

## Electoral Area Services

**Thursday, April 14, 2016 - 5:00 pm**

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

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

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

**A) April 14, 2016**

**Recommendation:** That the agenda for the April 14, 2016 meeting of the Electoral Area Services Committee be adopted as presented.

3. MINUTES

**A) March 10, 2016**

**Recommendation:** That the minutes of the Electoral Area Services Committee held on March 10, 2016 be adopted as presented.

[Minutes-Electoral Area Services-10 Mar 2016](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

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

**Recommendation:** That the Electoral Area Services Committee Memorandum of Action Items for the period ending March 2016 be received.

[ToEndOfMarchForApril2016](#)

6. NEW BUSINESS

A) **Neil and Catherine Muth**

**RE: Development Permit**

1690 West Lake Drive, Electoral Area 'C'/Christina Lake  
RDKB File: C-317-02573.000

**Recommendation:** That the staff report regarding the application for a Development Permit submitted by Neil and Katherine Muth to renovate the existing single family dwelling from a 3 bedroom to a 2 bedroom dwelling and add a detached sleeping quarter in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot A, DL 317, SDYD, Plan KAP25631, be received.

[2016-04-06 Muth DP EAS](#)

B) **Craig Miller**

**RE: Development Permit**

380 Feathertop Way, Big White  
RDKB File: BW-4222-07500.605

**Recommendation:** That the Development Permit application submitted by Craig Miller, on behalf of Miller Time Inc., to construct a single family dwelling in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Strata Lot 1, DL 4222, SDYD, Plan KAS3134, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, be received.

[2016-04-07 Miller EAS](#)

C) **Stephen Smith**

**RE: Development Permit**

370 Feathertop Way, Big White

RDKB File: BW-4222-07500.610

**Recommendation:** That the Development Permit application submitted by Stephen Smith, on behalf of Global Trade and Marketing Inc., to construct a single family dwelling in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Strata Lot 2, DL 4222, SDYD, Plan KAS3134, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, be received.

[2016-04-07 Smith EAS](#)

D) **Stanley Kroeker and Timothy Wollin**

**RE: Development Permit Amendment**

1722 West Lake Drive, Electoral Area 'C'/Christina Lake

RDKB File: C-317-02570.010

**Recommendation:** That the staff report regarding the application for a Development Permit Amendment submitted by Ken Pettapiece on behalf of Stanley Kroeker and Timothy Wollin, to renovate the upper floor of the existing accessory building into a secondary suite in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 1, DL 317, KAP29432, SDYD, be received.

[2016-03-04-07 KrockerWolling DP EAS](#)

E) **G. Denkovski**

**RDKB Grand Forks & District Aquatic Center Overhead Light Replacement**

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

**Recommendation:** That the RDKB Grand Forks & District Aquatic Center Gas Tax Application in the amount of \$10,730.00 for the supply and installation of new LED light fixtures to illuminate the natatorium of the Aquatic Center be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Grand Forks and District Aquatic Center LED Lighting Project 2016 April](#)

F) **Gas Tax Report**

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

[Gas Tax Report](#)

G) **Grant in Aid Report**

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

[Grant in Aid Report](#)

H) **Grant in Aid Form issues - Discussion (Director Gee)**

I) **Grant in Aid - Discussion (Director Gee)**

J) **BCTS Draft FSP - Discussion (Director Gee)**

K) **Advocating for Paid On Call Wildfire Crew - Discussion (Director Gee)**

L) **Fire Recovery - Discussion (Director Gee)**

M) **Video-Conferencing - Discussion (Director Gee)**

N) **Rural Dividend - Discussion (Director Gee)**

O) **Christina Lake Senior's Housing Update - Discussion (Donna Dean)**

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



## **Electoral Area Services Minutes**

Thursday, March 10, 2016

Via Video-Conference

RDKB Board Room, 843 Rossland Ave., Trail, BC

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

### **Directors Present:**

Director Linda Worley, Chair - Trail

Director Ali Grieve - Trail

Director Grace McGregor - Grand Forks

Director Roly Russell - Grand Forks

Director Vicki Gee - Grand Forks

### **Other Directors:**

Frank Konrad - Grand Forks

### **Alternate Directors:**

Bill Edwards - Trail

### **Staff Present:**

Mark Andison, General Manager of Operations/Deputy CAO - Grand Forks

Theresa Lenardon, Manager of Corporate Administration - Trail

Donna Dean, Manager of Planning and Development - Trail

Maria Ciardullo, Recording Secretary - Trail

### **CALL TO ORDER**

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

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

#### **March 10, 2016**

Moved: Director Grieve

Seconded: Director Russell

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Electoral Area Services

March 10, 2016

There was 1 late item to be added to the agenda:

Item 6k) Kettle Wildlife Association gas tax application

That the agenda for the March 10, 2016 meeting of the Electoral Area Services Committee be adopted as amended.

Carried.

## **MINUTES**

### **February 11, 2016**

Moved: Director McGregor

Seconded: Director Grieve

That the minutes of the Electoral Area Services Committee held on February 11, 2016 be adopted as presented.

Carried.

## **DELEGATIONS**

There were no delegations in attendance.

## **UNFINISHED BUSINESS**

### **RDKB 50th Anniversary Update**

#### **Theresa Lenardon, Manager of Corporate Administration**

Theresa Lenardon, Manager of Corporate Administration, discussed this item with the Committee members. She explained that the website anniversary banner and page have been created, as well as an event banner and anniversary logo. She briefly discussed various celebration activities and possibly partnering with municipality celebrations.

Director Grieve shared her appreciation for Staff's effort in organizing this celebration.

Director Russell inquired about using funds from the Electoral Area Services Communication Budget.

### **A Memorandum of Committee Action Items and their status**

Moved: Director Russell

Seconded: Director Grieve

That the Electoral Area Services Committee Memorandum of Action Items for the period ending February 2016 be received.

Carried.

### **NEW BUSINESS**

**Ralph Russell**

**RE: OCP/Zoning Amendment**

5800 Edwards Road, Electoral Area 'D'/Rural Grand Forks

RDKB File: D-615-03007.020

Director Russell recused himself from the meeting at 5:15 p.m.

Donna Dean reviewed the application with the Committee members. She offered a brief history of the parcel and mentioned that a subdivision application to the ALC is in process, but a decision has yet to be made. If this OCP/Zoning application gets approved, then the applicant may withdraw the ALC application. Pros and cons were discussed as well 'spot zoning'.

Moved: Director Grieve

Seconded: Director McGregor

That the application submitted by Ralph Russell to amend the Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 852 and the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299 to permit a second dwelling on a parcel, in the form of a manufactured home, for a family member, be supported AND FURTHER that the staff be directed to draft amendment bylaws for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendments AND FURTHER that a guarantee (restrictive covenant housing agreement) regarding use and future removal of the dwelling be registered on the title of the subject parcel prior to third reading and adoption of the amending bylaw.

Carried.

**Dan and Michelle Kaufman**

**RE: MOTI Subdivision**

6475 Highway 33, Carmi, Electoral Area 'E'/West Boundary

RDKB File: E-2360-05164.150

Donna Dean reviewed this application and stated this parcel is approximately 5 hectares in size. The applicants wish to create 2 parcels of approximately 0.8 hectare in size each with a 3 hectare remainder. A couple of issues include floodplain consideration and highway access.

Moved: Director McGregor

Seconded: Director Gee

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional two lot subdivision of the property legally described as Lot B, DL 2360, Plan KAP91365, SDYD, adjacent to Highway 33, in Carmi, Electoral Area 'E'/ West Boundary, be received.

Carried.

**Options pertaining to dock regulations  
Electoral Area 'C'/Christina Lake**

There was general discussion among the Committee members. Topics of discussion included: the health of the lake; provincial guidelines and recourse; lack of enforcement; license of occupation; and OCP review addressing of this issue.

Moved: Director McGregor

Seconded: Director Russell

That staff be directed to draft an amendment bylaw to remove Section 315 from the Electoral Area 'C'/Christina Lake Zoning Bylaw for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendment.

Carried.

**Gas Tax Application  
RE: Kettle River Watershed Study Implementation**

The Gas Tax application for the Kettle River Watershed Management Planning and Implementation in the total amount of \$42,000 for funding for the second year of Phase 3, was presented.

Director Russell stated this project is worth the investment of resources and time. He also suggested talks with the contractor regarding expectations would be beneficial.

Moved: Director Russell

Seconded: Director Gee

That the Gas Tax application for the Kettle River Watershed Management Planning and Implementation in the total amount of \$42,000 for funding for the second year of Phase 3 be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

**Heritage Service for Electoral Area 'E'/West Boundary**

Director Gee expressed her interest in establishing a heritage service for Electoral Area 'E'/West Boundary.

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March 10, 2016**

**Kettle River Watershed Management Plan Implementation**  
**RE: Request for Financial Contributions from Municipalities**

General discussion revolved around gas tax funding and the continued eligibility of this plan. There may be a need to look at other models to deliver this program.

**Census Issues for Big White**

Director Gee expressed concern regarding the time of year Census Canada conducts their census, as Big White is a seasonal resort. Donna Dean stated that the results of the survey that will be sent out as part of the OCP review would offer numbers for comparison.

**B. Burget - Five Year Financial Plans**

A staff report from Beth Burget, General Manager of Finance regarding the reconsideration and approval of the 2016 - 2020 Five Year Financial Plans for services that are under the responsibility of the Electoral Area Services Committee is presented.

There was a brief discussion on various budget items.

Director Gee inquired about the decrease of \$750 from her Communication budget.

Further clarification would be directed to Beth Burget, General Manager of Finance.

RPT - 711 Moved: Director Grieve

Seconded: Director Gee

That the Electoral Area Services Committee approves the 2016 - 2020 Five Year Financial Plan for the following services. Further that the Five Year Financial Plans be referred to the COW (Finance) with a recommendation that they be included in the overall Regional District of Kootenay Boundary 2016 - 2020 Five Year Financial Plan.

<b>Service</b>	<b>Service #</b>
Electoral Area Administration	002
Electoral Grant - in - Aid	003
Planning & Development	005
Parks & Trails - Electoral Area 'B'	014
Recreation - Christina Lake	023
Recreation Facilities - Christina Lake	024
Grand Forks Community Centre	025
Area 'C' Regional Parks & Trails	027
Beaverdell Community Club Service	028
Area 'D' Regional Parks & Trails	045
Fire Protection - Christina Lake	051
Fire Protection - Beaverdell	053
Big White Fire - Specified Area	054

Fire Protection - Grand Forks Rural	057
Area E' Regional Parks & Trails	065
Animal Control - East End	070
Big White Security Services	074
Big White Noise Control Service	075
Area 'C' Economic Development	077
Mosquito Control - Christina Lake	081
Weed Control - 'A' - Columbia Gardens	090
Weed Control - Christina Lake Milfoil	091
House Numbering - Areas 'A' & 'C'	120
House Numbering - Area 'D'	121
House Numbering - Area 'B'	122
House Numbering - Area 'E'	123

Carried.

Moved: Director Russell

Seconded: Director McGregor

That the Communication budget for Electoral Area 'E'/West Boundary be increased back to \$6,950.00.

Carried.

### **Grant in Aid Report**

Director Russell updated the Committee members with his plans for his Grant in Aid 'intake period' and review process.

Moved: Director Grieve

Seconded: Director Russell

That the Grant in Aid report be received.

Carried.

### **Gas Tax Report**

Moved: Director Grieve

Seconded: Director McGregor

That the Gas Tax report be received.

Carried.

**Kettle Wildlife Association**  
**RE: Gas Tax Application**

Moved: Director McGregor

Seconded: Director Russell

That the Gas Tax application for the Kettle Wildlife Association in the total amount of \$24,717.57 to enlarge the parking lot, upgrade water and irrigation systems, and to upgrade the electrical, be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

**LATE (EMERGENT) ITEMS**

There were no late or emergent items.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

There was no discussion.

**CLOSED (IN CAMERA) SESSION**

An in-camera session was not required.

**ADJOURNMENT**

There being no further business to discuss, Chair Worley adjourned the meeting at 6:05 p.m.

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

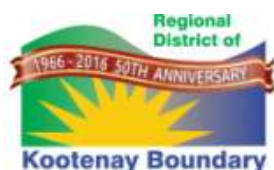
**Action Items Arising from Electoral Area Services Committee Direction (Task List)**

**Pending Tasks**

<b>Date</b>	<b>Item/Issue</b>	<b>Actions Required/Taken</b>	<b>Status – C / IP</b>
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
Mar.12/15	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
Oct. 22/15	Branding & Corporate Logo	Staff to look into a communication plan for inclusion in the next strategic plan session	IP
Nov. 18/15	Agricultural Liaison Officer position	Staff to work with RDCK and RDEK to assist with proposal development	IP
Jan.14/16	Kettle River Watershed Plan	Staff to provide update if additional gas tax funds needed by August 2017 or sooner	IP
Feb. 11/16	Pest Management	Inclusion of RDKB in region wide mosquito control	IP
	Davies OCP/Zoning Amendment	Deferred re: Dewdney Trail	IP
	Smythe OCP/Zoning Amendment	Deferred until August 2016	IP
	Saddle Lake Mountain naming	Staff to apply for a formal name change	IP

**Tasks from Electoral Area Services Committee Meeting March 10, 2016**

<b>Date</b>	<b>Item/Issue</b>	<b>Actions Required/Taken</b>	<b>Status – C / IP</b>
Mar. 10/16	Russell OCP/Zoning Amendment	Sent to Board for 1 <sup>st</sup> /2 <sup>nd</sup> Rdg & Public Hrg Set up	C
	Docks Regulations Bylaw	Sent to Board for 1 <sup>st</sup> /2 <sup>nd</sup> Rdg & Public Hrg Set up	C
	Kettle River Watershed Gas Tax App.	Sent to Board for approval	C
	Five year financial plans	Referred to Finance (COW) for inclusion in overall budget	C
	Kettle Wildlife Assc. Gas Tax App.	Sent to Board for approval	C



## Electoral Area Services Committee Staff Report

Prepared for meeting of April 2016

Development Permit			
<b>Owners:</b> Neil and Catherine Muth		<b>File No:</b> C-317-02573.000	
<b>Location:</b> 1690 West Lake Drive, Electoral Area 'C'/Christina Lake			
<b>Legal Description:</b> Lot A, DL 317, SDYD, Plan KAP25631		<b>Area:</b> 0.634 acres (2566m²)	
<b>OCP Designation:</b> Waterfront Residential	<b>Zoning:</b> Waterfront Residential 2 (R2)	<b>ALR status:</b> No	<b>DP Area:</b> Waterfront Environmentally Sensitive
<b>Report Prepared by:</b> Carly Rimell, Planner			

### ISSUE INTRODUCTION

Neil Muth has applied for a Development Permit Amendment to renovate the existing single family dwelling and to add a sleeping quarter at this residential property on West Lake Drive, Christina Lake (*see Site Location Map*).

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

### BACKGROUND FACTORS

The property is designated 'Waterfront Residential' in the Electoral Area 'C'/Christina Lake OCP Bylaw No. 1250 and zoned 'Waterfront Residential 2' (R2) in the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300. The parcel abuts Christina Lake, and straddles West Lake Drive, placing it within the Waterfront Environmentally Sensitive Development Permit Area. Currently the only structure on the property is a single family dwelling on the western section. Recently the owner applied for a Development Variance Permit to modify setbacks in order to renovate the single family dwelling and construct a detached sleeping quarter and an accessory building. All of the variances were supported and the Development Variance Permit was issued on February 25, 2016. The proposed addition of a sleeping quarter and addition to the floor area of the single family dwelling trigger the requirement of a Development Permit.

A requirement of the Development Permit process is the submission of a report prepared by a qualified professional (*see Sewerage Disposal Report for Development Permit*).

The original system was designed and installed under Permit 61/93 issued by the Ministry of Health on June 22, 1993. According to the original documents the permit for the 3 bedroom home was based on a flow rate of 1135 L/day. The existing Type 1 system has a 900 gallon (3406L) tank and a dispersal field 43m<sup>2</sup> in area.

## PROPOSAL

The applicant proposes to renovate the existing single family dwelling from a 3 bedroom to a 2 bedroom dwelling and add a detached sleeping quarter. The dwelling will be winterized so it can be lived in year round.

During a site visit by WSA Engineering on January 27, 2016 no evidence was observed to suggest that the existing system will cause a threat to the environment or human health. The consultant also observed that the existing system appears to have been installed in accordance with the original permit and it appears to be adequately maintained, in satisfactory condition and is functioning as intended.

The WSA report states that since the proposed renovation would convert the existing 3 bedroom home into a two bedroom home with an additional detached sleeping quarter no change in flow is anticipated as a result of the proposal. The most recent version of the *Sewerage System Standard Practices Manual, Version 3, September 2014 (SSPM)* indicates that the Daily Design Flow for a 3 bedroom home is now estimated to be 1,300L/day. This is an increase of 135L/day over the design flow for the existing system which was built for the flow rate of 1135L/day in 1993. Table II 6.4 of the current SSPM states the tank should be 3 times the daily design flow (3 x 1300L) which is 3900L. That is 494L greater than the existing 3406L tank. The field area of 43m<sup>2</sup> is considerably smaller than the 108m<sup>2</sup> recommended by the current SSPM.

The qualified professional suggested when the time comes to replace the existing field, sufficient area of suitable soil exists adjacent to the existing dispersal field for an alternate field location. Due to the low hydraulic loading rate typical of soil in the area WSA recommends the alternative system be treated to Type 2 standard to decrease the field size and that it be dosed under pressure at frequent intervals to improve efficiency.

## IMPLICATIONS

Taking into account the parcel size, the proposed development, the soil types, distance from natural boundary, projected flows, grade and contour of the lot, the qualified professional suggested that the existing system appears to be functioning as designed and is not causing a threat to environment or human health at this time.

However, the existing system is not up to current SPM regulations due to an undersized dispersal field and undersized septic tank. The professional suggested an alternative design of an upgraded system treated to Type 2 standard would decrease the

necessary field size and if it were dosed under pressure at frequent intervals it would improve efficiency. A Type 2 treatment and disposal system upgrade would be most efficient and effective protection to health and the environment. The consultant's recommendation is to defer replacement of the existing Type 1 system until it needs to be replaced sometime in the future, despite the fact that the tank and field size do not meet current standards.

The professional cannot predict the exact design life of the current Type 1 system, however the system is finite and will need to be replaced at some time in the future.

None of the proposed or existing structures or systems are located within the floodplain.

### **ADVISORY PLANNING COMMISSION COMMENTS**

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

"It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Application be supported with conditions: that the proponent's engineer can install an aerator and bring the system to a level of Type II."

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

Issuance of Development Permits is delegated to the Manager of Planning and Development. The policy direction in the Waterfront Environmentally Sensitive Development Permit Area is that the sewage disposal system should meet or exceed Provincial requirements.

Contrary to the Development Permit Requirements the qualified professional is suggesting that while the system does not meet current standards, the owners should wait until the system must be replaced before upgrading to a Type II system.

The attached letter from the owner of the subject property was shared with the APC prior to their meeting (*Neil Muth's Letter to Donna Dean, Manager of Planning and Development*).

### **RECOMMENDATION**

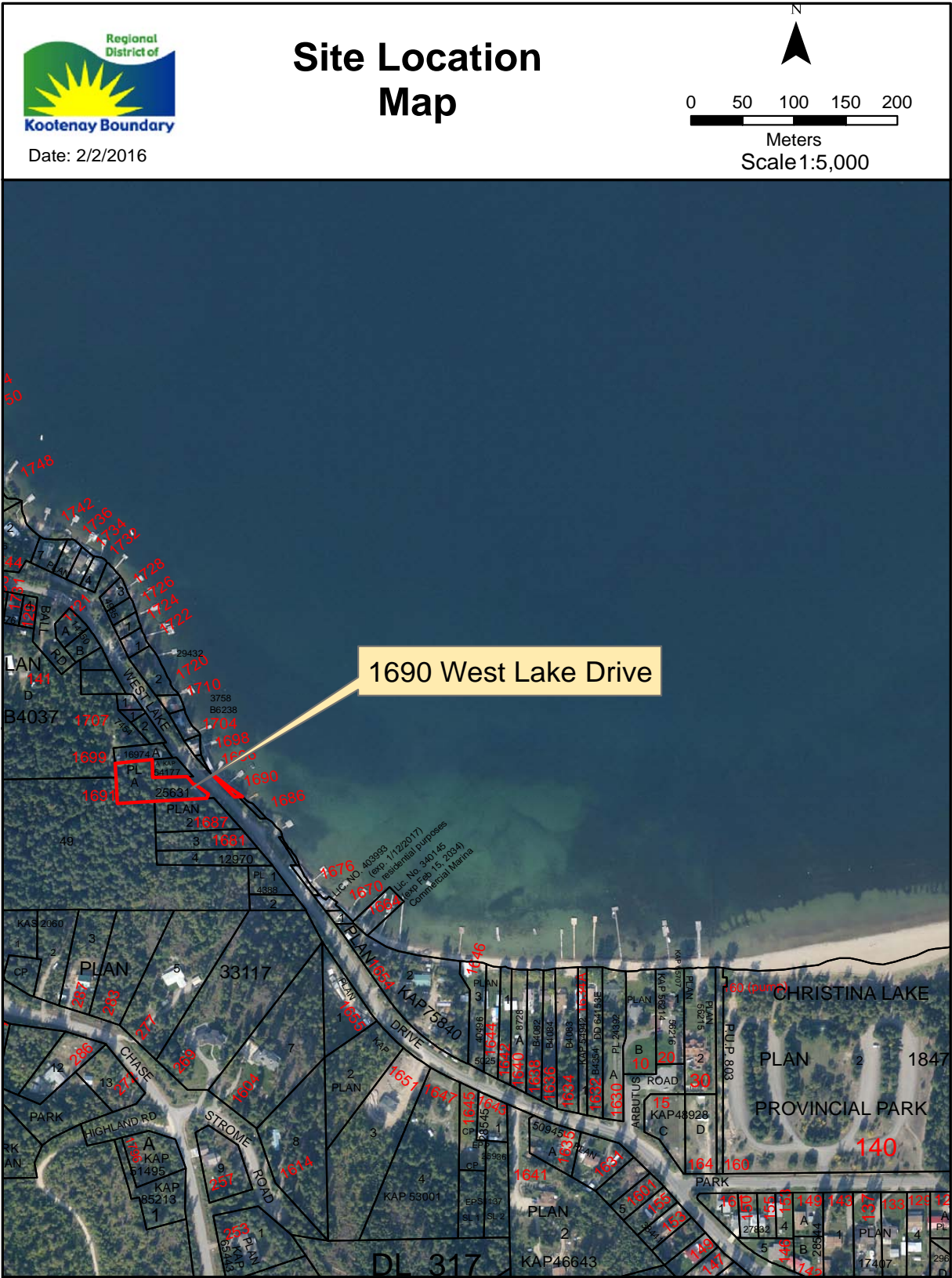
That the staff report regarding the application for a Development Permit submitted by Neil and Katherine Muth to renovate the existing single family dwelling from a 3 bedroom to a 2 bedroom dwelling and add a detached sleeping quarter in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot A, DL 317, SDYD, Plan KAP25631, be received.

### **ATTACHMENTS**

*Site Location Map*

*Sewerage Disposal System Report, March 10, 2016*

*Neil Muth's Letter to Donna Dean, Manager of Planning and Development*



**ENGINEERING (2012) LIMITED**

2248 Columbia Avenue Castlegar, BC V1N 2X1 e-mail: mail@wsaeng.ca Tel 1-888-617-6927

March 10, 2016

File: C16001-012

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

Attn: Donna Dean

***Re: Sewerage Disposal Report for Development Permit for the home of Neil Muth, 1690 Westlake Road, Christina Lake, BC.***

### ***Section 1 – Introduction***

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At the request of Neil Muth, the owner of the above noted property on Christina Lake, a site assessment was conducted on January 27, 2016 to evaluate the existing septic system and ensure that its configuration is in compliance with current Provincial standards and that it is suitable for disposal of sewerage from the existing residence without harm to the lakeshore and waters of Christina Lake. The residence will be renovated with no change in number of bedrooms or water usage, so the assessment was conducted to verify the location and apparent condition of the septic field and confirm the field's suitability in a letter intended to accompany the Development Permit application. The Development Permit application is required due to the property's location in a designated Environmentally Sensitive Waterfront Development Permit Area. Dan Sahlstrom, P. Eng. of WSA conducted the site surface inspection and review of original permit documentation and concluded that the original installation appears suitable and that sufficient land area exists to allow continued use of the existing septic disposal system on the property while meeting setback requirements.

### ***Section 2 – Site Description***

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The subject property (Lot A DL 317 SDYD Plan 25631 at 1690 West Lake Drive) is located on the west side of Christina Lake with West Lake Drive bisecting the property near the lakeshore. The house is located on the western portion of the property to the west of West Lake Drive, with the septic field located on a level bench behind the house and more than 30m from the high water mark of Christina Lake.

The lot is L-shaped, approximately 40 metres north-south at its maximum width and 87 metres east-west.

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File #:C16001-012  
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The existing septic field is located in the western portion, a minimum of 6 metres from the property boundary.

The existing septic system consists of a sump tank in the basement with a grinder pump to lift the effluent to a 900 Igal concrete septic tank near the field. Effluent flows by gravity from the tank into the field constructed as a seepage bed with three runs of perforated PVC pipe. The total length of pipe is 120 feet dispersing the effluent over an area of 480 square feet (about 45 square meters)

### ***Section 3 – Flows***

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The original system was designed and installed under Permit 61/93 issued by the Ministry of Health June 22, 1993. According to the original documents the permit for the 3 bedroom home was based on a flow rate of 250 Igal/day (1135 litres per day)

The proposed renovation will convert the existing home to have two bedrooms and additional detached sleeping quarters will be constructed, still totaling 3 bedrooms. Thus no change in flow is anticipated as a result of the renovations.

Note that Table II-8 of the *Sewerage System Standard Practices Manual, Version 3 September, 2014* (SSPM) indicates that the Daily Design Flow for a 3 bedroom home is now estimated to be 1,300 litres per day. (an increase of 135 litres)

The proposed use for the building will be residential and no unusual flow patterns or effluent qualities are anticipated. Garburators and water softeners will not be used on this sewerage disposal system.

### ***Section 4 – Field Investigation***

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WSA conducted a site investigation on January 27, 2016 to determine the viability of continued use of the existing sewerage disposal system and to determine if the land would support an alternate system designed to meet the current recommendations of the SPM Version 3.

Soils in the West Lake Drive area are typically silty or sandy clay with slow hydraulic conductivity rates. For this type of soil, Table II-22 of the SSPM estimates a Hydraulic Loading Rate of 12 litres per square metre per day for Type 1 systems or 15 litres per square metre per day for Type 2 systems. For a 3 bedroom home producing the flows noted above (1300 litres/day) this translates into a required disposal area of 108 square meters and 87 square meters for Type 1 and Type 2 respectively.

The purpose of the field investigation was to determine if surface evidence was sufficient to confirm that the existing system was installed in accordance with the permit issued at the time and is functioning as intended. Our observations were as follows:

- Gently sloping area of adequate size exists
- Field is located well beyond 30m from the lake
- Field is located with sufficient setback from property lines
- Field is located with sufficient setback from breakout points and/or surface drainage features
- No evidence of surface water ponding

## ***Section 5 – Assessment of Alternatives***

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### **Existing**

The existing system appears to have been installed in accordance with the original permit. It appears to have been adequately maintained, is in satisfactory condition and is functioning as intended. The pump, piping and septic tank would still generally meet the current specifications for capacity and material type. The original design flow of 1135 litres/day is slightly less than the 1300 recommended by the current standard practice manual. The field area of 43 square meters is considerably smaller than the 108 recommended by the current standard practice manual. (SPM Version 3).

### **Alternate**

When the time comes to replace the existing field, sufficient area of suitable soil exists adjacent to the existing dispersal field for an alternate field location.

Due to the low hydraulic loading rate typical of soils in the area WSA recommends the alternate system be treated to Type 2 standard to decrease the field size and that it be dosed under pressure at frequent intervals to improve efficiency. Two common Type 2 systems are Enviro-Septic and Eljen, either of which is suitable for treatment on this site.

## ***Section 6 – Recommendations and Justification***

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No change in water usage or quantity will result from the proposed renovation of the residence.

The original system was designed and installed under Permit 61/93 issued by the Ministry of Health June 22, 1993. It is now an existing non conforming system primarily due to the size of the field. However, soil and organic systems are not an exact science and the system as installed appears to have proven itself over a number of years. No evidence was observed to suggest that the existing system will cause a threat to the environment or human health.

While we are unable to predict the exact design life of the system, we do know that it is finite and will need to be replaced at some time in the future. We confirm that when that time comes there is sufficient area within the property for an alternate field of adequate size to be installed, fulfilling the requirement of the SSPM version 3 (current). See discussion of alternatives above in *Section 5*.

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### ***Closure***

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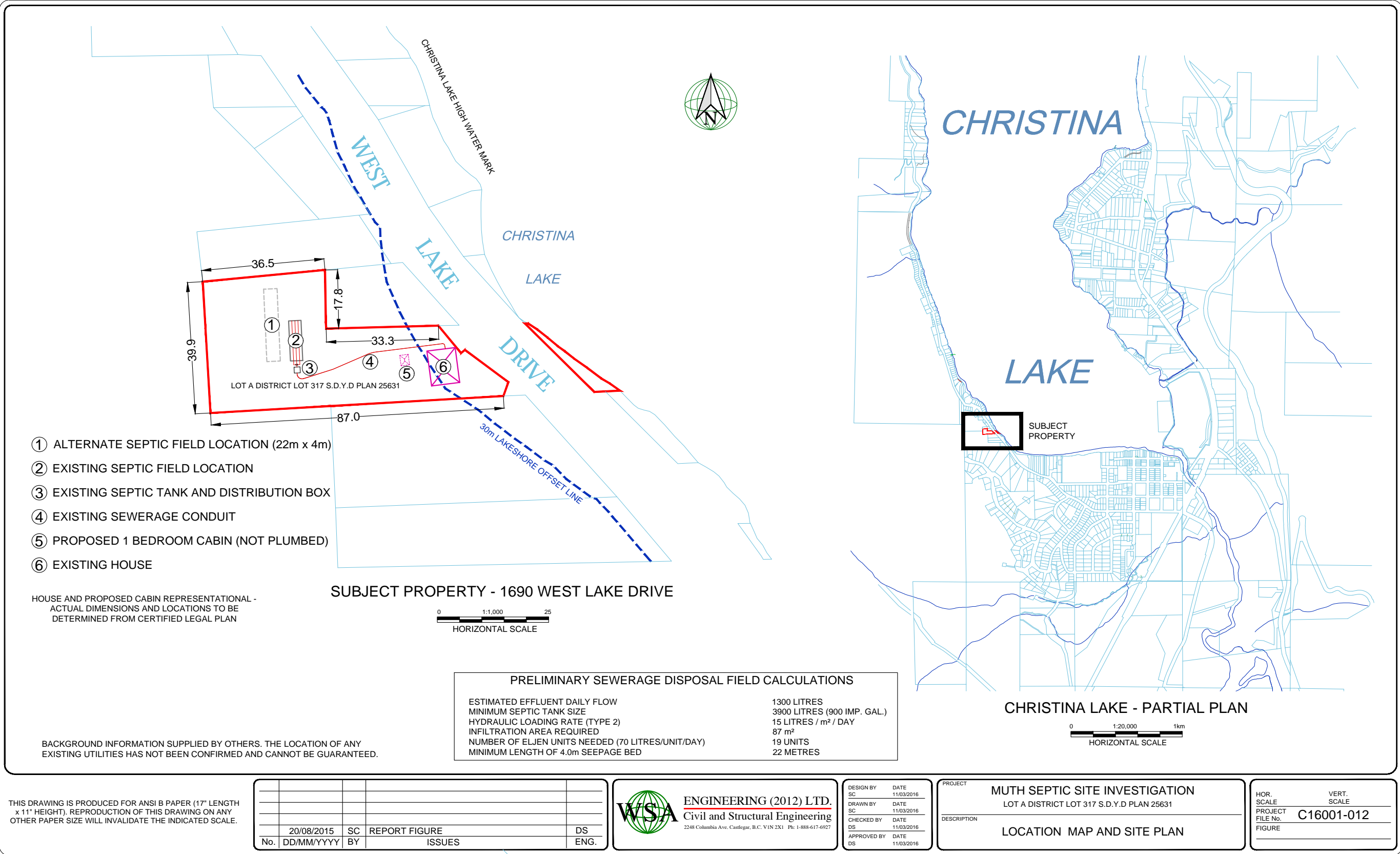
This report has been prepared for the exclusive use of Neil Muth, his representatives and the RDKB and is in accordance with generally accepted engineering principles and practice. No other warranty, either expressed or implied, is made. Any use which a third party makes of this report, or any reliance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

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

Respectfully submitted,  
WSA ENGINEERING (2012) LTD.



Dan Sahlstrom, P. Eng.



**NEIL MUTH**

PO Box 431  
Christina Lake, B.C. V0H 1E0

Telephone: (250) 304-9201  
Email: [neil.muth@gmail.com](mailto:neil.muth@gmail.com)

April 3, 2016

Ms. Donna Dean, R.P.P., P.Ag.  
Manager of Planning and Development  
Regional District of Kootenay Boundary  
843 Rossland Avenue  
Trail, BC  
V1R 4S8

Dear Ms. Dean:

I am writing further to our recent discussions regarding the Development Permit application for our property at 1690 West Lake Drive, Christina Lake.

I have further reviewed Electoral Area "C" Bylaw No. 1250, and I continue to believe that there is both scope and justifiable policy basis for not requiring an upgrade to our septic system at this time as a condition of approval of our Development Permit.

In terms of context, there are three key facts:

1. our property has a septic system that was professionally installed and permitted by the Ministry of Health in 1993;
2. the septic system does not meet current specified standards; and,
3. our proposed development does not include any increase in the number of bedrooms from what currently exists on our property, and there will be no change in water usage or quantity beyond what could be used in absence of the proposed renovations.

In terms of scope, under section 3 of Bylaw 1250, it appears to be discretionary, rather than mandatory, to require an upgrade to a septic system in considering a Development Permit. The third paragraph of section 3 states that: "*Conditions or restrictions may be imposed on the proposed development by the Regional District ...*" (underlining added). I could not find an absolute requirement in section 3 that a septic system had to be updated to current standards as a condition of obtaining a Development Permit. In fact, certain developments are exempted from having to obtain a Development Permit and, hence, any requirement to upgrade or even install a septic field (e.g., an addition to an existing building that is 20 square meters or less is allowed to be made every 12 months without requiring a Development Permit).

Page 1 of 2

With respect to the policy basis for issuing a Development Permit without requiring the septic system to be upgraded at this time, I offer the following comments.

- a) The current septic system is operating effectively and there is no evidence of it failing. The independent engineer's report noted that *"No evidence was observed to suggest that the existing system will cause a threat to the environment or human health."*
- b) The proposed renovations include a 21.5 square meter addition to the existing structure and a 20 square meter detached sleeping quarter. If we reduced the proposed addition by 1.5 square meters (to 20 square meters), attached the sleeping quarter to the existing house and did these two additions over 24 months, we would not require a Development Permit and would not need to upgrade the septic system. This is a strange result, as it would not result in any less water usage than if we were to do all the renovations at one time, as proposed. It appears that we are "caught by a rule", rather than any risk to water usage or quality.

It is an even stranger result when one considers that a property owner without any appropriate sewage system on his/her property could add two 20 square meters additions over a 24 month period and not be required to install an appropriate septic system. This has to be a much worse situation for the natural environment and ecosystems than our proposed renovations on a property with an existing, effective septic system that was permitted at the time of installation.

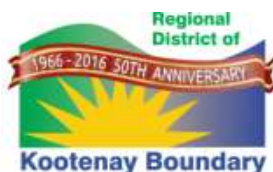
- c) Over time, science and technology evolve (as witnessed by changes in septic system standards and technology from the time when our system was permitted). Requiring our septic system to be upgraded at a time when it is working effectively will lengthen the time before it is required to be upgraded because it no longer works effectively. Postponing the upgrade to when it is actually required will allow the use of science and technology at that time to be implemented. It is not obvious that requiring upgrades to a currently effective system now will have better long term impacts on the environment and ecosystems, than updating the system when it is required to be updated.

I believe the forgoing comments justify issuing a Development Permit without requiring our septic system to be updated. If we did not have an existing approved septic system, with no evidence of it failing or operating ineffectively, I would not be advocating for discretion to be exercised in the granting of the Development Permit.

Yours sincerely,



Neil Muth



## Electoral Area Services Committee Staff Report

Prepared for meeting of April 2016

Development Permit			
<b>Owners:</b> Miller Time Inc.		<b>File No:</b> BW-4222-07500.605	
<b>Location:</b> 380 Feathertop Way, Big White, Electoral Area 'E'/West Boundary			
<b>Legal Description:</b> Strata Lot 1, DL 4222, SDYD, Plan KAS3134, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V		<b>Area:</b> 0.439 acres (1777 m²)	
<b>OCP Designation:</b> Medium Density Residential	<b>Zoning:</b> Chalet Residential 3 (R3)	<b>ALR status:</b> N/A	<b>DP Area:</b> Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1
Prepared by: Carly Rimell, Planner			

### ISSUE INTRODUCTION

Craig Miller, on behalf of Miller Time Inc., has applied for a Development Permit to build a single family dwelling on Strata Lot 1, Feathertop Way at Big White Ski Resort (*see Site Location Map; Applicant's Submission*). To obtain a building permit, the applicant must first submit a Landscape Plan for approval of a Development Permit for the Alpine Environmentally Sensitive Landscape Reclamation Area. Approval of the landscaping must occur prior to the issuance of a Certificate of Final Occupancy.

### HISTORY / BACKGROUND FACTORS

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

## PROPOSAL

The applicant is requesting a Development Permit to construct a single family dwelling on Strata Lot 1, Feathertop Way at Big White.

### Development Permit Area Guidelines

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

#### *Reclamation of Disturbed Areas*

The parcel currently has little vegetation. It was cleared in order to implement civil works infrastructure and road development. The landscape plan demonstrates a selection of suitable plant species appropriate to an alpine environment, with low maintenance and low flammability characteristics. The parcel has a north to south slope therefore water channels have been depicted on the site plan to manage drainage.

#### *Type of Vegetation*

The Landscape Plan provided by the applicant shows the approximate location, amount, and type of vegetation proposed for the site.

Big White falls under the classification of two Biogeoclimactic Eco Zones (BEC): Engelmann Spruce-Subalpine Fir (ESSF) and Interior Mountain-heather Alpine (IMA). The landscaping plan proposes 4 Blue Spruce trees and 10 flowering crab trees. The proposed shrub species is Mountain Alder. Surrounding the perimeter of the house topsoil and a distribution of native grass seed and wildflowers will be added.

## IMPLICATIONS

The Certificate of Title identifies a statutory right of way near the rear lot line of the parcel. There is no development proposed near the rear lot line or right of way in this proposal.

The Certificate of Title references a Restrictive Covenant which establishes the buildable area on the parcel (Covenant #LB053002/ Plan KAP83803). The plan shows a setback requirement of 3.324m from the western interior parcel line and a similar setback from the eastern interior side parcel line. The buildable area is 568.7m<sup>2</sup>.

Currently the plan submitted appears to extend outside of the covenant area on the northeast corner, although it does meet the setback requirements of the Big White Zoning Bylaw for all front, interior, and rear parcel lines. The Planning and Development Department is working with the applicant to resolve this issue prior to issuance of the Development Permit.

The Site Plan designates snow storage areas which are clear of vegetation aside from a grass and wildflower mix.

### **REFERRALS**

The application was referred to the Big White Fire Services Department and Big White Utility Department for comment. The Big White Fires Services Department had no concerns with the application, although they encouraged Fire Smart objectives to be considered as interface fires are a major concern for this area. The Big White Utility Department had no objection to the application.

### **ADVISORY PLANNING COMMISSION COMMENTS**

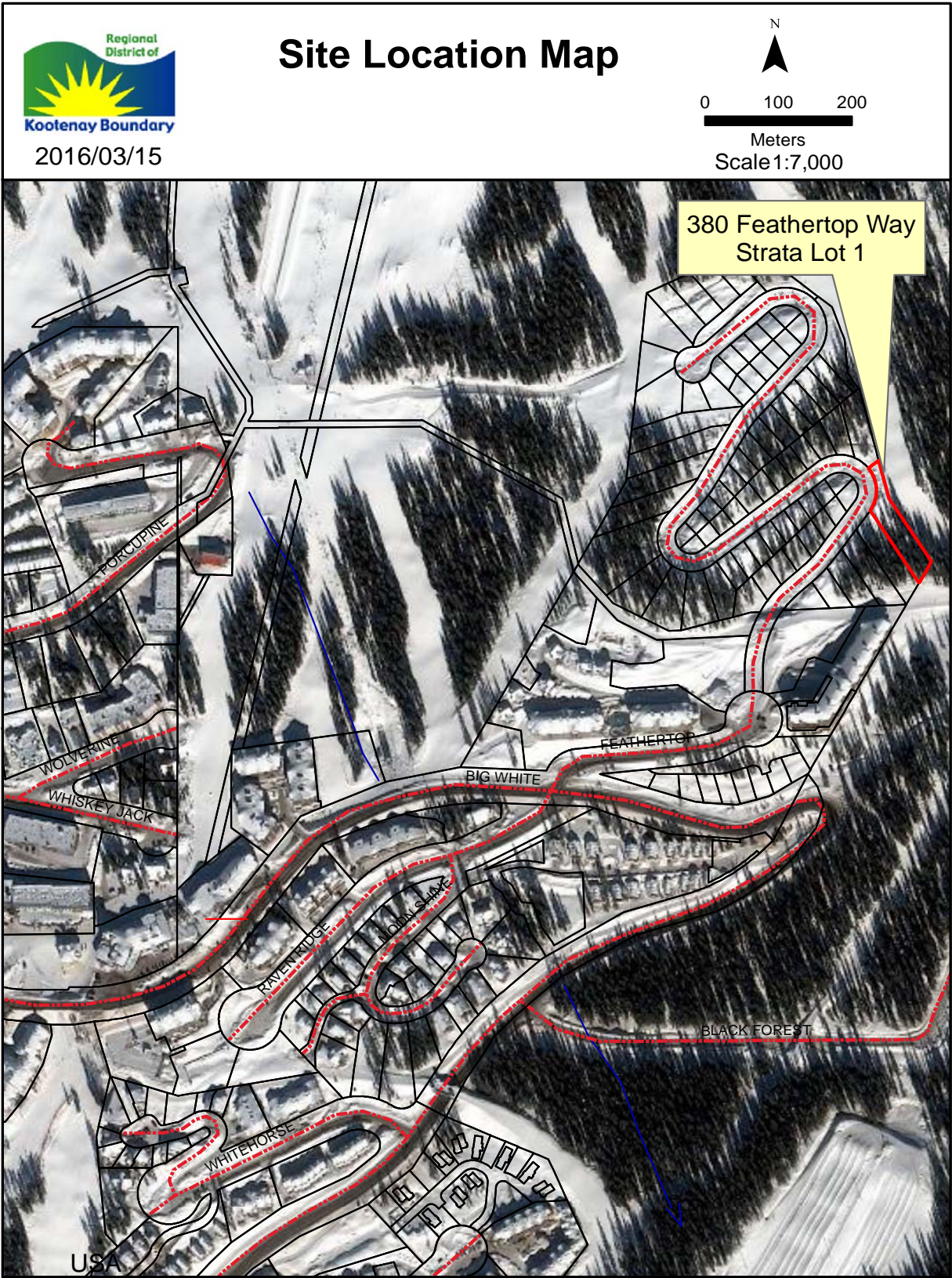
The Big White APC had no objection to the Development Permit proposal.

### **RECOMMENDATION**

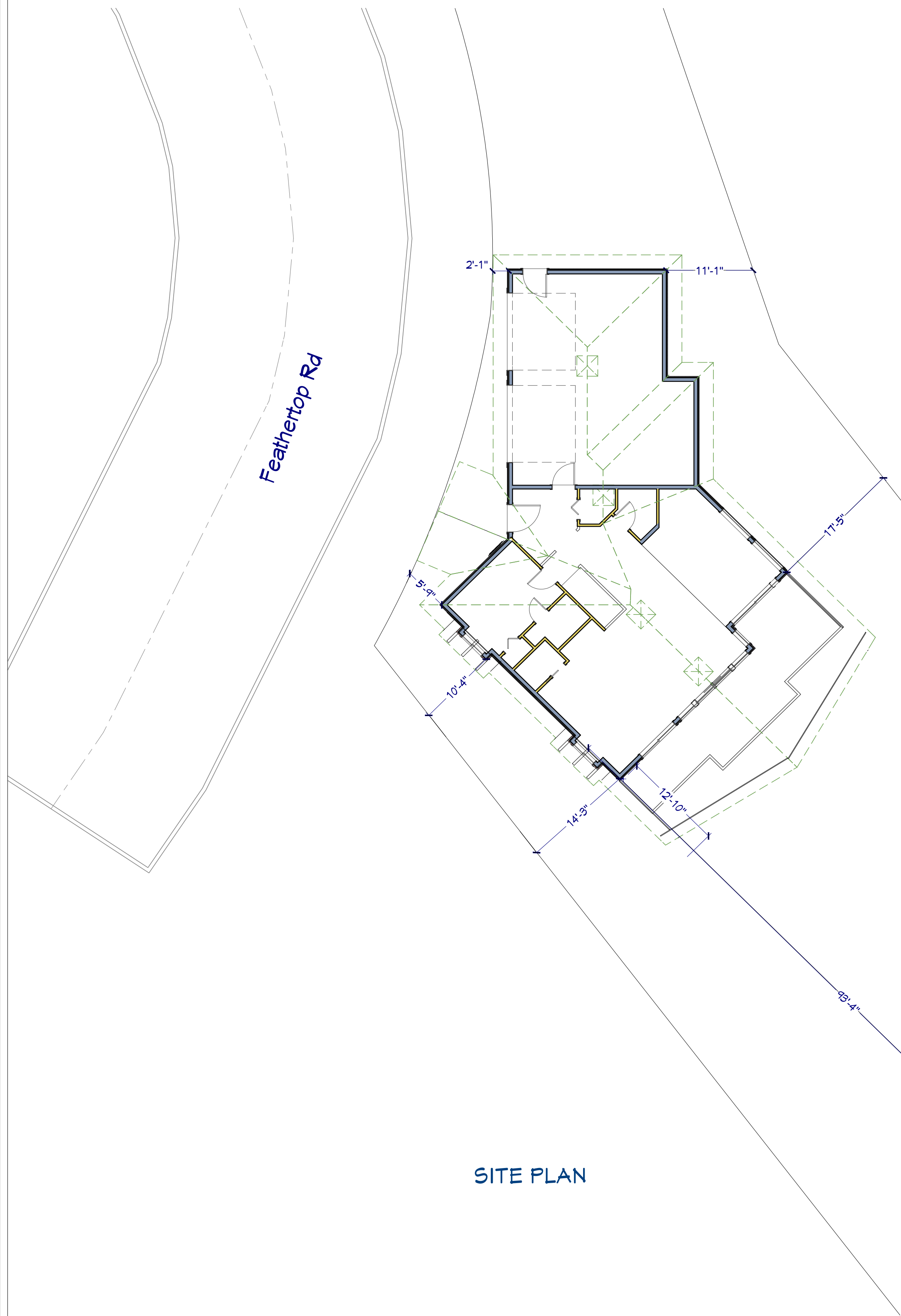
That the Development Permit application submitted by Craig Miller, on behalf of Miller Time Inc., to construct a single family dwelling in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Strata Lot 1, DL 4222, SDYD, Plan KAS3134, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, be received.

### **ATTACHMENTS**

*Site Location Map*  
*Applicant's Submission*



Document Path: P:\GIS\RD\KB\MapDocuments\Routine\_Maps\SiteLocationMap\BW\2016-03-15\_SLM\_DL4222\_Miller\_.mxd



SITE PLAN



VIEW FROM ROAD



VIEW FROM SOUTH SIDE

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	2/25/2016	SPA	PRELIM SET

**PROJECT**  
LOT 1, FEATHERTOP WAY,  
BIG WHITE, BC  
Weninger Construction & Design Ltd.  
Unit 102B-200  
Douglas Road North, Kelowna, BC V1X 3K5  
Tel: (250) 765-6848 Fax: (250) 765-6078

**MILLER CHALET**  
LOT 1, FEATHERTOP  
**SITE PLAN**

**DRAWINGS PROVIDED BY:**  
**Weninger**  
CONSTRUCTION & DESIGN LTD.

**DATE:**  
2016-03-07

**SCALE:**  
1/8" = 1' 0"

**SHEET:**  
1

Applicant's Submission

Feathertop Rd

SITE PLAN

VIEW FROM ROAD

VIEW FROM SOUTH SIDE

## Applicant's Submission

March 11, 2016

Damaged Land Reclamation Plan

For our proposed Single Family Home, we plan on keeping the disruption to the natural landscape as little as possible. We want to ensure that the land is preserved and looks like it did before we started building and in order to do this we will replant what we couldn't preserve with native plants to the area that will survive the extreme elements of big white and native topsoil and grass and wildflower mix.

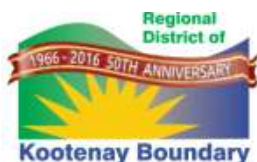
We will ensure that all construction debris is removed from site and if there are any trees or shrubs that need to be moved due to making an area for stored snow removal we will transplant if we are able.

We will have a solid surface walk way and driveway as well as rock around the front of the house in order to mitigate the threat of a wildfire.

We want to keep the property as natural looking as possible with low maintenance landscaping. We plan to only have plants that do not require irrigation.

Thank you,

Craig Miller



## Electoral Area Services Committee Staff Report

Prepared for meeting of April 2016

Development Permit			
<b>Owners:</b> Stephen Smith of Global Trade and Marketing Inc.		<b>File No:</b> BW-4222-07500.610	
<b>Location:</b> 370 Feathertop Way, Big White, Electoral Area 'E'/West Boundary			
<b>Legal Description:</b> Strata Lot 2, DL 4222, SDYD, Plan KAS3134, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V		<b>Area:</b> 0.39 acres (1578 m²)	
<b>OCP Designation:</b> Medium Density Residential	<b>Zoning:</b> Chalet Residential 3 (R3)	<b>ALR status:</b> N/A	<b>DP Area:</b> Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1
Prepared by: Carly Rimell, Planner			

### ISSUE INTRODUCTION

Stephen Smith of Global Trade and Marketing has applied for a Development Permit to build a single family dwelling on Strata Lot 2, Feathertop Way at Big White Ski Resort (*see Site Location Map; Applicant's Submission*). To obtain a building permit, the applicant must first submit a Landscape Plan for approval of a Development Permit for the Alpine Environmentally Sensitive Landscape Reclamation Area. Approval of the landscaping must occur prior to the issuance of a Certificate of Final Occupancy.

### HISTORY / BACKGROUND FACTORS

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

## PROPOSAL

The applicant is requesting a Development Permit to construct a single family dwelling on Strata Lot 2, Feathertop Way at Big White. The Landscape Reclamation Plan has been submitted by Stephen Smith, and was created by Handcraft Lake Country Log Homes.

### Development Permit Area Guidelines

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

#### *Reclamation of Disturbed Areas*

The landscape plan intends to keep disruption of the native landscape to a minimum. The applicant intends to incorporate as many native trees into the landscaping as possible, although during the original development of the parcel to connect to utilities the majority of the native vegetation was lost apart from a group of alpine trees at the southern section of the property. The landscape plan demonstrates a selection of suitable plant species appropriate to an alpine environment, with low maintenance and low flammability characteristics (*see Applicants' Submission*). A water diversion channel is noted on the landscape plan to be placed at the bottom of the driveway

#### *Type of Vegetation*

The selection of plants have been chosen with respect to the short growing season and the harsh alpine climate. The Landscape Plan provided shows the approximate location, amount, and type of vegetation proposed for the site.

Big White falls under the classification of two Biogeoclimactic Eco Zones (BEC): Engelmann Spruce-Subalpine Fir (ESSF) and Interior Mountain-heather Alpine (IMA). The landscaping plan proposes 8 pine trees. The proposed shrub species are wood's rose, kinnickinnick, and shrubby cinquefoil. All of these species are recommended in the Big White Landscaping Guidelines as they have been identified to have low maintenance characteristics, low flammability and are believed to be readily available. The last species proposed is Feather Reed Grass also known as Karl Forester Grass. It is a hardy grass that survives in almost any soil type, cold and warm environments as well as both sun and shade. Near the rear of the house as well as the north east section in front of the house will be covered with topsoil and a distribution of native grass seed and wildflowers.

## IMPLICATIONS

The Certificate of Title identifies a Statutory Right of Way near the rear lot line of the parcel (KAP82988). The landscape plan does not indicate any development at the southern end of the parcel.

The plan satisfies the 3m interior side parcel setback requirements of the Big White Zoning Bylaw. However it appears that the roof lines may project more than the 0.6m (2 feet) as permitted in siting exceptions. The Planning and Development Department is working with the applicant to resolve this issue prior to issuance of the Development Permit.

The rear parcel line setback of 2m where adjacent to a publicly owned ski run satisfies the requirement of the Big White Zoning Bylaw. There is a 0m setback from the front parcel line in the 'Chalet Residential 3' Zone when an access route developed under Bare Land Strata Regulations. The proposal satisfies this front parcel line setback.

The Site Plan designates snow storage areas which are clear of shrubs and trees.

The majority of the trees are also shown in clusters which tends to ensure better survival.

The application references measures to mitigate or minimize the threat of wildfire by removing all construction debris from the site, using a solid surface driveway and walkways, along with stamped concrete or slate tiles for decks and patios. The applicant also plans to use landscaping rock to surround the house as a fire deterrent. The RDKB created a guide to Landscaping Development at Big White which highlights factors that should be considered while creating a plan. The document highlights fire protection and species selection. This landscaping plan avoids any juniper species which are highly flammable.

## **REFERRALS**

The application was referred to the Big White Fire Services Department and Big White Utility Department for comment. The Big White Fires Services Department had no concerns with the application, although they encouraged Fire Smart objectives to be considered as interface fires are a major concern for this area. The Big White Utility Department had no objection to the application.

## **ADVISORY PLANNING COMMISSION COMMENTS**

The Big White APC had no objection to the Development Permit proposal.

## **RECOMMENDATION**

That the Development Permit application submitted by Stephen Smith, on behalf of Global Trade and Marketing Inc., to construct a single family dwelling in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Strata Lot 2, DL 4222, SDYD, Plan KAS3134, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, be received.

## **ATTACHMENTS**

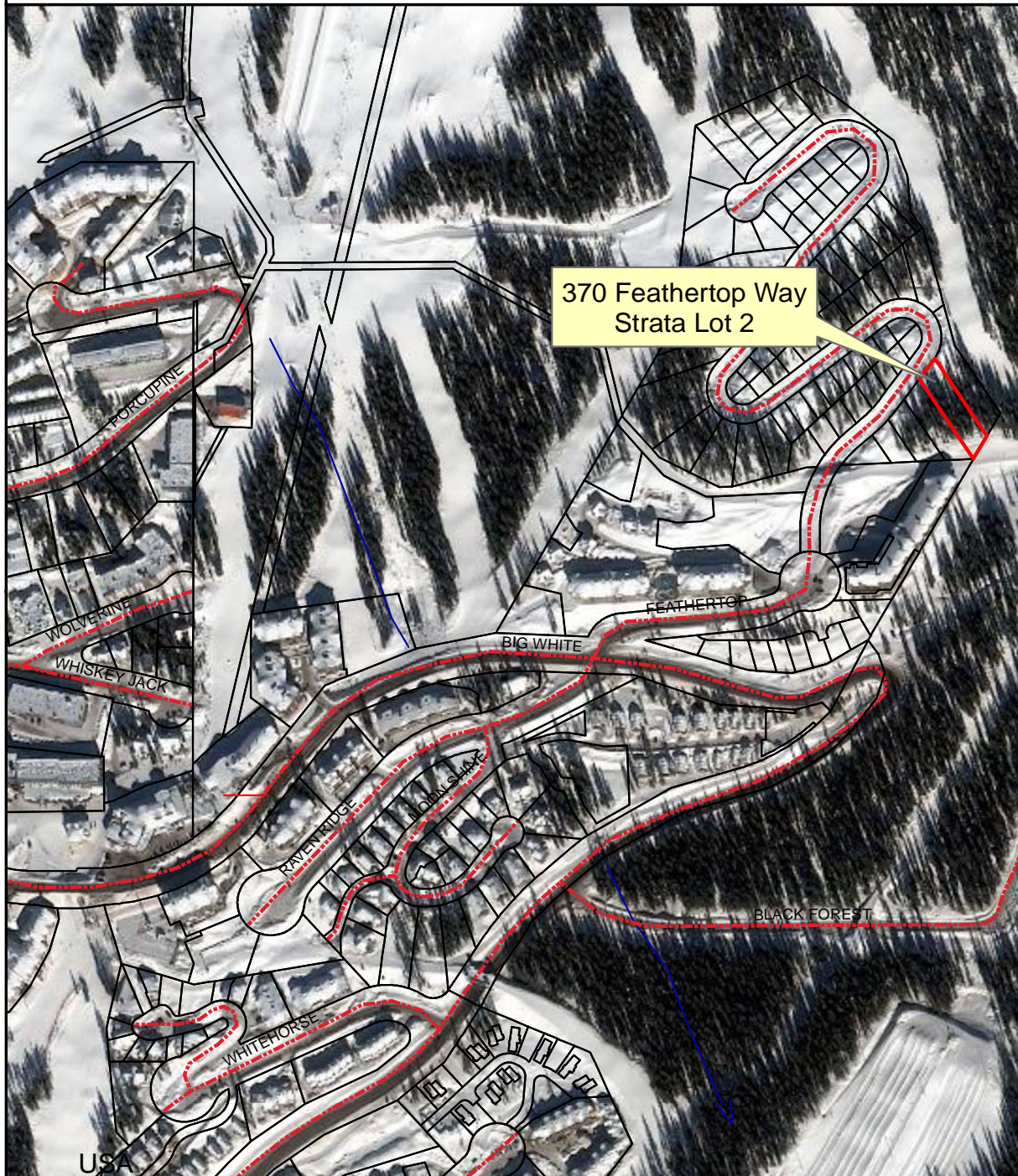
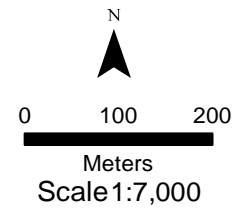
*Site Location Map*

*Applicant's Submission*

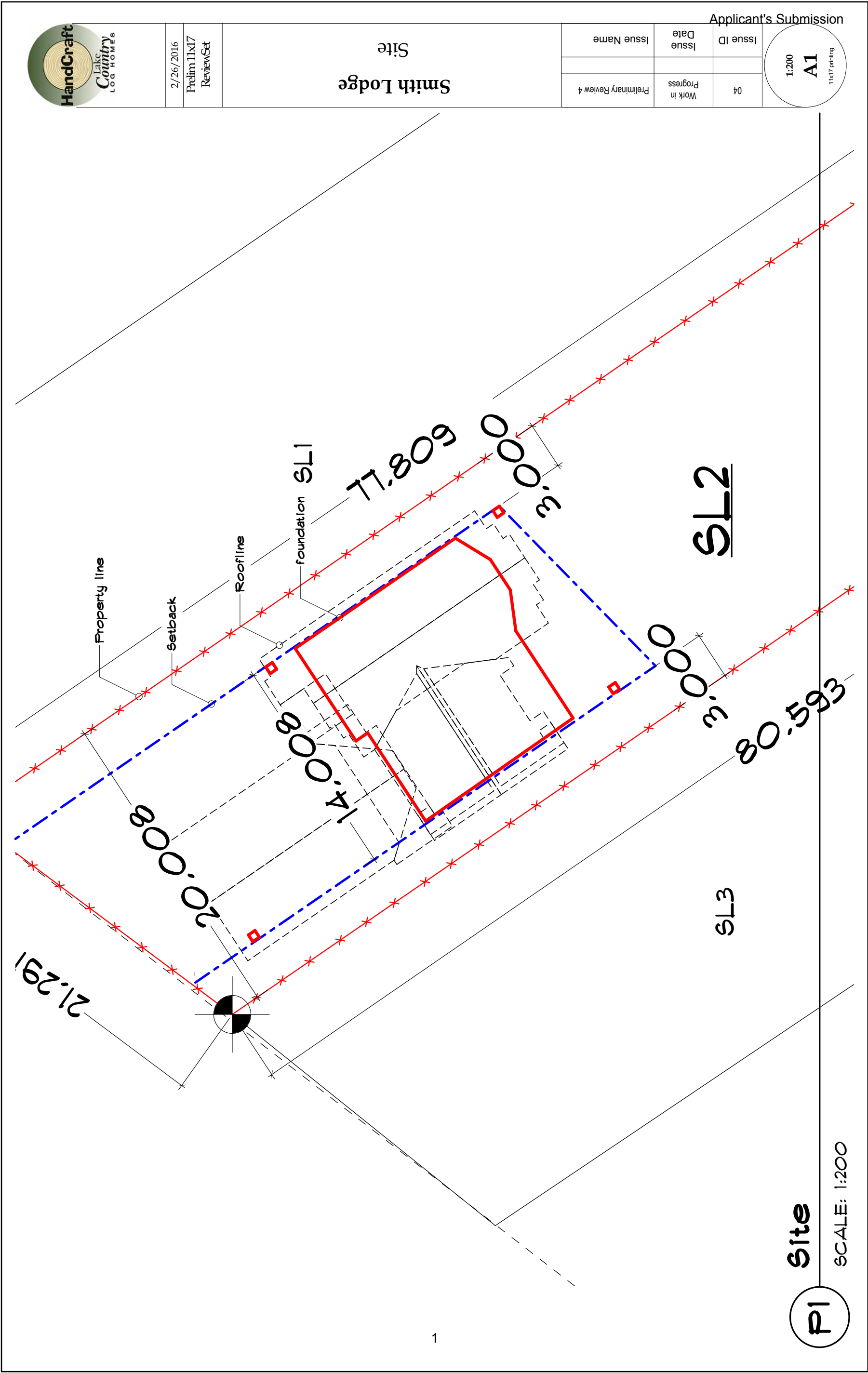


2016/03/15

# Site Location Map



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Client

Smith Lodge

#Client Phone Number

Structural Engineer

Ron Wedman  
Wedman Engineering  
24 Parkcrest Dr.  
Victoria, BC V9B 5E7  
ph 250-479-3100  
email:  
rwedman@telus.net

General Contractor

**CBOS Homes**  
Enderby, BC, Canada  
Phone: 250-838-6384  
Cell: 250-833-2783  
Fax: 250-838-6334  
cboshomes@shaw.ca

Drawing Release

Revision ID	Issue Date	Issue Name
02 - WIP	Work in Progress	Not in Issue

PROJECT NO:	2084
DATE Printed:	3/28/2016
DRAWN BY:	Rick Taron

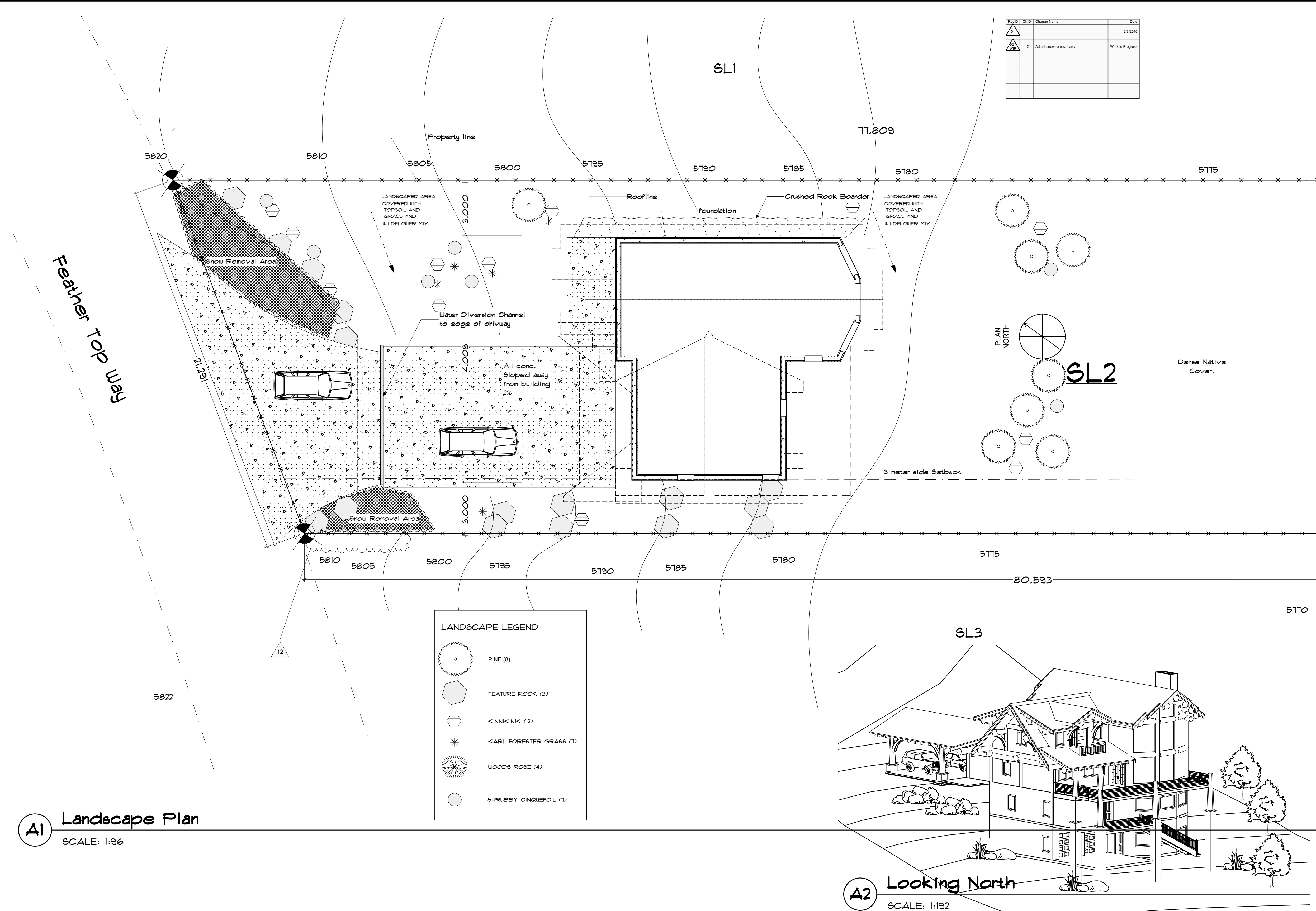
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SHEET TITLE

Landscape Plan

### G.3

SHEET 3 OF 17



## Applicant's Submission

## Damaged Land Reclamation Plan:

In our plan for the proposed Single Family Home, we intend to keep disruption to native landscape to a minimum. And incorporate as many native trees into the landscaping as possible. However during the original infrastructure development to the lot most of the lot was cleared of cleared with the exception of a group of Alpine tress lower down of the property.

In order to maintain the appearance of the natural environment at Big White and promote water conservation, we intend to plan native, drought tolerant vegetation where disruption has accrued. We plan to leave native trees and transplant trees where possible away from driveway and snow removal area.

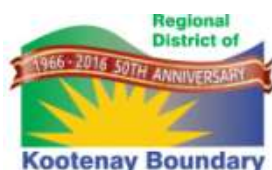
In order to mitigate the possible threat of wildfire we plan to remove all construction debris for the site, using a solid surface driveway and walkways, along with Stamped Concrete or Slate tiles for decks and patios. We also plan to use landscape rock surrounding the house as fire barriers.

Our Plan is to have low-maintenance, natural landscaping to emphasize the natural beauty of our surroundings.

Thanks you for your consideration.

Sincerely,

Steve Smith



## Electoral Area Services Committee Staff Report

Prepared for meeting of April 2016

Development Permit			
<b>Owners:</b> Stanley Kroeker and Timothy Wollin		<b>File No:</b> C-317-02570.010	
<b>Agent:</b> Ken Pettapiece			
<b>Location:</b> 1722 West Lake Drive, Christina Lake, Electoral Area `C'/Christina Lake			
<b>Legal Description:</b> Lot 1, DL 317, KAP29432, SDYD		<b>Area:</b> 0.277 acres (1121m²)	
<b>OCP Designation:</b> Waterfront Residential	<b>Zoning:</b> Waterfront Residential 2 (R2)	<b>ALR status:</b> No	<b>DP Area:</b> Waterfront Environmentally Sensitive
<b>Report Prepared by:</b> Carly Rimell, Planner			

### ISSUE INTRODUCTION

Ken Pettapiece, as agent for Stanley Kroeker and Timothy Wollin, has applied for a Development Permit Amendment to convert the top floor of an existing accessory building into a 2 bedroom secondary suite at this residential property on West Lake Drive, Christina Lake (*see Site Location Map; Subject Property Map*).

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

### BACKGROUND FACTORS

The property is designated 'Waterfront Residential' in the Electoral Area 'C'/Christina Lake OCP Bylaw No. 1250 and zoned 'Waterfront Residential 2' (R2) in the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300. The parcel abuts Christina Lake, and straddles West Lake Drive, placing it within the Waterfront Environmentally Sensitive Development Permit Area. The current structures on the property are the single family 4 bedroom dwelling on the eastern section of the property fronting Christina Lake, and an accessory building on the western portion of the property.

The original Development Permit (DP# 186-01D) was issued in February 2001 for the 4 bedroom single family dwelling and accessory building. As the applicant proposes to convert the upper level of the existing accessory building into a 2 bedroom secondary suite, and the system is within 100m of Christina Lake, a Development Permit amendment is required.

## **PROPOSAL**

The applicant proposes to renovate the upper floor of the existing accessory building into a secondary suite. The proposed dwelling would have an area of 69.7m<sup>2</sup> and 2 bedrooms.

A requirement of the development permit amendment process is the submission of a report prepared by a qualified professional (*see Sewage Disposal System Report*). The report determines and concludes that if the existing dispersal field is replaced with an ecoflo biofilter treatment and dispersal system and the existing tank is replaced with a 2-chambered septic tank to accommodate additional flow, then the proposed development is protective of human health and the environment.

The upgrade to the system will allow for a 4 bedroom single family dwelling (1,600L/day) and a 2 bedroom secondary suite (1,000L/day) totaling a capacity of 2,600L/day in accordance with Table II-8 of the Sewerage System Standard Practice Manual Version 3.

The Type 2 system would be located on the western portion of the site approximately 60m from the high water mark of Christina Lake and more than 30m from the closest well. The Record of Sewerage System document was filed with Interior Health on February 18, 2016.

## **IMPLICATIONS**

There does not appear to be any floodplain development issues with the proposed location.

Taking into account the parcel size, the proposed development, the soil types, distance from natural boundary, projected flows, grade and contour of the lot, the qualified professional suggested that the existing placement and system chosen is most appropriate and can accommodate the recommended upgrade. The Type 2 treatment and disposal system with an additional treatment plant provides the most efficient and effective protection to health and the environment.

In the original Development Permit Application the accessory building was proposed to be 25' X 30 (750ft<sup>2</sup> or 69.7m<sup>2</sup>), while the engineer's report notes the secondary suite would be 96.7m<sup>2</sup>. Section 324 of the Electoral Area 'C'/Christina Lake Zoning Bylaw specifies regulations for secondary suites. One of these regulations 324(b) specifies 'the secondary suite shall have a floor area that does not exceed 90m<sup>2</sup> or 40% of the floor area of the singly family dwelling building, whichever is less.' The Planning and Development Department verified this was a typo in the engineers report and the suite

is 69.7m<sup>2</sup> as originally planned. The secondary suite does not exceed the permitted gross floor area.

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

The Electoral Area 'C'/Christina Lake APC provided the following recommendation;

"It was moved, seconded and resolved that the APC recommends to the Regional District that the subject referral be supported."

#### **RECOMMENDATION**

That the staff report regarding the application for a Development Permit Amendment submitted by Ken Pettapiece on behalf of Stanley Kroeker and Timothy Wollin, to renovate the upper floor of the existing accessory building into a secondary suite in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 1, DL 317, KAP29432, SDYD, be received.

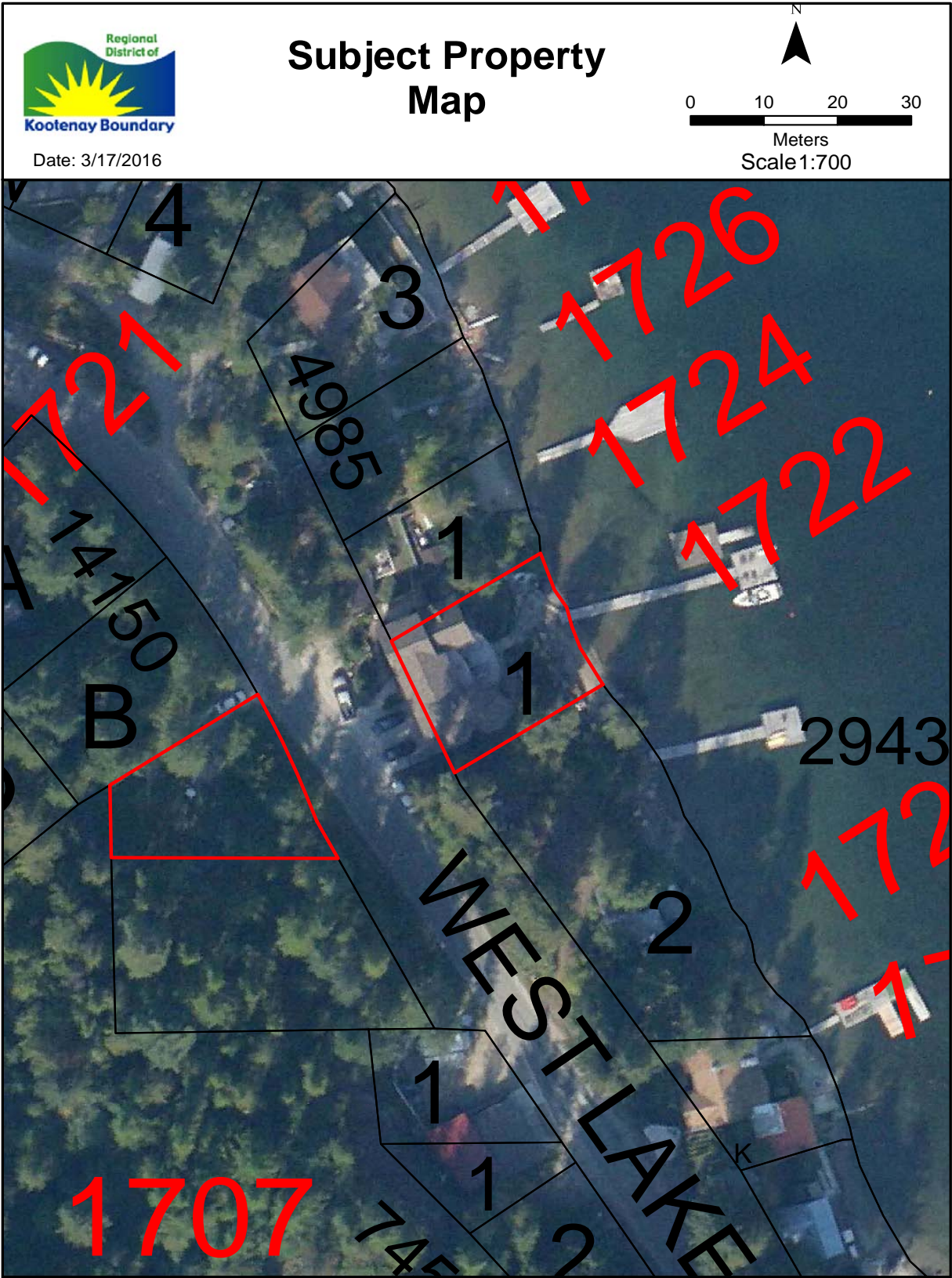
#### **ATTACHMENTS**

*Site Location Map*

*Subject Property Map*

*Sewage Disposal System Report, February 12, 2016*

Document Path: P:\GIS\RDKB\MapDocuments\Routine\_Maps\SiteLocationMap\Area\_'C'\_ChristinaLake\2016-02-02-DL317\_SLM-Kroeker.mxd



## SEWAGE DISPOSAL SYSTEM REPORT

for:

Lot 1, D.L. 317, Plan 29432, S.D.Y.D.  
1722 West Lake Drive  
Christina Lake, B.C.

**Presented to:**

Regional District of Kootenay Boundary  
202 - 843 Rossland Avenue  
Trail, British Columbia  
V1R 4S8

Attention: Carly Rimell

**cc:**

Stan Kroeker, Owner  
c/o  
Ken Pettapiece, General Contractor

**Presented by:**



1805 Capistrano Drive, Kelowna, B.C. V4V 1J6  
Phone: 778-753-6586 Cell: (250) 862-6322 Fax: 778-753-6586

**Date: February 12, 2016**

## **1. INTRODUCTION**

It is proposed that the subject lot on Christina Lake legally described as Lot 1, D.L. 317, Plan 29432, S.D.Y.D., be approved for the construction of a new on-site sewage disposal system in conjunction with construction of accessory living quarters above the existing garage/shop.

The property is developed, with a home on the lake side of West Lake Drive. In accordance with the criteria established by the Christina Lake *Official Community Plan*, application is now being made to address on-site sewage disposal requirements for the addition of accessory living quarters on the upper level of the shop on the west side of the road. For the purposes of this application, we have assumed a design sewage disposal system flow rate of 2600 L./day based on a total of 6 bedrooms and 2 kitchens.

## **2. SITE DESCRIPTION**

West Lake Drive transects this property into southwesterly (459m<sup>2</sup>) and northeasterly (521m<sup>2</sup>) portions. The northeasterly segment contains the existing 4 bedroom home, and borders on the west boundary of Christina Lake. Approximately 26m± deep, the easterly portion slopes towards the lake at an average ~32% and is modestly vegetated with nominal clearing. The proposed new living space on the westerly portion, will be a 2-story structure with a footprint of 96.7 m<sup>2</sup> (see Oland Engineering Limited drawing 16-003 for general site information). This western segment of the property has the existing shop with the proposed development for the upper floor, along with the existing effluent dispersal area. It has a 8 to 9% north-easterly graded bench area and containing native trees and brush (cedars, fir, etc).

The proposal is to replace the existing dispersal field with an ecoflo biofilter treatment and dispersal system to accommodate additional sewage flow.

## **3. FIELD INVESTIGATION**

Oland Engineering Limited personnel visited this site on November 22, 2000 for the original property development plan. We conducted a site survey and appropriate field investigations. Drawing number 16-003 is attached for reference purposes. Our soils investigations have primarily centered around the suitable area west of West Lake Drive and referenced above. Field results are as follows:

### *Test hole information:*

Test holes excavated in the vicinity of the proposed field area verified a soil depth of greater than 1.5m and generally described as follows:

- 0 to 0.15                      - topsoil, organics and root fiber
- 0.15 to 0.75                - loose sand
- 0.75 to 1.25                - silty sand, light gray in color
- 1.25 to 1.50                - very fine packed sand

Observation of the test holes indicates no groundwater or mottling.

Percolation test holes were conducted in accordance with current Ministry of Health standards and resulted in a 2 min./inch average.

Based on the soil consistency and percolation rate, we estimated the field saturated hydraulic conductivity to be between 2 and 10 m/day. The ultimate discharge point will be Christina Lake at approximately 90m away, with a hydraulic gradient ( $I$ ) of about 15% (averaged). The estimated cross sectional area ( $A$ ) = 30m wide x 2 m deep or 60 m<sup>2</sup>. Therefore: Natural Discharge Capacity

$$NDC = A \times K \times I$$

where:

$A$	= area of seepage zone	= 60 m <sup>2</sup>
$K$	= hydraulic conductivity	2m./day(worst case)
$I$	= hydraulic gradient	= 0.15

$$NDC = 60 \text{ m}^2 \times 2 \text{ m/day} \times 0.15 = 18 \text{ m}^3/\text{day} = 18000\text{L/day}$$

A design flow is estimated to be a maximum of 2200L/day and average 1100L/day according to the B.C. Sewerage System Standard Practice Manual.

Therefore the discharge capacity available is sufficient to negate the potential for effluent mounding (with a safety factor of 18000/1100 = ~16).

The travel velocity is based on an estimated porosity of  $n=0.35$  and highest  $K = 10\text{m/day}$

$$\text{Velocity} = (K \times I) / n$$

$$\text{Velocity} = 10\text{m/day} \times 0.15 / .35 = 4\text{m/day}$$

Based on a 60m distance from the discharge point to Christina Lake the fastest travel time is estimated to be 60m /4m/day = 15 days

15 days is greater than the minimum 10 days recommended by the B.C. Ministry of Environment Municipal Waste Water Regulation.

#### **4. SEWAGE DISPOSAL SYSTEM DESIGN**

In reviewing the site, it is evident that the most conducive locale for a ground disposal site is contained in the westerly portion of this property. It is here that the distance from the lake can be maximized and the environmental impact minimized, where grade conditions are suitable, soil conditions acceptable, and breakout potential is not a concern. While the building footprint and required setbacks impinges on the total available area, this can be overcome through the installation of an additional treatment plant along with replacement of the old dispersal field with clean sand under the dispersal bed.

With regard to the impact of treated effluent ground disposal, please see the attached hydrogeological calculation sheet. As indicated, a reasonable margin of safety exists with respect to the site's discharge and infiltration capacity. The discharge zone is capable of being loaded up to the design flow rates without any adverse mounding effects or potential breakout. In particular, because the effluent is treated, the clogging factor is substantially less critical.

## **5. ASSESSMENT OF ALTERNATIVES**

The incorporation of an additional treatment plant into this system provides for a most effective, environmentally friendly method of sewage disposal, and one that is more attractive than other alternatives or means.

One optional consideration was a larger treatment plant where the original plant is located but access and space proved this option to be impractical.

Adding the ecoflo biofilter will be a more reliable system with seasonal flow fluctuations and will polish the effluent from the existing plant during early season startup periods when the existing plant is less efficient.

## **6. RECOMMENDATIONS AND JUSTIFICATION**

The design as presented represents the most suitable sewage disposal design for this site. It has been established that a disposal site area is available and is well-suited to effective effluent renovation with minimal environmental risk.

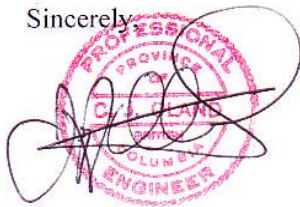
In order to maximize the longevity of the system, the home plumbing should include water -saving devices such as low flush toilets, and flow restrictors on showers and faucets. In addition, the main water valve should be turned off in the home when it is not occupied for extended periods, which is the case if the property is for recreational or seasonal use. Leaky faucets and toilets often cause premature failure of on-site sewage disposal systems and should be repaired as quickly as possible. As part of the normal course, the owner will be advised of precautions to follow with respect to the sewage treatment plant. For the client's reference, we also enclose a copy of our own list of *Do's and Don'ts* with regard to on-site sewerage systems.

The proposed design for the sewerage system up-grade, as presented, meets the requirements of the Public health Act- Sewerage System Regulation.

## **ATTACHMENTS**

- Oland Engineering Limited drawings #16-003 (Site, Detail & Sections)
- R.D.K.B. Development Permit Application
- Copy of Record of Sewerage System Filing Document
- Copy of State of Title Certificate
- Copy of Assessment Role Report

Sincerely,



C. Jeffrey Oland, P.Eng.



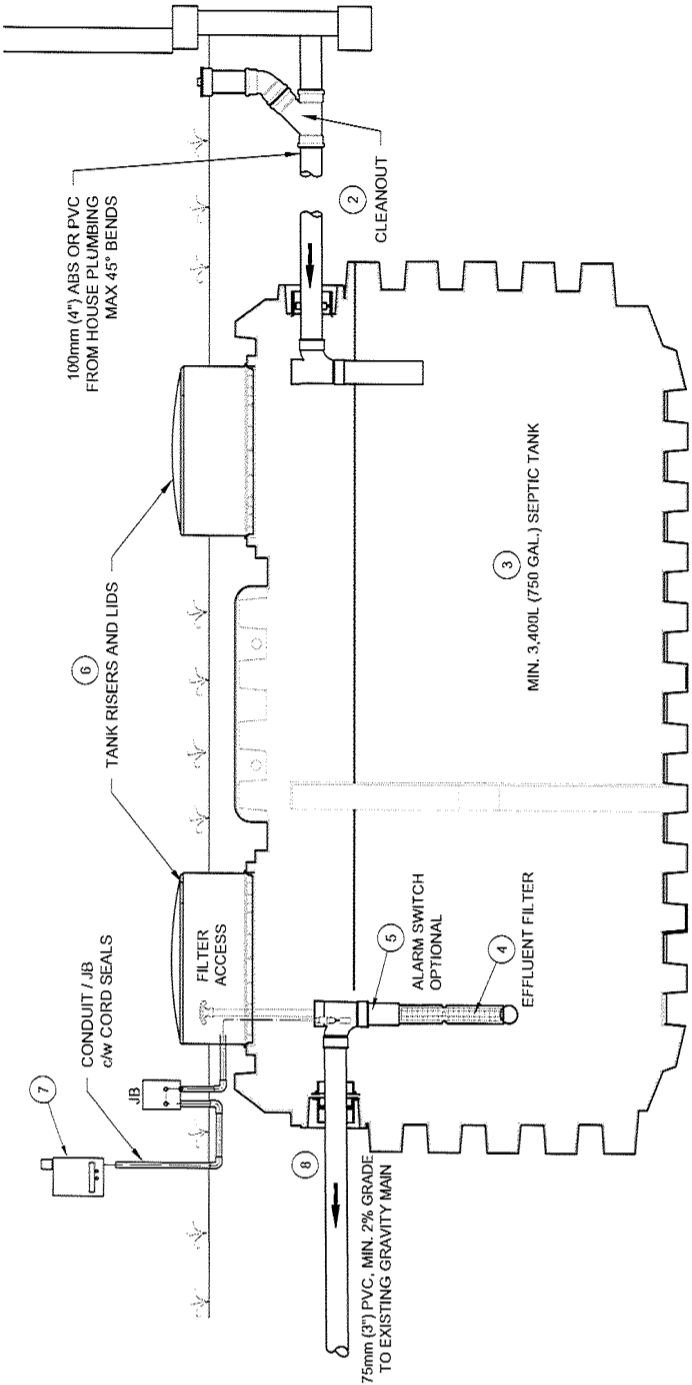
ON-SITE SEWERAGE

SYSTEM DETAIL FOR:

LOT 1, PLAN KAP29432, DL 317, SDYD  
PID: 004-319-591 ROLL: 17-712-02570.010  
1722 WEST LAKE ROAD, CHRISTINA LAKE, BC  
OWNER: TIMOTHY A. WOLLIN  
PROFESSIONAL CORP.

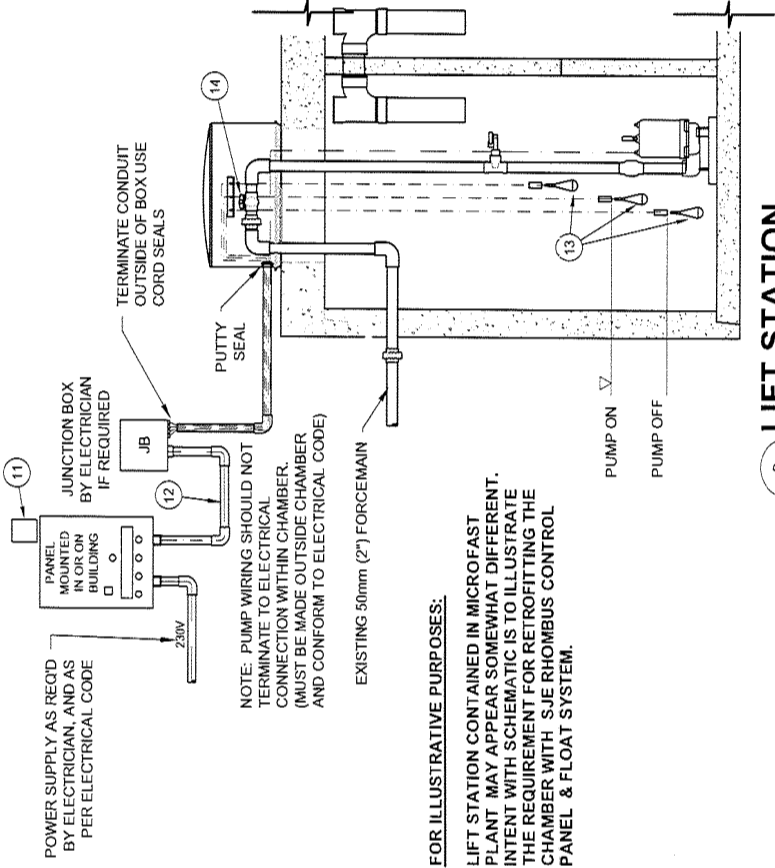
MATERIALS LIST

- 100mm (4") ABS OR PVC SEWER OUTLET AS SPECIFIED BY THE BC PLUMBING CODE, MIN. 1% GRADE, MAX. 45° BENDS BED AND COMPACT UNDER ALL PIPING
- 100mm (4") CLEANOUT, EXPOSED FOR EASY LOCATE AND ACCESS
- 3,400L (750 IMP. GAL.) MIN. 2-CHAMBER APPROVED SEPTIC TANK c/w OUTLET FILTER AND ALARM (SEE DETAIL), POLY PREMIER TECH POLY TANK SHOWN AS EXAMPLE
- POLYLOC FILTER ASSEMBLY MODEL PL-122, c/w EXTENDED HANDLE
- POLYLOC SMART FILTER CONTROL SWITCH OPTIONAL; CONNECT ALARM IN PANEL
- 2 x 0.60mm (24") PLASTIC ACCESS RISER AND COVER c/w EXTENSIONS AS REQUIRED (MAX. 1m)
- POLYLOC SMART FILTER CONTROL SWITCH; CONNECT TO ALARM AS PER ELECTRICAL CODE
- SJ E-RHOMBUS TANK ALERT XT ALARM SYSTEM. INSTALL AS PER ELECTRICAL CODE (115V OUTLET)
- 2m± (75mm) 3" PVC CSA APPROVED SEWER PIPE SOLID + FITTINGS AS REQUIRED. LENGTH TO SUIT CONNECTION FROM SEPTIC TANK TO EXISTING 75mm (3") GRAVITY MAIN
- 4m± 50mm [2"] PVC PIPE AND FITTINGS INCLUDING SCHED. 80 BALL VALVE CONNECT EXISTING FORCEMAIN TO 50mm [2"] s x s OPENING IN VENT TEE
- SJE RHOMBUS SIMPLEX PANEL MODEL 112 NEMA 4X ENCLOSURE, CIRCUIT BREAKER, CONTACTOR AND EXTERNAL ALARM, PLUS 3 SENSOR FLOATS c/w FLOAT BRACKET MOUNTED ON RISER FOR EASY ACCESS
- 38mm [1½"] PVC ELECTRICAL CONDUIT (PUMP POWER AND CONTROLS)
- SJE RHOMBUS EXTERNALLY WEIGHTED SENSOR FLOATS X 3 C/W 20' CORD MODEL SJE-SIGNALMASTER CONTROL SWITCH C/W MOUNTING BRACKET or FLOAT TREE
- 50mm (2") SCHED 80 BALL VALVE - RESTRICT FLOW TO ABOUT 15 USGPM
- INSTALL 100mm (4") INLET TO BIOFILTER AND EXTEND UP HILL OF THE FILTER TO A VENT STACK AS SHOWN, c/w 100mm x 100mm x 50mm (4" x 4" x 2") TEE AND CARBON FILTER ASSEMBLY
- ECOFLO MODEL 2600 (5T750) OPEN BOTTOM ASSEMBLY- SEE INSTALLATION INSTRUCTIONS
- COVER DRAIN ROCK OUTSIDE ECOFLO BIOFILTER TANK WITH BREATHABLE 160N NON-WOVEN FILTER CLOTH
- 25mm (1") WASHED DRAINROCK (8.4 m³±)
- IMPORTED MOUND SAND APPROVED BY ENGINEER (12.5 m³±)



1 SEPTIC TANK DETAIL

SCALE: N.T.S.



2 LIFT STATION

SCALE: N.T.S.

FOR ILLUSTRATIVE PURPOSES:

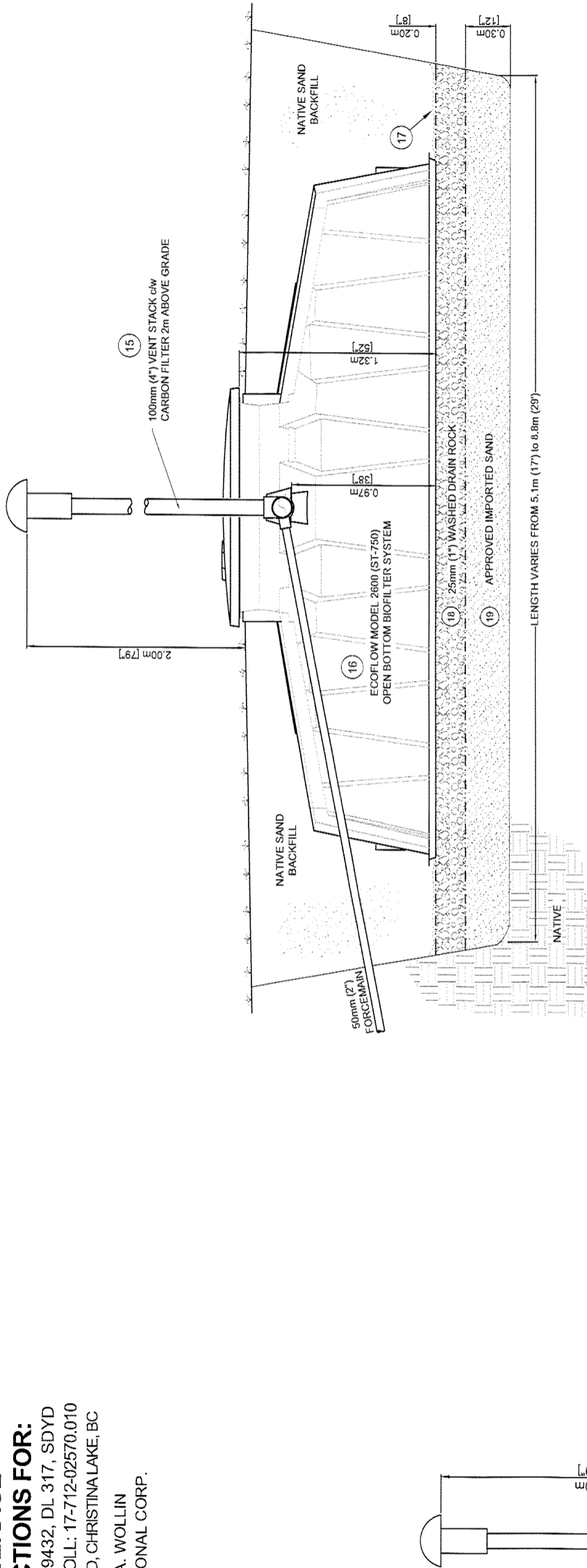
LIFT STATION CONTAINED IN MICROCAST PLANT MAY APPEAR SOMEWHAT DIFFERENT. INTENT WITH SCHEMATIC IS TO ILLUSTRATE THE REQUIREMENT FOR RETROFITTING THE CHAMBER WITH SJE RHOMBUS CONTROL PANEL & FLOAT SYSTEM.



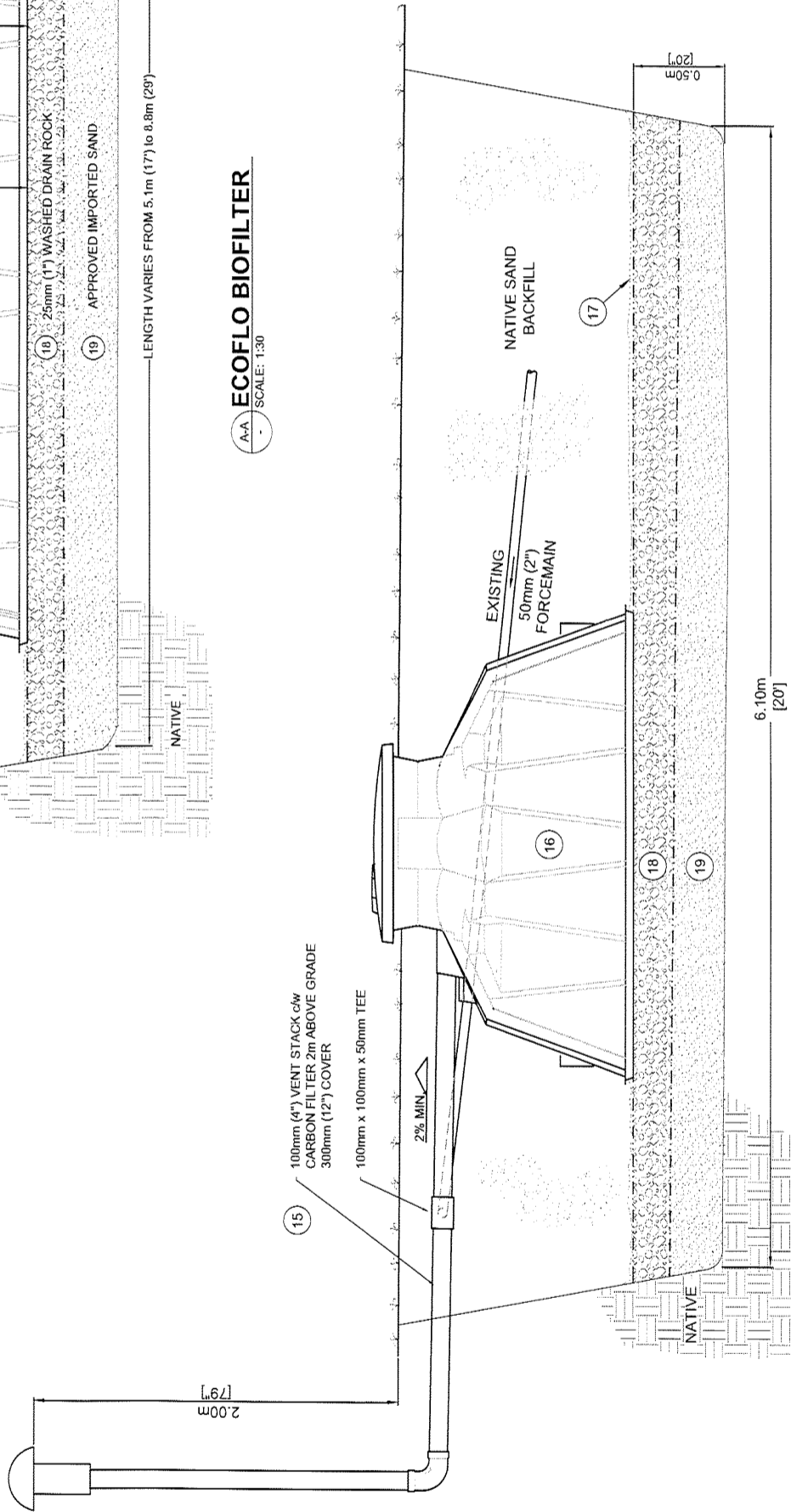
1805 Capistrano Drive  
Kelowna, BC V1V 2Z3  
CELL: (250) 862-6322 FAX: (778) 753-6586  
PHONE: (250) 796-5144 EMAIL: jef@OlandEngineering.ca  
WEBSITE: jef@OlandEngineering.ca

DATE: 2025/03/20/2026  
C. JEFFREY OLAND P. ENG.  
ACAD-16-003-DETAIL

**ON-SITE SEWERAGE  
SYSTEM SECTIONS FOR:**  
LOT 1, PLAN KAP29432, DL 317, SDYD  
PID: 004-319-591 ROLL: 17-712-02570.010  
1722 WEST LAKE ROAD, CHRISTINA LAKE, BC  
OWNER: TIMOTHY A. WOLLIN  
PROFESSIONAL CORP.



**ECO FLO BIOFILTER**  
SCALE: 1:30



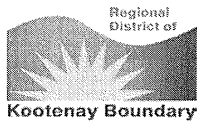
**ECO FLO BIOFILTER**  
SCALE: 1:30



1805 Capistrano Drive  
Kelowna, BC V1V 2Z3  
CELL: (250) 862-6322 FAX: (778) 753-6586  
PHONE: (250) 766-5111 EMAIL: jef@OlandEngineering.ca  
WEBSITE: <http://OlandEngineering.ca>

C. JEFFREY OLAND, P.ENG.  
DATE: 2013.12.06

ACAD-16-003-SECTIONS



## Federal/Provincial Gas Tax Funding Application

Application Date

Project Title

Applicant Contact Information:

Name of Organization	Grand Forks & District Recreation RDKB		
Address	2020 Central Ave, PO Box 1486		
Phone No.	250-442-2202	Fax No.	250-442-2878
Email Address	tsprado@rdkb.com		

Director(s) in Support  
Of Project

Area

Amount Required

Do not include GST if you have a GST account with CRA

Land Ownership – Please check one of the following:

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

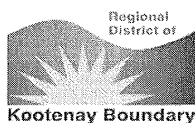
Do you have the land owner's written approval to complete the works on the land(s)?

- ☐ Yes (include copies of permits)  
☐ No

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

Registered Owners of Land	Legal Description of land(s)
RDKB	7231 - 19th St Grand Forks, BC

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



**Application Contents – must include all of the following:**

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

**1. Eligible Project Description including timeline:**

The primary objective of this project is for the supply and installation of new LED light fixtures to illuminate the natatorium of the Aquatic Centre.  
The new LED lights will replace the 11 - 1987 400 watt metal halide lights.

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



#### 1.1 Project Impact:

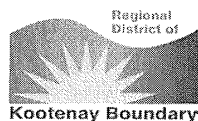
Under section 11(2)(a) of the BC Pool Regulations, lighting must be sufficient to illuminate all portions of the pool to ensure all areas are visible to patrons, the operator and the lifeguards. In addition to the BC Pool Regulation, there are lighting requirements in the Occupational Health and Safety Regulations (section 4.64 to 4.69) and where applicable, the 2012 BC Building Code (section 3.2.7: Lighting and Emergency Power systems).

BC Pool Regulations require that lighting whether natural or artificial should:

\*Supply and maintain at least 161 lux (15 ft candles) of illumination at all points 30 inches above the water surface.

We are currently operating at 129 lux (12 ft candles).

The project with LED lights will double the illumination to an average of 260 lux (24 ft candles).



#### 1.2 Project Outcomes:

The power saving will be achieved in power consumption and maintenance costs.

One LED fixture is using 185 watts

One existing (366 watt metal halide light bulb + 58 watts for ballast) is using 424 watts.

The power savings is approximately 57% in using LED lights @ 185 watts per fixture.

The average life of an LED light is 110,000 hrs.

The average life of the current metal halide light is 8000 hrs.

The standard limited warrant on the LED on light fixtures is five years.

Therefore, our maintenance costs will be lower.

### 1.3 Project Team and Qualifications:

Tom Sprado, Manager of Facilities & Recreation RDKB Grand Forks & District Recreation  
and  
Contractor - Cascade Pro Electric Inc. (Facility Electrical Operating Permit holder)

## 2. Project Budget:

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

<b>Items</b>	<b>Details</b>	<b>Cost (\$)</b>
<b>11</b>	<b>LED Fixtures \$885 each</b>	\$9735.00
<b>11</b>	<b>Fortis Rebate \$90 each fixture</b>	(\$990.00)
	<b>Misc Connectors</b>	\$66.00
	<b>Subtotal</b>	\$8811.00
	<b>PST 7%</b>	\$616.77
	<b>Labour</b>	\$1300.00
	<b>Total</b>	\$10728.00
	Please see attached quotes for supply & supply/install	
	<b>Total</b>	\$

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

## Additional Budget Information

--

## 3. Accountability Framework:

The Eligible Recipient will ensure the following:

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

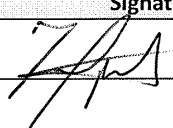
## Schedule of Payments

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

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

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

In addition, an annual report (for 5 years) is to be submitted to the RDKB prior to October 31<sup>st</sup> of each year detailing the impact of the project on economic growth, a clean environment, and/or strong cities and communities.

Signature	Name	Date
	Tom Sprad	April 7/16

## SCHEDULE B- Eligible Costs for Eligible Recipients

### 1. Eligible Costs for Eligible Recipients

#### 1.1 Project Costs

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

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

##### 1.1.1 Employee and Equipment Costs

Employee or equipment may be included under the following conditions:

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

### 2. Ineligible Costs for Eligible Recipients

Costs related to the following items are ineligible costs:

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

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

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


**Cascade Pro Electric Inc.**

7770 GN Road Grand Forks BC V0H 1H2

250-442-7573

greg@cascadepro.ca

Quote 16-027

 April 4<sup>th</sup> 2016

Grand Forks and District Aquatic Center Lighting Upgrade
Attn: Tom Sprado / Marq Kovaks

Supply and installation of Eleven new replacement LED Hi-Bay fixtures above the pool surface.

Option #1
Holophane Vantage 18L-5K-34-M-CDY-4 188W IP66 LED Fixture

Fixture Price : \$992.57 ea x 11 Units = \$10918.27 – (\$990.00 Fortis Rebate)

\$9928.27

Misc Connectors, Marrettes

\$66.00

Labour

\$1300.00

Total Cost Option #1

\$11294.27 plus GST

Option #2
Lumalex Lightsource-R LED Hi-Bay 185W IP66 Fixture

Fixture Price : \$884.80 ea x 11 Units = \$9732.80 – (\$990.00 Fortis Rebate)

\$8742.80

Misc Connectors, Marrettes

\$66.00

Labour

\$1300.00

Total Cost Option #2

\$10108.80 plus GST

Option #3

Labour Only

\$1300.00

Misc Connectors, Marrettes

\$66.00

Total Cost Option #3

\$1366.00 plus GST

Notes:

- All electrical work will meet or exceed the current British Columbia Electrical Code.
- Price includes supply of all wiring, boxes and fasteners as listed above.
- Timeframe for completion: \_\_\_\_\_

For the Contractor:

For the Client:

 \_\_\_\_\_  
 \_\_\_\_\_

 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_, 2016



# QUOTATION

WESCO DISTRIBUTION CANADA, INC.  
2328 6th Ave, Castlegar, B.C., V1N 3L1  
PH. (250) 365-0545 FX. (250) 365-0969

TO: R.D.C.K.		DATE: 03/08/16			
ATTN: Tom Sprado		REFERENCE: G.F.Pool			
WESCO QUOTE:					
ITEM	QUANTITY	DESCRIPTION	UNIT PRICE	U/M	TOTAL
1	11	Holophane Vantage 18L 5K- 34-M-CDY-4 188 watt 1P66 Rated 15psi hosedown, 18256 lumens	\$933.34	ea	\$10,266.74
2	11	Eco Fee @ \$.15 each	\$0.15	ea	\$1.65
3	11	Fortis B.C. REBATE @\$90.00 per fixture	\$90.00	ea	-\$990.00
		$\$10,266.74 + 1.65 = \$10268.39$  x12%  = \$11,500.60 - \$990.00  Total package with taxes , eco fees, and rebates deducted  \$10510.60			
Delivery		TERMS/CONDITIONS net 30	TAXES extra	FOB xworks	FREIGHT

UNLESS THERE ARE DIFFERENT OR ADDITIONAL TERMS AND CONDITIONS CONTAINED IN A MASTER AGREEMENT THAT MODIFY WESCO'S STANDARD TERMS, BUYER AGREES THAT THIS QUOTE AND RESULTING PURCHASE ORDER WILL BE GOVERNED BY WESCO'S TERMS AND CONDITIONS AVAILABLE AT LINK BELOW, AS SUCH TERMS MAY BE UPDATED FROM TIME TO TIME, WHICH TERMS ARE INCORPORATED HEREIN BY REFERENCE AND MADE PART HEREOF. PLEASE CONTACT THE SELLER IDENTIFIED ON THIS QUOTE IF YOU REQUIRE A PRINTED COPY.

PER: Michael Oliver

PAGE 1 OF 1

[A TERMS AND CONDITIONS OF SALE.PDF](#)

Lumalex Canada Inc  
 205 - 513 Dawson Ave  
 Penticton, BC V2A 6S5

## Estimate

Date	Estimate #
2016-04-07	8

Name / Address
Grand Forks Recreation Dept. Attn: Tom Sprado Box 1486 Grand Forks, B.C. V0H 1H0

Project

Description	Qty	Rate	Total
155w Hi Bay 5700K, clear acrylic, Standard Optic, 100 - 277v GST on sales	11	830.00 5.00%	9,130.00 456.50
<b>Total</b>			\$9,586.50

GST/HST No. 796933299

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
April 4, 2016**

**ELECTORAL AREA 'A'**

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

**Revenue:**

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	96,854.94
Allocation to Dec 31, 2008	Received		46,451.80
Allocation to Dec 31, 2009	Received		91,051.00
Allocation to Dec 31, 2010	Received		89,796.00
Allocation to Dec 31, 2011	Received		89,788.04
Allocation to Dec 31, 2012	Received		87,202.80
Allocation to Dec 31, 2013	Received		87,167.87
Allocation to Dec 31, 2014	Received		84,868.70
Allocation to Dec 31, 2015	Received		84,868.70
Allocation to Dec 31, 2016	Estimated		87,726.69

TOTAL AVAILABLE FOR PROJECTS

\$ 845,776.54
---------------

**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

\$ 395,305.06
---------------

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
April 4, 2016**

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

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

**Revenue:**

## Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	69,049.93
Allocation to Dec 31, 2008	Received		33,116.46
Allocation to Dec 31, 2009	Received		64,912.00
Allocation to Dec 31, 2010	Received		64,017.00
Allocation to Dec 31, 2011	Received		64,010.00
Allocation to Dec 31, 2012	Received		65,936.00
Allocation to Dec 31, 2013	Received		65,907.41
Allocation to Dec 31, 2014	Received		64,169.02
Allocation to Dec 31, 2015	Received		64,169.02
Allocation to Dec 31, 2016	Estimated		66,329.94

TOTAL AVAILABLE FOR PROJECTS

**\$ 621,616.78****Expenditures:**

## Approved Projects:

8547	GID - Groundwater Protection Plan	Completed	\$	10,000.00
11206	GID - Reducing Station (Advance)2008	Completed		16,000.00
2009	GID - Reducing Station (Balance)	Completed		14,000.00
2009	GID - Upgrades to SCADA	Completed		22,595.50
2009	Casino Recreation - Furnace	Completed		3,200.00
Phase 1	GID - Pipe Replacement/Upgrades	Completed		60,000.00
Phase 2	Looping/China Creek	Completed		18,306.25
2012	Rivervale Water SCADA Upgrade	Completed		21,570.92
2013	Rossland-Trail Country Club Pump	Funded		20,000.00
261-14	Rivervale Water & Streetlighting Utility	Funded		20,000.00
262-14	Genelle Imp. District - Water Reservoir	Funded		93,750.00
		Pending or		
	Genelle Imp. District - Water Reservoir	Committed		31,250.00
263-14	Oasis Imp. District - Water Well	Completed		34,918.00
	Castlegar Nordic Ski Club (Paulson Cross			
251-15	Country Ski Trail Upgrade)	Funded		10,000.00
	Black Jack Cross Country Ski Club Society			
252-15	(Snow Cat)	Funded		10,000.00
	Rivervale Water & Streetlighting Utility (LED			
253-15	Streetlights)	Funded		14,417.00
254-15	Rivervale Oasis Sewer Utility (Flow Meters)	Funded		90,000.00

TOTAL SPENT OR COMMITTED

**\$ 490,007.67**

TOTAL REMAINING

**\$ 131,609.11**



Status Report - Gas Tax Agreement  
Electoral Area 'C' / Christina Lake

360-15	Christina Lake Community Association (Design & Installation Make-Up Air System)	Funded	12,750.00
	Christina Lake Community Association (Design & Installation Make-Up Air System)	Pending or Committed	4,250.00
361-15	Christina Lake Boat Access Society (Redesign Texas Point Boat Launch Parking)	Pending or Committed	30,000.00
80-16	Christina Lake Community Association (Installation Make-Up Air System Shortfall)	Pending or Committed	6,815.00

TOTAL SPENT OR COMMITTED	\$ 461,761.08
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TOTAL REMAINING	\$ 162,457.37
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**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
April 4, 2016**

**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	Received	146,599.76
Allocation to Dec 31, 2016	Estimated	151,536.57

TOTAL AVAILABLE FOR PROJECTS

\$ 1,406,915.02

**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	7,857.50
	Kettle River Watershed Study	Pending or Committed	17,251.85
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	25,000.00
426-15	Jack Goddard Memorial Arena (LED Lights)	Funded	40,000.00
7-16	RDKB (Hardy Mountain Doukhobor Village)	Funded	38,165.19

TOTAL SPENT OR COMMITTED

\$ 469,629.69

TOTAL REMAINING

\$ 937,285.33

Status Report - Gas Tax Agreements  
Electoral Area 'E' / West Boundary

Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
April 4, 2016



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	Received		90,618.62
Allocation to Dec 31, 2016	Estimated		93,670.24

TOTAL AVAILABLE FOR PROJECTS	\$	926,021.73
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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		10,946.27	
	Kettle River Watershed Study	Pending or Committed		23,552.60	
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		6,000.00	
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	

Status Report - Gas Tax Agreements Electoral Area 'E' / West Boundary			
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
81-16	Kettle Valley Golf Club (Pump House Renovation Project)	Pending or Committed	10,123.48
110-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades)	Pending or Committed	24,717.57
TOTAL SPENT OR COMMITTED			\$ 572,315.56
TOTAL REMAINING			\$ 353,706.17

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 2016			
Balance Remaining from 2015				\$ 1,050.00
2016 Requisition				31,469.00
Less Board Fee 2016				(1,169.00)
Total Funds Available:				\$ 31,350.00
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
33-16	Jan-16	Beaver Valley Nite Hawks	Board ad/1/2 page program ad	\$ 1,300.00
33-16		Champion Lakes Golf & Country Club	Renewal of Tee Box sign	\$ 210.00
33-16		Beaver Valley Skating Club	Assistance with costs	\$ 250.00
33-16		Beaver Valley Recreation	Senior's Dinner 2016	\$ 1,100.00
88-16	Feb-16	BC Seniors Games Zone 6	Assist with participation in games	\$ 400.00
88-16		Beaver Valley May Days	Assistance with costs for May Days	\$ 4,000.00
88-16		BV Cross Country Ski Club	Trail & Shelter maintenance & repair	\$ 1,000.00
88-16		Trail & District Public Library	Ordinary Lives:Extraordinary Times Exhibit	\$ 200.00
88-16		J.L. Crowe Secondary School	Memorial Award - Memory of Fallen Firefighters	\$ 750.00
116-16	Mar-16	Trail Pipe Band	Spring Fling 2016	\$ 1,000.00
116-16		West Kootenay Science Fair	Annual W.K. Regional Science Fair	\$ 200.00
116-16		Beaver Valley Softball	Rebuilding of Junior Girls Program	\$ 700.00
116-16		Village of Fruitvale	Community train for BV May Days & Jingle Down Main Street	\$ 2,000.00
116-16		Beaver Valley Communities in Bloom	Flowers & Maintenance for the Village of Fruitvale communities in bloom	\$ 2,500.00
116-16		Village of Montrose	60th Anniversay/Famil Fun Days Celebrations	\$ 600.00
-	Feb-16	Woodstove Exchange Program	top up	\$ 100.00

MEMORANDUM				
TO:	Director Linda Worley, Electoral Area 'B'/ Lower Columbia-Old Glory			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2016			
Balance Remaining from 2015			\$	6,245.79
2016 Requisition				22,745.00
Less Board Fee 2016				(845.00)
<b>Total Funds Available:</b>			\$	<b>28,145.79</b>
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
33-16	Jan-16	Beaver Valley Skating Club	Gold Level Sponsorship - Regionals	\$ 500.00
33-16		Scott Hutcheson, Trail Tradional Karate	Karate Team attending BC Winter Games	\$ 1,575.00
33-16		Trail Harmony Choir	Assistance with costs	\$ 500.00
33-16		Christina Gateway CFD	Maintenance on Gordon Keir cabin	\$ 500.00
88-16	Feb-16	BC Seniors Games Zone 6	Assist with participation in games	\$ 750.00
88-16		Trail & District Public Library	Ordinary Lives:Extraordinary Times Exhibit	\$ 500.00
88-16		J.L. Crowe Secondary School	Memorial Award - Memory of Fallen Firefighters	\$ 750.00
88-16		West Kootenay Smoke "N" Steel	Rental of outdoor movies - for car show June 18	\$ 4,000.00
88-16		Columbia Basin Environmental Education Network	Funding for 'Wild Voices for Kids' 2016	\$ 500.00
116-16	Mar-16	Scouts Canada - 1st Beaver Valley	Scout's Queens Award Ceremony	\$ 750.00
116-16	Mar-16	West Kootenay Science Fair	Annual W.K. Regional Science Fair	\$ 500.00
116-16		Trail Pipe Band	Spring Fling 2016	\$ 1,000.00
-	Feb-16	Woodstove Exchange program	top up	\$ 250.00
<b>Total</b>				<b>\$ 12,075.00</b>
<b>BALANCE REMAINING</b>				<b>\$ 16,070.79</b>

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 2016			
Balance Remaining from 2015				\$ 4,613.47
2016 Requisition				60,549.00
Less Board Fee 2016				(2,249.00)
<b>Total Funds Available:</b>				\$ 62,913.47
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
33-16	Jan-16	Christina Gateway CDF	Winterfest 2016 expenses	\$ 1,000.00
33-16		C.L. Health-Care Auxiliary	Assistance with costs	\$ 1,500.00
88-16	Feb-16	Boundary Youth Soccer Association	assistance with costs	\$ 1,500.00
116-16	Mar-16	Christina Waterworks Disctrict	Information packages & ballots	\$ 1,200.00
116-16		C. L. Community Association	purchase & landscape vacant lot next to hall	\$ 1,500.00
116-16		Christina Lake Stewardship Society	annual clean up lake day	\$ 2,000.00
116-16		Christina Lake Stewardship Society	C.L. Watershed Annual Reveiw	\$ 2,500.00
116-16		Candida Palmer	Start up costs for C.L. People for Protection of Parks Society	\$ 250.00
116-16		West Kootenay Science Fair	Annual W.K. Regional Science Fair	\$ 200.00
Total				\$ 11,650.00
BALANCE REMAINING				\$ 51,263.47

<b>M E M O R A N D U M</b>				
<b>TO:</b>	<b>Director Roly Russell, Electoral Area 'D'/Rural Grand Forks</b>			
<b>FROM:</b>	<b>Deep Sidhu - Financial Services Manager</b>			
<b>RE:</b>	<b>Grants-In-Aid 2016</b>			
Balance Remaining from 2015			\$	<b>18,925.73</b>
2016 Requisition				<b>38,427.00</b>
Less Board Fee 2016				<b>(1,427.00)</b>
<b>Total Funds Available:</b>			\$	<b>55,925.73</b>
<b>RESOLUTION #</b>	<b>DATE</b>	<b>RECIPIENT</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
33-16	Jan-16	City of Grand Forks	Family Day Activites expenses	\$ 500.00
33-16		Community Futures Boundary	Cultural Activity - Author Lawrence Hill	\$ 1,500.00
33-16		G.F. Boundary Agricultural/Danna O'Donne	Registration fee for BCAFM's AGM	\$ 271.33
88-16	Feb-16	Boundary Youth Soccer Association	Assistance with costs	\$ 2,000.00
<b>Total</b>				<b>\$ 4,271.33</b>
<b>Balance Remaining</b>			\$	<b>51,654.40</b>

M E M O R A N D U M				
TO:	Director Vicki Gee, Electoral Area 'E'/ West Boundary			
FROM:	Deep Sidhu, Financial Services Manager			
RE:	Grants-In-Aid 2016			
Balance Remaining from 2015				\$ 18,354.86
2016 Requisition				86,618.00
Less Board Fee 2016				(3,218.00)
Total Funds Available:				\$ 101,754.86
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
33-16	Jan-16	Phoenix Mountain Alpine Ski Society	Mountain Youth Ski program - equip.	\$ 1,000.00
33-16		Midway Ladies Hockey	Assistance with costs	\$ 1,000.00
33-16		Trails to the Boundary Society	Assistance with Consultants costs	\$ 1,000.00
88-16	Feb-16	Boundary Youth Soccer Association	Assistance with costs	\$ 2,000.00
88-16		West Boundary Martial Arts Club	Support to offset operational costs	\$ 3,000.00
88-16		Riverside Artists Society	Fourth Annual Art Show	\$ 500.00
88-16		Midway Community Association	Financial assistance - Midway & Beyond Little Theatre	\$ 1,612.11
88-16		Discover Rock Creek	2 Members to Attend BCAFM AGM	\$ 382.84
88-16		People in Motion - Kelowna & District	Adaptive Skiing & Snowboarding	\$ 1,000.00
88-16		Kettle River Lions Club	Sponsor community wide 'Fire Smart' initiative	\$ 2,000.00
116-16	Mar-16	Rock Creek Community Medical Society	Emergency First Aid/CPR/AED Course x 2	\$ 200.00
116-16		Greenwood Board of Trade	Canada Day & Founders Day celebrations	\$ 1,500.00
116-16		Midway Community Association	Costs for Yoga Instructor	\$ 500.00
116-16		Boundary Secondary School/PAC	3 people to attend Okanagan Film Fundamentals	\$ 944.79
116-16		Westbridge Recreation Society	replacement of 20 old heady wooden tables	\$ 2,194.08
116-16		West Kootenay Science Fair	Annual W.K. Regional Science Fair	\$ 200.00
-	Feb-16	Woodstove Exchange Program	top ups	\$ 400.00
Total				\$ 19,433.82
Balance Remaining				\$ 82,321.04