

Electoral Area Services

Thursday, September 17, 2015 - 5:00 pm

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

A G E N D A

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

A) September 17, 2015

Recommendation: That the September 17, 2015 Electoral Area Services Agenda be adopted.

3. MINUTES

A) June 11, 2015

Recommendation: That the June 11, 2015 Electoral Area Services Minutes be received.

[Electoral Area Services - 11 Jun 2015 - Minutes - Pdf](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

A) **A Memorandum of resolutions and their status**

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

6. NEW BUSINESS

A) **Rosalee Ewasiuk and Jason Furlotte**

RE: Zoning Amendment

3250 6th Road West, Electoral Area 'D'/Rural Grand Forks
Lot 3, DL 700, SDYD, Plan KAP38
RDKB File: D-700-03677.000

Recommendation: That the application submitted by Rosalee Ewasiuk and Jason Furlotte to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No.1299 to rezone their 'Industrial 4' property to 'Estate Lot Residential 3' (R3) on the subject property legally described as Lot 3, District Lot 700, SDYD, Plan KAP38, be supported AND FURTHER that staff be directed to draft an amendment bylaw for presentation to the Board of Directors for first and second reading and to schedule and hold a public hearing on the proposed bylaw amendment.

[2015-09-02 Ewasiuk Rezone EAS](#)

B) **Tree Tops - Building E**

RE: Development Variance Permit

7640 Porcupine Road, Big White
Lot 1, DL 4109s, SDYD, Plan KAS2207
RDKB File: BW-4109s-07386.400

Recommendation: That the Development Variance Permit submitted by Catherine Campbell, acting as agent, on behalf of the property owners for 11 units, Units #26-36 in Building E, in the Tree Tops Development to allow a variance to the interior side parcel line setback of 2.17m, from 4m to 1.83m, on the property legally described as Strata Lots 26-36, Building 'E', DL 4109s, SDYD, Plan KAS2207, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V as

appropriate, be presented to the Board for consideration with a recommendation of support, subject to strata approval and subject to it being a single uniform addition.

[2015-09-09 Campbell DVP EAS](#)

C) **Keith Hammond & Gillian Boothroyd**

RE: Development Permit

73 Brown Road, Electoral Area 'C'/Christina Lake

Lot 4, DL 177s, KAP35094, SDYD

RDKB File: C-177s-01990.040

Recommendation: That the staff report regarding the application for a Development Permit submitted by Keith Hammond and Gillian Boothroyd to construct a single family dwelling in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 4, DL 177s, KAP35094, SDYD, be received.

[2015-08-17 Hammond DP EAS](#)

D) **Lawrence & Shauna Peil**

RE: MOTI Subdivision

Gibbs Creek Road, west of Grand Forks, Electoral Area 'D'/Rural Grand Forks

Lot C, DL 1737, SDYD, Plan 17794, Except Plan H12297

Lot 1, DL 2701, SDYD, Plan 21832

RDKB File: D-1737-04566.300

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, specifically a boundary adjustment on the properties on Gibbs Creek Road, near Highway 3, Electoral Area 'D'/Rural Grand Forks, legally described as, Lot C, DL 1737, SDYD, Plan 17794 Except Plan H12297, and Lot 1, DL 2701, SDYD, Plan 21832, be received.

[2015-09-03 Peil EAS](#)

E) **Earl & Marjorie Thomas**

RE: MOTI Subdivision

3315 Fiva Creek South Forest Service Road, 5 km north of Westbridge, Electoral Area 'E'/West Boundary

DL 1411s, SDYD

RDKB File: E-1411s-04753.000

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 3315 Fiva Creek South Forest Service Road, 5km north of Westbridge, Electoral Area 'E'/ West Boundary, legally described as DL 1411S, SDYD, be received.

[2015-09-09 MoTI Subdivision Thomas EAS](#)

F) **M & J Orchards - Mervyn & Joan Geen**

RE: Medical Marijuana Notification for Production License

Myers Creek Road, east of Rock Creek, Electoral Area 'E'/West Boundary

DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C & D

RDKB File: E-1549-04859.000

Recommendation: That the concerns expressed by the Electoral Area 'E'/ West Boundary West Boundary Advisory Planning Commission regarding the notification to establish a federally licensed Marihuana for Medical Purposes Regulations (MMPR) Facility on in Electoral Area 'E'/ West Boundary, off Myers Creek Road, east of Rock Creek, on the property legally described as DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C&D, be forwarded to M&J Orchards Ltd.

[2015-09-09 MJ Orchards MMPR REF EAS](#)

G) **Ronald "Troy" Darbyshire**

RE: ALR - Temporary Non-Farm Use Permissions Expired

3345 Almond Gardens Road West, Electoral Area 'D'/Rural
Grand Forks
Lot 3, DL 363, SDYD, Plan 6263
RDKB File: D-363-02654.000

Recommendation: That the Regional District of Kootenay Boundary Board of Directors send a letter to the Agricultural Land Commission inquiring as to how the ALC intends to gain compliance respecting ALC Resolution #310/2013 at Lot 3, DL363, SDYD, Plan 6263.

[2015-09-10 Darbyshire ALC FollowUp EAS](#)

H) **Columbia Basin Rural Development Institute**
RE: Requesting support for Regional Food Policy Council

Recommendation: That the Regional District of Kootenay Boundary Electoral Area Services Committee send a letter to the Columbia Basin Rural Development Institute in support of the proposal for the creation of a Regional Food Policy Council for the Kootenay Region.

[2015-09-11 KootenayRegionalFoodPolicyCouncilProposal EAS](#)

I) **Okanagan Water Forum**

Recommendation: That the EAS Committee approves the costs in the amount of \$(costs to be determined) incurred for Director Russell's Attendance at Okanagan Water Forum: From Knowledge to Forward Thinking.

[Bylaw 1526](#)

J) **Agriculture Land Commission** (Director Russell)

Recommendation: That the letter from Maureen Shields dated May 24, 2015 be received.

[Letnick.letter.Shields.](#)

K) **Phoenix Cemetery Discussion** (Director Russell)

L) **Christina Lake Boat Access Society**
RE: Gas Tax Application - Electoral Area 'C'/Christina Lake

Recommendation: That the Christina Lake Boat Access Society Gas Tax Application in the amount of \$30,000 for the redesign of the Texas Point Campground boat launch parking lot be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Christina Lake Boat Access Society Gas Tax Application](#)

M) **Christina Lake Community Association**
RE: Gas Tax Application - Electoral Area 'C'/Christina Lake

Recommendation: That the Christina Lake Community Association Gas Tax Application in the amount of \$17,000 for the design and installation of a make-up air system for the Community Hall kitchen be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Christina Lake Community Association Gas Tax Application](#)

N) **Update and Creation of RDKB Gas Tax Forms**

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the update and creation of the RDKB Gas Tax application, final report, and annual report forms.

Recommendation: That the Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding the update and creation of the RDKB Gas Tax application, final report, and annual report forms, be received.

[Staff Report - Electoral Area Services - Update and Create Gas Tax Forms - Sept2015 - Pdf](#)

O) **Grant in Aid update**

Recommendation: That the Grant in Aid report be received.
[2015 Grant in Aid](#)

P) **Gas Tax Update**

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

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



Electoral Area Services Minutes

Thursday, June 11, 2015
RDKB Board Room, 2140 Central Ave., Grand Forks, BC

Directors Present:

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

Staff Present:

Mark Andison, General Manager of Operations/Deputy CAO
Donna Dean, Manager of Planning and Development
Goran Denkovski, Manager of Infrastructure and Sustainability
Maria Ciardullo, Recording Secretary

CALL TO ORDER

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

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

June 11, 2015

There were 8 additions to the agenda as follows:

- 6Ia- Rock Creek Boundary Fair Association Gas Tax application
- 6Ib- Christina Lake Parks & Recreation Commission Gas Tax application
- 6Ic- BC Parks & MOTI meeting with Grace regarding Boat access and parking
- 7A- Selkirk College Graffiti Art
- 7B- UCUT Community Meeting
- 7C- Update on unsightly premises in Bridesville
- 7D- Update on Quagga Mussels
- 7E- Update on TOTA

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**Electoral Area Services
June 11, 2015**

Moved: Director McGregor

Seconded: Director Russell

That the June 11, 2015 Electoral Area Services Agenda be adopted as amended.

Carried.

MINUTES

May 14, 2015

Moved: Director Russell

Seconded: Director McGregor

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

Carried.

DELEGATIONS

There were no delegations in attendance.

UNFINISHED BUSINESS

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

Donna Dean reviewed this item with the Committee members. She stated that this item is back on the EAS agenda due to the issues that were brought forward at Public Hearing that was held in March. The issues coming back to EAS were - removal of parking requirements; removal of landscaping requirements; and removal of sprinkling requirements. There was a general discussion on these issues.

Moved: Director McGregor

Seconded: Director Gee

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

Carried.

Moved: Director Gee

Seconded: Director Russell

That the Mt. Baldy OCP Bylaw No. 1335, 2007 and the Mt. Baldy Zoning Bylaw No. 1340, 2010 be amended to remove the parking requirements for lands covered by Strata Plan KAS1840.

Carried.

Moved: Director Gee

Seconded: Director Russell

That the Mt. Baldy OCP Bylaw No. 1335, 2007 be amended to re-title the Landscaping requirement to "Erosion control and vegetation requirement", or similar.

Carried.

Moved: Director Gee

Seconded: Director McGregor

That the Sprinkler Control Bylaw No. 1323 be amended to remove the sprinkler requirement for the Mt. Baldy Strata KAS 1840, subsequent to the amendment of the Mt. Baldy OCP Bylaw No. 1335, 2007 to clarify the wording on the removal of sprinkler requirements.

Carried.

A Memorandum of resolutions and their status

Moved: Director Grieve

Seconded: Director McGregor

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

Carried.

NEW BUSINESS

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

Donna Dean reviewed this application with those present. She explained that the APC had no concerns.

Moved: Director McGregor

Seconded: Director Russell

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Electoral Area Services

June 11, 2015

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.

Carried.

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

Donna Dean reviewed the application with those present. It was stated that landscaping is mainly for erosion control. The APC expressed concerns with parking and snow storage, which was clarified through the discussion.

Moved: Director Grieve

Seconded: Director Gee

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.

Carried.

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

This application was reviewed with the Committee members and slides were presented showing the addition to the fire hall.

Moved: Director McGregor

Seconded: Director Gee

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.

Carried.

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Electoral Area Services

June 11, 2015

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

There was a very brief discussion on this item. Donna Dean described this referral regarding a proposed review of the RDNO's Regional Growth Strategy and that there will be future opportunities for input.

Moved: Director Russell

Seconded: Director Grieve

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.

Carried.

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

There were no issues with this item.

Moved: Director Grieve

Seconded: Director Russell

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.

Carried.

Castlegar Nordic Ski Club**RE: Gas Tax Application - Electoral Area 'B'**

Moved: Director Russell

Seconded: Director McGregor

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Electoral Area Services

June 11, 2015

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.

Carried.

Black Jack Cross Country Ski Club Society
RE: Gas Tax Application - Electoral Area 'B'

It was noted that the equipment will be owned by the Ski Club.

Moved: Director McGregor

Seconded: Director Gee

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.

Carried.

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

Moved: Director McGregor

Seconded: Director Russell

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.

Carried.

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

Moved: Director Grieve

Seconded: Director McGregor

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.

Carried.

Rock Creek Boundary Fair Association
RE: Gas Tax Application

Moved: Director Gee

Seconded: Director McGregor

That the Gas Tax application by the Rock Creek and Boundary Fair Association in the amount of \$20,866.89 to replace and upgrade the existing irrigation system be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

Christina Lake Parks and Recreation Commission
RE: Gas Tax application

Moved: Director McGregor

Seconded: Director Grieve

That the Gas Tax application by the Christina Lake Parks & Recreation Commission in the amount of \$70,280.00 for the development of 3 pickle ball courts and a kids bike bump-pump park be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

Christina Lake Boat Access and Parking
RE: Meeting with BC Parks and MOTI

Director McGregor updated the committee members with this project in Christina Lake regarding boat access and parking issues. She stated that BC Parks is donating a piece of property and MOTI will donate the use of equipment. She also stated that she will likely contribute gas tax funds to this project.

Grant in Aid Update

Moved: Director Gee

Seconded: Director Russell

That the Grant in Aid report be received.

Carried.

Gas Tax Update

Moved: Director McGregor

Seconded: Director Grieve

That the Gas Tax report be received.

Carried.

LATE (EMERGENT) ITEMS**Selkirk College****Re: Mural Painting**

Director Russell reviewed this late item. Selkirk College is running a program for children aged 7-18 to work with Mural Artist Amber Santos. They would like to paint the East side of the RDKB building in Grand Forks. There would be no cost to the RDKB.

Moved: Director Russell

Seconded: Director Gee

That the letter by Selkirk College dated June 8, 2015 with regards to painting a mural on the RDKB Building in Grand Forks be forwarded to the RDKB Board of Directors for further discussion.

Carried.

Upper Columbia United Tribes**RE: Salmon Ceremonies**

Director Russell spoke about this event/meeting to be held on June 22nd in Grand Forks. A poster was also handed out and Director Russell directed staff to email this poster to all of the RDKB Board of Directors.

Bridenville**Re: Unsightly Premises**

Director Gee stated that she has received numerous complaints about an unsightly property in Bridenville. There are heaps of junk on Highways right of way which MOTI has jurisdiction over. There are concerns with health and fire safety. There was a brief discussion on the history of implementing an unsightly premises bylaw in Bridenville, but it would be too costly.

Update on Quagga Mussels

Director McGregor handed out correspondence by the Okanagan Basin Water Board dated June 6, 2015. She directed staff to compose a strongly written letter to the province with regards to the responsibility of mussel control. She stated that timing is crucial and she would like a letter sent out ASAP.

Moved: Director McGregor

Seconded: Director Grieve

That the correspondence from the Okanagan Basin Water Board be forwarded to the Board for further consideration. Further that Staff be directed to draft a letter regarding the responsibility of mussel control to send to the Province.

Carried.

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Electoral Area Services

June 11, 2015

TOTA update

Director Gee informed the committee members of a meeting being held at Big White on June 17th.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

Titles for Rural Directors

Chair Worley expressed concern over the title of Director. She would like to see the title changed from Director to Rural Mayor. The deadline to make a resolution regarding title changes to the UBCM is June 30th.

CLOSED (IN CAMERA) SESSION

A closed (in camera) meeting was not necessary.

ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 6:20 p.m.

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

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

Pending Tasks

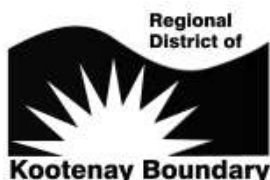
Date	Item/Issue	Actions Required/Taken	Status – C / IP
Feb. 14/13	Boundary Ag Plan Implementation	Consider areas 'C' & 'D' OCP review recommendations; Consult with Area 'E' residents re: needs assessment survey recommendations;	IP
Oct. 16/14	Christina Waterworks study	Contract with MMM Group	IP
Nov. 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
May 14/15	Grant in Aid documentation process	Staff to research	IP
	Quagga & Zebra Mussels	Staff to prepare prelim info; set up meeting with MOE at UBCM; draft responsibility Ltr.	IP

Tasks from Electoral Area Services Committee Meeting June 11, 2015

Date	Item/Issue	Actions Required/Taken	Status – C / IP
Jun 11/15	Mt. Baldy OCP Bylaw No. 1335	Remove parking requirements & re-title landscaping requirement to 'Erosion control and vegetation requirement' & clarify the wording on the removal of sprinkler requirements.	IP
	Sprinkler Control Bylaw No. 1323	To be amended to remove the sprinkler requirement for Strata KAS1840	IP
	Castlegar Nordic Ski Club-Gas Tax App.	Forwarded to Board for approval	C
	Black Jack Ski Club – Gas Tax App.	Forwarded to Board for approval	C
	Rivervale Water/Street lighting – Gas Tax App.	Forwarded to Board for approval	C
	Rivervale-Oasis Sewer Gas Tax App.	Forwarded to Board for approval	C
	Rock Creek Fair Assc. – Gas Tax App.	Forwarded to Board for approval	C
	Christina Lake parks/rec – Gas Tax App.	Forwarded to Board for approval	C
	Selkirk College – Mural painting	Forwarded to Board for further discussion	C

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*Memorandum of Committee Action Items
Electoral Area Services to the End of June 2015*



Electoral Area Services Committee Staff Report

Prepared for meeting of September 2015

Zoning Bylaw Amendment			
Owner: Rosalee Ewasiuk and Jason Furlotte		File No: D-700-03677.000	
Location: 3250 6th Road West, west of City of Grand Forks, Electoral Area 'D'/Rural Grand Forks			
Legal Description: Lot 3, District Lot 700, SDYD, Plan KAP38		Area: 3440m ² (0.85 acres)	
OCP Designation: Estate Lot Residential	Zoning: Industrial 4 (I4)	ALR status: No	DP Area: No
Contact Information: Rose Ewasiuk 3250 6th Road West Grand Forks, BC VOH 1H2 250.443.4008 rojogreat@gmail.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Rosalee Ewasiuk and Jason Furlotte have applied to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No 1299, 2005 to rezone the subject property to 'Estate Lot Residential 3'. This would reflect its current use and would make it consistent with the Electoral Area 'D'/Rural Grand Forks Official Community Plan, where it is designated 'Estate Lot Residential' (*see Site Location Map*).

BACKGROUND FACTORS

The property was zoned 'Residential 1' in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 100, 1975. In 1988, the RDKB received a complaint that a company which recently purchased the property was using it for gravel extraction. A stop work

order was issued and the Ministry of Mines advised the owners that they did not possess the necessary permits for a gravel extraction operation.

The matter ended up going through a lengthy rezoning process, which permitted industrial use, including gravel extraction in 1989. Part of the rationale was that gravel resources were limited in the area and were crucial to support development in the Grand Forks area. It was further noted that while gravel resources were limited, there were a few small operators in this area and gravel extraction would be consistent with the land use in the general area.

The gravel from this parcel was exhausted by the early 1990's, and the parcel has been used as a residential parcel since that time (*see Applicants' Submission*).

The current owners are considering selling the parcel and believe they would be more successful doing so if the zoning reflected the current residential use of the property and the OCP designation. Also, they assert there are insurance issues resulting from the current zoning, stating the dwelling may not be covered in the event of disaster.

Currently this 3440m² (0.85 acre) parcel is designated 'Estate Lot Residential' in the Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 852 and zoned 'Industrial 4' in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299. Presently the OCP designation and zoning land use regulation are not consistent.

PROPOSAL

The applicants are requesting a zoning bylaw amendment to rezone their 'Industrial 4' property to a 'Estate Lot Residential 3' (R3) zone to be consistent with OCP designation, and reflect the actual land use in the neighbourhood.

IMPLICATIONS

The original use of this property was residential in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 100, 1975. In 1989 the parcel was rezoned to industrial use to permit gravel extraction. That resource is now exhausted on the property. It has been used as a residential parcel since the early 1990's and the OCP designation of 'Estate Lot Residential' reflects the current land use. There are still some parcels in the area which remain zoned 'Industrial' (approximately 8), although several of parcels around the subject parcel are zoned R3 and some of the nearby Industrial zoned parcels are used as residential properties.

Electoral Area 'D'/Rural Grand Forks OCP Bylaw No. 852

The OCP acknowledges, in Industrial Objectives Section 3.14.2:

that 'the area designated as Industrial in the vicinity of G.N. Road, the implementing zoning bylaw shall only permit industrial land uses related to gravel extraction, processing and manufacturing. After the local gravel resources have been exhausted, the Regional District may consider, by way of

rezoning, permitting limited light industrial land uses (such as storage and non-hazardous materials warehousing).'

Thus, the OCP acknowledges gravel as a finite resource on the industrial properties in this area and suggests that rezoning to a more appropriate use when the time comes may be supported. The current OCP recognizes this by designating the parcel 'Estate Lot Residential'.

The subject property is somewhat unique as it is mostly surrounded by 'Estate Lot Residential 3' properties to the north, south and west (*see Subject Property Map*). The majority of the Industrial properties are on G.N. Road. The neighbour to the east is also in the same situation as the subject parcel as it is currently being used as a residential parcel but remains zoned 'Industrial 4' due to the history of gravel extraction.

When a new comprehensive zoning bylaw for Electoral Area 'D'/Rural Grand Forks is adopted, the zoning for the area will be reviewed. However, that may not be for two years. For the reasons previously stated, the applicants wish to rezone the parcel now rather than wait.

There were no recorded complaints against the subject property when it was zoned as a 'Residential 1' property in Bylaw No. 100, 1975. The conflicts began when the property was being used for an industrial use. The RDKB chose to rezone the property to permit the extraction of a limited resource which was necessary for development. Now that the resource is exhausted on the parcel and the use of the property has naturally reverted to residential. The majority of the surrounding properties on 6th Road West are also residential. If this application proceeds there will be a public hearing where community members will be able to voice any concerns they may have with the rezoning application.

The Certificate of Location depicts a cabin on the parcel. The applicants say there is no plumbing, bathroom, or kitchen facilities in this building, thus it is not used for occupancy. It is used for storage only and is not in conflict with the 'Estate Lot Residential' zoning which is being proposed. Review of the building permit file seems to show the cabin on the parcel as far back as the early 1990's.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission provided the following comments;

"As this rezoning would reflect the actual use of the property as well as creating consistency between the zoning bylaw and the OCP it was:

Moved: Bob Kendal; Seconded: Deb Billwiller that the APC is in support of this application. Carried"

RECOMMENDATION

That the application submitted by Rosalee Ewasiuk and Jason Furlotte to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No.1299 to rezone their 'Industrial 4' property to 'Estate Lot Residential 3' (R3) on the subject property legally described as Lot 3, District Lot 700, SDYD, Plan KAP38, be supported AND FURTHER that the staff be directed to draft an amendment bylaw for presentation to the Board of Directors for first and second reading and to schedule and hold a public hearing on the proposed bylaw amendment.

ATTACHMENTS

Site Location Map

Applicants' Submission

Subject Property Map



2015/09/08

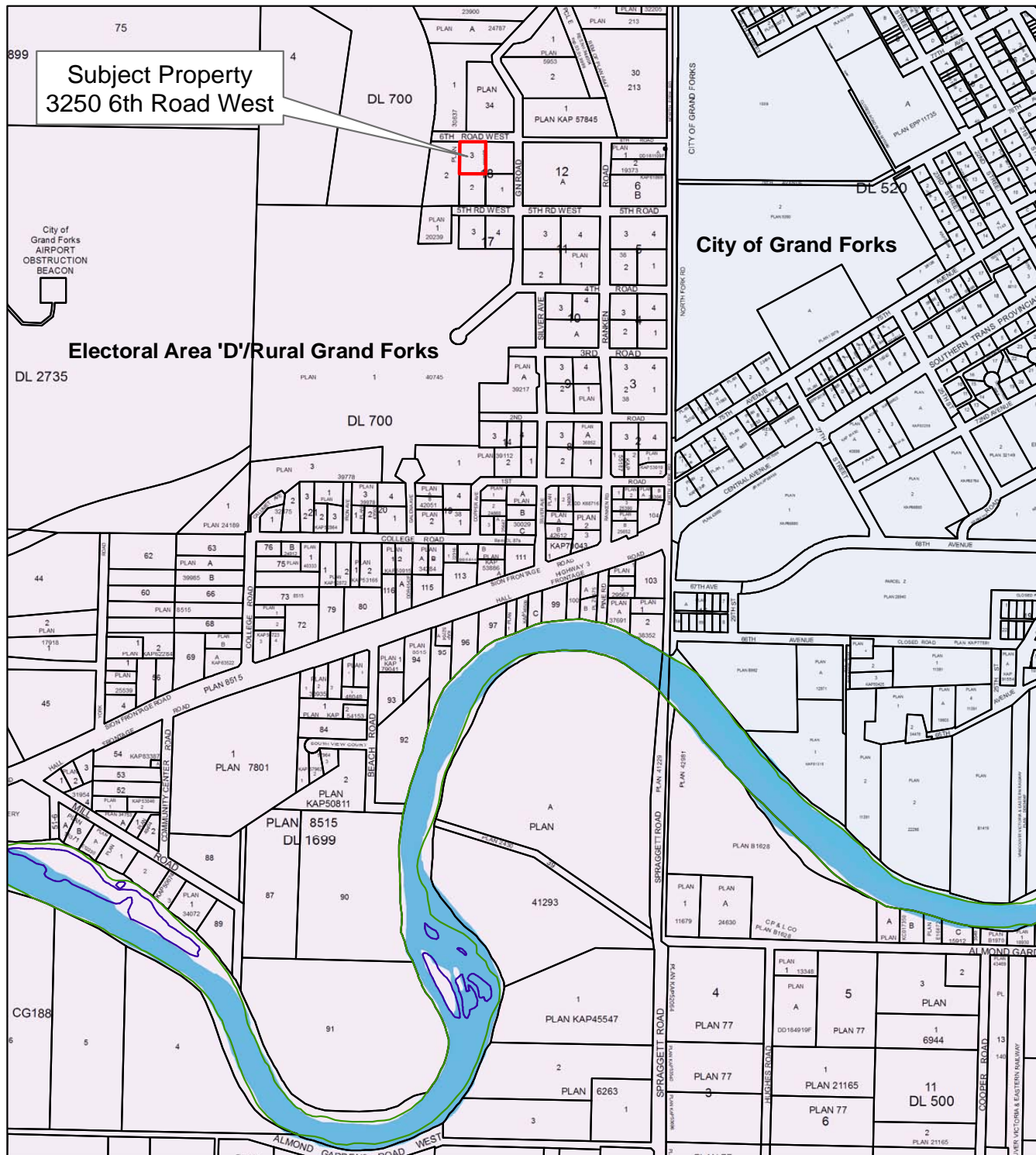
Site Location Map

Scale 1:10,000




0 50100 200 300 400 500

Meters



P:\IG\SI\IRDKBMapDocuments\Routine_Maps\SiteLocationMap\Area_'C'_ChristinaLake\SLM-D-700-Ewasiuk_2015-09-08

Applicants' Submission

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

TYPE OF APPLICATION (PLEASE CHECK THE APPROPRIATE BOX):

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

APPLICATION FEES:

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

Please make all cheques payable to *The Regional District of Kootenay Boundary*DEVELOPMENT PROPOSAL SIGN FEE**

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

REFUNDS:

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

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

Name(s) of registered owner(s): Jason Furlotte / Rose Fwasiuk

Address: 3250 6th Road West, Grand Forks BC V0H 1H2

Telephone/Fax: 443-4008 Email: rojogreat@gmail.com Land Area in ha

Legal description of land under application: Block 18 Lot 3 Plan 38 D.L. 700

Applicants' Submission

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

I just discovered my residential property is zoned industrial. The property & land are in no way used for industrial purposes. My insurance does not cover the cost of replacing my house should something happen to it as it is presently zoned. This is of grave concern to me.

SUPPORTING INFORMATION REQUIRED

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

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

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

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

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

Applicants' Submission

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

AGENT'S AUTHORIZATION

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

Name of Authorized Agent: _____

Address of Agent: _____

Telephone/Fax: _____ Email: _____

_____ Date: _____

Signature of Owner

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

DECLARATION PURSUANT TO THE *ENVIRONMENTAL MANAGEMENT ACT*

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

Jason Furlotte / Rosalee Ewasio
Signature

Aug. 6/2015
Date

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

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

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

Jason Furlotte / Rosalee Ewasio
Signature of Owner

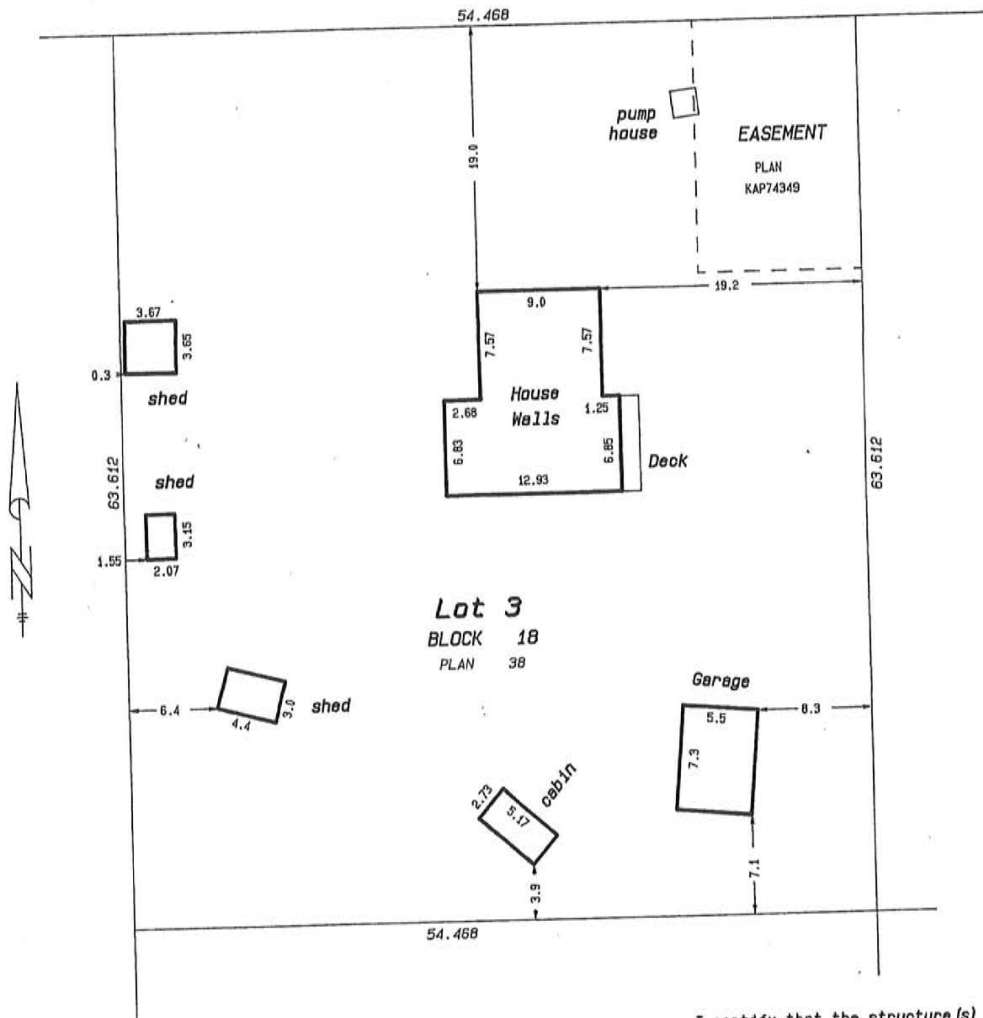
Aug. 6/2015
Date

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

Applicants' Submission

B.C. LAND SURVEYOR'S CERTIFICATE
OF LOCATION OF STRUCTURES ON LOT 3, BLOCK 18,
D.L. 700, S.D.Y.D., PLAN 38.

SCALE 1 : 300

6th ROAD W.

Street Address:
3250 6th Road W., Grand Forks, BC

I certify that the structure(s)
is/are located as shown. Dated
this 14th day of June, 2004

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

NOTES

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

A.F. HOEFSLOOT

B.C. Land Surveyor, Canada Lands Surveyor
P.O. Box 2740, Grand Forks, B.C.
VOH 1H0 442-5597

4

04-00-01

© A.F. Hoefsloot, B.C.L.S. 2004



2015/09/08

Subject Property Map

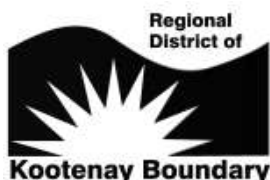
Scale 1:3,000



0 50 100
Meters



P:\GIS\IRDKB\MapDocuments\Routine_Maps\SubjectPropertyMap\Area 'C'_ ChristinaLake\SPM-D-700-Ewasiuk_2015-09-08



Electoral Area Service Committee Staff Report

Prepared for meeting of September 2015

Development Variance Permit			
Owners: 11 Strata parcel owners of Building E		File No: BW-4109s-07386.400	
Location: 7640 Porcupine Road, Big White, Electoral Area 'E'/West Boundary			
Legal Description: Lots 26-36, Building 'E', DL 4109s, SDYD, Plan KAS2207, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V as appropriate			Area: N/A
OCP Designation: Medium Density Residential	Zoning: Medium Density Residential 4 (R4)	ALR status: N/A	DP Area: Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1
Contact Information: Catherine Campbell, Agent (representing Ian Merriman #30 and Terri Calligard #31) 7640 Porcupine Road #26 Big White, BC 604.836.0433 ccottage7@gmail.com			
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The owners, representing 11 units, unit # 26-36 in Building E, in the Tree Tops Development have applied for a Development Variance Permit to alter the interior lot line setback in order to build a roof to cover the existing back deck on each of their individual units at 7640 Porcupine Road, at Big White Ski Resort Electoral Area 'E'/ West Boundary (*see Site Location Map, Applicant's Submission; Strata Map*).

HISTORY / BACKGROUND FACTORS

The property is designated as 'Medium Density Residential' in the Big White Official Community Plan Bylaw No. 1125, 2001 and zoned 'Medium Density Residential 4' 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

Tree Tops Development received their Development Permit in August of 1999. The proposed development, a roof to cover the existing deck does not trigger an application for a Development Permit Amendment.

The covered deck would run the length of these units (about 52.7m). The Development Variance Permit setback distance request would not change, as the building's distance from the parcel line slightly increases going to the west.

Strata approval is required before a Development Variance Permit could be issued. The agent is currently working to provide this information to the RDKB Planning and Development Department.

PROPOSAL

The applicants are requesting a Development Variance Permit for Building E to construct a roof to overhang their existing concrete deck (12'10" X 6' 6"). The requested variance is:

- Interior parcel line setback of 2.17m (from 4m to 1.83m)

IMPLICATIONS

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

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

The proposed roofs would provide protection from snow and ice buildup which would better preserve the deck and its contents. The proposed roofs would also aid in prevention of personal injury from snow shedding any reducing icy surfaces on the deck.

The applicants suggests the addition of a roof would improve development as it would be aesthetically pleasing new structures and would protect their decks and belongings, increasing the longevity and appearance of the contents.

The applicants further suggest the development will not have adverse impacts on neighbouring properties. The proposed roof would be 1.83m from the interior lot line to the parcel to the south. The southerly lot is currently undeveloped and for sale. The agent spoke with the realtor for the property and asked they notify the owner of their proposal.

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

No easements or rights of way will be affected by this proposal. It appears the 1.83m will provide enough space for snow storage from the shedding from the proposed roof.

ADVISORY PLANNING COMMISSION COMMENTS

The Big White Advisory Planning Commission provided the following comments;

- *" Planning department will proceed when permission received from strata.*
- *Will footings be on existing concrete or in front as suggested by artist's rendering, applicants suggested that the architect would be able to answer that question.*
- *The original plan was not adhered to, (slabs), therefore safety issues arose.*
- *Setbacks are critical*
- *In future people may want to wall in between units under shed roof. Applicant has answered that would require going back for permission from planning and strata.*
- *Esthetics would be compromised by building only completing a few roofs at a time.*

In conclusion:

The committee will support the variance subject to all eleven units having uniform roof structures that they would all be built at the same time, and that no part of the structure should extend beyond the slab. However please note erosion issues could arise from roof drainage."

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

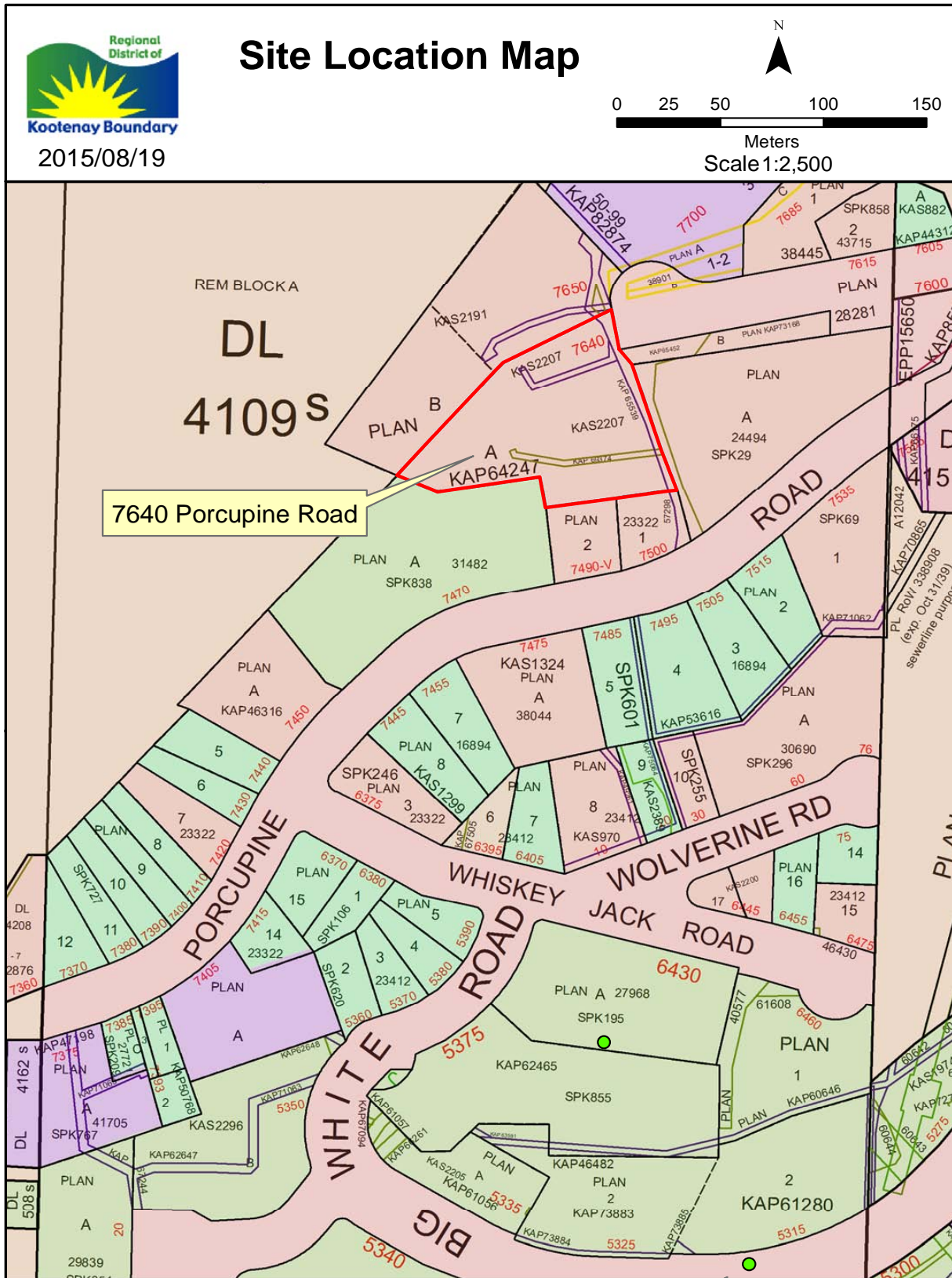
A follow-up conversation with the architect for this proposal confirmed that the footings for the roof additions would be constructed within the footprint of the existing concrete slabs. They will likely need to cut into the slabs to place the footings and beams for the proposed roofs.

RECOMMENDATION

That the Development Variance Permit submitted by Catherine Campbell, acting as agent, on behalf of the property owners for 11 units, Units #26-36 in Building E, in the Tree Tops Development to allow a variance to the interior side parcel line setback of 2.17m, from 4m to 1.83m, on the property legally described as Strata Lots 26-36, Building 'E', DL 4109s, SDYD, Plan KAS2207, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V as appropriate, be presented to the Board for consideration with a recommendation of support, subject to strata approval and subject to it being a single uniform addition.

ATTACHMENTS

Site Location Map
Applicant's Submission
Strata Map



Document Path: P:\GIS\RD\B\MapDocuments\Routine_Maps\SiteLocationMap\BW\2015-08-19_SLM_DL4109s_Campbell.mxd

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

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: plandep@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: plandep@rdkb.com

PLANNING & DEVELOPMENT DEPARTMENT APPLICATION FORM FOR BIG WHITE SKI RESORT

TYPE OF APPLICATION (PLEASE CHECK THE APPROPRIATE BOX):

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

APPLICATION FEES:

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

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

DEVELOPMENT PROPOSAL SIGN FEE

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

REFUNDS:

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

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

Name(s) of registered owner(s): CATHERINE CAMPBELL* / IAN MERRIMAN #30 / TERRI
Address: 7640 PORCUPINE ROAD # 26 (TREE TOPS) CALLIGARO
#31
Telephone/Fax: 1-604-836 0433 Email: ccottage7@gmail.com
Legal description of land under application: LOT 26 PL: KAS 2207 DL: 41095

Area of land in hectares: _____

*** CATHERINE IS FILING THIS APPLICATION ON BEHALF OF
THE THREE LISTED ABOVE.**

Page 1 of 4

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:

THIS APPLICATION IS APPLYING FOR A VARIANCE TO BUILD SHED ROOFS CONFORMING
TO "TREE TOPS" BUILDING STYLE ON OUR EXISTING REAR CEMENT DECKS
OF BUILDING #5, TREE TOPS PROVIDING PROTECTION, PRESERVATION
AND PREVENTION OF PERSONAL INJURY.

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

AUG. 10/15
 Date

Notes:
© Copyright Reserved. This drawing and design are, and all
there remain, the property of Patrick McCusker Architecture
Inc. and can be reproduced only with written consent.
All drawings shall be used in conjunction with specifications
and consultant details.
All work shall be carried out in accordance with Canadian
standards, specification, B.C. Building Code
(Current Edition) and local authority bylaws and regulations.
Tabulated scales refer to Arch D size drawing sheet.
This drawing must not be scaled.
Contractors shall verify all dimensions prior to
commencement of work.
Any omissions or discrepancies shall be reported to the
architect.

Seal

01 2009-**-** Issued for ****
No. Date Description
Revisions



PATRICK McCUSKER
ARCHITECTURE INC.
AAA MAIBC MRAIC
3430 BENOULIN ROAD
KELOWNA, B.C. V1W 4M5
Phone: 778-484-0223
patrickm@newtownservices.net

project title
BIG WHITE
MULT STOREY RENTAL

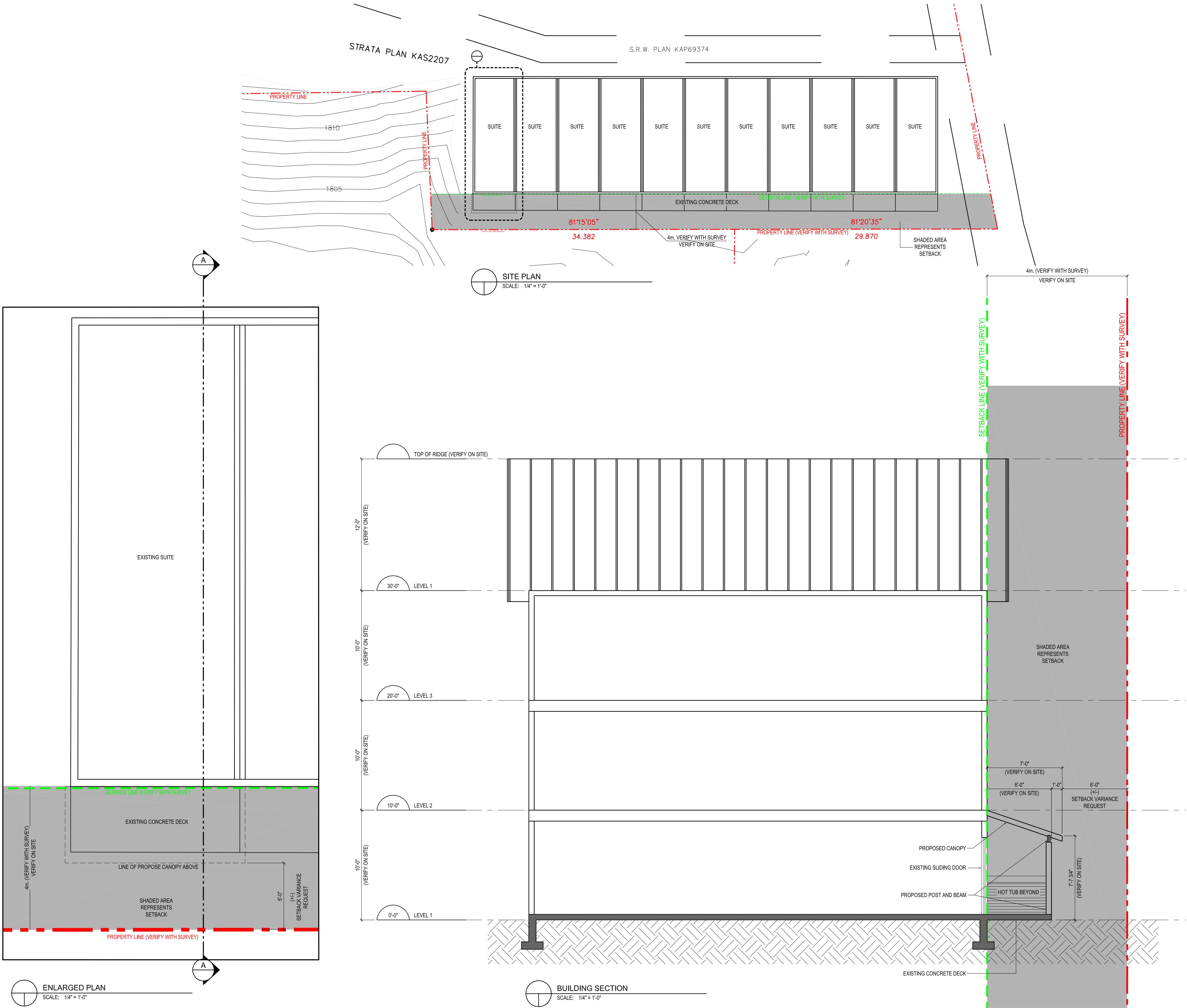
project no. ****

drawing title
**SITE PLAN, ENLARGE PLAN
AND BUILDING SECTION**

designed	PMC	scale	AS NOTED
drawn	JB		
checked	PMC		
drawing no.			

plotted August 5, 2015 04:58 PM

Applicant's Submission



FLOOR PLANS OF BUILDING 'E'

STRATA PLAN NO. 2201

PHASE 3, 4 AND 5

Strata Map

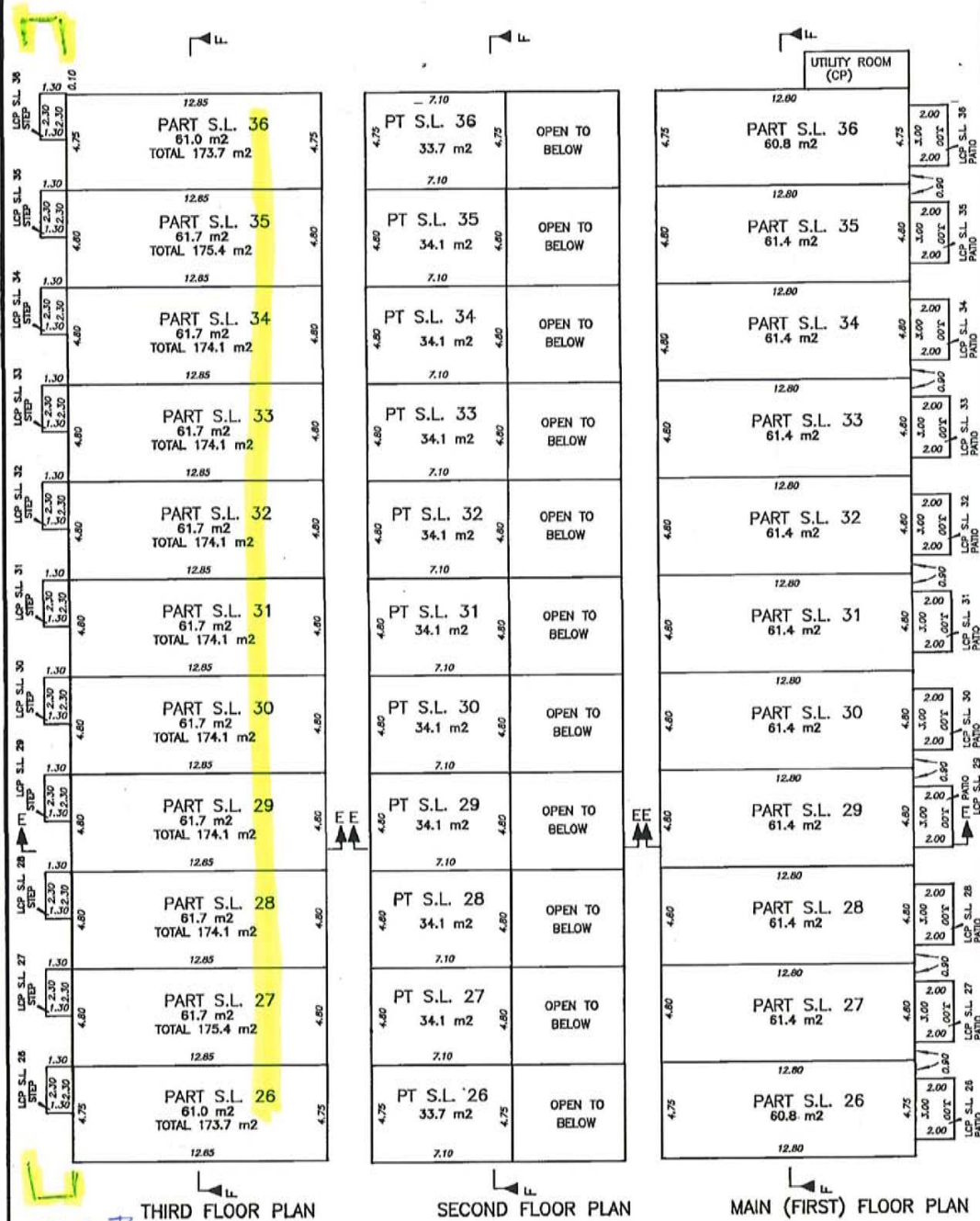
LTB/CO/14/06/02



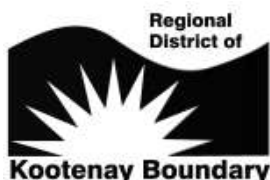
SCALE 1:200 (All distances are in metres)

NOTES:

S.L. STRATA LOT
 PL. PART OF
 LCP. LIMITED COMMON PROPERTY
 CP. COMMON PROPERTY



N.R. Dwyer
 NOV. 24th/2000 B.C.L.S.
 DWG. No.: 10345P-5 FILE: 10345



Electoral Area Services Committee Staff Report

Prepared for meeting of September 2015

Development Permit			
Owners: Keith Hammond and Gillian Boothroyd		File No: C-177s-01990.040	
Location: 73 Brown Road, Christina Lake, Electoral Area 'C'/Christina Lake			
Legal Description: Lot 4, DL 177s, KAP35094, SDYD		Area: 29.2 acres (11.8 hectares)	
OCP Designation: Waterfront Residential/ Natural Resource	Zoning: Waterfront Residential 2 (R2) Natural Resource 1	ALR status: No	DP Area: Waterfront Environmentally Sensitive
Contact Information: Gillian Boothroyd 1044 Esquimalt Avenue West Vancouver, BC V7T 1J8 604.618.4640 gsboots@shaw.ca			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Keith Hammond and Gillian Boothroyd, have applied for a Development Permit to build a 116m² (1248 ft²) single family dwelling on this waterfront residential property on Brown Road on the east side of Christina Lake (*see Site Location Map*).

The Development Permit process is to ensure that an adequate sewage treatment system is in place for any development within the Environmentally Sensitive Areas.

BACKGROUND FACTORS

The property is split designated 'Waterfront Residential' and 'Natural Resource' in the Electoral Area 'C'/Christina Lake OCP Bylaw No. 1250 and split zoned 'Waterfront

Residential 2' (R2) and 'Natural Resource 1' in the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300. The split is where the parcel is divided by Brown Road/Highway 3. As the parcel abuts Christina Lake, it is within the Waterfront Environmentally Sensitive Development Permit Area.

The ± 0.24ha (0.6 acre) portion between the Lake and Brown Road/Highway 3 is the area proposed for development. There are no plans for development on the ±11ha (28 acre) portion east of Brown Road/Highway 3.

There is one covenant on title, which is in favour of the Ministry of Transportation and infrastructure. The covenant is a standard floodplain covenant, which reflects the same setback and elevation requirements as in the RDKB Floodplain bylaw.

There was a second covenant in favour of the Ministry of Transportation and Infrastructure that restricted the easterly portion of parcel parallel to Brown Road to placement of a septic disposal system only. The owner recently requested that the covenant be removed to offer greater flexibility for the location of their single family dwelling. The MOTI approved discharge of the covenant based on their satisfaction that there is adequate room in the covenant area to allow for the single family dwelling, the sewage disposal system and a replacement field should one be needed in the future. The discharge has been submitted to the Land Title Office and a copy will be provided to the RDKB at the earliest convenience.

PROPOSAL

The applicants propose to construct a single family dwelling on the currently undeveloped parcel. The dwelling will have a living area of 116m² (1248ft²) and include 2 bedrooms and a loft (*see attached elevation drawings*).

The applicants were considering two locations on the parcel for placement of the dwelling (*see attached Sketch of Possible Building Sites*). The applicant has indicated that after further review they will likely choose the lower bench location closer to the Lake. However since the covenant has now been removed the owners may choose either location.

The professional report submitted by Western Water Associates Ltd. recommends a Type 3 Geotextile Sand Filtration (GSF) septic disposal system that will be located more than 30 m above the high water mark of Christina Lake. The application also includes a Construction Package for the wastewater system, which was prepared by BWD Engineering Inc. The proposed location of the dispersal field is at the southeast corner of the parcel within the now released sewage covenant area. The Western Water Associates Ltd. Report describes the southern corner of the site as the only area suitable for the dispersal field. There are no known wells within 400m of the proposed septic field, which is well above the minimum required 30m separation distance. The proposed sewerage system will be 35m from the natural boundary of Christina Lake.

The proposed sewage disposal system is designed to handle a flow rate of 1,363 L/d, which is greater than the required minimum daily design flow of 1300L/d for a 3

bedroom residence with a maximum floor area of 280m² (Version 3 of the Province's Sewerage System Standard Practice Manual).

The report by Western Water Associates Ltd. concludes that the dispersal field does not pose a significant risk to health or the receiving environment (*see attached Professional Reports*).

IMPLICATIONS

A recent survey of the parcel indicates that there has been accretion on the lake side of the parcel, suggesting that the natural boundary extends further towards the Lake than identified in the original subdivision survey (*see attached Survey Plan*). The proposed 'lower bench' location of the dwelling appears to satisfy the setback from the 'new' natural boundary. No DVP has been requested to build within the setback, nor is there an application for an exemption from the floodplain covenant, or a discharge or modification of the floodplain covenant. Thus, development will need to satisfy the setbacks and floodplain elevation. Any questions on this will be addressed by the Building Inspector during the building permit process.

The applicants will be required to follow the installation and maintenance plans identified in the BWD Engineering Report.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'C'/Christina Lake Advisory Planning Commission expressed no concerns with the proposed development.

RECOMMENDATION

That the staff report regarding the application for a Development Permit submitted by Keith Hammond and Gillian Boothroyd to construct a single family dwelling in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 4, DL 177s, KAP35094, SDYD, be received.

ATTACHMENTS

Site Location Map

Elevation Drawings

Possible Building Sites

Western Water Associates Ltd. June 16, 2015. Hydrogeological Review

BWD Engineering Inc. June 25, 2015. Onsite Wastewater Construction Package

Survey Plans



2015/09/08

Site Location Map

Scale 1:10,000

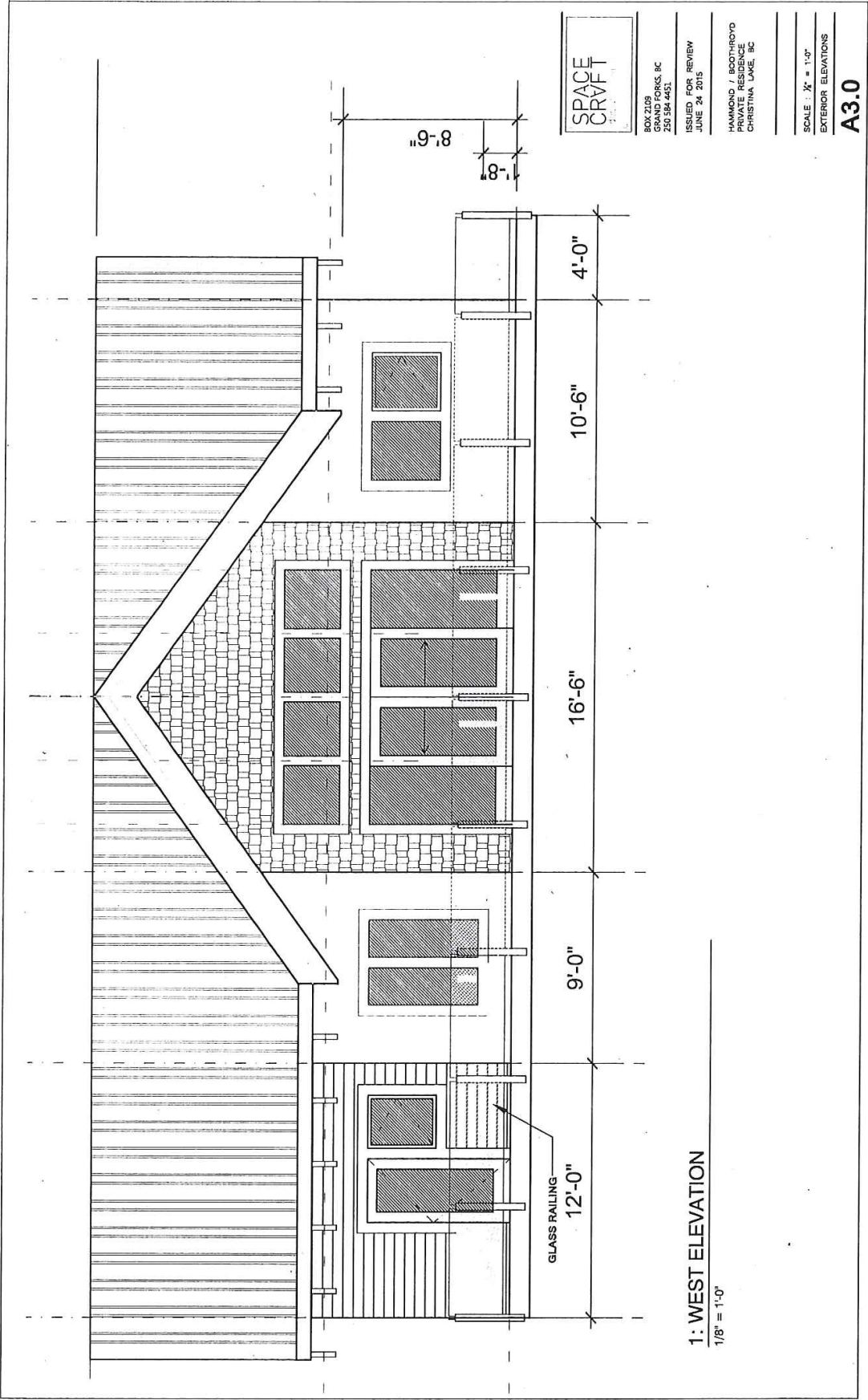


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Meters

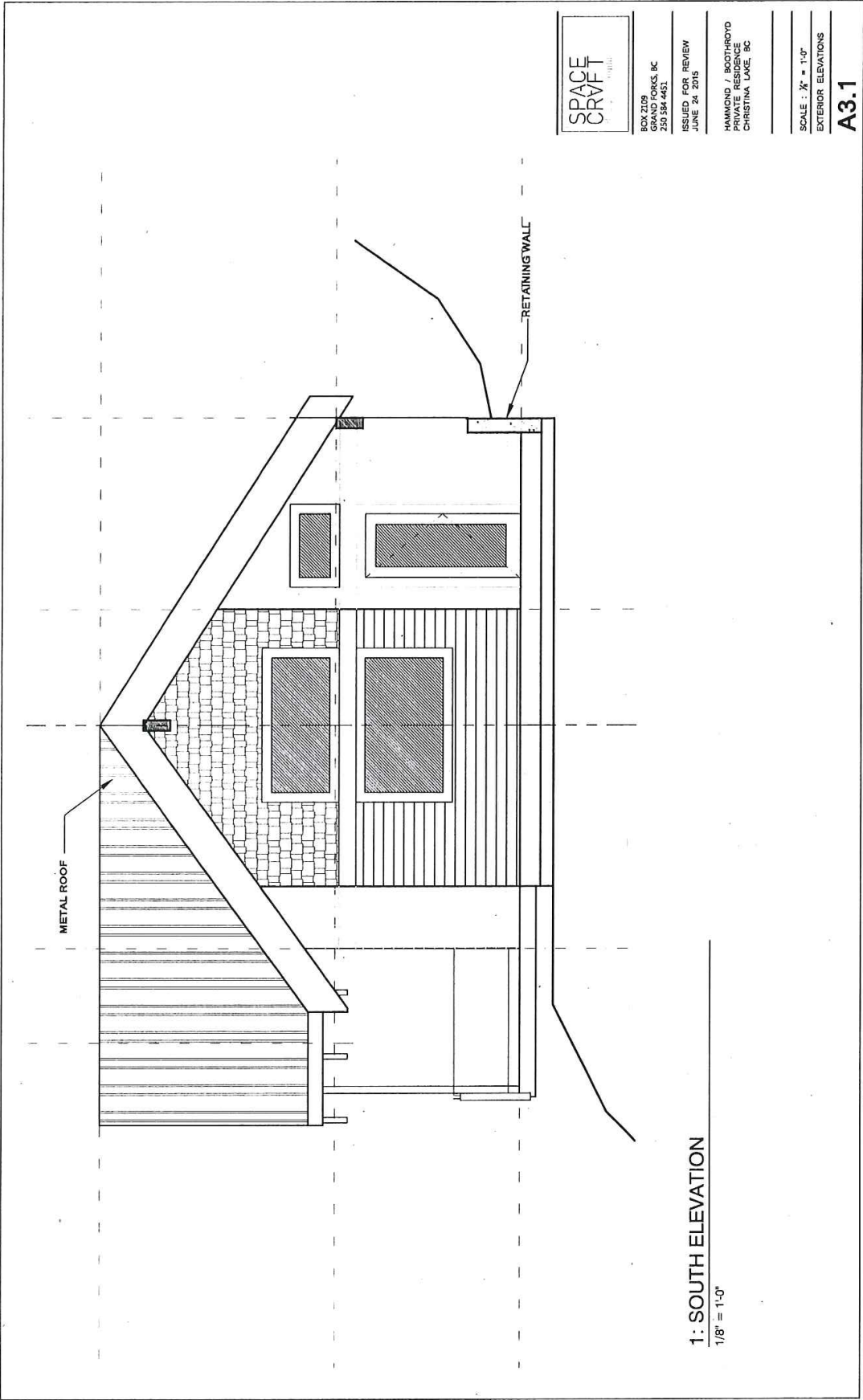


P:\GIS\VRDKBMapDocuments\Routine_Maps\SiteLocationMap\Area_'C'_ChristinaLake\SLM-C-1778-Hammond_Boothroyd_2015-09-08

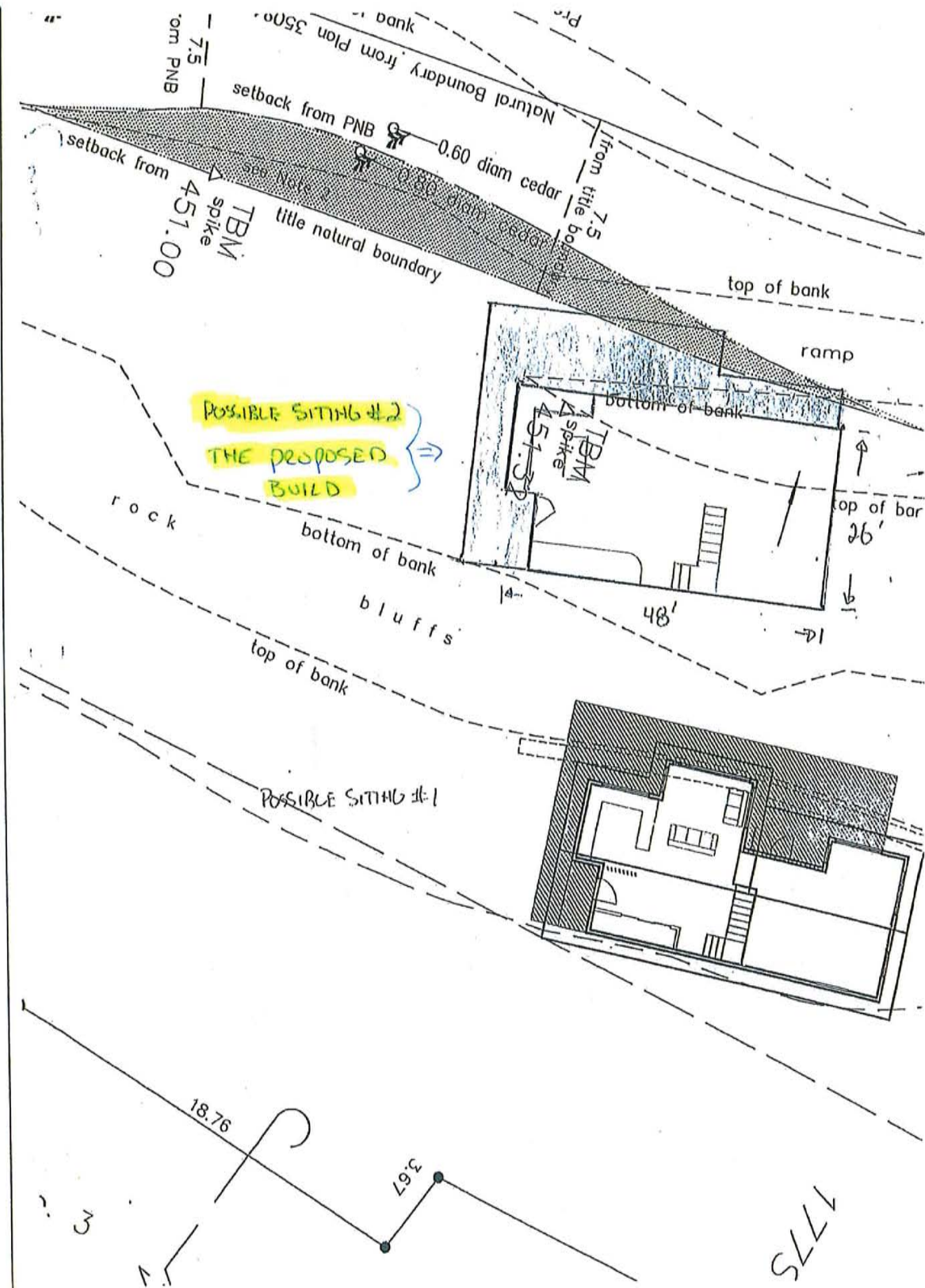
Elevation Drawings



Elevation Drawings



Possible Building Sites



Professional Report
Western Water



June 16, 2015

Project: 14-043-04

Mr. Keith Hammond
1044 Equimalt Av. West
Vancouver B.C. V7T 1J8

c/o Mr. Brent Dennis, P.Eng.
BWD Engineering Inc.
15822 – 106A Avenue, V4N 1K7

Dear Mr. Hammond:

Re: Hydrogeological Review of a Planned On-Site Wastewater System at 73 Brown Road, Christina Lake, B.C. to Satisfy RDKB - Electoral Area 'C' – OCP - Bylaw 1250 - Environmentally Sensitive Waterfront Development Permit Area.

Western Water Associates Ltd. (WWAL) is pleased to provide this letter report as a preliminary level review of the hydrogeological setting at 73 Brown Road, Christina Lake, B.C. herein referred to as the "site". This assessment pertains to the construction of a new, private Type 3 septic disposal system at the site. This letter is meant to satisfy the Regional District of Kootenay Boundary (RDKB) - Electoral Area 'C' – Official Community Plan (OCP) Bylaw 1250 and may be used to determine the conditions of the development permit. Further, the current review of the proposed new septic system is intended to aid in the new septic system design. The proposed new septic field will be located more than 30 m above the high water mark of Christina Lake and within the sewage covenant for the site. The Legal address is as follows:

- Part of Lot 4 District Lot 177S SDYD Plan 35094

Project Understanding and Site Description

It is our understanding that Mr. Hammond wishes to construct a new residential dwelling at the site, which is to be serviced by an onsite wastewater system and dispersal field. The wastewater system is sized for a 3 bedroom residence. It will initially service a single 1 bedroom and loft home. Future development may include a 2 bedroom home where the initial 1 bedroom and loft would become an ancillary structure. There are no expansion plans beyond this.

The proposed new system is a Type 3 Geotextile Sand Filtration (GSF) septic systems on the currently undeveloped lot. Specifically the treatment system is the Eljen GSF passive treatment system. The proposed location of the new dispersal field is at the southeast corner of the lot within the designated area for septic disposal as delineated by the sewage covenant. The secondary treatment is an Eljen in-mound Type II – 10/10 combined treatment and dispersal system. Type 3 is achieved with the addition of 46 cm of additional vertical separation (VS) before the native soils. This field incorporates a down gradient retaining wall (designed by others) to support the field including the extended vertical separation. The Eljen GSF and extra VS further moderates the time dosing

| #106 – 5145 26th Street, Vernon, BC, Canada, V1T 8G4 | P:1.250.541.1030 | www.westernwater.ca |

Professional Report
Western Water

June 16, 2015
14-043-04 Christina Lake Septic

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and ensures that the effluent is properly treated prior to being released into the environment. The treatment system also moderates the rate of infiltration remediating the variability of the native soils.

The proposed domestic water supply at the site is a lake intake line and there are no known wells within 30 m of the proposed septic field.

Currently, the site is largely undeveloped with the exception of two cleared areas. One cleared area (upper bench) is above the prominent bedrock outcrop and a second cleared area exists below the rock outcrop (lower bench) and allows access to the site from the south through the neighbouring lots. Brown Road sits above the site to the east and the Christina Lake shoreline forms the western boundary. There are existing single family homes on neighbouring lots to the north and south. The subject lot is approximately 0.24 ha in size, and rhombus in shape. The lot dimensions are approximately 45 m by 55 m and the lot is on a westward facing, terraced slope (see Figure 1).

This letter report presents the findings of a site visit and desktop study of the area in support of the proposed system installation at 73 Brown Road.

Key components of the Boundary-Kootenay OCP Bylaw No 1250 that apply to the current study are as follows:

- Section 4 of the Bylaw requires a development permit for areas in environmentally sensitive waterfront locations on Christina Lake and is subject to guidelines set out in this section; and
- Prior to development the owner must submit a professional report, to the Boards satisfaction, demonstrating the method of sewage treatment and disposal for the subject property is sufficient to avoid undo impacts on the quality of water in any adjoining lake or watercourse.

Site Geology

The site is situated on the east shore of Christina Lake at the base of a steep bedrock hill. According to the B.C. Water Resources Atlas, the area bedrock is intrusive (granitoid) rock consisting of monzonite, syenite and shonkinite with its origin in the Eocene Epoch (56 million years before present). There is an alluvial fan located approximately 1.3 km west of the property at the base of a large and deeply incised McRae Creek valley. Sediments resembling a riverine and lacustrine depositional environments were observed at the site. Loamy sandy clay with gravel sediments overlying bedrock were observed from test holes dug at the site and from field observations of surficial material. Watershed geology indicates a combination of bedrock overlain by glaciofluvial, glaciolacustrine sediments with surficial till and colluvial deposits. There are two watersheds that service the town of Christina lake. The Italy-Sutherland Creek and Moody Creek watersheds are approximately 3 km and 5 km south of the site, respectively. Both watersheds are located in the Monashee Mountains.

Hydrogeology

The Water Resources Atlas does not indicate any provincially mapped bedrock or unconsolidated aquifers in this area. However the well logs to the north of the site indicate a productive aquifer with many wells yielding over 20 US gpm. Based on the shallow bedrock and lack of thickness of the surficial deposits found at the site this unconsolidated aquifer does not likely extend to the site.

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14-043-04 Christina Lake Septic

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The following section describes the conceptual model for groundwater flow beneath the site. We expect groundwater present beneath the site to originate from upland areas to the east. Groundwater flow from the upland likely infiltrates into the bedrock via fracture zones within the underlying bedrock. From the well logs in the unconsolidated aquifer north of the site groundwater levels range from 5 m to 90 m below ground surface; however, at the site groundwater is likely to be found deeper, within the unmapped bedrock aquifer. During freshet and the spring snow melt there is the possibility for overland flow due to the presence of shallow bedrock.

Site Visit and Desk Top Assessment

A site visit was conducted on April 15, 2015 by Bryer Manwell P.Eng. (WWAL Hydrogeological Engineer) and Morgan Jackson B.Sc. (WWAL Environmental Scientist). The purpose of this site visit was to locate and record site features which could pose restrictions to the flow of subsurface effluent such as shallow bedrock or other breakout locations. Further, during the site visit potential septic field locations, locations of water wells in the area and the high water mark were noted. As stated, there were no neighbouring wells and the rocky shoreline could not be accessed for sampling due to the lake stage being at its seasonal high. Therefore, no water quality samples were taken to document baseline geochemistry at the site. The domestic water for the neighbouring properties is supplied by lake intake and no other registered or known wells are within approximately 400 m of the site.

As noted above, there are two neighbouring properties to the north and south which are developed and used year round (south neighbour) and seasonally (north neighbour). During the site visit Bryer Manwell spoke with Ross Reynolds at 69 Brown Road (neighbour to the south). Mr. Reynolds outlined the location of the dispersal fields for his lot and the lot to the south of him. Both dispersal fields are located adjacent to each other paralleling Brown Road, along the eastern property boundary, within the septic covenant. These dispersal fields are located adjacent to the proposed dispersal field at the subject site (Photo 1). Mr. Reynolds has a retaining wall directly downgradient of his dispersal field and commented that he has never observed breakout points, ponding or odour from operations of the current systems, which have existed at least 25 years. The dispersal field for the north neighbour was not located as they were not on-site during the field investigation.



Photo 1: Location of proposed dispersal field near southeast corner, facing east.

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A bedrock outcrop, approximately 10 m (33 ft) in height, runs through the site and denotes an upper bench and lower bench (Figure 1). During the site visit GPS coordinates were recorded to delineate the outcrop. The outcrop runs across the site 35 metres in length and 10 m high approximately 20 to 25 m west of Brown Road (Photo 2). The outcrop begins near the north property boundary, is directly downgradient of the sewage covenant, and covers much of the covenant boundary for this lot. The location of the outcrop limits the location the effluent dispersal field can be installed, due to the potential for breakout at the bedrock surface. The only remaining suitable area still within the sewage covenant is located at the southeast corner of the lot (Figure 1).

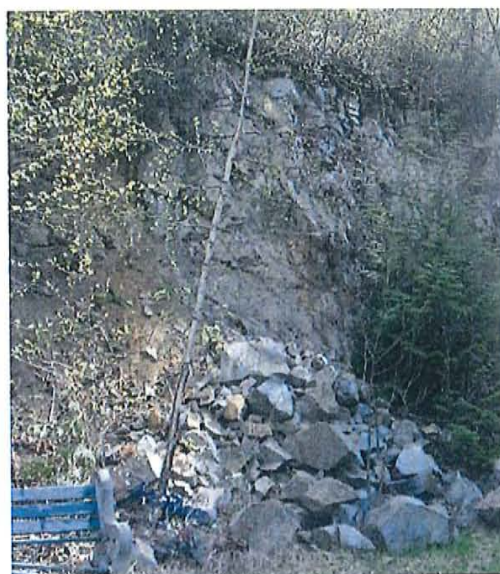


Photo 2: Bedrock outcrop at the site, facing east from the bottom of the lower bench.

During an independent site visit by Brent Dennis P.Eng., test pits were dug at three locations within the sewage covenant along the eastern section of the site (see Figure 1 for test pit locations). Test pit soil logs indicated sandy clay at two locations (TP2 and TP3) and loamy sandy clay was found at test pit 1 (south end of site). Shallow bedrock (2 m to 2.5 m below surface) was observed at all three sites and no groundwater was observed in any of the test pits. Based on the test pit program the south end (TP1) would have the longest subsurface travel time and most desirable flow path (directly westward) making it the best location for the dispersal field. Test pit 2 (centre of site) was not ideal because compaction of the nearby roadway can stop effluent flow downgradient and cause mounding. Based on soils, distance from water sources, location of bedrock outcrop, and current location of neighbouring septic systems the proposed location of the new dispersal field at the southeastern property boundary is most appropriate.

The minimum daily design flow rate for a three bedroom unit up to 175 m² is 1,363 litres/day. From assessment of the site soils we estimate the soil hydraulic conductivity to be 10⁻⁴ to 10⁻⁵ cm/s. From this estimate of the

Professional Report
Western WaterJune 16, 2015
14-043-04 Christina Lake Septic

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saturated soil hydraulic conductivity and the hydraulic gradient at the site we estimate travel time from the edge of the proposed effluent dispersal field through the groundwater to Christina Lake to be on the order of 30 to 300 days.

Conclusions and Recommendations

From the data evaluated in the current study it is our opinion that locating the new Type 3 septic field at the south corner of the site is the best location for the effluent dispersal field to be installed. We believe the location for the dispersal field does not pose a significant risk to health or the receiving environment. Furthermore, it is apparent that due to the location and size of the bedrock outcrop and the type of soils within the delineated sewage covenant, the southern corner of the site is the only area suitable for the dispersal field.

At the moment there is no development above the site area. If development should occur without available municipal waste water treatment, there is potential for increased water quality impact to Christina Lake.

We trust this addresses your needs at this time. Please contact the undersigned if you have any questions or concerns.

Yours truly,

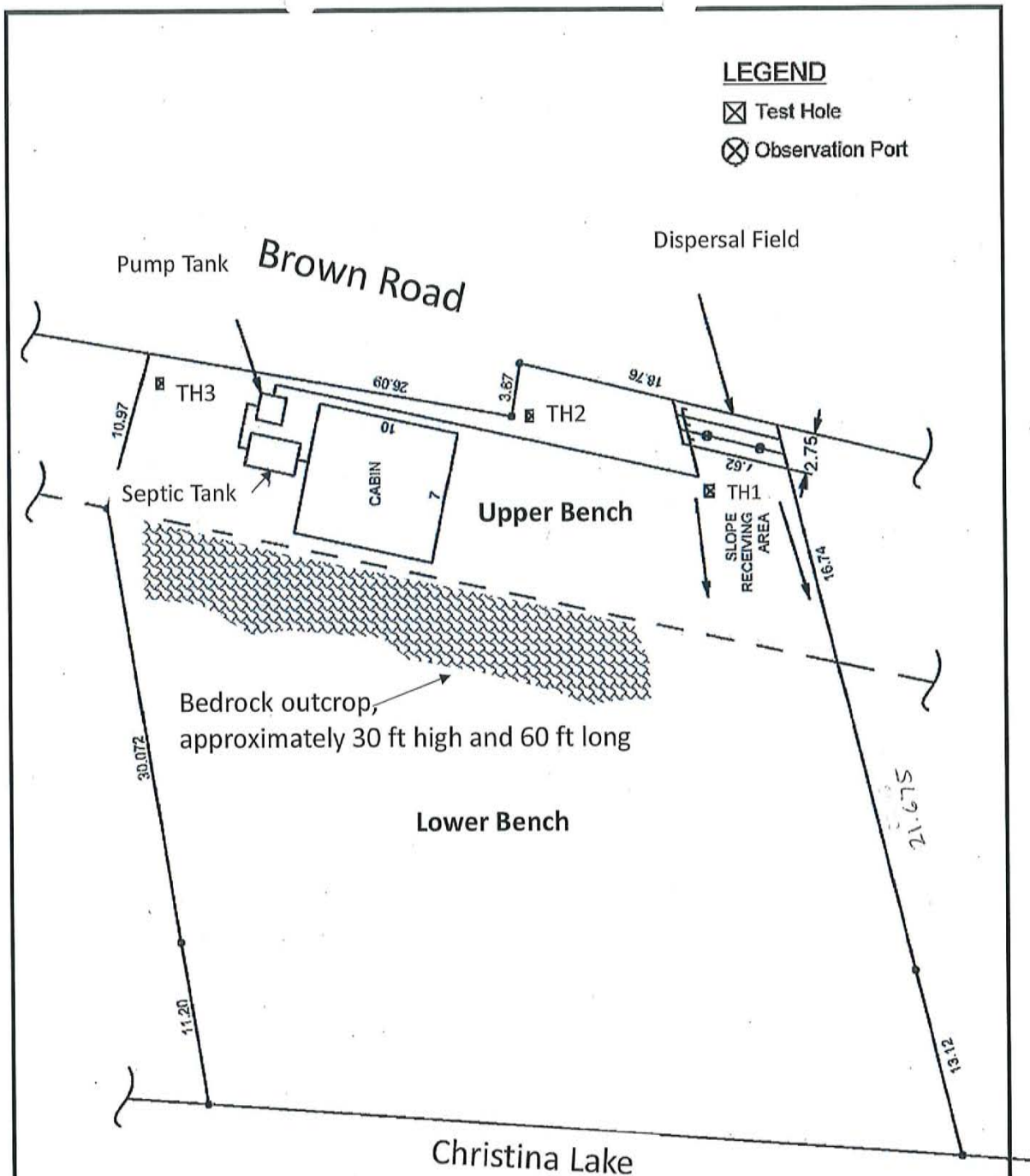
Western Water Associates Ltd.



Bryer Manwell, M.Sc., P.Eng.
Hydrogeological Engineer

Enclosed: Figure 1, and WWAL Standard Report Limitations

Professional Report
Western Water



BWG Engineering –Hammond,
73 Brown Road



Figure 1: 73 Brown Road – showing configuration of the proposed septic system along with test pit locations and location of bedrock outcrop.

DRAWN	BRM	DATE	June 2015	PROJECT NO.	14-043-03
CHECKED		SCALE		DWG. NO.	na
REVIEWED		FILE NO.		FIGURE NO.	2

Professional Report
BWD Engineering

BWD ENGINEERING INC.

Hammond
73 Brown Road
Christina Lake, BC

Onsite Wastewater System
Construction Package

June 2015

Project Number: 15122



BWD Engineering Inc., Surrey, B.C., Canada
Tel: 604-789-2204, Fax: 604-582-8231
Email: brent.dennis@bwdeng.ca Web: www.bwdeng.ca

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Professional Report
BWD Engineering

BWD ENGINEERING INC.

Client

Hammond (Keith)

Project: (No. 15122)

73 Brown Road, Christina Lake, BC

Structure(s) Serviced

The wastewater system is sized for a 3 bedroom residence. It will initially service a single 1 bedroom and loft home. Future development may include a 2 bedroom home where the initial 1 bedroom and loft would become an ancillary structure. There are no expansion plans beyond this.

Principle Design Criteria - Current Project

DDF: 1300 L/day (285 IG/d)

HLR: 65 L/m²/day

Treatment System: Type 3 In-Mound - Eljen GSF System + 46 cm Specified Sand

Distribution: Pressure – Micro Time Dose

System Description and Function

A new proposed one bedroom and loft home is to be constructed. The existing septic field which was installed by the previous owner is abandoned. It is located incorrectly, never put into service and has failed due to surface siltation over the years. No components are to be reused.

All sewerage from the currently proposed home exits through a single line from the north wall of the home. The sewerage line from the house will be below grade directly to a two chamber septic tank. The new tank is also equipped with an outlet filter. The effluent then goes by gravity to the pump tank with a time dose controlled pump which delivers the effluent to the field. The pump tank is vented to an acceptable location.

The secondary treatment is an Eljen in-mound Type II – 10/10 combined treatment and dispersal system. Type 3 is achieved with the addition of 46 cm of additional vertical separation before the native soils. This field incorporates a down gradient retaining wall (designed by others) to support the field including the extended vertical separation. The Eljen GSF and extra VS further moderates the time dosing and insures that the effluent is properly treated prior to being released into the environment. The treatment system also moderates the rate of infiltration remediating the variability of the native soils.

Each of the three distal lines is equipped with a shut off valve at the proximal end. There is a clean out at the distal end of each line as well. Also the mound has observation ports and sampling devices located per the site plan.

BWD Engineering Inc., Surrey, B.C., Canada

Tel: 604-789-2204, Fax: 604-582-8231

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Professional Report
BWD Engineering

BWD ENGINEERING INC.

Notes:

1. This system is NOT designed for use of a garbourator.
2. This system is NOT designed for backwash from a water softener.
3. This system IS designed for residential wastewater only.

Equipment Specifications

Septic Tank: Canwest – RKS 1000 LP/2 c/w outlet filter

Pump Tank: Canwest – RKP 500

Note: Pump tank requires venting to a suitable location

Pump: Myers ME45 – 115 V, 60 Hz, 1 Phase

Control Panel: SJE Rhombus IFS Simplex c/w C-Level

In Field System: Eljen GSF – (18) A-42 Modules

Note: Tanks to be installed to manufacturer's specification. Tanks are NOT to be bedded with sand.

Project Specific Instructions

1. The field is supported by retaining walls on three sides. A barrier MUST be installed inside each retaining wall to avoid effluent breakout.
2. Both the pump and pressure transducer are to have enough extra cord length to allow for extraction from the tank without disconnection.
3. Junction Boxes are NOT to be installed inside tanks.

BWD Engineering Inc., Surrey, B.C., Canada
Tel: 604-789-2204, Fax: 604-582-8231
Email: brent.dennis@bwdeng.ca Web: www.bwdeng.ca

3/5

Professional Report
BWD Engineering

BWD ENGINEERING INC.

Construction Notes

1. **Construction Management by Owner**
2. Site Meetings / Inspections:
 - a. Project review (kick off) meeting is required prior to construction.
 - b. Final Inspection and commissioning is required prior to the system being put into service.
 - c. Further inspections, if required, will be determined at the kick off meeting.

Note: Owner is responsible for scheduling site meetings and inspections.
3. All work to be completed by an ROWP Certified Installer unless approved by the Engineer in writing.
4. Any changes to the design must be approved by the Engineer in writing prior to installation.
5. All electrical design is by others and must comply with BC provincial electrical code.
6. All building plumbing by others.
7. All septic plumbing to meet BC Plumbing Code and BC SPM V3.
8. Eljen Mound Notes:
 - a. Mound construction to take place during dry weather only.
 - b. Organic Layer and any fill to be removed from mound area prior to specified fill placement. This material may be used as topsoil cover if suitable.
 - c. Basil Area to be scarified prior to fill placement.
 - d. All fill and specified sand to meet Eljen Manual and BC SPM V3 specifications.
 - e. The dispersal field does not require venting.
 - f. Observation port(s) extend to Basil Area (Point of Application) per BC SPM V3.
 - g. Finished Landscaping must direct surface water to drain away from the bed.
9. Area around bed is to be cleared of rooting plants and trees. Disturbed soils in the area to be replaced with specified sand only.
10. All piping is PVC. All pressure mains are 2 inch schedule 40, all gravity lines are 4 inch sewerage class. Field distribution piping is per drawings. Pressure mains are buried per drawings.
11. This design complies with and must be installed in accordance with the February 2015 Eljen GSF Design and Installation Manual for BC and the BC SPM V3.

BWD Engineering Inc., Surrey, B.C., Canada
Tel: 604-789-2204, Fax: 604-582-8231
Email: brent.dennis@bwdeng.ca Web: www.bwdeng.ca

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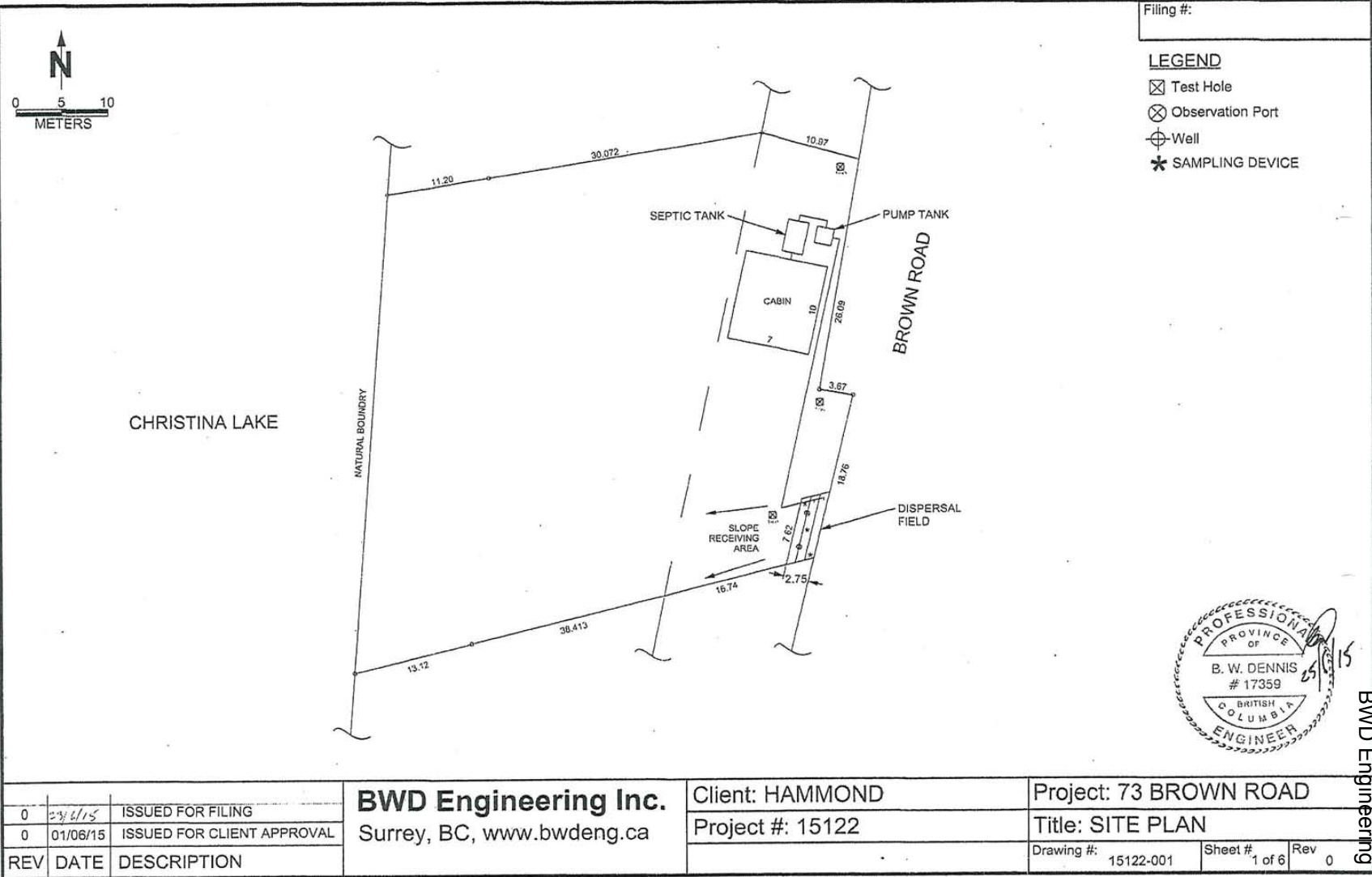
Professional Report

BWD Engineering

Filing #:

LEGEND

- ☒ Test Hole
- ⊗ Observation Port
- ⊕ Well
- * SAMPLING DEVICE



TOPOGRAPHIC SITE PLAN OF SELECT FEATURES ON LOT 4 DL 177S SDYD PLAN 35094

The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:250.



LEGEND

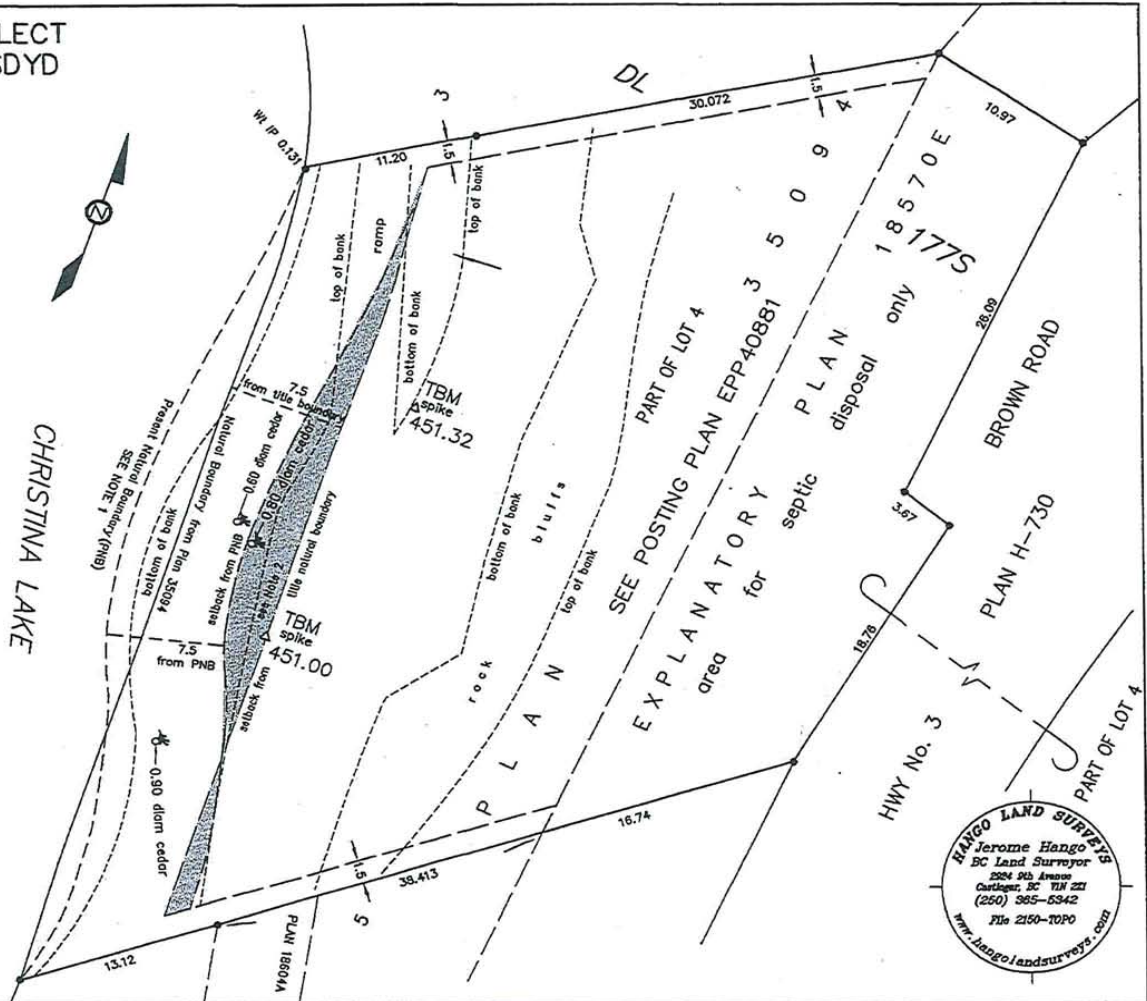
Bearings are grid UTM NAD83 (CSRS) Zone 11.
This plan shows horizontal ground-level distances.
Elevations are geodetic.

- Standard iron post.
- △ Traverse hub.
- Wt Denotes witness post.
- Building Envelope - see Note 2.

Note 1: This plan shows the natural boundary of Lot 4 according to Plan 35094 which indicates the current extent of the title. The present natural boundary is based upon a field survey conducted on the 25th day of April, 2014. Users of this plan are advised that the area and dimensions of Lot 4 as shown on Plan 35094 may not reflect the true extent of ownership.

Note 2: Please consult the Regional District of Kootenay Boundary for interpretation of the Christina Lake Present Natural Boundary setback requirements.

DRAWING DATE: APRIL 29, 2014.



Survey Plan

POSTING PLAN OF PART OF LOT 4
DISTRICT LOT 177S
SIMILKAMEEN DIVISION YALE DISTRICT
PLAN 35094.

PLAN EPP40881

Pursuant to Section 68 of the Land Title Act.

BCGS 82E.009

The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:500.



UTM NAD83 (CSRS) Z11
N 5439288.300
E 410842.700
Estimated horizontal network
accuracy 0.050

LEGEND

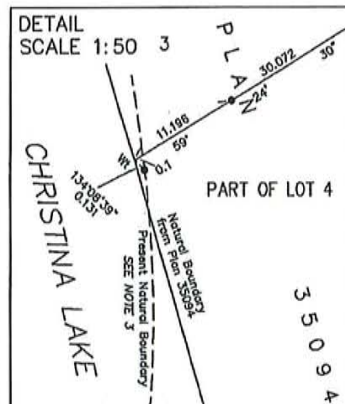
Bearings are grid bearings UTM NAD 83 (CSRS CGVD28 HTv2.0) Zone 11.
To obtain local astronomic bearings subtract $0^{\circ}55'23''$.
The UTM coordinates and estimated horizontal positional accuracy
achieved are derived from dual frequency carrier phase GPS
observations, using Natural Resources Canada's Precise Point Position
(PPP) service.

This plan shows horizontal ground-level distances, unless otherwise
specified. To compute grid distances, multiply ground-level distances by
the average combined scale factor of 0.99962928.
The average combined scale factor has been determined based on an
ellipsoidal elevation of 450.94 metres.

Note 1: This plan shows one or more
witness posts (shown Wt) which are not
set on the true corner(s).

Note 2: This plan shows ties to a Natural
Boundary which are perpendicular to
traverse lines unless otherwise noted.

Found Set
• ○ Standard iron post.
△ Traverse hub.

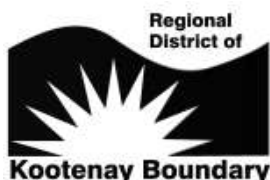


Note 3: This plan shows the natural boundary of Lot 4
according to Plan 35094 which indicates the current extent
of the title. The present natural boundary is based upon a
field survey conducted on the 25th day of April, 2014.
Users of this plan are advised that the area and dimensions
of Lot 4 as shown on Plan 35094 may not reflect the true
extent of ownership.

The field survey represented by this plan
was completed on the 25th day of April, 2014
Jerome P. Hango, BCLS 740.

This plan lies within the
Regional District of Kootenay Boundary.





Electoral Area Services Committee Staff Report

Prepared for meeting of September 2015

Ministry of Transportation - Subdivision Referral			
Owners: Lawrence and Shauna Peil		File No: D-1737-04566.300	
Location: Gibbs Creek Road, near Highway 3, west of Grand Forks, Electoral Area 'D'/Rural Grand Forks			
Legal Description: Lot C, DL 1737, SDYD, Plan 17794 Except Plan H12297 Lot 1, DL 2701, SDYD, Plan 21832		Area: 8.9 ha (22 acre) 2.2 ha (5.4 acres)	
OCP Designation: Rural Resource	Zoning: Rural Resource 1 (RUR 1)	ALR status: No	DP Area: No
Contact Information: Jill Carruthers District Development Approvals Technician, MoTI 250.354.6380 jill.carruthers@gov.bc.ca		Lawrence and Shauna Peil c/o Hoefsloot Land Surveying Ltd. PO Box 2740 Grand Forks, BC V0H 1H0 250.442.5597 hsl.art@gmail.com	
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure for a proposed subdivision, more specifically a boundary adjustment. Hoefsloot Land Surveying Ltd., acting as agent, has submitted an application for subdivision on behalf of the owners Lawrence and Shauna Peil. The two parcels which are both owned by Peils, are west of Grand Forks, near Highway 3 and Gibbs Creek Road (*see Site Location Map; Subject Property Map*). No new lots are being created; as the applicants propose a boundary adjustment.

HISTORY / BACKGROUND FACTORS

The north parcel is ± 8.9 ha (22 acres), while the south parcel is ± 2.2 ha (5.4 acres). Both parcels are zoned 'Rural Resource 1' in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299 and are designated 'Rural Resource' in the Electoral Area

'D'/Rural Grand Forks Official Community Plan Bylaw No. 852. The minimum parcel size for lands to be subdivided in the 'Rural Resource 1' zone is 10 hectares. However, the application for a boundary adjustment, falls under Section 305.5 of the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw, Minimum Parcel Area Exceptions.

Currently the single family dwelling from Lot C, the north parcel, is encroaching onto the south parcel. The boundary adjustment would resolve this encroachment. This is the primary reason why the owners are proposing a boundary adjustment.

PROPOSAL

The applicants seek a boundary adjustment to create a ± 2.4 ha parcel in the south east corner with a ± 8.7 ha remainder (*see Applicants' Submission*). The applicants would then have all the existing buildings on the larger remainder parcel, Lot C.

IMPLICATIONS

The Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299, Section 307 has a minimum parcel area exception for alteration of interior parcel lines (boundary adjustments) between two or more parcels. Boundary adjustments are permitted provided that:

- No additional parcels are created upon completion of the alteration;
- The alteration does not infringe upon the required setbacks for existing buildings and structures; and
- The alteration does not reduce the site area required for a sewage disposal system.

If the interior lot line adjustment is approved, it would solve the issues of setbacks and encroachment of buildings involving these two parcels. All of the buildings related to the owners' house would be on one parcel. There is an old Doukhobor communal house which straddles the property lines of proposed Lot 1 and the property to the west. This is an existing issue, unrelated to the current lot line adjustment application.

Interior Health generally recommends that parcels not serviced by community water and sewer be at least 1 ha in area. The smaller parcel Lot 1, is proposed to be 2.4 ha and will satisfy Interior Health's requirement.

Access is not an issue as there is large frontage along Gibbs Creek Road from both parcels. The applicants also hold two water licenses for the existing properties.

ADVISORY PLANNING COMMISSION COMMENTS

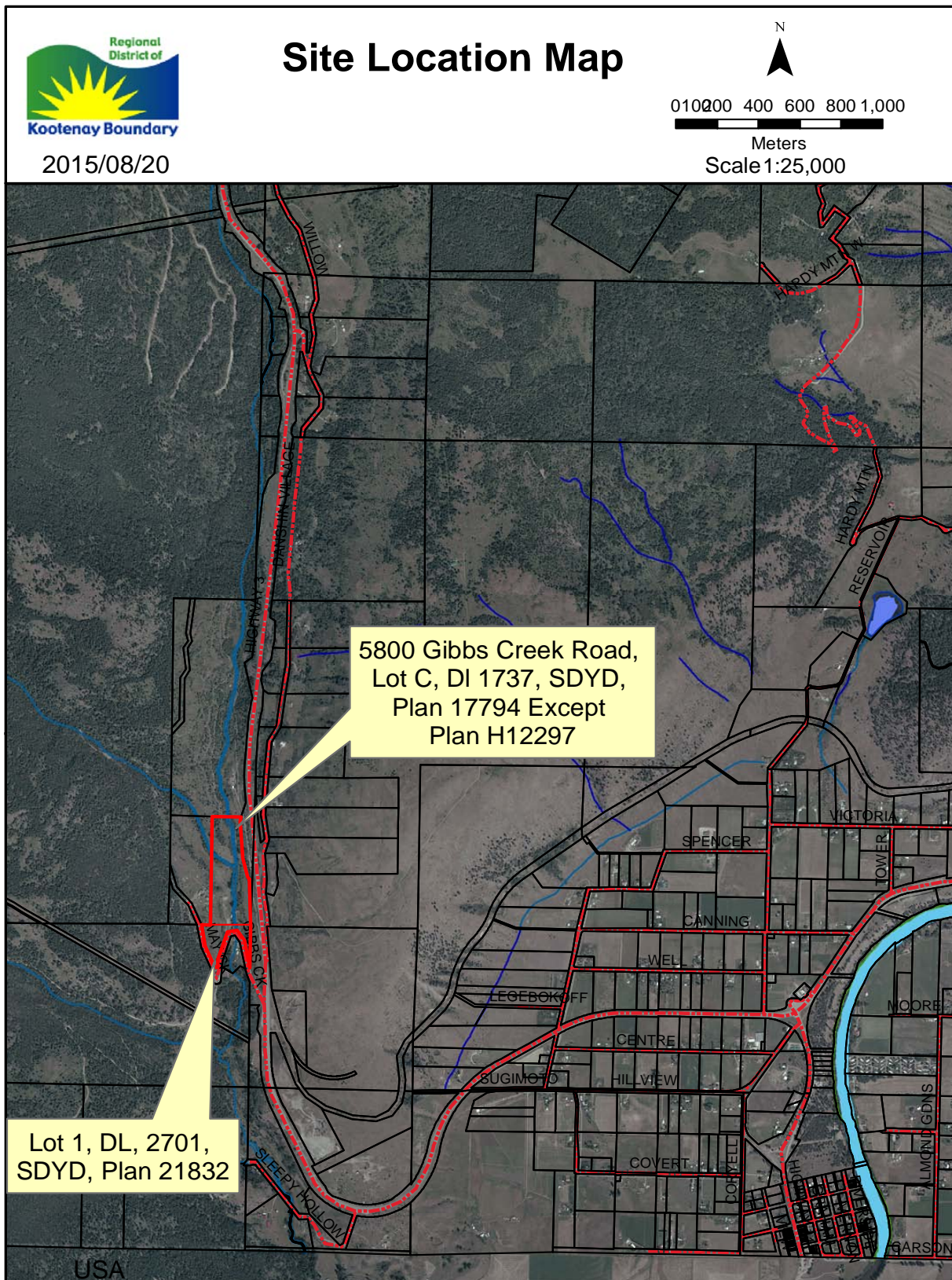
The Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission were in support of the application and provided the following comments;

"As this would meet the requirements for boundary adjustments and solve the issues of setbacks and encroachment of buildings, it was:

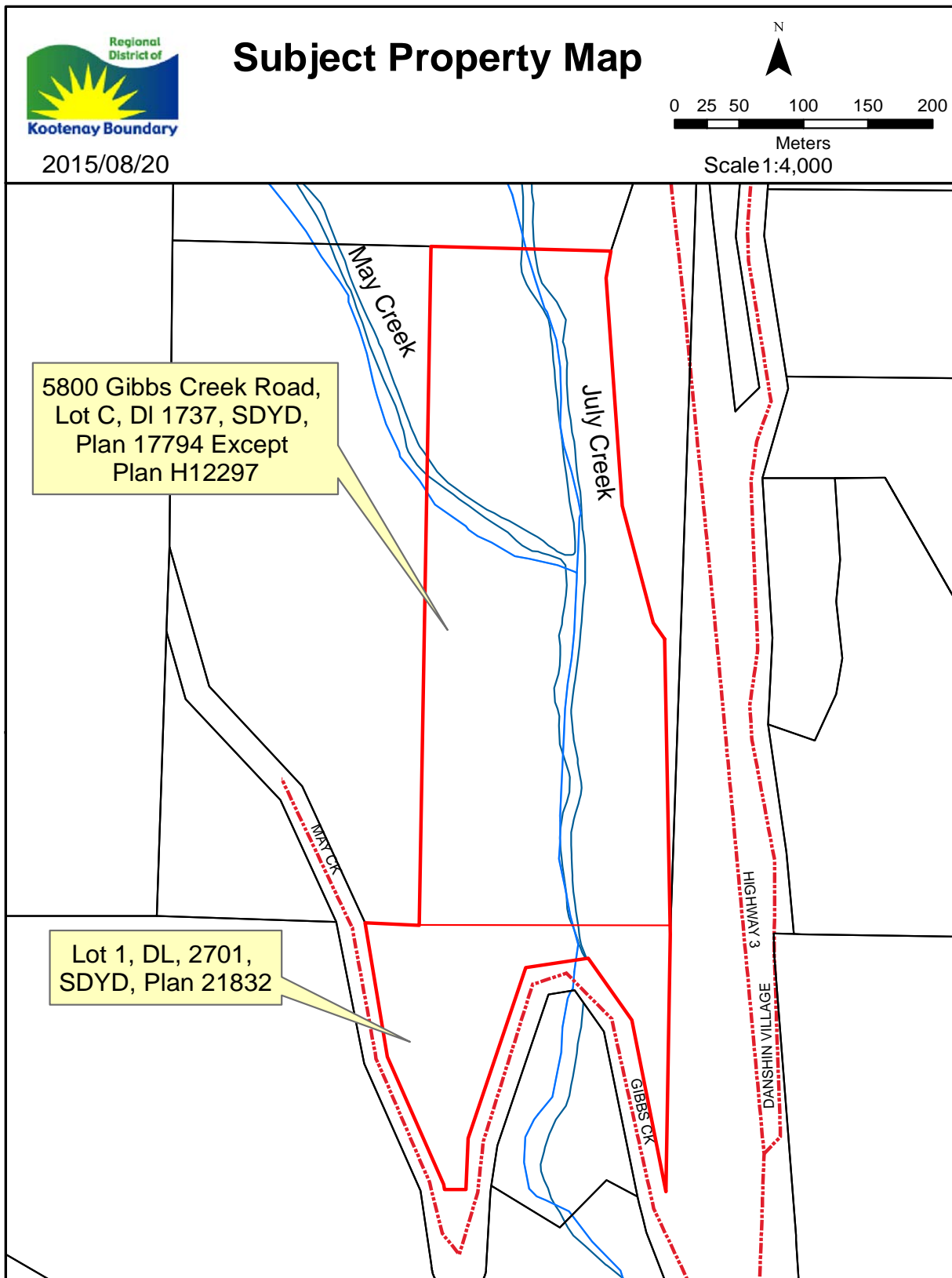
Moved: Lesley Matthews; **seconded:** Werner Behrens that the APC has no objections to the application. **Carried."**

ATTACHMENTS*Site Location Map**Subject Property Map**Applicants' Submission***RECOMMENDATION**

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, specifically a boundary adjustment on the properties on Gibbs Creek Road, near Highway 3, Electoral Area 'D'/Rural Grand Forks, legally described as, Lot C, DL 1737, SDYD, Plan 17794 Except Plan H12297, **and** Lot 1, DL 2701, SDYD, Plan 21832, be received.



Document Path: P:\GIS\RD\B\MapDocuments\Routine_Maps\SiteLocationMap\Area_D_RuralGrandForks\2015-08-20_SLM_Subdivision_Peill_Ortho.mxd



Document Path: P:\GIS\RD\B\MapDocuments\Routine_Maps\SubjectPropertyMap\Area_D'_RuralGrandForks\2015-08-20_SPM_Subdivision_Peill.mxd



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Applicants' Submission

**DEVELOPMENT APPROVALS
REFERRAL**

Applicant File #: 15Peil
eDAS File #: 2015-03717

Date: JUN 21 2015	
DISTRICT OF KOOTENAY BOUNDARY	
FILE #	JUL 22 2015
DOC #
REF. TO:

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

Attention: **Maria Ciardullo**

Re: Proposed Conventional Subdivision Application for:
PID 008-350-728, Lot C, DL 1737, SDYD, Plan 17794 Except Plan H12297
PID 007-227-108, Lot 1, DL 2701, SDYD, Plan 21832
5800 Gibbs Creek Road, Grand Forks

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Gibbs Creek Rd in Grand Forks.

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

Lawrence and Shauna Peil;
c/o Hoefsloot Land Surveying Ltd.
PO Box 2740
Grand Forks, British Columbia V0H 1H0
Phone: (250) 442-5597

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated August 20th, 2015 after which we will prepare recommendations for the Approving Officer's decision.

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

Please quote file number 2015-03717 when contacting this office.

Yours truly,

Heather Syfchuck
Assistant Development Tech
Attachment

Local District Address
Grand Forks Area Office c/o West Kootenay District 310 Ward Street Nelson, BC V1L 5S4 Canada Phone: (250) 354-6400 Fax: (250) 354-6547

H1162-eDAS (2013/05)

Page 1 of 1

Applicants' Submission

BRITISH
COLUMBIAMinistry of
Transportation

PRELIMINARY SUBDIVISION APPLICATION

Submit this application to the Ministry of Transportation District Office or a Front Counter BC office in your area.				
A. PROPOSAL This is an application for preliminary layout approval for all properties involved				
Applicant File Number <u>15 Peel</u>		Ministry File Number <u>2015-03717</u>		
Subdivision Type	<input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Sec 946 Local Government Act <input type="checkbox"/> Bare Land Strata <input type="checkbox"/> Other (Specify)			No. of Lots <u>2</u>
Full Legal Description(s) per State of Title Certificate(s)	<u>1) Lot C, D.L. 1737, PLAN 17794 EX. PLAN H12297</u> <u>2) Lot I, DL 2701, PLAN 21832</u> <u>BOTH OF S.D.V.D.</u>			
Full Civic Address	<u>5800 Gibbs Creek Road, Grand Forks.</u>			
Property Location	<u>5</u> Kilometers <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West from <u>G. F.</u> Local Gov't <u>Area D RDKB</u>			
	Access Road <u>Gibbs Creek Road</u>		Property Zoning <u>RR1</u>	
	Existing Land Use <u>Res.</u>		Intended Land Use <u>Res.</u>	
Surrounding Land Use	North <u>Vacant</u>	South <u>Res.</u>	East <u>Res.</u>	West <u>Res.</u>
Proposed Sewage Disposal	<input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Community System <input type="checkbox"/> Other (specify)			
Proposed Water Supply	<input type="checkbox"/> Well <input type="checkbox"/> Community System <input type="checkbox"/> Water Licenses <input type="checkbox"/> Other (specify)			

B. APPLICATION INFORMATION

Required items include:

- ☒ Subdivision application form.
- ☒ The Preliminary Subdivision Application fee. Please make cheques payable to the Minister of Finance.
- ☒ An authorization letter from the owner if someone else, such as an agent, is applying on the owner's behalf.
- ☒ Original plus five copies of a scaleable sketch plan of proposed layout.

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

- ☐ the date it was drawn
- ☐ the scale
- ☐ north arrow
- ☐ legal description of the property being subdivided, and its adjacent properties
- ☐ outline of the subdivision in red or heavy black line
- ☐ all proposed lots, remainders, parks, rights of way, easements and roads showing dimensions and areas
- ☐ any existing property lines or roads proposed to be removed, closed or relocated
- ☐ all steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area - See Attached contour map.
- ☐ location of existing buildings and structures on the property and adjacent properties within 30m of property boundaries
- ☐ location of any onsite water sources to be developed
- ☐ approximate location of all existing and proposed utility services
- ☐ existing access roads and other roads and trails on the property (state names of roads)
- ☐ site locations of the soil inspection test holes and the percolation tests on each parcel } N/A at this time.
- ☐ approximate extent of area available for sewage disposal surrounding the test holes
- ☐ location of sewage disposal system and wells on adjacent properties within 30 m of property boundaries

The sketch must include the approximate grades and widths of roads and a design profile, preferably including a cross-section of the proposed road.

- ☒ One copy of the current State of Title Certificate so that property encumbrances can be checked.
- ☒ Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office.

Include these items as well, where applicable

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

H0164 (2007/11)

Applicants' Submission

BRITISH
COLUMBIAMinistry of Transportation
and Infrastructure**PERMISSION TO ACT
AS AN AGENT**

Region and area address:

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: / /

I, Lawrence Peil, hereby give permission for Art Hoef'slootto act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

Lawrence H. Peil
 Owner

 / /
 Date

Witness

Art Hoef'sloot
 Agent

Agent

Address

British Columbia

Phone

Fax

E-mail

250-442-5597

hls1.art@gmail.com

Postal Code

V0H 1H0

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

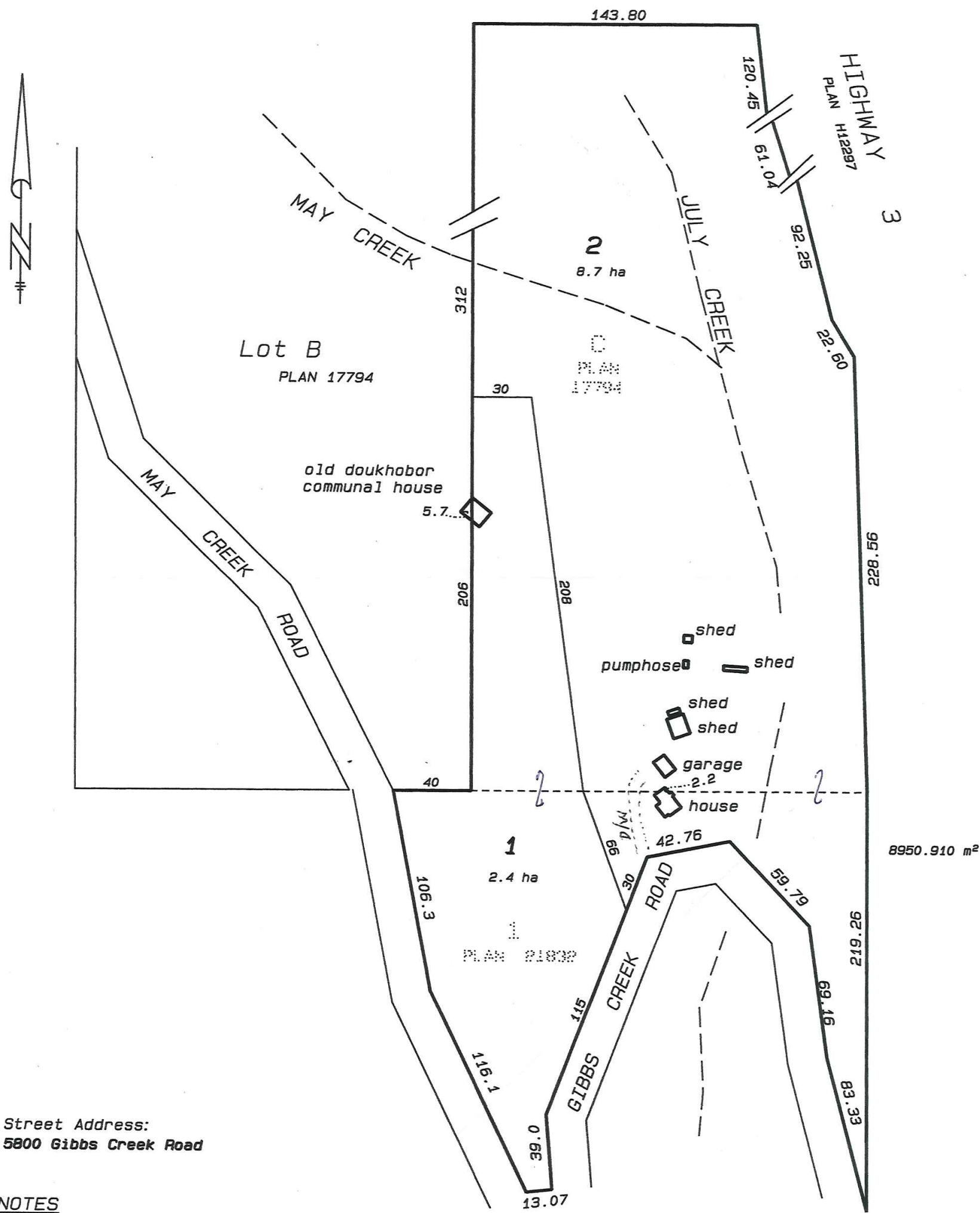
The information in this application may be subject to disclosure
under the Freedom of Information and Privacy Act.

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

Applicants' Submission

PLAN SHOWING PROPOSED BOUNDARY ADJUSTMENT
OF LOT 1, D.L. 2701 PLAN 21832 AND LOT C,
D.L. 1737, PLAN 17794 EXCEPT PLAN H12297; S.D.Y.D.

SCALE 1 : 2000



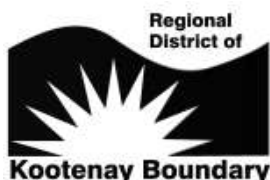
Street Address:
5800 Gibbs Creek Road

NOTES

- neither property in the A.L.R.
- Zoned RR1 (min. parcel exception)
see Section 307 (5) OF Area D
Bylaw No. 1299
- all Distances are in metres.

DATE: June 30, 2015

A.F. HOEFSLOOT
B.C. Land Surveyor
Grand Forks, B.C.
15Peil



Electoral Area Services Committee Staff Report

Prepared for meeting of September 2015

Subdivision Referral - Ministry of Transportation and Infrastructure			
Agent: Brad Pendergraft, Pendergraft Land Surveying Inc.			
Owners: Earl and Marjorie Thomas		File No: E-1411s-04753.000	
Location: 3315 Fiva Creek South Forest Service Road, 5 km north of Westbridge, Electoral Area 'E'/West Boundary			
Legal Description: DL 1411S, SDYD		Area: 35.5 hectares (87.7 acres)	
OCP Designation: N/A	Zoning: N/A	ALR status: No	DP Area: No
Contact Information: Earl and Marjorie Thomas PO Box 65 Westbridge, BC V0H 2B0 250.446.2362		Pendergraft Land Surveying Inc. Brad Pendergraft PO Box 640 Osoyoos, BC V0H 1V0 250.495.7127 pender@vip.net	
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure for a conventional subdivision of the subject property located off Fiva Creek South Forest Service Road, 5 kilometers north of Westbridge along the Kettle River (*see Site Location Map*). The applicants propose a one lot subdivision of 1.08 ha, with a large remainder (*see Applicants' Submission*).

BACKGROUND

The property is in Electoral Area 'E'/West Boundary. There are no OCP or zoning bylaws within this portion of Electoral Area 'E'/West Boundary.

In 1977, three 4 ha (10 acre) lots were subdivided off the north west portion of the property along the Kettle River by the prior owners of this parcel. In 1993, the owners proposed a 1 lot subdivision 4ha (10 acres) of the south west section along the river on the west side of Fiva Creek Road, with a large remainder (31.5 ha). This application was supported by the RDKB. However, the Ministry of Transportation and Infrastructure did not approve the subdivision as Fiva Creek South Forest Service Road did not meet the standard required for subdivision approval.

PROPOSAL

The applicants seek to subdivide a 1.08 ha (2.7 acre) portion along the western boundary of Fiva Creek South Forest Service Road leaving a ±85 acre remainder parcel.

IMPLICATIONS

As noted, there are no OCP or zoning provisions in place which would impact this proposal. Interior Health Authority recommends parcels not serviced by community water be at least 1 hectare in size. The proposed lots would meet the minimum recommended lot size.

In 1993 the subdivision was not given approval as Fiva Creek South Forestry Service Road did not meet the minimum standard required for access. The RDKB Planning and Development inquired as to the state of the forest service road now as it has been 22 years since the previous subdivision application. MoTI assured RDKB staff that as part of their process a referral will be sent to Forests, Lands and Natural Resource Operations to determine the state of the road. The comments from FLNRO will help determine whether the application will be approved or denied.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'E' / West Boundary Advisory Planning Commission provided the following comments;

"Observations:

- *Concerns were raised about the status of the Fiva Creek South Forestry Service Road.*
- *It was noted that the road is plowed during the winter but it is still a forestry service road not a public road.*
- *It was noted that there is a year-round public access to this property.*

Recommendation: *There is no objection to this subdivision application."*

ATTACHMENTS

Site Location Map

Applicants' Submission

RECOMMENDATION

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 3315 Fiva Creek South Forest Service Road, 5km north of Westbridge, Electoral Area 'E'/ West Boundary, legally described as DL 1411S, SDYD, be received.



2015/07/16

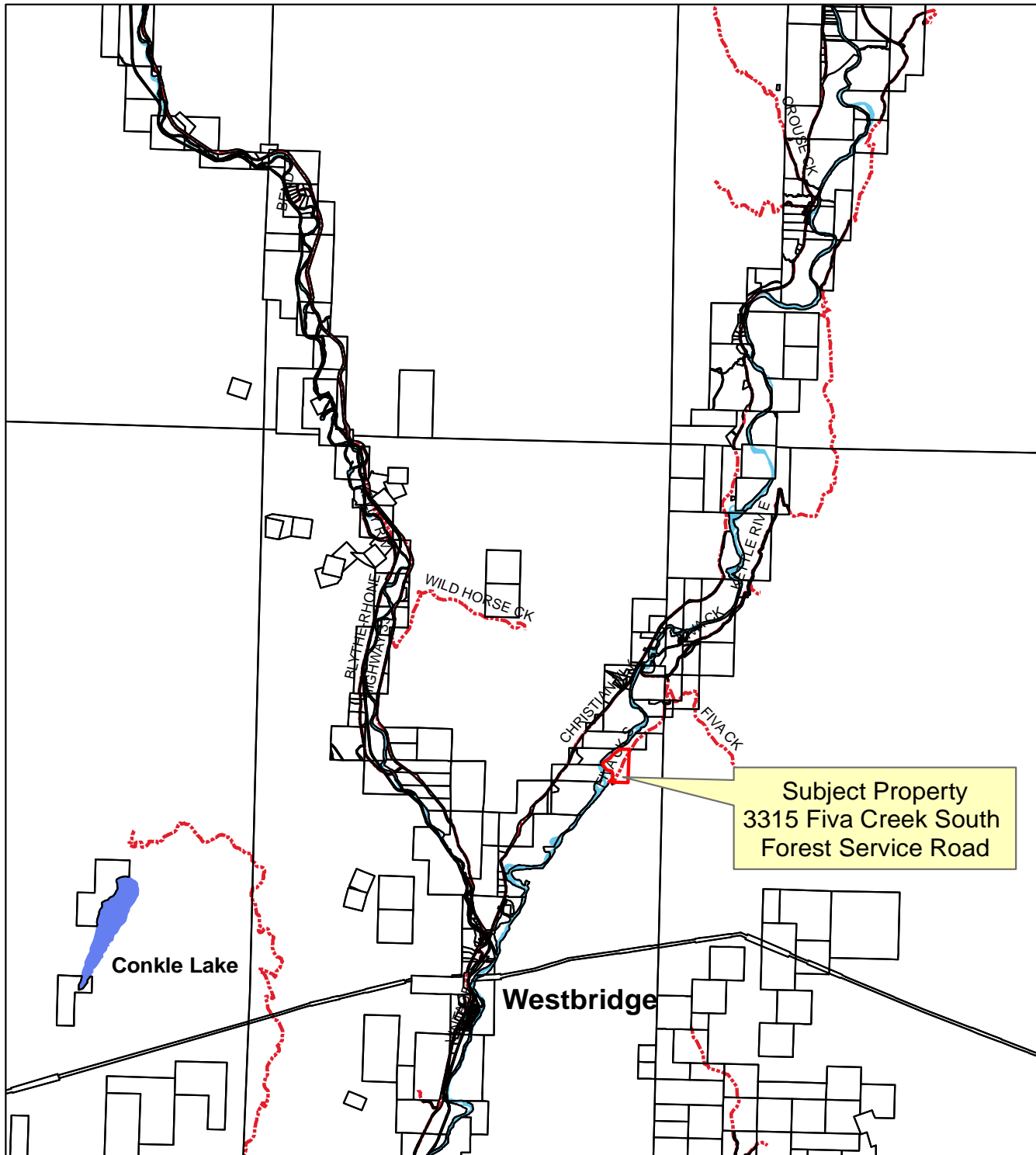
Site Location Map

Scale 1:120,000



0 625 1,250 2,500 3,750 5,000

Meters



P:\GIS\VRDKB\MapDocuments\Routine Maps\Site Location Map\Area 'E'\West Boundary\2015-07-07_SLM_Thomas_

Applicants' Submission

BRITISH
COLUMBIAMinistry of Transportation
and Infrastructure**DEVELOPMENT APPROVALS
REFERRAL**

Applicant File #:

eDAS File #: 2015-03321

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

Attention: **Maria Ciardullo**

Re: Proposed Conventional Subdivision Application for:
PID 014-986-027, DL 1411S, Similkameen Division of Yale
3315 Fiva Creek South Road, Westbridge, BC

Date: JUL 02/2015	
REGISTRY OF KOOTENAY BOUNDARY	
FILE #	JUL - 7 2015
DOC #
REF. TO:
CC:

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Fiva Creek South Road.

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

Earl & Marjorie Thomas;
c/o Pendergraft Land Surveying Inc.
Brad Pendergraft
PO Box 640
Osoyoos, BC V0H 1V0
Phone: (250) 495-7127

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated by August 4th, 2015 after which we will prepare recommendations for the Approving Officer's decision.

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

Please quote file number 2015-03321 when contacting this office.

Yours truly,

Heather Syfchuck
A/Assistant Development Tech
Attachment

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

H1162-eDAS (2013/05)

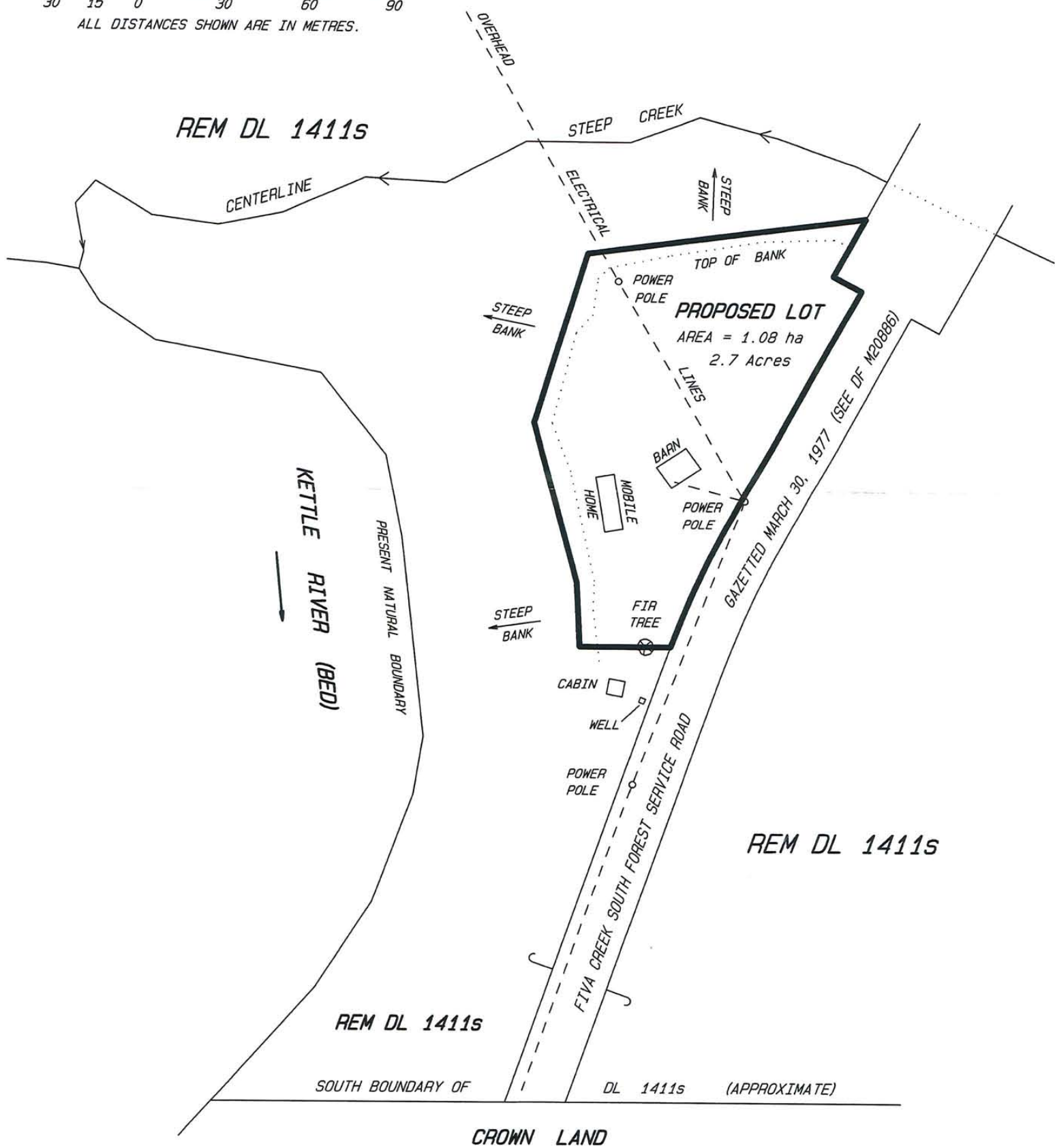
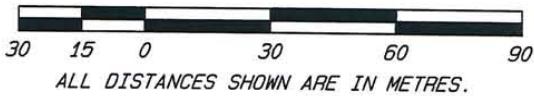
Page 1 of 1

**PROPOSED SUBDIVISION OF PART OF
DL 1411s, SDYD**

CIVIC ADDRESS:
3315 FIVA CREEK ROAD SOUTH, (FSR), WESTBRIDGE

OWNER: EARL AND MARJORIE THOMAS

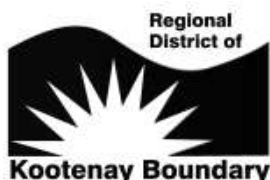
SCALE 1: 1500



NOTES:

FOREST SERVICE ROAD SHOWN IS APPROXIMATE, AND
SUBJECT TO CHANGE UPON FULL LEGAL SURVEY.

PENDERGRAFT PROFESSIONAL
LAND SURVEYING INC.
BOX 640
OSDY00S, B.C. ©
VOH 1VO
PHONE: (250) 495-7127
email: pender@vip.net
OUR FILE NO. 1001040B.AP1



Electoral Area Services Committee Staff Report

Prepared for meeting of September 2015

Medical Marihuana – Notification for Production License			
Owners: M&J Orchards Ltd. Mervyn and Joan Geen			File No: E-1549-04859.000
Location: Myers Creek Road, east of Rock Creek, Electoral Area 'E'/West Boundary			
Legal Description: DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C&D			Area: 245 acres (99 ha)
OCP Designation: N/A	Zoning: N/A	ALR status: Partially In	DP Area: N/A
Contact Information: Mervyn Geen S102, C8, RR2 Rock Creek, British Columbia VOH 1Y0 250.449.5059 greenworksrx@nethop.net			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received this notification of an application for a federal medicinal marihuana production license on the above referenced parcel, located south east of Rock Creek in Electoral Area 'E'/ West Boundary (*see Site Location Map, Subject Property Map; Applicant Notification*).

HISTORY/BACKGROUND FACTORS

This 245 ha parcel is located in Electoral Area 'E'/ West Boundary. There is no Official Community Plan or Zoning Bylaw within this portion of Electoral Area 'E'/ West Boundary. However, the subject property is partially in the ALR and therefore must abide by the regulations set out by the Agricultural Land Commission.

The parcel was the subject of a two lot subdivision application on the portion outside of the ALR in 2008. The Ministry of Transportation and Infrastructure did not grant preliminary layout approval, as the proposed northern lot did not have legal access or front a constructed public road (Madge Road). The applicant was required to acquire and construct road access which satisfied Ministry standards. They did not pursue this in the allotted time and the application lapsed.

The parcel was again the subject of a two lot subdivision proposal in 2010. The majority of ALR land was to remain intact aside from a small portion in the north east corner. The subdivision was not approved as the proposal contained land within the ALR, and approval was first required from the ALC. It appears no subdivision application was ever submitted to the ALC.

PROPOSAL

The applicant is notifying the Regional District of Kootenay Boundary of their intention to establish a medicinal marihuana facility on the parcel. Notification to local police, fire authority and applicable local government is the first step for a license to produce. Health Canada requires that the local government not have any objections to the location of a Medical Marihuana for Medical Purposes Regulations (MMPR) Facility. The specifics of the facility are not provided, other than the production site will be housed in a compound on the ALR portion of the property.

IMPLICATIONS

New federal regulations for licensing of medical marihuana facilities became effective October 1, 2013. One of the requirements is that an applicant must notify the local police force, local fire authority and local government of their application (*see Client Bulletin*).

Concerning the provision that local government not have any objections to the proposed location, the federal government has stated it will respect local government zoning in determining whether to issue production license. However, there are no RDKB zoning bylaws applicable to this parcel. In addition to local government approval the proposed facility must obtain applicable federal and provincial permits to be operational.

Regarding provincial land use the Agricultural Land Commission has determined producing marihuana for medical purposes constitutes as "farm use" under the *Agricultural Land Commission Act*. This includes some accessory uses in developing and marketing the product. However, not all accessory uses will necessarily be permitted on ALR land. Determining an accessory use is contingent on the use being necessary and commensurate with the primary function of the operation to produce an agricultural product (*see ALC Information Bulletin*). As the proposed facility will be located on the ALR portion of the parcel it likely satisfies ALC requirements, per the discussion above.

Health Canada requires that a MMPR facility be more than 500 meters from any residence, the applicants assert this setback will be met.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'E'/West Boundary Advisory Planning Commission provided the following comments;

"Observations:

- *Concerns were raised of the potential increase in crime in the immediate area of such a facility and in the community at large.*
- *Comments were made that the medical marijuana facilities tend to draw on the criminal element as evidenced by already such existing facilities.*
- *It was noted that the medical benefits of medical marijuana may be questionable.*
- *Concerns were also raised with respect to providing appropriate fire protection and the possibility of smell from such an operating facility*
- *A number of logistic concerns were noted as well as the fact that little of the notifications and planning were presented.*
- *According to the Agricultural Land Commission, such an operation would be deemed to be of an agricultural nature.*
- *Concerns were raised of what support the community would have for such a facility.*

Recommendation: *This application is not supported as it is felt that it would not be good or best interest for the community. Furthermore, it is recommended that the community be involved in any decision with respect to this initiative."*

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

As discussed above, this referral is a notification of an application. It is the first step in the application. Many hurdles remain for a facility to be permitted on this location.

The *Marihuana for Medical Purposes Regulations* specifies those areas where cannabis is present must be equipped with a system that filters air to prevent the escape of odours. Division 3 of the *Marihuana for Medical Purposes Regulations* is dedicated to security measures which include visual monitoring, intrusion detection systems, and 24/7 monitoring by personnel. This property is not within a fire protection area, and there are no regulations for sprinklers in the MMPR. The facility would be regulated by the BC Building Code as per required for fire protection.

ATTACHMENTS

Site Location Map
Subject Property Map
Applicant Notification
Client Bulletin
ALC Information Bulletin

RECOMMENDATION

That the concerns expressed by the Electoral Area 'E' / West Boundary West Boundary Advisory Planning Commission regarding the notification to establish a federally licensed Marihuana for Medical Purposes Regulations (MMPR) Facility on in Electoral Area 'E' / West Boundary, off Myers Creek Road, east of Rock Creek, on the property legally described as DL 1549, except plan B4022 B7361 9525 28589 H1 sublots C&D, be forwarded to M&J Orchards Ltd.



2015/07/16

Site Location Map

Scale 1:120,000

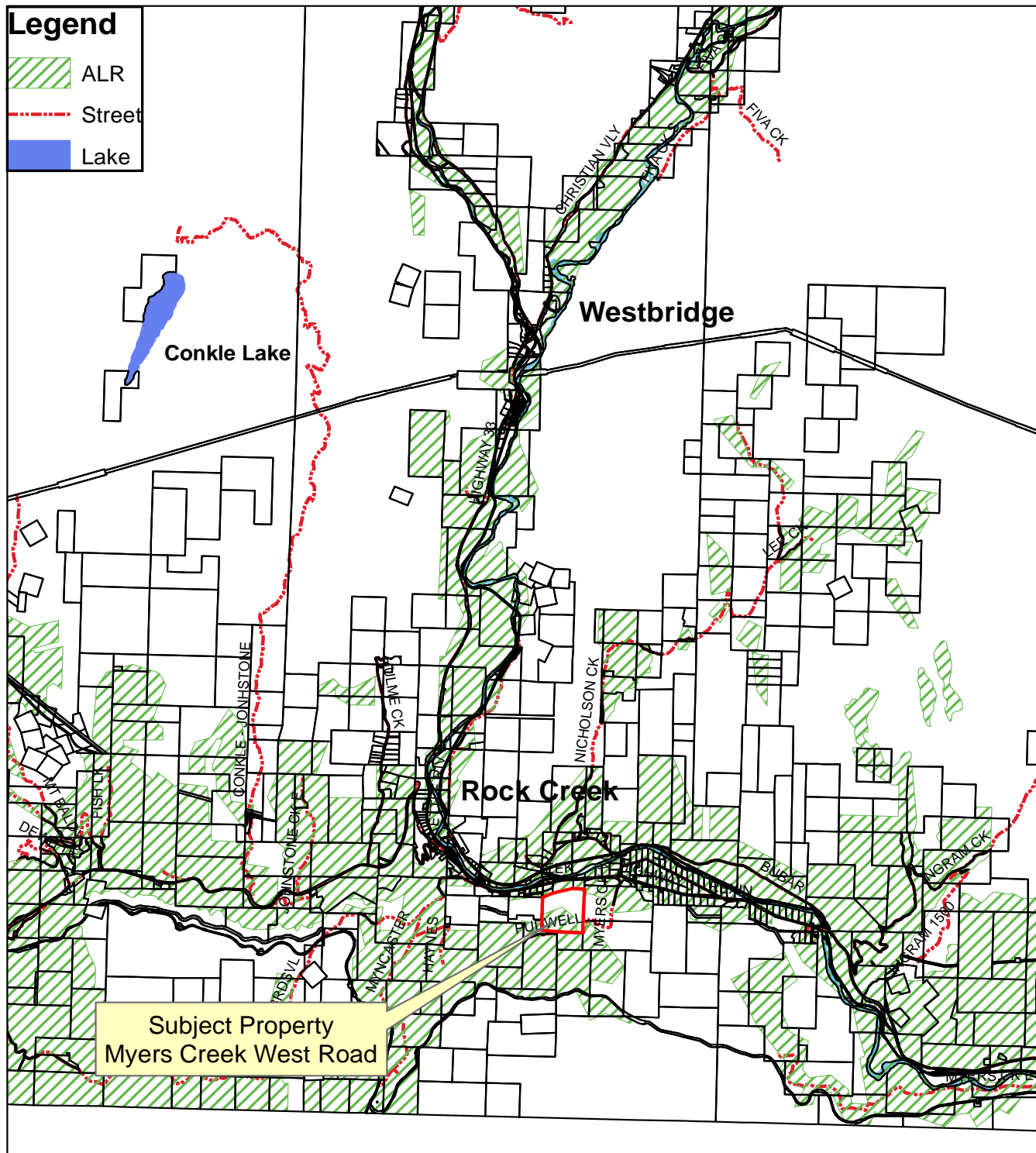


0 625 1,250 1,875 2,500 3,125 3,750 4,375 5,000

Meters

Legend

-  ALR
 Street
 Lake



P:\GIS\IRDKB\MapDocuments\Routine Maps\Site Location Map\Area 'E'\West Boundary\2015-07-07_SLM_MJ_Orchards_MMPR



2015/07/16

Subject Property Map

Scale 1:6,000



0 25 50 100 150 200
Meters

Legend

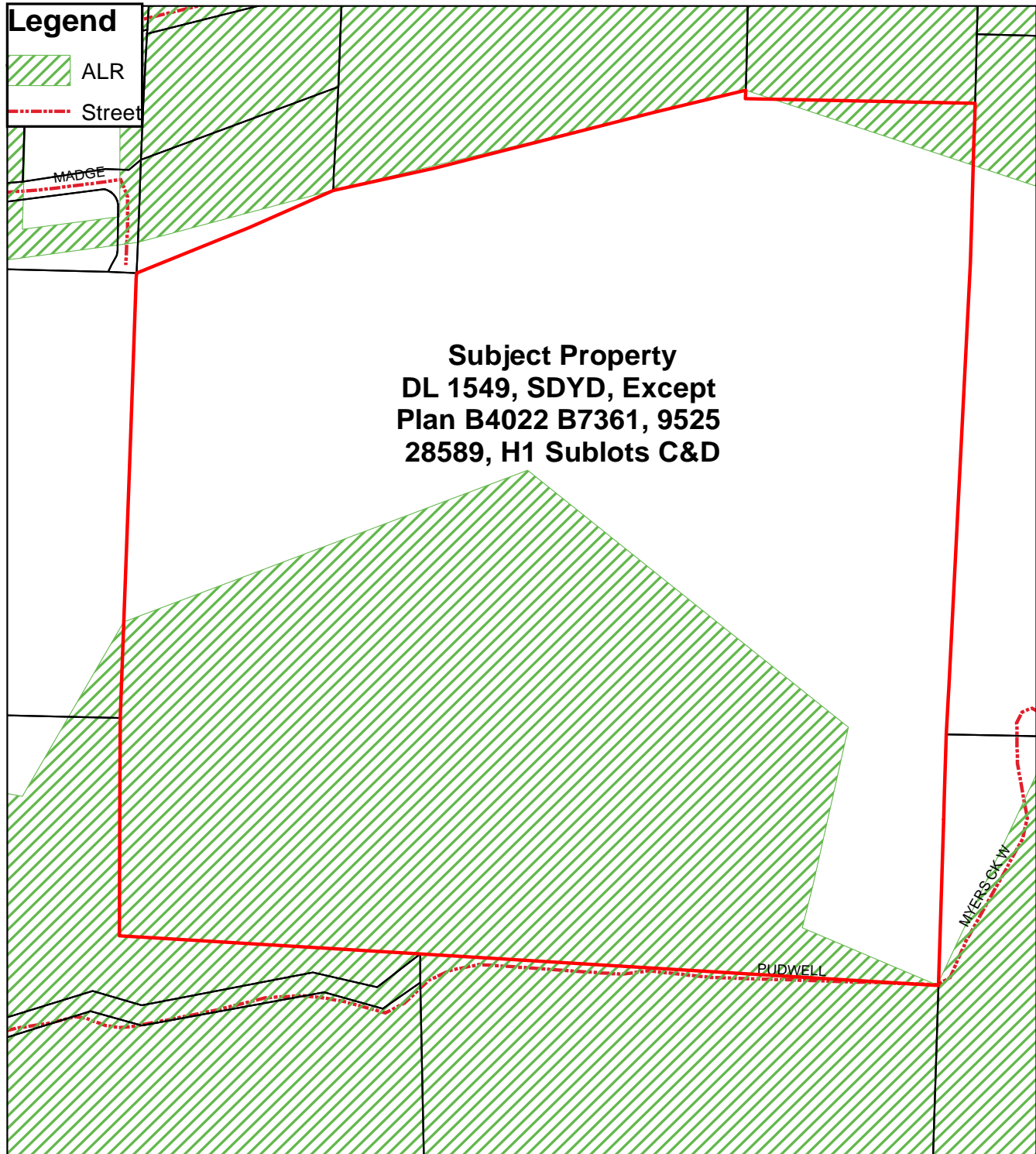
ALR

Street

MADGE

MADGE

Subject Property
DL 1549, SDYD, Except
Plan B4022 B7361, 9525
28589, H1 Sublots C&D



P:\GIS\IRDKBMapDocuments\Routine Maps\Subject Property Map\Area 'E'\West Boundary\2015-07-07_SPM_MJ_Orchards_MMPR

Applicant Notification

Donna Dean

From: Merv Geen [greenworksrx@nethop.net]
Sent: July-09-15 3:30 PM
To: Donna Dean
Subject: RE: MMPR application

Hi Donna
 Health Canada requires that the municipal authority has no objection to the location of a MMPR production facility. I assume that since the location of the proposed facility in question is in an un-zoned area, the Regional District will not be in a position to refuse permission for the facility at this point. If and when we get to actually building a facility the usual building permits will be applied for. We already have a letter from the ALC that the proposed facility fits with the ALC regulations

DL 1549, Except Plan B4022, B7361, 9525, 28589, H1 Sub lots C&D. (PID 0147-779-099)

Is the correct legal description of the subject parcel

Cheers
 Merv Geen

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

From: Donna Dean [mailto:ddean@rdkb.com]
 Sent: Thursday, July 9, 2015 2:10 PM
 To: Merv Geen
 Cc: Vicki Gee
 Subject: RE: MMPR application

Hi Merv,

Unfortunately I did not receive your previous emails. Often emails with the correct extension, but incorrect name are redirected, however these were not.

I understand this referral to the RDKB is part of your notification requirements for Health Canada. The Planning and Development Department forwards these referrals to the local Advisory Planning Commission (APC) and Electoral Area Services (EAS) Committee for information only. The next APC meeting is scheduled for August 4th and since the EAS Committee will not be meeting in August the information will be referred to the Board of Directors for their August 27th meeting. If additional comments are made at those meetings they will be forwarded to you.

According to your email below the proposed facility would be on the ALR portion of the parcel and as you state below the cultivation of marijuana is permitted in the ALR. The following link is to an information bulletin by the Agricultural Land Commission on that subject:
<http://www.alc.gov.bc.ca/alc/DownloadAsset?assetId=28F687FC8AB640CFB33D46FB3F1B30EC>

The subject parcel is in an un-zoned portion of Electoral Area 'E'/West Boundary, so the Regional District has no land use regulations in place. However, a building permit will be required and the setback and elevation regulations of the RDKB's Floodplain Bylaw will have to be followed if there are any watercourses on the parcel.

Please confirm that this is the legal description of the subject parcel:

DL 1549, Except Plan B4022, B7361, 9525, 28589, H1 Sublots C&D. (PID

Applicant Notification

Attn. Donna Dean

Follow up on our conversation re. a MMPR application to operate a marihuana business in the Rock Creek area.

My name is Merv Geen. The MMPR application is under the company name - Greenworks Rx Ltd. The land in question is owned by M&J Orchards Ltd. a company wholly owned by my wife and myself.

The proposed site is on DL 1549, SDYD. There are currently no buildings on

the lot and therefore no address number. Pudwell Road is the south boundary of the lot.

The lot is 245 acres in size - approximately 1/2 half in the ALR. The proposed building will be on land within the ALR. I have a letter from Land Commission stating that marihuana is considered an agricultural crop and therefore complies with the agricultural land use regulations. The facility will be more than 500 metres from any residence as required by Health Canada.

The Health Canada requires confirmation from the Regional District that the business complies with the municipal (Regional District) land use regulations.

If any further information is required please respond by e-mail (greenworksrx@nethop.net)

Sincerely
Merv Geen

LIDSTONE & COMPANY

BARRISTERS AND SOLICITORS

CLIENT BULLETIN

TO: Clients
FROM: Sara Dubinsky
DATE: October 18, 2013
RE: Medical Marihuana Production Licences and Nonconformity

The new Federal *Marihuana for Medical Purposes Regulations* ("MMPR's") are currently in force. The old regime, pursuant to the *Medical Marihuana Access Regulations* ("MMAR's"), is in the process of being phased out.

As of October 1, 2013, Health Canada is no longer accepting new applications for production licences under the MMAR's or applications to change the location of, or number of plants at, an existing production site under the MMAR's. Health Canada is currently accepting applications for commercial production licences under the new MMPR's, and has already issued production licences to two companies.¹

The Federal Government has indicated that it will respect local government zoning when determining whether to issue production licences.² For this reason is it critical that local governments wanting to regulate or prohibit the location of commercial producers within their borders act promptly to enact the requisite zoning. Failure to do so could result in medical marihuana production facilities being grandparented and permitted as a lawful non-conforming use. In the short term, we suggest that Councils and Boards consider adopting a resolution to direct the preparation of the zoning amendment bylaw, in order to give the local government the option of withholding building permits and business licences in the interim, as authorized by s. 929 of the *Local Government Act*.

¹ Media release; Prairie Plant Systems Inc. & CanniMed Ltd. Awarded First Two Medical Marijuana Licenses by Health Canada. Available online at <http://cannimed.ca/blogs/news/9248759-prairie-plant-systems-inc-cannimed-ltd-awarded-first-two-medical-marijuana-licenses-by-health-canada>

² Annex A to the Regulatory Impact Analysis Statement for the MMPR's, available online at: <http://gazette.gc.ca/rp-pr/p1/2012/2012-12-15/html/reg4-eng.html> states: "rather than specifying zoning requirements for the location of sites where marihuana is to be produced in the MMPR, only municipal by-laws governing location would apply." In addition, Health Canada's Frequently Asked Questions, available online at <http://www.hc-sc.gc.ca/dhp-mps/marihuana/info/faq-eng.php> state: "Licensed producers must comply with all federal, provincial/territorial and municipal laws and by-laws, including municipal zoning by-laws."

SUITE 1300 - SUN TOWER - 128 PENDER STREET WEST - VANCOUVER BC - V6B 1R8
 TELEPHONE 604-899-2269 - FACSIMILE 604-899-2281 - TOLL FREE 1-877-339-2199
 (00261562; 1)

- 2 -

A critical element of an application for a licence to produce (or for an amendment to the licence to produce) under the MMAR's is that the applicant must first notify the local police force, fire authority and government of the pending application for a licence, and the notices must include the address of the proposed production facility. The applicant must submit copies of these notices to the federal government as part of the application materials for a licence. If the applicant has not provided the requisite notice to local authorities, the licence (or licence renewal or amendment) must be refused.

The intent of these requirements appears to be to provide local authorities with notice and the opportunity to comment regarding the applicant or application. Comments regarding whether the zoning permits the production facility in the specified location should be provided by the local government to the federal government at this point.

With respect to licensed production premises under the MMAR's that are in the process of being phased out and will expire on April 1, 2014, the federal government has taken the position that the location of these premises is protected from disclosure under the *Privacy Act*. As this will create difficulty in ensuring that production ceases and the premises are properly remediated upon the expiry of the licences, local governments should prevail upon the federal government to amend the regime such that the location of prior licences may be disclosed.

For more information, Health Canada's website is available at:
<http://www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php>



**INFORMATION BULLETIN
MEDICAL MARIHUANA PRODUCTION
IN THE AGRICULTURAL LAND RESERVE**

Updated October 2013

Health Canada has proposed the Marihuana for Medical Purposes Regulation (MMPR). It is expected that the current system of personal use licenses and designated person licenses will be phased out by April 1, 2014. In its place, new Federal licenses are anticipated, geared to larger scale production facilities. For further information about the proposed changes see the following websites <http://www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php> and <http://gazette.gc.ca/rp-pr/p1/2012/2012-12-15/html/reg4-eng.html>.

Various local governments in British Columbia are looking at their zoning bylaws to determine where these larger scale commercial production facilities should be directed. A number of local governments are considering industrial, commercial and agricultural zones, within purpose built structures and with siting regulations from property lines and residential uses.

The Agricultural Land Commission Act and regulations determine land use in the Agricultural Land Reserve (ALR). Due to the number of inquiries from local governments and Medical Marihuana production proponents, the ALC provides this information bulletin with regard to Medical Marihuana production in the ALR.

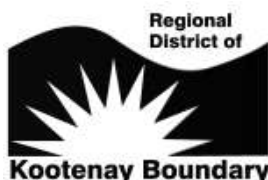
Section 1 of the *Agricultural Land Commission Act* defines "farm use" as:

An occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*.

Based on the above definition, if a land owner is lawfully sanctioned to produce marihuana for medical purposes, the farming of said plant in the Agricultural Land Reserve (ALR) is permitted and would be interpreted by the Agricultural Land Commission as being consistent with the definition of "farm use" under the *ALC Act*.

Notwithstanding the farming of land for the production of medical marihuana, not all activities associated with its production would necessarily be given the same "farm use" consideration. Accessory uses associated with the farm use include a small business office, testing lab, processing and drying, packaging shipping areas, cloning room and anything else directly related to the growing and processing of the plant. Determining an accessory use is contingent on the use being necessary and commensurate with the primary function of the property/building to produce an agricultural product. If a land use activity is proposed that is not specifically related to the growing of an agricultural product including a stand-alone research and development facility, an application to the ALC for non-farm use would be required.

The ALC has reviewed several proposed facilities and is satisfied that the majority of proposed sites focus on the activity of growing the plant and thus no longer requires proponents to submit a proposal for review. However, proponents of medical marihuana production facilities should contact local government to determine the applicability of zoning bylaws.



Electoral Area Services Committee Staff Report

Prepared for meeting of September 2015

ALR – Temporary Non-Farm Use Permission Expired			
Owners: Ronald “Troy” Darbyshire			File No: D-363-02654.000
Location: 3345 Almond Gardens Road West, Electoral Area 'D'/Rural Grand Forks			
Legal Description: Lot 3, DL 363, SDYD, Plan 6263			Area: 2.36 ha (5.84 ac)
OCP Designation: Agricultural Resource	Zoning: Agricultural Resource 1 (AGR1)	ALR status: In	DP Area: No
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The owner of the subject property operates a truck and machinery repair business, which is not a permitted use in the applicable Zoning Bylaw and not permitted as a non-farm use by the Agricultural Land Commission (ALC). The ALC did however allow for temporary non-farm use for up to 18 months, which expired on August 6, 2015. The Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission has requested that the Board of Directors send a letter to the ALC inquiring as to how they intend to proceed to gain compliance on the property.

BACKGROUND

Troy Darbyshire submitted an application to the ALC for Non-Farm Use in the Agricultural Land Reserve (ALR) in January 2013. The application was a proposal to legalize an existing truck and machinery repair business on the parcel. The operation on the subject parcel does not conform to the Electoral Area 'D'/Rural Grand Forks Official Community Plan and Electoral Area 'D'/Rural Grand Forks Zoning Bylaw as well as the ALC Regulations. The application was denied (*see ALC Resolution #310/2013*). The ALC concluded the non-farm use is inconsistent with both the objective of the Electoral Area 'D'/Rural Grand Forks Official Community Plan to concentrate commercial activities to areas designated as commercial or directed towards the City and with the objective of the ACL Act to preserve and encourage agriculture. The Commission did however allow for temporary non-farm use for up to 18 months from the date of February 6, 2014 to facilitate the relocation of the business to a suitably designated site outside the ALR.

A site inspection on August 12, 2015 conducted by RDKB staff confirmed the property is still noncompliant with Agricultural Land Commission regulations as well as RDKB Zoning Bylaw (*see Site Photos*).

The Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission has therefore requested that the RDKB Board of Directors send a letter to the Agricultural Land Commission inquiring as to how they intend to proceed to gain compliance on the property.

ATTACHMENTS

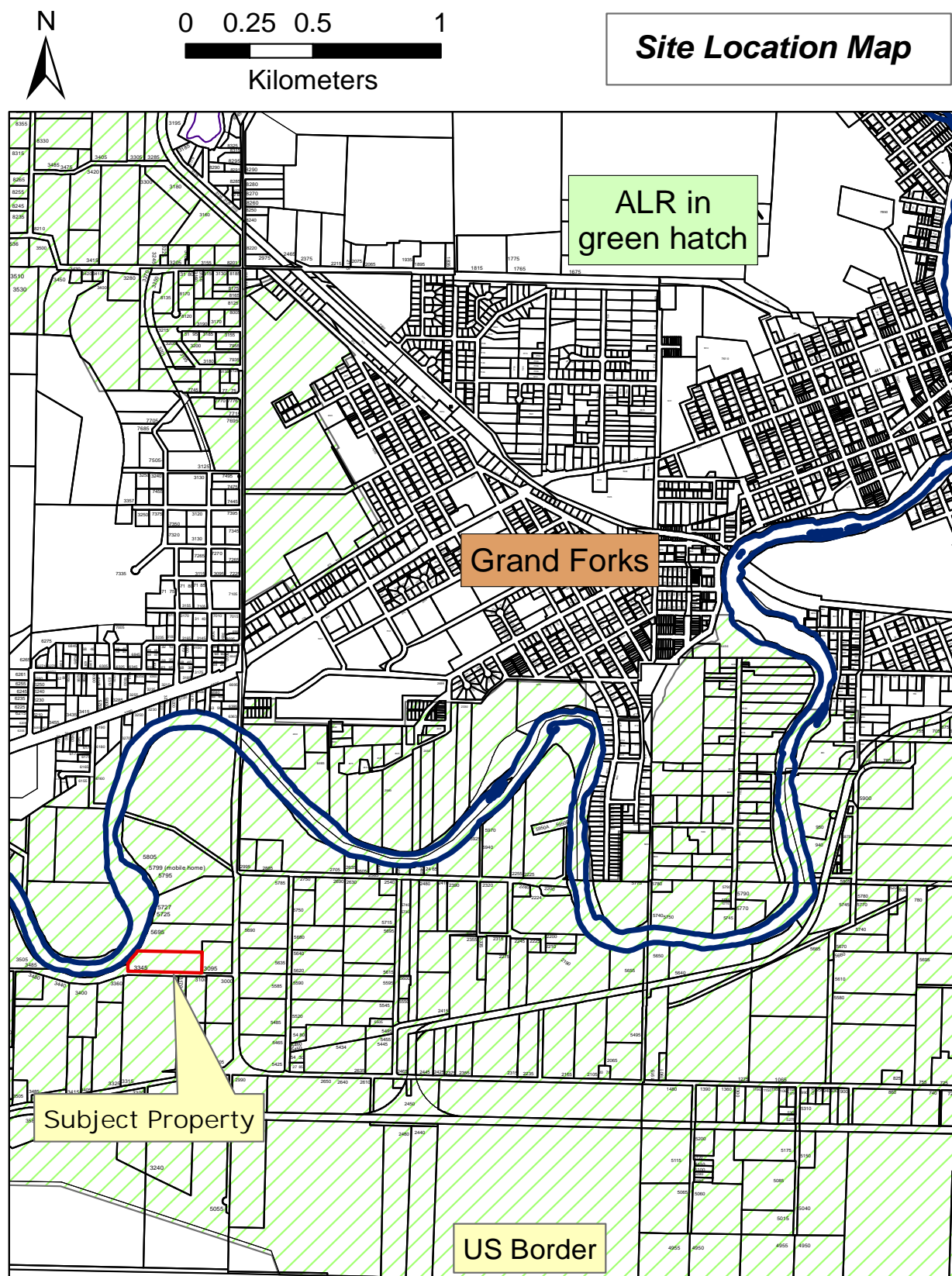
Site Location Map

ALC Resolution #310/2013; February 6, 2014

Site Photos, August 12, 2015

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors send a letter to the Agricultural Land Commission inquiring as to how the ALC intends to gain compliance respecting ALC Resolution #310/2013 at Lot 3, DL363, SDYD, Plan 6263.





March 4, 2014

R.G. Holtby, P. Ag.
2533 Copper Ridge Drive
West Kelowna, BC, V4T 2X6

Dear Mr. Holtby:

Re: **Application to Conduct a Non-Farm Use on Land in the Agricultural Land Reserve (ALR)**

removed from file

It has come to our attention that the previously issued letter that accompanied the Minutes for Resolution #310/2013 was incorrectly dated as February 6, 2013, instead of February 6, 2014. Please replace said package with this corrected letter, dated in 2014.

Please find attached the Minutes of Resolution #310/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly. The Commission has also attached a sketch plan depicting the decision.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Lindsay McCoubrey.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Brian Underhill, Deputy Chief Executive Officer

REGIONAL DISTRICT OF KOOTENAY BOUNDARY	
FILE #	MAR 10 2014
DOC #
REF. TO:
CC:

Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

ALC File: #53154
RDKB File: D-363-02654.000

Page 2 of 2

Enclosures: Minutes of Resolution #310/2013
Sketch plan

cc: Regional District of Kootenay Boundary (File # D-363-02654.000)
BC Assessment

53154d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 17, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53154.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Lindsay McCoubrey	Land Use Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To legitimize the operation of an existing truck repair and machine maintenance business on a 0.5 ha portion of the 2.3 ha subject property.

PROPERTY INFORMATION:

Owner: Ronald Darbyshire

Legal: PID: 004-750-772
Lot 3, District Lot 363, Similkameen Division Yale District, Plan 6263

Location: 3345 West Almond Gardens Road, Grand Forks, BC

Size: 2.3 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The Commission received the report prepared by R.G. (Bob) Holtby, P.Ag. entitled *An Opinion on an Application for a Non-Farm Use* (the "Holtby Report") dated November 14, 2012. The Holtby Report confirms the published agricultural capability ratings and noted that the current owner does not hold any additional water licenses. While the Holtby Report questioned the availability of water licenses, the Local Government staff report notes that communication with Ministry of Environment staff indicates that the Kettle River may not be fully recorded and that provincial ground water data shows there are two domestic wells recorded on the subject property.

Conclusion: The *Agricultural Land Commission Act* does not compel land owners to conduct agricultural activity on property located within the ALR, but neither does the Commission consider the lack of agricultural activity on a property as sufficient reason to allow conversion to non-farm uses.

2. The report states:

"There is no difference between a shop used for the repair and maintenance of the owners' equipment and that of other peoples' equipment. It would be logical to expect a shop of this type to be constructed for farm purposes. While the use of the shop for commercial purposes may have an impact on land use regulations, it does not, in my opinion adversely affect the farming capability of the parcel."

Conclusion: The Commission is of the opinion that an agriculturally related machine repair shop of similar size would only be present on a large scale operation (e.g. a ranch), with a large land base. It would not be constructed for an agricultural operation that takes place on a property 2.3 ha in size.

Conclusion: Using air photo interpretation and the estimated current extent of the repair shop and associated parking area noted in the Holtby Report, the Commission calculates that the very presence of the repair shop and parking area has impacted approximately 0.5 ha, or approximately 22%, of the 2.3 ha subject property previously used as pasture.

3. The Local Government staff report noted that the current Area 'D' Official Community Plan (OCP) provisions on agricultural land and commercial land in Area 'D' indicate that agriculturally designated lands should be used for agriculture and commercial activities should be in commercially designated areas, or directed towards the City.

Conclusion:

The proposal for the repair of trucks and machinery business (Kettle River Mechanical) could be carried out on lands outside of the ALR on parcels that are not designated for agricultural priority.

Conclusion:

The proposed non-farm use is inconsistent with both the objective of the Area 'D' OCP to concentrate commercial activities to areas designated as commercial or directed towards

Page 3 of 4

the City and with the objective of the *Agricultural Land Commission Act* to preserve and encourage agriculture.

4. The Local Government staff report references five other properties in the Almond Gardens Road area that are non-agricultural zoned. The majority of the existing commercial, industrial and other non-farm uses in the Almond Gardens Road area pre-date the ALR and/or exist on properties that are exempt from the *Agricultural Land Commission Act* as per Section 23(1) of said Act.

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

Conclusion: Non-farm uses established prior to the ALR and/or parcels exempt from the *Agricultural Land Commission Act* as per Section 23(1) referenced in the Local Government staff report notwithstanding, the Almond Gardens Road area is predominately designated for agricultural use, and as such, these other uses are not considered germane to the proposal to retroactively allow the commercial repair of trucks and machinery on the subject property.

IT WAS

MOVED BY: Commissioner Gillette
SECONDED BY: Commissioner Thibeault

THAT the request to use approximately 0.5 ha for the purpose of a truck and machine repair shop business and associated parking be refused as proposed.

AND THAT the Commission is prepared to allow the temporary non-farm use a 0.2 ha area for truck and machine repair for up to eighteen (18) months from the date of the Commission's letter communicating this decision. The temporary approval is for the sole purpose of facilitating the relocation of the business to a suitably designated site outside the ALR without undue disruption to the business.

AND THAT the temporary approval is subject to the following conditions:

1. That on or before August 31, 2014 the 'Parking Lot' area (approximately 0.3 ha), as detailed in Figure 1.0 of the Holtby Report, is to be rehabilitated to an agricultural standard equal to or better than that which existed prior to the development of the non-farm activity. A report prepared by qualified professional Agrologist detailing the land rehabilitation is to be submitted for Commission review and approval. The report criteria is as follows:

GENERAL REQUIREMENTS

- a. The report is to be prepared by a fully qualified professional capable of preparing a soil reclamation plan.
- b. The qualified professional must state his/her qualifications and experience in the report and certify that adequate field work was carried out and that the report was prepared by the signatory author.

Minutes of Resolution #310/2013 – ALC Application #53154

Page 4 of 4

- c. A report must contain a statement outlining the objectives of the report, limitations of the report which may be imposed by the intensity of survey, survey scale intensity, resource information used and source, and other limitations which may affect the interpretation of the findings in the report.
 - d. The report must be signed by the qualified professional with his/her professional designation attached.
 - e. All reports must contain field evidence or qualified citation of others work which adequately support the opinions, findings and conclusions drawn in the report.
 - f. Subjective or personal opinion must be clearly distinguished from that supported by field evidence or cited authority.
 - g. Certification of the work.
2. This temporary approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution #310/2013

ALC Application #53154

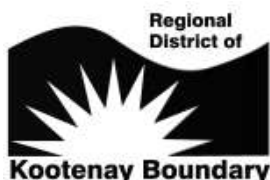
Resolution #310/2013 – Sketch plan











Electoral Area Services Committee Staff Report

Prepared for meeting of September 2015

Columbia Basin Rural Development Institute -Requesting Support for Regional Food Policy Council	
<i>Organizations:</i> Columbia Basin Rural Development Institute (RDI) BC Real Estate Foundation BC Food Systems Network	<i>File No:</i> K-9
<i>Contact Information:</i> Terri MacDonald, Columbia Basin Rural Development Institute Regional Innovation Chair in Rural Economic Development, Columbia Basin Rural Development Institute, Selkirk College, Office O128, 301 Frank Beinder Way, Castlegar BC V1N 4L3 Phone: 250.365.1434 Mobile: 250.365.9593 Fax: 250-365-6568 Email: tmacdonald@selkirk.ca	
<i>Report Prepared by:</i> Carly Rimell, Planner	

ISSUE INTRODUCTION

The Columbia Basin Rural Development Institute believes a Regional Food Policy Council would be an important step for the Kootenay Region. They already have support from the Regional District of Central Kootenay and are looking to expand with the support of the Regional District of Kootenay Boundary and the Regional District of East Kootenay (*see Support Request Letter Regional Food Policy Council*).

HISTORY / BACKGROUND FACTORS

The Rural Development Institute (RDI) is a regional centre of excellence in applied research and information provision focused on strengthening rural communities in the Columbia Basin region of British Columbia. The RDI is supported through a partnership between Columbia Basin Trust and Selkirk College. The RDI is funded by Columbia Basin Trust (CBT) through an 8-year partnership agreement. The Rural Development Institute serves to support and promote evidence-based planning and decision-making and informed citizen engagement in the Columbia Basin region.

Various regional reports and organizations have suggested that a regional food policy council would be an important next step for the Kootenay Region. The Real Estate Foundation has invited a proposal from this region to fund the creation of such a council. The proposal will be submitted by the Rural Development Institute, with the

first stage submission due September 15th, 2015. The RDI's application would be strengthened by a demonstrated commitment from the Regional District of Kootenay Boundary.

PROPOSAL

The Rural Development Institute is seeking the Regional District of Kootenay Boundary's support by way of a letter, in-kind or financial contributions to establish a Regional Food Policy Council. The core of the proposal is to develop a West Kootenay-wide food policy council and to capture the lessons learned, and in the process to help other rurally-based local governments to do the same if they wish. The proposed activities would include;

- engaging local governments in discussions about what a food policy council is and can do;
- determining the mandate, scope, size and relationship with local governments for this regional food policy council;
- creating the actual council, which will include determining its make-up, who fills the positions and what the appointment process looks like;
- developing the terms of reference, identifying short, medium and long-term priorities and work plans, drawing on the many relevant documents and organizations in the region;
- capturing the lessons learned and unique considerations and factors for rurally-based food policy council creation; and
- exploring core funding mechanisms for the council over the long term.

IMPLICATIONS

The deadline for the first stage is September 14th, considering an offer of support whether it be letter, in-kind or finances will not make the deadline. However, if the first stage of the proposal is accepted, the RDI would be invited to submit a more detailed second stage proposal which could include the RDKB's support. The funding decision will be made in December and if positive it is anticipated the project would run for the 2016 calendar year.

ATTACHMENTS

Support Request Letter Regional Food Policy Council

RECOMMENDATION

That the Regional District of Kootenay Boundary Electoral Area Services Committee send a letter to the Columbia Basin Rural Development Institute in support of the proposal for the creation of a Regional Food Policy Council for the Kootenay Region.

Hello,

As you may know, for some time now various regional reports and organizations have suggested that a regional food policy council would be an important next step for our region. Most recently, several board members and RDCK staff participated in the Smart Funding for Food Systems event at which the formation of a regional food policy council was the key recommendation. The Real Estate Foundation has invited a proposal from our region to fund the creation of such a council. The proposal will be submitted by the Rural Development Institute, with the first stage submission due September 15th. Our application will be strengthened by demonstrated commitment from various sectors and actors in the region.

We are seeking your support by way of a letter and / or in-kind and / or cash contributions from electoral areas and municipalities and other regional organizations. At this time we have commitments already in place from the City of Nelson and Interior Health. If it is not possible for you to contribute any cash towards this project, a letter of support is still very valuable and appreciated.

The core of the proposal is to develop a West Kootenay-wide food policy council and to capture the lessons learned in the process to help other rurally-based local governments do the same, if they wish. The proposed activities would include:

- Engaging local governments in discussions about what a food policy council is and can do;
- Determining the mandate, scope, size and relationship with local governments for this regional food policy council;
- Creating the actual council, which will include determining its make-up, who fills the positions and what the appointment process looks like;
- Developing the terms of reference, identifying short, medium and longterm priorities and workplans, drawing on the many relevant documents and organizations in the region;
- Capturing the lessons learned and unique considerations and factors for rurally-based food policy council creation; and
- Exploring core funding mechanisms for the council over the long term.

The proposal budget would be in the range of \$50 - \$75,000 for a year long project where most of the funds will go to staff to do the research, outreach, co-ordinating and report writing, with some funds for meetings, travel and materials. The bulk of this budget will be from Real Estate Foundation funds, if we are successful. If our first stage proposal is accepted, we will be invited to submit a more detailed second stage proposal. The funding decision will be made in December and if positive, it is anticipated that the project will run for the 2016 calendar year.

We would very much appreciate a letter of support and, if feasible, a small cash donation towards project costs. If this is possible, please send your letter and any indication of cash donation to Abra Brynne (abra@bcfsn.org<mailto:abra@bcfsn.org>) or Terri MacDonald (tmacdonald@selkirk.ca) no later than noon on September 14th.

thank you,

Terri MacDonald, Columbia Basin Rural Development Institute, and
Abra Brynne, BC Food Systems Network, and Tara Stark, Interior Health
for the *ad hoc* regional food policy council organizing team

REGIONAL DISTRICT OF KOOTENAY BOUNDARY BYLAW NO. 1526

A Bylaw to provide for payment to the Electoral Area Directors of the Board of Directors of the Regional District of Kootenay Boundary

WHEREAS pursuant to the provisions of the *Local Government Act*, being Chapter 323 of the Revised Statutes of British Columbia, and the *Community Charter*, being Chapter 26 of the Statutes of British Columbia, the Regional District may, by bylaw, provide remuneration for and reimbursement of expenses of Electoral Area Directors;

AND WHEREAS the Board of Directors finds it desirous to remunerate members of the Board and provide for expenses incurred by an Electoral Area Director for discharge of the duties of office;

AND WHEREAS the Regional District board may, by bylaw, provide reimbursement of all or part of the expenditures made or expenses incurred by an Electoral Area Director when that Director is representing the Regional District of Kootenay Boundary, or is attending a meeting of the Board or any committee of the Board of which the Director is a member;

AND WHEREAS the Regional District may, by bylaw, provide an allowance, daily or otherwise, for specified expenses incurred by an Electoral Area Director when performing the activities referred to in the preceding recital;

NOW THEREFORE BE IT RESOLVED that the Regional District of Kootenay Boundary Board of Directors, duly assembled in an open meeting, enacts as follows:

1. Annual Remuneration

- a) There shall be provided in the annual budget under the Electoral Area Administration Exhibit an amount sufficient to pay remuneration to each of the Electoral Area Directors of the Regional District of Kootenay Boundary the amounts indicated in Schedule 'A'.

2. Reimbursement of Expenses

- a) There shall be included in the annual budget under the Electoral Area Administration Exhibit an amount sufficient to pay to each of the Electoral Area Directors of the Regional District of Kootenay Boundary the amounts indicated in Schedule 'B' and 'C' as attached hereto and forming part of this Bylaw.
- b) Such amounts are payable to reimburse each Director for the scheduled expenses incurred or an allowance in lieu of reimbursement when the Director is representing the Regional District, or engaging in Regional District business, or attending a meeting, course, seminar or convention as specifically authorized by the Board, or attending a meeting of a committee of the Board of which the Director is a member.
- c) The annual reimbursement of expenses listed in Schedules 'A', 'B' & 'C' shall take effect on the date of adoption of Bylaw No. 1526.

3. Bylaw No. 1520 cited as "Electoral Area Director Remuneration Bylaw No. 1520, 2013" is hereby rescinded.

4. This Bylaw may be cited for all purposes as the "Electoral Area Director Remuneration Bylaw No. 1526, 2013".

READ A FIRST TIME this 27th day of March, 2013.

READ A SECOND TIME this 27th day of March, 2013.

READ A THIRD TIME this 27th day of March, 2013.

RECONSIDERED AND FINALLY ADOPTED 27th day of March, 2013.

Chair

Director of Corporate Administration

I, Elaine Kumar, Director of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1526 cited as the “Electoral Area Director Remuneration Bylaw No. 1526, 2013” as reconsidered and finally adopted this 27th day of March, 2013.

Director of Corporate Administration

BYLAW NO. 1526

SCHEDULE 'A'

ELECTORAL AREA DIRECTOR'S REMUNERATION
Per Month of Office

Member	Electoral Area	Expense	Total
Director	Director Remuneration	Allowance	
Electoral Area "A"	716	358	1,074
Area "B"	716	358	1,074
Area "C"	716	358	1,074
Area "D"	716	358	1,074
Area "E"	716	358	1,074

BYLAW NO. 1526

SCHEDULE 'B'

ELECTORAL AREA DIRECTORS' EXPENSES

A. TRAVEL EXPENSES

(1) Travel to and from Meetings

For travel exclusively related to Electoral Area responsibilities, mileage at the current automobile expense reimbursement rate per kilometer may be claimed from the place of the Director's principal residence to the place of the meeting.

(2) Other Travel

For travel for the purpose of representing the Regional District, engaging in Regional District business or the attending of a meeting, course or convention as pre-approved by the Board, the expense allowance entitled shall be:

(i) Within the boundary of the Regional District of Kootenay Boundary

(a) Travel by personal automobile may be claimed at the current automobile expense allowance reimbursement rate per kilometer.

(b) Travel by commercial carrier, by bus, train, or air economy class, may be reimbursed on actual expenses incurred. Receipts are required.

(c) An attendance allowance for expenses other than personal automobile use or accommodation.

(ii) Outside the boundary of the Regional District of Kootenay Boundary

Travel may be reimbursed at the lesser of the economy airfare rate plus automobile rental (mid-size) or other ground transportation as appropriate or the current automobile expense reimbursement rate per kilometer. Receipts are required for commercial transportation.

B. MEAL EXPENSES

(1) Travel outside of the boundaries of the Regional District of Kootenay Boundary requiring an absence of over 24 hours from place of principal residence

A per diem allowance at the current rate may be paid to a Director to reimburse the Director for the following items of expenditures: meals, gratuities, parking meters and pay phones.

One half of the per diem rate may be paid if the common carrier returns before 12:00 noon or departs after 12:00 noon.

BYLAW NO. 1526

SCHEDULE 'B'

ELECTORAL AREA DIRECTORS' EXPENSES

- (2) Travel requiring an absence of less than 24 hours from place of principal residence

Meal expense, up to the current limits supported by actual receipts may be paid as follows:

Meals Reimbursed

Departure prior to:	7:00 AM	Breakfast, Lunch & Dinner
	12:00 Noon	Lunch, Dinner
	6:00 PM	Dinner
Return after:	12:30 PM	Lunch
	6:00 PM	Dinner

C. SEMINARS, COURSES, CONFERENCES AND MEETINGS

Registration fees may be paid for single attendance and for the Director only. Receipts are required. Approval of the Board is required prior to registration.

D. ACCOMMODATION

- (1) Accommodation expenses may be reimbursed. Receipts are required for commercial accommodation.
- (2) A Director who uses private accommodation shall be entitled to claim a per nocturnal allowance at the current rate.

E. TAXI EXPENSES, LONG DISTANCE TELEPHONE CALLS, FACSIMILE TRANSMISSIONS, STENOGRAPHIC & DOCUMENT DUPLICATING SERVICES

Reimbursement may be made for actual expenses incurred while traveling for purposes stated in Section A (2). Receipts are required.

F. LONG DISTANCE TELEPHONE CALLS

Reimbursement may be made for actual expenses incurred from the Electoral Area Director's principal residence for Regional District business. Copies of telephone billings are required.

G. TRAVEL TIME ALLOWANCE

Electoral Area Directors who attend a Board meeting or attend a Committee of the Board meeting of which they are a member or other agency they are appointed to and such attendance requires the traveling of more than a specified distance, shall be entitled to claim an allowance at the current rate.

BYLAW NO. 1526

SCHEDULE 'B'

ELECTORAL AREA DIRECTORS' EXPENSES

H. SPOUSE/PARTNER ATTENDANCE

A claim may be made for the registration and/or fee of a spouse/partner to accompany a Delegate to formal functions at the F.C.M., U.B.C.M. and A.K.B.L.G. annual conference. This would include such functions as welcoming receptions, delegate luncheon and banquet but would not include recreational and social activities.

BYLAW NO. 1526

SCHEDULE 'C'

ELECTORAL AREA CURRENT EXPENSE ALLOWANCE RATES

A. ALLOWANCE FOR PRIVATE TRANSPORTATION INCURRED

Allowance for use of personal vehicle shall be paid at the rate determined by the Province of British Columbia from time to time.

B. PER DIEM ALLOWANCE (in lieu of meal expense claim)

Allowance for each 24-hour period spent outside the boundary of the Regional District of Kootenay Boundary shall be \$100.00 or 100 units of the local currency, whichever is greater, or actual reasonable expense upon the presentation of receipts.

C. PRIVATE ACCOMMODATION ALLOWANCE

Allowance for non-commercial accommodation shall be \$50.00 per night.

D. MEAL ALLOWANCE

- (1) For travel beyond the boundary of the Regional District of Kootenay Boundary, the allowance for each meal in lieu of per diem shall be one third (1/3) of the per diem allowance.
- (2) For travel within the boundary of the Regional District of Kootenay Boundary, a claim for expenses incurred supported by receipts or a signed declaration of costs incurred in lieu of a receipt may be made for meals up to the limit provided by Section (1).

E. TECHNOLOGY/OFFICE ALLOWANCE

The Regional District of Kootenay Boundary will provide a Technology/Office Allowance of \$100.00 per month.

F. MOBILE (CELL) PHONES

The Regional District of Kootenay Boundary will provide a \$75.00 allowance to the Directors using their personal mobile phones for business or provide a phone under the Regional District's plan with Telus (upon the request of the Director).

6550 Sleepy Hollow Rd.,
Grand Forks, B.C.
V0H 1H5
May 24, 2015

Hon. Norm Letnick –Minister of Agriculture,
East Annex, Parliament Buildings,
Victoria, B.C V8V 1X4

Dear Minister Letnick,

Forty years ago, a very proactive British Columbian government established the Agricultural Land Commission Act, with a guarantee that the land and its agricultural values within these boundaries would be protected. Over the years the commission has worked with great dedication and integrity to maintain this mandate under considerable pressure from urban and industrial development proposals.

Two political developments threaten the Agricultural Land Reserve's independence and ability to protect farmland. Bill 24, which was passed on May 29, 2014 legislates amendments to the ALC without public consultation. The 'Core Review' minister [Mines Minister, Mr. Bennett], was advised to allow input but refused to support consultation with stakeholders and the public before the bill was passed. Bill 24 is extremely regressive legislation eliminating 90% of

BC's scarce ALR farmland from protection and removing genuine independence from the Commission. The other travesty in the protection of farmland is the recent summary dismissal of Richard Bullock, chair of the Agricultural Land Commission. Mr. Bullock understood the importance of maintaining the independence of the

tribunal he chaired. The present Liberal majority government in the BC legislature perceived solution was to dismiss him because he frustrated their efforts to diminish the power of the ALC. I admire Mr. Bullock's forthright manner and integrity in speaking out in defence of the commissions values.

For over forty years I have lived on a rural acreage in the Kootenays, a portion of which is in the ALR. It has supported smallholder production of fruit, vegetable and dairy products for over a hundred years. I have observed farms and ranches in the area revolve through different crops as markets changed. A grassy, sloping hillside acreage is now in grapevines, old potato fields have been seeded to mixed vegetable crops or nursery trees and hop growing supports a small micro brewery on a slope previously seeded to alfalfa. The original vision of the ALC requires continued maintenance to allow for these evolving agricultural endeavours. Former Chief Economist for CIBC World Markets, Jeff Rubin recently stated that "As global carbon consumption decreases the value of land and water increases – growing food is how we add value to water". As food production migrates to higher latitudes with global warming it is essential to retain BC's scarce farmland.

I will definitely ONLY support political action and candidates that maintain or enhance existing ALC values to provide food security for my family and community.

Sincerely,

Maureen Shields

c.c. Roly Russell -Director Area D Regional District Kootenay
Boundary



Gas Tax Application

Application to (please check where appropriate):

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

Applicant:	CHRISTINA LAKE BOAT ACCESS SOCIETY		
Address:	% SUE VERGIN, 1181 Keith road, West Vancouver, BC V7T 1M7		
Phone:	604-206-8231	Fax:	
Email:	sue.vergin@gmail.com		
Representative:	co-president - SUE VERGIN		

Where will the project take place:

TEXAS POINT CAMPGROUND PARKING LOT

Is your organization a (please check where appropriate):

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

<p>We are working together with BC Parks and the BDKB (Area C) to expand the current parking facility at Texas Pt boat launch and campground to address ongoing safety issues resulting from the heavy use of current facilities. Overcrowding of the current facilities has resulted in illegal parking in and around the area and safety concerns as</p>
--

vehicles and trailers are parked along East lake drive, narrowing the usable roadway and limiting access for safety vehicles, \$30,000 is being requested.

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
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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):

By providing adequate parking facilities at Texas point we will reduce the amount of time spent looking for parking for vehicles, vehicles with attached trailers and trailers. Currently weekend use exceeds what is provided which means every Friday and Saturday as well as Sunday vehicles circle the facilities waiting for parking to become available.

INCREASE PARKING LOT FROM 57 stalls to 152 STALLS

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

Date: Sept 10/15

Signature: Sue Verigin

Print name: Sue Verigin

Sept 11, 2015

Prepared by Peter Bowen & Sue Verigin

TEXAS POINT PARKING LOT EXPANSION - PRELIMINARY BUDGET

This Budget is based upon an expanded area totalling 1.3 acres or 56,628 sq. ft. which doubles the size of the existing parking area, *as per attached drawing.*

Note: All income and expense items are estimated based on discussion with local contractors with the exception of B.C. Parks commitment of \$10,000.

EXPENSES:

- Design Drawings, Archeological Assessment, Environmental Assessment
Donated by BC Parks \$10,000 *Donation*
- Tree and stump removal, including bucking logs: \$10,000
Donated by Weiland Construction *Donation*
- Log hauling, \$3,000
Donated by Kalesnikoff Lumber *Donation*
- Piling of brush and stumps for burning \$ 2,000
 ○ *Donation by tba* *\$2,000*
- Monitoring burning, including water truck \$ 5,000
 ○ *Donation by tba* *\$5,000*
- Levelling site with D.6 Cat - \$182/hr. \$ 3,000
 ○ *Donation by tba* *\$ 3,000*
- Low-bed - haul cat \$ 700
 ○ *Donation by tba* *\$700*
- Pit run gravel - \$37,000
 (6" minimum at \$170/load- delivered (1,000 cubic yds.) *\$37,000*
- Gravel ¾ crush supply and haul 3" (500 cubic yds.) \$8,000
 ○ *Donation Ministry of Transportation & Highways* *Donation*
- Compaction and Grading, water truck \$10,000
 Donation by Emcon *Donation*
- Miscellaneous \$ 2,000 *\$2,000*

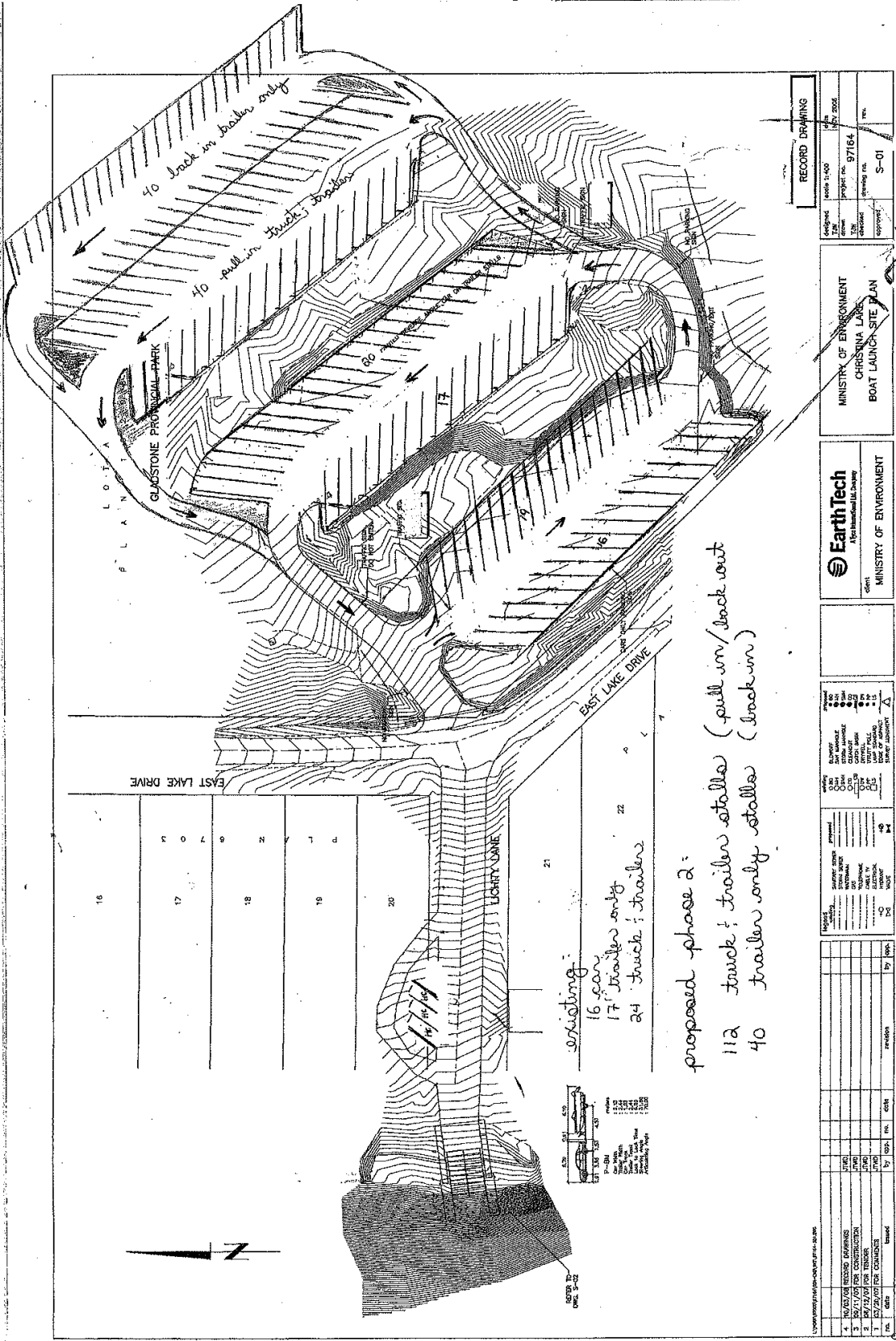
Total Project cost:	\$ 90,700
Total Project cost with donations:	\$49,700

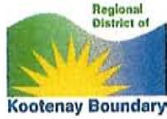
Additional Sources of INCOME:

B.C. Ministry of Parks	\$10,000
C.L.B.A.S. Members and other Boat Access Owners	\$ 5,000
Sale of Timber	\$ 2,000
R.D.K.B. Area C	<u>\$30,000</u>
Total	\$47,000

SHORTFALL:	\$ 2,700
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Note: If the Pit Run Haul distance can be reduced, a balanced Budget is possible.





Gas Tax Application

Application to (please check where appropriate):

Electoral Area 'A' Director Ali Grieve	Electoral Area 'B'/Lower Columbia-Old Glory Director Linda Worley	<input checked="" type="checkbox"/> 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:	Christina Lake Community Association		
Address:	PO Box 331		
	Christina Lake, BC V0H 1E0		
Phone:	250-447-2668	Fax:	
Email:	lcgeorge@telus.net		
Representative:	Lewis George - Treasurer		

Where will the project take place:

Christina Lake Community Hall
90 Park Rd
Christina Lake

Is your organization a (please check where appropriate):

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

This project will provide for the design and installation of a make-up air system for the hall kitchen, estimated to cost approximately \$17,000. The system includes a gas-fired makeup air unit complete with cooling and remote condensing unit, and associated ducting.

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
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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):

Currently, the kitchen hood fan, when operating, removes approximately 2200 CFM of air from the building, causing a negative pressure and therefore drawing air from the exterior and/or from the crawl space. This scenario causes energy inefficiency by venting heated or cooled air produced by the main HVAC system for the hall. It also allows for the potential for drawing radon gas through the crawl space, into the hall. The installation of a smaller heating /cooling unit, and associated ducting, will *increase energy efficiency and provide cleaner air*, by reducing the drawing of outside/crawl space air into the main hall and meeting rooms, and provide a better distribution of air from the main HVAC system.

Attached, please find a 2015 engineering study of the Hall's mechanical systems as a supporting document

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

Date: September 14, 2015

Signature: Lewis George

Print name: Lewis George
Treasurer - CLCA



MECHANICAL ASSESSMENT REPORT

Christina Lake Community Hall
Christina Lake, BC

Report Date:
July 22, 2015



MECHANICAL ASSESSMENT REPORT

1. REVIEW:

A mechanical review of the Christina Lake Community Hall building at 90 Park Avenue in Christina lake, British Columbia was conducted on June 19, 2015 after an initial visit on May 11, 2015. These reviews were visual only (i.e. non-destructive) with the intent of assessing the existing mechanical systems.

The building in question is older construction (estimated 40+ years old from original build) and is single storey wood frame construction with a 2' crawlspace under the majority of the structure. The building has a peaked roof sloping to either side with a metal roof. In approximately 2000, the building was renovated and expanded. The drawings associated with the expansion were provided from site, but they lack mechanical information of any kind and also identification of the architect who produced them. In addition, the accuracy of the hand drawn drawings with respect to existing conditions is fair to poor with actual room layouts not exactly as depicted on the drawing set. As such, assumptions regarding existing system, wall assemblies, roof assembly and fenestrations had to be made to facilitate calculations associated with this mechanical assessment.

The building consists of a large assembly hall (1,960 sq. Ft.), adjacent lakeside room (448 sq.ft and open to the assembly hall), bar area off the lakeside room, small hall (500 sq.ft.) again open to the large hall with divider, kitchen, entry vestibule, multipurpose room, storage rooms, community office, three washrooms and an electrical room. The noted renovation in 2000 appears to have included the assembly hall, lakeside room, bar area and everything to the West, but this is speculation based on the drawings provided and site observation. Of note, the building would be classified as an assembly occupancy under the BC Building Code, but the floor area is within the 17,000 sq.ft limit to not require an automatic fire sprinkler system (as it does not have an automatic fire sprinkler system in place).

The main HVAC system consists of a packaged gas-fired heat/cool unit located on a wooden base elevated from grade on the West side of the building. The unit is a "Heil" model PGB120I2HB and is rated at 10 tons of nominal cooling plus 240 MBH heating input (192 MBH output). The aforementioned heat/cool unit serves the assembly hall and adjacent areas, but focuses most of the air flow to the main assembly hall area. The ductwork from the unit (supply and return) penetrates the exterior wall and runs at ceiling level in the storage room with take-offs (on the supply duct) for air into the



entrance foyer, washrooms, multipurpose room and lakeside room, then rises into the main hall ceiling plenum where it terminates at diffusers throughout the t-bar ceiling grid. The return air duct runs adjacent to the supply duct and terminates in a large side wall grille in the main hall area. There is also a supply air duct complete with manual balance damper that drops into the crawlspace and then serves a series of floor mounted supply grilles. It appears that the ductwork in the crawlspace continues all the way into the kitchen area (unconfirmed due to lack of reasonable access), but little or no airflow was detected in that area during the site visit. Of note, the thermostat (Honeywell VisionPro programmable) for the main HVAC unit is located on the West wall of the main hall. Other HVAC equipment noted on site includes washroom exhaust fans (3 + 1 in the bar area) that duct into the ceiling and then terminate with exterior wall caps, baseboard heaters in the lakeside room, multipurpose room and entrance foyer, electric force flow heaters in the kitchen and adjacent washroom, and a small electric space heater (for freeze protection) in the crawlspace near the electrical room. An HVAC system was not noted in the small hall area and access was not available into the community office space (occupied by the Christina Lake Waterworks Department) so HVAC for that space is unknown at this time.

The main water line enters the building in the kitchen area behind the dishwasher, runs through a PRV and then down into the crawlspace to feed remote fixtures and irrigation. The renovated portion of the building is served by the same water service, but the water is piped to a manifold beneath the storage room adjacent to the heat/cool unit. There are two manifolds – one for domestic cold water and the other for domestic hot water. From the manifolds the fixtures are fed with individual ½" pex lines via a home run system. In the older portion of the building, the plumbing is copper piping with feeds from the crawlspace below. Hot water is produced in two locations. One is in the kitchen and is a new "Rinnai" gas-fired instantaneous heater (appears to have recently replaced a gas-fired tank-style heater as the capped off flue is still present through the roof) and the other is a small electric "GSW" Spacesaver model 5 gallon tank style heater located beneath the lavatory in the women's washroom. The sanitary piping for the building's plumbing fixtures runs in the crawlspace and appears to exit the building near the North-East corner to a presumed septic field (unconfirmed). In general, the fixtures appear to be in good working order and are reasonably modern (although likely not low flow).

The kitchen area in the building is located at the North-East corner. It is a full commercial kitchen by all accounts and includes a range hood complete with roof mounted up-blast exhaust fan and a self contained fire suppression system. The system does not utilize a makeup air system, which is a requirement of the BC Building



Code and also the Standard NFPA-96 that governs commercial ventilation and fire protection for commercial cooking operations. The kitchen plumbing fixtures (dual pot sink and rinse sink) are in line with the dishwasher along the North wall, but a grease interceptor was not noted. The BC Building Code requires that sinks potentially handling grease must run through a suitably sized grease interceptor. In this case, this would apply to both sinks noted.

Other pertinent mechanical information from the site includes the gas meter located on the West wall near the heat/cool HVAC unit, hose bibs at the West wall near the gas meter and on the North wall at the rear of the building and a gutter system collecting rainwater from the roof and depositing to the surface of the ground (i.e. no storm water system in place).

2. ANALYSIS AND RECOMMENDATIONS:

The majority of the mechanical and plumbing equipment was found to be in good working order (from visual inspection only). The Heat/cool unit was operating normally, but the thermostat had locked out adjustment at 24°C during summer months. This was adjusted with the owner representative to a more comfortable 22°C. As the thermostat is programmable, this value can be reset to whatever is deemed appropriate by the owner/user group of the facility.

In general, a typical heat/cool unit that is properly maintained should last between 20-25 years. Based on the equipment tag, the Heil unit is 14 years old which jives with the renovation dates on the drawings provided. Therefore, it is reasonable to assume that the unit could last another 7-10 years. The Rinnai instantaneous hot water heater that was recently installed (within past 2 years) appears to be in good working order and according to published life spans for such equipment should be expected to last another 8-10 years (although water quality can significantly impact water heater life spans). The other water heater (GSW electric 5 gallon) appears to be in good shape, but may date back to the 2000 renovation. If this is the case, then the unit is past its anticipated service life. However, as noted, there were no signs of imminent failure so there may in fact be 2-3 years of usable life left. Still, given that the unit is small and relatively inexpensive and when it fails, water damage is likely, so replacement in the short term is recommended. Other mechanical equipment like fans and force flow heaters are all past their published anticipated service lives, but their actual lifespan depends heavily on use. All appeared to be functional at time of review and, thus, it is recommended to replace only at the time of failure.



Heat/cool calculations were conducted for the building using Carrier HAP v4.2 (Hourly Analysis Program) software. The calculations were performed using assumptions for wall and roof thermal resistance values based on visible components and age of the building as well as window type and occupant loads as original installation data is not available. Furthermore, the calculations are based on a worst case scenario with maximum occupant load and summer or winter design temperature (as per BC Building Code). The calculation results indicate that available heating is more than adequate for the entire space (more than double the calculated value – 101 MBH vs 210 MBH total available), while the cooling was a little short (approximately 13 tons required vs 10 tons available, although the calculation uses sensible cooling so the 13 tons is a converted value using the climatic data from the BC Building Code). However, through reviewing the site and gathering information, it was determined that there are inherent issues with the HVAC distribution. The bulk of the air is being supplied to the main hall area with no sign of a system balance having taken place, while other areas (i.e. the small hall) receive little or no air. In fact, during the review, the ductwork entering the crawlspace was set to "off" at the manual balance damper. Once opened, however, very little air was noted at the furthest grilles. This is indicative of a poorly balanced system as air will take the path of least resistance and long runs with smaller duct sizes will offer too much restriction when there is an easier path available (i.e. the main duct to the ceiling of the large hall). To correct, additional balance dampers can be added to the system to enable an air balancing agent to fine tune the system and achieve a more even distribution of air. The actual air volumes to each area are to be dictated by a mechanical engineer based on the calculated heat loss or heat gain for that specific space. For instance, the large hall is calculated to require approximately 7 tons of cooling when fully occupied on the warmest day of the year. This represents 7/13 of the total calculated cooling load for the building. However, as the duct system only effectively serves 2/3 of the building area and the total capacity is 10 tons, the logical split (without changing the ducting) would be 7/10. The nominal air flow of the heat/cool unit is approximately 4,000 CFM, thus 2,800 CFM would be delivered to the large hall with the remaining 1,200 CFM of air distributed to other spaces using the same technique. With air balance dampers in place, these values can be set and adjusted to suit the actual building requirement, rather than theoretical calculated values. In the current state, the building has several areas where there is a lack of air flow and these tend to be on the East side in what was likely the original portion of the building. The small hall, for example, receives insufficient air to heat or cool the space and is then consistently too warm or too cold depending on the season. To remedy, ductwork modification will either be required or supplemental heating/cooling provided. Because

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A: 1742 Springfield Rd.
Kelowna, BC V1Y 5V6



the system is already noted to be lacking on the cooling side, inclusion of areas not currently served by the main HVAC unit may lead to issues during maximum load during peak cooling season because portions of the air will be redirected from the main areas currently served. Therefore, it is recommended that a more cost effective approach may be to install a wall mounted ductless split air conditioning unit into the small hall and possibly the kitchen. Ductless split A/C units are cost effective, but limited in capacity. For the small hall, this should allow for adequate cooling, but for the kitchen, this may not be as useful. It was also noted that a lack of heat was present in the small hall, so to remedy, the most cost-effective approach would be to install additional electric baseboard heaters near available perimeter walls.

Another key aspect of the main HVAC unit is that it delivers fresh air to the building. This is important for high occupant areas like meeting rooms and assembly halls. As with the cooling ratio example above, the outdoor air volume can be a mitigating factor for the design considering that the outdoor element of the airflow is a percentage (not exceeding 25% for our climate zone with an aluminized steel heat exchanger) and is typically designed around ASHRAE Standard 62 for the space usage. This is mentioned to further emphasize the importance of a properly engineered and balanced system, but also because the BC Building Code requires a positive air pressure for the building. The positive pressurization is to prevent infiltration of outdoor air to improve energy efficiency of the building, but also to protect against harmful gases from entering the space (i.e. Radon through the slab). In fact, the new Building Code requires that the area beneath the slab be designed to ensure a negative pressure with respect to the building to prevent Radon from entering. This was not a requirement during construction and renovation of the community centre, so it is mentioned purely for informational purposes. However, this topic is critical to the next point and that is the kitchen exhaust system and its current functionality.

The kitchen cooking equipment is required to utilize an exhaust hood/canopy and the design of which is dictated by NFPA-96 (National Fire Protection Association Standard 96). At first glance, the system appears to meet most of the requirements in terms of hood construction, placement, exhaust outlet location, type, fire suppression system, etc.. There may, in fact, be minor deficiencies with the installation, but the important missing item noted was the lack of makeup air. Makeup air is a requirement of NFPA-96, but also the BC Building Code. Effectively when the kitchen hood fan is operating, the building is having approximately 2,200 CFM (estimated based on hood size and typical design criteria) of air removed from it, causing a negative pressure and then drawing air from the exterior through cracks/openings in the building envelope. In summer and winter, this will adversely affect building efficiency and also space



temperature in areas like the kitchen where little or no effect of the HVAC system is present. To remedy, a makeup air system should be installed. This can be as simple as a fan with intake filter and electric duct heater for tempering the air in the winter or as complex as a gas-fired makeup air unit. Building Code and/or NFPA-96 does not dictate that cooling be provided, but available heating for the makeup air stream is required, hence the electric duct heater or gas-fired heating section. Cooling can be provided either by a separate system like a ductless split A/C unit, or as an add-on to the makeup air system. An evaporative cooler (also referred to as a swamp cooler) is an affordable add-on to either noted case, but is limited to 10-15°F of temperature reduction from ambient. A more robust (but also more expensive approach) would be a gas-fired make-up air unit with DX (refrigerant based) cooling system consisting of cooling coil(s) and separate condensing unit(s).

One other item that was brought up on site was the feasibility of installing ceiling fans in the high ceiling portion of the large hall to aid in cooling. Typically, propeller type ceiling fans are utilized for high ceiling spaces (by engineers) to help with de-stratification. This is mainly used in heating season, as heat tends to rise and the fans 'push' the air back down nearer to floor level to maximize the effective heat output of the HVAC system. In this case, the ceiling is roughly 15' and is not really necessary. A properly balanced HVAC system with appropriate diffuser design should have adequate 'throw' to force the supply air to an appropriate distance above the floor. With this building, we know the balance is not where it should be, but the diffuser design is unknown at this time and is dictated by the supply air volumes needed. Therefore, it is recommended that the diffuser designs be reviewed/redesigned as part of an air balance design to effectively negate the need for potential ceiling fans.

On the topic of energy savings for the facility, overall the systems are reasonable. The main hot water heater has been replaced with a high efficiency instantaneous system. The existing electric heater is too small to really consider for a similar replacement and the instantaneous heater lacks the capacity to add additional fixtures, so tying in the washrooms at the West end of the hall is not recommended. The other mechanical 'energy loss' from the building would be in the form of exhausted air from washrooms and other rooms (as the kitchen exhaust cannot be feasibly recovered). For these, an HRV (heat recovery ventilator) could be considered. The unit would be installed in the storage room adjacent to the washrooms with ductwork in the ceiling to/from where fans are currently installed and to the exterior and return air duct with minimum 10' separation. Typically, installations like this are hard to justify based on potential payback period without grants from Fortis or other sources.



3. CONCLUSIONS AND COST ESTIMATES:

The building and associated mechanical systems appear to be in good working order. However, some design and retrofit work is recommended to make improvements to meet applicable Codes/Standards and also improve building conditions. The cost estimates provided are to be considered 'ballpark' cost estimates to establish an approximate budget. If a more accurate cost estimate is required, it is recommended to employ a quantity surveyor. With this in mind, the following would be recommended upgrades/improvements to the facility:

1. Add a makeup air system to the kitchen (Code driven upgrade). Depending on system selected, the installed cost should fall between \$4,000 and \$17,000. With the low end being a fan, filter, ducting, duct heater and outlets and the high end being a gas-fired makeup air unit complete with cooling and remote condensing unit(s).
2. Re-design HVAC system to correct ducting, diffusers/grilles and air balance to better utilize the available capacity. Anticipated cost for engineering and installation including air balance is between \$10,000 and \$15,000 depending on complexity/magnitude of the changes.
3. Replace the 5 gallon hot water heater in the women's washroom at an expected cost of between \$500 and \$1,000.
4. Install a grease interceptor (likely recessed into floor) under the main pot sink to handle discharge from both sinks with outlet piping back to main sanitary. This installation is expected to cost between \$2,000 and \$3,000.
5. Install ductless split cooling systems in small hall and possibly kitchen is expected to cost roughly \$4,000-6,000 per unit. An additional \$1,000 should cover adding baseboard heaters to the small hall as well, but could be reduced if ductless split is configured as a heat pump rather than a cooling only unit.
6. Replace ceiling exhaust fans in West half of the building with an HRV with feasibility dependent on available grant money to improve the payback period as fan replacement cost will be in the \$500 range and HRV installation with associated ductwork, etc. should be in the \$7,000-\$12,000 range (again depending on complexity of the installation).

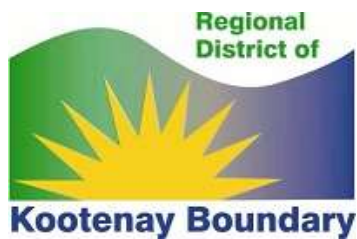
REPORT BY:

Eric Schredl, P.Eng.
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STAFF REPORT

Date: 11 Sep 2015 **File**
To: Chair Worley and Electoral Area Services Committee
From: Goran Denkovski, Manager of Infrastructure and Sustainability
Re: Gas Tax Forms

Issue Introduction

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the update and creation of the RDKB Gas Tax application, final report, and annual report forms.

History/Background Factors

The RDKB has been using a gas tax application form that was developed when the program started and has not had official annual and final report forms.

Implications

The forms would have to be submitted for all proposed RDKB gas tax funded projects.

Advancement of Strategic Planning Goals

Exceptional Cost Effective And Efficient Services - We will review and measure service performance

Background Information Provided

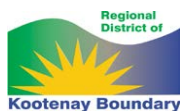
1. Gas Tax Application Form
2. Gas Tax Annual Reporting Form
3. Gas Tax Final Report Form

Alternatives

1. Receive the Staff Report regarding the update and creation of the RDKB Gas Tax application, final report, and annual report forms
2. Do not receive the Staff Report regarding the update and creation of the RDKB Gas Tax application, final report, and annual report forms

Recommendation(s)

That the Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability, regarding the update and creation of the RDKB Gas Tax application, final report, and annual report forms, be received.



Federal/Provincial Gas Tax Funding Application

Application Date

Project Title

Applicant Contact Information:

Name of Organization			
Address			
Phone No.		Fax No.	
Email Address			

Director(s) in Support
Of Project

Area

Amount Required \$

Land Ownership – Please check one of the following:

- ☐ The applicant is the owner of the property
- ☐ The property is Crown Land. Tenure/license number

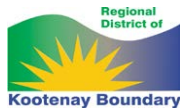
Do you have the Landowner's written approval to complete the works on the land(s)?

- ☐ Yes (include copies of permits)
- ☐ No

Ownership and Legal Description details are required for all parcels of land on which the proposed works will occur.

Registered Owners of Land	Legal Description of land(s)

202-843 Rossland Ave Trail, British Columbia Canada V1R 4S8
Toll-free: 1 800 355 7352 · tel: 250 368-9148 · fax: 250 368-3990
Email: admin@rdkb.com · web: rdkb.com

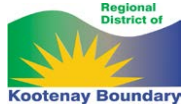


Application Contents – must include all of the following:

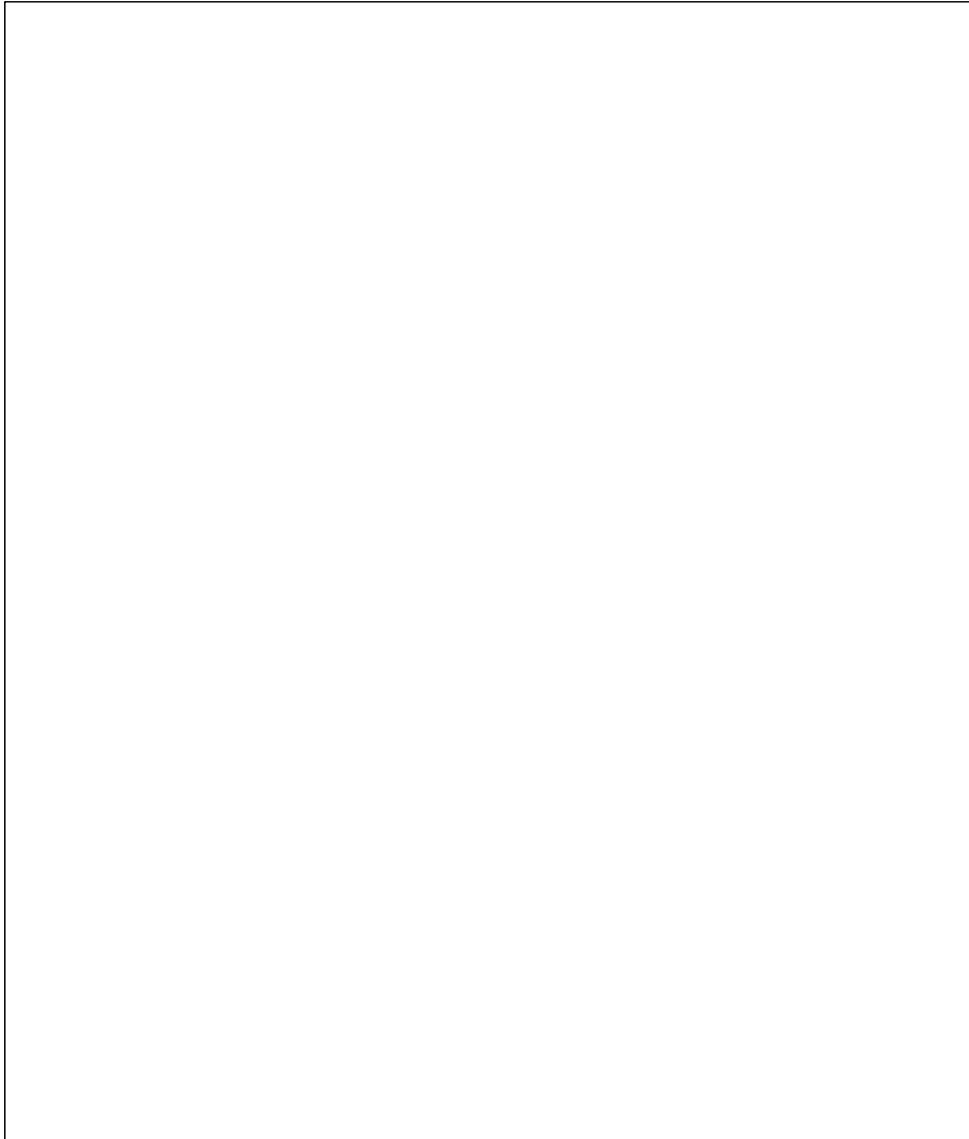
1. Description of the project including management framework
2. Project Budget including project costs (E.g. employee, equipment, etc.)
3. Outline of project accountability including Final Report and financial statements

1. Eligible Project Description including timeline:

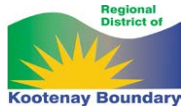
202-843 Rossland Ave Trail, British Columbia Canada V1R 4S8
Toll-free: 1 800 355 7352 · tel: 250 368-9148 · fax: 250 368-3990
Email: admin@rdkb.com · web: rdkb.com



1.1 Project Impact:



202-843 Rossland Ave Trail, British Columbia Canada V1R 4S8
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1.2 Project Outcomes:

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1.3 Project Team and Qualifications:

--

2. Project Budget:

Eligible costs for this project are outlined below. These include all direct costs that are reasonably incurred and paid by the Recipient under the contract for goods and services necessary for the implementation of the Eligible Project. **Schedule B** outlines Eligible Costs for Eligible Recipients (see attached). **Attach supporting quotes and estimates.**

[illegible]

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Additional Budget Information

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3. Accountability Framework:

The Eligible Recipient will ensure the following:

- Net incremental capital spending is on infrastructure or capacity building
- Funding is used for Eligible Projects and Eligible Costs
- Project is implemented in diligent and timely manner
- Provide access to all records
- Comply with legislated environmental assessment requirements and implement environmental impact mitigation measures
- **Provision of a Final Report including copies of all invoices**

Schedule of Payments

The RDKB shall pay the Proponent in accordance with the following schedule of payments:

- (a) 75% upon signing of the Contract Agreement;
- (b) 25% upon receipt of progress report indicating 75% completion of the *Project* and a statement of income and expenses for the Project to that point.

By signing below, the recipient agrees to prepare and submit a summary final report outlining project outcomes that were achieved and information on the degree to which the project has contributed to the objectives of cleaner air, cleaner water or reduced greenhouse gas emissions. This must also include financial information such as revenue and expenses.

In addition, an annual report (for 10 years) is to be submitted to the RDKB prior to November 31st of each year detailing the improvement to the quality of the environment created by completion of the project.

Signature	Name	Date

202-843 Rossland Ave Trail, British Columbia Canada V1R 4S8
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SCHEDULE B- Eligible Costs for Eligible Recipients

1. Eligible Costs for Eligible Recipients

1.1 Project Costs

Eligible Costs, as specified in this Agreement, will be all direct costs that are in the Parties' opinion properly and reasonably incurred, and paid by an Eligible Recipient under a contract for goods and services necessary for the implementation of an Eligible Project. Eligible Costs may include only the following:

- a) the capital costs of acquiring, constructing or renovating a tangible capital asset and any debt financing charges related thereto;
- b) the fees paid to professionals, technical personnel, consultants and contractors specifically engaged to undertake the surveying, design, engineering, manufacturing or construction of a project infrastructure asset, and related facilities and structures;
- c) for capacity building category only, the expenditures related to strengthening the ability of Local Governments to improve local and regional planning including capital investment plans, integrated community sustainability plans, life-cycle cost assessments, and Asset Management Plans. The expenditures could include developing and implementing:
 - i. studies, strategies, or systems related to asset management, which may include software acquisition and implementation;
 - ii. training directly related to asset management planning; and,
 - iii. long-term infrastructure plans.

1.1.1 Employee and Equipment Costs

Employee or equipment may be included under the following conditions:

- a) the Ultimate Recipient is able to demonstrate that it is not economically feasible to tender a contract;
- b) the employee or equipment is engaged directly in respect of the work that would have been the subject of the contract; and
- c) the arrangement is approved in advance and in writing by UBCM.

2. Ineligible Costs for Eligible Recipients

Costs related to the following items are ineligible costs:

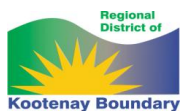
- a) Eligible Project costs incurred before April 1, 2005;
- b) services or works that, in the opinion of the RDKB, are normally provided by the Eligible Recipient or a related party;
- c) salaries and other employment benefits of any employees of the Eligible Recipient, except as indicated in Section 1.1
- d) an Eligible Recipient's overhead costs, its direct or indirect operating or administrative costs, and more specifically its costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by its applicant's staff

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- e) costs of feasibility and planning studies for individual Eligible Projects;
- f) taxes for which the recipient is eligible for a tax rebate and all other costs eligible for rebates;
- g) costs of land or any interest therein, and related costs;
- h) cost of leasing of equipment by the recipient, except as indicated in section 1.1 above;
- i) routine repair and maintenance costs;
- j) legal fees;
- k) audit and evaluation costs

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Regional District of Kootenay Boundary Gas Tax Annual Reporting for the year

Organization:	Date:
Project Name:	Phone:
Project Contact:	Email:

Refer to Outcomes Reporting Framework for a list of the mandatory and additional measures reporting requirements associated with your project. An annual report must be submitted to the the Regional Distrct of Kootenay Boundary by October 31st for a period of 10 years following receipt of Community Works Funds.

Generally, you can find the relevant data from feasibility and engineering studies, utility bills, energy audits, and equipment and stock specifications. Where quantification is not possible, you are asked to describe the type of project and the rationale for how it relates to one or more of the mandatory outcome measures. We are encouraging you to report on any additional outcomes that are related to your project. Try to think of all the benefits to your community and local government that the project provides.

You must report on the mandatory measure that correlates with your project type. Where it asks for a rationale, provide a rationale of how the project may lead to cleaner water, cleaner air, and/or reduced greenhouse gas emissions.

You may report out on any of the additional measures on a voluntary basis that may apply to your project.

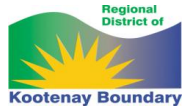
Broad Category:

(Public Transit, Roads & Bridges, Paths & Trails, Community Energy Systems, Solid Waste, Water, Wastewater)

Project Type ((See Outcomes Reporting Framework):

Project Description:

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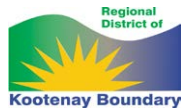
Mandatory Measures & Rationale:	How was the measurement met?
Additional Measures:	

Signature

Name (please print)

Date

202-843 Rossland Ave Trail, British Columbia Canada V1R 4S8
 Toll-free: 1 800 355 7352 · tel: 250 368-9148 · fax: 250 368-3990
 Email: admin@rdkb.com · web: rdkb.com



Regional District of Kootenay Boundary Gas Tax Final Report

Organization:

Project Name:

Project Contact:

Phone:

E-mail:

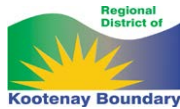
Please complete the project summary and financial report below and include the following items with the report:

- ☐ Copies of all invoices for which Gas Tax funds were used;
- ☐ Copy of an unaudited Balance Sheet and Statement of Income & Expenses for the project for the year the funds were dispersed to finance the project
- ☐ List of Executive and Board Members, with updates sent when any change occurs;

Project Description:

Project Outcomes:

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Project Summary: (Please attach additional information if necessary.)

1. Summarize your project and describe the level of success this project attained with respect to the goals set out in your project application (including environmental impact such as reduced greenhouse gas emissions, cleaner water or cleaner air):

2. Describe how the project specific mandatory measurements have been met (see *Outcomes Reporting Framework* document provided with contract).

Financial Report:

FINANCIAL STATEMENT			
REVENUE		EXPENSES	
Community Works Fund Grant	\$	Professional, Design, Consultant Fees	\$
Revenue from Other Sources	\$	Construction, Manufacturing Cost	\$
	\$	Tangible Capital Asset Cost Acquisition, Construction or Renovation (provide detail)	\$
	\$	Debt Financing Charge	\$
	\$	Environmental Assessment Monitoring	\$
	\$	*	\$
	\$	*	\$
TOTAL REVENUE	\$ 0.00	TOTAL EXPENSES	\$ 0.00

*Other (Specify)

Signature

Name (please print)

Date

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
272-15	Jun-15	BV Recreation	Seniors' Picnic	\$ 600.00
322-15	Jul-15	B.V Skating Club	IceBreakers Seminar	\$ 300.00
Total				\$ 24,802.00
BALANCE REMAINING				\$ 5,650.00

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02/09/2015

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		Genelle Recreation Society	Stereo system & Locking Cabinet	\$ 2,000.00
227-15		Trail Firefighters	Memorabilia cabinet	\$ 150.00
322-15	Jul-15	Craig Grimsrud/Kootenay Disc Golf	course improvement	\$ 2,500.00
322-15		Trail Youth Baseball	top soil & sold for Butler Park	\$ 900.00
Total				\$ 16,650.00
BALANCE REMAINING				\$ 10,265.54

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 Hoogetest/Platz	\$ 200.00
272-15	Jun-15	G.F. & District Recreation	CL. Triathlon	\$ 1,000.00
272-15		C.L. Community Association	Fund study of mechanical system	\$ 3,000.00
272-15		C.L. Arts & Artisans Society	performance awning at Living Arts Centre	\$ 4,750.00
272-15		C.L. Boat Access Society	Annual "Dump Day" clean up	\$ 400.00
272-15		G.F. Curling Club	150 Place Settings & Flatware	\$ 1,000.00
322-15	Jul-15	C.L. Ladies Golf Club	Annual Open Tournament	\$ 300.00
			Community Newsletter - July 2015	\$ 1,305.00
			Cops for Kids	\$ 500.00
349-15	Aug-15	Christina Gateway Community Dev.	Electric Vehicle Charger Installation	\$ 2,000.00
			Lt. Governor's visit	\$ 1,240.00
Total				\$53,970.20
BALANCE REMAINING			\$	8,613.47

M E M O R A N D U M				
TO:	Director Roly Russell, Electoral Area 'D'/Rural Grand Forks			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2015			
Balance Remaining from 2014				\$9,060.65
2015 Requisition				38,387.00
Less Board Fee 2015				(1,387.00)
Total Funds Available:				\$46,060.65
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
25-15	Jan-15	Grand Forks Figure Skating Club	Ice Rental, Coaches fees & wages	\$ 1,000.00
25-15		City of Grand Forks	Family Day Event	\$ 500.00
25-15		Boundary Country Chamber of Commerce	Business Community initiatives	\$ 2,500.00
25-15		BC Senior Games - Zone 6	Senior Games in North Vancouver	\$ 400.00
100-15	Feb-15	G.F. Secondary School	Agriculture Scholarship - Sargeant	\$ 1,000.00
191-15	Apr-15	Boundary Multi-4 H Club	Membership for hardship families	\$ 1,000.00
191-15		Boundary Invasive Species Society	Aquatic Invasive species inventory	\$ 1,000.00
191-15		Boundary Youth Soccer Association	Equipment & materials	\$ 500.00
191-15		Grand Forks & District Fall Fair Society	Assist with 105th year Agriculture Fair	\$ 2,500.00
191-15		Grand Forks Flying Association	Insurance for club courtesy car	\$ 2,000.00
191-15		G.F. Curling Seniors Mixed Team	Travel for Zone 1 BC Masters	\$ 200.00
272-15	Jun-15	G.F. Curling Club	150 Place Settings & Flatware	\$ 2,000.00
322-15	Jul-15	G.F. Warshed Coalition	Health & Fire Risks of Smart meters	\$ 800.00
322-15		Granby Wilderness Society	Slope stabilization SION Cemetery	\$ 5,000.00
322-15		Special Olympics/Grand Forks	Travel for Nationals	\$ 500.00

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
		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	Purchase 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
			Environmentally friendly mosquito control program	
191-15	Apr-15	Big White Tourism Society		\$ 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
272-15	Jun-15	Discover Rock Creek	community visioning session	\$ 300.00
			attendance at Okanagan Social Enterprise Day of Learning	
272-15		Discover Rock Creek		\$ 100.00
272-15		Beaverdell Recreation Commission	update children's books at library	\$ 500.00
272-15		Kettle River Museum	hire staff for summer months	\$ 1,500.00
322-15	Jul-15	Boundary Invasive Species Society	completion of aquatic invasive species	\$ 1,000.00
322-15		Christina Gateway CDA	Facilitating meeting with Area E	\$ 159.27
349-15	Aug-15	Discover Rock Creek	installation of electric charging station	\$ 1,892.06
349-15		Selkirk College - Grand Forks	Not for Profit workshop costs	\$ 1,000.00
Total				\$ 50,030.60
Balance Remaining				\$ 33,449.38

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02/09/2015

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 2, 2015**

**ELECTORAL AREA 'A'**

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

Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	96,854.94
Allocation to Dec 31, 2008	Received		46,451.80
Allocation to Dec 31, 2009	Received		91,051.00
Allocation to Dec 31, 2010	Received		89,796.00
Allocation to Dec 31, 2011	Received		89,788.04
Allocation to Dec 31, 2012	Received		87,202.80
Allocation to Dec 31, 2013	Received		87,167.87
Allocation to Dec 31, 2014	Received		84,868.70
Allocation to Dec 31, 2015			83,549.19

TOTAL AVAILABLE FOR PROJECTS

\$ 756,730.34

Expenditures:

Approved Projects:

2009	Columbia Gardens Water Upgrade	Completed	\$	250,000.00
2011	South Columbia SAR Hall	Completed		2,665.60
281-13	BV Family Park - Solar Hot Water	Funded		16,684.00
	BV Family Park - Solar Hot Water	Pending or Committed		11,316.00
451-13	Beaver Valley Arena - Lighting	Funded		69,000.00
26-14	LWMP Stage II Planning Process	Funded		805.88
		Pending or Committed		
17-15	Beaver Creek Park - Band Shell/Arbour	Committed		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
September 2, 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
	Genelle Imp. District - Water Reservoir	Pending or	
		Committed	31,250.00
263-14	Oasis Imp. District - Water Well	Completed	34,918.00
	Castlegar Nordic Ski Club (Paulson Cross	Pending or	
251-15	Country Ski Trail Upgrade)	Committed	10,000.00
	Black Jack Cross Country Ski Club Society		
252-15	(Snow Cat)	Funded	7,500.00
	Black Jack Cross Country Ski Club Society	Pending or	
	(Snow Cat)	Committed	2,500.00
	Rivervale Water & Streetlighting Utility (LED	Pending or	
253-15	Streetlights)	Committed	14,417.00
		Pending or	
254-15	Rivervale Oasis Sewer Utility (Flow Meters)	Committed	90,000.00

TOTAL SPENT OR COMMITTED

\$ 490,007.67

TOTAL REMAINING

\$ 64,281.49

02/09/2015

Gas Tax Agreement EA Committee.xls

Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 2, 2015



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
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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
2015	Kettle River Watershed Project	Funded		645.80
	Kettle River Watershed Study	Pending or Committed		845.57
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00
2011	Solar Aquatic System Upgrades	Completed		7,325.97
418-13	Christina Lake Chamber of Commerce (Living Arts Centre Sedum/Moss Planting Medium)	Funded		20,697.00
106-14	Christina Gateway Community Development Association	Funded		20,000.00
264-14	Christina Lake Solar Aquatic System Upgrades	Funded		3,239.29
	Christina Lake Solar Aquatic System Upgrades	Pending or Committed		1,760.71
16-15	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Funded		32,072.33
	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Pending or Committed		10,690.78
18-15	CL Elementary Parent Advisory Council - Hulitan/Outdoor Classroom	Funded		27,660.00
	CL Elementary Parent Advisory Council - Hulitan/Outdoor Classroom	Pending or Committed		9,220.00
256-15	Christina Lake Recreation Commission (Pickle Ball & Pump Bike Park)	Pending or Committed		70,280.00

TOTAL SPENT OR COMMITTED	\$	404,946.08
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TOTAL REMAINING	\$	152,137.81
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**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 2, 2015**

**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
2015	Kettle River Watershed Study	Funded	3,728.01
	Kettle River Watershed Study	Pending or Committed	4,881.34
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00
		Pending or Committed	
2010	Boundary Museum Society - Phase 1	Completed	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

02/09/2015

Gas Tax Agreement EA Committee.xls

Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 2, 2015



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	
2015	Kettle River Watershed Study	Funded		5,195.72	
	Kettle River Watershed Study	Pending or Committed		6,803.15	
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)	Funded		4,500.00	
	Greenwood Heritage Society (Zee Brick Replacement)	Pending or Committed		1,500.00	
222-15	Big White Chamber of Commerce (Tourist Trails Information Sign)	Funded		2,085.70	
	Big White Chamber of Commerce (Tourist Trails Information Sign)	Pending or Committed		695.23	
255-15	Rock Creek & Boundary Fair Association (Irrigation Upgrades)	Funded		15,650.17	
	Rock Creek & Boundary Fair Association (Irrigation Upgrades)	Pending or Committed		5,216.72	
341-15	Greenwood Heritage Society (Install 2 Electric Car Charging Stations)	Pending or Committed		2,527.56	
342-15	Kettle River Museum (Install 2 Electric Car Charging Stations)	Pending or Committed		2,897.48	
343-15	Trails to the Boundary Society (Trans-Canada Trail Between Mcculloch and Eholt)	Pending or Committed		29,574.09	

TOTAL SPENT OR COMMITTED

\$ 514,974.51

TOTAL REMAINING

\$ 315,968.05