

Electoral Area Services

Thursday, November 12, 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) November 12, 2015

Recommendation: That the November 12, 2015 Electoral Area Services Agenda be adopted.

3. MINUTES

A) October 22, 2015 Electoral Area Services Minutes

Recommendation: That the October 22, 2015 Electoral Area Services Minutes be received.

[Minutes-Electoral Area Services - 22 Oct 2015.Pdf](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

A) **A Memorandum of Action Items and their status**

Recommendation: That the Memorandum of Action Items be received.

[ToEndOfOctForNov2015](#)

6. NEW BUSINESS

A) **Terry and Barb Hein**

RE: Development Variance Permit

3145 1st Road, Electoral Area 'D'/Rural Grand Forks
RDKB File: D-700-03662.100

Recommendation: That the Development Variance Permit application submitted by Terry and Barb Hein, for the property legally described as Lot 1, Block 8, DL 700, Plan KAP38, SDYD, requesting a rear parcel line variance of 2.9m (from 7.5m to 4.6m) to construct an accessory building, be presented to the Board for consideration, with a recommendation of support.

[Hein DVP EAS](#)

B) **John Dedels and Michelle Boyd**

RE: Development Permit

Between West Lake Drive and Sunflower Road,
Electoral Area 'C'/Christina Lake
RDKB File: C-1021s-04547.045

Recommendation: That the staff report regarding the application for a Development Permit submitted by John Dedels and Michelle Boyd to construct a single family dwelling and accessory building with a secondary suite in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 9, Plan KAP 85268, DL 1021S, SDYD, be received.

[Dedels DP EAS](#)

C) **Waneta Expansion General Partner**

**RE: Ministry of Transportation and Infrastructure
Subdivision**

9120 Highway 22A, Electoral Area 'A'
RDKB File: A-205A-00941.000

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described as Lot 6A, DL 205A, Plan NEP800, KD, Except plan 15510, in Electoral Area 'A', be received.

[ColumbiaPowerCorp EAS](#)

D) **Jarrett Mason & Megan Wilson**

RE: Ministry of Transportation and Infrastructure Subdivision

330 Mill Road, Electoral Area 'A'

RDKB File: A-1236-05428.100

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described as Lot 240, DL 1236, Plan NEP785B, KD, Except Plan 17157, in Electoral Area 'A', east of Fruitvale, be received.

[Mason EAS](#)

E) **Pow Samnah Property Inc.**

RE: Ministry of Transportation and Infrastructure Subdivision

Richie Road, near Highway 3B,

Electoral Area 'B'/Lower Columbia-Old Glory

RDKB File: B-Twp28-10968.200

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, an interior lot line adjustment, of the parcels legally described as Lot 2, Lot 3 and Lot 4 Township 28, KD, Plan EPP25686, located in the Black Jack region of Electoral Area 'B'/ Lower Columbia-Old Glory, be received.

[Pow Samnah Sub EAS](#)

F) **Dwight Wilson**
RE: Ministry of Transportation and Infrastructure
Subdivision

3390 East Lake Drive, Electoral Area 'C'/Christina Lake
RDKB File: C-2104-05065.040/.050

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, an interior lot line adjustment, on the parcels legally described as Lot 4, DL 2104, KAP33473, SDYD and Lot 5, DL 2104, KAP33473, SDYD, Electoral Area 'C'/Christina Lake, be received.

[Wilson EAS](#)

G) **APC Guide & Agenda/Minute Templates**

Recommendation: That the staff report regarding the draft revised Advisory Planning Commission Guidelines and draft agenda and minute templates be received.

[2015-11-13-Draft-Revised-Guide](#)

H) **Gas Tax Application**
RE: LED Lighting Project - Grand Forks Arena

Recommendation: That the Electoral Area Services Committee recommends to the Regional District Board of Directors to support the \$40,000 Gas Tax Grant Application for the supply and installation of the 2015 LED Light project at the Jack Goddard Memorial Arena in Grand Forks.

[Gas Tax Application GF Arena Lighting Upgrade 2014 2015](#)

I) **Grant in Aid Report**

Recommendation: That the Grant in Aid report be received.

[2015 Grant in Aid](#)

J) **Gas Tax Report**

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, October 22, 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 & Development
Goran Denkovski, Manager of Infrastructure and Sustainability
Lori King, Recording Secretary

1. CALL TO ORDER

Chair Worley called the meeting to order at 5:03 p.m.

2. ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

October 22, 2015

There were two changes to the order of the agenda:

6A - Christina Lake Seniors Housing Society: OCP/Zoning Bylaw Amendment was moved to follow the Delegation presentation.

6E - RDEK Proposal to Develop a Business Case for a Shared Agricultural Liaison Officer Position was moved to follow the Christina Lake Seniors Housing Society OCP/Zoning Bylaw Amendment.

Moved: Director McGregor

Seconded: Director Russell

That the October 22, 2015 Electoral Area Services Agenda be adopted as amended.

October 22, 2015

Page 1 of 7

Carried.

3. MINUTES

October 22, 2015

Moved: Director McGregor

Seconded: Director Grieve

That the October 22, 2015 Electoral Area Services Minutes be received.

Carried.

4. DELEGATIONS

Christina Lake Seniors Housing Society

In attendance for the Christina Lake Seniors Housing Society were:

Kathy O'Malley, President

Sandy Mark, Secretary

Liz Stewart, Board Member

Pat Walker, Board Member

On behalf of the Society, Kathy O'Malley made the presentation to the Electoral Area Services Committee which included:

- A brief history of the previous proposal in 2009,
- New proposal has a smaller footprint,
- A map of the new proposed property and drawings of the proposed building,
- Rental apartment building for seniors, run by the non-profit, Christina Lake Seniors Housing Society,
- Affordable studio, one and two bedroom apartments,
- Built into the slope of the property,
- View from Kimura Road looks like a one story building,
- Possibility of incorporating a child care into the facility, which would allow for integration of generations, and a possibility of including a Wellness Centre,
- Native plants used in landscaping,
- Connect to the Christina Lake Living Arts Centre sewage disposal system and the Christina Waterworks District,

NEW BUSINESS ITEMS MOVED TO FRONT OF AGENDA

6.A) Christina Lake Seniors Housing Society

RE: OCP/Zoning Bylaw Amendment

Page 2 of 7

Electoral Area Services

October 22, 2015

Southeast corner of Christina Lake Community Park
Electoral Area 'C'/Christina Lake
RDKB File: C-498-02994.015 TEMP

Moved: Director McGregor

Seconded: Director Grieve

That the application from the Christina Lake Seniors Housing Society to amend the Area 'C' Official Community Plan and Area 'C' Zoning Bylaw to re-designate and rezone the area legally described as That part of DL 498, SDYD, except (1) part 6.29 acres shown as Columbia and Western Railway R/W on Plan attached to parcels Book Vol. 4, FOL 433, (2) Plans 2710, 13142, 13192, 29837, 37989, 38106, KAP45806, KAP45822, KAP46580, KAP60519 and KAP79304, and containing 1.2 ha, more or less, be supported.

AND FURTHER that staff be directed to draft amendment OCP and zoning bylaws for presentation to the Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed Official Community Plan and zoning bylaw amendments.

Carried.

6.E) RDEK Proposal to Develop a Business Case for a Shared Agricultural Liaison Officer Position

Staff Report from Mark Andison, General Manager, Operations / Deputy CAO outlining a proposal received from the Regional District of East Kootenay to participate in developing a business case for a shared agricultural liaison officer between the RDKB, RDCK, and RDEK.

Mark Andison reviewed the report.

Discussions included:

Director Russell-likes the idea and believes that this model is viable.

Director Gee-supports this potentially positive initiative for the Boundary and the opportunity to work with the CBT. Interested in how it will work in the remote communities.

Director McGregor-Agriculture will work very well in this joint proposal. Interested in how the breakdown will work and how many communities will be involved in the three regions.

Moved: Director Russell

Seconded: Director McGregor

That Regional District of Kootenay Boundary staff be authorized to work with staff from the Regional District of East Kootenay, Regional District of Central Kootenay, and the Columbia Basin Trust to assist with the development of a proposal for a shared Agricultural Liaison Officer for the three regional districts.

Carried.

5. UNFINISHED BUSINESS

A. Financial Concession - Waive Building Permit Fees

Referred from the Sept. 17th PEP Committee Meeting

Mark Andison reviewed this item to those present.

Director Gee believed that the waived Building Permit fees are negligible at this time. There is a Habitat for Humanity home currently being built.

B. A Memorandum of Action Items and their status

Director Gee inquired when the Mt. Baldy Public Hearing was going to take place and Donna Dean answered that the date in November would be set in the next few days.

A small discussion was held on the Regional Food Policy.

Moved: Director Grieve

Seconded: Director McGregor

That the Memorandum of Action Items be received.

Carried.

C. Gas Tax Forms

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

Goran Denkovski, spoke on the revised annual report forms.

- Administration reporting has been cut back from 10 years to 5 years.
- The Gas Tax Committee treats every application separately, send applications to Goran first.
- Two of the forms never existed and the current form had to be updated.
- This is a condensed form.
- Form can be used as a guide for the applications,
- Applicant's background package can be attached to the front of the form.

There were a few changes to the form discussed:

- First page - under Land Ownership, create a new box that's titled 'Other'.
- 'Regional District of Kootenay Boundary Gas Tax Annual Reporting for the year' page - under Broad Category: add Recreation and Building envelope,
- Remove 'Mandatory'.

Moved: Director Grieve

Seconded: Director Gee

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

Carried.

6. NEW BUSINESS

B. Mary and Michael Hoffman

RE: Development Variance Permit

725 Feathertop Way, Big White Ski Resort

RDKB File: BW-4222-07500.690

Donna Dean reviewed the background for the application and the details for the requested variances.

Moved: Director Grieve

Seconded: Director McGregor

That the Development Variance Permit application for Mary and Michael Hoffman, submitted by their agent, Andrea Van Neikerk of Eidos Architecture Inc., to allow a variance to the rear parcel line where adjacent to a publicly owned ski trail of 0.29m from 2m to 1.71m and a siting exception variance of 0.22m from 0.6m to 0.82m to allow for roof overhangs of a single family dwelling on the property legally described as Strata Lot 18, 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 presented to the Board for consideration, with a recommendation of support.

Carried.

C. Zellstoff Celgar Ltd.

RE: Development Permit Amendment

9155 Station Road, Electoral Area 'A'

RDKB File: A-205A-00935.050

Donna Dean reviewed the application.

Moved: Director Grieve

Seconded: Director McGregor

That the staff report submitted by Zellstoff Celgar Limited Partnership for a Development Permit Amendment for the parcel legally described as Lot 6B, Twp 7A, DL 205A, DL 205B, Section 20 & 29, KD, PLAN 800, be received.

Carried.

D. Ronald Bell & Robert Faickney

RE: MOTI Subdivision

1500 Neimi Road, Electoral Area 'C'/Christina lake

RDKB File: C-317-02536.570

Donna Dean reviewed the referral.

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, which would dissolve Lot 27 legally described as Strata Lot 27, DL 317, KAS1647, SDYD and through a boundary adjustment add the additional area to Strata Lots 29 through 30, DL 317, KAS1647, SDYD, located at 1500 Neimi Road, Electoral Area 'C'/Christina Lake, be received.

Carried.

F. BC Building Act Implications

A Staff Report from Mark Andison, General Manager, Operations / Deputy CAO outlining the implications of the new *BC Building Act* for the RDKB.

Mark Andison reviewed the report and said the two big issues that affect the RDKB:

1. Competency requirements for Building Officials
 - Of what they can inspect
2. Consistency - Provincial wide. He discussed how the New Building Act affects the Sprinkler Control Bylaw.

Moved: Director McGregor

Seconded: Director Gee

That the staff report from Mark Andison, General Manager, Operations / Deputy CAO outlining the implications of the new *BC Building Act* for the RDKB be received.

Carried.

G. Grant in Aid Update

Moved: Director Gee

Seconded: Director McGregor

That the Grant in Aid report be received.

Carried.

F. Gas Tax Update

Moved: Director Grieve

Seconded: Director McGregor

That the Gas Tax report be received.

Carried.

I. 2016 FireSmart Grant Program

A Staff Report from Mark Andison, General Manager, Operations / Deputy CAO regarding the 2016 FireSmart Grant Program eligibility criteria.

Mark Andison reviewed his staff report.

Director Gee inquired if a group out there put together a plan, would they forward it to the next Electoral Area Services meeting and the answer was they would do it before the November meeting.

Moved: Director McGregor

Seconded: Director Gee

That the report regarding the 2016 FireSmart Grant Program application eligibility criteria from Mark Andison, General Manager, Operations / Deputy CAO be received.

Carried.

LATE (EMERGENT) ITEMS

There were no late (emergent) items.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

There was no discussion.

CLOSED (IN CAMERA) SESSION

There was no closed (in camera) meeting.

ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 6:07 p.m.

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

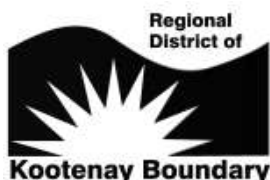
Action Items Arising from Electoral Area Services Committee Direction (Task List)

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
Nov. 13/14	Kettle River Watershed Plan	Staff to provide updates by Nov. 2015 if additional gas tax funds are required	IP
Mar.12/15	Building Inspection Service	Staff to research options (increase in fees/decrease in expenses); articulate a plan for 2016	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
	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	

Tasks from Electoral Area Services Committee Meeting October 22, 2015

Date	Item/Issue	Actions Required/Taken	Status – C / IP
Oct. 22/15	Christina Lake Senior's Housing OCP/Zoning	Bylaws sent to Board for 1 st /2 nd reading, set up public hearing	C
	Agricultural Liaison Officer position	Staff to work with RDCK and RDEK to assist with proposal development	IP
	Hoffman, DVP, Big White	Send recommendation to Board for approval	IP



Electoral Area Services Committee Staff Report

Prepared for meeting of November 2015

Development Variance Permit			
Owner: Terry and Barb Hein		File No: D-700-03662.100	
Location: 3145 1st Road, Electoral Area 'D'/Rural Grand Forks			
Legal Description: Lot 1, Block 8, Plan KAP38, DL 700, SDYD		Area: 0.73 acres (2954 m ²)	
OCP Designation: Estate Lot Residential	Zoning: Estate Lot Residential 3 (R3)	ALR status: No	DP Area: No
Contact Information: Terry and Barb Hein 3145 1st Road RR 2 Grand Forks, BC, V0H 1H2 250.442.0550 suncountry97@shaw.ca			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Terry and Barb Hein have applied for a Development Variance Permit to construct an accessory building for storage on their residential property in Area 'D'/Rural Grand Forks. They seek a rear parcel line variance of 2.9 meters (from 7.5m to 4.6m).

HISTORY / BACKGROUND FACTORS

The subject property is located at 3145 1st Road (*see Site Location Map; Applicant's Submission; Site Photos*). The property is designated 'Estate Lot Residential' in the Electoral Area 'D'/Rural Grand Forks Official Community Plan and zoned 'Estate Lot Residential 3' (R3) in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw.

On the property there is a single family dwelling fronting 1st Road, and a detached garage in the northeast corner.

PROPOSAL

The applicants propose to construct an accessory building on the northwest corner of their property for indoor storage. The proposed accessory building is 16 ft x 12 ft (4.9m x 3.7m) To site the proposed building where the applicants would like will require a Development Variance Permit. The accessory building will meet the required 3.5 m setback from an interior side parcel line siting it at 3.6 meters. To site the building where the applicants would like will require a Development Variance Permit to modify the setback from the rear parcel line. The variance requested is;

- Rear parcel line variance of 2.9m (from 7.5m to 4.6m).

IMPLICATIONS

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

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

The applicants have underground irrigation which would have to be modified if they were to place the building 7.5m from the rear lot line. The applicants also have landscaping of both gravel and grass. If the variance was approved they would be able to use the existing gravel pad to place the accessory building as opposed to the grassy area of their yard which they would prefer to leave intact.

The applicants suggests the addition will be an improvement to the development as it would be an aesthetically pleasing new structure on their property and would provide additional storage to keep things orderly and tidy.

The applicant further suggests the development will not have adverse impacts on neighbouring properties or obstruct views. The subject property has screening around the perimeter of the yard. The applicants also noted the adjoining 3 properties already have accessory buildings in this corner of their respective lots.

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

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission support the application for the Development Variance Permit.

RECOMMENDATION

That the Development Variance Permit application submitted by Terry and Barb Hein, for the property legally described as Lot 1, Block 8, DL 700, Plan KAP38, SDYD, requesting a rear parcel line variance of 2.9m (from 7.5m to 4.6m) to construct an accessory building, be presented to the Board for consideration, with a recommendation of support.

ATTACHMENTS

Site Location Map

Applicant's Submission

Site Photos



2015/10/20

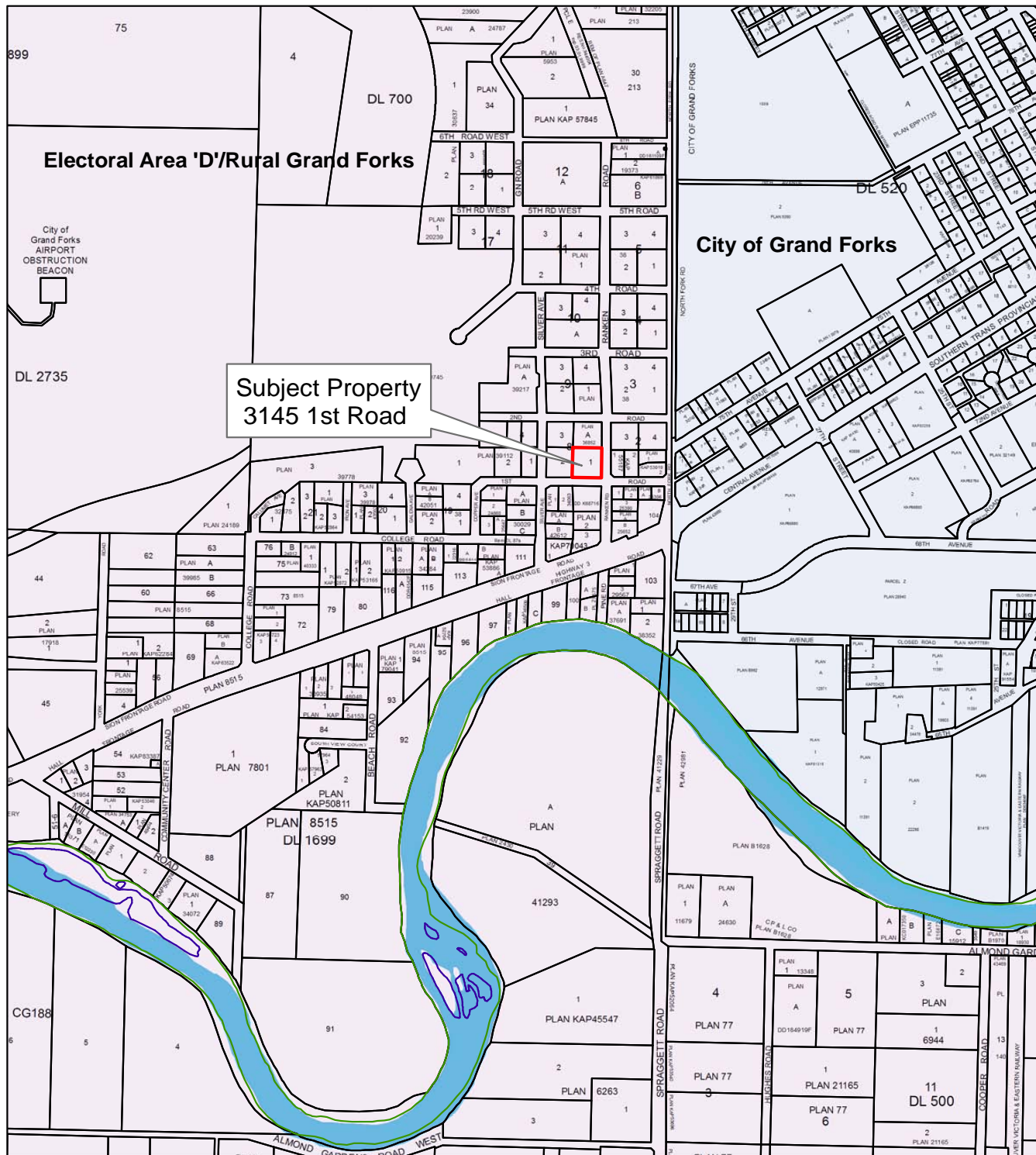
Site Location Map

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Meters



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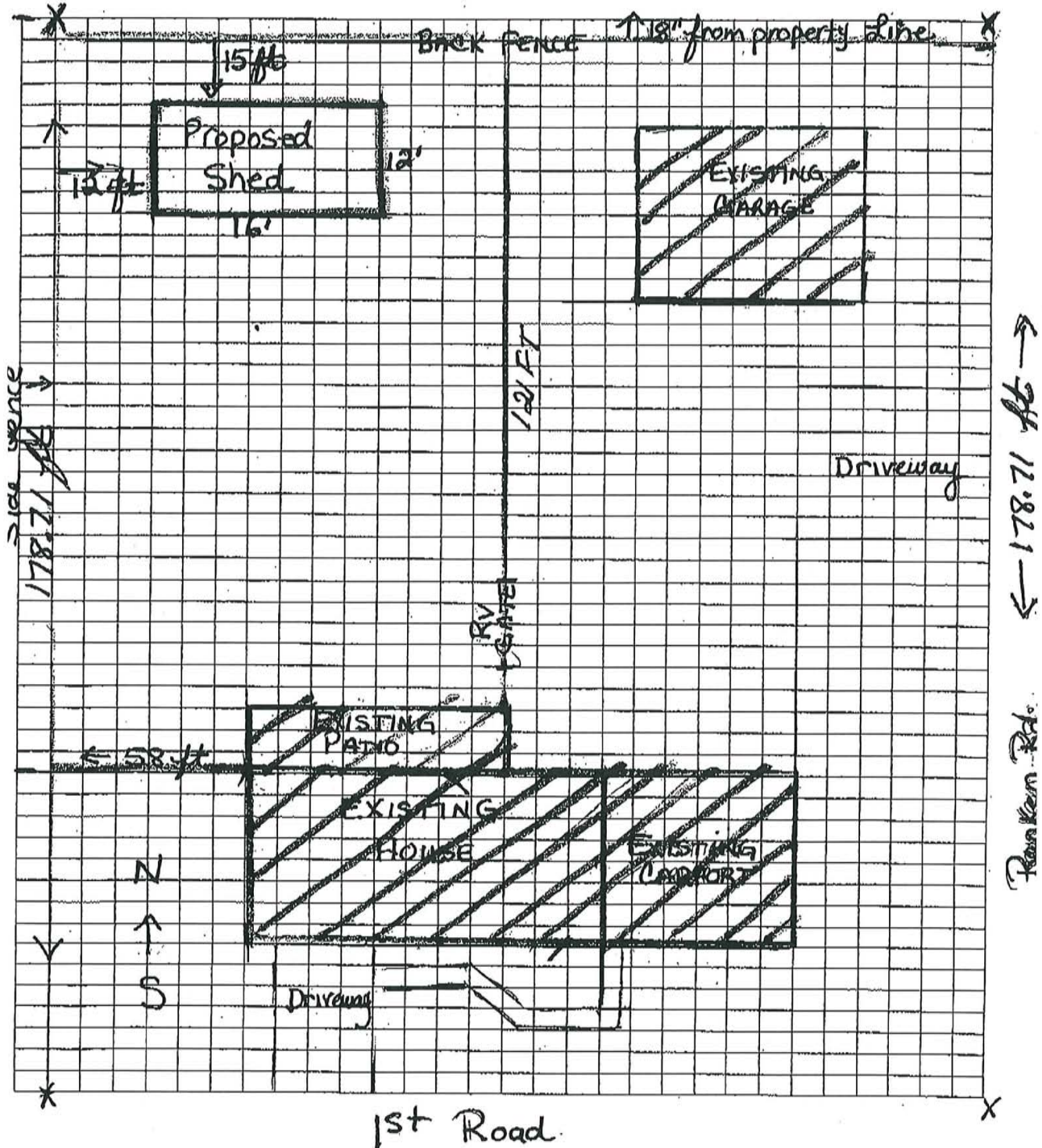
SUN COUNTRY VENTURES

PAGE 04/04

Pg 4 of 4

BUILDING SITE PLAN

1. Draw proposed location of home or building on space provided below, and show distances to all PROPERTY LINES. Also, show north arrow.
2. Show location of street access and names of streets.
3. Show location and distances of any water courses.



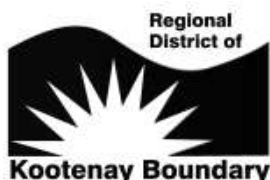
Site Photos



Northwest corner of the property facing west



Northwest corner of the property facing north



Electoral Area Services Committee Staff Report

Prepared for meeting of November 2015

Development Permit						
Owners: John Dedels and Michelle Boyd		File No: C-1021s-04547.045				
Location: Between West Lake Drive and Sunflower Road, Christina Lake, Electoral Area 'C'/Christina Lake						
Legal Description: Lot 9, Plan KAP 85268, DL 1021S, SDYD		Area: 1.76 acres (7122m ²)				
OCP Designation: Waterfront Residential Natural Resource	Zoning: Waterfront Residential 2 (R2) Natural Resource 1 (NR1)	ALR status: No	DP Area: Waterfront Environmentally Sensitive			
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top; padding: 5px;"> Contact Information: John Dedels Box 174 Christina Lake, BC V0H 1E0 250.442.7452 jdedels@horizontmg.com </td> <td style="width: 33%; vertical-align: top; padding: 5px;"> Brent Dennis, P.Eng BWD Engineering Inc. 15822-106A Avenue Surrey, BC V4N 1K7 604.789.2204 Brent.dennis@bwdeng.ca </td> <td style="width: 33%; vertical-align: top; padding: 5px;"> Bryer Manwell, M. Sc., P. Eng. Western Waster Associates Ltd 106-5145 26th Street Vernon, BC V1T 8G4 250.541.1031 </td> </tr> </table>				Contact Information: John Dedels Box 174 Christina Lake, BC V0H 1E0 250.442.7452 jdedels@horizontmg.com	Brent Dennis, P.Eng BWD Engineering Inc. 15822-106A Avenue Surrey, BC V4N 1K7 604.789.2204 Brent.dennis@bwdeng.ca	Bryer Manwell, M. Sc., P. Eng. Western Waster Associates Ltd 106-5145 26th Street Vernon, BC V1T 8G4 250.541.1031
Contact Information: John Dedels Box 174 Christina Lake, BC V0H 1E0 250.442.7452 jdedels@horizontmg.com	Brent Dennis, P.Eng BWD Engineering Inc. 15822-106A Avenue Surrey, BC V4N 1K7 604.789.2204 Brent.dennis@bwdeng.ca	Bryer Manwell, M. Sc., P. Eng. Western Waster Associates Ltd 106-5145 26th Street Vernon, BC V1T 8G4 250.541.1031				
Report Prepared by: Carly Rimell, Planner						

ISSUE INTRODUCTION

John Dedels and Michelle Boyd have applied for a Development Permit to construct a 3 bedroom single family dwelling and an accessory building which will be composed of a 2 bedroom secondary suite and a garage on this residential property off West Lake Drive and Sunflower Road at 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 'Rural Resource' in the Electoral Area 'C'/Christina Lake OCP Bylaw No. 1250 and split zoned 'Waterfront Residential 2' (R2) and 'Natural Resource 1' (NR1) in the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300.

This 0.7 ha (1.76 acre) parcel is split by both Sunflower Road and West Lake Drive, and in effect, is separated into 3 distinct sections. A portion of the parcel is above Sunflower Road, another part between Sunflower Road and West Lake Drive (where the proposed development would be), and a small, undevelopable portion between West Lake Drive and Christina Lake. The lots to the north and south of this parcel are currently undeveloped forested lands although the parcel to the south has a drilled ground water well on the property.

Additionally, there are several rights-of-way and easements affecting the parcel, as well as covenants on title which impact the areas for development. Not all of them affect this development proposal. The applicable restrictions are discussed more below.

PROPOSAL

The parcel is currently undeveloped. The applicant proposes to construct a 3 bedroom, 242m² (3,686 ft²) single family dwelling and an accessory building with a 2 bedroom secondary suite and garage (*see Applicant's Submission*).

They propose installing a Type 2 in-mound Eljen GSF system with a pressure (demand dose) distribution system. As it will be within 100m of Christina Lake, a Development Permit is required. The Development Permit process requires the submission of a report prepared by a qualified professional that demonstrates that the proposed sewage disposal system does not pose a significant risk to health or the receiving environment.

The single family dwelling, secondary suite and sewage disposal system would be located between Sunflower Road and Westlake Drive.

IMPLICATIONS

This section of the report has been divided into three subsections: proposed sewage disposal system, water quality, and covenants on title.

Proposed Sewage Disposal System

A professional report, composed by Bryer Manwell, concludes that the proposed Type 2 in-mound Eljen GSF system with a pressure (demand dose) distribution system does not pose a significant risk to health or the receiving environment (*see Report by Western Water Associates Ltd., October 2015*). The proposed system, which would be located in the north east portion of the parcel, would be more than 30m from any well and 55m from Christina Lake thereby meeting the minimum required horizontal separation distances in the Province's Sewerage System Standard Practices Manual

(Version 3). The report suggests incorporating drainage diversion above the dispersal field to prevent overland flow of sewage effluent.

The wastewater treatment system was designed by Brent Dennis, P.Eng, of BWD Engineering Inc. (*see Report by BWD Engineering Inc., October 2015*). The BWD Engineering Report demonstrates the proposed system would comply with the Sewerage System Standard Practice Manual Version 3, which requires a;

- 3 bedroom home have a daily design flow (DDF) of 1,300 litres per day and;
- 2 bedroom home (accessory building with secondary suite) have a daily design flow of 1,000 litres per day.
- Total DDF required 2,300 litres per day which been accounted for in the design

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

Water Quality

Part of the review process by Western Water Associates Ltd. (WWAL) included collection and analysis of water samples to document baseline water quality at the site prior to installation of the proposed septic system. Of particular concern was the sample from the on-site well, which resulted in an overgrown culture for total coliform and E.Coli. The report suggests water quality should be re-assessed by the home owner following installation of a water treatment system to ensure effectiveness. Furthermore, the report recommends monitoring the well water quality once annually to ensure the well water is potable during operation. WWAL also recommends the RDKB strongly consider installation of a community wastewater treatment facility to reduce the overall cumulative impact from operation of onsite wastewater near the lake.

Covenants on Title

As noted, this parcel, as with all the properties in this subdivision, has several covenants on title. The two which may impact development here are a setback for all development of 15 meters from Christina Lake, and a health covenant, which restricts development on the portion of the lot above the Sunflower Road Right of Way.

The proposed development satisfies the development setback. The covenant, in effect, restricts development between the Lake and West Lake Drive. This development is proposed for the portion of the parcel above West Lake Drive, well beyond 15 meters from the Lake.

The health covenant is not applicable to the present proposal. The covenant restricts development in the covenant area so a conventional sewage disposal system could be placed in that area if required. It does not restrict the owner from placing a sewage disposal system elsewhere on the parcel, as long as there is no other restriction. There is none in this case, other than the Development Permit requirements.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'C'/Christina Lake Advisory Planning Commission had no comments on this application.

ATTACHMENTS

Site Location Map

Applicants Submission

Western Water Associates Ltd., October 2015, Hydrogeological Review of a Planned On-Site Wastewater System

BWD Engineering Inc., October 2015, Onsite Wastewater System Construction Package

RECOMMENDATION

That the staff report regarding the application for a Development Permit submitted by John Dedels and Michelle Boyd to construct a single family dwelling and accessory building with a secondary suite in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 9, Plan KAP 85268, DL 1021S, SDYD, be received.



2015/09/08

Site Location Map

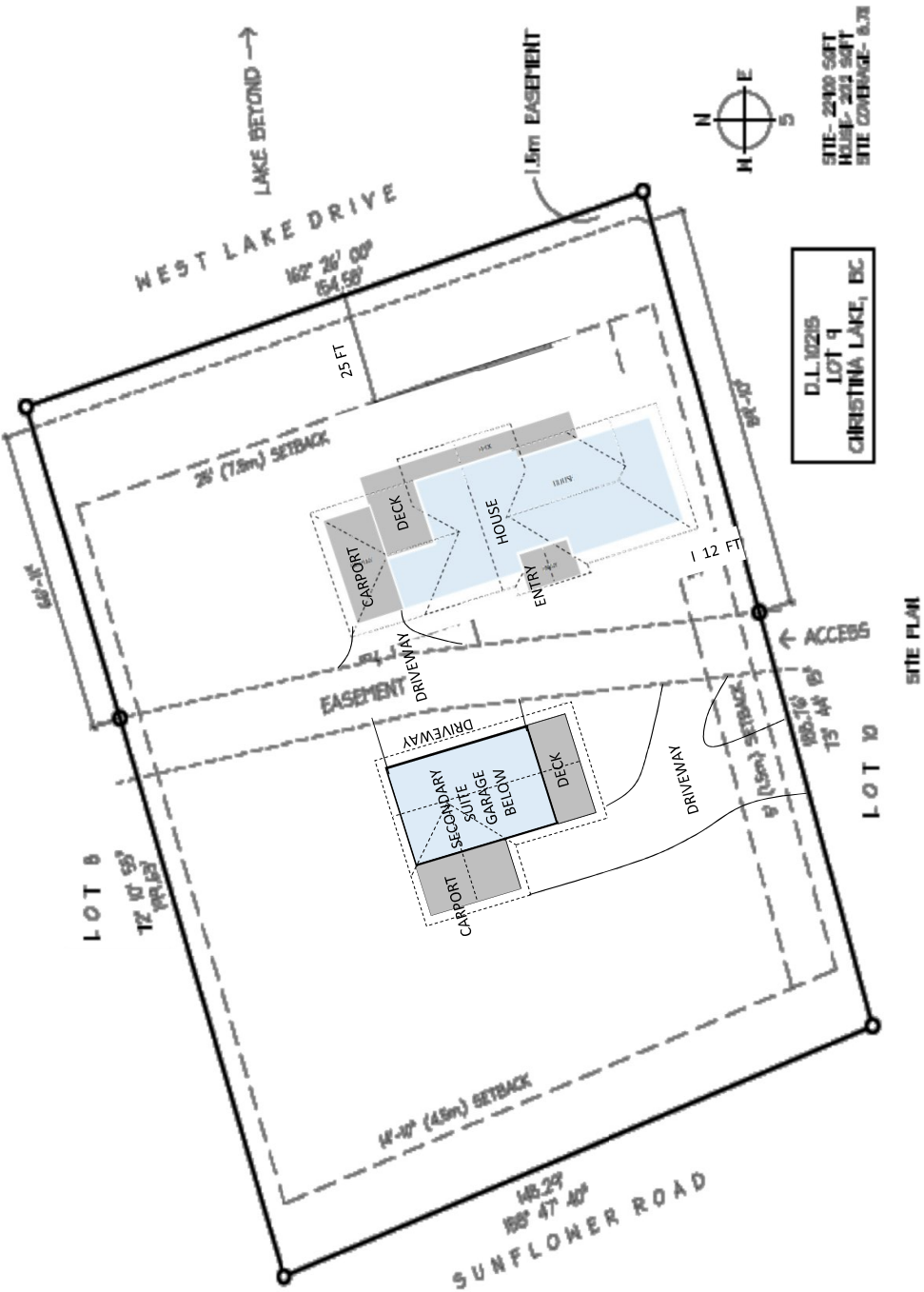
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Meters

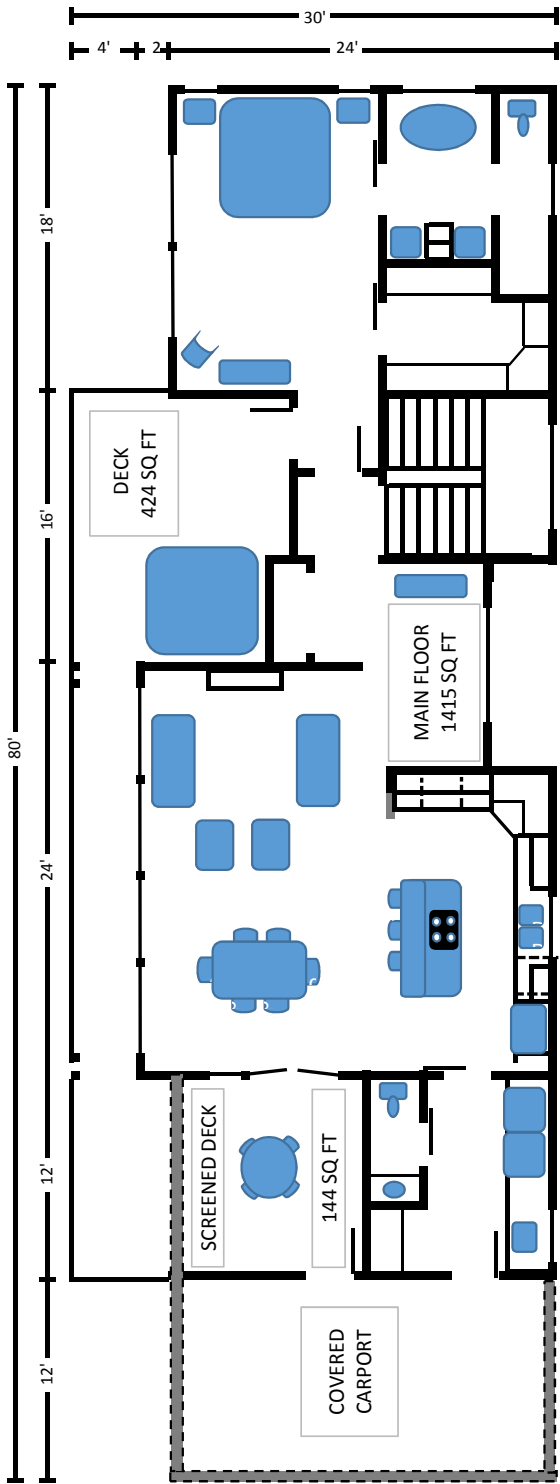


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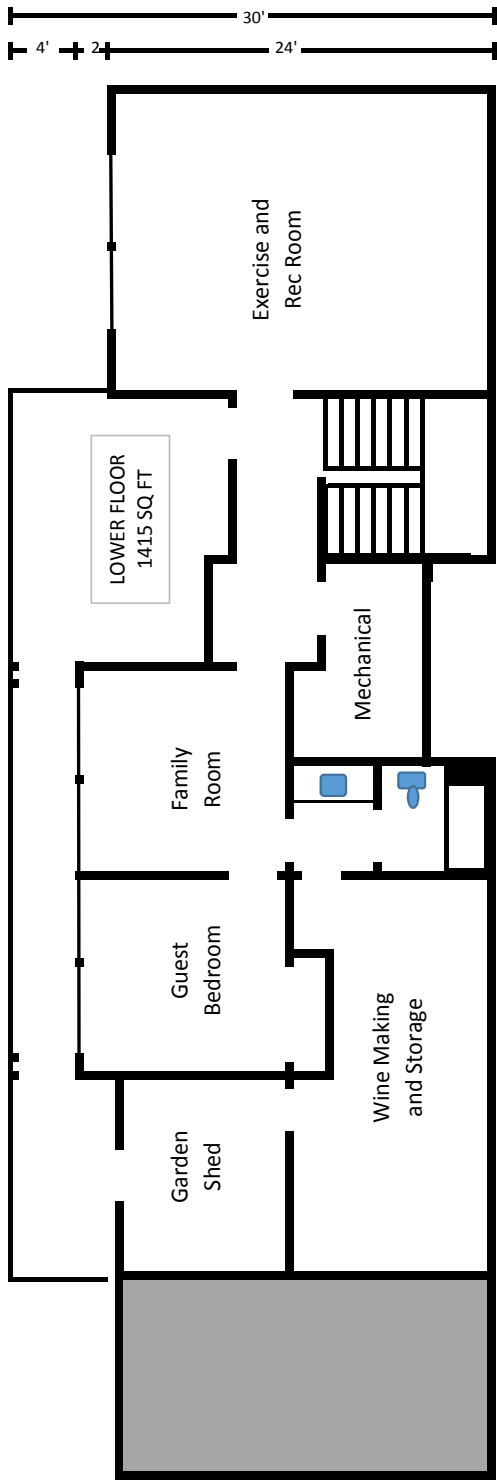
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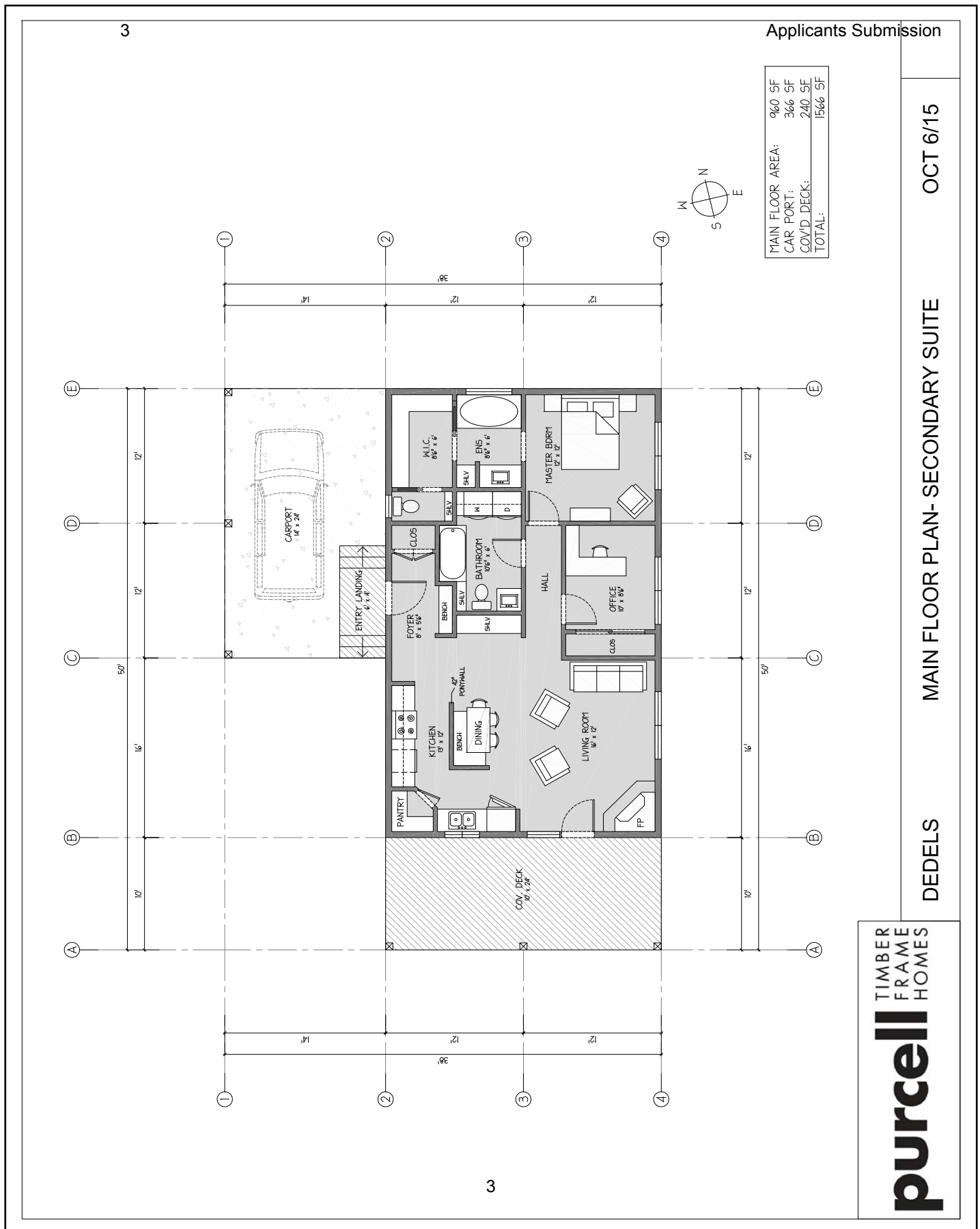
Applicants Submission



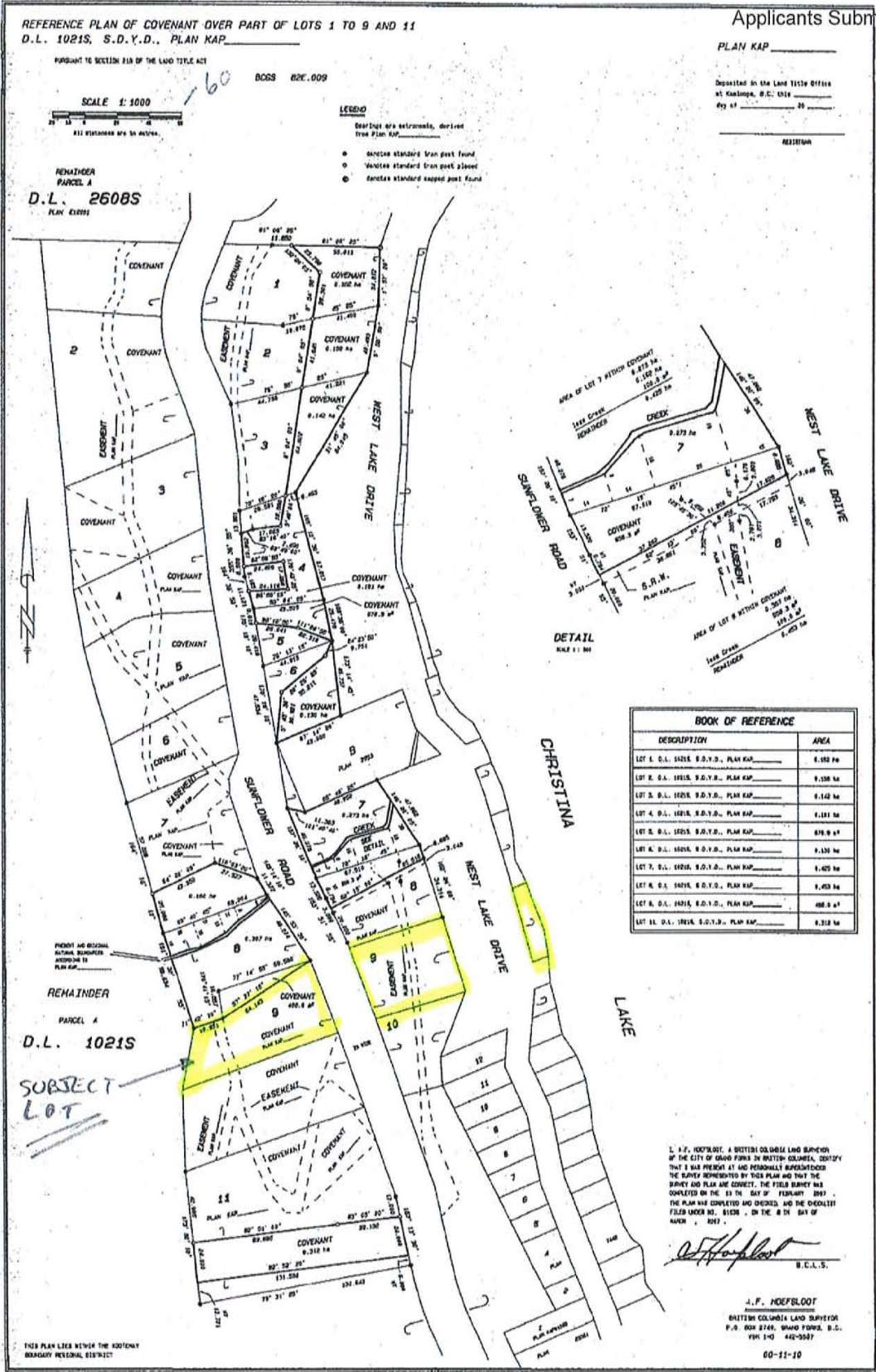
TOTAL SQUARE FOOTAGE	MAIN FLOOR	LOWER FLOOR	DECKS	CARPORT
3686	1415	1415	568	288

2











October 16, 2015

Project: I4-043-05

Mr. John Dedels
 Lot 9 Sunflower Road (Box 174)
 Christina Lake B.C., V0H 1E0

Via e-mail: jdedels@horizontmg.com

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

Dear Mr. Dedels:

Re: Hydrogeological Review of a Planned On-Site Wastewater System at Lot 9 Sunflower 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 Lot 9 Sunflower Road, Christina Lake, B.C. herein referred to as the "site". This assessment pertains to the construction of a new, private Type II 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 about 50 m from the high water mark of Christina Lake. The Legal address is as follows: Lot 9 Plan KAP85268, DL 1021S, Land District 54, SDYD, PID: 027-587-602 (Figure 1).

Project Understanding and Site Description

It is our understanding that Mr. Dedels wishes to construct a new residential dwelling at the site, which is to be serviced by an onsite wastewater system and dispersal field. At the time of the site visit the wastewater system was sized for a single 3 bedroom family residence. It is our understanding an amendment to the original sewerage system filing is to be made in such that the dispersal field may increase in size to accommodate a second structure, a garage with attached suite and separate septic tank. There are no future expansion plans beyond this.

The minimum daily design flow rate for the proposed new three bedroom dwelling with a suite is 1,700 litres/day. The proposed new system is a Type II In-Mound Geotextile Sand Filtration (GSF) septic system on the currently undeveloped lot. The proposed location of the new dispersal field is near the northwest corner of the lot (see amended site plan). The main sewerage line from the house is to be connected to a two chamber septic tank with an outlet filter. The secondary treatment is an Eljen In-Mound Type II – 10/10 combined treatment and dispersal system. The current system consists of a single row of Eljen GSF A-42 modules with pressure-demand dosing distribution to ensure effluent is properly treated prior to being released into the environment.

October 16, 2015
I4-043-05 Christina Lake Hydrogeological Review

2

The proposed domestic water supply at the site is a groundwater well, which is well over 30 m southwest and upgradient of the proposed dispersal field location. There are no other known wells within 30 m of the proposed septic field. Table 1 summarizes the Lot 9 Sunflower Road well information.

Table 1: Summary Information for Lot 9 Well

Well Plate Number (WPN)	Well Depth m (ft)	Depth to Water m btoc (ft btoc)	Well Lithology	Date of completion
WPN11071	79 (260)	14 (45)	Bedrock	June 2015

Note: btoc = below top of casing

The site is composed of three sections. An upper lot section located on the west side of Sunflower Road, a middle lot section located between Sunflower Road and West Lake Drive, and a lower lot section located on the east side of West Lake Drive along Christina Lake (see Figure 1). The upper section is located on a steeply sloping (~30% grade) hillside, and is undeveloped forested land. Currently, the middle section is largely undeveloped with the exception of a cleared area at the centre of the lot in the proposed location of the residential dwelling and dispersal field. The middle section slopes towards the east (~20% grade) with a range in elevation from 468 m above sea level (asl) on the east boundary to 489 m asl on the west boundary. The domestic groundwater supply well (WPN11071) is also located on the middle lot section. The lower lot section borders Christina Lake with a constructed storage shed, wood stairs and duel boat dock located near the centre of the lot. Both properties to the north and south are undeveloped forested land and the neighbour to the south has a drilled groundwater well on the property.

Key components of the RDKB 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 board's satisfaction, demonstrating the method of sewage treatment and disposal for the subject property is sufficient to avoid undue impacts on the quality of water in any adjoining lake or watercourse.

Site Geology

The site is situated on the west shore of Christina Lake within the Monashee Mountain Range. Bedrock in the area is igneous and metamorphic rock consisting of granodiorite, orthogneiss, sillimanite, paragneiss, schist, and amphibolite of the Grand Forks complex with its origin in the Eocene Epoch approximately 56 million years before present (Hoy and Jackaman, 2004). There is a small alluvial fan located approximately 500 m north of the property at the base of an incised valley at Spooner Creek. Sediments at the site indicating a lacustrine depositional environment were observed. Silty loam with some gravel and cobbles sediments to a depth of approximately 1.8 m (6 ft) were observed from test holes dug at the site and from field observations of surficial material. Watershed geology indicates a combination of shallow bedrock overlain by glaciofluvial, glaciolacustrine sediments with surficial till and colluvial deposits near the Christina Lake shoreline. No bedrock outcrops were observed on the middle or lower lot sections although shallow bedrock is believed to be present at the site.

October 16, 2015
I4-043-05 Christina Lake Hydrogeological Review

3

Hydrology and Hydrogeology

The nearest surface water body is Christina Lake located along the eastern edge of the lower lot boundary. Christina Lake is an average of 1.5 km wide and approximately 18 km long. Christina Lake has approximately 41 tributaries (LaCroix and McLean, 2005) and flows southward into Christina Creek finally discharging in to the Kettle River. Located on the adjacent property north of the site, is a small spring, which runs the length of the site and discharges into Christina Lake. Spooner Creek is located in an incised valley approximately 550 m north of the site near the north end of Sunflower Rd.

The Water Resources Atlas (WRA) does not indicate any provincially mapped bedrock or unconsolidated aquifers at the site. However, well logs in the area indicate a moderately productive (3-7 US gpm) bedrock aquifer located beneath and north of the site (MFLNRO, 2015). Provincially mapped sand and gravel aquifer 479 IIIB is located along the south end of Christina Lake approximately 1.4 km southeast of the site. This aquifer is reported to have moderate productivity, low demand, and moderate vulnerability to surface contamination.

Based on shallow bedrock, steep slope gradient, no evidence of mottling, and extent of the surficial deposits found at the site there does not appear to be a continuous unconsolidated aquifer at the site. Seasonally shallow groundwater was observed during the test pitting program at both locations at approximately 1.5 m below ground surface.

Groundwater at the site is likely to be found deeper, within the unmapped bedrock aquifer. The following section describes the conceptual model for groundwater flow beneath the site. We expect groundwater present beneath the site to originate from snowmelt and precipitation in the upland areas to the west. Groundwater flow from the upland likely infiltrates into the bedrock via fracture zones within the underlying bedrock. During freshet and the spring snow melt there is the possibility for overland flow and seasonally shallow groundwater within the overburden due to the steep ground surface gradient and moderately permeable soils.

Site Visit and Desktop Assessment

A site visit was conducted on October 8, 2015 by Morgan Jackson B.Sc. (VWWAL). The purpose of the 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 the proposed septic field location (Photo 1), locations of water wells and springs in the area, property boundaries, and the high water mark were recorded with a GPS. Water quality samples were taken to document baseline geochemistry at the site prior to the installation of the proposed septic system. The results of the water quality monitoring program are outlined in the water quality section of this letter report.

October 16, 2015
 I4-043-05 Christina Lake Hydrogeological Review

4



Photo 1: Location of proposed dispersal field near northeast corner, facing north.

There were no bedrock outcrops observed during the site visit. A steep, approximately 3 m, high bank running the length of the property along West Lake Drive was identified as a potential break-out point. The steep bank is composed of brownish grey silty loam and the bank slope is located approximately 30 m east of the proposed location of the dispersal field. No bedrock or confining clay layer was observed at or near the bank. It is likely that renovated effluent will continue in the subsurface rather than break-out at this location and therefore does not limit the location of where the effluent dispersal field can be installed.

During an independent site visit in July 2015 by Brent Dennis P.Eng., test pits were dug at two locations on the middle lot section of the site, one near the northeast corner and the other near the southeast corner (see the site plan for test pit locations). Both test pit soil logs indicate organics and loamy topsoil to about 0.3 m (1 ft) below ground surface (bgs). Silt loam was observed from 0.3 m (1 ft) to 1.5 m (5 ft) with a low permeable silty clay below to a depth of at least 1.8 m (6 ft). No bedrock was observed at either of the test pit sites and groundwater was observed at approximately 1.5 m (5 ft) bgs. Based on soils, design of the dispersal field, and distance from surface water and groundwater supply sources, the proposed location of the new dispersal field at the northeastern property boundary is acceptable.

From assessment of the site soils we estimate the soil hydraulic conductivity the native soils to be on the order of 10^{-5} to 10^{-6} m/s (silty loam). From this estimate of the saturated soil hydraulic conductivity, distance to the high water and the hydraulic gradient at the site we estimate travel time from the edge of the proposed effluent dispersal field through the subsurface to Christina Lake to be on the order of 200 days to 10 years. As was noted during the test pitting, a perched water table was observed at the site. Therefore, although the subsurface travel time is very low in the native soils; mounding with the potential for overland flow is possible at the site. With this in mind, incorporating drainage diversion above the field should be part of the overall wastewater system design.

October 16, 2015
I4-043-05 Christina Lake Hydrogeological Review

5

Water Quality Assessment

During the site visit, a comprehensive water quality sample was taken from the, as of yet, unused Lot 9 well (WPN 11071). Select septic indicator parameters were also sampled at four near-surface groundwater (hyporheic water) locations along the rocky shoreline (HZ1, HZ2, HZ3 and HZ4), see Figure 2 for sample locations. Christina Lake and the nearby spring were also sampled for select septic indicator parameters. Further, a surface water sample from the Christina Creek (at the Christina Lake outlet), and two more hyporheic zones (Christina Lake Provincial Park and Christina Creek) were sampled for select water quality parameters. The domestic water supply for the neighbouring property to the south is a drilled well over 70 m southeast of the proposed dispersal field location. The domestic water supply for the property to the north is unknown. Both neighbouring properties (north and south) are undeveloped and do not have currently operated on-site septic systems.

Field measured pH, electrical conductivity, temperature, and oxidation reduction potential (ORP) were recorded at all sampled locations. Samples were submitted in an iced cooler under chain of custody documentation to CARO Analytical Services (CARO) of Kelowna. Water quality results are provided in Table 2, below. The laboratory results are attached and Figure 2 shows hyporheic zone (HZ) sample locations sampled at the site.

WWAL sampled for bacteriological parameters in the domestic well only, because typically coliform bacteria are always present in surface waters and foreshore hyporheic water.

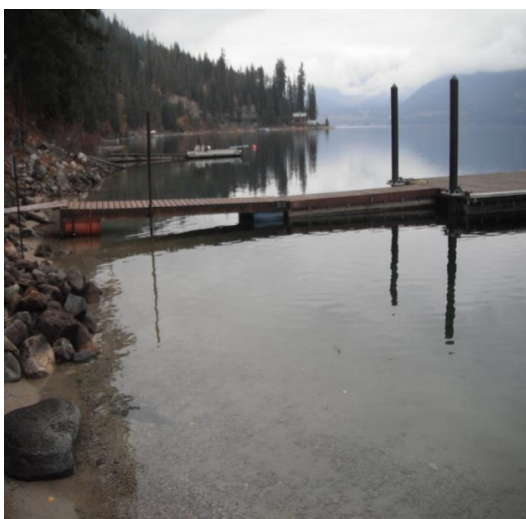


Photo 2: Location of hyporheic zone sampling along Christina Lake shoreline, facing north and algal growth in shallow surface water at the site.

Algal growth was observed in the near shore water along the line where the hyporheic zone water was assessed (see Photo 2). A composting outhouse was located on the adjacent property to the north located directly above the high water mark and upgradient of HZ2, HZ3, and HZ4. HZ Park (Figure 1), located about 2.5 km south of the site shows background electrical conductivity, chloride and nitrate, similar to other locations sampled at the west

October 16, 2015

14-043-05 Christina Lake Hydrogeological Review

6

shoreline of Christina Lake. Hyporheic zones samples exhibited electrical conductivity (EC) ranging from 413 to 616 $\mu\text{S}/\text{cm}$, nitrates ranging from 0.045 to 0.388 mg/l , and sulfates ranging from 18.7 to 43.3 mg/l .

However, elevated concentrations of chloride at HZ2 and HZ3, relative to the other hyporheic zone samples taken, suggest impact is likely occurring from the composting outhouse located just to the north of the site. Further, septic associated parameters at HZ Creek (Christina Creek) showed the highest degree of anthropogenic impact with highly elevated EC and chloride at 229 mg/l compared to less than 5 mg/l for the other hyporheic zone sites sampled, with the exception of sites HZ2 and HZ3 which were elevated at about 60 mg/l due to the effect of the nearby composting toilet. This significant increases in chloride at the outlet of Christina Lake suggests a strong input from land use in the area, likely related to the high density of on-site wastewater systems. The presence of significant algal growth along the south perimeter of the lake and into the outlet of the lake further suggest nutrient loading is occurring at the south end of the lake. Both the nearby spring, Christina Lake, and Christina Creek (off site) surface water quality showed low concentrations of septic associated parameters chloride, low nitrate, sulfate, and conductivity.

The concentrations of septic associated parameters chloride, nitrate, sulfate, and EC were low at the Lot 9 Sunflower Road domestic well. However, total coliform at the site was overgrown which exceeds Guidelines for Canadian Drinking Water Quality (GCDWQ) Maximum Acceptable Concentration (MAC). The presence of *E. Coli* could not be determined, however no visible *E. Coli* was found in the domestic well water quality sample. As there are no observed private septic systems nearby, the well has never been used, and no *E. Coli* found in the water quality sample, it is likely the presence of total coliform was from the drilling of the well and not endemic in the aquifer or caused by on-site wastewater. Concentrations of iron and fluoride at the domestic well were also found to be above GCDWQ Aesthetic Objective (AO) and MAC, respectively.

Table 2: Summary of Water Quality for Select Septic Associated Parameters

Parameters	Units	Location Name									
		HZ1	HZ2	HZ3	HZ4	Domestic Well ⁴ (WPNI 1071)	Spring	HZ Park ¹	Christina Lake	HZ Creek ¹	Christina Creek ¹ (outlet)
Alkalinity (total as CaCO_3)	mg/L	189	146	233	242	184	122	167	35	319	45
Chloride	mg/L	4.61	62	60.7	9.5	1.27	0.64	4.01	1.68	229	4.34
Nitrate as N	mg/L	0.105	0.388	0.045	0.05	<0.01	<0.01	0.065	<0.01	<0.01	<0.01
Nitrite as N	mg/L	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Sulphate	mg/L	27.2	18.7	27.2	43.3	41.4	14.7	<1	3.7	<1	4.1
Total coliform	CFU/100 mL	--	--	--	--	Overgrown	--	--	--	--	--
<i>E. Coli</i>	CFU/100 mL	--	--	--	--	Overgrown ²	--	--	--	--	--
pH ³	$\mu\text{S}/\text{cm}$	7.9	7.8	8	7.9	8.2	8.7	7.4	8.5	7.5	8
Temperature ³	$^{\circ}\text{C}$	13.6	13.1	14.2	13.6	10.7	10.9	12.7	16.1	11.7	13.7
Electrical Conductivity ³	$\mu\text{S}/\text{cm}$	413	515	616	464	409	253	341	81	1188	108
ORP ³	mV	124	191	-23	139	-82	110	-49	92	-55	-78

October 16, 2015
 I4-043-05 Christina Lake Hydrogeological Review

7

- Notes:
1. See Figure 1 and 2 for sample locations.
 2. Overgrown without visible *E. Coli*. The presence or absence of *E. Coli* could not be detected.
 3. Field measured parameters.
 4. Orange indicates exceedance of Guideline for Canadian Drinking Water Quality Maximum Acceptable Concentration
 5. See text for other guideline exceedances for the domestic well.
 6. HZ indicates hyporheic zone.

Conclusions and Recommendations

From the data evaluated in the current study it is our opinion that locating the new Type II septic field at the northeast corner of the site is an adequate 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 based on soil type and the septic system design.

Based on water quality exceedances at the domestic supply well, an in-home water treatment specialist should be contacted for treatment to address health based MAC and aesthetic parameters (fluoride, total coliform, and iron). Water quality should be re-assessed by the home owner following installation of the water treatment system to ensure effectiveness. Furthermore, WWAL recommends monitoring the well water quality once annually to ensure the well water is potable during operation.

Based on the density of algal growth along the southwest, southeast and south shoreline of Christina Lake we recommend the Regional District of Kootenay–Boundary strongly consider installation of a community wastewater treatment facility to reduce the overall cumulative impact from operation of on-site wastewater near the lake.

At the moment there is no development above or directly beside the site area. If development should occur without available municipal wastewater treatment, there is potential for increased water quality impact to Christina Lake along the west shore.

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.



Morgan Jackson, B.Sc.
 Environmental Scientist



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

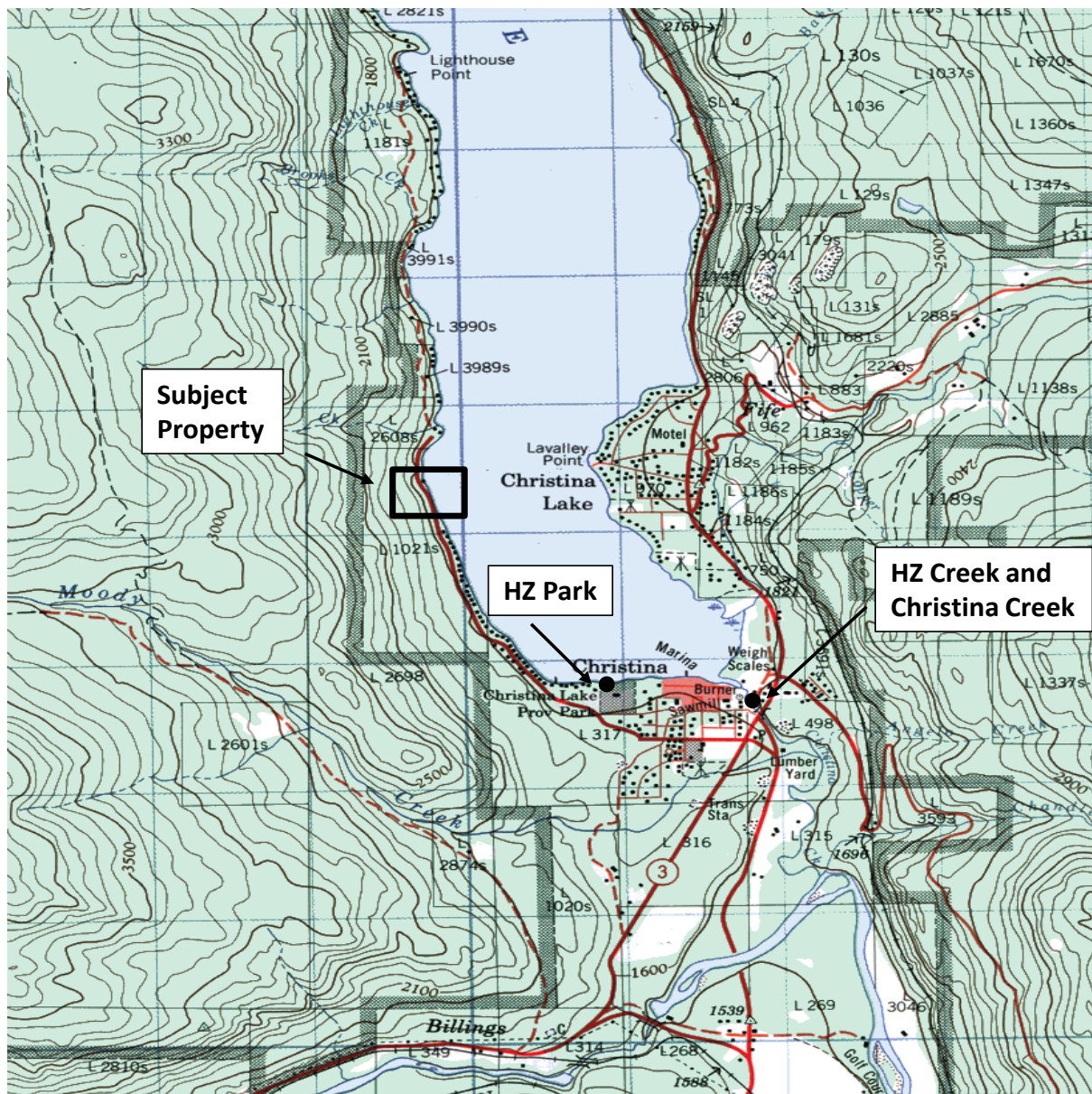
Enclosed: Figure 1, Figure 2, Amended Site Plan, Laboratory Water Quality Results, and WWAL Standard Report Limitations.

References

British Columbia Ministry of Environment (MLFNRO). 2015. Water Resources Atlas. Accessed on-line:
http://www.env.gov.bc.ca/wsd/data_searches/wrbc/

Hoy, T. and Jackaman, W. 2004. Geology and Mineral Potential of the Grand Forks Map Sheet (082E/01), Southeastern British Columbia. Project funding agency: BC and Yukon Chamber of Mines, Rock to Tiches Program. Geological Fieldwork 2004, Paper 2005
[//www.empr.gov.bc.ca/Mining/Geoscience/PublicationsCatalogue/Fieldwork/Documents/2004/PaperRR04.pdf](http://www.empr.gov.bc.ca/Mining/Geoscience/PublicationsCatalogue/Fieldwork/Documents/2004/PaperRR04.pdf)

LaCroix, B. and McLean, R. 2005. Christina Lake Management Plan "A Community Watershed-Based Plan". Prepared for the Christina Lake Stewardship Society August 2005. Accessed online at <http://lakesteward.ca/files/clmp2005>.



Dedels – Lot 9 Sunflower Road

TITLE

Figure 1: Site Location

DRAWN MJ

DATE October 2015

PROJECT NO. 14-043-05

CHECKED BRM

SCALE See Figure

DWG. NO.

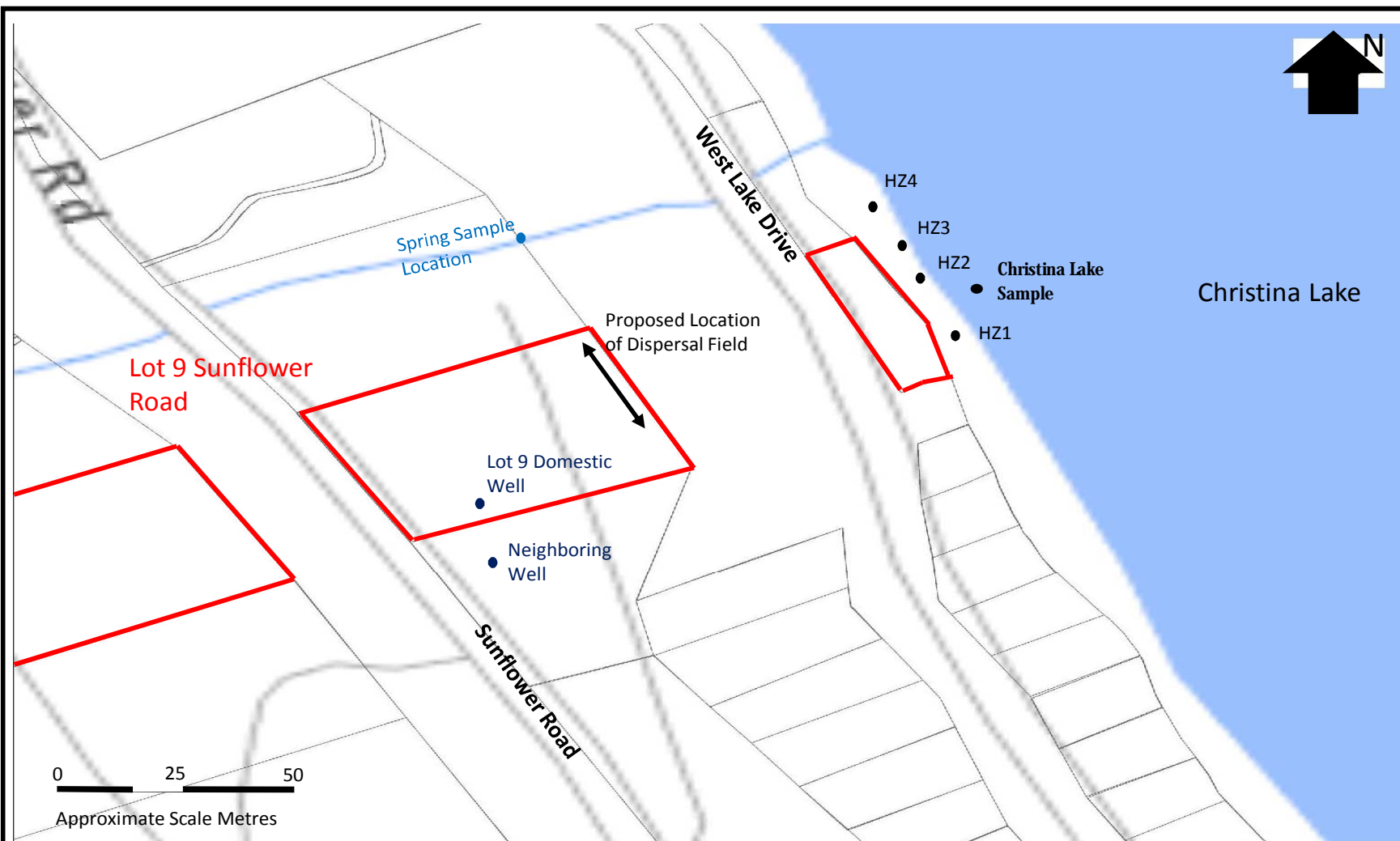
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REVIEWED

FILE NO.

FIGURE NO.

1



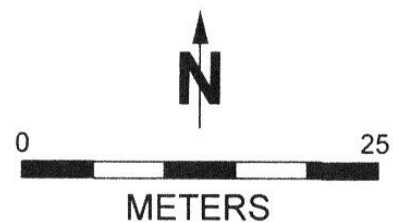
Base map from BC Water Resources Atlas

Dedels – Lot 9 Sunflower Road

Figure 2: Site Map and Sample locations for Lot 9 Sunflower Road



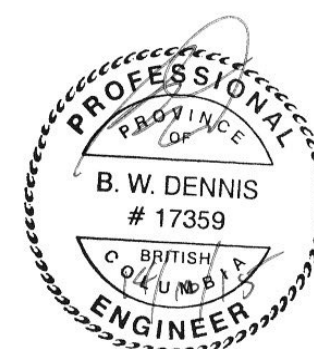
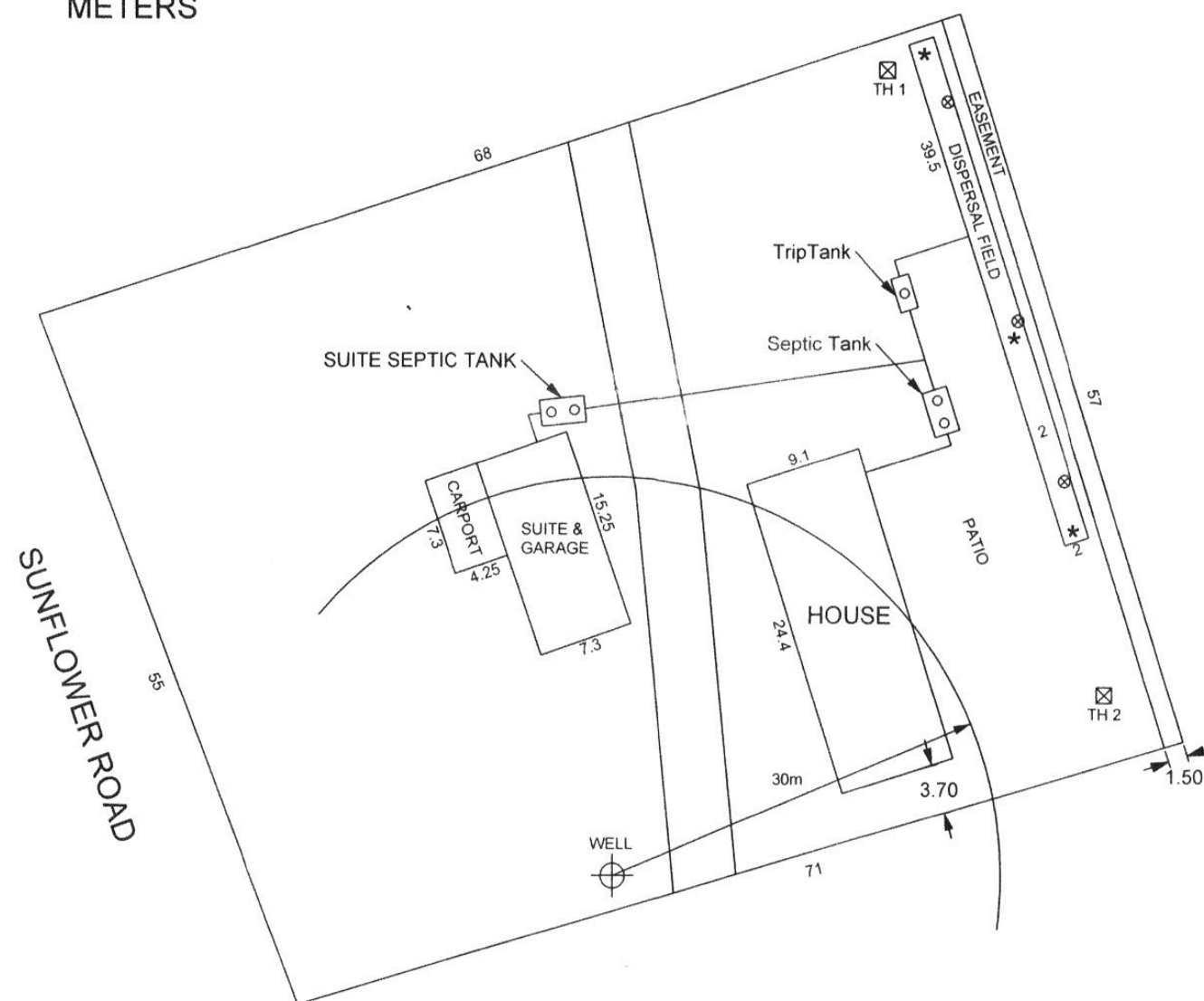
DRAWN	MJ	DATE	October 2015	PROJECT NO.	14-43-05
CHECKED	BRM	SCALE		DWG. NO.	n/a
REVIEWED		FILE NO.		FIGURE NO.	2



Filing #:

LEGEND

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



01	14/10/15	ISSUED FOR AMENDMENT	BWD Engineering Inc. Surrey, BC, www.bwdeng.ca	Client: DEDELS	Project: Lot 9 Sunflower Rd, Christina Lake		
0	31/7/15	ISSUED FOR FILING		Project #: 15129	Title: Site Plan		
REV	DATE	DESCRIPTION			Drawing #: 15129-001	Sheet # 1 of 5	Rev 01

BWD ENGINEERING INC.

Dedels
Lot 9 – Sunflower Road
Christina Lake, BC

Onsite Wastewater System
Construction Package – Rev 01
Amendment - October 2015

Project Number: 15129

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

1/5

BWD ENGINEERING INC.

Client: Dedels (John)

Project: (No. 15129)

Lot 9, Sunflower Road, Christina Lake

Structure(s) Serviced

The wastewater system will service a 3 bedroom family residence and a 2 bedroom suite. There are no future expansion plans.

Principle Design Criteria - Current Project

DDF: 2300 L/day (500 IG/d)

HLR: 30 L/m²/day

Treatment System: Type 2 In-Mound Eljen GSF System

Distribution: Pressure – Demand Dose

System Description and Function

A new home is to be built on previously unused land. There is no existing septic system as such all components are new.

All sewerage from the main home exits from the north east of the home. The main sewerage line from the house will be below grade directly to the septic tank. The septic tank is two chamber with an outlet filter. The effluent then flows by gravity to the trip tank equipped with a floating outlet which delivers pressurized effluent to the field on demand. The trip tank has a counter and is vented to an acceptable location.

All sewerage from the suite exits from the north east of the home. The main sewerage line from the house will be below grade directly to the septic tank. The septic tank is two chamber with an outlet filter. The effluent then flows by gravity to the common trip tank. The line must be armored where it crosses the road.

The secondary treatment is an Eljen in-mound Type II – 10/10 combined treatment and dispersal system. This system incorporates a single row of Eljen GSF A-42 modules. The Eljen GSF further moderates the pressure dosing and insures that the effluent is properly treated prior to being released into the environment. The Eljen GSF also moderates the rate of infiltration further protecting the native soils.

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

Project Specific Notes:

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

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

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

Email: brent.dennis@bwdeng.ca Web: www.bwdeng.ca

2/5

BWD ENGINEERING INC.

Major Equipment Specifications

Main House Septic Tank:	Canwest RKS1000LP-2 Two Chamber Usable Volume: 4,550 L (1000 IG) Risers and lids – Polylok Filter – PL122
Suite Septic Tank:	Canwest RKS1000LP-2 Two Chamber Usable Volume: 4,550 L (1000 IG) Risers and lids – Polylok Filter – PL122
Trip Tank:	Canwest RKLT230 Single Chamber c/w Floating Outlet Dose Volume: 270 L (60 IG) Includes Dose Counter Risers and Lids - Polylok
Treatment Systems:	Eljen GSF – (18) A-42 Modules (32 modules per row, 1 rows)
Sampling System:	Eljen Sampling Devices (3) to be installed per manufacturer's instructions.

BWD Engineering Inc., Surrey, B.C., Canada
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Email: brent.dennis@bwdeng.ca Web: www.bwdeng.ca

3/5

BWD ENGINEERING INC.

Construction Notes

1. Construction Management by Owner
2. Site Meetings / Inspections:
 - a. Project review (kick off) meeting on site 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.
- Note: Junction Boxes are not to be located inside the tanks or below grade.***
6. All building plumbing by others.
7. All septic plumbing to meet BC Plumbing Code and BC SPM-V3.
8. Eljen In-Mound Notes:
 - a. Mound construction to take place during dry weather only.
 - b. Organic Layer and topsoil to be removed from mound area prior to fill placement. The soils to be removed may be reused as topsoil.
 - c. Basil Area to be gently scarified to remove smearing prior to mound placement as required.
 - d. All fill and specified sand to meet current Eljen Manual and BC SPM V3 specification for washed mound sand.
 - e. This field system does not require venting.
 - f. Observation ports extend to Basil Area (native soil) per BC SPM V3. Two required at 1/3 length of the field length on the down gradient side of the Eljen system.
 - g. Finished Landscaping to encourage surface water to drain away from field and must avoid pooling.
 - h. Distribution piping is center fed.
 - i. Eljen GSF Sampling devices (3) to be installed on first, ninth and last module.
9. All tanks to have sufficient cover and to be day-lighted to avoid floatation. Final installation to be approved by the manufacturer.
10. All piping is PVC. All pressure mains are 2 inch schedule 40, all gravity lines are 4 inch sewerage class. Field piping per design 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

4/5

BWD ENGINEERING INC.

Attachments

Drawings

15129-001 Sheet 1 of 6 rev 01	Site Plan
15129-001 Sheet 2 of 6 rev 0	Eljen Mound – One Row
15129-001 Sheet 3 of 6 rev 0	Pipe Trench Detail
15129-001 Sheet 4 of 6 rev 0	Observation Port
15129-001 Sheet 5 of 6 rev 0	Distribution Piping Detail

Suppliers Information

Canwest:

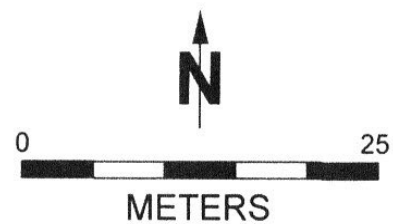
- RKS1000LP-2
- RKLT230
- Tank Installation Guide

Eljen:

- GSF Brochure
- GSF BC Design and Installation Manual – February 2015 (under separate cover)

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

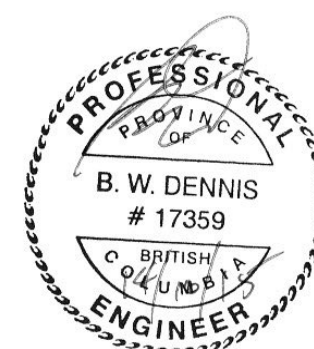
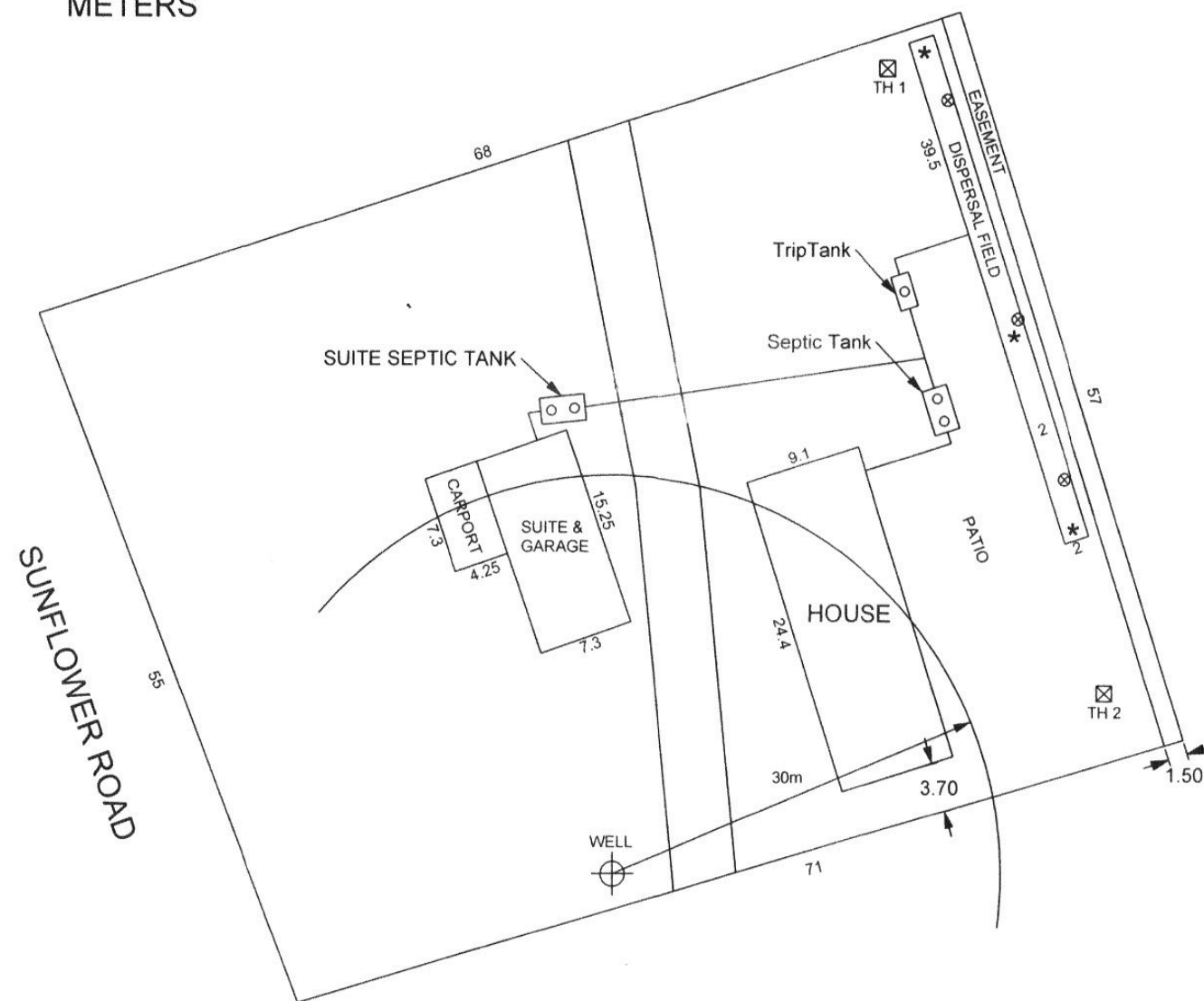
5/5



Filing #:

LEGEND

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



01	14/10/15	ISSUED FOR AMENDMENT
0	31/7/15	ISSUED FOR FILING
REV	DATE	DESCRIPTION

BWD Engineering Inc.
Surrey, BC, www.bwdeng.ca

Client: DEDELS
Project #: 15129

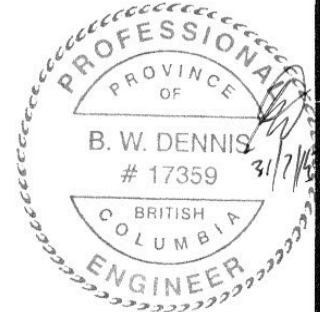
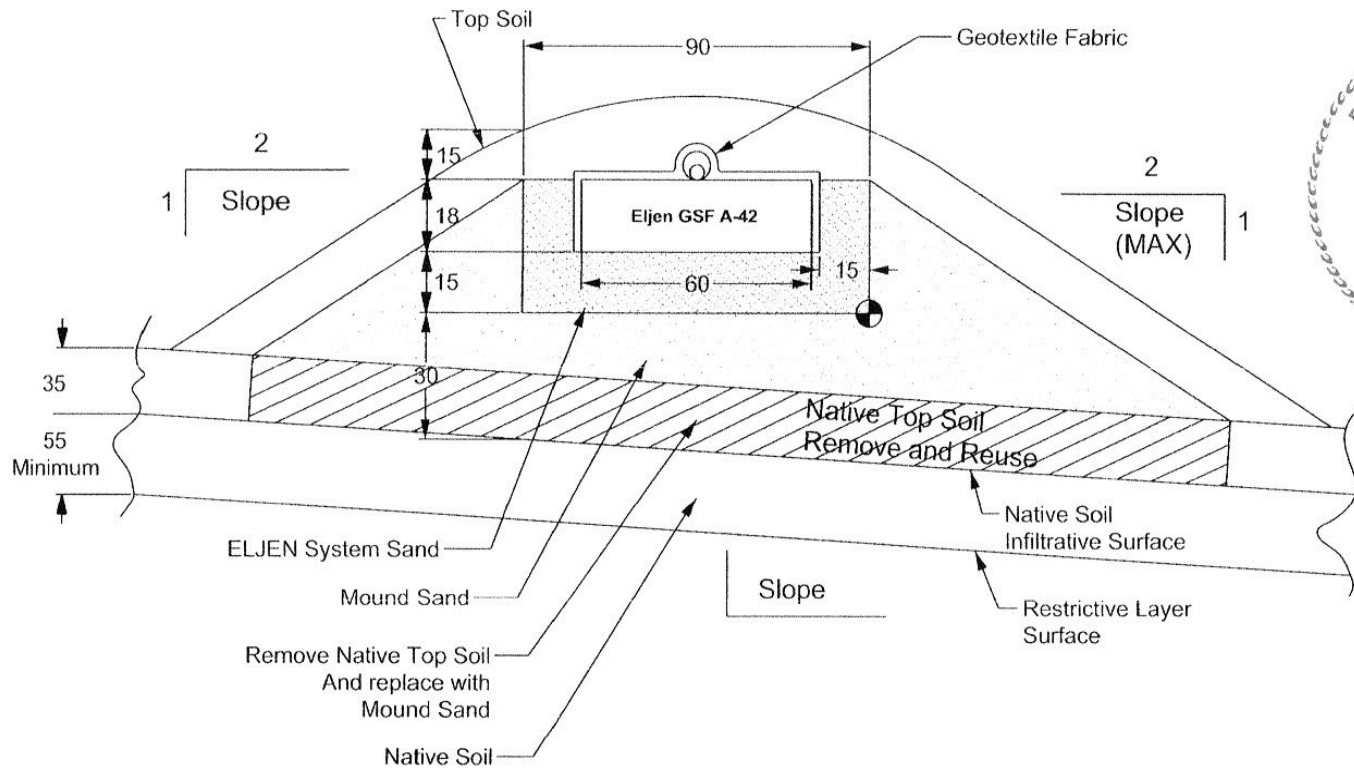
Project: Lot 9 Sunflower Rd, Christina Lake

Title: Site Plan

Drawing #: 15129-001 Sheet # 1 of 5 Rev 01

Filing #

POINT OF APPLICATION



NOT TO SCALE, DIMENSIONS IN CM

BWD Engineering Inc.
Surrey, BC, www.bwdeng.ca

0	3/17/15	ISSUED FOR FILING
REV	DATE	DESCRIPTION

Client: DEDELS

Project #: 15129

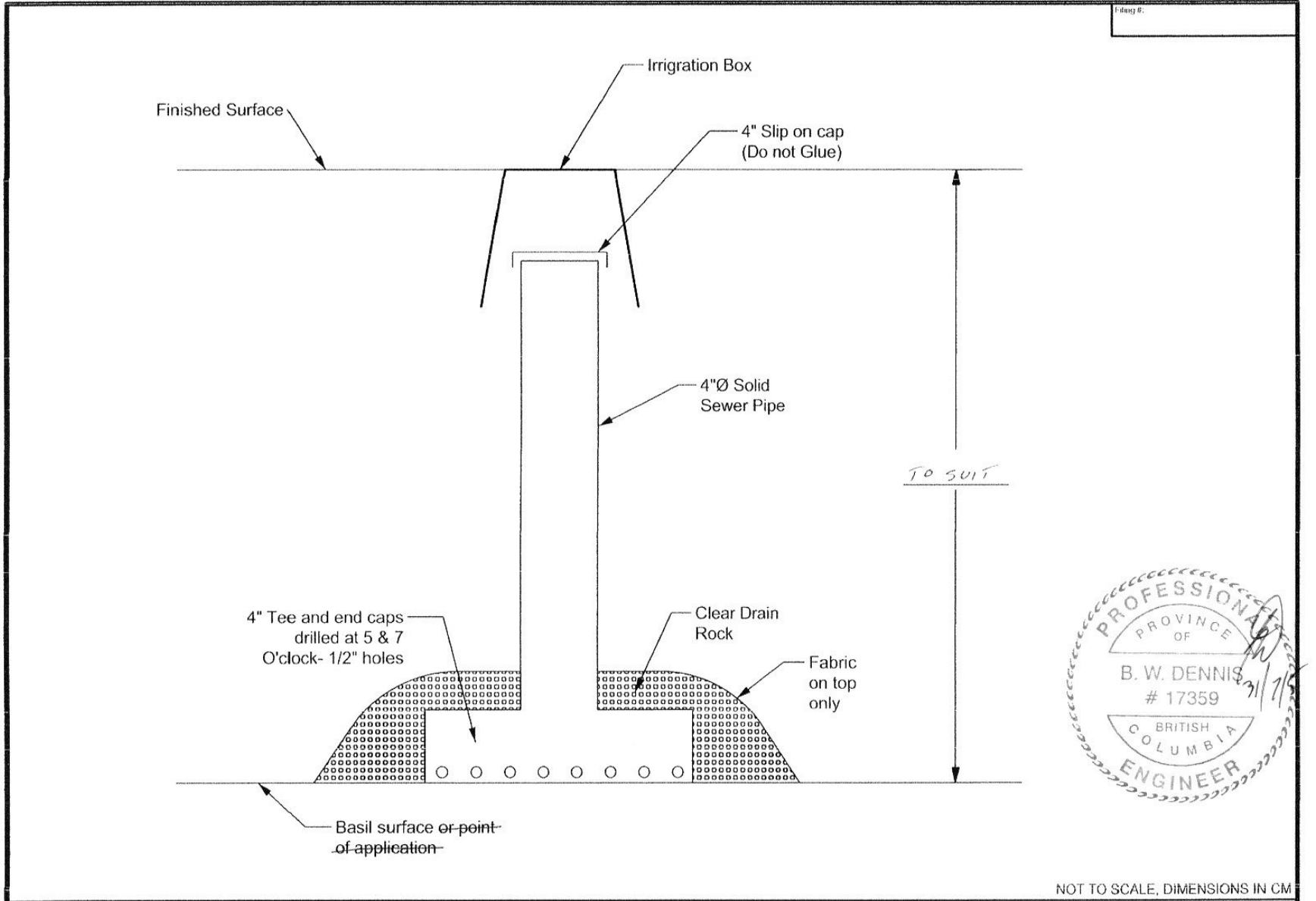
Project: Lot 9 Sunflower Rd, Christina Lake

Title: FIELD SECTION

Drawing # 15129-001

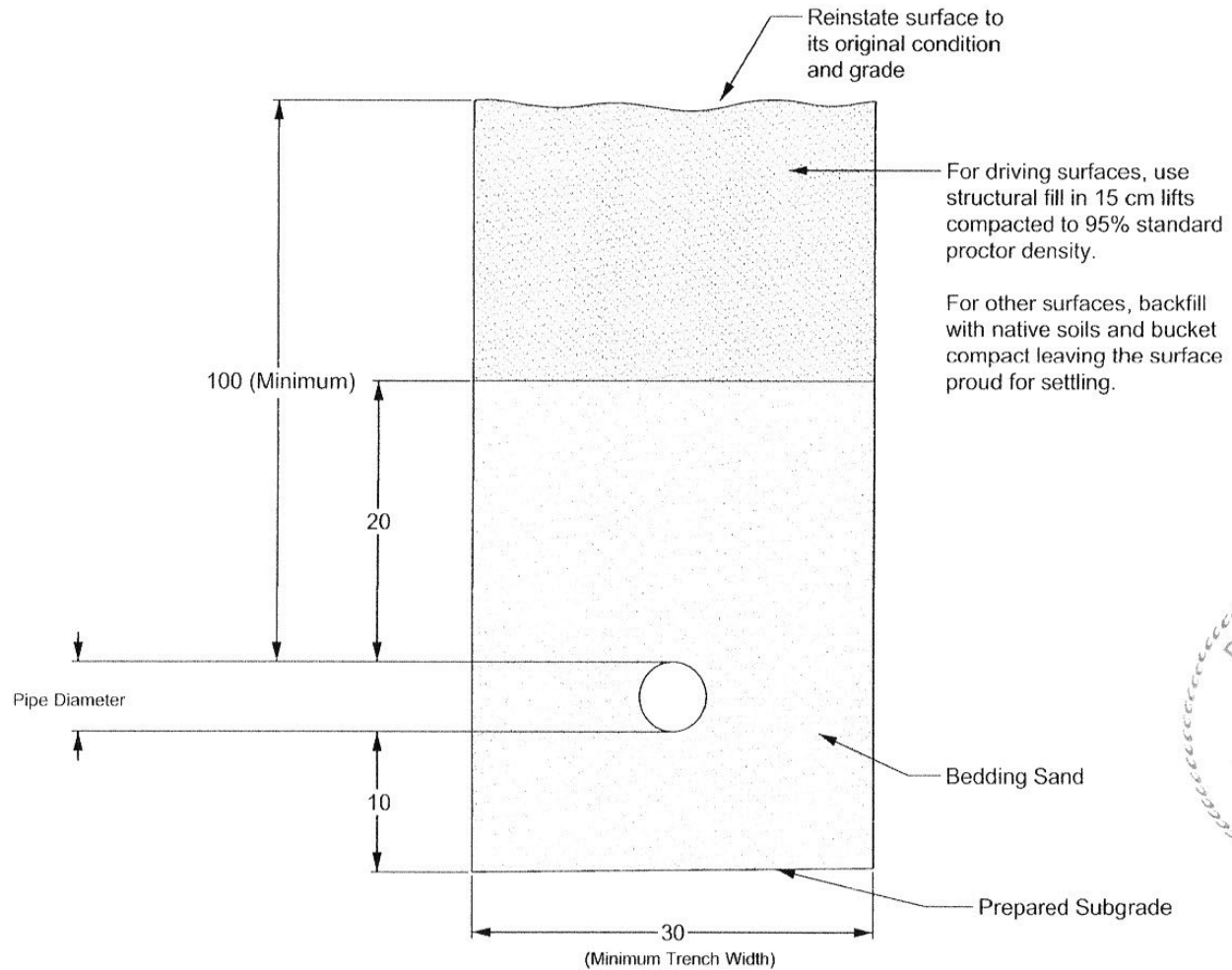
Sheet # 2 of 5

Rev 0



0	31/7/15	ISSUED FOR FILING	BWD Engineering Inc. Surrey, BC, www.bwdeng.ca	Client: DEDELS	Project: Lot 9 Sunflower Rd, Christina Lake
REV	DATE	DESCRIPTION		Project #: 15129	Title: OBSERVATION PORT
				Drawing #: 15129-001	Sheet # 3 of 5 Rev 0

Filing #:



NOT TO SCALE, DIMENSIONS IN CM

0	30/7/15	ISSUED FOR FILING	BWD Engineering Inc. Surrey, BC, www.bwdeng.ca	Client: DEDELS	Project: Lot 9 Sunflower Rd, Christina Lake
REV	DATE	DESCRIPTION		Project #: 15129	Title: PIPE TRENCH DETAIL
				Drawing # 15129-001	Sheet # 4 of 5 Rev 0

NOTES:

1. One (1) Orifice every 1.2m
2. Orifice sizing to be determined by engineer

DATE: 3/7/15

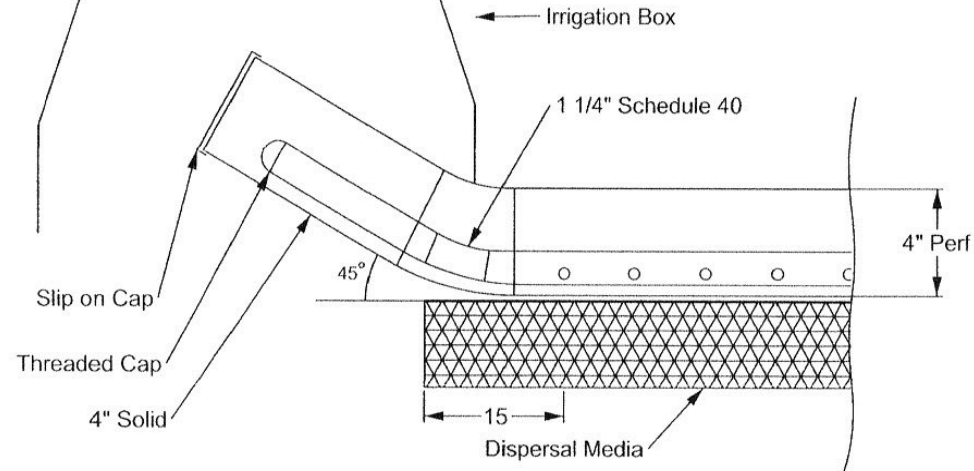


Fig. 1 Distal End Section

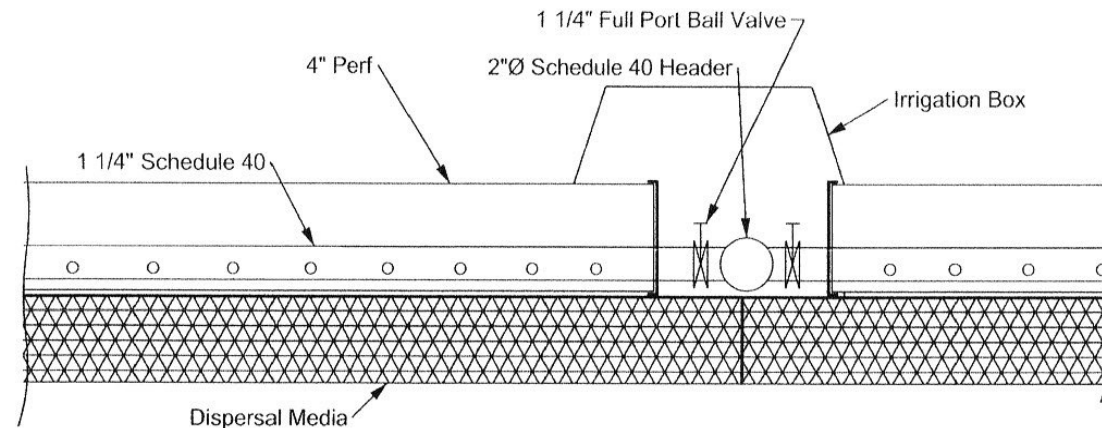
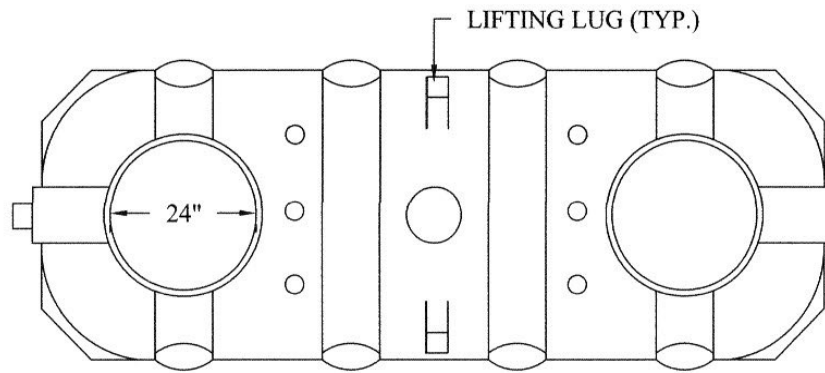


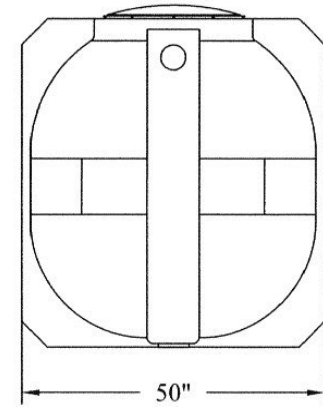
Fig. 2 Center End Section

NOT TO SCALE, DIMENSIONS IN CM

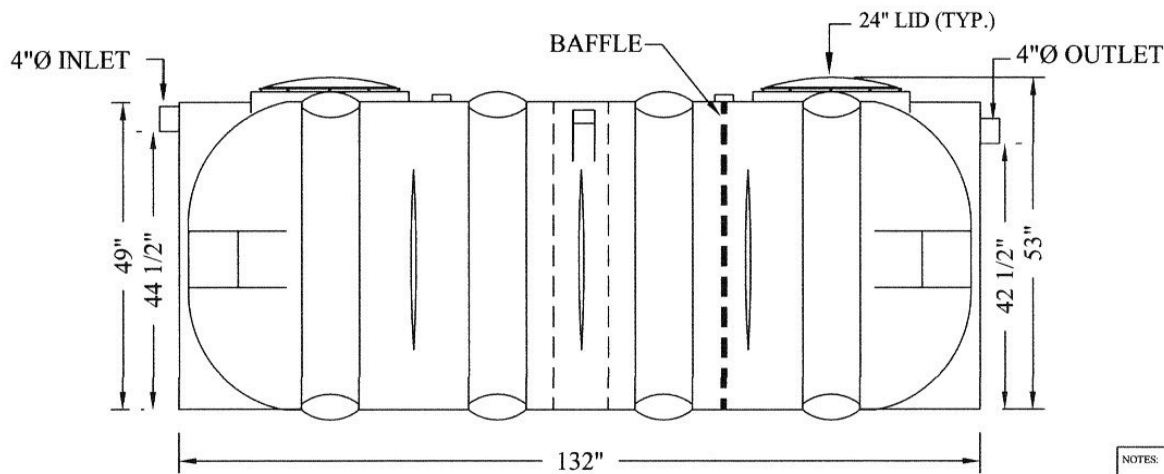
0	3/7/15	ISSUED FOR FILING	BWD Engineering Inc. Surrey, BC, www.bwdeng.ca	Client: DEDELS Project #: 15129	Project: Lot 9 Sunflower Rd, Christina Lake Title: DISTRIBUTION PIPING DETAIL - CENTER FEED Drawing # 15129-001 Sheet # 5 of 5 Rev 0
REV	DATE	DESCRIPTION			



TOP VIEW



END VIEW

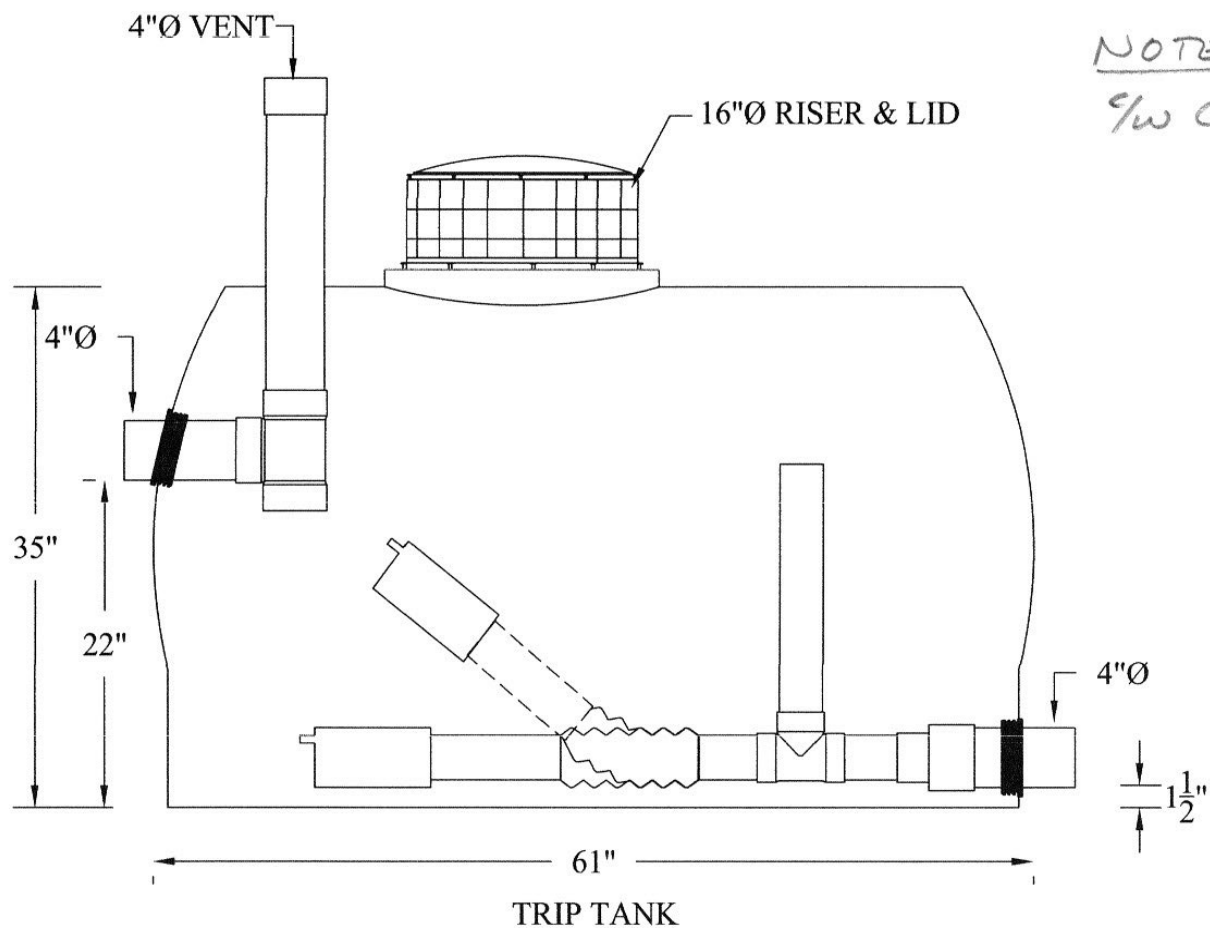


ELEVATION VIEW

NOTES: POLY LOK RISERS & LIDS
FILTERED- PL122

MODEL No. RKS1000LP/2
TWO CHAMBER SEPTIC TANK
VOL. CAP. - 1,000 IGALS
1,200 USGALS
4,546 LITERS

NOTES:	PROJECT			
	MODEL No. RKS1000LP/2 TWO CHAMBER SEPTIC TANK			
	CANWEST TANKS & ECOLOGICAL SYSTEMS LTD.			
	www.canwest-tanks.com			
TOTAL VOLUME LITERS:	REV No.	SCALE:	SHEET	DWG REF.
IGALS:			OF	
LENGTH METRIC (mm):				
IMPERIAL:				
DATE:				
DRAWN BY: LJ				



NOTES:
w/ COUNTER

FLOATING OUTLET INSTALLED INTO A 200 I.GALS TANK
GENERAL ARRANGEMENT



**Canwest Tanks &
Ecological Systems Ltd.**
11975 Old Yale Road Tel.: (604) 580-3030
Surrey, B.C. V3V 3X4 Fax: (604) 580-1171
Canada E-Mail: canwest@direct.ca

This drawing is loaned "as is" for purpose of information only and
is the sole property of Canwest Tanks & Ecological Systems Ltd.

Dwg. No.

Drawn:

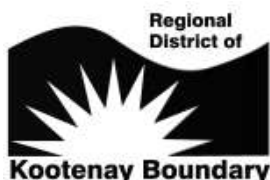
Leif J.

Scale:

Date:

Rev.

of



Electoral Area Services Committee Staff Report

Prepared for meeting of November 2015

Ministry of Transportation and Infrastructure - Subdivision			
Owners: Partner Waneta Expansion General Ltd.		File No: A-205A-00941.000	
Location: 9120 Highway 22A, across from Trail Regional Airport, Electoral Area 'A'			
Legal Description: Lot 6A, DL 205A, Plan NEP800, KD, Except plan 15510		Area: 15.65 acres (6.3 ha)	
OCP Designation: Industrial	Zoning: Industrial 2 (IN2)	ALR status: No	DP Area: Industrial/ Industrial Columbia Gardens Aquifer
Contact Information: Janet Engbers HinterLand Surveying & Geomatics 1540 Second Ave Trail, BC V1R 1M4 250.368.9956		Waneta Expansion General Partners Columbia Power Corporation 200, 445-13th Avenue Castlegar, BC V1N 1G1 250.304.6069	
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a proposed conventional subdivision off 9120 Highway 22A, across from the Trail Regional Airport, in Electoral Area 'A' (*see Site Location Map; Applicants' Submission*).

HISTORY / BACKGROUND FACTORS

The subject property is 6.3 ha. The parcel is designated 'Industrial' in the Electoral Area 'A' Official Community Plan Bylaw No. 1410, 2010 and zoned 'Industrial 2' in the Electoral Area 'A' Zoning Bylaw No. 1460, 2014. The majority of the parcel is within the Industrial Columbia Gardens Aquifer Development Permit Area whereas the remainder is in the Industrial Development Permit Area.

The parcel received a Development Permit (#416-10D) in October 2010 to construct and establish site offices, a carpentry shop, storage area and warehouse facilities for the Waneta Dam Expansion project. Currently these operations have ceased and the the lay down yard for the Waneta Dam Expansion Project is being decommissioned.

The application was submitted with a Schedule 1 Site Profile as per required by the *Environmental Management Act*.

PROPOSAL

The applicants are proposing a conventional subdivision; the smaller lot 0.6 ha is proposed along the northwest corner of the front parcel line off Highway 22A, leaving a ± 5.73 ha remainder.

IMPLICATIONS

The minimum parcel size for subdivision in the 'Industrial 2' Zone is 2000m² when connected to a community water system and 1 ha when not connected to a community water system. The parcel is connected to the Columbia Gardens Industrial Water System, which is operated by the RDKB. The Planning and Development Department verified there is a water connection to this property. Therefore the minimum parcel size regulations are satisfied.

Development plans for the smaller lot and the large remainder would be required to conform with the Electoral Area 'A' Zoning Bylaw and Electoral Area 'A' Official Community Plan and Development Permit Areas.

Access does not appear to be an issue with this proposal.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'A' Advisory Planning Commission noted that they don't want to see the access to Binks Park from Highway 22A be affected, but have no other concerns regarding the proposal.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

The subdivision will not affect the right of way which leads to Binks Park. The submission only pertains to the subject property owned by the applicant. There has been no request for a road closure. MoTI is the approving authority for subdivisions, therefore will make certain to protect their interests when evaluating the subdivision proposal. As a referral agency the RDKB will also provide the staff report which will include APC comments in the response.

ATTACHMENTS

Site Location Map

Applicant's Submission

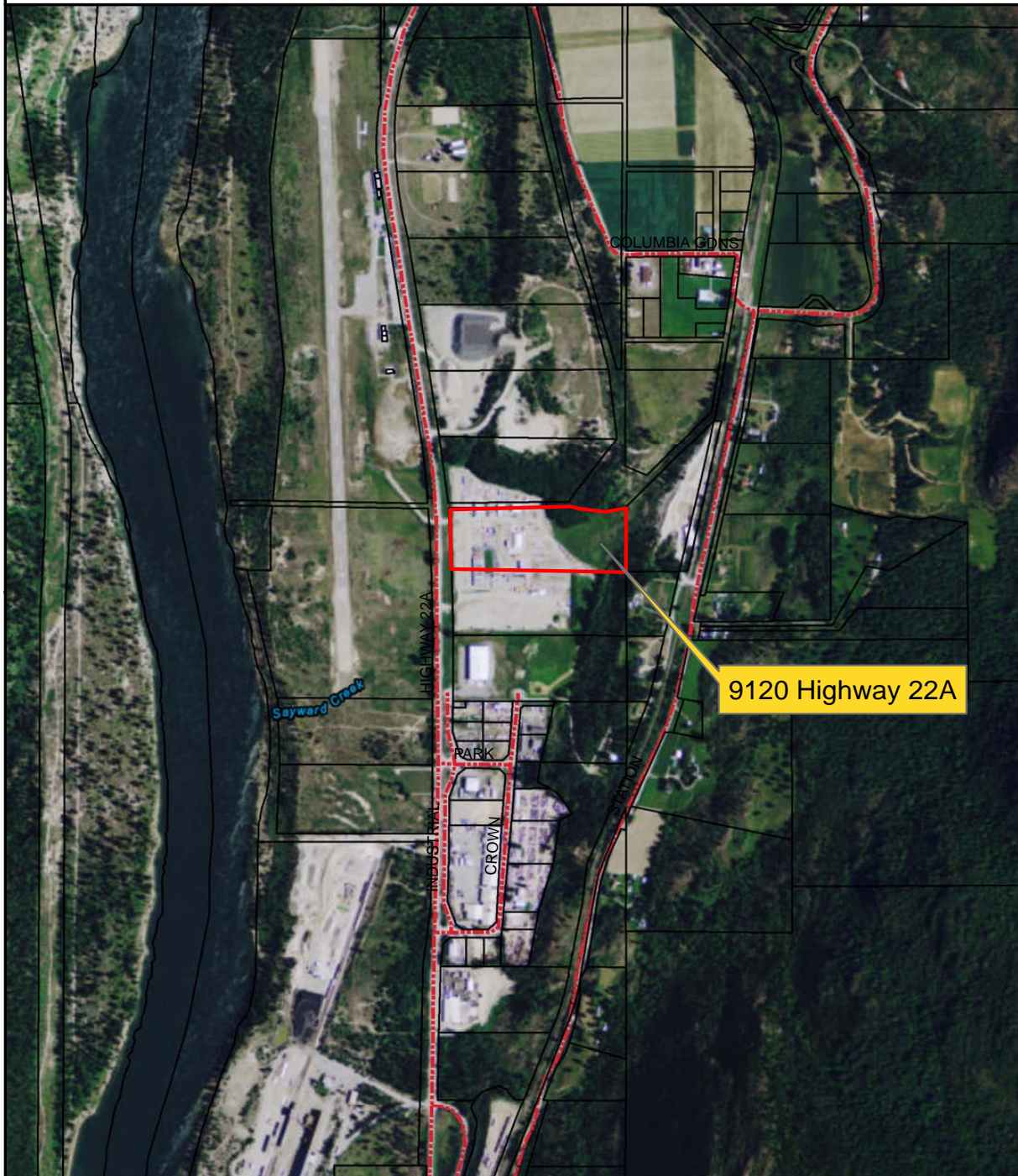
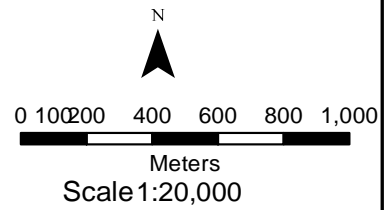
RECOMMENDATION

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described as Lot 6A, DL 205A, Plan NEP800, KD, Except plan 15510, in Electoral Area 'A', be received.

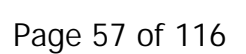


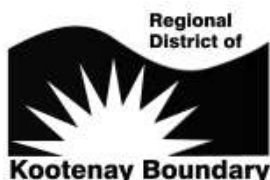
2015/10/22

Site Location Map



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Electoral Area Service Committee Staff Report

Prepared for meeting of November 2015

Ministry of Transportation and Infrastructure - Subdivision			
Owners: Jarret Mason and Megan Wilson		File No: A-1236-05428.100	
Location: 330 Mill Road, east of Fruitvale, Electoral Area 'A'			
Legal Description: Lot 240, DL 1236, Plan NEP785B, KD, Except Plan 17157		Area: 9.7 acres (3.9 ha)	
OCP Designation: Rural Residential 1	Zoning: Rural Residential 1 (R1)	ALR status: No	DP Area: No
Contact Information: Jarret Mason 1646 Nine Mile Road Fruitvale, BC V0G 1L1 250.367.7911 m_wilson18@hotmail.com			
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a proposed conventional subdivision of 330 Mill Road, east of Fruitvale, in Electoral Area 'A' (see *Site Location Map; Applicants' Submission*).

HISTORY / BACKGROUND FACTORS

The subject property is 9.7 acres. The parcel is designated 'Rural Residential 1' in the Electoral Area 'A' Official Community Plan Bylaw No. 1410, 2010 and zoned 'Rural Residential 1' in the Electoral Area 'A' Zoning Bylaw No. 1460, 2014.

There is currently a single family dwelling with several accessory buildings in the southeast corner of the property. The single family dwelling is connected to community water. The proposed remainder is an undeveloped portion of property.

PROPOSAL

The applicants are proposing a conventional subdivision; the lot which contains the single family dwelling and accessory buildings is proposed to be 1 ha, leaving a ± 2.2 ha remainder.

IMPLICATIONS

The minimum parcel size for subdivision in the 'Rural Residential 1' Zone is 1ha when connected to a community water system and 2 ha when not connected to a community water system. As previously noted the portion which has the single family dwelling and accessory buildings is connected to the Beaver Valley Water System. The proposed remainder ± 2.2 ha is currently not. Therefore the minimum parcel size regulations are satisfied. Since MoTI is processing this application they will verify water connection or well prior to approving subdivision for this property.

The applicants hired a Registered Onsite Wastewater Practitioner (ROWP) to conduct a site evaluation for on-site sewage disposal system. Proposed Lot 1, containing the single family dwelling and accessory buildings has an existing septic system which appears to be working properly. The ROWP determined based on Type 1 effluent requirements both lots would have sufficient sewage disposal areas.

The frontage of the proposed remainder lot would be ± 12.5 m. There is no minimum requirement within the 'Rural Residential 1' Zone for frontage. As MoTI is processing this application it will be their decision to evaluate minimum frontage.

With the proposed subdivision layout there does not appear to be any concerns regarding the proposed lot lines and setbacks for buildings and structures on the property. The site plan indicates that the setbacks required in the 'Rural Residential 1' Zone will be met.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'A' Advisory Planning Commission had no comments or concerns regarding this proposal.

ATTACHMENTS

Site Location Map

Applicant's Submission

RECOMMENDATION

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described as Lot 240, DL 1236, Plan NEP785B, KD, Except Plan 17157, in Electoral Area 'A', east of Fruitvale, be received.



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Applicants' Submission

June 10/2015

Site evaluation for on-site sewage disposal. Proposed subdivide of a 10 acre parcel into two lots. Parcel is located at 330 mill road Fruitvale. Legal description is lot 240 plan nep785b kootenay land district except plan 17157. Pid 014-029-341.

Site description

Site has a home on the south end of the property [lot #1] and the existing septic system appears to be working properly. The lot slopes 5 to 10 percent north to south with 2 large fairly flat potential building sites.

Conclusion

Test pits and permeameter tests show that based on type 1 effluent requirements both proposed lots have sufficient sewage disposal areas. Test pits were dug to a depth of 60 inches on lot #1 and 96 inches on lot #2 . Lot #1 would use a hydraulic loading rate of 15 litres/m²/day. Lot #2 would use a hydraulic loading rate of 29 litres/m²/day. Lot # 1 has some low lying wet ground but is far from the test area, effluent could also be pumped to the north end of the proposed lot where this is gravelly sand . Lot 2 has no issues at test pit location.

Soil test pits

Lot # 1 { has existing house }

North test pit

0 - 4 in. organic { grass }

4 - 10 in. sandy topsoil

10 - 16 in. fine loamy sand.

16 - 60 in. sandy clay

no roots , some mottles , weak structure , some small rocks

Applicants' Submission

permeameter test 54 mm/day

South test pit

0 - 4 in. organic { grass }

4 - 8 in. sandy topsoil

8 - 24 in. sandy clay

24 - 66 in. gravelly sandy clay.

No roots , some mottles , granular structure , weak cast

Permeameter test 48 mm/day

Soil test pits

Lot # 2

North test pit

0 - 4 in. organic { grass }

4 - 20 in. fine loamy sand

20 - 96 in. gravelly sand

no root , no mottles , no structure , some rocks up to 10 inches in size.

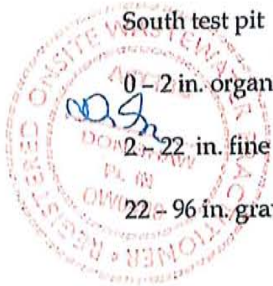
Permeameter test 1840 mm/day

South test pit

0 - 2 in. organic { grass }

2 - 22 in. fine loamy sand

22 - 96 in. gravelly sand

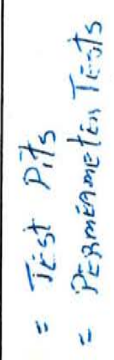


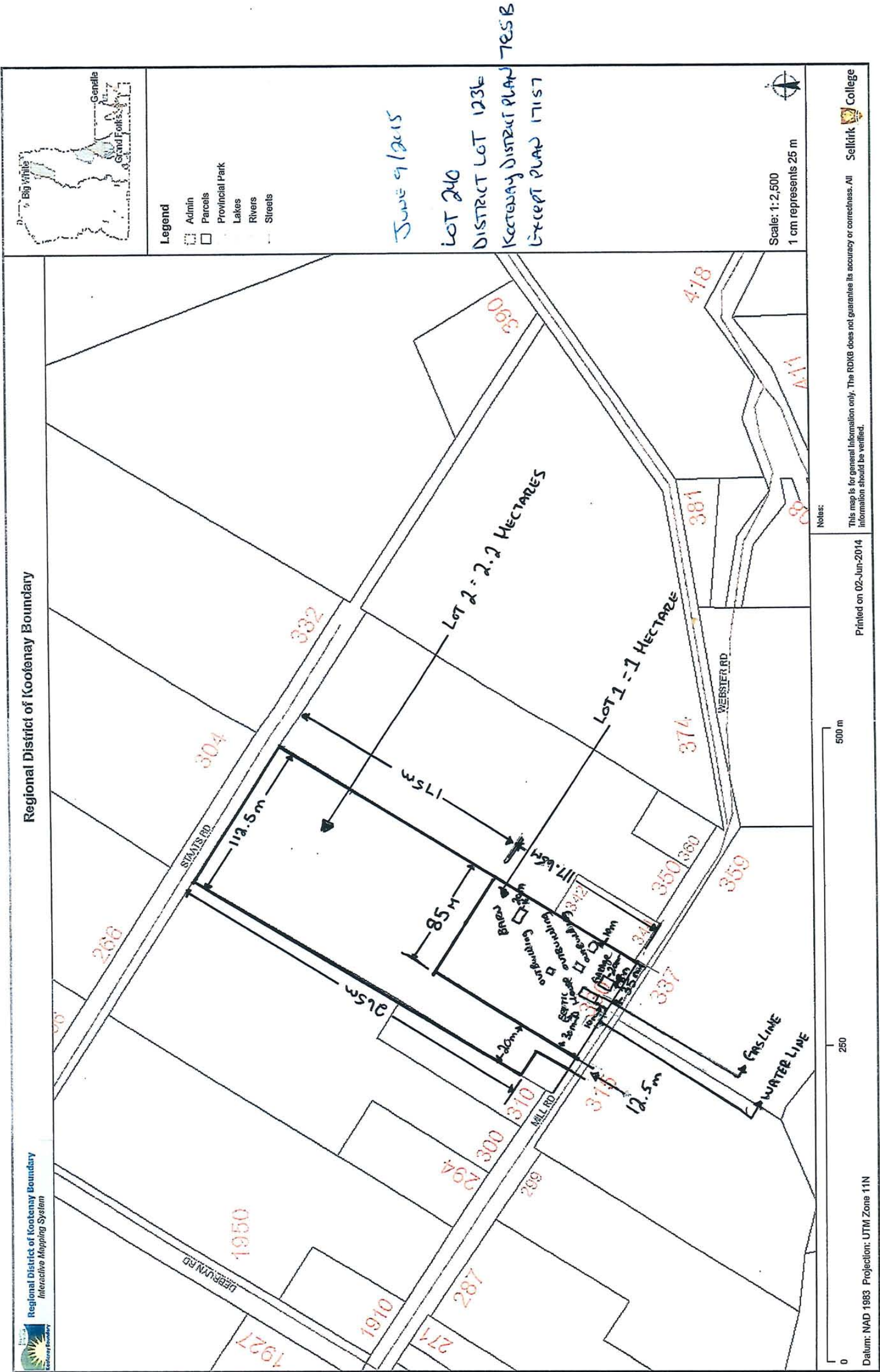
Applicants' Submission

no roots , no mottles , no structure . some rocks up to 10 inches in size

permeameter test 2208 mm/day









Electoral Area Services Committee Staff Report

Prepared for meeting of November 2015

Ministry of Transportation and Infrastructure - Subdivision			
Owners: Pow Samnah Property Inc		File No: B-28-TWP-10968.200 B-28-TWP-10968.300 B-28-TWP-10968.400	
Agent: Jerome Hango, Jerome Hango Land Surveying			
Location: Richie Road, near Highway 3B, Electoral Area 'B'/ Lower Columbia-Old Glory			
Legal Description: Lot 2, Township 28, KD, Plan EPP25686 Lot 3, Township 28, KD, Plan EPP25686 Lot 4, Township 28, KD, Plan EPP25686		Area: Lot 2: 5.12 acre (2.07 ha) Lot 3: 5.09 acre (2.05 ha) Lot 4: 5.93 acre (2.39 ha)	
OCP Designation: Black Jack Rural Residential	Zoning: Rural Residential 1 (RR1)	ALR status: No	DP Area: No
Owner Information: Pow Samnah Property Inc. 50 Samnah Crescent Ingersoll, Ontario 1.519.425.5000		Agent Information: Jerome Hango, BCLS 2924 9th Avenue Castlegar, BC V1N 2Z1 250.365.5342 jhango@hangolandsurveys.com	
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District of Kootenay Boundary has received a subdivision referral from Ministry of Transportation and Infrastructure (MoTI) for a proposed interior lot line adjustment for Lot 2, Lot 3 and Lot 4 on Richie Road in the Black Jack region of Electoral Area 'B'/ Lower Columbia-Old Glory (*see Site Location Map; Subject Properties Map; Proposed Subdivision Survey*).

HISTORY / BACKGROUND FACTORS

All of the subject parcels are designated 'Black Jack Rural Residential' in the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan and zoned 'Rural Residential 1' (RR1) in the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw.

Pow Samnah Property Inc. owns all 3 lots. They are currently undeveloped. After discussion with the applicant it was confirmed the boundary adjustment is being proposed due to there being better options for placement of septic systems as well as the topography would be better suited with the proposed lot lines.

PROPOSAL

The applicants are requesting approval for a boundary adjustment to modify the interior parcel lines of Lots 2, 3, and 4. The proposal is shown in the table below:

Lot #	Current Area	Proposed Area
2	2.07 ha	2.61 ha
3	2.05 ha	2.03 ha
4	2.39 ha	1.89 ha

IMPLICATIONS

The minimum parcel size to be created by subdivision must not be less than 1.8 ha in the 'Rural Residential 1 Zone.' All of the lots modified from the boundary adjustment will satisfy this requirement.

There are no structures shown on the survey, therefore there are no concerns with required setbacks to buildings or structures as regulated in the 'Rural Residential 1 Zone'.

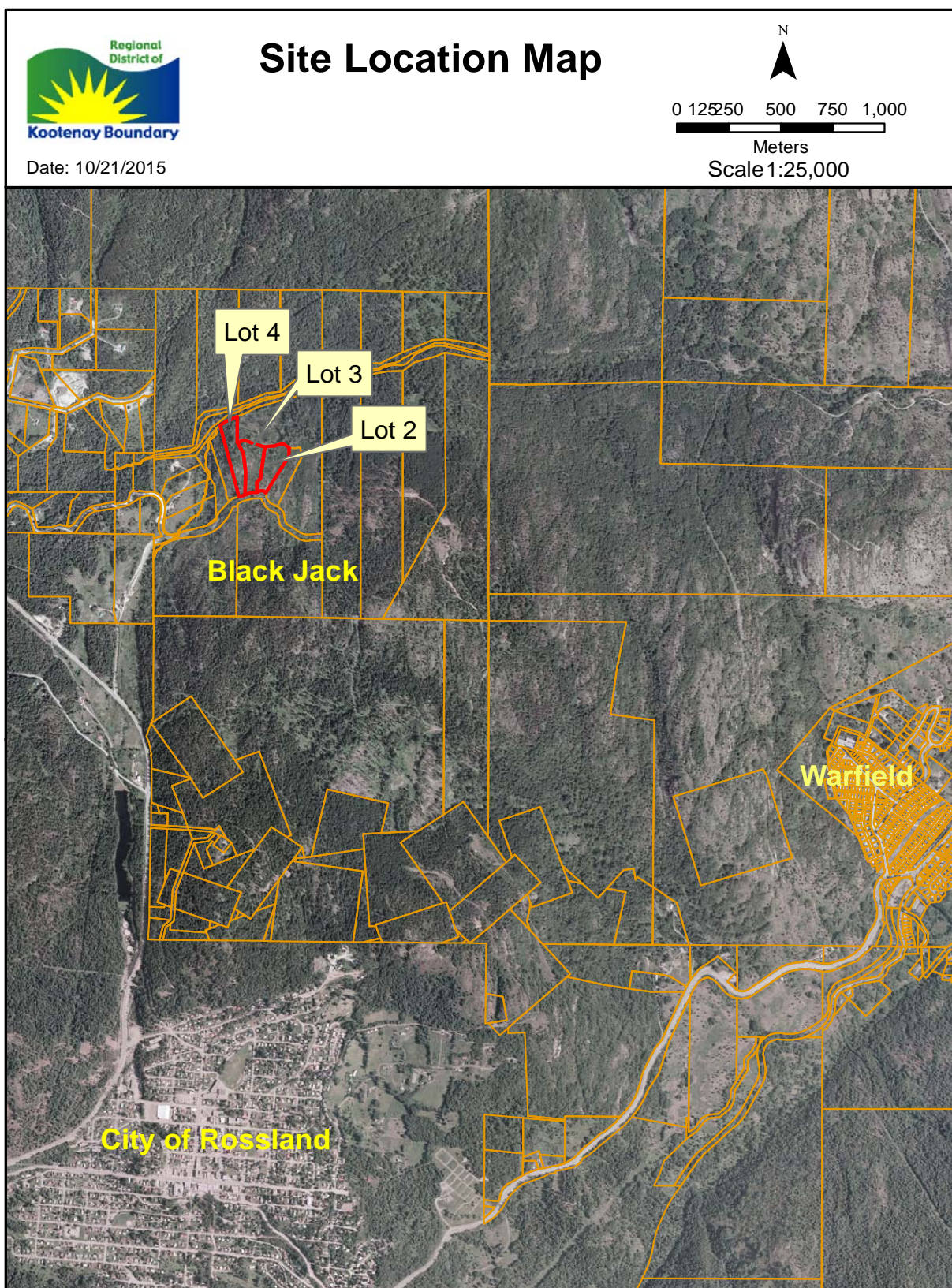
Ministry of Transportation has already issued the Preliminary Layout Approval (PLA) for this subdivision application. Normally a referral is forwarded to the RDKB earlier in the development process, however this proposed boundary adjustment appears to be relatively straight forward. Comments from the Regional District will still be received.

ADVISORY PLANNING COMMISSION COMMENTS

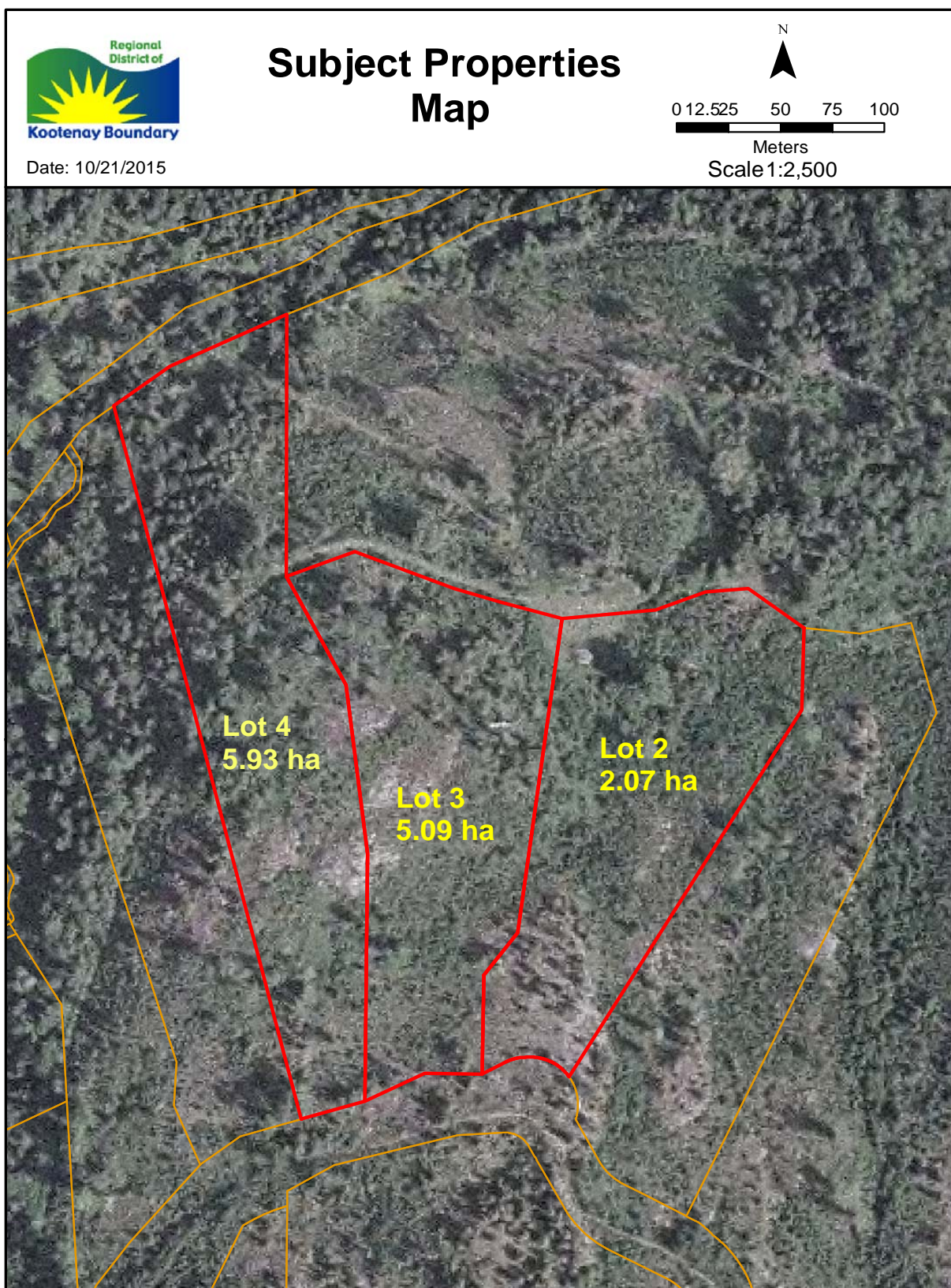
The Electoral Area 'B'/ Lower Columbia-Old Glory Advisory Planning Commission comments were not available at the time this report was assembled.

ATTACHMENTS*Site Location Map**Subject Properties Map**Proposed Subdivision Survey***RECOMMENDATION**

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, an interior lot line adjustment, of the parcels legally described as Lot 2, Lot 3 and Lot 4 Township 28, KD, Plan EPP25686, located in the Black Jack region of Electoral Area 'B'/ Lower Columbia-Old Glory, be received.



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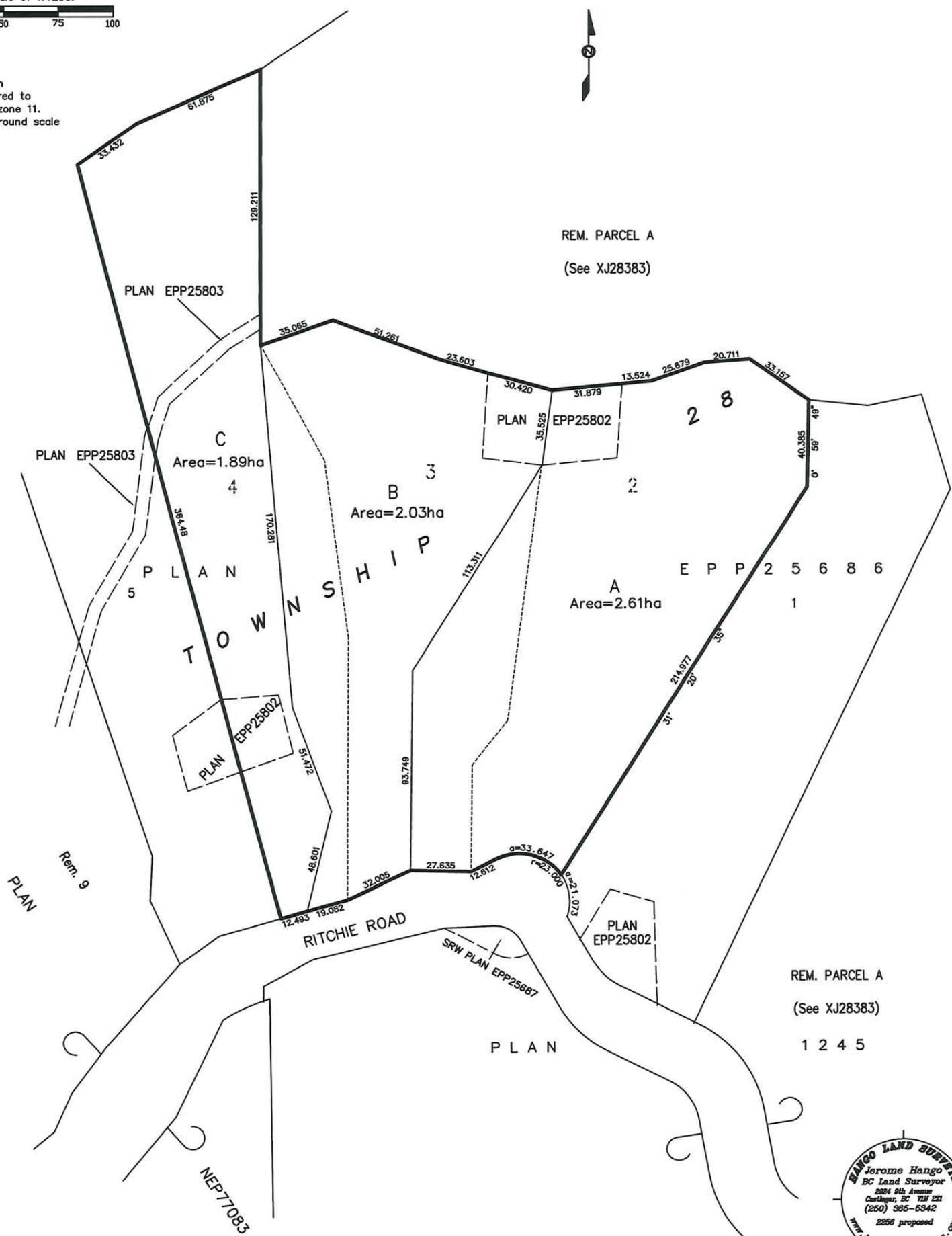
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Proposed Subdivision Survey

PLAN OF PROPOSED SUBDIVISION OF LOTS
2,3 AND 4 TOWNSHIP 28 KOOTENAY
DISTRICT PLAN EPP25686.

BCGS 82F.012
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:1250.

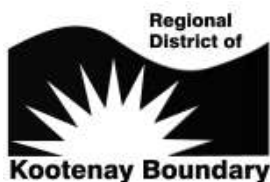
LEGEND
Grid bearings are derived from
Plan EPP25686 and are referred to
the central meridian of UTM zone 11.
All distances are horizontal ground scale
in metres.



This plan lies within the
Regional District of Kootenay Boundary.

August 28, 2015





Electoral Area Services Committee Staff Report

Prepared for meeting of November 2015

Ministry of Transportation and Infrastructure - Subdivision			
Owners: Dwight Wilson		File No: C-2104-05065.040 C-2104-05065.050	
Agent: Jerome Hango, Jerome Hango Land Surveying			
Location: 3390 East Lake Drive, Christina Lake, Electoral Area 'C'/Christina Lake			
Legal Description: Lot 4, DL 2104, KAP33473, SDYD Lot 5, DL 2104, KAP33473, SDYD		Area: Lot 4: 1.53 ha Lot 5: 1.53 ha	
OCP Designation: Rural Residential	Zoning: Rural Residential 3 (R3)	ALR status: No	DP Area: Waterfront Environmentally Sensitive
Owner Information: Dwight Wilson 3390 East Lake Drive Christina Lake, BC V0H1E1		Agent Information: Jerome Hango, BCLS 2924 9th Avenue Castlegar, BC V1N 2Z1 250.365.5342 jhango@hangolandsurveys.com	
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District of Kootenay Boundary has received a subdivision referral from Ministry of Transportation and Infrastructure (MoTI) for a proposed interior lot line adjustment for Lot 4 and Lot 5 on East Lake Drive near Texas Creek, Electoral Area 'C'/Christina Lake. (*see Site Location Map; Subject Property Map*).

HISTORY / BACKGROUND FACTORS

Both of the subject properties are designated 'Rural Residential' in the Electoral Area 'C'/Christina Lake Official Community Plan Bylaw No.1250 and zoned 'Rural Residential 3' (R3) in the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300. These properties are within the Environmentally Sensitive Development Permit Area as outlined in the Electoral Area 'C'/Christina Lake Official Community Plan.

The applicant owns both parcels and has constructed a single family dwelling which currently straddles the interior parcel line of Lot 4 and Lot 5. For tax purposes the owner has 'consolidated' the parcels but two legal titles still exist for both properties. In order to simplify things the applicant would like to adjust the interior parcel in order to locate the entire home on Lot 5 (*see Proposed Subdivision Survey*).

PROPOSAL

The applicant is requesting approval for a boundary adjustment to move the interior parcel line to the west to expand Lot 5 to incorporate the existing single family dwelling onto one parcel. Lot 5 would then be ± 1.86 ha and the remainder (Lot 4) would be ± 1.2 ha.

IMPLICATIONS

The minimum parcel size to be created by subdivision must not be less than 1 ha in the 'Rural Residential' Zone. The remainder will be ± 1.2 ha, exceeding this requirement.

There are no structures shown on the survey, however there is a single family dwelling located on the subject properties. If this subdivision is approved the setbacks from the new interior side parcel line for a single family dwelling will need to be considered. The required setback is 1.5m.

Lot 4 borders Texas Creek, any future development would need to consider the RDKB Floodplain Bylaw regulations. The subject properties are also within the Environmentally Sensitive Development Permit Area as outlined in the Electoral Area 'C'/Christina Lake Official Community Plan. Any potential development would also be required to follow the regulations.

The civic address may also require review if this boundary adjustment is approved as the driveway access is from Lot 4, whereas the single family dwelling would be located on Lot 5. Lot 5 would have ± 15 m of frontage, to develop a new access.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'C'/Christina Lake Advisory Planning Commission had no comments on this application.

RECOMMENDATION

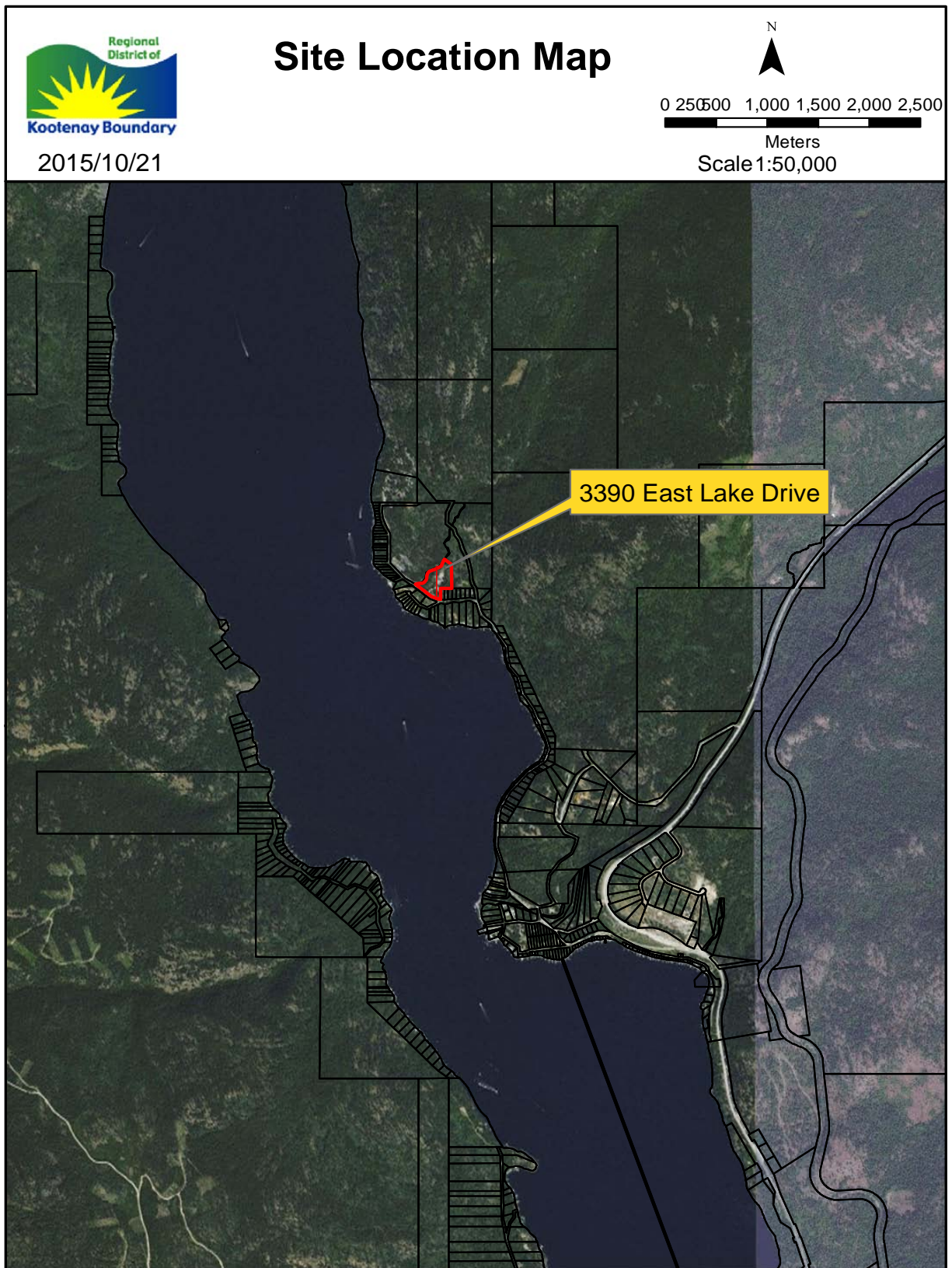
That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, an interior lot line adjustment, on the parcels legally described as Lot 4, DL 2104, KAP33473, SDYD and Lot 5, DL 2104, KAP33473, SDYD, Electoral Area 'C'/Christina Lake, be received.

ATTACHMENTS

Site Location Map

Subject Property Map

Proposed Subdivision Survey

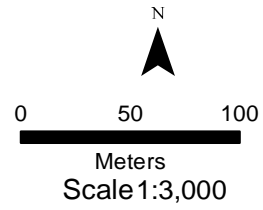


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2015/10/21

Subject Properties Map



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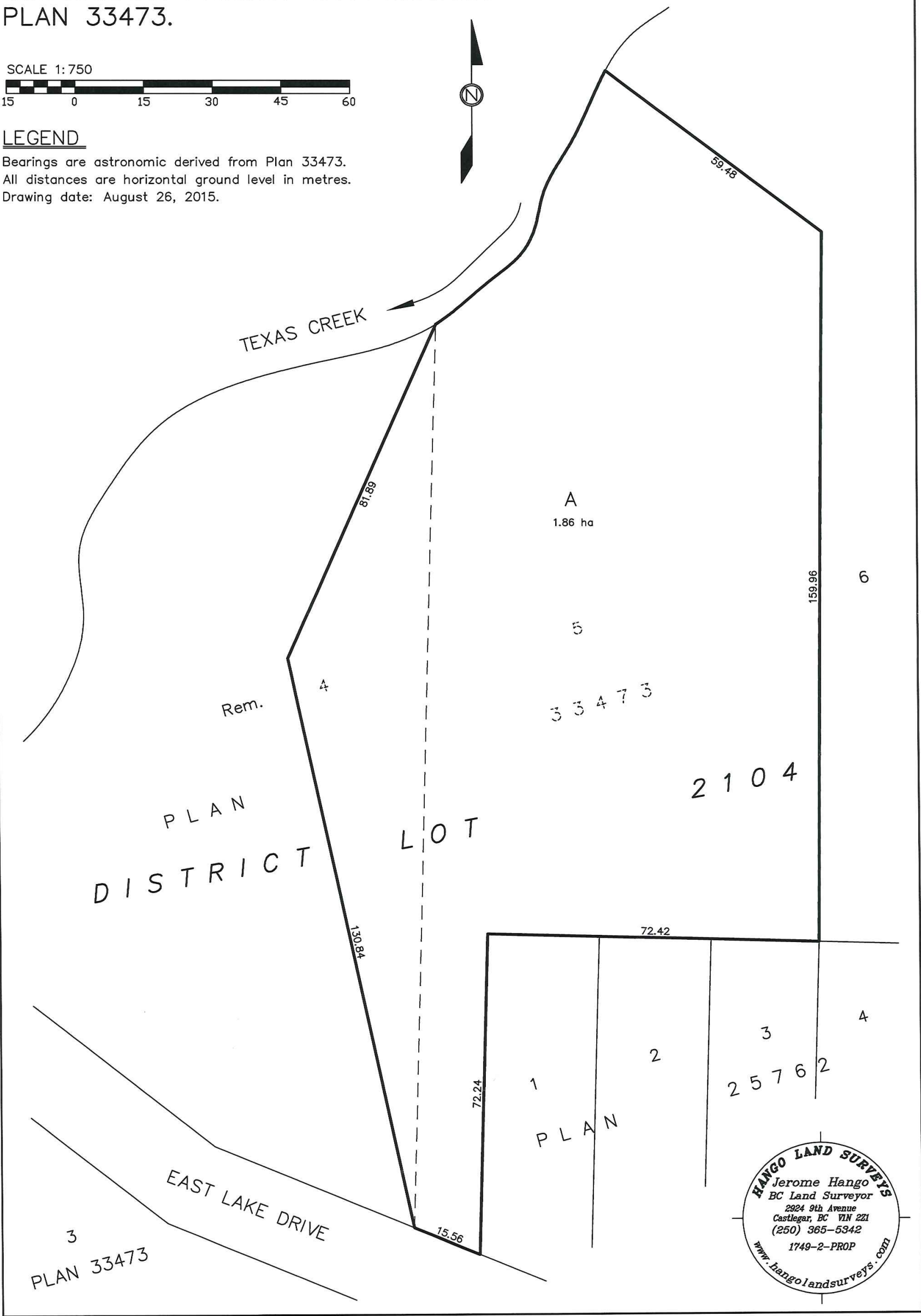
Proposed Subdivision Survey

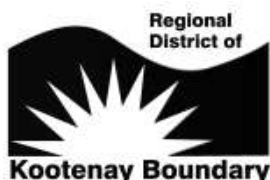
PLAN SHOWING PROPOSED SUBDIVISION
OF LOTS 4 AND 5 DISTRICT LOT 2104
SIMILKAMEEN DIVISION YALE DISTRICT
PLAN 33473.



LEGEND

Bearings are astronomic derived from Plan 33473.
All distances are horizontal ground level in metres.
Drawing date: August 26, 2015.





Electoral Area Services Committee Staff Report

Prepared for meeting of November 2015

Draft Revised Advisory Planning Commission Guide and Templates	File No: A-10
Report Prepared by: Donna Dean, Manager of Planning and Development	

ISSUE INTRODUCTION

The current booklet style of the Advisory Planning Commission (APC) Guide was produced in 2012 and has had some minor tweaking since then. With the introduction of several new APC members this year, staff realized that an updated guide and updated templates for agendas and minutes could be beneficial at this time.

The purpose of this report is to present a draft revised APC Guide and updated templates for the minutes and agendas. **It's anticipated that these updates** would benefit both APC members and Planning and Development Department Staff.

HISTORY / BACKGROUND FACTORS

The purpose of the APC Guide is to provide members with background information on their roles and responsibilities and how their input fits into the development process at the Regional District. Agendas help maintain order and keep meetings on track, while minutes provide an important record of the **APC's** recommendations that are incorporated into subsequent staff reports.

PROPOSAL

A draft revised APC Guide has been attached along with the current guide. Once the wording of the new guide is finalized it will be reformatted into a booklet style.

The three main additions to the guide are as follows:

- A table of the types of applications and referrals. A table provides a brief explanation of the process for each type of application,
- A section on conflict of interest and bias for APC members, and
- A section regarding members of the public speaking at APC meetings.

The agenda template has remained similar for the most part, although a heading for adoption of the agenda has been added.

A minute template, which currently is not used by all APCs, will be offered to all. The purpose of the template is to help ensure that minutes are presented in a clear and

consistent manner so staff can incorporate those comments and recommendations into subsequent staff reports.

IMPLICATIONS

The intent of the revised guide and templates is to improve the efficiency of the APC and preparation of staff reports that incorporate APC recommendations.

Staff intends to have the revised APC Guide and revised agenda and minutes templates ready for the January APC meetings.

RECOMMENDATION

That the staff report regarding the draft revised Advisory Planning Commission Guidelines and draft agenda and minute templates be received.

ATTACHMENTS

Draft Revised Advisory Planning Commission Guide

Current Advisory Planning Commission Guide

Agenda Template

Minutes Template

Draft Revised APC Pamphlet

This pamphlet has been prepared to provide guidance to Regional District of Kootenay Boundary (RDKB) Advisory Planning Commission (APC) members on their role in planning matters considered by the RDKB.

What is an APC?

An APC is a group of individuals that are appointed by an Electoral Area Director and endorsed by the RDKB Board of Directors. Members are chosen to represent a variety of community interests. Appointments are made in January of each year and last for one year. Many APC members are appointed several years in a row.

APC members may not be employees of the Regional District or a member of the Board of Directors and are volunteers.

The RDKB has six APCs; one for each Electoral Area ('A', 'B'/Lower Columbia-Old Glory, 'C'/Christina Lake, 'D'/Rural Grand Forks, and 'E'/West Boundary) and one for Big White, which is part of Electoral Area 'E'/West Boundary. The number of members on each APC can range from 3 to 14.

Each APC must appoint a Chair and a Secretary each year. The creation of APC's and appointment of members is done according to Section 898 of the *Local Government Act* and the Regional District's Bylaw No. 1535.

Role of the APC

APCs are a valuable component of the application and referral process of the Planning and Development Department. The APC's role is to review applications and referrals received by the RDKB Planning and Development Department; and to provide recommendations prior to staff forwarding those items to RDKB Board members for decisions.

APCs provide practical local information that is useful to planning staff and the Board of Directors for Regional District applications and to other agencies such as the Province or others who refer items to the Regional District.

Meetings of the APC are open to the public and applicants and referral agencies may be invited to meetings to answer any questions members may have with regard to their applications or referrals. Voting on matters considered by APC members must be open, therefore 'secret' ballots are not permitted. Quorum of an APC is the majority of members.

While members of the public are entitled to attend APC meetings, the meetings are not intended to be public hearing forums. Opportunities for public input to the RDKB Board

Draft Revised APC Pamphlet

of Directors may be provided elsewhere in the application review process.

Role of the Chair

In addition to being a member of the APC, the Chair is tasked with conducting meetings in a fair and effective manner. The following are some guidelines that may assist in carrying out the duties of a Chair:

1. Commits to the position and recognizes the time it takes.
2. Knows and has interest in the RDKB and understands the process the Regional District follows in its planning and land use management.
3. Exhibits leadership and develops collaborations in an open and fair manner. The Chair also ensures that discussions at meetings focus on the issue at hand and the facts.
4. Seeks out and identify members who do not actively participate in meetings to balance the views of more aggressive members.
5. Adheres to strict ethical standards. As the Chair of a public group, ethical standards must be followed so that discrimination and harassment do not occur.

Role of the Secretary

The recording secretary is responsible for recording the minutes at each commission meeting and submitting minutes to the regional district. A 'minutes' template is available to assist in recording minutes. When the recording secretary is a member they should also continue to be an active participant during meetings. The content requirements of APC minutes (clearly legible) are generally as follows:

1. Date, time and location of the meeting;
2. Members of the APC, both present and absent;
3. Other persons present for the duration of the meeting (e.g. electoral area director, planning staff);
4. Delegations who have made representation to the APC;
5. Recommendations clearly stating support, conditional support, or non-support for

Draft Revised APC Pamphlet

an application

Meeting Schedule

APCs meet monthly, with the exception of the month of December, provided there are applications or referrals to consider. Generally meetings are scheduled during the first week of the month in the evening.

Staff reports are forwarded to APC members at least one week prior to the meeting date to give members an opportunity to review the reports prior to the meeting.

Meetings may be cancelled if there is no business to discuss, however APCs may still wish to hold a meeting to discuss other matters at the discretion of the Chair.

Types of Applications and Referrals

After review by the relevant APC, applications follow the process outlined below:

	Type of Application or Referral	Process	
Applications to the Regional District	Official Community Plan and Zoning Bylaw amendments	To Electoral Area Services (EAS) Committee for recommendation.	To Board for consideration. Readings and a public hearing are required if supported.
	Development Variance Permits	To EAS Committee for recommendation.	To the Board for consideration.
	Development Permits	To EAS Committee for receipt	Approved by staff member(s) delegated authority (by bylaw)
	Agricultural Land Reserve (subdivision in the ALR, removal of land from ALR, and non-farm use)		To Board for recommendation; then sent to ALC for a decision.
	Temporary Use Permits	To EAS Committee for recommendation.	To the Board for consideration.
Referrals from External Agencies	<ul style="list-style-type: none"> • Subdivisions • Mining • Crown land disposition • Proposed forest cutting permits 	To EAS and/or to Board for consideration.	

Draft Revised APC Pamphlet

Conflict of Interest and Bias

A conflict of interest may exist where an APC member is an interested party to an application to which the APC will make a recommendation; or the APC member has a direct or indirect pecuniary interest in the outcome of the APCs deliberations. However there are no rules in the *Local Government Act* regarding conflict of interest for APCs. It is therefore up to individual members to decide if they should excuse themselves from a discussion regarding an application or referral. This would likely be appropriate where the member has a pecuniary interest in an item on the agenda.

There is, however, no rule that the members of an APC must have an "open mind" in matters that come before them, as for example there is with respect to members of the Board of Directors at a public hearing. This is because APC members merely advisory and do not make final decisions. In fact APC members are sometimes chosen based on their particular interests in the community. This is why it is beneficial to have a wide variety of interests represented on an APC.

Members of the Public Speaking

From time to time, issues at APC meetings may attract public interest and members of the public may attend and want to speak at APC meetings. The decision to allow or not allow a member of the public to speak rests with the APC chair. Regardless of the chair's decision, the public must always be advised that the APC is an advisory body and does not make decisions. The public should be encouraged to speak to staff on process requirements.

APC Member Contact Information

The Planning and Development Department's Senior Secretary maintains a current list of APC members and their contact information. It is important that the contact information is up to date to help ensure members receive their mail-out packages and so they can be notified of any changes to meetings. Please forward any changes to your contact information to Maria Ciardullo, Senior Planning Secretary (Ext. 241), or plandept@rdkb.com.

Also let staff know if you think your mail-out package is missing any items. Each mail-out package includes an agenda, which lists the items that should be attached.

Draft Revised APC Pamphlet

Interactive Mapping

The RDKB has an interactive mapping website that can be launched from the RDKB website: www.rdkb.com. By logging on as a guest, members of the public can zoom to areas or individual parcels to obtain details regarding zoning, floodplain areas, house numbers, agricultural land reserve boundaries and air photo layers among other things.

Planning and Development Department Staff Members

Planning and Development staff members include a manager who is a professional planner, two additional professional planners, two GIS mapping technicians, and one and a half secretarial positions.

Donna Dean ddean@rdkb.com	Manager of Planning and Development
Jeff Ginalias jginalias@rdkb.com	Senior Planner
Carly Rimell crimell@rdkb.com	Planner
Irene Haas ihaas@rdkb.com	Senior Planning Technician
Bart Fyffe bfyffe@rdkb.com	GIS Technician
Maria Ciardullo mciardullo@rdkb.com	Senior Planning Secretary
Lori King lking@rdkb.com	Planning Secretary (part time)

Link for the RDKB Planning and Development Services -
<http://www.rdkb.com/Services/Planning.aspx>

Please let us know of any changes to your contact information

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Interactive Mapping

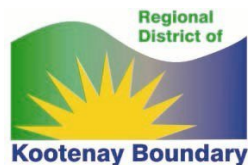
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Carly Rimell crimell@rdkb.com	Planner
Irene Haas	Senior Planning Technician
Bart Fyffe bfyffe@rdkb.com	GIS Technician
Maria Ciardullo mciardullo@rdkb.com	Senior Planning Secretary
Lori King lking@rdkb.com	Planning Secretary (part time)



www.rdkb.com
Tel: 250.368.9148 or
Toll free 800.355.7352
Fax: 800.368.3990

Regional District of Kootenay Boundary

A Guide for Advisory Planning Commission (APC) Members



www.rdkb.com
Tel: 250.368.9148 or
Toll free 800.355.7352
Fax: 250.368.3990

This pamphlet has been prepared to provide guidance to Regional District of Kootenay Boundary (RDKB) Advisory Planning Commission (APC) members on their role in planning matters considered by the RDKB.

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The RDKB has six APCs; one for each Electoral Area (A, B, C, D, and E) and one for Big White, which is part of Electoral Area E. The number of members on each APC can range from 3 to 14.

Each APC must appoint a Chair and a Secretary each year. The role of the Chair is to call meetings to order, to keep discussions on topic and to adjourn meetings. The role of the Secretary is to record the minutes of meetings and to forward them to the Planning and Development Department as soon as possible after the meeting.

The creation of APC's and appointment of members is done according to Section

898 of the *Local Government Act* and the Regional District's Bylaw No. 1535.

Role of the APC

APCs are a valuable component of the application and referral process of the Planning and Development Department. The APC's role is to review applications and referrals received by the RDKB Planning and Development Department; and to provide advice and feedback prior to staff forwarding those items to RDKB Board members for decisions or recommendations.

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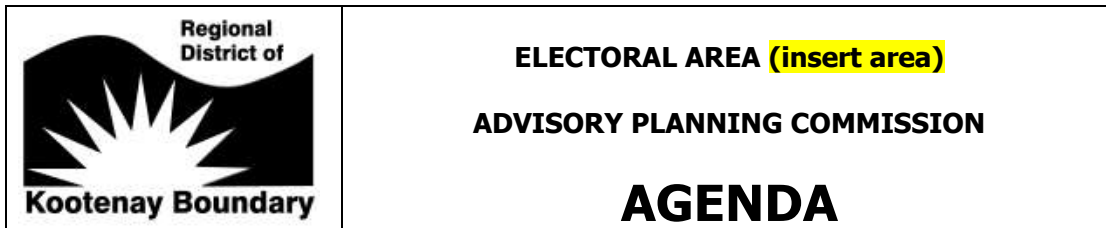
Types of Applications and Referrals

Applications to the Planning and Development Department include:

- Official Community Plan and Zoning Bylaw amendments
- Development Permits
- Variances
- Agricultural Land Reserve (subdivision in the ALR, removal of land from ALR, and non-farm use)
- Temporary Use Permits

Referrals from other agencies may include:

- Subdivisions
- Mining
- Crown land disposition
- Proposed forest cutting permits



NOTICE OF MEETING

DATE: *(Insert Date)*

PLACE: *(Insert venue and address)*

TIME: *(Insert time)*

1. CALL TO ORDER

2. ADOPTION OF AGENDA (Additions/Deletions)

Recommendation: That the *(insert date)* Electoral Area *(insert area)* Advisory Planning Commission Agenda be adopted.

3. ADOPTION OF MINUTES

(insert date of the last meeting)

Recommendation: That the *(insert date)* Electoral Area *(insert area)* Advisory Planning Commission Minutes be adopted.

4. OLD BUSINESS

(insert any old business to discuss)

5. NEW BUSINESS

A. Applicant's Name

RE: (Type of Application)

Description of subject property/subject lands.

RDKB File: (insert file #)

Use with RDKB applications
such as OCP/Zoning
Amendments, DVP, DP, & DP
Amendments

B. Referral Agency

RE: Type of Referral

Description of subject property/subject lands.

RDKB File: (insert file #)

Use with referrals
such as MOTI,
ALR,
FrontCounter BC

6. DELEGATIONS

(Insert any delegations present)

7. FOR INFORMATION

(Insert any information)

8. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at (insert time)



ELECTORAL AREA *(insert area)*
ADVISORY PLANNING COMMISSION

MINUTES

(Insert Date) at the *(insert venue and address)*, commencing at *(insert time)*

PRESENT:

ABSENT:

RDKB DIRECTOR:

RDKB STAFF:

GUESTS:

1. CALL TO ORDER

The meeting was called to order at *(insert time)*

2. ADOPTION OF AGENDA (Additions/Deletions)

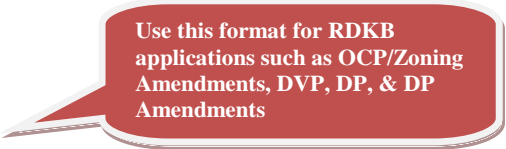
It was moved and seconded that the *(insert date)* Electoral Area *(insert area)* APC agenda be adopted.

3. ADOPTION OF MINUTES

It was moved and seconded that the *(insert date)* Electoral Area *(insert area)* APC minutes be approved.

4. OLD BUSINESS

Electoral Area *(insert area)* APC Minutes
(Insert Date)
 Page 1 of 2

5. NEW BUSINESS**A. Applicant's Name****RE: (type of application)***Description of subject property/subject lands.*RDKB File: *(insert file #)*


Use this format for RDKB applications such as OCP/Zoning Amendments, DVP, DP, & DP Amendments

Discussion/Observations:

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Application be: *(Pick one of the following options)*

1. Approved (with the following conditions if the APC believes there should be conditions):
2. Not Approved (due to the following conditions):
3. Postponed to (date) for the following reasons:

B. Referral Agency**RE: Type of Referral***Description of subject property/subject lands.*RDKB File: *(insert file #)*


Use with referrals such as MOTI, ALR, FrontCounter BC

Discussion/Observations:

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject referral be: *(pick one of the following)*

1. Supported (with the following conditions if the APC believes there should be conditions):
2. Not Supported (due to the following conditions):
3. Postponed to (date) for the following reasons:

6. DELEGATIONS**7. FOR INFORMATION****8. ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at *(insert time)*.

**STAFF REPORT**

Meeting Date: November 12, 2015

Date:	November 5, 2015	File:	
To:	RDKB - Electoral Area Services Committee		
From:	Tom Sprado, Manager of Facilities and Recreation – Grand Forks and District Recreation		
RE:	GAS TAX APPLICATION – LED LIGHTING PROJECT – GF ARENA		

Issue Introduction: The Regional District Board has no record of approving the application.

Background:

Please see attached grant application dated November 21, 2014 with the Capital Project Request.

I understand that the committee that reviews the grant application has no record of receiving the application. It was requested that we re-submit the grant application.

Financial Implications: The funds requested for the supply and installation of LED Lights was for \$40,000.00

The 2015 operating budget indicates that a grant is to be received in the amount of \$40,000 and expensed for \$40,000.

Recommendation: that the Electoral Area Services Committee recommends to the Regional District Board to support the \$40,000 Gas Tax Grant Application for the supply and installation of the 2015 LED Light project at the Jack Goddard Memorial Arena in Grand Forks.

Respectfully submitted:



Gas Tax Application

Application to (please check where appropriate):

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

Applicant:	TOM SPRADO		
Address:	PO BOX 1486, 2020 CENTRAL AVE GRAND FORKS BC V0H 1H0		
Phone:	250-442-2202	Fax:	250-442-2878
Email:	tsprado@rdkb.com		
Representative:			

Where will the project take place:

JACK GODDARD MEMORIAL ARENA
IN GRAND FORKS BC.

Is your organization a (please check where appropriate):

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

Project Description:

SUPPLY AND INSTALL - NEW LED LIGHTING FIXTURES
THE NEW LED FIXTURES WILL REPLACE 29 OBSOLETE
1080 WATT METAL HALIDE FIXTURES WHILE PROVIDING
SIGNIFICANTLY HIGHER LIGHTING LEVELS, OVERALL VIEWING
CLARITY AND REDUCE POWER CONSUMPTION.
PROJECT COST \$140,000 FUNDS REQUESTED \$40,000

Project outcomes (please check where appropriate):

The Project will ultimately lead to:


	Cleaner Air		Cleaner Water	X	Less Greenhouse Gas Emissions
--	-------------	--	---------------	---	-------------------------------

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

THE CURRENT METAL HALIDE SYSTEM USES
26.97 KW PER HOUR. THE LED SYSTEM WILL USE
7.52 KW PER HOUR.
THE GRAND FORKS ARENA CAN EXPECT ELECTRICAL
SAVINGS OF \$ 2.16 PER KW HOUR
PLEASE SEE ATTACHED CAPITAL PROJECT
REQUEST AND PROPOSAL.

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

Date: Nov 21, 2014

Signature: 

Print name: Tom Sprado

**Regional District of Kootenay Boundary
Grand Forks & District
CAPITAL PROJECT REQUEST**

DEPARTMENT: Grand Forks & District Recreation	
CAPITAL/PROJECT TITLE: GF Arena Lighting Upgrade to LED	
PROJECT MANAGEMENT: Manager of Facilities & Recreation	
PROJECT SCHED: Spring/Summer 2015	PROJECT COST: \$40,000
SOURCE OF FUNDS:	
Operations	\$ Carry Forward \$
Borrowing	\$
Grants	\$40,000 (Gas Tax)
Reserves	\$
Useful Life	18 to 30 yrs
<p>PROJECT DESCRIPTION: The primary objective of this project is for the supply and installation of new LED lighting fixtures to illuminate the ice surface at the Jack Goddard Memorial Arena in Grand Forks. The new LED fixtures will replace the 29 obsolete metal halide fixtures (1080watt reduce to 830watt bulbs) while providing significantly higher lighting levels, over all viewing clarity and reduce power consumption. The second part of this project is to remove 280 fluorescent – 32 watt bulbs to a 12.5 watt fluorescent LED bulb.</p> <p>JUSTIFICATION: The average Kilowatt rating for the existing Metal Halide system for 29 fixtures x 830watts + 100 watts for ballast (original 1080 watts) = 26,970 watts or 26.97KW. The average kilowatt rating for the new LED system for 22 fixtures x 240 watts plus 7 fixtures x 320 watts = 7520 watts / 1000 = 7.520KW The City of Grand Forks invoices the arena for power consumption @ \$0.11069000 per Kilowatt Hour. Current rate for 26.97kw x \$0.110690 = \$2.99 per kwhr The rate with LED is 7.520 kw x \$0.110690 = <u>\$0.83 per kwhr</u> Saving \$2.16 per kwhr Should we operate 12 hrs per day the savings would amount to <u>\$25.92 per day</u> x 30 days in a month would save <u>\$777.60 per month</u>. ***** The 2nd part of this project is to replace 280 – 32 watt fluorescent (T-8's) bulbs with a 12.5 watt LED fluorescent bulb. The existing lamps are 32 watt and most are in 2-lamp fixtures and with electronic instant ballasts with an input = 59watts. The new LED lamps are 12.5 watts per and with the ballast the input = 30 watts - so then the difference between the two systems = 29 watts. We would save approximately 50% when we operate with LED fluorescents.</p>	
DEPT HEAD SIGNATURE: _____	



Cascade Pro Electric Inc.
7770 GN Road Grand Forks BC V0H 1H2
250-442-7573
greg@cascadepro.ca

Quote 14-137-01

September 24th 2014

Grand Forks and District Ice Arena
2020 Central Avenue
Grand Forks BC

The following quote is for the supply and installation of new LED lighting fixtures to illuminate the ice surface at the Jack Goddard Memorial Arena located in Grand Forks BC. The new LED fixtures will replace the 29 obsolete 1000Watt Metal Halide fixtures while providing significantly higher lighting levels, overall viewing clarity, and reduced power consumption.

The average existing lighting levels are around 450LUX or 45 Foot Candles. With the new upgraded lighting system the levels will be around 750 LUX or 75 Foot Candles utilizing 1 to 1 replacement of the fixtures over the ice surface. Attached with this quote is the Luminaire data sheet showing the layout and summary of the lighting levels.

The average Kilowatt rating for the existing system is 29 fixtures x 1050 watts/fixture(with losses) = 30450 Watts
The average Kilowatt rating for the new system is 22 fixtures x 240 watts + 7 fixtures x 320 Watts = 7520 Watts
The approximate savings per day based on 10hrs and the rate of 8c/kwhr would be: \$20 per day energy savings.

Below is the outline of the work to be completed and is covered under this quote:

Ballast Room

- De energization and removal of the existing ballasts.
- Conduit modifications from the lower splitter box to upper splitter box to accommodate new wiring.
- Splicing of conductors from control contactor to upper junction box
- Converting of feeds to new lights to 240V. The upgrade of voltage will help offset line losses to the far lights on the west end for the ice surface.
- Adding jumper bars to the power panels to existing breakers. This will convert the breakers to 240V
- Relabeling of equipment and breakers.
- The existing control switches in the rink attendants shack will remain the same.

Ice Surface

- Removal of existing light fixtures.
- Installation of 29 new lighting fixtures as per the DIALux summary sheet. 1 to 1 replacement of each fixture in the same location.
- Total of 29 fixtures to be changed replaced and chain hung from the wooden rafters.
- New wiring to be installed to the existing junction box locations from the new fixtures.

<u>Labour:</u>	\$5000.00
<u>22 ea Titan HB240 watt LED Fixtures:</u>	\$21184.02
<u>7 ea Titan HB320 watt LED Fixtures:</u>	\$7706.79
<u>Misc. Parts: Chain,connectors,conduit etc...:</u>	\$800.00
<u>Manlift Rental:</u>	\$800.00
<u>Electrical Permit:</u>	\$850.00
<u>Total Cost:</u>	<u>\$36340.81 plus GST</u>

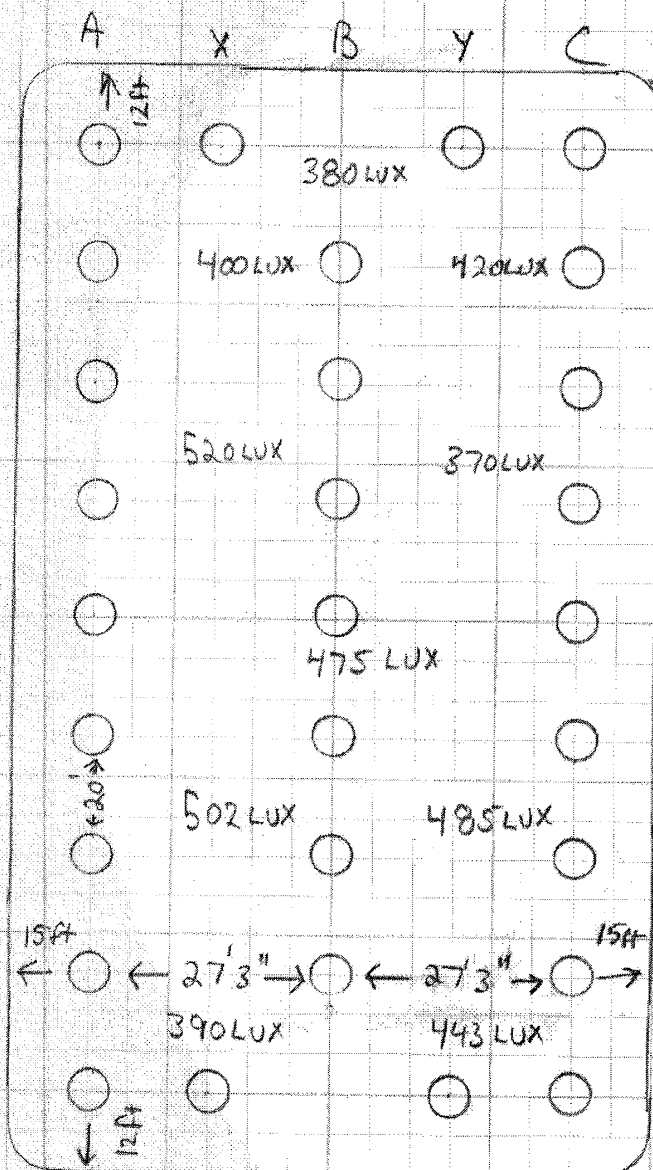


www.eecol.com

GRAND FORKS BC
ARENA

CANADA
SOUTH AMERICA
ISO 9001

CASCADE PRO ELECTRIC



NOTES

Row A @ 17'4" above ice

Row B @ 29' above ice

Row C @ 17'4" above ice

Row X @ 26' above ice

Row Y @ 26' above ice

COLUMNS ARE 20' Apart
ROWS ARE 27'3" Apart

ICE SURFACE

80' x 185'

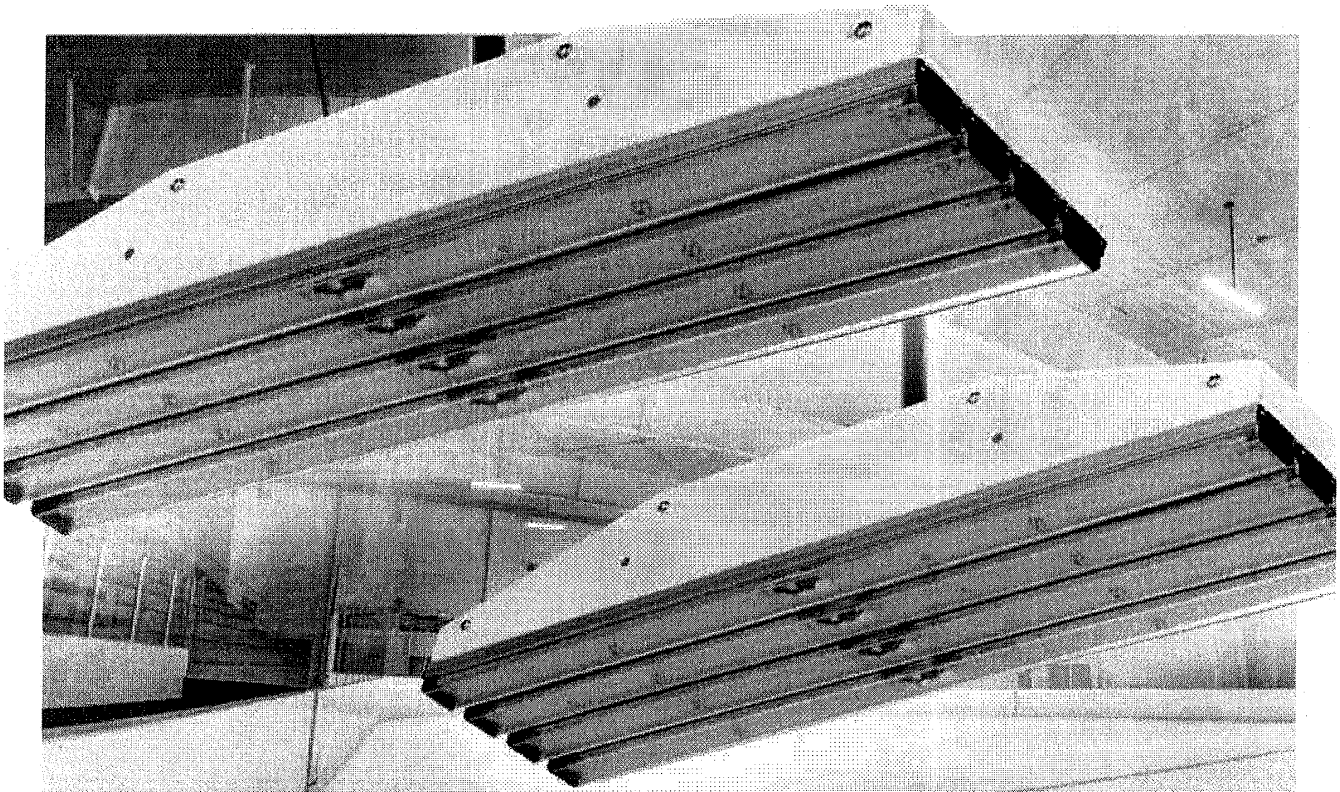
29 LIGHTS TOTAL

1000W METAL HALIDE

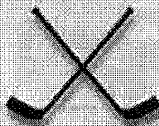
CONVERT TO LED

EXISTING FIXTURES
ATTACHED TO EXPOSED
WOOD BEAMS

UTILIZE EXISTING
WIRING BUT UPGRADE
SUPPLY VOLTAGE FOR
NEW FIXTURES TO
240V TO ACCOMMODATE
LINE LOSSES.



delviro energy



Scotiabank

Delviro Energy has partnered with Scotiabank Hockey where Scotiabank will donate back 10% of any Arena lighting retrofit project up to and not beyond \$50,000.

This incentive is only offered to any non-profit facilities run by the city, town or other municipalities.

delviro energy inc.

31 City View Drive, Toronto, Ontario, M9W 5A5 | Office: 416.502.3434 | Toll-Free: 877.502.3434

info@delviro.com | www.delviroledlighting.ca



The Delviro Energy series of LED luminaires was designed and built with high performance, efficiency, and cost-effectiveness in mind. Delviro Energy products provide higher efficacy, longer lifetime, and more reliable light than conventional lighting products. Our fixtures have been designed and built to exceed the performance of CFL and HID light sources while using less power. Our proprietary board designs are extremely well-equipped for all types of light-on-demand applications. Unlike traditional CFL and HID luminaires, Delviro Energy products can be instantaneously and smoothly dimmed without affecting the life of the fixture. Delviro Energy fixtures are solid state solutions for the commercial and industrial lighting markets.

Project:

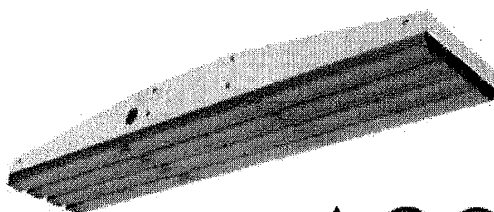
Type:

Date:

Product:

TITAN LED High Bay

SPECIFICATIONS/FEATURES

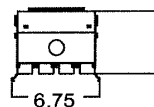
TITAN HIGH BAY LED FIXTURE


MODEL	DESC	LENGTH	WATTS	LUMENS	VOLTS
TitanHB80	Titan High Bay	24"	80	9,500	120/277 347
TitanHB120	Titan High Bay	36"	120	14,325	120/277 347
TitanHB160	Titan High Bay	48"	160	19,298	120/277 347
TitanHB240	Titan High Bay	36"	240	27,996	120/277 347
TitanHB320	Titan High Bay	48"	320	36,647	120/277 347

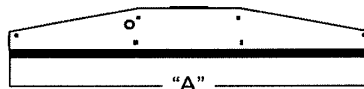
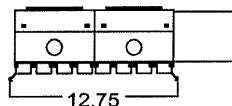
- Proprietary LED Board provides individual LED monitoring for uniform power and full lifespan.
- Efficiency: LED 151 lpw
Delivered 120 lpw
- L70 200,000 hours
- ETL/cETL certified and DLC listed
- Damp Rated
- WiFi Smart Dimmable(Optional)
- Occupancy Sensor Control(Optional)
- 5,000K colour temperature
- Polycarbonate protective LED lens
- Temperature rating: -40°C - + 50°C
- Dimming Capable
- Natatorium Option Available
- 10 year warranty
- Made in Canada

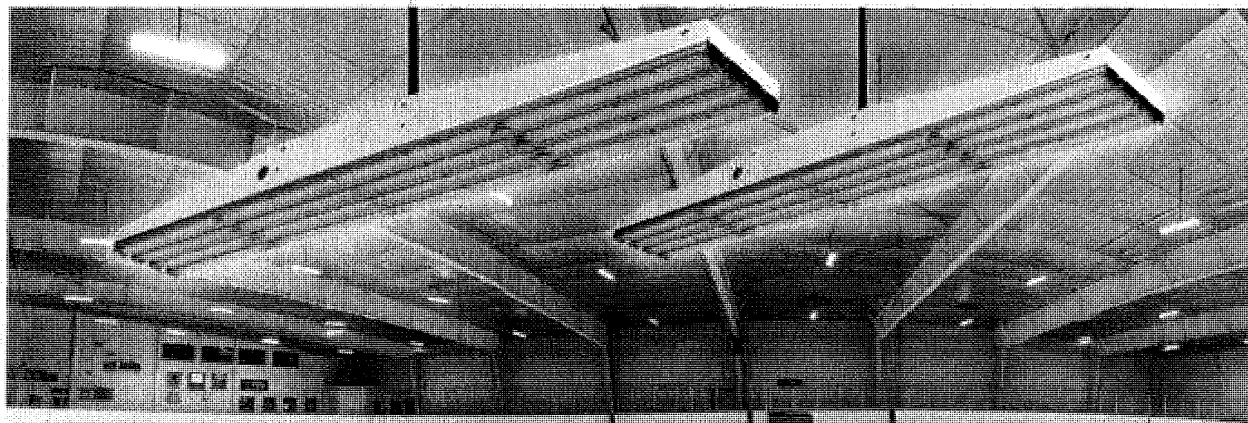
PHYSICAL DIMENSIONS

MODEL	TitanHB80	TitanHB120	TitanHB160
"A" Dimension (Approximate)	24"	36"	48"
Weights (lb)	9	13	15



MODEL	TitanHB240	TitanHB320
"B" Dimension (Approximate)	36"	48"
Weights (lb)	30	34





ARENAS

Westwood Arena - Rinks 1,2,3,4

Chesswood Arena - Rinks 1,2

Milliken Mills - City of Markham

Redball Internet Centre - Moncton, NB (4 Rinks)

Campus Ice Centre (Nustadia Group) - Durham College, U of Ontario, (2 Rinks)

Joshua Creek - City of Oakville (2 Rinks)

Appleby - City of Burlington (2 Rinks)

George Bell Arena - City of Toronto

Town of Georgina - (Keswick 2 Rinks, Sutton 1 Rink)

Memorial Arena - Town of Milton

Milton Sports Arena - (2 Rinks)

Rotary Complex, City of Stratford - (2 Rinks)

Allman Arena, Stratford (Oldest Operating Arena in Canada)

Quinte West, Frankford - (3 Rinks)

Fort McMurray, Alberta

delviro energy inc. 31 City View Drive, Toronto ON M9W 5A5 | 416.502.3434 | TF: 1.877.502.3434

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Grand Forks Arena

DIALux

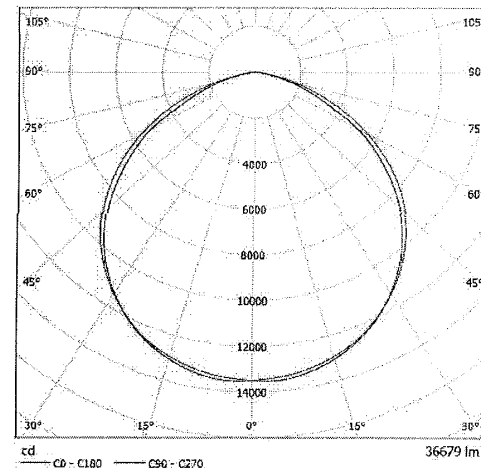
09 / 24 / 2014

Operator
Telephone
Fax
e-Mail

DELVIRO ENERGY INC. TORONTO, ONTARIO TITAN HB320 U5K530CE-XX-YY-ZZ
DELVIRO ENERGY LINEAR 4FT LED FIXTURE WITH CLEAR LENS / Luminaire Data Sheet

See our luminaire catalog for an image of the luminaire.

Luminous emittance 1:



Luminaire classification according to CIE: 100
 CIE flux code: 50 83 98 100 100

Luminous emittance 1:

Glare Evaluation According to UGR												
Room Size			Viewing direction at right angles to lamp axis					Viewing direction parallel to lamp axis				
X	Y		70	50	30	30	70	50	30	50	30	30
1st Floor			20	20	20	20	20	20	20	50	30	20
2H	2H	2H	25.0	26.3	25.3	26.5	26.0	24.6	23.9	24.9	26.1	26.3
	3H	3H	26.3	27.9	26.6	27.7	28.0	25.6	26.7	25.9	27.0	27.1
	4H	4H	26.6	27.7	27.0	26.0	26.3	25.9	26.5	26.2	27.2	27.3
	6H	6H	26.6	27.8	27.1	26.1	26.4	25.9	26.9	26.3	27.2	27.5
	8H	8H	26.8	27.7	27.1	26.0	26.4	25.9	26.5	26.3	27.2	27.5
4H	2H	2H	25.0	26.7	25.9	26.9	27.2	25.2	26.3	25.6	26.6	26.9
	3H	3H	27.0	27.9	27.3	28.2	26.5	26.3	27.2	26.7	27.5	27.6
	4H	4H	27.4	28.2	27.8	28.3	28.9	26.7	27.5	27.0	27.8	28.2
	6H	6H	27.6	28.3	28.0	28.7	29.1	26.8	27.5	27.2	27.9	28.3
	8H	8H	27.6	28.2	28.0	28.6	29.1	26.8	27.4	27.2	27.9	28.3
8H	2H	2H	27.5	28.2	27.9	28.4	28.9	26.8	27.4	27.2	27.9	28.2
	3H	3H	27.7	28.2	28.2	28.7	29.1	27.0	27.5	27.4	27.9	28.4
	4H	4H	27.8	28.2	28.2	28.7	29.1	27.0	27.5	27.3	27.9	28.4
	6H	6H	27.8	28.1	28.2	28.6	29.1	27.0	27.4	27.3	27.9	28.4
	12H	12H	27.8	28.1	28.2	28.6	29.1	27.0	27.4	27.3	27.9	28.4
12H	4H	4H	27.5	28.0	27.9	28.4	28.9	26.8	27.3	27.2	27.9	28.2
	6H	6H	27.7	28.2	28.2	28.6	29.1	27.0	27.4	27.3	27.9	28.4
	8H	8H	27.7	28.1	28.2	28.6	29.1	27.0	27.4	27.3	27.9	28.4
Values of UGR values according to the luminaires data table												
S = 1.0H			+0.2 / -0.2				+0.2 / -0.3					
S = 1.5H			+0.3 / -0.5				+0.4 / -0.6					
S = 2.0H			+0.7 / -1.1				+0.9 / -1.5					
Standard table			B004				B003					
Correction			10.4				9.2					
Summation												
Corrected glare values according to the luminaires data table												

Grand Forks Arena

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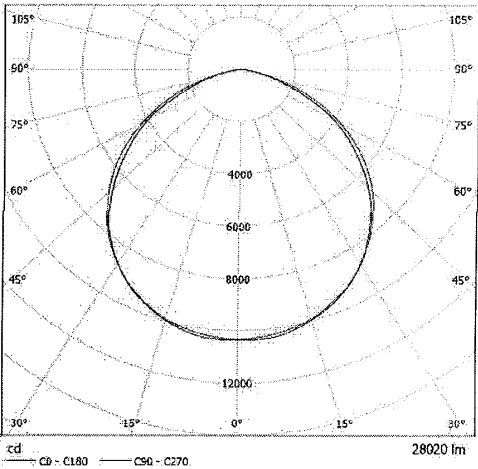
09 / 24 / 2014

Operator
Telephone
Fax
e-Mail

DELVIRO ENERGY INC. TORONTO, ONTARIO TITAN HB240 U5K530CE-XX-YY-ZZ
DELVIRO ENERGY LINEAR 3FT LED FIXTURE WITH CLEAR LENS / Luminaire Data
Sheet

See our luminaire catalog for an image of the luminaire.

Luminous emittance 1:



Luminaire classification according to CIE: 100
CIE flux code: 50 83 98 100 100

Luminous emittance 1:

Glare Evaluation According to UGR																	
			20° Ceiling					45° Walls					90° Floor				
			70	70	50	50	30	30	70	70	50	50	30	30			
Room Size X Y			20	20	30	30	50	50	20	20	30	30	50	50			
			Viewing direction at right angles to lamp axis					Viewing direction parallel to lamp axis									
2H	2H	2H	25.0	26.3	25.3	26.5	26.7	24.8	26.0	25.1	26.3	26.9	25.8	27.2			
	3H	3H	26.2	27.4	26.5	27.4	27.9	23.8	26.9	26.1	27.2	27.5	24.8	27.5			
	4H	4H	26.6	27.6	26.9	27.8	28.2	26.1	27.2	26.4	27.4	27.4	26.7	27.7			
	8H	8H	26.7	27.7	27.0	28.0	28.3	26.2	27.2	26.5	27.5	27.8	27.4	27.8			
	12H	12H	26.8	27.8	27.0	27.9	28.1	26.2	27.1	26.3	27.4	27.8	27.4	27.8			
4H	2H	2H	26.7	27.6	27.0	27.9	28.3	26.3	27.1	26.3	27.4	27.7	26.7	27.7			
	3H	3H	25.6	25.6	25.9	26.9	27.2	25.4	26.4	25.7	26.7	27.0	25.7	27.0			
	4H	4H	26.9	27.8	27.3	28.1	28.3	26.5	27.4	26.9	27.8	28.1	27.8	28.1			
	8H	8H	27.3	28.1	27.7	28.3	28.6	26.9	27.7	27.3	28.1	28.4	27.9	28.4			
	12H	12H	27.5	28.1	27.9	28.4	28.6	27.1	27.8	27.5	28.1	28.5	27.9	28.5			
8H	2H	2H	27.4	28.1	27.8	28.4	28.9	27.0	27.7	27.5	28.1	28.5	27.4	28.5			
	3H	3H	27.6	28.2	28.1	28.6	29.0	27.2	27.8	27.7	28.2	28.6	27.6	28.6			
	4H	4H	27.7	28.1	28.2	28.6	29.0	27.3	27.7	27.7	28.2	28.6	27.7	28.6			
	8H	8H	27.7	28.0	28.2	28.5	29.0	27.2	27.6	27.7	28.1	28.6	27.7	28.6			
	12H	12H	27.7	27.6	27.9	28.0	28.5	27.0	27.0	27.5	28.0	28.4	27.6	28.4			
12H	2H	2H	27.6	28.1	28.3	28.9	29.2	27.2	27.7	27.7	28.1	28.6	27.6	28.6			
	3H	3H	27.7	28.1	28.2	28.5	29.0	27.3	27.6	27.6	28.1	28.6	27.7	28.6			
	4H	4H	27.7	28.1	28.2	28.5	29.0	27.3	27.6	27.6	28.1	28.6	27.7	28.6			
Methodology of BS calculation and the BS calculation table																	
S = 1.0H			+0.1 / -0.2					+0.2 / -0.3									
S = 1.5H			+0.3 / -0.5					+0.3 / -0.6									
S = 2.0H			+0.6 / -1.1					+0.6 / -1.4									
Standard table			BX03					BX01									
Correction			0.8					9.4									
Surrounding																	
Current Glare Index according to JIS S2221-2012 (1) calculates Glare																	

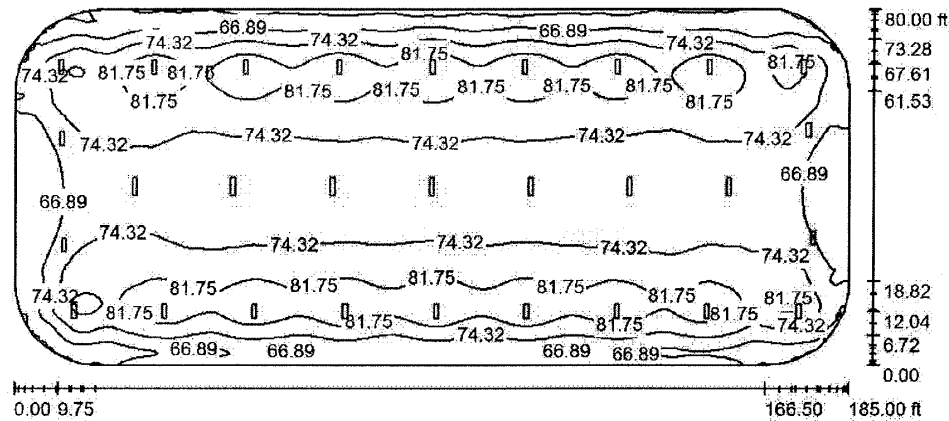
Grand Forks Arena

DIALux

09 / 24 / 2014

Operator
Telephone
Fax
e-Mail

Arena / Summary



Height of Room: 30.000 ft, Light loss factor: 0.95

Values in Footcandles, Scale 1:404

Surface	ρ [%]	E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	u0
Workplane	/	75	55	88	0.739
Floor	80	75	56	88	0.741
Ceiling	70	47	35	53	0.741
Walls (40)	50	54	33	97	/

Workplane:

Height: 0.000 ft
Grid: 128 x 128 Points
Boundary Zone: 0.000 ft

Illuminance Quotient (according to LG7): Walls / Working Plane: 0.726, Ceiling / Working Plane: 0.629.

Luminaire Parts List

No.	Pieces	Designation (Correction Factor)	Φ (Luminaire) [lm]	Φ (Lamps) [lm]	P [W]
1	22	DELVIRO ENERGY INC. TORONTO, ONTARIO TITAN HB240 U5K530CE-XX-YY- ZZ DELVIRO ENERGY LINEAR 3FT LED FIXTURE WITH CLEAR LENS (1.000)	28020	28020	242.0
2	7	DELVIRO ENERGY INC. TORONTO, ONTARIO TITAN HB320 U5K530CE-XX-YY- ZZ DELVIRO ENERGY LINEAR 4FT LED FIXTURE WITH CLEAR LENS (1.000)	36679	36679	320.3

Total: 873201 Total: 873201 7566.1

Specific connected load: 0.52 W/sq ft = 0.07 W/sq ft/10 fc (Ground area: 14497.85 sq ft)

Grand Forks Arena

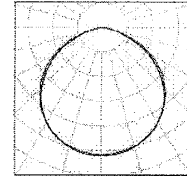
DIALux

09 / 24 / 2014

Operator
Telephone
Fax
e-Mail**Arena / Luminaire parts list**

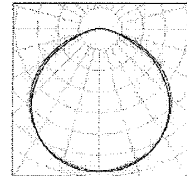
22 Pieces DELVIRO ENERGY INC. TORONTO, ONTARIO
TITAN HB240 U5K530CE-XX-YY-ZZ DELVIRO
ENERGY LINEAR 3FT LED FIXTURE WITH
CLEAR LENS
Article No.: TITAN HB240 U5K530CE-XX-YY-ZZ
Luminous flux (Luminaire): 28020 lm
Luminous flux (Lamps): 28020 lm
Luminaire Wattage: 242.0 W
Luminaire classification according to CIE: 100
CIE flux code: 50 83 98 100 100
Fitting: 1 x 3x8 LED STRIPS (36 LEDS EACH).
LUMEN OUTPUT = 27996 LMS. (Correction
Factor 1.000).

See our luminaire
catalog for an image of
the luminaire.



7 Pieces DELVIRO ENERGY INC. TORONTO, ONTARIO
TITAN HB320 U5K530CE-XX-YY-ZZ DELVIRO
ENERGY LINEAR 4FT LED FIXTURE WITH
CLEAR LENS
Article No.: TITAN HB320 U5K530CE-XX-YY-ZZ
Luminous flux (Luminaire): 36679 lm
Luminous flux (Lamps): 36679 lm
Luminaire Wattage: 320.3 W
Luminaire classification according to CIE: 100
CIE flux code: 50 83 98 100 100
Fitting: 1 x 4x8 LED STRIPS (36 LEDS EACH).
LUMEN OUTPUT = 36647 LMS. (Correction
Factor 1.000).

See our luminaire
catalog for an image of
the luminaire.



Grand Forks Arena

DIALux

09 / 24 / 2014

Operator
Telephone
Fax
e-Mail**Arena / Photometric Results**

Total Luminous Flux: 873201 lm
 Total Load: 7566.1 W
 Light loss factor: 0.95
 Boundary Zone: 0.000 ft

Surface	Average illuminances [fc]			Reflection factor [%]	Average luminance [cd/m ²]
	direct	indirect	total		
Workplane	44	31	75	/	/
Floor	44	31	75	80	205
Ceiling	0.00	47	47	70	113
Wall 1	14	38	52	50	89
Wall 2	14	38	52	50	88
Wall 3	14	38	53	50	90
Wall 4	15	37	52	50	89
Wall 5	16	38	54	50	92
Wall 6	16	38	54	50	92
Wall 7	15	38	53	50	91
Wall 8	14	38	52	50	88
Wall 9	13	37	50	50	86
Wall 10	12	42	54	50	93
Wall 11	12	37	49	50	84
Wall 12	13	39	52	50	88
Wall 13	15	39	54	50	92
Wall 14	17	37	54	50	93
Wall 15	18	39	56	50	97
Wall 16	18	38	56	50	96
Wall 17	17	38	55	50	94
Wall 18	15	38	53	50	92
Wall 19	14	38	52	50	89
Wall 20	17	41	59	50	100
Wall 21	17	39	56	50	96
Wall 22	17	39	56	50	97
Wall 23	19	38	57	50	97
Wall 24	19	38	57	50	98
Wall 25	19	38	57	50	98

Grand Forks Arena

DIALux

09 / 24 / 2014

Operator
Telephone
Fax
e-Mail**Arena / Photometric Results**

Surface	Average illuminances [fc]			Reflection factor [%]	Average luminance [cd/m ²]
	direct	indirect	total		
Wall 26	16	38	54	50	93
Wall 27	14	38	52	50	88
Wall 28	12	38	50	50	85
Wall 29	11	38	49	50	84
Wall 30	11	42	53	50	91
Wall 31	11	37	48	50	82
Wall 32	12	37	49	50	84
Wall 33	13	38	52	50	89
Wall 34	16	38	54	50	93
Wall 35	18	38	55	50	95
Wall 36	19	39	58	50	99
Wall 37	18	39	57	50	97
Wall 38	17	38	55	50	94
Wall 39	15	39	54	50	93
Wall 40	15	40	55	50	95

Uniformity on the working plane

u0: 0.739 (1:1)

E_{min} / E_{max}: 0.628 (1:2)

Illuminance Quotient (according to LG7): Walls / Working Plane: 0.726, Ceiling / Working Plane: 0.629.

Specific connected load: 0.52 W/sq ft = 0.07 W/sq ft/10 fc (Ground area: 14497.85 sq ft)

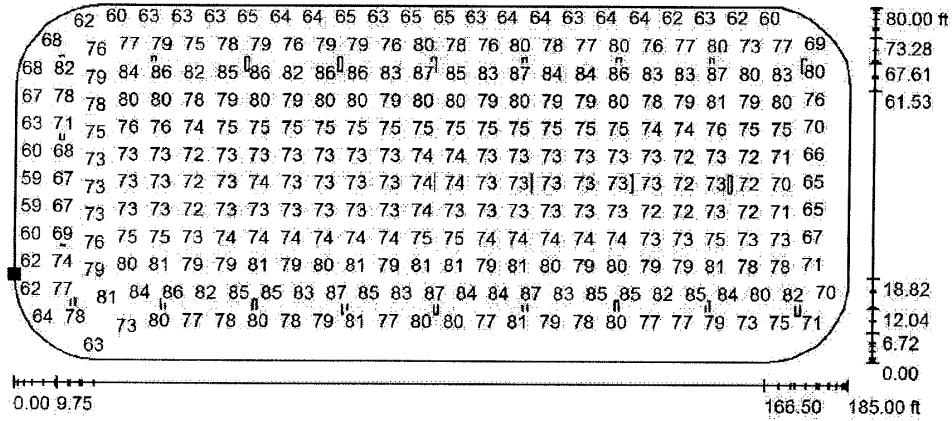
Grand Forks Arena

DIALUX

09 / 24 / 2014

Operator
Telephone
Fax
e-Mail

Arena / Workplane / Value Chart (E)



Not all calculated values could be displayed.

Position of surface in room:
Marked point:
(0.000 ft, 18.823 ft, 0.000 ft)



Grid: 128 x 128 Points

E_{av} [fc]
75

E_{min} [fc]
55

E_{max} [fc]
88

u_0
0.739

E_{min} / E_{max}
0.628

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
373-15	Sep-15	Village of Fruitvale	Fitness Room swipe card & security	\$ 2,000.00
373-15	Sep-15	LCDDT	Sustainable agricultueal food initiatives	\$ 300.00
373-15	Sep-15	Special Olympics Trail	For new programs & existing ones	\$ 500.00
373-15	Sep-15	Fruitvale Community Chest	Xmas food hampers	\$ 1,500.00
411-15	Oct-15	1st Beaver Valley Venturers	Attend Silver Duke of Edinburgh Awards	\$ 300.00
Total				\$ 29,402.00
BALANCE REMAINING				\$ 1,050.00

		M E M O R A N D U M		
TO:	Director Linda Worley, Electoral Area 'B'/ Lower Columbia-Old Glory			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2015			
Balance Remaining from 2014			\$	5,015.54
2015 Requisition				22,752.00
Less Board Fee 2015				(852.00)
Total Funds Available:			\$	26,915.54
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
25-15	Jan-15	Community Futures - Greater Trail	Junior Dragon's Den	\$ 500.00
25-15		BC Senior Games-Zone 6	Senior Games in North Vancouver	\$ 400.00
100-15	Feb-15	J.L. Crowe Secondary School	2015 Scholarship "Memory of Fallen Firefighter"	\$ 750.00
100-15		West Kootenay Regional Science Fair	2015 Regional Fair	\$ 250.00
148-15	Mar-15	Mad Trapper Archery Shoot Fundraiser	Annual Fundraiser	\$ 1,000.00
191-15	Apr-15	Greater Trail Minor Hockey	Midget Tier 2 Provincials	\$ 200.00
191-15		Inside Job Consultingq	Bike to work Kootenay sponsorship	\$ 500.00
191-15		Casino Recreation	Wheel Chair accessible project	\$ 3,000.00
	Jun-15	Woodstove Top-ups	Pedersen	\$ 250.00
227-15	May-15	Kootenay Columbia Learning Centre	2015 Scholarship	\$ 750.00
227-15		Rossland Golden City Days	2015 Golden City Days events	\$ 1,500.00
227-15		Columbia Valley Counselling Centre	RDKB Employees & Families services	\$ 1,000.00
227-15		BC Back Country Horsemena Society	Refurbish Dewdney Trail Sign	\$ 1,000.00
227-15		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
373-15	Sep-15	Special Olympics Trail	For new programs & existing ones	\$ 500.00
373-15	Sep-15	Craig Grimsrud/Kootenay Disc Golf	WCB Premiums Disc Golf Course Impr	\$ 69.75
411-15	Oct-15	Genelle Recreation Society	Lawn Mowing Equipment	\$ 2,000.00
411-15	Oct-15	G. Tatangelo	Attend Silver Duke of Edinburgh Awards	\$ 450.00
Total				\$ 19,669.75
BALANCE REMAINING				\$ 7,245.79

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 appra	\$ 1,500.00
191-15	Apr-15	Boundary Multi-4 H Club	Membership for hardship families	\$ 1,000.00
191-15		Christina Gateway Community Dev.	Community Newsletter	\$ 1,188.00
191-15		Christina Gateway Community Dev.	Homecoming 2015	\$ 16,000.00
191-15		Christina Gateway Community Dev.	Senior's Housing Society assistance	\$ 5,000.00
191-15		Christina Lake Fire Fighters Society	Easter Egg Hunt 2015	\$ 400.00
191-15		Grand Forks ATV Club	Hosting of three events	\$ 1,500.00
	Jun-15	Woodstove top-ups	Van Hoogevest/Platz	\$ 200.00
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	performace 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
373-15	Sep-15	Christina Lake Community Association	Community Hall Rentals Non Profit Organi	\$ 1,000.00
373-15	Sep-15	Columbia Basin Alliance for Literacy Boundar	Boundary Community Family Literacy Prog	\$ 1,000.00
411-15	Oct-15	Christina Lake Fire Fighters Society	Halloween Fireworks	\$ 1,500.00
411-15	Oct-15	P. Beattie	Gordon Keir Cabin Extermination	\$ 500.00
Total				\$57,970.20
BALANCE REMAINING				\$ 4,613.47

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
373-15	Sep-15	Selkirk College	Not For Profit Workshop Series Fall 15	\$ 2,000.00
373-15	Sep-15	Columbia Basin Alliance for Literacy Boundar	Boundary Community Family Literacy Pro	\$ 1,000.00
373-15	Sep-15	Karin Bagn (WCB Premiums)	Health & Fire Risks of Smart meters	\$ 22.32
411-15	Oct-15	GF & Boundary Regional Ag Society	Insurance Cost Offset	\$ 500.00
411-15	Oct-15	Grand Forks Rotary	Halloween Fireworks	\$ 1,500.00
Total				\$25,922.32
Balance Remaining				\$ 20,138.33

M E M O R A N D U M				
TO:		Director Vicki Gee, Electoral Area 'E'/ West Boundary		
FROM:		Deep Sidhu, Financial Services Manager		
RE:		Grants-In-Aid 2015		
Balance Remaining from 2014				\$ 79.98
2015 Requisition				\$ 86,501.00
Less Board Fee 2015				(3,101.00)
Total Funds Available:				\$ 83,479.98
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
25-15	Jan-15	Midway Public Library	Replace old & dated computers	\$ 1,200.00
25-15		Kelowna Ski Club	New Gates, Radios & Wireless Timers	\$ 2,500.00
25-15		Kelowna & District Society for People in Motion	Manage & facilitate adaptive snow sports	\$ 1,000.00
25-15		City of Greenwood	Building Gates etc for outdoor rink	\$ 1,500.00
25-15		Kettle Valley Racing	Sponsoring of events	\$ 1,000.00
25-15		Boundary Country Chamber of Commerce	Business Community initiatives	\$ 2,500.00
100-15	Feb-15	Boundary District Curling Club	West Boundary	\$ 4,000.00
100-15		Columbia Basin Alliance for Literacy	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
191-15	Apr-15	Big White Tourism Society	Environmentally friendly mosquito control	\$ 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
272-15		Discover Rock Creek	attendance at Okanagan Social Enterprise	\$ 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
373-15	Sep-15	Beaverdell Community Club & Recreation Commission	Non-Profit Finance Workshop Fee	\$ 70.00
373-15	Sep-15	Beaverdell Community Club & Recreation Commission	2 Attendees of the Bioengineering Workshop	\$ 462.00
373-15	Sep-15	Columbia Basin Alliance for Literacy Boundary	Boundary Community Family Literacy Program	\$ 1,000.00
373-15	Sep-15	Greenwood Volunteer Fire Department	Elementary Schools Fire Prevention Week	\$ 500.00
373-15	Sep-15	Midway & Beyond Little Theatre	River of Dreams Production Expenses	\$ 500.00
411-15	Oct-15	Rock Creek Women's Institute	Food Safe Registration	\$ 110.00
411-15	Oct-15	Rock Creek Women's Institute	Non-Profit Series Registration	\$ 140.00
411-15	Oct-15	Bridesville Community Club	Accommodate Evacuees Expenses	\$ 300.00
411-15	Oct-15	Trails to Boundary Society	Board Development	\$ 600.00
411-15	Oct-15	Trails to Boundary Society	Registration Aging in the Kootenays	\$ 75.00
411-15	Oct-15	Trails to Boundary Society	Registration Bioengineering Course	\$ 237.30
411-15	Oct-15	Boundary Central Secondary School PAC	Students Attend OK Film Course	\$ 887.53
Total				\$ 54,912.43
Balance Remaining				\$ 28,567.55

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
November 4, 2015**

A

ELECTORAL AREA 'A'

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

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

TOTAL AVAILABLE FOR PROJECTS

\$ 756,730.34

Expenditures:

Approved Projects:

2009	Columbia Gardens Water Upgrade	Completed	\$	250,000.00
2011	South Columbia SAR Hall	Completed		2,665.60
281-13	BV Family Park - Solar Hot Water	Funded		16,684.00
	BV Family Park - Solar Hot Water	Pending or Committed		11,316.00
451-13	Beaver Valley Arena - Lighting	Funded		69,000.00
26-14	LWMP Stage II Planning Process	Funded		805.88
		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
November 4, 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 Country Ski Trail Upgrade)	Funded		7,500.00
251-15	Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade)	Pending or Committed		2,500.00
	Black Jack Cross Country Ski Club Society (Snow Cat)	Funded		7,500.00
252-15	Black Jack Cross Country Ski Club Society (Snow Cat)	Pending or Committed		2,500.00
	Rivervale Water & Streetlighting Utility (LED Streetlights)	Funded		14,417.00
253-15		Pending or Committed		90,000.00
254-15	Rivervale Oasis Sewer Utility (Flow Meters)			

TOTAL SPENT OR COMMITTED

\$ 490,007.67

TOTAL REMAINING

\$ 64,281.49

04/11/2015

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Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
November 4, 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	1,361.50
	Kettle River Watershed Study	Pending or Committed	129.87
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	4,227.29
	Christina Lake Solar Aquatic System Upgrades	Pending or Committed	772.71
	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Funded	32,072.33
16-15	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)	Funded	50,672.34
	Christina Lake Recreation Commission (Pickle Ball & Pump Bike Park)	Pending or Committed	19,607.66
360-15	Christina Lake Community Association (Design & Installation Make-Up Air System)	Pending or Committed	17,000.00
361-15	Christina Lake Boat Access Society (Redesign Texas Point Boat Launch Parking)	Pending or Committed	30,000.00

TOTAL SPENT OR COMMITTED	\$ 451,946.08
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TOTAL REMAINING	\$ 105,137.81
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**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
November 4, 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	7,859.53
	Kettle River Watershed Study	Pending or Committed	749.82
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

04/11/2015

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Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
November 4, 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
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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		10,953.81	
	Kettle River Watershed Study	Pending or Committed		1,045.06	
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		20,866.89	
341-15	Greenwood Heritage Society (Install 2 Electric Car Charging Stations)	Funded		2,527.56	
342-15	Kettle River Museum (Install 2 Electric Car Charging Stations)	Funded		2,173.11	
	Kettle River Museum (Install 2 Electric Car Charging Stations)	Pending or Committed		724.37	
343-15	Trails to the Boundary Society (Trans-Canada Trail Between Mccullock and Eholt)	Funded		22,180.57	
	Trails to the Boundary Society (Trans-Canada Trail Between Mccullock and Eholt)	Pending or Committed		7,393.52	

TOTAL SPENT OR COMMITTED	\$	514,974.51
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TOTAL REMAINING	\$	315,968.05
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