional Growth Strategy 5-Year Review is anticipated to be a Standard Amendment of the RGS and is anticipated to require approximately \$400,000 to complete over an 18 month period, starting in late 2015. This budget projection is consistent with other recent RGS Review processes. The Regional District of North Okanagan is submitting two grant funding applications to financially support the planning process.

The Board of Directors supported the submission of a Federal Gas Tax Strategic Priorities Grant application on February 4, 2015. Staff are currently preparing this grant application for submission, with a request for \$250,000 for use in undertaking the RGS 5-Year Review.

The Regional District of North Okanagan has also submitted a Real Estate Foundation of British Columbia Grant application, for the amount of \$86,400, for an expanded RGS monitoring and evaluation program, which will be undertaken in Phase 1 of the Review.

The Regional Planning (031) budget, if maintained at current funding levels and with successful grant applications, should be sufficient to complete the RGS 5-Year Review over an 18 month period without an increase in requisition. If the grant funding applications are not successful, the timeframe, scope and process of the Review will need to be reconsidered.

PERSONNEL IMPLICATIONS:

The Regional District has a 1.0 FTE staff member dedicated to regional planning, including the development and implementation of the RGS. The 5-Year Review is one of the regional planning projects that can be accommodated with existing staff resources.

INTERGOVERNMENTAL IMPLICATIONS:

The RGS 5-Year Review process requires a substantial amount of intergovernmental support and interaction. All regional partners, including the six member municipalities and five Electoral Areas, are requested to support the review of the RGS through in-kind staff support.

Over the course of the preparation of the RGS update, consultations and discussions will take place at the local and regional levels, and will include adjacent regional districts.

At the Provincial and Federal levels, there is an opportunity to discuss collaborative approaches to enhance regional planning and growth management efforts through senior government support. In addition, there will be early and ongoing consultation opportunities with First Nations.

NEXT STEPS:

Following initiation of the process to undertake the RGS 5-Year Review, a series of actions should occur, including:

- formally advising the Minister of Community Sport and Cultural Development in writing of the decision to proceed with a RGS 5-Year Review;
- formally advising affected local governments, adjacent regional districts and First Nations of the decision to proceed with a 5-Year Review;
- appointing an Intergovernmental Advisory Committee (IAC) to support the process;
- complete and endorsing the RGS 5-Year Review Terms of Reference;
- developing a consultation and communication strategy; and,
- considering development of interim measures to manage local planning and development applications during the RGS 5-Year Review process.

As the Review process is further developed, there may be other actions required prior to project launch in September 2015.

SUMMARY:

The 2011 Regional Growth Strategy was informed by the local planning documents that were in place at the time around the Region. Over the last four years, most municipal and Electoral Area Official Community Plans have been reviewed and updated, other strategic planning documents have been developed, 26 Regional Growth Strategy implementation projects have been undertaken, and the Board of Directors priorities have shifted from growth management to regional collaboration on economic development initiatives.

A review of the Regional Growth Strategy, in relation to the evolving local and regional policy landscape, would provide an opportunity to further align planning and policy documents, revisit policy approaches in relation to Board of Directors strategic priorities, potentially refine the Rural Protection Boundary in relation to community need and identify additional implementation actions.

It is anticipated that dedicated staff resources will be needed to prepare background reports, monitoring and evaluation reports, reviews of regional and local policy changes since 2011,

demographic, housing and employment projections, updated regional growth and transportation models, sub-strategy development and a completion of a comprehensive and agreed-upon Terms of Reference.


Staff recommend that the Regional Growth Strategy 5-Year Review Draft Terms of Reference be referred out to member municipal Council and the Electoral Area Advisory Committee for review and comment.

Submitted by:



Anthony Kittel, MCIP, RPP

Endorsed by:



Rob Smalles, MCIP, RPP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer

Appendix A: Completed RGS Implementation Projects (2011 - 2014)

#	Projects/Initiatives	Description	Initiation Date	Status	Partnerships
Completed RGS Implementation Projects (2011 - 2014)					
N/A	Regional Growth Strategy Bylaw	Successful adoption of the Regional Growth Strategy Bylaw No. 2500, 2011 within the Board of Directors mandated timeline and under the established budget.	September 2007	Complete - September 2011	All member municipalities and Electoral Areas
1	RGS Monitoring and Evaluation Program	RGS monitoring program with emphasis on broad applicability and use outside of the RGS program, including municipal partners.	June 2012	Complete - September 2013	Regional District, EcoPlan International, University of BC
2	RGS Quality of Life Survey	As part of the M&E Program, the RGS Quality of Life Survey has provided an additional qualitative evaluation tool based upon public perception and preference. The results of the Quality of Life Survey have broader applicability, including identification of implementation priorities.	June 2012	Complete - September 2013	Regional District, EcoPlan International, University of BC
3	Metered Agricultural Water Usage Pilot Project	As one of the initial RGS implementation projects selected by the Board of Directors, contributed to the funding of the GVVU pilot project with the intent of agricultural water conservation.	April 2012	Complete - November 2013	Greater Vernon Water Utility
4	Patchwork Farms Community Farm Pilot Project	Partnership initiative that established a community farm on Okanagan College	June 2012	Complete - April 2013	Okanagan College, Kindale, RDNO Staff
5	Regional Agricultural Producer Database	FASNO initiative - maintain and expand on-line agricultural producer database; beginning of larger local food promotion initiative	June 2012	Complete - January 2013	Food Action Society of North Okanagan, RDNO staff
6	Regional Food System Conversation Workshop	Initial public engagement event for the Regional Agriculture Area Plan – addressed broader agriculture and food security issues.	September 2013	Complete - March 2014	RDNO Planning staff, consultant
7	Biodiversity Conservation Strategy, Phase I: North Okanagan Sensitive Ecosystem Mapping	Collaborative ecosystem mapping project that provided local and regional governments information that could be used in OCP development permit policy development and other initiatives.	September 2011	Complete - January 2013	Okanagan Conservation Collaborative Partnership, RDNO Planning staff
8	Biodiversity Conservation Strategy: Phase II	The Biodiversity Conservation Strategy was the first RGS implementation initiative supported by the Board of Directors. This broad partnership project will provide guidance to local and regional government on approaches to protect and/or conserve environmental values.	September 2011	Complete - Summer 2014	Okanagan Conservation Collaborative Partnership, RDNO Planning staff
9	North Okanagan Employment Lands Inventory, including on-line search tools	RDNO/City of Vernon joint project that established an on-line inventory of vacant industrial, commercial and institutional lands for use by planners and the development community.	July 2012	Complete - October 2013	City of Vernon, RDNO Planning staff
10	North Okanagan Agricultural Advisory Committee	The establishment of this committee was one of the first RGS implementation initiatives. The committee was established to provide the Board of Directors advice on agricultural issues and was to act as the Steering Committee for the Agricultural Plan.	January 2012	Complete - February 2013	Regional Growth Management Advisory Committee, RDNO staff
11	Feasibility of regional approach to economic development	Explored, in partnership with the City of Vernon, the feasibility of approaches to regional economic development. Status quo retained.	January 2012	Complete - January 2013	Regional Growth Management Advisory Committee, RDNO staff

#	Projects/Initiatives	Description	Initiation Date	Status	Partnerships
Completed RGS Implementation Projects (2011 - 2014)					
12	Regional Transportation Study 2011-2031	Completed the 2012 update of the North Okanagan Transportation Model and reporting results as a Regional Transportation Study.	2012	Complete -2012	RDNO, City of Vernon
13	BC Transit 5-Year Plan	BC Transit was a key stakeholder involved in draft policy development at the Transportation and Infrastructure Working Group, as well as serving in a broader advisory role at the Intergovernmental Advisory Committee during RGS development. The many transit policies included assisted in the initiation and development of the BC Transit 5-Year Plan.	2012	Completed -2013	All member municipalities and Electoral Areas, BC Transit
14	BC Transit Futures Plan	RGS transit policies, as well as participation of BC Transit as a RGS stakeholder, assisted in the development of the BC Transit Futures Plan.	2013	Completed 2014	All member municipalities and Electoral Areas, BC Transit
15	North Okanagan Energy and Emissions Inventory and Projections 2007-2031	Innovative regional energy and emissions inventory program, including the development of local actions and targets for use by member municipalities and EAs within OCPs.	2009	Complete 2010	All member municipalities and Electoral Areas
N/A	Successful grants (~ \$1.4 million in grant funding)	The grants that have been received to date have offset RGS operating and project costs and reduced the reliance on requisition.	2008	Complete 2014	All member municipalities and Electoral Areas
16	Regional Context Statement Acceptance/ Adoption	City of Armstrong, City of Enderby, City of Vernon, Electoral Area "B" & "C"	2013	Complete 2014	All member municipalities and Electoral Areas

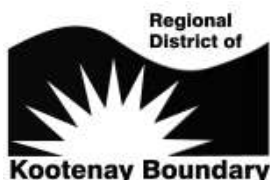
Appendix B: 2015 RGS Implementation Projects

#	Projects/Initiatives	Description	Initiation Date	Status	Partnerships
Regional Growth Strategy Major Projects (2015)					
1	Official Community Plan Regional Context Statement Development Program	Coordination of RCS development for several municipalities and all EAs, as well as providing support for all partners within the project.	January 2013	Ongoing - December 2015	All member municipalities and Electoral Areas
2	Regional Employment Lands Action Plan	In partnership with the City of Vernon, development of an Action Plan that will result in realistic and achievable actions for realizing the potential of employment lands.	January 2014	Ongoing - June 2015	City of Vernon
3	Feasibility Study - North Okanagan Regional Parklands Legacy Fund	Explore the establishment of funding options for regionally significant parklands and trails.	January 2013	On Hold – June 2015	All member municipalities and Electoral Areas
4	North Okanagan Agricultural Land Inventory	The Ministry of Agriculture, in partnership with the RDNO & OBWB, is updating and expanding the North Okanagan Agricultural Land Inventory.	June 2013	Ongoing – June 2015	Ministry of Agriculture, RAAC, all municipal and EA partners
5	Regional Agricultural Area Plan for the North Okanagan	The Regional Agricultural Area Plan was selected in late 2012 as a major RGS action, which will provide local and regional guidance on agricultural industry sustainability.	January 2013	Ongoing - June 2015	Regional Agricultural Advisory Committee, RDNO staff, consultant
6	Regional Economic Development Action Plan (Phase I)	Undertake a review of regional economic development approaches, options and opportunities – recommended approach will be based upon the outcomes of the Regional Agricultural Area Plan and Regional Employment Lands Action Plan.	January 2014	Terms of Reference - Deferred	Board of Directors
7	RGS Amendment - Procedures and Fees Bylaw	Amend the RDNO Procedures and Fees Bylaw to include a RGS Amendment application fee.	September 2013	Ongoing	Board of Directors
8	RGS Amendment decision-making criteria	Develop guidance document for the RDNO and member municipalities that would establish clear criteria to consider when reviewing RGS amendment applications. This may be included as a component of the RGS 5-Year Review.	2014	Under development	Board of Directors
9	Biodiversity Conservation Strategy: Phase III	Biodiversity Conservation Strategy, Phase III, will continue to support the Regional Growth Strategy policy framework. Subject to Board of Directors support and endorsement.	Summer 2014	Ongoing	Okanagan Conservation Collaborative Partnership, RDNO Planning staff
10	RDNO planning staff supporting for regional economic development initiatives	Identify and participate in opportunities for Regional District support for community economic development initiatives, including the City of Vernon Industrial Lands Memorandum of Understanding.	Sept 2011	Ongoing	City of Vernon, Chambers' of Commerce, RDNO planning Staff
N/A	Additional Board of Directors RGS priorities (as needed)	New RGS major projects, based upon Board of Directors priorities and emerging partnership opportunities.	Sept 2008	Ongoing	All member municipalities and Electoral Areas

Appendix C: Regional Growth Strategy 5-Year Review Draft Work Plan Summary

Task Description	2015				2016								2017			
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Phase 1: RGS Evaluation/Background																
RGS Evaluation & "State of the Region" Report			*													
Regional Quality of Life Survey			*													
RGS Policy Review				*												
Statistical Research and Analysis				*												
Identification of Additional Policy Areas					*											
RGS Vision and Strategic Direction						*										
RGS Issues and Opportunities (Phase 1) Report						*										
Phase 2: Regional Policy Recommendation																
Vision and Strategic Goals							*									
Regional Policy and Development								*								
Growth Issues Working Group									*							
Recommended RGS Policy & Action Framework										*						
Framework Review and Referral											*					
Public Engagement -RGS Framework											*					
EOF - Recommended RGS Policy Framework												*				
Phase 3: Draft RGS Amendment																
Draft RGS Amendment													*			
Informal Referral of RGS Amendment													*			
RGSST/RGMAC Workshop - Finalizing RGS Policy														*		
RGS Amendment Acceptance and Adoption																*
Adopted RGS																
Phase 4: RGS Implementation																

* Task Deliverable



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2015

Subdivision Referral – City of Rossland	
Owners: Rossland Property Investments Ltd.	File No: R-1
Location: Near Redstone Golf Course, City of Rossland	
Legal Description: Plan NEPX62, Land District 26, Township 9A, Subsidy Lot 36, Parcel 1, District Lot 931, Kootenay Land District except Plan 2848, (REF PL, 23471) & EXC PL NEP 83231, NEP83293, NEP87056 & EPP2679 Plan NEPX62, Land District 26, Township 9A, Subsidy Lot 56	Area: 254.9 acres (103.2 ha) 56.5 acres (22.9 ha)
Contact Information: Stacey Lightbourne, Planner City of Rossland 1899 Columbia Avenue, PO Box 1179 Rossland, BC V0G 1Y0 250.362.2329 staceylightbourne@rossland.ca	
Report Prepared by: Carly Rimell, Planner	

ISSUE INTRODUCTION

The Planning and Development Department has received a subdivision referral from the City of Rossland for parcels that are **adjacent to Electoral Area 'B'**/Lower Columbia-Old Glory, in the South belt region (*see attached Site Location Map; Parcel Reports; Subdivision Referral Package from City of Rossland*). The proposed subdivision would be an interior lot line adjustment to create the new boundary along the southern portion of the railway right of way.

BACKGROUND INFORMATION

The two subject properties are located within the City of Rossland.

Lot 56 is zoned 'Resource Management Area (P4)'. The intent of this zone as stated in the City of Rossland Zoning Bylaw Section 9.4 is to ensure that the undeveloped

resource management, ecologically sensitive, riparian and habitat areas within the City boundaries are protected and preserved. Permitted uses include parks, trails, natural open space, forestry, and extracting raw materials.

Lot 36 is zoned 'Resort Recreation' (P3). The intent of this zone as stated within the City of Rossland Zoning Bylaw Section 9.3 is to provide areas to support resort recreational uses. Development is limited to facilities required to support the use and maintenance of the recreation areas. Permitted uses include campground, golf course, ski facilities, trails, parks, and recreational activities.

The adjacent properties within the Regional District of Kootenay Boundary Electoral Area 'B' / Lower Columbia-Old Glory have similar uses within the current zoning Bylaw No. 1175 and proposed zoning Bylaw No. 1540.

In Bylaw No. 1175 the adjacent parcels are 'Rural Resource 1' which has a wide range of permitted uses from agriculture, portable sawmill and lumber operations, ranching, equestrian facilities and other land uses.

In the proposed Bylaw No. 1540 there would be two different types of zoning which would be adjacent to these properties: 'Rural Resource 3' and 'Forest Resource'. These zones are more restrictive in their use. The 'Rural Resource 3' only permits campground and resource use. The 'Forest Resource' zone only permits agriculture, forest management activity, and single family dwellings.

Considering the current zoning and proposed zoning these land use bylaws have similar uses for these properties within their jurisdictions.

PROPOSAL

The applicant, Rossland Property Investments Ltd., requests to adjust the lot line between their two parcels, lot 36 and lot 56, to follow the southern border of the railway right of way.

Lot 56 is currently 22.9 ha and proposed to be 43.9 ha all along the southern border of the railway right of way. This is the portion which is proposed to be sold to Selkirk Forests.

Lot 36 is currently 103.2 ha and is proposed to be 82.2 ha divided along the northern border of the railway right of way.

IMPLICATIONS

The RDKB Planning department had concerns regarding access to trails and access for logging. The City of Rossland has stipulated that access not be provided via the rail grade but through already established forestry roads through the adjacent lands. Access to trails is high on the city's priority list as they are looking to make a permanent dedication.

The applicant, Rossland Property Investments Ltd., is applying to subdivide with intention to sell the remainder parcel to Selkirk Mountain Forests (Selkirk). Selkirk

already owns some adjacent parcels to these subject properties within the boundaries of Electoral Area 'B'/ Lower Columbia-Old Glory. Selkirk's intent with this proposed property is to actively manage this property by selective logging and silviculture. Neighbouring properties within the RDKB are currently owned by the Crown and Selkirk; this should help eliminate or reduce any land use conflicts which may have been more likely with private property owners which use the land for residential purposes.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'B'/Lower Columbia-Old Glory Advisory Planning Commission had concerns regarding access and trails.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

Planning and Development Department staff contacted the APC members to clarify some confusion in regards to the mapping and address concerns of access and trails. It was reiterated that access would be through private adjacent properties owned by Selkirk. The City of Rossland has also specified Selkirk is not to use the rail grade for access. The members of the APC were informed the subdivision proposal had been referred to the Columbia Kootenay Trail Society (KCTS). The APC felt that the KCTS would protect their interests in the referral process.

RECOMMENDATION

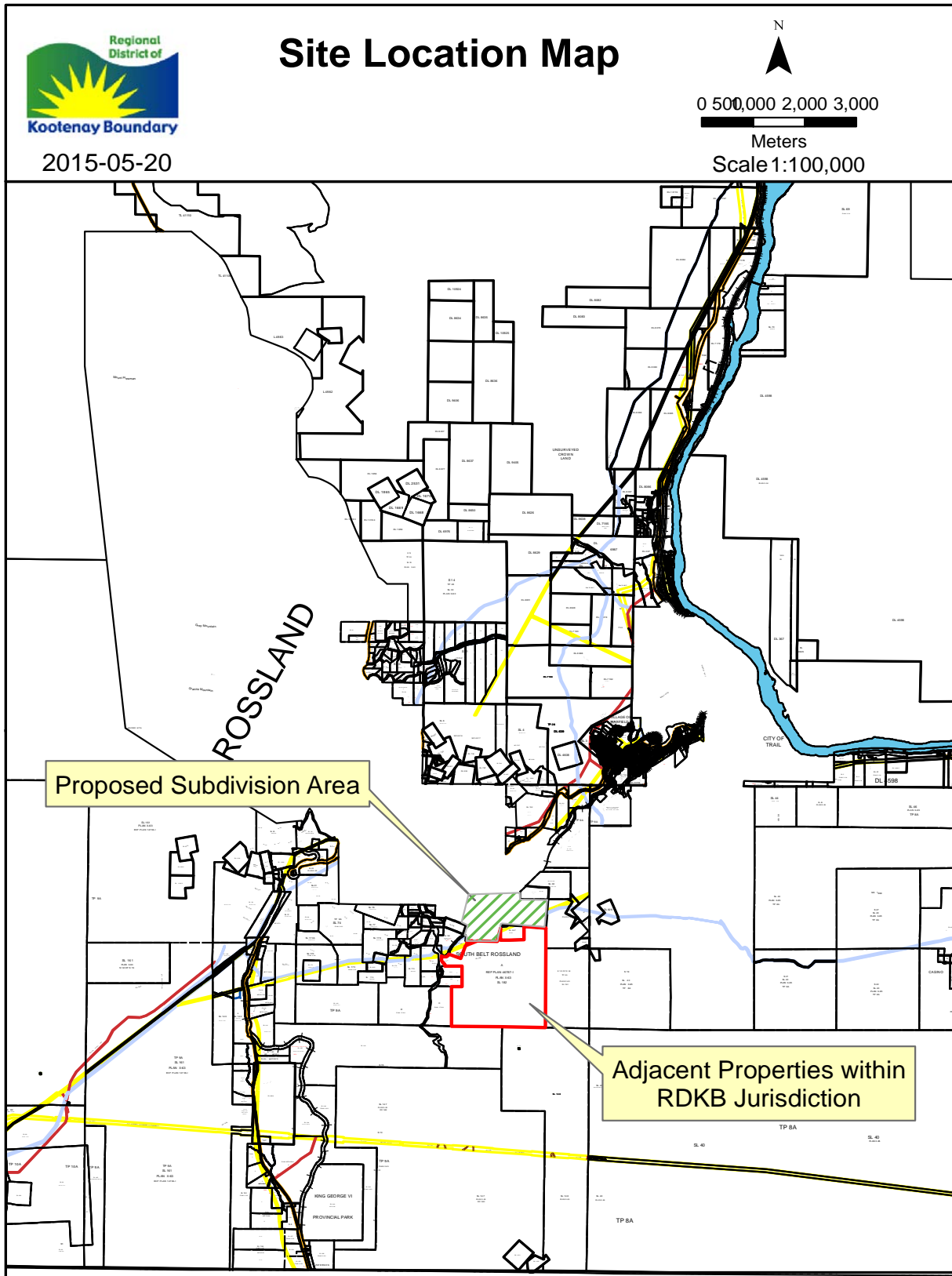
That the staff report regarding the subdivision referral submitted by the City of Rossland for the parcels legally described as Plan NEPX62, Land District 26, Township 9A, Subsidy Lot 36, Parcel 1, District Lot 931, Kootenay Land District except Plan 2848, (REF PL, 23471) & EXC PL NEP 83231, NEP83293, NEP87056 & EPP2679 and Plan NEPX62, Land District 26, Township 9A, Subsidy Lot 56, be received.

ATTACHMENTS

Site Location Map

Parcel Reports

Subdivision Referral Package from City of Rossland



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Parcel Report

5/12/2015, 2:23:50 PM



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero, GeoEye, AeroGRID, IGN, IGP, swisstopo, and the US Department of Community

Parcel Information

Address: 953 Redstone Dr
 Roll Number: 01607.001
 PID: 017-311-268
 Area: 1,031,504.18 meters squared

Assessment

Land Gross Value: \$355,000
 Land Exempt Value: N/A
 Improvements Gross Value: N/A
 Improvements Exempt Value: N/A
 Property Tax Gross Value: \$30,449.85

Land Use

Zoning: Resort Recreation
 OCP: P3

Legal Description:

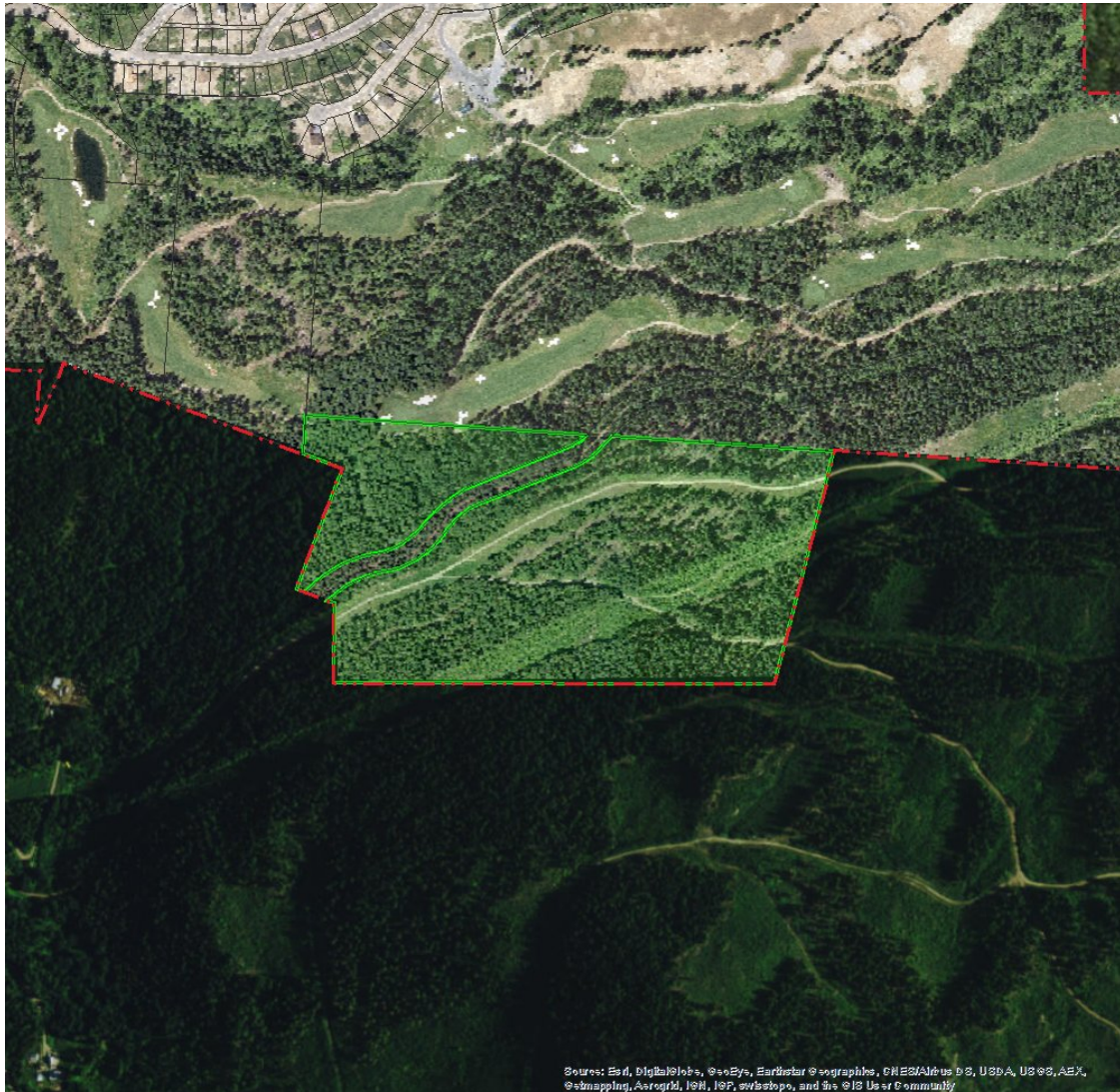
PLAN NUMBER NEPX62, LAND DISTRICT 26, TOWNSHIP 9A
 Subsidy Lot 36, Parcel 1, District Lot 931,, Kootenay Land District, Except
 Plan 2848, (REF PL, 2347I) & EXC PL NEP83231, NEP83293, NEP87056 &, EPP2679;
 AND OCCUPIER OF 2.24 AD DEWDNEY TRAIL RW, IN PCL 1 2347I, Parcel 52B, Plan
 NEPX62, Section 26, Towns

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



Parcel Report

5/12/2015, 2:21:30 PM



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Parcel Information

Address: N/A
 Roll Number: 01628.800
 PID: 017-673-453
 Area: 228,817.51 meters squared

Assessment

Land Gross Value: \$170,500
 Land Exempt Value: \$4,250
 Improvements Gross Value: N/A
 Improvements Exempt Value: N/A
 Property Tax Gross Value: \$2,089.72

Land Use

Zoning: PTOS
 OCP: P4

Legal Description:

PLAN NUMBER NEPX62, LAND DISTRICT 26, TOWNSHIP 9A
 Subsidy Lot 56.

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



File No: 3320.20/02-2015

April 20, 2015

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

Dear Sir/Madam:

Re: SUBDIVISION APPLICATION

PID_NUMBER 017-311-268

LEGAL PLAN NUMBER NEPX62, LAND DISTRICT 26, TOWNSHIP 9A, SUBSIDY LOT 36, PARCEL 1, DISTRICT LOT 931,, KOOTENAY LAND DISTRICT, EXCEPT PLAN 2848, (REF PL, 2347I) & EXC PL NEP83231, NEP83293, NEP87056 &, EPP2679; AND OCCUPIER OF 2.24 AD DEWDNEY TRAIL RW, IN PCL 1 2347I, PARCEL 52B, PLAN NEPX62,

PID_NUMBER 017-673-453

LEGAL PLAN NUMBER NEPX62, LAND DISTRICT 26, TOWNSHIP 9A, SUBSIDY LOT 56.

Please find enclosed a copy of the proposed Subdivision Application for the above noted properties located near Redstone Golf Course in Rossland, BC. It should be noted that the land is zoned P-4: Resource Management Area and the proposed subdivision is not for residential development. The applicant states that the subdivided property will be sold to the adjacent land owner (Selkirk Forest Products) and used for forestry and recreation.

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

Please send us your reply to this office.

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

Yours truly,

Stacey Lightbourne

Planner

Phone: 250.362.2329

Email: staceylightbourne@rossland.ca



SUBDIVISION APPLICATION REFERRAL RESPONSE FORM

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

OUR FILE NUMBER: 3320.20/02-2015

YOUR FILE NUMBER: _____

NAME: _____

DATE: _____

AGENCY/DEPARTMENT: _____

POSITION: _____

PHONE: _____

FAX: _____

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

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

Written response: _____

APPLICATION FOR SUBDIVISION



City of Rossland
1899 Columbia Avenue
Rossland, British Columbia

Application/File No. _____

The information requested in this form is required to expedite the application and assist the staff in preparing a recommendation.

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

1. Applicant & Registered Owner

Applicant's Name: Rossland Property Investments Ltd _____

Address: Box 1164 _____

City: Rossland _____ Postal Code: V0G1Y0 _____

Telephone: 250 362-2214 _____ Fax 250 362-2250 _____

Registered Owner's Name: Rossland Property Investments Ltd _____

Address: Same As Above _____

City: _____ Postal Code: _____

Telephone: _____ Fax _____

2. Subject Property

Legal Description in Full: PID_NUMBER 017-311-268

LEGAL PLAN NUMBER NEPX62, LAND DISTRICT 26, TOWNSHIP 9A, Subsidy Lot 36, Parcel 1, District Lot 931,, Kootenay Land District, Except Plan 2848, (REF PL, 2347I) & EXC PL NEP83231, NEP83293, NEP87056 &, EPP2679; AND OCCUPIER OF 2.24 AD DEWDNEY TRAIL RW, IN PCL 1 2347I, Parcel 52B, Plan NEPX62,

PID_NUMBER 017-673-453

LEGAL PLAN NUMBER NEPX62, LAND DISTRICT 26, TOWNSHIP 9A, Subsidy Lot 56.

Location of Property (street address, general description or map):The property is located on the southern boundary of the railgrade to the south of the the golf course

Size of Property (area, number of parcels):99 acres _____

Present OCP Designation: P-4 Parks and Open Space _____

Present Zoning Designation:P-4 _____

Description of the Existing Use/Development: _____
Forestry and Recreation

Description of Proposed Development: Forestry and Recreation _____

Existing or Readily Available Services:

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

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

Proposed Water Supply Method:N/A _____

Proposed Sewage Disposal Method:N/A _____

Proposed Storm Drainage Method:N/A _____

Approximate Commencement Date of Proposed Project:ASAP _____

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

The current lands that are proposed to be subdivided will be sold to a company who already owns and actively manages Forest and Recreation properties adjacent to the proposed subdivision.

The highest and best use of the land are for the current OCP and Zoning designations.

Essentially Rossland Property Investments is selling this property to a company who's intent is to actively manage this property including select logging and silvaculture. _____

4. *Attachments*

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

- ☐ Ten (10) copies of a plan or plans drawn to a minimum of 1:1000 scale clearly indicating:
 - a) The legal description of the parcel or parcels to be subdivided;
 - b) The dimensions of the parcel or parcels to be subdivided with the boundaries outlined in red;
 - c) The arrangement of parcels and streets which would be created by the subdivision, including the widths of the proposed streets and the approximate dimensions and area of each proposed parcel complete with lot numbers;
 - d) The relationship of the proposed subdivision to adjacent and existing streets and parcels and the connections of proposed streets thereto;
 - e) The existing and proposed uses of the parcel or parcels to be subdivided;
 - f) Existing buildings and/or structures located and identified, and illustrating the dimensions and the relationship of same to existing and proposed property lines;
 - g) The approximate location of any buildings to be demolished upon approval of the subdivision;
 - h) Existing property lines and streets to be eliminated by the proposed subdivision;
 - i) Utility and other existing rights-of-way located and identified, including flood plain areas where applicable;
 - j) Existing topography based upon true datum with contour lines at no greater than one metre intervals;
 - k) Existing creeks, watercourses, natural drainage channels and other pertinent topographic features, including all large or desirable trees on or near proposed roadways;
 - l) The location of all existing roads, pipelines and utilities;
 - m) The location of existing septic tank and septic tank drainage fields where applicable;

- n) The location of any wells within 30 metres of the parcel or parcels to be subdivided if the proposed lots are to be served by septic systems;
- o) The location of any existing drainage facilities, such as storm sewers, tile drains or culverts, whether in use or not;
- p) The proposed water and sewer main extensions to service the subdivision;
- q) The proposed road grades where steep and uneven terrain exists; and
- r) A scale, north arrow and any other plan identification that shall be considered relevant.

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

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

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

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

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

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

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

6. Application

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

This application is made with my full knowledge and consent.

Date

Registered Owner's Signature

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

For Office Use Only

_____ Application Form duly completed

_____ Proof of ownership (title search) received

_____ Attachments received

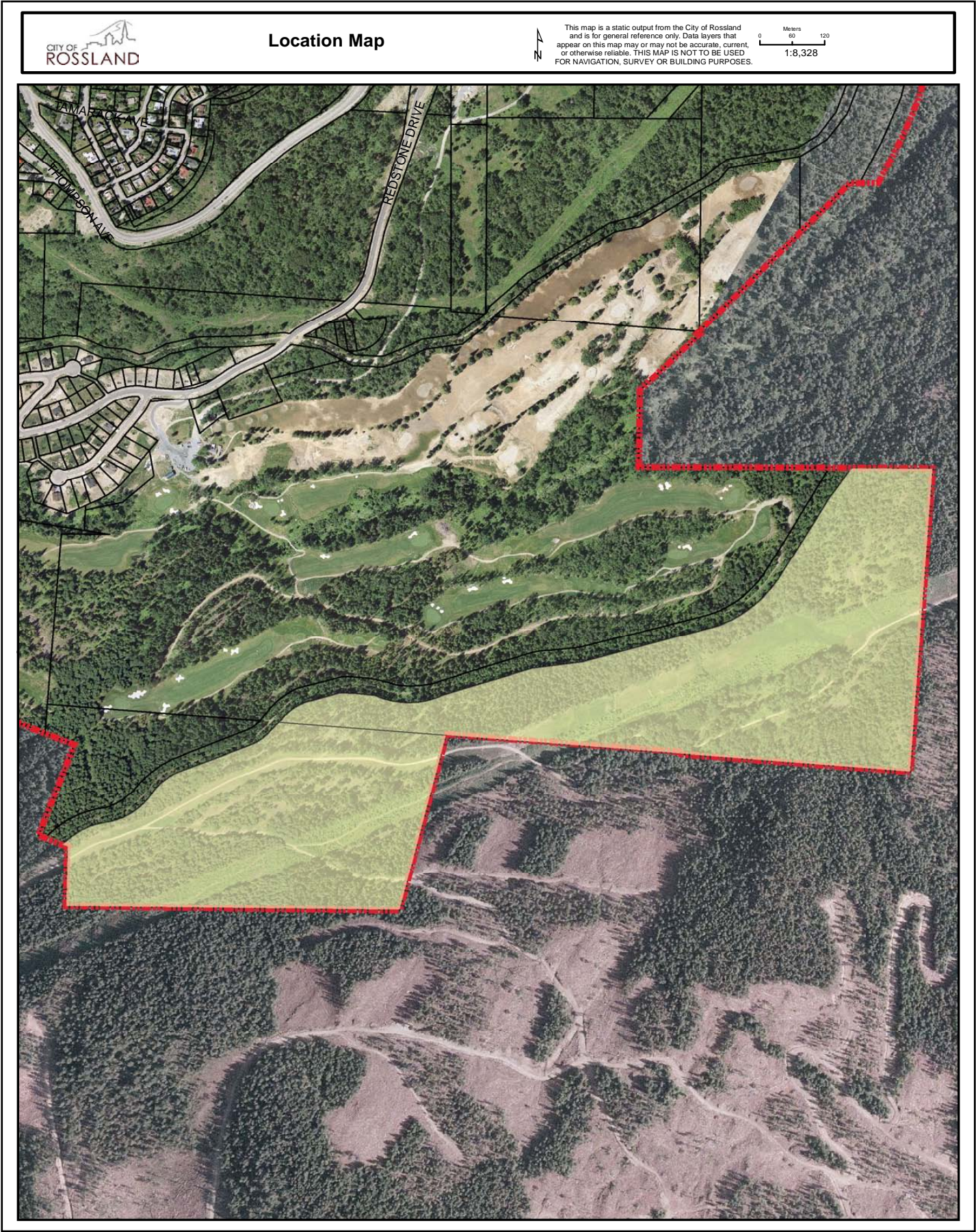
_____ Application fee received

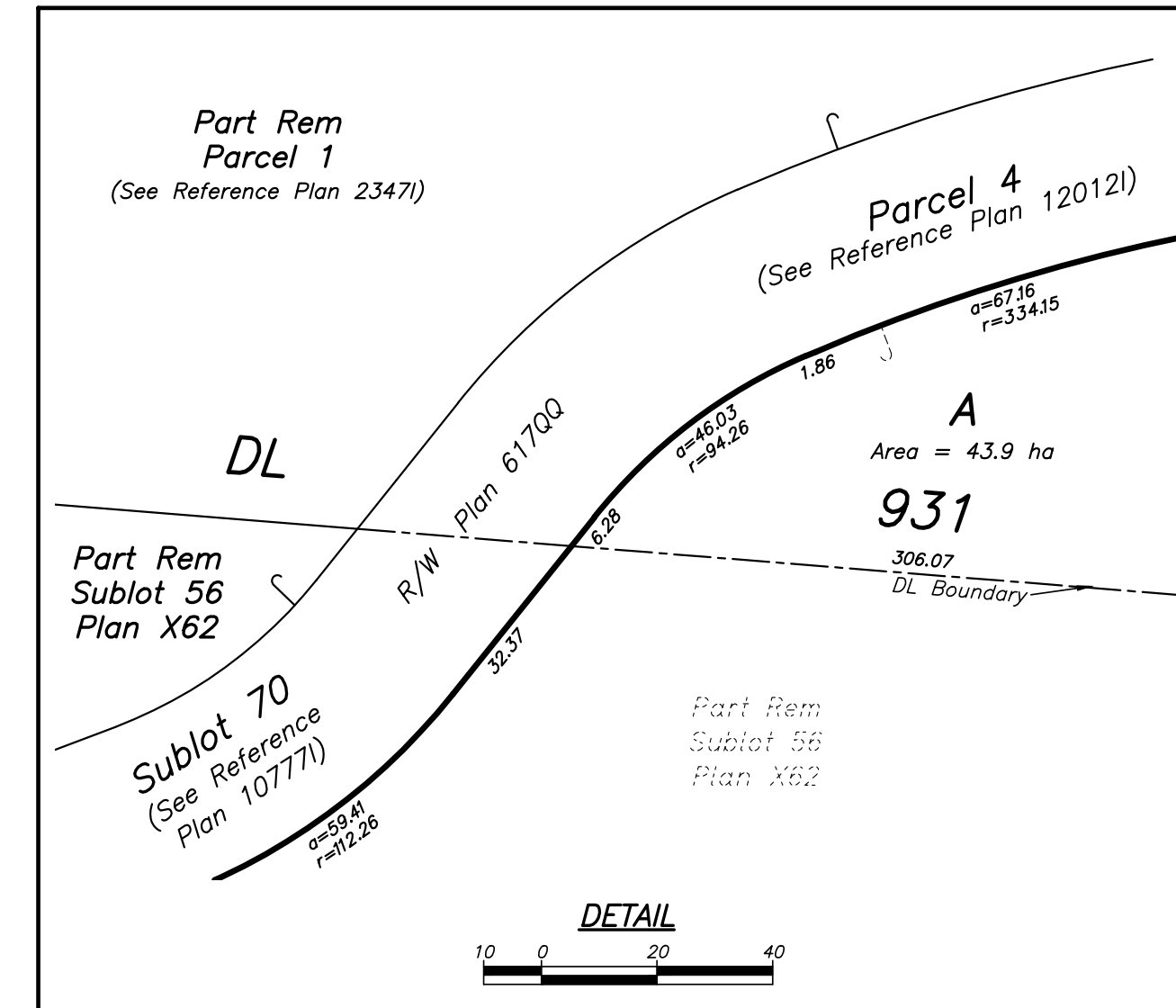
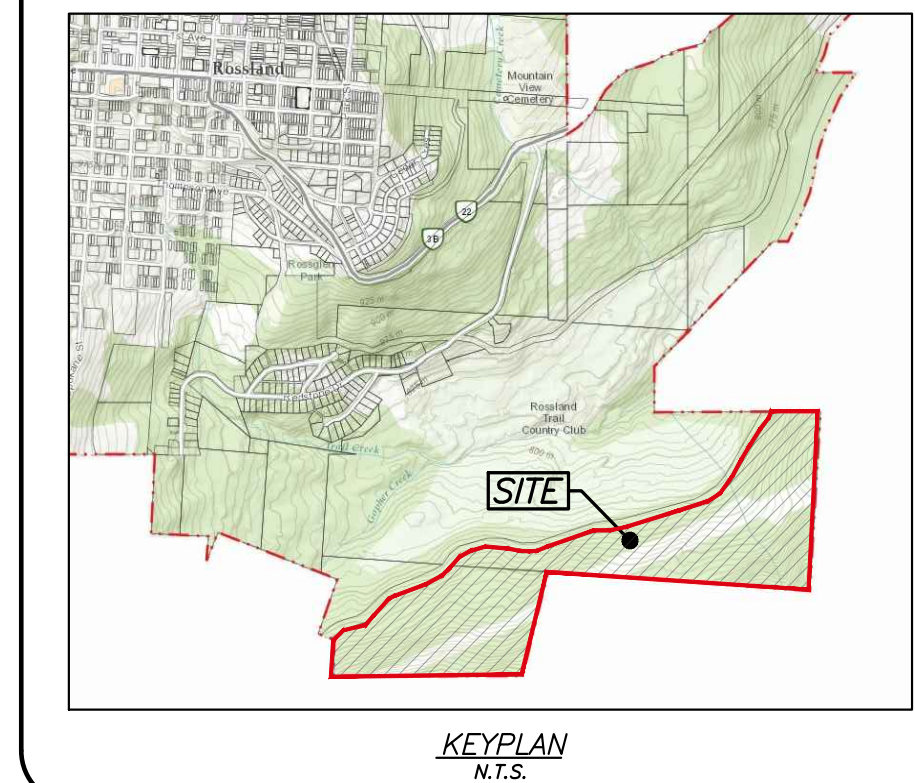
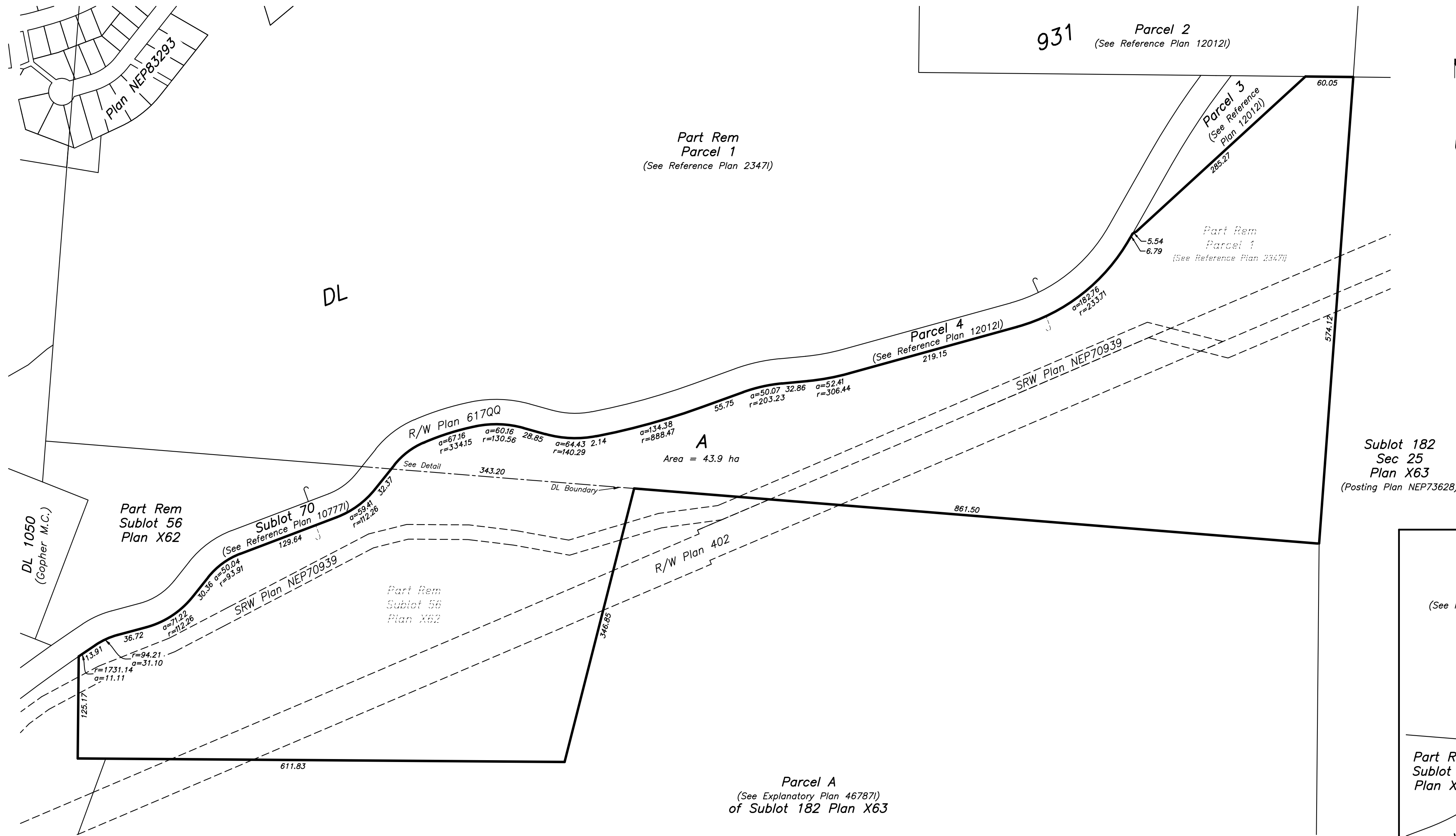
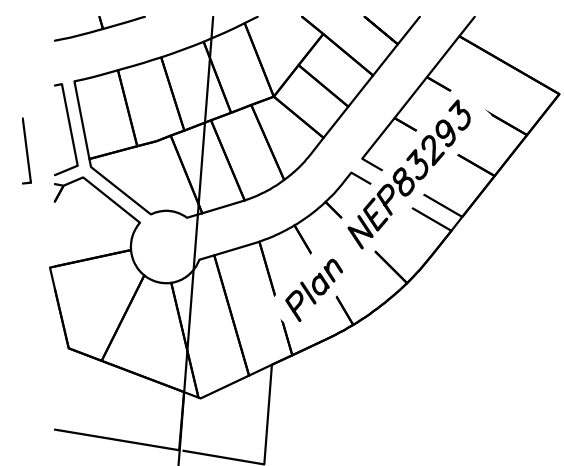
_____ Application signed by Registered Owner or letter of authorization provided

Date

Signature of Official

Comments: _____





Proposed Subdivision

PROPOSED SUBDIVISION OF PART OF SUBLOT 56, TOWNSHIP 9A, PLAN X62; AND PART OF PARCEL 1 (REFERENCE PLAN 23471) OF DISTRICT LOT 931, EXCEPT PLANS 2848, NEP83231, NEP83293, NEP87056, EPP2679, EPP36435, EPP13868 AND EPP43979, BOTH OF KOOTENAY DISTRICT

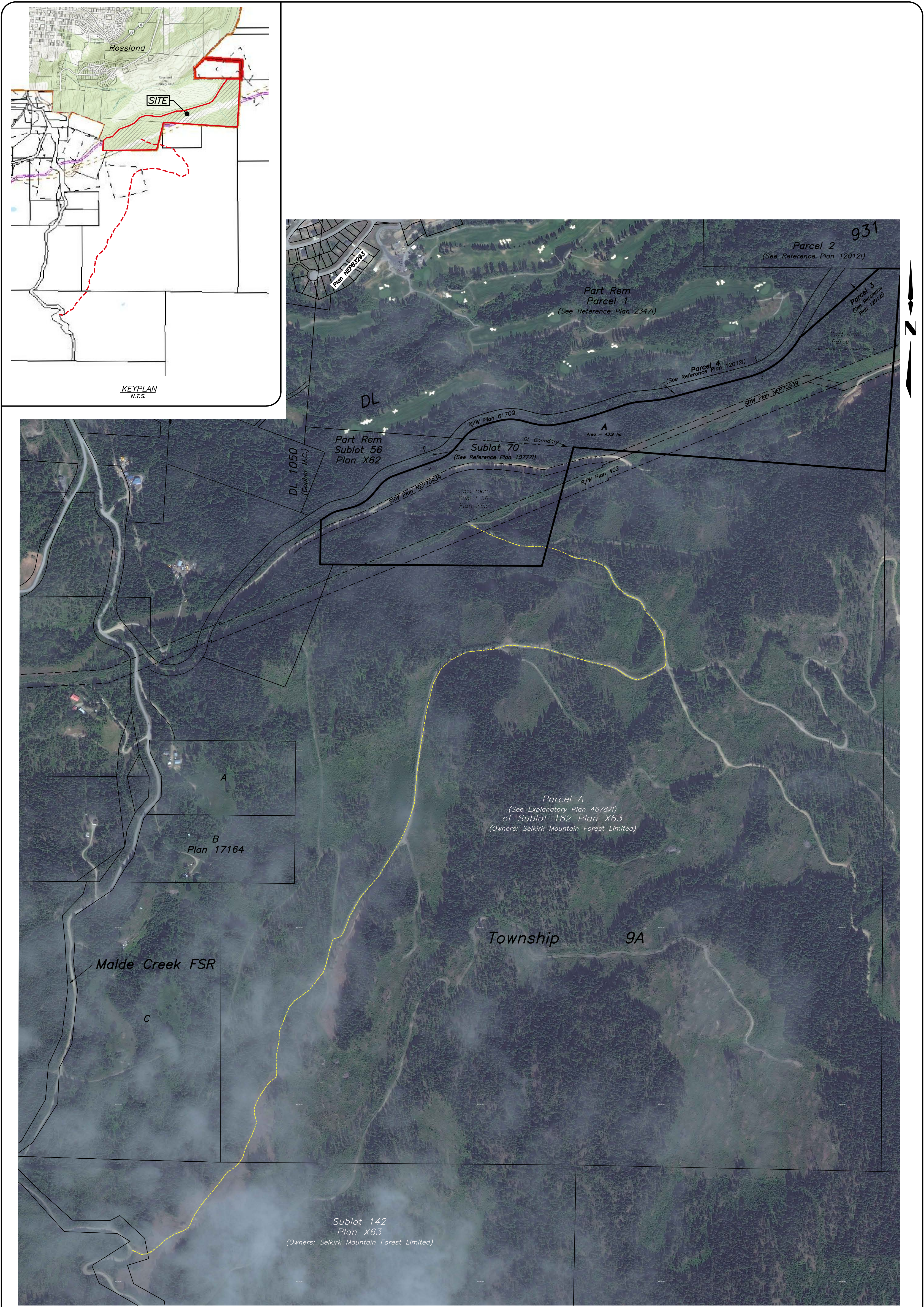
Access proposed is by easement over Parcel A, of Sublot 182, Plan X63

* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.



February 17, 2015

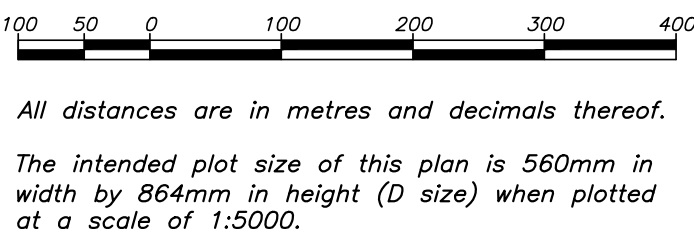




Sketch Plan of Proposed Access Route

PROPOSED ACCESS OVER SELKIRK FOREST PRODUCTS LAND TO PROPOSED SUBDIVISION OF PART OF SUBLLOT 56, TOWNSHIP 9A, PLAN X62; AND PART OF PARCEL 1 (REFERENCE PLAN 23471) OF DISTRICT LOT 931, EXCEPT PLANS 2848, NEP83231, NEP83293, NEP87056, EPP2679, EPP36435, EPP13868 AND EPP43979, BOTH OF KOOTENAY DISTRICT

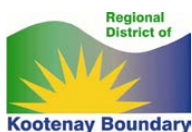
* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.



April 1, 2015



File: 010052476-SKETCH01-R00



Gas Tax Application

Application to (please check where appropriate):

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

Applicant:	Castlegar Nordic Ski Club		
Address:	P.O. Box 3213		
	Castlegar, B.C. V1N 3H5		
Phone:	250-608-3015	Fax:	
Email:	castlegarnordicski@gmail.com or askakun@shaw.ca		
Representative:	Al Skakun, Club Secretary		

Where will the project take place:

Paulson Cross Country Ski Trails, 28km. north of Rossland / 32 km. west of Castlegar.

Is your organization a (please check where appropriate):

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

The Castlegar Nordic Ski Club is proposing a major upgrade to its ski trail infrastructure, including acquisition and installation of two bridges, upgrades to several ski trail sections, acquisition of a small trailer for fee collection, improvements to parking areas, and various trail-side improvements and amenities. (Please see enclosed detailed project

description for further information). Request for \$10,000 in funding.

Project outcomes (please check where appropriate):

The Project will ultimately lead to:

Y	Cleaner Air	Y	Cleaner Water		Less Greenhouse Gas Emissions
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Please provide a narrative as to the outcomes to be reached, including any energy savings expressed in the appropriate energy unit (i.e. KWH, GJ, Litres):

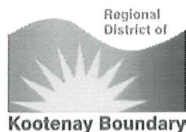
Replacement of two failing log bridges crossing Big Sheep Creek and trail drainage
control works in several locations will contribute to maintenance of high water quality.
Big Sheep Creek is both a fish stream and a source for domestic consumptive use.
This project will also contribute to the long term viability of the ski trail network, which
is located within an area designated by the Provincial Government as a forest Recreation
Site. The area is managed for multiple resource values and the Club participates in
consultation with Forest Licensees and government agencies to encourage a high
standard of resource stewardship, including opportunities for a forest recreation experience.

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

Date: May, 15, 2015

Signature: 

Print name: Al Skakun



Gas Tax Application

REGIONAL DISTRICT OF
KOOTENAY BOUNDARY

MAY 14 2015

Application to (please check where appropriate):

DOC #

REF. TO: HP

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

Applicant:	BLACK JACK CROSS COUNTRY SKI CLUB SOCIETY		
Address:	310 CAMPBELL RD , Box 1754 Rossland BC V0G 1Y0		
Phone:	250 512 2215	Fax:	
Email:	info@skiblackjack.ca		
Representative:	WANNES LUPPENS wannes.luppens@gmail.com		

Where will the project take place:

at the Black Jack Ski Club (40km of cross country ski trails)

Is your organization a (please check where appropriate):

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

The club would like to replace its older snow cat (for grooming ski trails) with a newer, faster, more fuel efficient model. The older cat is fuel intensive, needs significant maintenance work, and we are better off to invest in a newer cat instead (and sell the old cat).

Project outcomes (please check where appropriate):

The Project will ultimately lead to:

<input checked="" 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 newer model cat (PB Edge) is newer technology with a better fuel rating per hour than the older cat (PB 280). The Edge is significantly faster, more powerful, and lighter than the 280 (6600 kg vs. 8800 kg). The Edge is conservatively estimated to be 25% more fuel efficient, resulting in an annual energy savings of approximately 2,500 l of diesel fuel. (In a typical year, the club consumes 10,000 l of fuel, one of our single largest expenses.)

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

Date: May 12, 2015

Signature: 

Print name: WANNES LUPPENS

6/4/2015

Fwd Gas Tax Application.htm

From: Linda [lindaworleyab@gmail.com]
Sent: May-14-15 12:16 PM
To: Maureen Forster; Goran Denkovski
Subject: Fwd: Gas Tax Application

Good Afternoon Maureen and Goran

I am forwarding this email that Wannes Luppens sent me yesterday with the information on the total cost of the Sno Cat and what they have raised so far.

I would like to contribute \$10,000. (Ten thousand dollars) toward this from Gas Tax of Area B.

Please let me know if you require any further information.

Regards
 Linda

Sent from my iPad

Regional District of Kootenay
 Director - (Area B) Lower Columbia/Old Glory
 Linda Worley
 Phone: 250-231-1300

Begin forwarded message:

From: Wannes Luppens <wannes.luppens@gmail.com>
Date: May 12, 2015 at 7:15:57 PM PDT
To: Linda Worley <lindaworleyab@gmail.com>
Subject: Gas Tax Application

Hi Linda,

Hope you're enjoying this amazing spring we're having!

Further to our discussion a couple of weeks ago, I have completed a Gas Tax Application and I will drop it in the mail tomorrow.

So far we have raised \$99k for the new cat, of a total price of \$124 (including tax).

As you'll see in the Application, annual fuel savings is estimated to be 2,500 liters. I have included some additional background below.

Regards,
 Wannes

6/4/2015

Fwd Gas Tax Application.htm

Our volunteer grooming/maintenance team - Rick Ewing, Ethan Meginnes, Howard May, etc - are strongly advocating the purchase of a new (used) snowcat. Our older of two snowcats is at the end of its reliable life and will be sold at the end of this season while it still has some salvage value. (The alternative to selling it, is to do a complete "rebuild" on it, estimated at \$30-\$40k, and deemed not worth it for such an old machine. I was really hoping we could drag out the life of the old cat by another couple of years, and we did our best to "baby" it this year, but it now needs a number of costly fixes just to be operable, never mind reliable.)

Total cost for a new (used) cat, after trade-in value of the old cat, is ~\$124k after taxes. The club has been proactively building its snowcat fund for many years in preparation for this moment (from membership and day pass sales, member donations, ski swaps, race revenues, grants, etc...)

We are purposely looking at buying the same model snowcat as our current primary cat, resulting in the following benefits: common spare parts, interchangeability of parts for easier troubleshooting, easier operator training, etc. (Equipment reliability and redundancy is a HUGE factor in keeping our volunteer mechanics & operators on board year after year. They've literally put in thousands of hours of volunteer time over the past few years.) With a new snowcat, we will not need another snowcat for at least 20 years (based on annual hours of use). An environmental benefit of the newer model snowcats is that they are substantially more fuel-efficient.

Timeline: fundraising is currently in progress, and we hope to purchase the new cat in the fall, in time for next ski season.

An example of a "return on investment" for the region is that last year's international NorAm event was estimated to be worth \$450k in economic benefit for the region.

Hi Wannes.

Thanks for doing this, there is no question the PB Edge is more efficient than the older PB 280. The Edge is newer technology with a better fuel rating per hour than the 280. The Edge is rated at 16 litres/hour @ 1600 rpm with a top speed of 20 k/hour. The 280 is 18 litres/hour at 1400 rpm at a top speed of 18k/hour.

In short the Edge is faster and burns less fuel over the same distance, we operate both our machines at around 1500-1700 rpm so the rating for the Edge is in the ballpark for our operations while the 280 will burn more fuel per hour than rated. The Edge also outperforms the 280 in power as well, which when operating a tiller will lead to more efficiencies in operation. The Edge generates 240 KW (330 hp) and a torque of 1.300NM/1400 rpm, the machine also weighs 6,300 kg with the aluminum tracks. The 280 generates 205 KW (280 hp) and a torque of 1.082NM/1400 rpm. The machine weighs 8,800 kg with metal tracks. In short the Edge is a lighter more powerful more efficient machine than the 280. My experience operating both machines leads me to a conservative estimate of the Edge having a 25% fuel efficiency over the 280.

Hope this helps

Rick



Gas Tax Application

Application to (please check where appropriate):

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

Applicant:	RDKB.		
Address:	843 Rossland Ave. Trail, BC V1R4S8.		
Phone:	250-368-9148	Fax:	
Email:	gdenkovski@rdkb.com.		
Representative:	Goran Denkovski Manager of Infrastructure & Sustainability		

Where will the project take place:

Riverside Area - Riverside water & Streetlighting.
Utility Service Area

Is your organization a (please check where appropriate):

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

To replace streets with higher efficiency LED Light. Request for \$14,417.00
See quote attached.

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

The completion of this project will reduce the utilities electricity usage.

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

Date: June 4 2015

Signature: 

Print name: Coran DeKorsh



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

April 24, 2015

To: R.D.K.B.

Attn: Jeff Paakkunainen

Job: Rivervale LED Street Lights

Scope of Work: Supply and install 20 (twenty) LED street lights to replace the existing fixtures. These are the same as the City of Trail street lights, as per our conversation.

Our Price for this Work

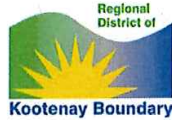
Is: \$14,417.00 +gst

Note: This quote includes a JLG rental for one week.

Thank you,

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

Jake Deadmarsh
Power Tech Electric Ltd.
ptelec@telus.net



Gas Tax Application

Application to (please check where appropriate):

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

Application by:

Applicant:	RDKB		
Address:	843 Rossland Ave Trail BC V1R4S8		
Phone:	250-368-9148	Fax:	
Email:	gdenkovski@rdkb.com		
Representative:	Goran Denkovski, Manager of Infrastructure & Sustainability		

Where will the project take place:

Riverval, BC - Rivervale-Oasis Sewer Utility

Is your organization a (please check where appropriate):

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

Project Description:

Installation of 2 flow meters at the Rivervale-Oasis Sewer service pump station. This will include updating piping and power. \$90,000 requested of a total project cost of \$109,651.
--

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):

This project will update the pump station to operate more efficient and have the ability to measure flow.

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

Date: June 4 2015

Signature: 

Print name: Goran Denkovski

WESTEK CONTROLS LTD.

MAY 29, 2015

CUSTOMER # RDKB010

ATTENTION: MR. GORAN DENKOVSKI

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
202-843 ROSSLAND AVENUE
TRAIL, BC
V1R-4S8

PROPSAL NO. 15-034

RBKB - RIVERVALE FLOWMETER INSTALL

RDKB – RIVERVALE FLOWMETER INSTALL
PROPOSAL NO. 15-034

MAY 29, 2015

**SECTION 1
CONTROLS**

1.1 CONTROLS

The purpose of this proposal is install flowmeters in both lines going out of the Rivervale lift station. These flowmeters are to provide accurate flow rates of sewage leaving the pump station.

To provide and install these flowmeters, the existing (obsolete) electric/air actuators will need to be replaced to make proper room. The new electric actuators will provide better control and not require the air pressure tank that is there now. This proposal will also cover the programming and wiring of these actuators and flowmeters.

A 4 Gas monitoring system will be supplied and installed to alarm and warn operators of dangerous gases prior to entering the lift station.

This proposal **includes** the following;

- Two (2) 4" Toshiba Electromagnetic Flowmeters w/ Integral display
- Two (2) 4" ball valves w/ bray electric 70 actuators
- Sch 80 - Piping, flanges, gaskets and fittings
- Engineering and design drawings
- Mechanical removal and install of equipment
- Instrumentation set-up and calibration
- 4 Gas monitoring system with gas detection sensors
- PLC programming
- HMI programming
- Wiring of all new controls into existing system
- Electrical cabling and connections
- AutoCAD drawings
- Install and commissioning.

TOTAL SYSTEM PRICE.....\$ 103,524.00

Plus applicable taxes

Thank you for giving me the opportunity to quote. I look forward to completing this job to your satisfaction. If you would like to discuss items in this quote, or if you need any additional information, please give me a call.

PAGE 2 OF 3

RDKB – RIVERVALE FLOWMETER INSTALL
PROPOSAL NO. 15-034

MAY 29, 2015

Best Regards,

Denis Woodcox
Controls Manager

★ **Westek Controls Ltd.**
Castlegar, BC
Phone: (250) 365-5666
Cell: (250) 365-9829
E-mail: denisw@westekcontrols.com

PAGE 3 OF 3

		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
	Jun-15	Woodstove top ups	Kraft	\$ 100.00
Total				\$ 23,902.00
BALANCE REMAINING				\$ 6,550.00

		M E M O R A N D U M		
TO:	Director Linda Worley, Electoral Area 'B'/ Lower Columbia-Old Glory			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2015			
Balance Remaining from 2014				\$ 5,015.54
2015 Requisition				22,752.00
Less Board Fee 2015				(852.00)
Total Funds Available:				\$ 26,915.54
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
25-15	Jan-15	Community Futures - Greater Trail	Junior Dragon's Den	\$ 500.00
25-15		BC Senior Games-Zone 6	Senior Games in North Vancouver	\$ 400.00
100-15	Feb-15	J.L. Crowe Secondary School	2015 Scholarship "Memory of Fallen Firefighter"	\$ 750.00
100-15		West Kootenay Regional Science Fair	2015 Regional Fair	\$ 250.00
148-15	Mar-15	Mad Trapper Archery Shoot Fundraiser	Annual Fundraiser	\$ 1,000.00
191-15	Apr-15	Greater Trail Minor Hockey	Midget Tier 2 Provincials	\$ 200.00
191-15		Inside Job Consultingq	Bike to work Kootenay sponsorship	\$ 500.00
191-15		Casino Recreation	Wheel Chair accessible project	\$ 3,000.00
	Jun-15	Woodstove Top-ups	Pedersen	\$ 250.00
227-15	May-15	Kootenay Columbia Learning Centre	2015 Scholarship	\$ 750.00
227-15		Rossland Golden City Days	2015 Golden City Days events	\$ 1,500.00
227-15		Columbia Valley Counselling Centre	RDKB Employees & Families services	\$ 1,000.00
227-15		BC Back Country Horsemena Society	Refurbish Dewdney Trail Sign	\$ 1,000.00
227-15		Trail Firefighters	finishing touches to memory cabinet	\$ 150.00
227-15		Genelle Recreation Society	Stereo system & Locking Cabinet	\$ 2,000.00
Total				\$ 13,250.00
BALANCE REMAINING				\$ 13,665.54

M E M O R A N D U M				
TO:	Director Grace McGregor, Electoral Area 'C'/Christina Lake			
FROM:	Deep Sidhu, Financial Services Manager			
RE:	Grants-In-Aid 2015			
Balance Remaining from 2014				\$ 4,283.67
2015 Requisition				60,466.00
Less Board Fee 2015				(2,166.00)
Total Funds Available:				\$ 62,583.67
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
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 apparatus 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
	Jun-15	Woodstove top-ups	Van Hoogevest/Platz	\$ 200.00
Total				\$38,475.20
BALANCE REMAINING				\$ 24,108.47

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		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
	Jun-15	Woodstove top-ups	Davidson/Fossen	\$ 200.00
227-15	May-15	Trail to Boundary Society	Start up costs for incorporation, etc.	\$ 2,000.00
227-15		Greenwood Board of Trade	Founders Day celebrations	\$ 800.00
227-15		Beaverdell Volunteer Fire Department	training and supplies for Fire Dept.	\$ 5,000.00
227-15		Big White Fire Dept. Auxiliary	replacement of aging cooking equip.	\$ 750.00
227-15		Canadian Ski Patrol Ogopogo B.W. Zone	ski patrol uniforms	\$ 2,000.00
Total				\$ 43,579.27
Balance Remaining				\$ 39,900.71

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
June 3, 2015**

A

ELECTORAL AREA 'A'

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	96,854.94
Allocation to Dec 31, 2008	Received		46,451.80
Allocation to Dec 31, 2009	Received		91,051.00
Allocation to Dec 31, 2010	Received		89,796.00
Allocation to Dec 31, 2011	Received		89,788.04
Allocation to Dec 31, 2012	Received		87,202.80
Allocation to Dec 31, 2013	Received		87,167.87
Allocation to Dec 31, 2014	Received		84,868.70
Allocation to Dec 31, 2015			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
June 3, 2015**

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	69,049.93
Allocation to Dec 31, 2008	Received		33,116.46
Allocation to Dec 31, 2009	Received		64,912.00
Allocation to Dec 31, 2010	Received		64,017.00
Allocation to Dec 31, 2011	Received		64,010.00
Allocation to Dec 31, 2012	Received		65,936.00
Allocation to Dec 31, 2013	Received		65,907.41
Allocation to Dec 31, 2014	Received		64,169.02
Allocation to Dec 31, 2015			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	Completed		34,918.00

TOTAL SPENT OR COMMITTED

\$ 365,590.67

TOTAL REMAINING

\$ 188,698.49

**Regional District of Kootenay Boundary
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ELECTORAL AREA 'C' / CHRISTINA LAKE

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	69,877.75
Allocation to Dec 31, 2008	Received		33,513.49
Allocation to Dec 31, 2009	Received		65,690.00
Allocation to Dec 31, 2010	Received		64,785.00
Allocation to Dec 31, 2011	Received		64,778.00
Allocation to Dec 31, 2012	Received		65,746.00
Allocation to Dec 31, 2013	Received		65,718.43
Allocation to Dec 31, 2014	Received		63,985.02
Allocation to Dec 31, 2015			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 Christina Lake Chamber of Commerce (Living Arts Centre Sedum/Moss Planting Medium)	Completed		7,325.97
418-13	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
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ELECTORAL AREA 'D' / RURAL GRAND FORKS

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 154,656.26
Allocation to Dec 31, 2008	Received	74,173.40
Allocation to Dec 31, 2009	Received	145,389.00
Allocation to Dec 31, 2010	Received	143,385.00
Allocation to Dec 31, 2011	Received	143,370.00
Allocation to Dec 31, 2012	Received	150,634.00
Allocation to Dec 31, 2013	Received	150,571.27
Allocation to Dec 31, 2014	Received	146,599.76
Allocation to Dec 31, 2015		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)	Funded	18,750.00
	Grand Forks Rotary Club (Spray Park)	Pending or Committed	6,250.00

TOTAL SPENT OR COMMITTED

\$ 374,964.50

TOTAL REMAINING

\$ 878,134.65

03/06/2015

Gas Tax Agreement EA Committee.xls

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
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E

ELECTORAL AREA 'E' / WEST BOUNDARY

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 108,785.28
Allocation to Dec 31, 2008	Received	52,173.61
Allocation to Dec 31, 2009	Received	102,266.68
Allocation to Dec 31, 2010	Received	100,857.14
Allocation to Dec 31, 2011	Received	100,846.00
Allocation to Dec 31, 2012	Received	93,112.00
Allocation to Dec 31, 2013	Received	93,073.54
Allocation to Dec 31, 2014	Received	90,618.62
Allocation to Dec 31, 2015		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	
221-15	Greenwood Heritage Society (Zee Brick Replacement)	Pending or Committed	6,000.00	
222-15	Big White Chamber of Commerce (Tourist Trails Information Sign)	Pending or Committed	2,780.93	

TOTAL SPENT OR COMMITTED

\$ 459,108.49

TOTAL REMAINING

\$ 371,834.07