

Electoral Area Services

**Thursday, June 16, 2016 - 4:30 pm
Via Video-Conference**

**The Regional District of Kootenay
Boundary Board Rooms,
843 Rossland Ave., Trail, BC
2140 Central Ave., Grand Forks, BC**

A G E N D A

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

A) June 16, 2016

Recommendation: That the June 16, 2016 Electoral Area Services Committee Agenda be adopted as presented.

3. MINUTES

A) May 12, 2016

Recommendation: That the May 12, 2016 Electoral Area Services Committee meeting minutes be adopted as presented.

[Electoral Area Services - 12 May 2016 - BOARD-June 23 - Pdf](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

A) A Memorandum of Resolutions and their Status

Recommendation: That the Memorandum of Resolutions be received as presented.

[ToEndOfMayForJune2016](#)

6. NEW BUSINESS

- A) **Ryan and Leah Tomlin**
RE: Development Variance Permit
609-17th Avenue, Genelle
RDKB File: B-2404-06216.200

Recommendation: That the Development Variance Permit application submitted by Ryan and Leah Tomlin, to allow a height variance of 0.7m (from 4.5m to 5.2m) for a proposed accessory building on the property legally described as Lot B, DL 2404, Plan NEP19473, KD, in Genelle, in Electoral Area 'B'/ Lower Columbia-Old Glory, be presented to the Board for consideration, with a recommendation of support.

[2016-06-06 Tomlin EAS](#)

- B) **Connie and Mark Kostash**
RE: Development Permit
1748 West Lake Drive, Christina Lake
RDKB File: C-317-02552.000

Recommendation: That the staff report regarding the application for a Development Permit submitted by Mark and Connie Kostash, to construct a 3 bedroom single family dwelling and construct an detached garage in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 1, DL 317, SDYD, Plan KAP7026, be received.

[2016-06-08 Kostash DP EAS](#)

- C) **Nick Sherstobitoff**
RE: MOTI Subdivision
107A and 107B Roger Road, Electoral Area 'A'
RDKB File: A-1236-05532.100

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 107A and 107B Roger Road, north of Fruitvale, Electoral Area 'A', legally described as Lot A, DL 1246, Plan NEP12722, KD, be received.

[2016-06-08-Sherstobitoff EAS](#)

- D) **Nick Sherstobitoff, Agent**
RE: MOTI Subdivision
145 Roger Road, Electoral Area 'A'
RDKB File: A-1236-05532.020

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 145 Roger Road, north of Fruitvale, Electoral Area 'A', legally described as Lot 2, DL 1236, Plan NEP14720, KD, be received.
[2015-06-08 Sherstobitoff EAS](#)

- E) **Harry Mitchell**
RE: MOTI Subdivision
6075 Highway 3, southwest of Bridesville
RDKB File: E-3342-07151.050

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 6075 Highway 3, south west of Bridesville, legally described as Lot 2, DL 3342, SDYD, Plan KAP67123, in Electoral Area 'E'/ West Boundary, be received.
[2016-06-09-Mitchell EAS](#)

- F) **Official Community Plan Bylaw Amendment**
RE: Temporary Use Permits
RDKB File: C-46

Recommendation: That the Regional District of Kootenay Boundary amend the Electoral Area 'C'/Christina Lake Official Community Plan No. 1250, 2004 to designate the entire Electoral Area to allow for temporary uses AND FURTHER that staff be directed to draft an amendment bylaw for presentation to the Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed Official Community Plan bylaw amendment.
[2016 05 17 OCP Amendment TUP EAS staff report](#)

- G) **Revised Electoral Area 'D'/Rural Grand Forks**
Official Community Plan Bylaw No. 1555

Recommendation: That the revised Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw (No. 1555) be presented to the Regional District of Kootenay Boundary Board of Directors for

consideration with a recommendation of support and for first reading; and that the bylaw be considered in conjunction with the Regional District's financial plan and waste management plan, that it be referred to the Agricultural Land Commission; and that staff set up a public hearing.

[Revised OCP Bylaw 1555](#)

H) **Grant in Aid Report**

Recommendation: That the Grand in Aid Report be received.

[2016 Grant in Aid](#)

I) **Gas Tax Report**

Recommendation: That the Gas Tax Report be received.

[Gas Tax Report](#)

J) **G. Denkovski
Rivervale Playground Shed Construction
RE: Gas Tax Application - Electoral Area 'B' / Lower Columbia-
Old Glory**

Recommendation: That the Rivervale Playground Shed Gas Tax Application in the amount of \$9,000.00 for the construction of a shed at the playground be forwarded to the RDKB Board of Directors with a recommendation of approval.

[Rivervale Playground Shed Gas Tax Application 10Jun2016](#)

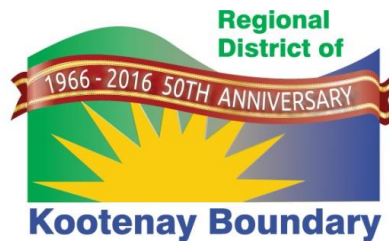
K) **G. Denkovski
Westbridge Recreation Society Flooring Upgrade
RE: Gas Tax Application - Electoral Area 'E' / West Boundary**

Recommendation: That the Westbridge Recreation Society Gas Tax Application in the amount of \$5,800.00 for replacing the flooring at the Westbridge Hall be forwarded to the RDKB Board of Directors with a recommendation of approval.

[WestbridgeGasTaxApp](#)

L) **GIA Application Discussion (Director Gee)
Encouraging Stewardship for Species at Risk
Electoral Areas C, D, E**

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



**Electoral Area Services
Minutes**

Thursday, May 12, 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, Trail
Director Ali Grieve, Trail
Director Grace McGregor, Grand Forks
Director Roly Russell, Grand Forks
Director Vicki Gee, Grand Forks

Other Directors:

Lloyd McLellan, Trail

Staff Present:

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

CALL TO ORDER

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

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

May 12, 2016

Item 6 J) Electoral Area Services meeting time was added to the agenda.

Moved: Director Grieve

Seconded: Director McGregor

That the agenda for the May 12, 2016 meeting of the Electoral Area Services Committee be adopted as amended.

Carried.

MINUTES

April 14, 2016

Moved: Director Gee

Seconded: Director Russell

That the minutes of the Electoral Area Services Committee held on April 14, 2016 be adopted as presented.

Carried.

DELEGATIONS

UNFINISHED BUSINESS

A Memorandum of Committee Action Items and their Status

There was a brief discussion regarding the inclusion of Heritage Service establishment for Electoral Area 'E'/West Boundary and Bio-solid management on ALR lands on the memorandum.

Moved: Director Grieve

Seconded: Director Gee

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

Carried.

Edward and Deyanne Davies

RE: OCP and Zoning Amendment

455 Malde Creek Road, Electoral Area 'B'/Lower Columbia-Old Glory

RDKB File: B-Twp9A-10948.100

It was stated that the applicants are receptive to working with the Dewdney Trail Heritage Society to permit access to the Dewdney Trail/Drakes Trail and are open to discussions regarding options to legalize the trail by way of statutory right of way or fee simple transfer of lands.

Moved: Director McLellan

Seconded: Director Grieve

That the application by Edward and Deyanne Davies for an OCP and Zoning Bylaw Amendment to the 'South Belt Rural Residential' designation and the 'Rural Residential 3' Zone for their parcel legally described as Township 9A, KD, NEPX63, Subsidy Lot 181 Except Plan 17164 SRW 15310 SRW 17069 be supported and further that 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.

Carried.

NEW BUSINESS

Klumpp/Feist/Evanson

RE: MOTI Subdivision

3434 and 3440 Blythe-Rhone Road

RDKB File: E-1265s-04703.010/.045

Donne Dean provided a brief over view of the proposed subdivision application.

Moved: Director Grieve

Seconded: Director McGregor

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed boundary adjustment for the properties legally described as Lot A, DL 1265s, Plan EPP33295, SDYD and Lot 1, DL 1265s, Plan KAP92069, SDYD, on Blythe-Rhone Road, off Highway 33, in Electoral Area 'E'/ West Boundary, be received.

Carried.

Municipal Natural Capital Initiative (Director Russell)**RE: Collaboration on development of a management plan for natural capital assets**

Director Russell discussed this initiative with the Committee members. He stated this would be a pilot project for Electoral Area 'D'/Rural Grand Forks in conjunction with the City of Grand Forks, BC. Discussion revolved around the scope of the project and to identify issues and whether this project is valuable to the RDKB.

Moved: Director Russell

Seconded: Director McGregor

That staff assist in developing a memorandum of understanding between the City of Grand Forks and Electoral Area D/Rural Grand Forks regarding the development of an asset management plan for natural capital, supported by the Municipal Natural Capital Initiative, and that this Memorandum of Understanding be presented to the RDKB Board of Directors for consideration.

Carried.

Director Managed Professional Development (Discussion)

Director Gee addressed this item. She stated that it would be more efficient if each Director had their own budget for professional development. This would diminish the time spent at Electoral Area Services meetings approving professional development activities. There was general consensus and agreement from the Committee members and it was agreed to forward this item to the Policy, Executive and Personnel Committee for consideration.

Moved: Director Russell

Seconded: Director Gee

That the Electoral Area Services Committee refer the Director Managed Professional Development discussion to the Policy, Executive and Personnel Committee for further consideration.

Carried.

G. Denkovski**Grand Forks BMX Society Track Upgrade****RE: Gas Tax Application - Electoral Area 'D' / Rural Grand Forks**

Director Russell supports the activity of this society and mentioned it is a highly used facility in the community.

Moved: Director Russell

Seconded: Director Grieve

That the Grand Forks BMX Society Gas Tax Application in the amount of \$5,000.00 for upgrades to the City of Grand Forks BMX track be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

G. Denkovski**Kettle River Heritage Trail****RE: Gas Tax Application - Electoral Area 'D' Rural Grand Forks**

Moved: Director Russell

Seconded: Director McGregor

That the RDKB Kettle River Heritage Trail Gas Tax Application in the amount of \$100,000 for Trans Canada Trail Upgrades between Christina Lake and Grand Forks be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

G. Denkovski**Rock Creek Community Medical Society****RE: Gas Tax Application - Electoral Area 'E' / West Boundary**

Moved: Director Gee

Seconded: Director McGregor

That the Rock Creek Community Medical Society Gas Tax Application in the amount of \$25,936.83 for facility flooring and roof upgrades be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

G. Denkovski

Kettle Wildlife Association Extra

RE: Gas Tax Application - Electoral Area 'E'/West Boundary

Moved: Director Gee

Seconded: Director Grieve

That the Kettle Wildlife Association Gas Tax Application in the amount of \$3,744.15 for additional electrical work be forwarded to the RDKB Board of Directors with a recommendation of approval.

Carried.

Gas Tax Report

Moved: Director Grieve

Seconded: Director Russell

That the Gas Tax report be received.

Carried.

Grant in Aid Report

Moved: Director Grieve

Seconded: Director Gee

That the Grant in Aid report be received.

Carried.

Electoral Area Services meeting time

Moved: Director Grieve

Seconded: Director Gee

That the meeting time for the Electoral Area Services Committee meetings be changed to 4:30 p.m.

Carried.

LATE (EMERGENT) ITEMS

There were no late/emergent items.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

There was no discussion of items for future agendas.

CLOSED (IN CAMERA) SESSION

A closed/in camera session was not required.

ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 5:30 pm.

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

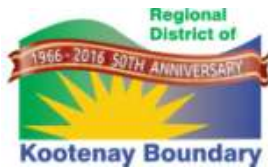
Action Items Arising from Electoral Area Services Committee Direction (Task List)

Pending Tasks

Date	Item/Issue	Actions Required/Taken	Status – C / IP
Feb. 14/13	Boundary Ag Plan Implementation	Consider areas 'C' & 'D' OCP review recommendations; Consult with Area 'E' residents re: needs assessment survey recommendations;	IP
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
	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 May, 2016

Date	Item/Issue	Actions Required/Taken	Status – C / IP
May 12/16	Davies OCP/Zoning Amendment	Sent to Board for 1 st /2 nd Rdg. Set up Public Hearing	C
	Municipal Natural Capital Initiative	Staff to develop a MOU between Grand Forks and Area 'D'	IP
	Gas Tax App – BMX Society	Forwarded to Board for approval	C
	Gas Tax App – Kettle River Heritage Trail	Forwarded to Board for approval	C
	Gas Tax App – Rock Creek Medical Society	Forwarded to Board for approval	C
	Gas Tax App – Kettle Wildlife Assc.	Forwarded to Board for approval	C
	Area 'E' Heritage Service Establishment	Bylaw to be drafted	IP
	Bio-solid Management on ALR Lands	Staff to prepare report	IP



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2016

Development Variance Permit			
Owners: Ryan and Leah Tomlin		File No: B-2404-06216.200	
Location: 609 17th Avenue, Genelle, Electoral Area 'B'/ Lower Columbia-Old Glory			
Legal Description: Lot B, DL 2404, KD, Plan NEP19473		Area: 0.82 acres (3318 m²)	
OCP Designation: Genelle Residential	Zoning: Residential 2 (R2)	ALR status: No	DP Area: No
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Ryan and Leah Tomlin have applied for a Development Variance Permit to construct an accessory building on their residential property on 17th Avenue in Genelle, in Electoral Area 'B'/Lower Columbia-Old Glory. They seek height variance of 0.7 meters (from 4.5m to 5.2m).

HISTORY / BACKGROUND FACTORS

The subject property is located at 609 17th Avenue in Genelle (*see Site Location Map; Site Plan; Site Photos*). The property is designated 'Genelle Residential' in the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan and zoned 'Residential 2' (R2) in the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw. Currently there is a single family dwelling, a shed and a temporary garage on the property.

The proposed accessory building would be used for storage and working on vehicles. The applicants have requested the height variance so that they may accommodate a car hoist.

PROPOSAL

The applicants propose to construct an accessory building near the rear property line for storage and personal use. The proposed accessory building would be 133.8m² (14.6m x 9.1m) adjacent to the rear property line, meeting the required 3m setback for accessory buildings in the 'Residential 2' Zone. The applicant wishes to place a car hoist

within the proposed accessory building which would require a height variance. The variance requested is;

- Height variance for an accessory building of 0.7m (from 4.5m to 5.2m).

IMPLICATIONS

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

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

While this proposed variance does not resolve a hardship, the applicant works on vehicles as a hobby. The applicant would like to place a car hoist within the accessory building which requires additional height over and above the permitted 4.5m for accessory buildings.

The applicants suggests the addition of a new accessory building will be an improvement to the development as it would be an aesthetically pleasing new structure. Furthermore, the building would provide additional storage to keep things orderly and tidy. The applicant plans to keep the same roof pitch and general character as the existing single family dwelling.

The applicant further suggests the development will not have adverse impacts on neighbouring properties or obstruct views due to the topography of the landscape and placement of the proposed accessory building.

If the requested variance proceeds the adjacent property owners will be notified of the proposed Development Variance Permit and given the opportunity to provide comments or express concerns. A development sign has been placed on the parcel.

The existing buildings and proposed garage likely meet the 30m setback requirement in the RDKB's Floodplain Bylaw No. 677, however it is uncertain that they meet the flood elevation requirement. The floodplain mapping suggests an elevation of 420m above sea level (ASL) is the elevation to be considered outside of the 200 year floodplain of the Columbia River. Different data sets have the 420m ASL at different locations on the property. Regardless the RDKB's Floodplain Bylaw No. 677 specifies if a building is not used for dwelling purposes, business or the storage of goods which are susceptible to damage by floodwater then the building is exempt from meeting the elevation and setback requirements.

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'B' / Lower Columbia-Old Glory Advisory Planning Commission did not meet, therefore there are no comments to consider for this application.

RECOMMENDATION

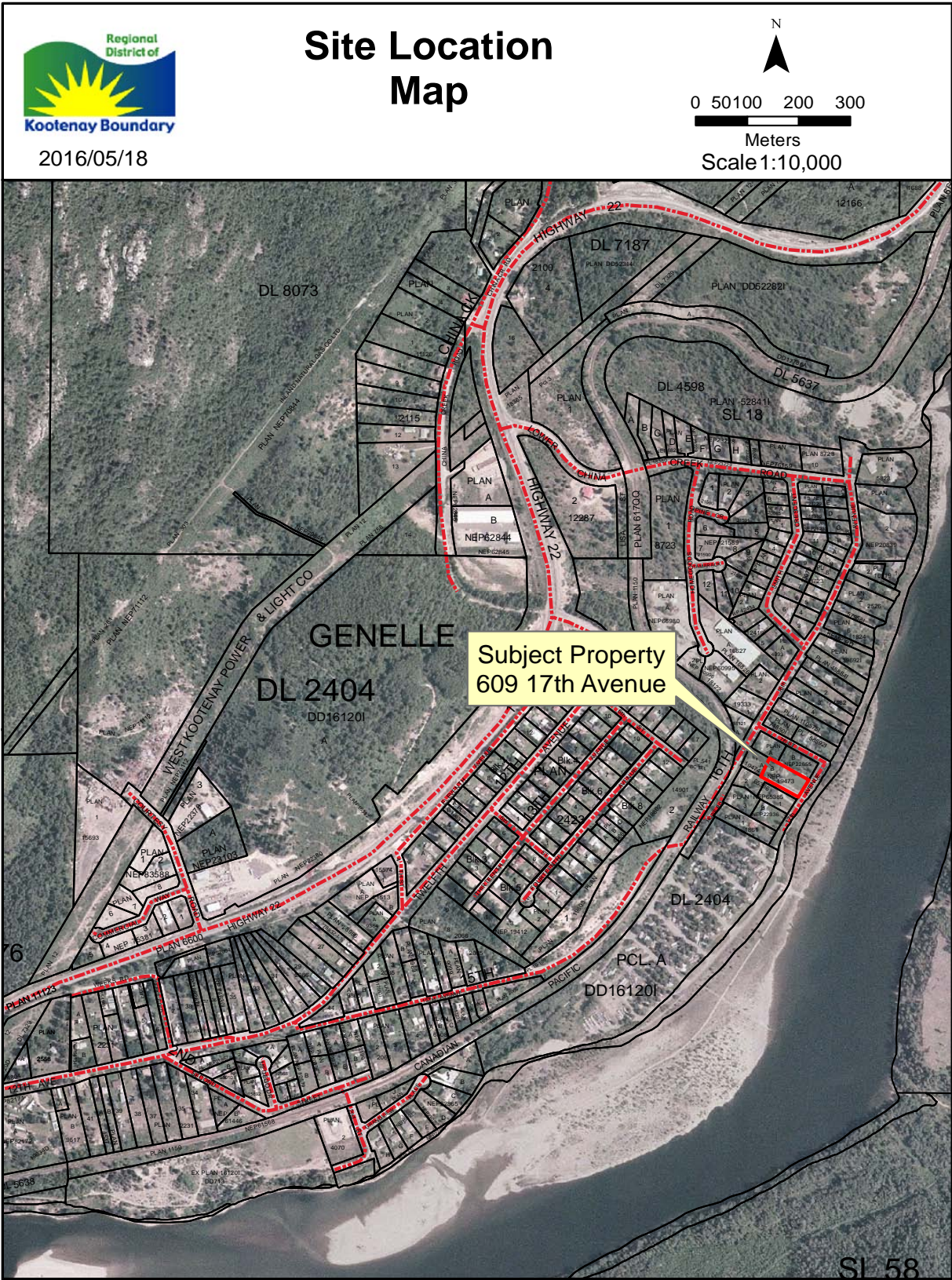
That the Development Variance Permit application submitted by Ryan and Leah Tomlin, to allow a height variance of 0.7m (from 4.5m to 5.2m) for a proposed accessory building on the property legally described as Lot B, DL 2404, Plan NEP19473, KD, in Genelle, in Electoral Area 'B'/ Lower Columbia-Old Glory, be presented to the Board for consideration, with a recommendation of support.

ATTACHMENTS

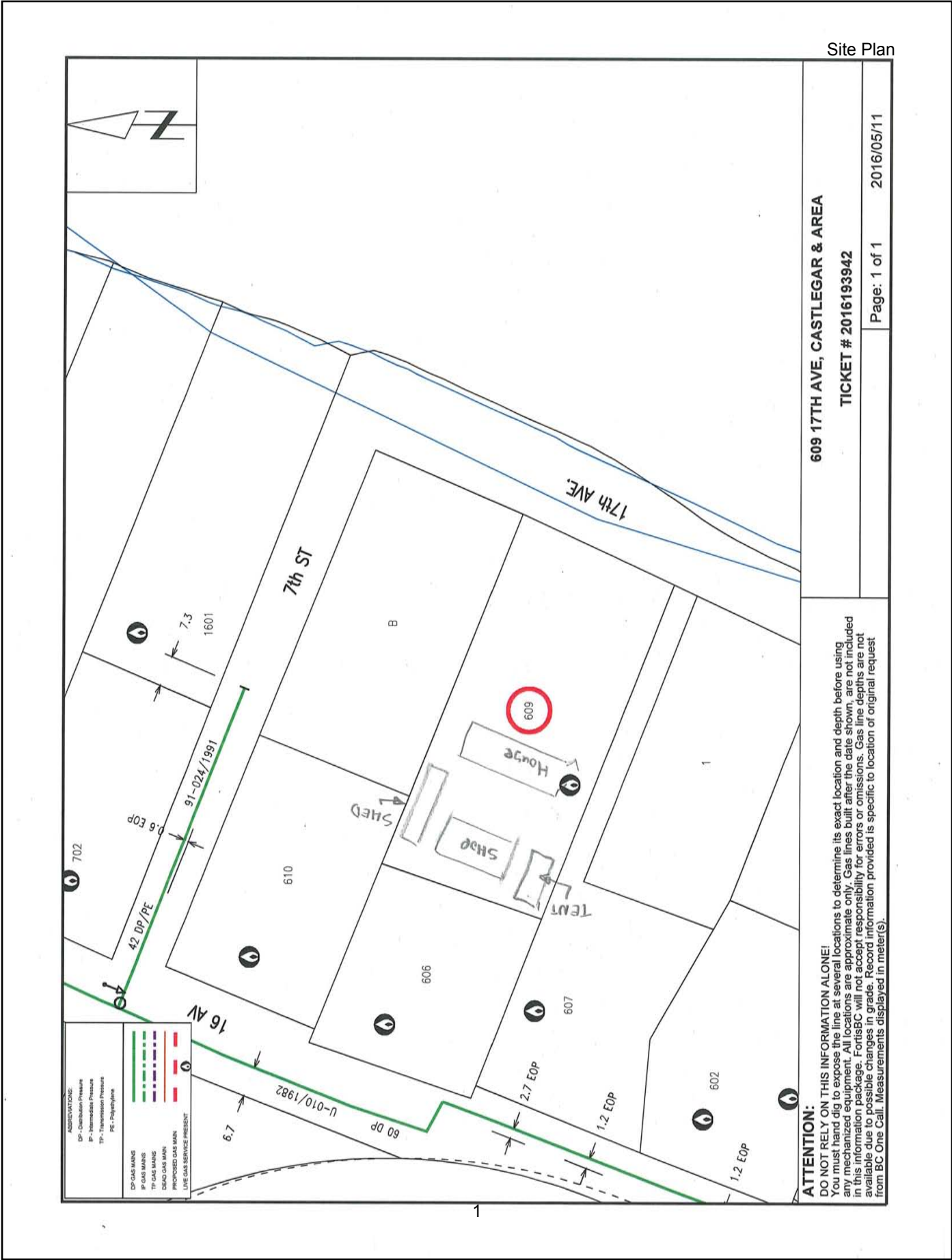
Site Location Map

Site Plan

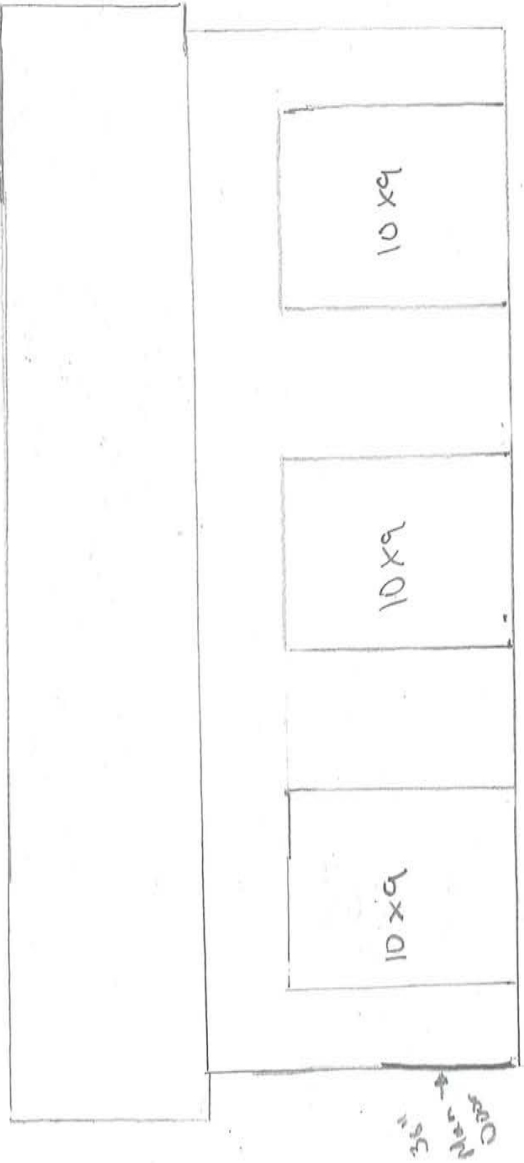
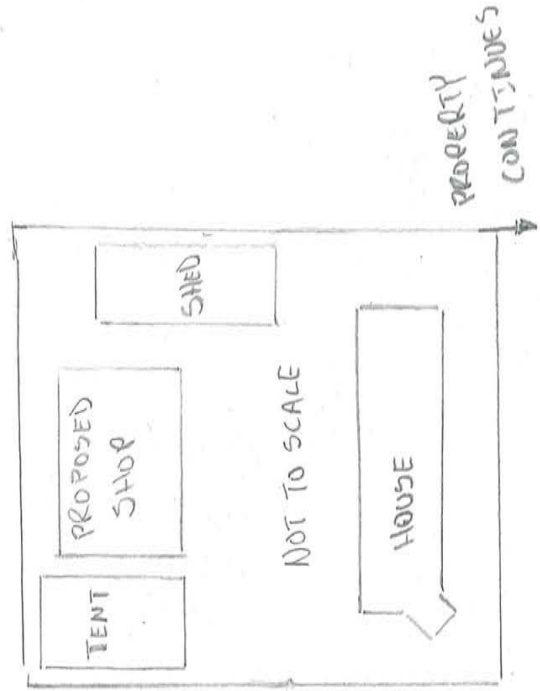
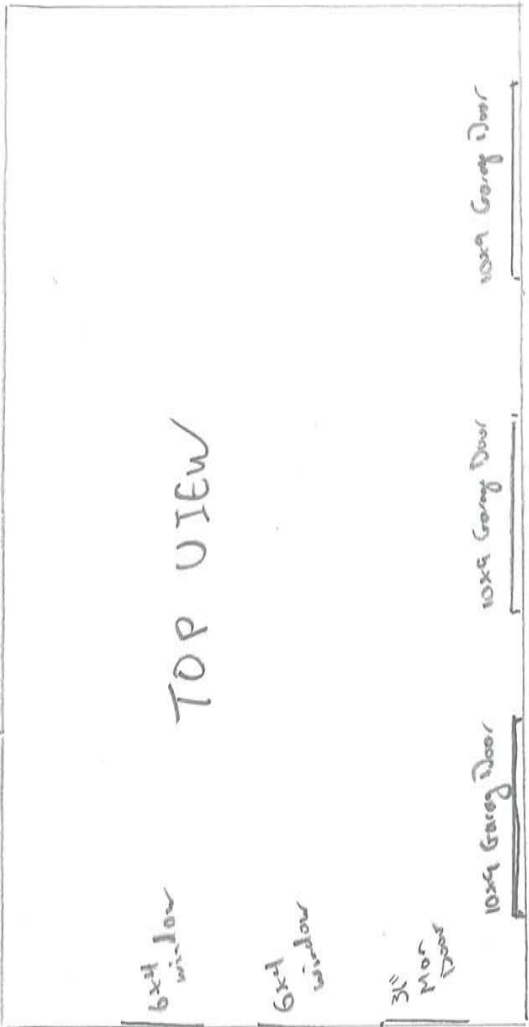
Site Photos



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Site Plan





Site Photos

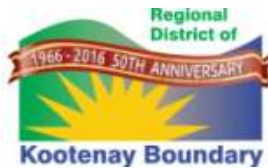


Site Photos



Site Photos





Electoral Area Services Committee Staff Report

Prepared for meeting of June 2016

Development Permit			
Owners: Mark and Connie Kostash		File No: C-317-02552.000	
Location: 1748 West Lake Drive, Christina Lake, Electoral Area `C`/Christina Lake			
Legal Description: Lot 1, DL 317, SDYD, Plan KAP7026		Area: 0.49 acres (1983m²)	
OCP Designation: Waterfront Residential	Zoning: Waterfront Residential 2 (R2)	ALR status: No	DP Area: Environmentally Sensitive Waterfront Development Permit Area
Report Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

Mark and Connie Kostash have applied for a Development Permit to construct a 3 bedroom single family dwelling at this residential property on West Lake Drive, Christina Lake (*see Site Location Map; Subject Property Map; Applicants' Submission*).

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 West Lake Drive, placing it within the Waterfront Environmentally Sensitive Development Permit Area.

The current structures on the property are an existing 3 bedroom cabin and a small accessory building (shed). The applicants propose to demolish the existing 3 bedroom cabin and replace it with a larger 3 bedroom single family dwelling. They also propose

to demolish the shed and replace it with a larger accessory building which will be used as a detached garage.

The original Development Permit (DP# 120-97D) was issued in September 1997 to renovate the 3 bedroom cabin. The Sewerage Disposal System was engineered by Oland Engineering and replaced the existing system at that time. The septic field which Oland Engineering designed in 2007 was expected to last 10 to 15 years and noted proper maintenance would prolong the systems life.

PROPOSAL

The applicant proposes to construct a 3 bedroom single family dwelling and construct a detached garage. The proposed dwelling is approximately 313m² in size.

A requirement of the development permit process is the submission of a report prepared by a qualified professional that demonstrates that the existing or proposed septic system meets or exceeds Provincial Standards (*see Sewage Disposal System Report*).

The report determines and concludes that the septic tank must be replaced as the footprint of the proposed dwelling is significantly larger and would encroach on the existing tank. The tank is also undersized by current standards and must be replaced with a minimum 4,500L dual chamber polyethylene tank. The professional notes the pump chamber should also be relocated, but may continue to be used depending on effluent doses.

Table II-8 of the Sewerage System Standard Practice Manual (SPM) Version 3 determines the capacity necessary in the system for the Daily Design Flow (DDF). It quantifies the minimum DDF by number of bedrooms or maximum floor area. The proposed dwelling is a 3 bedroom, however the table specifies the maximum floor area to be 280m², for this the SPM requires DDF of 1,300L. As the proposed dwelling is 313m² it exceeds the maximum floor area by 33m². The SPM notes for each additional square meter of floor area over 280m² an additional 3L is required to be added to the DDF of the system. The qualified professional has designed the system for a DDF of 1387 L/day to allow for the additional square footage.

Regarding the field of the existing system, the size of the area is up to current standards, however it may have exceeded its life. The consultant has made a clear recommendation for a new field due to the age of the existing field.

IMPLICATIONS

It appears that there may be floodplain development issues with regards to setbacks and elevations of the proposed location for the single family dwelling. The required setback from the natural boundary of Christina Lake is 7.5m and the required elevation for the underside of the floor system must be 448.2m above sea level as stated in the RDKB's Floodplain Bylaw No. 677. From the site plan submitted the dwelling looks to be located very close to these thresholds. These concerns would be addressed prior to issuance of a building permit for the single family dwelling. The proposed accessory

building appears to meet setback and elevation requirements as stated in the RDKB's Floodplain Bylaw No. 677.

ADVISORY PLANNING COMMISSION COMMENTS

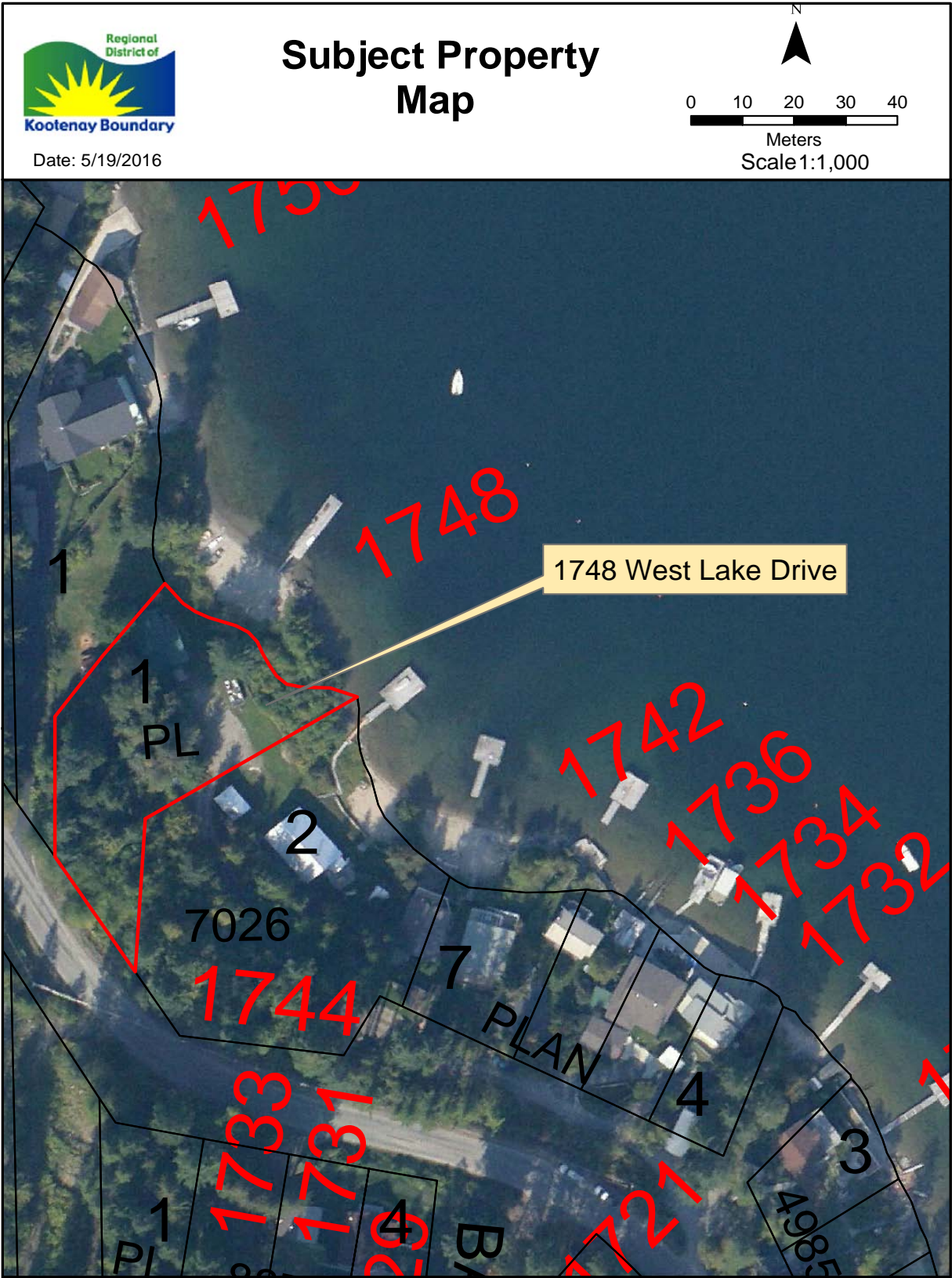
The Electoral Area 'C'/Christina Lake Advisory Planning Commission had no concerns regarding this application.

RECOMMENDATION

That the staff report regarding the application for a Development Permit submitted by Mark and Connie Kostash, to construct a 3 bedroom single family dwelling and construct an detached garage in the Waterfront Environmentally Sensitive Development Permit Area fronting Christina Lake, on the parcel legally described as Lot 1, DL 317, SDYD, Plan KAP7026, be received.

ATTACHMENTS

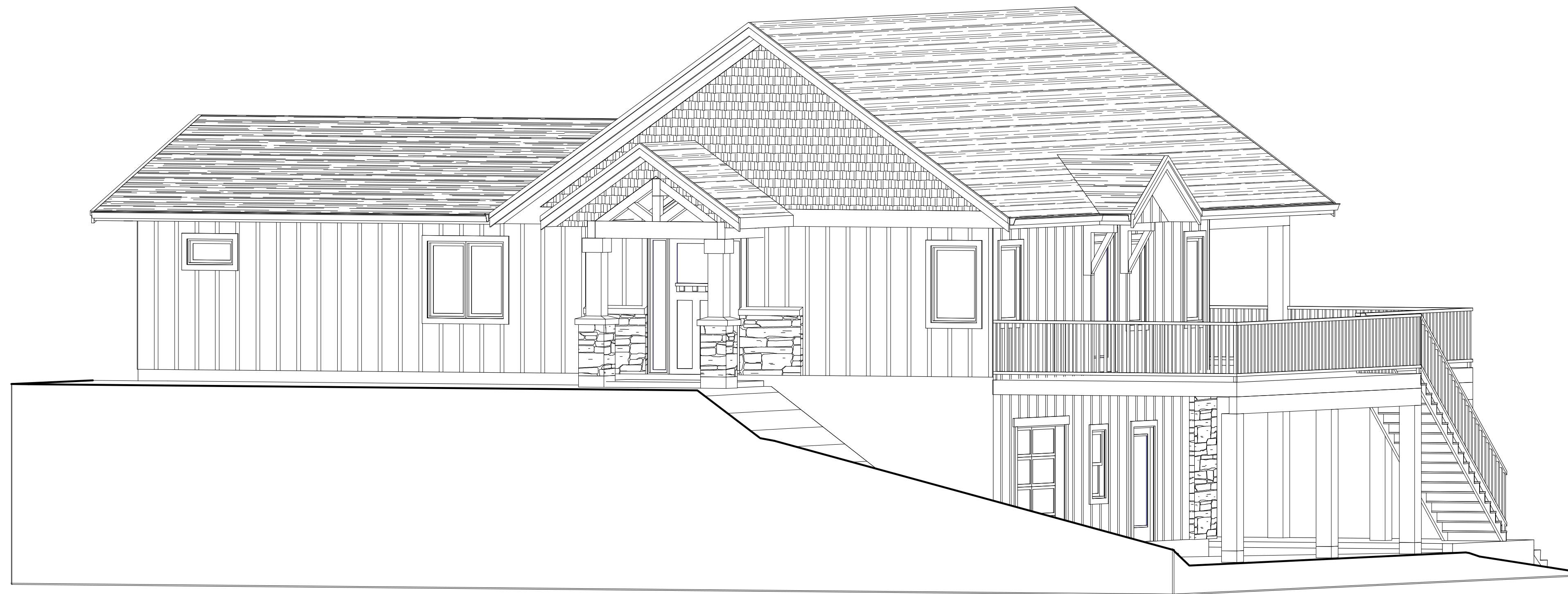
Site Location Map
Subject Property Map
Applicants' Submission
Sewage Disposal System Report, May 31, 2016



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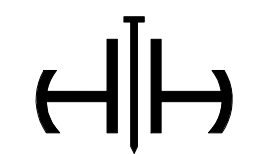


① Rear 3D



② Front 3D

PRELIMINARY
ONLY
NOT FOR CONSTRUCTION PURPOSES



**HARMONY
HOMES**

PHONE: (250) 765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. & MRS. KOSTASH
CHRISTINA LAKE, B.C.

DRAWING SCALE:

DATE: DECEMBER 2, 2015

REV. DATE: FEB 18, 2016

DRN. BY: J.A.S.

1

AWARD WINNING BUILDER



**PRELIMINARY
ONLY**
NOT FOR CONSTRUCTION PURPOSES

**HARMONY
HOMES**
PHONE: (250)765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. & MRS. KOSTASH
CHRISTINA LAKE, B.C.

DRAWING SCALE: 1/4" = 1'-0"

DATE: DECEMBER 2, 2015

REV. DATE: FEB 18, 2016

DRN. BY: J.A.S.

2

AWARD WINNING BUILDER



2 Right
1/4" = 1'-0"



1 Left
1/4" = 1'-0"

PRELIMINARY
ONLY
NOT FOR CONSTRUCTION PURPOSES



PHONE: (250)765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
MR. & MRS. KOSTASH
CHRISTINA LAKE, B.C.

DRAWING SCALE: 1/4" = 1'-0"

DATE: DECEMBER 2, 2015

REV. DATE: FEB 18, 2016

DRN. BY: J.A.S.

AWARD WINNING BUILDER

3

LOT 1
PLAN 5449

D.L. 1021s

CHRISTINA LAKE

NATURAL BOUNDARY
TO PLAN 7026

DETAIL 'A' NOT TO SCALE

Note: Alarm and
Pump to be on
separate breakers



75mm (3") PVC
ELECTRICAL CONDUIT

50mm (2") PVC TO D-BOX

BALL TYPE CHECK VALVE

DISCHARGE LEVEL:
120 GAL./CYCLE 21"

NOTE: DRILL
6mm (1/4") HOLE IN
VALVE CAP.

PUMP CHAMBER:
1.1m (42") ID. X 1.2m (48") CONG. RING

100mm (4") P.V.C.

ALARM LEVEL
100mm (4") ABOVE DISCHARGE

PUMP ON

PUMP OFF

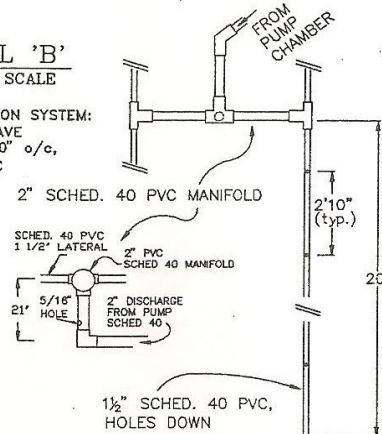
75mm (3") CONG. BLOCK

EX: WE011M GOULDS EFFLUENT PUMP
1/3 Hp, 115V, Single Phase
STATIC HEAD: 15' ±, DISCHARGE RATE = 50GPM

NOTE:
DUAL FLOAT SWITCH
(EX.: GOULD'S A2-11)

DETAIL 'B' NOT TO SCALE

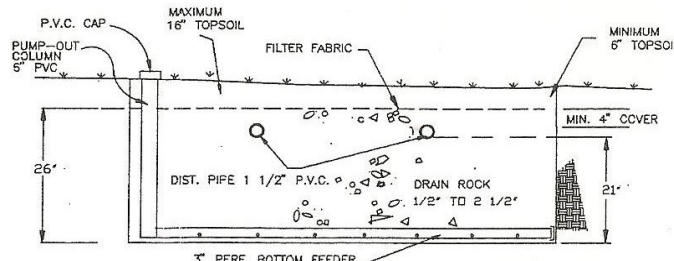
PRESSURE DISTRIBUTION SYSTEM:
EACH LATERAL TO HAVE
7 x 5/16 HOLES, 2'10" o/c,
1 1/2" SCHED. 40 PVC



CALCULATIONS:

PERC. RATE: < 15 MIN./IN.
REQUIRED AREA FACTOR = 1.4 ft.
DESIGN AREA FACTOR = 2.4 ft.
ESTIMATED DAILY SEWAGE FLOW = 300 GPD.
BED AREA REQ'D = 2.4 ft²/GAL x 300 GAL = 720 ft²
DESIGN AREA = 15 x 48 = 720 ft²

SECTION 'A-A' NOT TO SCALE



LEGEND:

- (11) = 2.5' PERC. TEST RATE IN MIN./IN.
- TH = TEST HOLE
- = TREE
- ⊗ = TREE TO BE REMOVED

CALL 766-5114 OR 862-6322 FOR INSPECTIONS:

- FOLLOWING EXCAVATION & PRIOR TO ROCK PLACEMENT, &
- FOLLOWING ROCK, TANK & PIPE INSTALLATION.

**ENGINEERING (2012) LIMITED**

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

May 31, 2016

File: C16001-034-R1

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 Mark and Connie Kostash,
1748 West Lake Drive, Christina Lake, BC (Lot 1 District Lots 1021S and 317 S.D.Y.D Plan 7026).***

Section 1 – Introduction

At the request of Mr and Mrs Kostash, the owners of the above noted property on Christina Lake, a site assessment was conducted on April 28, 2016 to evaluate the site and existing septic system for suitability to treat and dispose of sewerage from the proposed new residence without harm to the lakeshore and waters of Christina Lake. This report is intended to accompany a Development Permit application, required due to the property's location in a designated Environmentally Sensitive Waterfront Development Permit Area.

Section 2 – Site Description

The subject property (Lot 1 DLs 1021S and 317 SDYD Plan 7026 at 1748 West Lake Drive) is located on the west side of Christina Lake between West Lake Drive and the lakeshore. The existing house is sited near the centre of the lot, with the existing septic field located between the house and the road and more than 30m from the high water mark of Christina Lake.

The lot is irregular in shape, with approximate distances 29.5 metres along the north boundary, 60 metres along the lakeshore, 61 metres along the south boundary and 36m along the west property line. The total lot area is about 0.192 hectares (0.49 acres).

The eastern two-thirds of the lot averages 10% and is landscaped up from the lakeshore, with juvenile cottonwood trees forming a 10-metre buffer along the 20% portion beside West Lake Drive.

Section 3 – Flows

The existing septic field has been evaluated for use with a residence having 3 bedrooms. Based on Table II-8 of the SPM the sewerage Daily Design Flow would be 1,300 litres per day. The total floor area of 309 m² exceeds the minimum of 280 m² by 29 m², resulting in an increase of 87 litres per day to the design flow (SPM Section III-5.1.2) for a total design flow of 1,387 litres per day.

The original 1997 flow estimate was 300 gallons (1,135 litres) per day.

The proposed use for the building will be year-round residential and no unusual flow patterns or effluent anomalies are anticipated. Garburators and water softeners will not be used on this system.

Section 4 – Field Investigation and Comparison With Current Requirements

Current requirements for comparison are based on the *Sewerage System Standard Practices Manual, Version 3 September, 2014* (SPM)

The site's Hydraulic Loading Rate (HLR) has been estimated using the average percolation rate of 8 minutes per inch provided in the original 1997 design.

Based on Table II-22 of the SPM a Hydraulic Loading Rate of 27 litres per square metre per day for Type 1 systems or 50 litres per square metre per day for Type 2 systems is estimated. This translates to a required field size with a disposal area of 51 square metres for a Type 1 system.

The existing system, commissioned and authorized for use in July 1997 is documented as consisting of a 1,135 gallon precast concrete septic tank and 1.1m diameter by 1.2m depth cylindrical pump chamber adjacent to the existing residence. The existing septic tank, which must be relocated to accommodate the new house, is undersized by current standards and is to be replaced with a minimum 4,500-litre dual-chamber tank. The pump chamber is also to be relocated but may continue to be used if effluent doses no larger than 450 litres (currently in use) are anticipated. The existing Goulds pump may also be reused to lift the effluent through a 50mm low-pressure main to the disposal field.

The existing 4.5m x 14.6m seepage bed (area 720 square feet or 66.9 square metres), containing (4) 6.1m length 32mm diameter pressure laterals in drain rock exceeds the minimum size of 51 square meters calculated above.

One aim of the field investigation was to determine if the existing system is functioning as intended. WSA's observations were as follows:

- Adequate gently sloping area exists for the existing field and an adjacent alternate of equal size
- The field is located beyond the 30m offset from the high water mark
- The field is located with sufficient setback from property lines
- The field is located with sufficient setback from breakout points and/or surface drainage features
- There is no evidence of surface water ponding or surface expression of effluent

Section 5 – Assessment of Alternatives

Based on examination of the existing dispersal area during the field investigation there are two alternatives available – continued use of the existing septic system or installation of a new system utilizing new technology and ensuring compliance with current regulations and standards. Since the existing system shows no signs of failure and the design review demonstrates that its size and location meet current standards, both options are available to the home owner with just the replacement of the septic tank as noted above.

The existing system was installed under permit from the Interior Health Authority and inspected after commissioning; the assumption is that it was installed according to the drawings and is adequate and appropriate for the site. A design review and site inspection indicates that the disposal field appears to continue to meet current regulations, although a new septic tank is required.

As the existing system was installed in 1997 and has been in service for almost 20 years the owners may choose to upgrade at this time to take advantage of equipment on site and to avoid future disturbance of the new landscaping and home site. Sufficient area exists adjacent to the existing dispersal field for an alternate field location that will not conflict with any horizontal setbacks, or the existing field may be reclaimed and the site re-used.

Due to the Environmentally Sensitive Waterfront designation WSA recommends any new system installation treat sewerage to Type 2 or Type 3 non-mechanical standard to decrease the field size, dosed under pressure at frequent intervals to improve efficiency. Common Type 2 systems preferred by WSA are Enviro-Septic and Eljen, either of which is suitable for treatment on this site. Tertiary treatment including a 60cm layer of specified sand above the native soil interface has the potential to improve the effluent to Type 3.

Section 6 – Recommendations and Justification

The original system was designed and installed under a permit issued by the Ministry of Health in July, 1997. Due to the age of the existing system and the relocation of some components, replacement of the entire system to utilize current standards and technology is recommended. We recommend a new Type 2 system overlying 60cm of specified sand as defined by the SPM. The new field can be installed adjacent to or in place of the original field following its complete removal and reclamation.

Closure

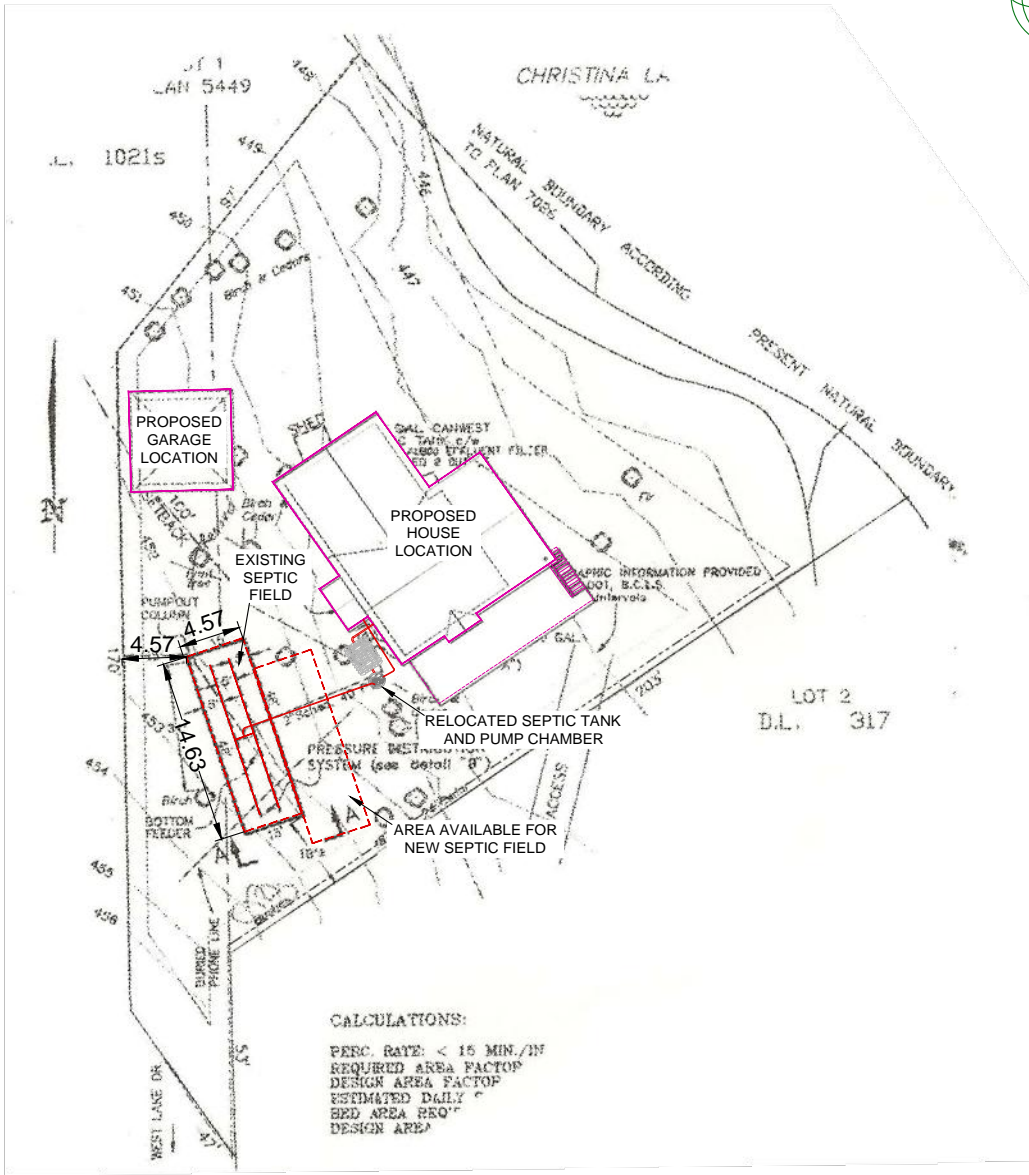
This report has been prepared for the exclusive use of Mark and Connie Kostash, their representatives and the RDKB and is in accordance with generally accepted engineering principles and practice. No other warranty, either expressed or implied, is made. Any use which a third party makes of this report, 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.



1748 WEST LAKE DRIVE LOT PLAN (BY OTHERS)

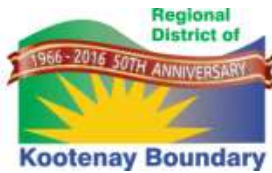


ENGINEERING (2012) LTD.
Civil and Structural Engineering
2248 Columbia Ave. Castlegar, B.C. V1N 2X1 Ph: 1-888-617-6927

DESIGN BY SC DATE 09/05/2016
DRAWN BY SC DATE 09/05/2016
CHECKED BY DS DATE 09/05/2016
APPROVED BY DS DATE 09/05/2016

PROJECT
KOSTASH SEPTIC
1748 WEST LAKE DR., CHRISTINA LAKE, BC
LOT 1, DISTRICT LOTS 1021S AND 317 SDYD, PLAN 7026
DESCRIPTION
SITE PLAN

HOR. SCALE **1:50** VERT. SCALE
PROJECT FILE No. **C16001-034**
FIGURE **2** # IN **2** SET **2** REV.



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2016

Subdivision Referral - Ministry of Transportation and Infrastructure			
Owners: Carolyn and Nick Sherstobitoff, Jody and Troy Sherstobitoff, and Tanya Sherstobitoff		File No: A-1236-05532.100	
Location: 107A and 107B Roger Road, north of Fruitvale, west of Highway 3B, Electoral Area 'A'			
Legal Description: Lot A, DL 1236, Plan NEP12722, KD		Area: 15.32 acres (6.2 hectares)	
OCP Designation: Agricultural Resource 2	Zoning: Agricultural Resource 2	ALR status: Yes	DP Area: No
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a conventional subdivision of the subject property located on Roger Road, north of Fruitvale, west of Highway 3B, Electoral Area 'A' (*see Site Location Map; Subject Property Map; ALC Resolution #432/2005; Proposed Subdivision*).

HISTORY / BACKGROUND FACTORS

In April 2005 the applicants' applied for subdivision in the Agricultural Land Reserve (ALR). The proposal was to split the parcel into two along Roger Road. The application to the ALC was approved in Resolution #432/2005.

PROPOSAL

The applicants now want to proceed in substantial compliance with the subdivision which was approved by the ALC by Resolution #432/2005. The applicants propose to subdivide their property (± 6.2 ha) into 2 parcels, split by Roger Road. Proposed Lot A would be south of Roger Road ± 4.2 ha (± 10.3 acres) and Lot B would be north of Roger Road ± 1.9 ha (± 4.7 acres).

There is a provision within the minimum parcel size exceptions in Section 310(6) of the Electoral Area 'A' Zoning Bylaw No. 1460 which permits this subdivision proposal as it is

separated by an existing improved highway and it would also meet a 1 hectare minimum when not connected to community water system.

IMPLICATIONS

There are currently two single family dwellings on the southern portion of this property (proposed Lot A). There are no building records within the RDKB Building Department for the property, however it is likely these homes have been on the property for quite some time and may be considered legal non-conforming.

The property is currently zoned 'AGR2' and only one single family dwelling is permitted. In the future the property owners will need to decide which house will be the primary residence.

ADVISORY PLANNING COMMISSION COMMENTS

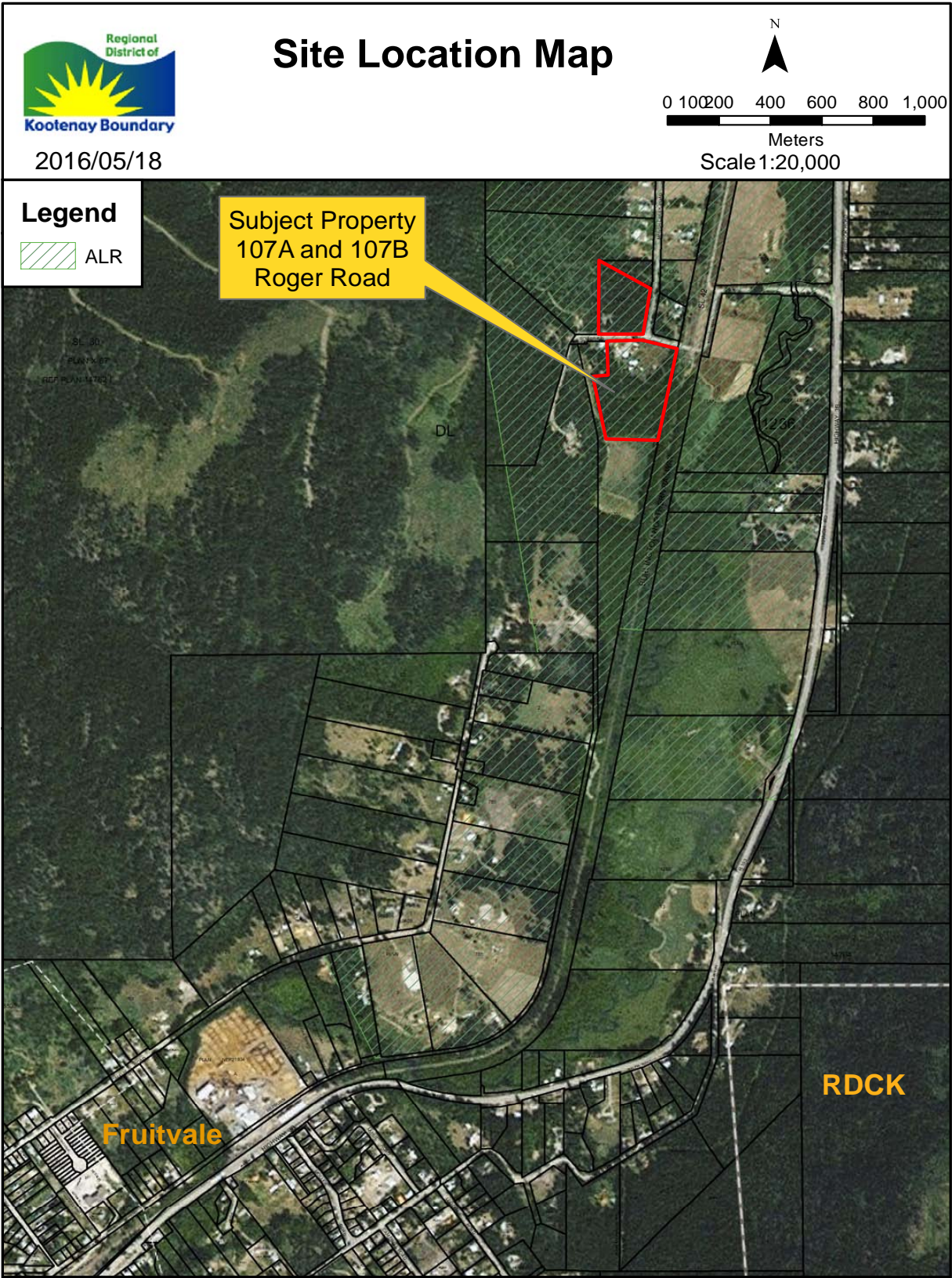
The Electoral Area 'A' Advisory Planning Commission did not meet in the month of June.

RECOMMENDATION

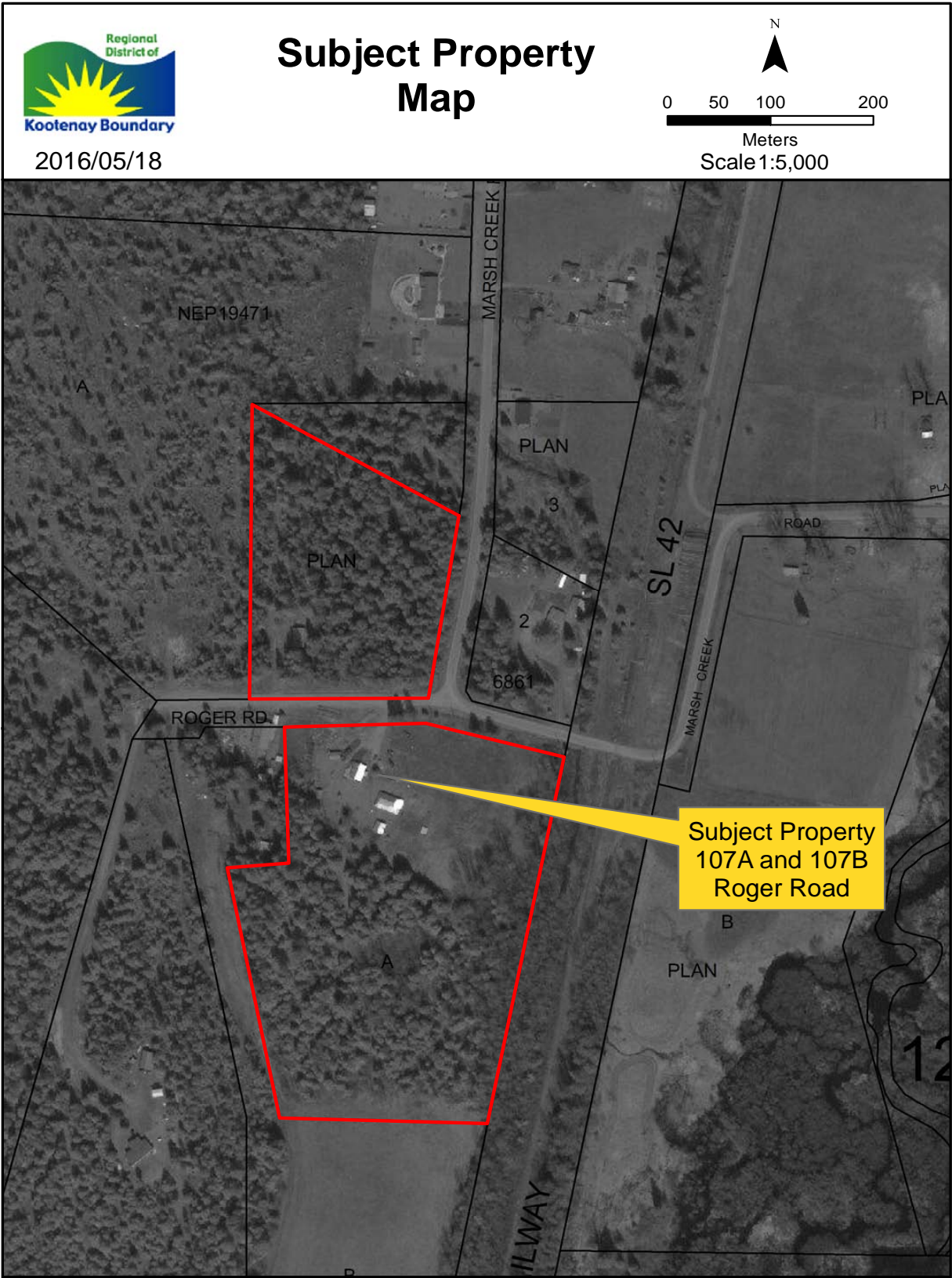
That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 107A and 107B Roger Road, north of Fruitvale, Electoral Area 'A', legally described as Lot A, DL 1246, Plan NEP12722, KD, be received.

ATTACHMENTS

Site Location Map
Subject Property Map
ALC Resolution #432/2005
Proposed Subdivision



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

August 24, 2005

Reply to the attention of Ron Wallace

Jody & Troy Sherstobitoff
 SS1 - Site 25 - Comp 1
 Fruitvale, BC - V0G1L0

Dear Sir/Madam:

RE: Application #Q-36077
 PID: 011-901-276
 Lot A, District Lot 1236, Kootenay District, Plan 12722;
 PID: 010-441-182
 Lot 2, District Lot 1236, Kootenay District, Plan 14720.

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide each of the properties at 145 and 107 Roger Road into two. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on 10th August 2005. The Commission found the meeting and site visit informative. In particular, it noted that the property at 145 Roger Road is very steep and appears to have no agricultural potential and the property at 107 Roger Road is physically separated into two by Roger Road.

The Commission writes to advise that it approved your application subject to compliance with applicable Acts, regulations, bylaws of the local government and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Kootenay Boundary Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # 432/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Regional District of Kootenay Boundary (#A-1236-05532.020)
 BC Assessment, Cranbrook
 RC/lv/36077d1

Resolution # 432 /2005
Application # Q- 36077

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on 10th August 2005 at the Kuskanax & Tenderfoot Lodge, Nakusp, B.C.

PRESENT: Monika Marshall Chair
Cheryle Huscroft Commissioner
Carmen Purdy Commissioner

STAFF: Roger Cheetham, Planning Officer

For Consideration

Roger Cheetham presented the staff report of Simone Magwood, Regional Research Officer, dated 7th July 2005 regarding application # Q - 36077.

Site Inspection

A site inspection was conducted on 10th August 20005. Those in attendance were:

- Commissioners Marshall, Huscroft & Purdy
- Agricultural Land Commission Staff: Roger Cheetham, Planning Officer
- Fred and Nick Sherstobitoff

The Commission noted that Property one at 145 Roger Road is very steep and has no agricultural potential. Property two at 107 Roger Road is physically separated by Roger Road.

The site inspection lasted from 11:10 a.m. to 11:20 a.m.

Commission Discussion: The Commission considered that neither proposal would have any impact on agriculture, given that Property one at 145 Roger Road is steep and has no potential and Property 2 at 107 Roger Road is physically separated into two by the road. The Commission considered that the applicants should be advised that the Commission was willing to consider an exclusion application for the property at 145 Roger Road.

IT WAS

MOVED BY: Commissioner C. Purdy
SECONDED BY: Commissioner M. Marshall

THAT the staff report be received and the application be approved.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED

Staff Report
Application # Q – 36077 – 0
Applicant: Jody & Troy Sherstobitoff
and
Nick, Carolyn, Jody, Troy and Tanya Sherstobitoff
Locations: 145 Roger Road and 107 Roger Road
near highway 3 north of Fruitvale

DATE PREPARED: July 7, 2005

TO: Chair and Commissioners – Kootenay Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: Two subdivision proposals are being considered under this file:

1. To subdivide an 8 ha property into two 4 ha properties
2. To subdivide the 6.2 ha property into two lots, one 1.9 ha lot and one of 4.3 ha.

These applications are made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

There are two properties under application that are owned by members of the same family.

Property 1: (145 Roger Road) is owned by Jody and Troy Sherstobitoff who have inherited the property from their parents. They wish to subdivide so they can have individual titles. Both parcels will be accessed by Roger Road and no more than 0.11 ha will be needed to create an access road for this parcel.

Property 2: (107 Roger Road) is owned by 5 members of the Sherstobitoff family. They wish to subdivide this property as divided by the road. No further development plans are included in the application.

The subject parcels were created by subdivision by the previous owners of the properties (the applicants' parents and grandparents). These owners had applied for subdivision three times previously: applications, # 00872, # 13321 and # 23934. All three applications were approved.

Local Government:

Regional District of Kootenay Boundary

Legal Description of Properties:

1. PID: 010-441-182
Lot 2, District Lot 1236, Kootenay District, Plan 14720
2. PID: 011-901-276
Lot A, District Lot 1236, Kootenay District, Plan 12722

Purchase Dates:

Property 1: October, 2004
Property 2: Not known

Location of Properties:

145 Roger Road and 107 Roger Road - near Highway 3, north of Fruitvale

Size of Properties:

Property 1: 8 ha (almost the entire property is in the ALR).
Property 2: 6.2 ha (the entire property is in the ALR).

Present uses of the Properties:

Property 1. no buildings, timber
Property 2. one residence and storage shed.

Surrounding Land Uses:**Property 1.**

NORTH: Raw land, forest (ALR)
EAST: Raw land, residence (ALR)
SOUTH: Raw land, forest (ALR)
WEST: Raw land, mountain, timber (non-ALR)

Property 2.

NORTH: Single family dwelling (ALR)
EAST: Raw land, swamp (ALR)
SOUTH: Railway, grazing beyond (ALR)
WEST: Hill, tree, single family dwelling, grazing (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/4
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Both parcels are designated Rural in the Area 'A' OCP Bylaw No. 950,

Zoning Bylaw and Designation:

Both parcels are zoned Rural 3 in the Area 'A' Zoning Bylaw No. 984, 1998. The minimum parcel size is 4 ha.

One of the lots proposed to be created from property two (proposed for north of Roger Road) is below the minimum parcel size of 4 ha in the Rural 3 Zone, however; the proposed subdivision is allowed pursuant to Section 306(70) of the Area 'A' Zoning Bylaw no. 984, 1989, which states that parcels that are physically separated by an existing improved public road shall be permitted to be subdivided, regardless of the minimum parcel size of the zones in which such parcels are located.

PREVIOUS APPLICATIONS:**Application #00872-0**

Applicant: N.W.Sherstobitoff, et al.
Decision Date: July 26, 1976
Proposal: To adjust the boundary of two parcels to create two 6 ha parcels.
Decision: Allowed.
Note: This subdivision created property 2. (PID: 011-901-276)

Application #13321-0

Applicant: N.W.Sherstobitoff, et al.
Decision Date: September, 29, 1981
Proposal: To subdivide the property into 4 lots, one 16 ha lot and three 8.4 ha lots
Decision: Allowed.
Note: This subdivision created property 1. (PID: 010-441-182)

RELEVANT APPLICATIONS:**Application #23934-0**

Applicant: N.W. Sherstobitoff, et al.
Decision Date: January 15, 1990
Proposal: To subdivide the 17.7 ha property into two lots of 8.0 ha and 9.7 ha.
Decision: Allowed subject to the removal of the mobile home when construction of a permanent dwelling was completed.

Application #29685-0

Applicant: Boychuk, Robert
Decision Date: May 15, 1995
Proposal: Subdivide the 8.1 ha parcel into two lots of approximately equal size, for financial reasons.
Decision: Refused because of reduction in agricultural capability.

Page 4 – July 7, 2005 Staff Report
Re: Application # 36077

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Advisory Planning Commission: Members of the Electoral Area 'A' Advisory Planning Commission (ACP) support the proposal.

The Planning and Development Committee: The Committee recommended to the Regional District of Kootenay Boundary Board of Directors that the application be supported.

Regional District of Kootenay Boundary Board: The Regional Board supports the application.

STAFF COMMENTS:

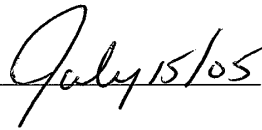
Staff recommends a site visit to determine the agricultural suitability of the parcels.

END OF REPORT

Signature

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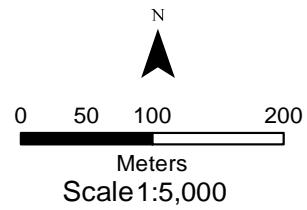
Date

The date 'July 15/05' is handwritten in cursive over a horizontal line.

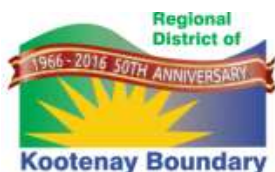


2016/05/18

Proposed Subdivision



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Electoral Area Services Committee Staff Report

Prepared for meeting of June 2016

Subdivision Referral - Ministry of Transportation and Infrastructure			
Owners: Jody Sherstobitoff and Troy Sherstobitoff		File No: A-1236-05532.020	
Agents: Nick Sherstobitoff			
Location: 145 Roger Road, north of Fruitvale, west of Highway 3B, Electoral Area 'A'			
Legal Description: Lot 2, DL 1236, Plan NEP14720, KD		Area: 20.03 Acres (8.10 Hectares)	
OCP Designation: Agricultural Resource 2/ Rural	Zoning: Agricultural Resource 2/ Rural	ALR status: Partially	DP Area: No
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a conventional subdivision of the subject property located on Roger Road, north of Fruitvale, west of Highway 3B, Electoral Area 'A' (*see Site Location Map; Subject Property Map; ALC Resolution #432/2005; Proposed Subdivision*).

HISTORY / BACKGROUND FACTORS

In April 2005 the applicants' applied for subdivision in the Agricultural Land Reserve (ALR). The proposal was to subdivide the property in half to create two 4 hectare (10 acres) parcels. The proposed access road would account for approximately 0.11 ha.

The application to the ALC was approved in Resolution #432/2005. The proposal was also supported by the Regional District of Kootenay Boundary at that time as there were different land use bylaws in place. The property was designated 'Rural' in the previous Electoral Area 'A' Official Community Plan Bylaw No. 850, 1997 and zoned 'Rural 3' in the Electoral Area 'A' Zoning Bylaw No. 984, 1998. The minimum parcel size in the 'Rural 3' Zone was 10 acres.

Since 2005 Electoral Area 'A' has a new zoning bylaw and official community plan. Currently this property is split designated 'Agricultural Resource 2' and 'Rural' in the

Electoral Area 'A' OCP Bylaw No. 1410, 2010 and zoned 'Agricultural Resource 2' and 'Rural' in the Electoral Area 'A' Zoning Bylaw 1460, 2013. The minimum parcel size for parcels to be created by subdivision must not be less than 8 hectares in the 'Agricultural Resource 2' Zone. The minimum parcel size for parcels to be created by subdivision must not be less than 4 hectares in the 'Rural' Zone; however 90% of the parcel is within the ALR and in the 'Agricultural Resource 2' therefore the minimum parcel size required under the current regulations was 8 hectares for this parcel.

The applicants wanted to proceed in substantial compliance with the subdivision which was approved by the ALC by Resolution #432/2005. In order to do they had to apply for a zoning bylaw amendment.

In January 2016 the Planning and Development Department processed an application for a zoning amendment, Bylaw No. 1581, which amended Section 310 Minimum Parcel Area Exceptions in the Electoral Area 'A' Zoning Bylaw No. 1460. The following amendment Bylaw No. 1581 was adopted in March of 2016.

"Notwithstanding the minimum parcel area requirements of the applicable zone, where:

- a) A parcel is located in the Agricultural Land Reserve;*
- b) Approval to subdivide the parcel was granted by the Agricultural Land Commission prior to the adoption of this bylaw; and*
- c) The size of the parcel being subdivided is greater than 8 hectares*

the parcel may be subdivided such that no parcel created is less than 4 ha in size, and the subdivision is in substantial compliance with the approval as granted by the Agricultural Land Commission. All such parcels may be used for any of the permitted uses in the zone within which they are located upon the date of enactment of this amendment, provided the use and development of the parcels and any further subdivision of such parcels, complies with all other provisions of this bylaw as well as any pertinent Provincial acts, statutes, order or regulations."

Since Bylaw No. 1581 was adopted the property owners are now proceeding with a subdivision application to MoTI.

PROPOSAL

The applicants propose to subdivide their property (± 8.10 ha) into 2 parcels which was previously approved for subdivision by the Agricultural Land Commission in Resolution #432/2005. The size of the two proposed parcels are 4.05ha and 3.95ha, one of which does not meet the 4.0ha minimum parcel size requirement.

IMPLICATIONS

The amending Bylaw No. 1581 which amended the Electoral Area 'A' Zoning Bylaw specified that that 'no parcel created is less than 4ha in size and that the subdivision is

in substantial compliance with the approval as granted by the Agricultural Land Commission.'

As part of the application to MoTI the proposed subdivision plan depicts proposed Lot 1 as 4.05 ha and proposed Lot 2 as 3.95 ha. In order for this application to be in compliance with the Electoral Area 'A' Zoning Bylaw and ALC Resolution, the proposed parcels must each be a minimum of 4 ha. The Planning and Development Department has notified MoTI that for this proposed subdivision to be in compliance with RDKB land use bylaws each proposed parcel must a minimum of 4 ha.

ADVISORY PLANNING COMMISSION COMMENTS

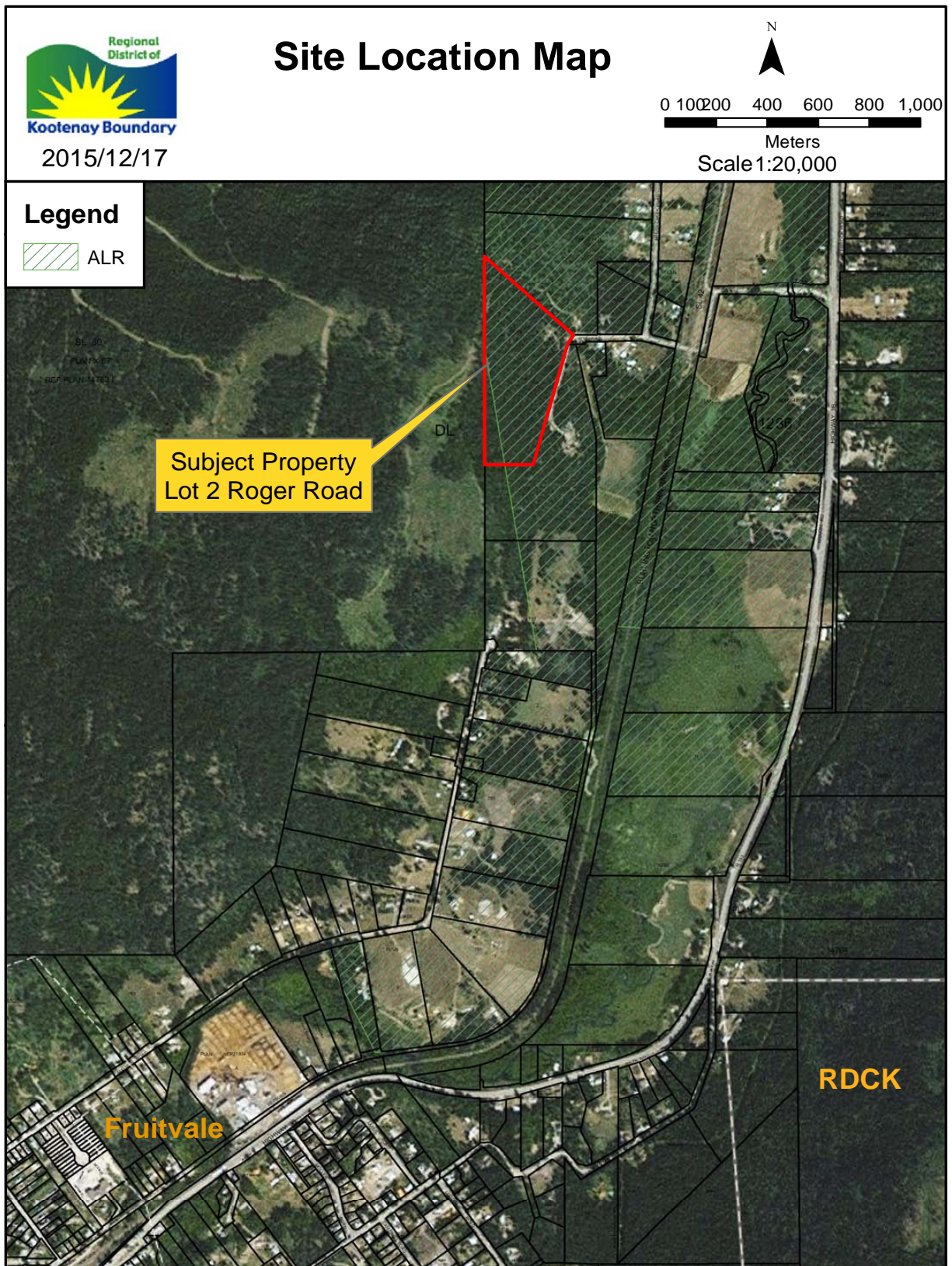
The Electoral Area 'A' Advisory Planning Commission did not meet in the month of June.

RECOMMENDATION

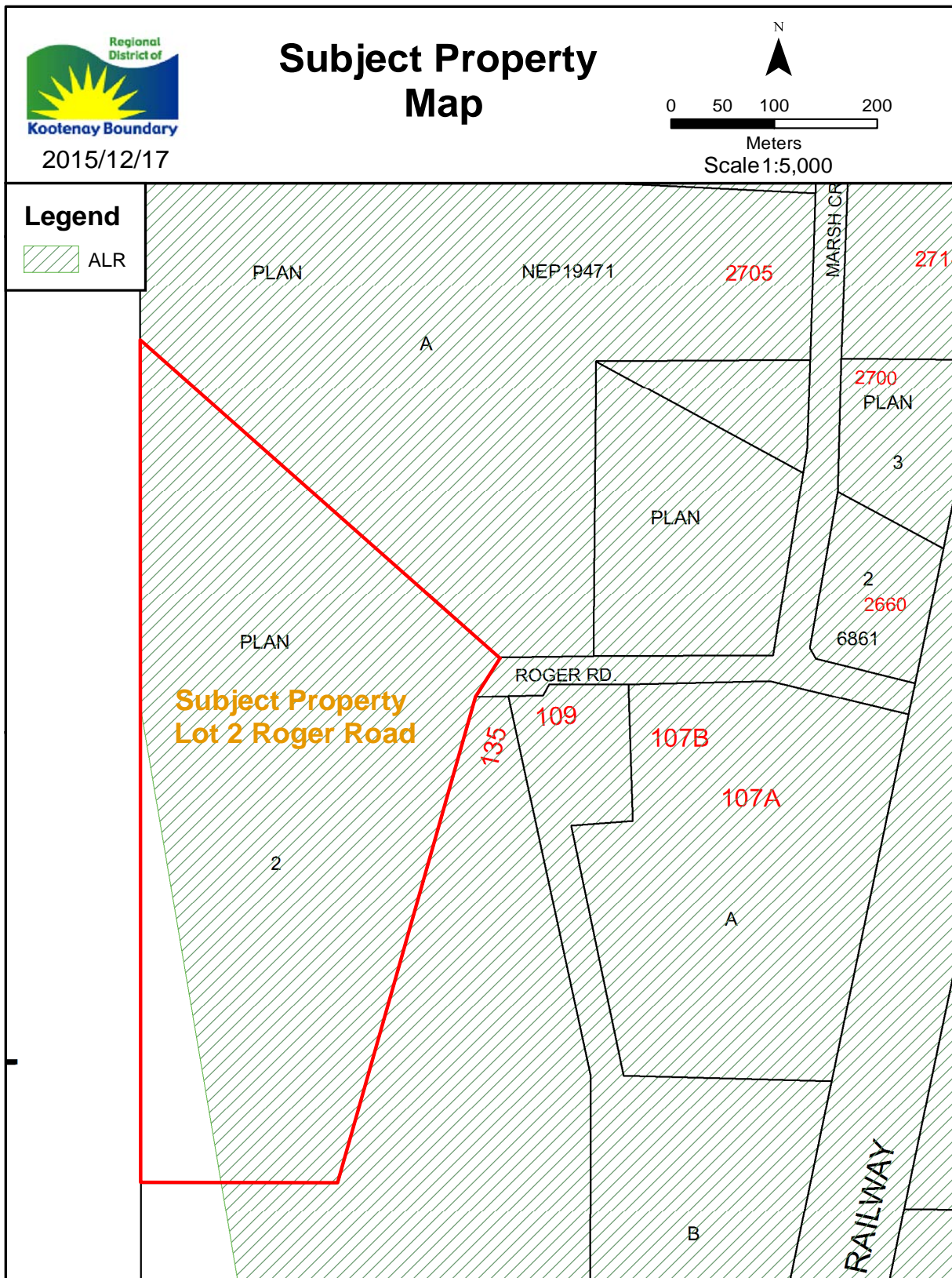
That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 145 Roger Road, north of Fruitvale, Electoral Area 'A', legally described as Lot 2, DL 1236, Plan NEP14720, KD, be received.

ATTACHMENTS

Site Location Map
Subject Property Map
ALC Resolution #432/2005
Proposed Subdivision



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

August 24, 2005

Reply to the attention of Ron Wallace

Jody & Troy Sherstobitoff
 SS1 - Site 25 - Comp 1
 Fruitvale, BC - V0G1L0

Dear Sir/Madam:

RE: Application #Q-36077
 PID: 011-901-276
 Lot A, District Lot 1236, Kootenay District, Plan 12722;
 PID: 010-441-182
 Lot 2, District Lot 1236, Kootenay District, Plan 14720.

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide each of the properties at 145 and 107 Roger Road into two. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on 10th August 2005. The Commission found the meeting and site visit informative. In particular, it noted that the property at 145 Roger Road is very steep and appears to have no agricultural potential and the property at 107 Roger Road is physically separated into two by Roger Road.

The Commission writes to advise that it approved your application subject to compliance with applicable Acts, regulations, bylaws of the local government and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Kootenay Boundary Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # 432/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Regional District of Kootenay Boundary (#A-1236-05532.020)
 BC Assessment, Cranbrook
 RC/lv/36077d1

Staff Report
Application # Q – 36077 – 0
Applicant: Jody & Troy Sherstobitoff
and
Nick, Carolyn, Jody, Troy and Tanya Sherstobitoff
Locations: 145 Roger Road and 107 Roger Road
near highway 3 north of Fruitvale

DATE PREPARED: July 7, 2005

TO: Chair and Commissioners – Kootenay Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: Two subdivision proposals are being considered under this file:

1. To subdivide an 8 ha property into two 4 ha properties
2. To subdivide the 6.2 ha property into two lots, one 1.9 ha lot and one of 4.3 ha.

These applications are made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

There are two properties under application that are owned by members of the same family.

Property 1: (145 Roger Road) is owned by Jody and Troy Sherstobitoff who have inherited the property from their parents. They wish to subdivide so they can have individual titles. Both parcels will be accessed by Roger Road and no more than 0.11 ha will be needed to create an access road for this parcel.

Property 2: (107 Roger Road) is owned by 5 members of the Sherstobitoff family. They wish to subdivide this property as divided by the road. No further development plans are included in the application.

The subject parcels were created by subdivision by the previous owners of the properties (the applicants' parents and grandparents). These owners had applied for subdivision three times previously: applications, # 00872, # 13321 and # 23934. All three applications were approved.

Local Government:

Regional District of Kootenay Boundary

Legal Description of Properties:

1. PID: 010-441-182
Lot 2, District Lot 1236, Kootenay District, Plan 14720
2. PID: 011-901-276
Lot A, District Lot 1236, Kootenay District, Plan 12722

Purchase Dates:

Property 1: October, 2004
Property 2: Not known

Location of Properties:

145 Roger Road and 107 Roger Road - near Highway 3, north of Fruitvale

Size of Properties:

Property 1: 8 ha (almost the entire property is in the ALR).
Property 2: 6.2 ha (the entire property is in the ALR).

Present uses of the Properties:

Property 1. no buildings, timber
Property 2. one residence and storage shed.

Surrounding Land Uses:**Property 1.**

NORTH: Raw land, forest (ALR)
EAST: Raw land, residence (ALR)
SOUTH: Raw land, forest (ALR)
WEST: Raw land, mountain, timber (non-ALR)

Property 2.

NORTH: Single family dwelling (ALR)
EAST: Raw land, swamp (ALR)
SOUTH: Railway, grazing beyond (ALR)
WEST: Hill, tree, single family dwelling, grazing (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/4
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Both parcels are designated Rural in the Area 'A' OCP Bylaw No. 950,

Zoning Bylaw and Designation:

Both parcels are zoned Rural 3 in the Area 'A' Zoning Bylaw No. 984, 1998. The minimum parcel size is 4 ha.

One of the lots proposed to be created from property two (proposed for north of Roger Road) is below the minimum parcel size of 4 ha in the Rural 3 Zone, however; the proposed subdivision is allowed pursuant to Section 306(70) of the Area 'A' Zoning Bylaw no. 984, 1989, which states that parcels that are physically separated by an existing improved public road shall be permitted to be subdivided, regardless of the minimum parcel size of the zones in which such parcels are located.

PREVIOUS APPLICATIONS:**Application #00872-0**

Applicant: N.W.Sherstobitoff, et al.
Decision Date: July 26, 1976
Proposal: To adjust the boundary of two parcels to create two 6 ha parcels.
Decision: Allowed.
Note: This subdivision created property 2. (PID: 011-901-276)

Application #13321-0

Applicant: N.W.Sherstobitoff, et al.
Decision Date: September, 29, 1981
Proposal: To subdivide the property into 4 lots, one 16 ha lot and three 8.4 ha lots
Decision: Allowed.
Note: This subdivision created property 1. (PID: 010-441-182)

RELEVANT APPLICATIONS:**Application #23934-0**

Applicant: N.W. Sherstobitoff, et al.
Decision Date: January 15, 1990
Proposal: To subdivide the 17.7 ha property into two lots of 8.0 ha and 9.7 ha.
Decision: Allowed subject to the removal of the mobile home when construction of a permanent dwelling was completed.

Application #29685-0

Applicant: Boychuk, Robert
Decision Date: May 15, 1995
Proposal: Subdivide the 8.1 ha parcel into two lots of approximately equal size, for financial reasons.
Decision: Refused because of reduction in agricultural capability.

Page 4 – July 7, 2005 Staff Report
Re: Application # 36077

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Advisory Planning Commission: Members of the Electoral Area 'A' Advisory Planning Commission (ACP) support the proposal.

The Planning and Development Committee: The Committee recommended to the Regional District of Kootenay Boundary Board of Directors that the application be supported.

Regional District of Kootenay Boundary Board: The Regional Board supports the application.

STAFF COMMENTS:

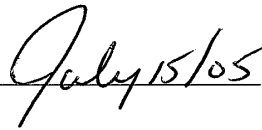
Staff recommends a site visit to determine the agricultural suitability of the parcels.

END OF REPORT

Signature



Date



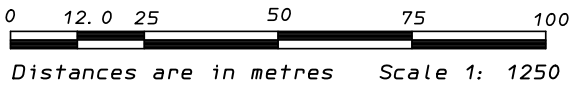
PLAN OF PROPOSED SUBDIVISION OF

LOT 2, DISTRICT LOT 1236,

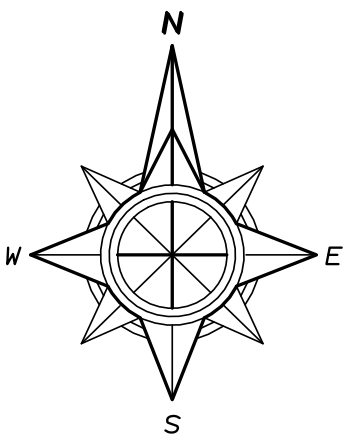
KOOTENAY DISTRICT, PLAN 14720

BCGS 82F. 011

LEGEND



The intended plot size of the plan is 395mm in width by 538mm in height (C size) when plotted at a scale of 1:1250



A

P L A N N E P 1 9 4 7 1

Proposed 1
Area 4.05 ha

SUBLOT 30

P L A N X 7 1

ROGER
ROAD

P L A N

B

1 2 7 2 2

P L A N

3

1 4 7 2 0

Proposed 2
Area 3.95 ha

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE
INFORMATION CONTAINED WITHIN THIS PLAN IS
ACCURATE. THE INFORMATION IS BASED ON LAND
TITLE RECORDS

Dated at Trail, British Columbia

this 1ST day of November, 2015

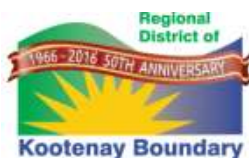
F 15-5455a. sub FB 00 PG 00

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

125.79
90° 00' 05"

This plan lies within the Regional District OF Kootenay Boundary

Milos Hinterberger, BCLS, CLS



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2016

Subdivision Referral - Ministry of Transportation and Infrastructure			
Owner: Harry Mitchell		File No: E-3342-07151.050	
Location: 6075 Highway 3, south west of Bridesville, Electoral Area 'E'/West Boundary			
Legal Description: Lot 2, DL 3342, SDYD, Plan KAP67123		Area: 49.7 acres (20.1 ha)	
OCP Designation: N/A	Zoning: N/A	ALR status: Partially In	DP Area: N/A
Prepared by: Carly Rimell, Planner			

ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a conventional subdivision of the subject property located adjacent to Highway 3, south west of Bridesville, Electoral Area 'E'/ West Boundary (*see Site Location Map; Subject Property Map; Proposed Subdivision Layout*). The property is partially within the Agricultural Land Reserve (ALR).

BACKGROUND INFORMATION

The subject property is 49.7 acres (20.1 ha) and is in an area of Electoral Area 'E'/ West Boundary which has no land use bylaws, however the property is partially located within the ALR.

The owner of the subject property applied for 6 lot subdivision in 2007 with Ministry of Transportation and Infrastructure. The RDKB staff noted it was in ALR however processed the referral and notified the appropriate agencies. In 2007 the subdivision was not given approval as it required Agricultural Land Commission (ALC) approval and Interior Health Authority (IHA) had not confirmed sufficient area for sewage disposal.

The applicant then proceeded with an application to subdivide in ALR in 2007. The RDKB processed this as a referral agency and it was then forwarded to the ALC with a recommendation of support in 2008. The ALC conducted a site visit and noted good agricultural capability on the parcel within the boundaries of the existing ALR as well as to the north until the topography changed.

In Resolution #309/2008 the Commission concluded that the inclusion of valuable agricultural land into the ALR would have a positive impact on agriculture (*see Resolution #309/2008*). The application was refused as proposed, however an alternate subdivision would be permitted subject to conditions including, but not limited to, the preparation of a plan which depicted contour lines and delineated a proposed subdivision and proposed ALR boundary located at the base of the hill. The approval given in Resolution #309/2008 expired in June 2011.

In 2011 the applicant received Preliminary Layout Approval (PLA) from MoTI. One of the PLA conditions was to comply with ALC Resolution #309/2008. In 2011 the RDKB Planning Department received the application for Inclusion to the ALR. The application was forwarded to the ALC without a recommendation. The ALC in Resolution #298/2011 approved the inclusion (*see Resolution #298/2011*).

While processing the current application it was noted that the boundary of the ALR was never modified. Through discussions with the ALC they acknowledge the discrepancy and explained that even though the 6 lot subdivision was never registered the inclusion is still legal. They are working within their agency to determine the present boundaries. The Ministry of Transportation and Infrastructure has also been made aware of the discrepancy.

At this time the ALC is reviewing the current subdivision application which was submitted to MoTI. As the present application is only for a 2 lot subdivision as opposed to a 6 lot subdivision the ALC is assessing whether they will require an additional application for subdivision in the ALR, as the present application is not in substantial compliance with the previous approval. The ALC encouraged the application to proceed with MoTI and their referral agencies at this time so as to not delay the subdivision application process.

PROPOSAL

The applicant seeks to divide the parcel into 2 lots with the proposed property line running north to south through the middle of the existing property. The applicant did not provide an estimate of area of these parcels however it would appear that each of the lots would be between ±20-25 acres.

As previously noted the property is in Electoral Area 'E' / West Boundary. There are no zoning or OCP bylaws in this portion of Electoral Area 'E' / West Boundary, which if in place could affect the proposal.

IMPLICATIONS

The Interior Health Authority recommends a minimum parcel area of 1ha for new parcels not serviced with community water or community sewer. The parcels greatly exceed this criteria. It should also be noted the Interior Health Authority will likely be a referral agency as MoTI processes this application.

Access to the new parcels would be addressed by MoTI if the subdivision is approved.

ADVISORY PLANNING COMMISSION COMMENTS

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

'It was moved by Stephen, seconded by Florence and resolved that the APC recommends to the Regional District that any recommendation of the subject referral be deferred until the 'Official Community Plan' has been completed. This would permit a recommendation to be made in a broader context of the future of the region. Carried.'

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

A land use planning process has begun for this portion of Electoral Area 'E' / West Boundary and that process could take up to two years to complete. It is not within the Regional District's authority to delay a subdivision request.

RECOMMENDATION

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the property at 6075 Highway 3, south west of Bridesville, legally described as Lot 2, DL 3342, SDYD, Plan KAP67123, in Electoral Area 'E' / West Boundary, be received.

ATTACHMENTS

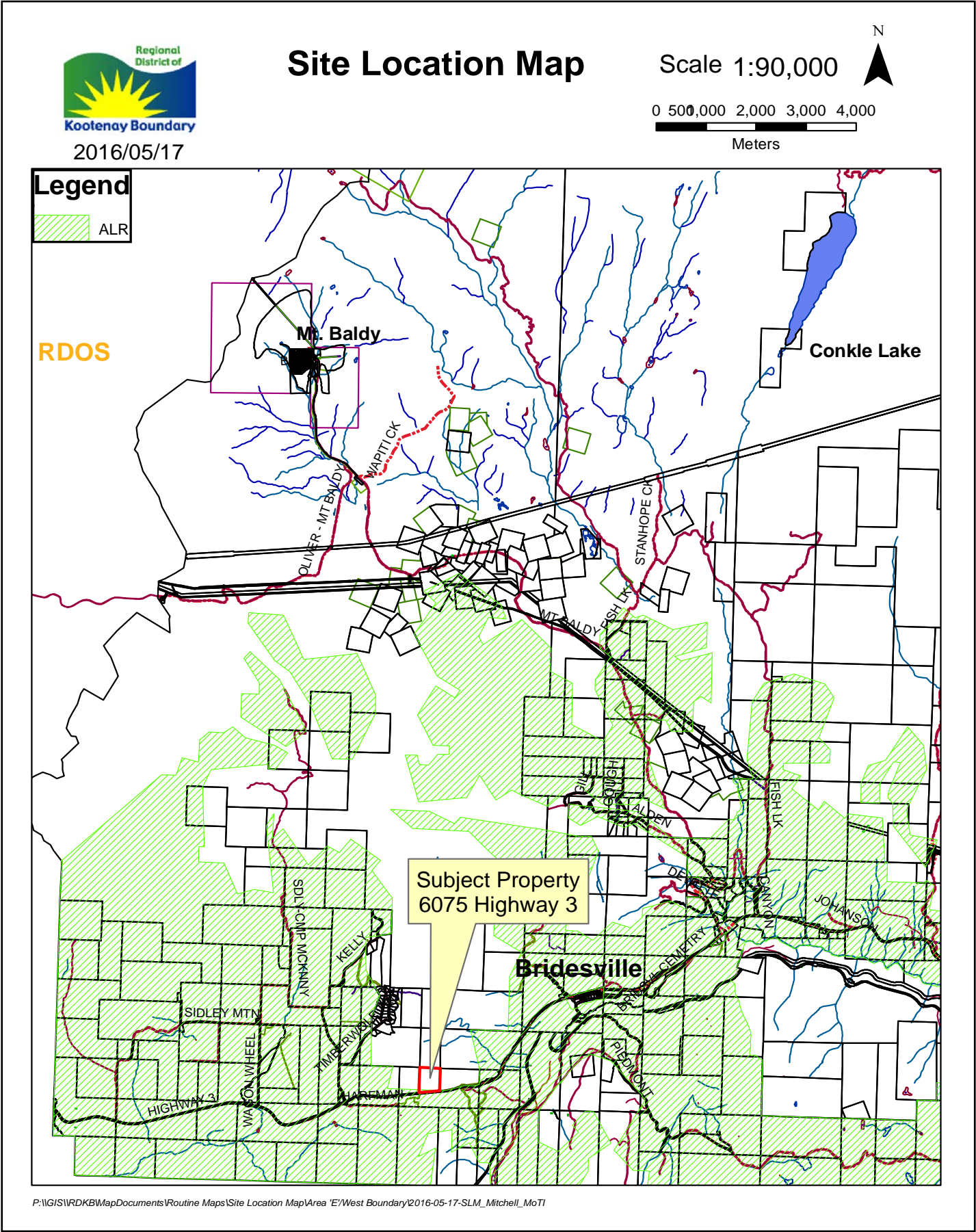
Site Location Map

Subject Property Map

Proposed Subdivision Layout Map

Resolution #309/2008

Resolution #298/2011

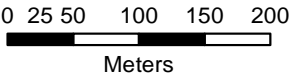




2016/05/17

Subject Property Map

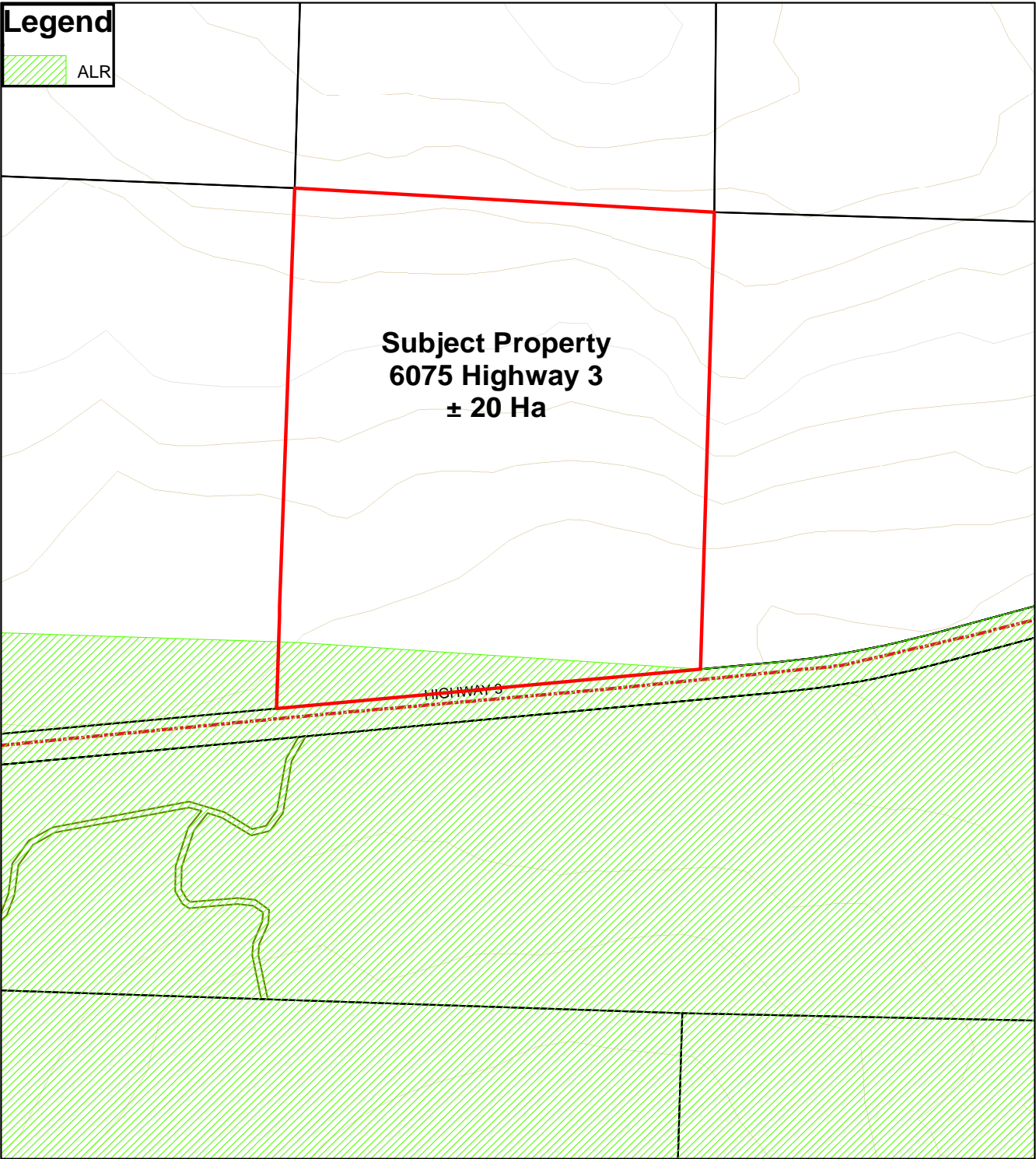
Scale 1:5,000



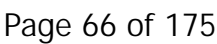
Legend



Subject Property
6075 Highway 3
± 20 Ha



P:\GIS\IRDKB\MapDocuments\Routine Maps\Site Location Map\Area 'E'\West Boundary\2016-05-17-SPM_Mitchell_MoTI





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

June 27, 2008

Reply to the attention of Jennifer Carson
ALC File: Q-37985

Harry & Valerie Mitchell
PO Box 81 - 6075 Highway3
Bridesville, BC V0H1B0

Dear Mr. and Mrs. Mitchell:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 309/2008 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area included into the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Kootenay-Boundary (E-3342-07151-050)

Enclosure: Minutes

JC/37985d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 2, 2008 in Grand Forks, B.C.

PRESENT:	Monika Marshall	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	D. Grant Griffin	Commissioner
	Jennifer Carson	Staff

For Consideration

Application: # Q- 37985
 Applicant: Harry & Valerie Mitchell
 Proposal: To subdivide the 19.8 ha subject property in order to create six (6) lots ranging in size from 2.2 ha to 3.7 ha.
 Legal: PID: 024-828-106
 Lot 2, District Lot 3342, Similkameen Division of Yale District, Plan KAP67123
 Location: Highway 3, 3km West of Bridesville, Area "E"

Site Inspection

A site inspection was conducted on June 2, 2008. Those in attendance were:

- Monika Marshall Chair, Kootenay Panel
- Carmen Purdy Commissioner
- D. Grant Griffin Commissioner
- Jennifer Carson Staff
- Harry & Valerie Mitchell Applicants

The Commission met with the applicants at the subject property to discuss the application. The applicants pointed out that the ALR boundary is a long thin triangular polygon along the highway. The Commission noticed a pit that had been dug for a percolation test and noticed dark rich topsoil of considerable depth on the property. It appeared that this type of soil extended beyond the ALR boundary to the base of the hill on the property. The applicants indicated that they had an artesian well on the property that flowed at 2 gallons per minute without being pumped and that the previous owners had three bulls which grazed on the property. The applicants also mentioned that the Ministry of Transportation had been contacted and were agreeable to allowing them access to the property as proposed and would be amenable to allowing them to move the access further east down the property.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and

Page 2 of 3 Resolution # 309/2008
Application # Q-37985

3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The improved ratings for the agricultural capability of the soil of the subject property are

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

P	stoniness
R	shallow soil / bedrock outcroppings
E	erosion
T	topography

The Commissioners discussed the good agricultural capability of part of the property as was witnessed within the soil pit that was dug and viewed on the property. The Commission also discussed the property's access to a substantial amount of water from the artesian well. As a result the Commission discussed the possibility of moving the access road as far to the east as possible and placing the remainder of the level portion of the property by the road, up to the base of the hill into the ALR as it had very good agricultural capability. This would effectively move the ALR boundary to encompass the two proposed southern lots along the highway.

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Page 3 of 3 Resolution # 309/2008
Application # Q-37985

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The discussion suggested the possibility of including the remainder of the polygon of good soil capability. As a result, the Commission believes that the inclusion of suitable land into the ALR would have a positive impact upon the existing or potential agricultural use of surrounding lands. Further, the Commission believed that the agricultural potential could be enhanced by having the artesian well provide irrigation water to both of the proposed southern lots.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the inclusion of valuable agricultural land into the ALR will have a positive impact agriculture.
4. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Marshall

SECONDED BY: Commissioner Griffin

THAT the application be refused as proposed.

AND THAT an alternative subdivision be allowed subject to the following conditions:

- the access road be moved as far east down the property as possible and that the south western parcel be made as large as possible in order to retain the majority of the property with good agricultural capability
- the inclusion of the remaining portion of the property to the base of the hill
- the preparation of a plan depicting contour lines and delineating a proposed subdivision and proposed ALR boundary located at the base of the hill
- the subdivision must be completed within three (3) years from the date of this decision.

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

CARRIED

Resolution # 309/2008



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

August 10, 2011

Reply to the attention of Lily Ford
ALC File 52359

Harry Mitchell
RR5, Site 53, Camp 16
Oliver, BC
V0H 1T0

Dear Mr. Mitchell:

Re: Application to Include Land in the Agricultural Land Reserve

Please find attached Minutes of Resolution # **298/2011** outlining the Commission's decision as it relates to the above noted application. A copy of the sketch plan submitted with your application is also enclosed.

Please send two (2) paper prints of the final survey plans for the subdivision approved under Resolution #309/2008 to this office. The plans must indicate the new boundaries of the ALR on the property. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area included in the ALR.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read "Brian Underhill", is written over the name and title.
Brian Underhill, Executive Director

Enclosure: Minutes/Sketch plan of inclusion areas

cc: Regional District of Kootenay Boundary

LF/
52359d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on August 9, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application:

(Submitted pursuant to section 17(3) of the Agricultural Land Commission Act)

Application: 52359
 Applicant: Harry Mitchell
 Agent: N/A
 Proposal: Inclusion of portions of two proposed lots, totaling approximately 3.3ha, into the ALR.
 Legal: Lot 2, District Lot 3342, Similkameen Division of Yale District, Plan KAP67123
 Location: 6075 Highway 3, 3km west of Bridesville
 Background: The proposed inclusion is intended to fulfill a requirement of ALC Resolution #309/2008, which allowed subdivision of the parcel into six lots on the condition that a portion of the property with good agricultural capability be included in the ALR.
 Attachment: Resolution #016N/2011

DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27, 2011 the Commission delegated decision-making to the CEO by Resolution #016N-2011 (File: 135-45/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following applications may be decided by the CEO.

Criterion 1

New exclusion, subdivision, non-farm use and inclusion applications that fulfill a requirement of the Commission contained in a previous decision made by resolution.

DECISION:

After reviewing the entire file material, I, Richard Bullock, Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion # 1 of Resolution #016N/2011 and approve the application on behalf of the Commission.

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

RESOLUTION # 298/2011

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION


 Richard Bullock, Chief Executive Officer



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Executive Committee of the Provincial Agricultural Land Commission on June 27, 2011 at Burnaby, BC.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Roger Mayer	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Shaundehi Runka	Policy Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

FILE: 135-45/ALC/CEO/APPL

ISSUE: To amend the criteria for delegation of decision-making to the CEO by adding the following as Criterion 14 to the Criteria for Delegation of Decision-Making to the CEO that was approved by the Commission by Resolution #008N/2011 on January 26, 2011.

PROPOSED CRITERION 14:

14. Exclusion, subdivision, non-farm use and inclusion applications that are not consistent with any of the existing approved criterion (Criterion 1 – 13) but nonetheless is minor in nature and in the opinion of the CEO, the interests of the Commission would be unaffected by an approval of the application.
-

EXISTING CRITERIA FOR DELEGATION OF DECISION-MAKING TO THE CEO

1. Exclusion, subdivision, non-farm use and inclusion applications that fulfill a requirement of the Commission contained in a previous decision made by resolution;

Page 2 – Minutes of the June 27, 2011 Commission Meeting
 Amendment – Delegation of Decision-Making to the CEO
 FILE: 135-45/ALC/CEO/APPL

2. Exclusion, subdivision, non-farm use and inclusion applications that are consistent with a specific planning decision of the Commission made by resolution (e.g.: Peace River-Fort St. John Comprehensive Development Plan);

 (Clarification: This criterion for decision-making does not include general comments or endorsement of the Commission regarding Official Community Plans, Zoning Bylaws or their respective amendments.)
3. Non-farm use applications made necessary by minor deviations from the permitted uses identified in sections 2 and 3 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation);
4. Non-farm use applications made pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation);
5. Non-farm use applications that involve the replacement of existing electrical transmission infrastructure and oil and gas pipelines located within an existing statutory right of way;
6. Applications that involve the dedication of a statutory right of way for existing electrical transmission infrastructure and oil and gas pipelines where the landowner(s) have no objection to the proposal;
7. Subdivision applications for boundary adjustments that are consistent with the intent of section 10 BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation) but cannot be approved by the local approving officer due to the limitations on parcel size and on the number of parcels involved in the proposed boundary line adjustment;

 (Clarification: This criterion for decision-making does not include permission for the CEO to consider boundary adjustment subdivisions of non-contiguous parcels.)
8. Requests for minor variations of conditions of approval imposed by the Commission by resolution in exclusion, subdivision, non-farm use and inclusion applications provided the minor variations are consistent with the intent of the Commission's original decision;
9. Non-farm use applications involving proposals to reconstruct an existing golf course within the same area footprint, to construct or reconstruct golf course buildings, structures and amenities within the footprint of the existing golf course. Delegation only applies to golf courses that were constructed prior to the introduction of the ALR, constructed as a permitted use in the ALR or were subsequently approved for non-farm use in the ALR;
10. Subdivision applications involving the disposition (sale) of Crown land where Crown parcels are divided by existing rights of way;

Page 3 – Minutes of the June 27, 2011 Commission Meeting
 Amendment – Delegation of Decision-Making to the CEO
 FILE: 135-45/ALC/CEO/APPL

11. Non-farm use applications for compressor stations for oil and gas development that exceed 450 m²; 5th or greater stand alone well sites (including associated roads, temporary camps, sumps, borrow pits etc) and well site applications where the area exceeds 7 ha. All other oil and gas-related applications such as processing facilities, drilling and production waste handling, produced water and gas handling; commercial waste handling and disposal facilities will continue to be referred directly to the panel for decision making; and
12. Subdivision applications that are consistent with the provisions and intent of the Commission's *Homesite Severance Policy*.
13. Non-farm use applications that involve the placement of not more than 1,000 m³ of fill on a property.

IT WAS

MOVED BY: Commissioner Bert Miles
SECONDED BY: Commissioner Jennifer Dyson

THAT the Commission add Criterion 14 to the Criteria for Delegation of Decision-Making to the CEO that was approved by the Commission on January 26, 2011 by Resolution #008N/2011;

AND THAT the CEO is not compelled to approve an application. If the CEO is not prepared to approve an application, the application must be referred to the appropriate regional panel for a decision;

AND THAT as to the delegation criteria, where the Chair and the CEO positions are occupied by the same individual, the Chair must not participate in deciding an application if as CEO, he/she chose not to approve an application under the delegated authority specified herein;

AND THAT as to the delegation criteria, where the Chair and the CEO positions are occupied by the same individual, the CEO must not exercise decision-making authority specified herein if he/she, as CEO, has participated in an enforcement action involving a person(s) and/or a property that is the subject of an application meeting the delegation criteria;

AND THAT the CEO may exercise decision-making in accordance with the established criteria effective this date; and

AND THAT the CEO is required to provide to the Executive Committee a semi-annual report regarding decisions made pursuant to the established criteria.

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 Amendment – Delegation of Decision-Making to the CEO
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AND FINALLY THAT the complete list of criteria will now read:

1. Exclusion, subdivision, non-farm use and inclusion applications that fulfill a requirement of the Commission contained in a previous decision made by resolution;
2. Exclusion, subdivision, non-farm use and inclusion applications that are consistent with a specific planning decision of the Commission made by resolution (e.g.: Peace River-Fort St. John Comprehensive Development Plan);

 (Clarification: This criterion for decision-making does not include general comments or endorsement of the Commission regarding Official Community Plans, Zoning Bylaws or their respective amendments.)
3. Non-farm use applications made necessary by minor deviations from the permitted uses identified in sections 2 and 3 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation);
4. Non-farm use applications made pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation);
5. Non-farm use applications that involve the replacement of existing electrical transmission infrastructure and oil and gas pipelines located within an existing statutory right of way;
6. Applications that involve the dedication of a statutory right of way for existing electrical transmission infrastructure and oil and gas pipelines where the landowner(s) have no objection to the proposal;
7. Subdivision applications for boundary adjustments that are consistent with the intent of section 10 BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation) but cannot be approved by the local approving officer due to the limitations on parcel size and on the number of parcels involved in the proposed boundary line adjustment;

 (Clarification: This criterion for decision-making does not include permission for the CEO to consider boundary adjustment subdivisions of non-contiguous parcels.)
8. Requests for minor variations of conditions of approval imposed by the Commission by resolution in exclusion, subdivision, non-farm use and inclusion applications provided the minor variations are consistent with the intent of the Commission's original decision;
9. Non-farm use applications involving proposals to reconstruct an existing golf course within the same area footprint, to construct or reconstruct golf course buildings, structures and amenities within the footprint of the existing golf course. Delegation only applies to golf courses that were constructed prior to the introduction of the ALR, constructed as a permitted use in the ALR or were subsequently approved for non-farm use in the ALR;

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10. Subdivision applications involving the disposition (sale) of Crown land where Crown parcels are divided by existing rights of way;
11. Non-farm use applications for compressor stations for oil and gas development that exceed 450 m²; 5th or greater stand alone well sites (including associated roads, temporary camps, sumps, borrow pits etc) and well site applications where the area exceeds 7 ha. All other oil and gas-related applications such as processing facilities, drilling and production waste handling, produced water and gas handling; commercial waste handling and disposal facilities will continue to be referred directly to the panel for decision making; and
12. Subdivision applications that are consistent with the provisions and intent of the Commission's *Homesite Severance Policy*.
13. Non-farm use applications that involve the placement of not more than 1,000 m³ of fill on a property.
14. Exclusion, subdivision, non-farm use and inclusion applications that are not consistent with any of the existing approved criterion (Criterion 1 – 13) but nonetheless is minor in nature and in the opinion of the CEO, the interests of the Commission would be unaffected by an approval of the application.

CARRIED
RESOLUTION #016N/2011

135-45/ALC/CEO/APPL

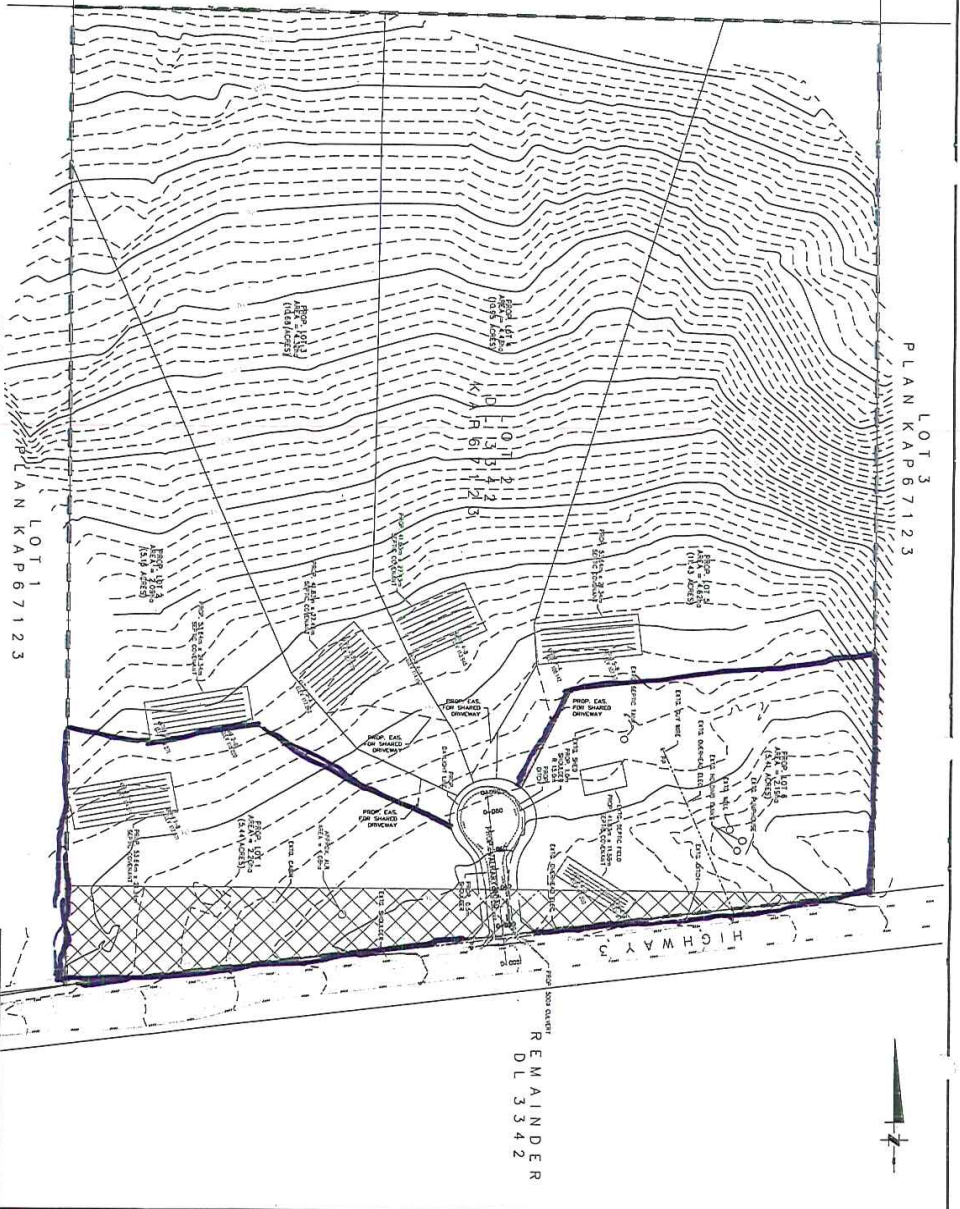
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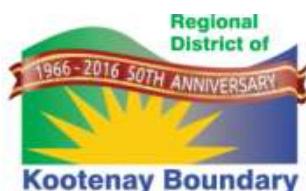
SITE PLAN
SCALE 1 : 1000

THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



REVISIONS					DESCRIPTION
DATE	BY	CHK'D	APPROVED		
11/13/13	JD	RM	RM	REPHASED AS PER LSC REQUEST PULSED	
09/23/13	LJS	RM	RM		
1					

<p>CHESSPAKE SERVICES LTD. ENGINEERING</p>		<p>PROPOSED 6 LOT SUBDIVISION SITE PLAN EDITS HIGHWAY 3, BROOKVILLE, BC HARRY MITCHELL</p>		<p>Project: PROPOSED 6 LOT SUBDIVISION SITE PLAN EDITS HIGHWAY 3, BROOKVILLE, BC HARRY MITCHELL</p>	
<p>DATE 09-11-2010</p>	<p>TIME 11:00:00</p>	<p>DATE 09-11-2010</p>	<p>TIME 11:00:00</p>	<p>DATE 09-11-2010</p>	<p>TIME 11:00:00</p>
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Electoral Area Services Committee Staff Report

Prepared for meeting of June 2016

Official Community Plan Bylaw Amendment – Temporary Use Permits	
<i>Applicant Information:</i> Regional District of Kootenay Boundary	<i>File:</i> C- 46
<i>Report Prepared by:</i> Jeff Ginalias, Senior Planner	

ISSUE INTRODUCTION

The Regional District of Kootenay Boundary (RDKB), on its own initiative, is proposing to amend the Electoral Area C/Christina Lake Official Community Plan (OCP) in regard to the review and consideration for temporary use permits.

BACKGROUND FACTORS

Temporary use permits are a type of land use regulation. While rarely used in the RDKB, they are widely recognized and accepted in regional districts and municipalities. A temporary use permit allows the use described in the permit, despite that use being contrary to or not permitted in the zoning bylaw, for a prescribed period of time. As the name implies, the use is temporary. When the permit expires, the use or activity is no longer permitted¹.

Part of the rationale behind a temporary use permit is that it allows a use or activity for a set period of time, to see if it is feasible and if it is compatible with the surrounding neighbourhood and community. If, for whatever reasons, the use is not feasible or not compatible, when the permit expires, the use expires as well. If the use is compatible and the owner wants to continue it, before the permit expires the owner can apply to amend the zoning to permit the use or activity.

Authority for Temporary Use Permits

The *Local Government Act* provides local government with the authority to designate temporary use permit areas in their OCPs or zoning bylaws and to issue temporary use permits. For each permit, the local government can establish specific terms and

¹ The term for a temporary use permit is the date of issuance to the date of expiry in the permit, or three years, if an earlier date is not specified. It can be renewed once, for up to another three years. There is no 'right of renewal' and if renewed, terms or conditions can be added, removed, or modified.

conditions applicable to that use. This differs from development permits, which must be issued in accordance with the conditions provided for in the OCP.

Temporary Use Permit Authority in Electoral Area 'C'/Christina Lake

The Electoral Area 'C'/Christina Lake OCP currently allows temporary use permits and has established temporary use permit areas. However, the provisions are more restrictive than the temporary use permit provisions in other electoral areas in the Regional District. For example, at Christina Lake, the 'Commercial Policies' in the OCP (Section 2.1.3.9) allow temporary use permits for commercial uses to be issued in non-commercial areas only. The OCP does not provide for issuing temporary use permits in the commercial area. In a similar manner, the 'Industrial Policies' in the OCP (Section 2.6.3.9) allow industrial temporary use permits to be issued in the Rural or Natural Resource designated areas. But they do not permit other industrial related temporary uses permits in the industrial zone, or anywhere else, for that matter. The effect is to limit the type and location of temporary use activities throughout the electoral area. While there are benefits to that approach, temporary use permits by nature are case specific, and the trend seems to be moving away from such a level of specificity on locations for certain types of uses or activities.

In contrast, in the RDKB Electoral Area 'B'/Lower Columbia Old Glory OCP (adopted 2013), the following language is used for temporary use permits:

Temporary commercial land use permits may be issued throughout the Plan Area pursuant to Section 920.2 (now Section 492) of the Local Government Act. Such permits may be subject to site-specific operational conditions to ensure that the temporary land use is compatible with the surrounding area and may include conditions requiring undertaking or provision of financial security.

Temporary industrial land use permits may be issued throughout the Plan Area pursuant to Section 920.2 (now Section 492) of the Local Government Act. Such permits may be subject to site-specific operational conditions to ensure that the temporary land use is compatible with the surrounding area and may include conditions requiring undertaking or provision of financial security.

Similar language was adopted in the Electoral Area 'A' OCP, adopted in 2011.

Even more recently, the latest draft of the Electoral Area 'D'/Rural Grand Forks OCP proposes the following provision for temporary use permits:

Under (pursuant to) the Local Government Act Section 492, the entire Plan Area is designated to allow for temporary uses. Such temporary use permits will be subject to site-specific operational conditions to ensure that the temporary land use will be compatible with the surrounding area.

So, the trend in the Regional District is to allow for temporary use permits within the entire Plan Area, not to limit them or differentiate between commercial and industrial

use, review them on a site specific basis, and if approved issue them subject terms and conditions which seem appropriate.

Why raise this issue now?

A property owner has inquired about establishing a child care centre in the 'Highway Commercial' (C2) Zone along Santa Rosa Road, near Sandner Frontage Road. A child care centre is not permitted in the C2 Zone.

If this is deemed an appropriate use on this parcel one way to permit this use is to amend the OCP and the zoning bylaw to either add the use, or create a new zone which permits this use. The owner is willing to do this, but time is a factor with this proposal. In addition to the public hearing and public notice requirements for an OCP and zoning amendment, the zoning amendment requires separate Ministry of Transportation approval near the end of the process, before it can be adopted. This lengthens the process, which will run it into the autumn. The owner is not opposed to going this route; however, if the project is a go, they would like to be able to notify parents, line up staff and open the doors before the end of summer.

Another approach, if available, is to consider issuing a temporary use permit, which would allow a child care centre to operate for a specified period of time. The owner, the operator, the clients and the community can see how the operation goes and if it is a "fit" for the location. If so, then the owner can decide, in a timely manner, whether to rezone the parcel to make the use permanent. If the use does not fit, the permit will lapse and the use goes away.

However, this temporary use permit approach is not currently available, as neither the OCP nor zoning bylaw permit an expansion of non-permitted uses in this commercial zone through the temporary use process. To go this route requires amending the OCP or zoning bylaw to allow these types of temporary use permits.

No temporary use permit application for the child care centre has been submitted. The owner is still putting together their proposal and working on other licensing requirements, as well as waiting for the OCP amendment process to start. However, assuming that the land use processes (the OCP bylaw amendment and a separate but concurrent temporary use permit application) plus the other components of the day care licensing process all move forward in a timely manner, if there is support for this proposal, the owner may be able to start up the operations before the end of summer. Basically, they shave off a month and they can let parents know about the availability of the centre before autumn.

Corners are not being cut with this approach. This process still triggers notice requirements. The OCP amendment requires notice in the newspaper and a public hearing. However there is no additional Ministry approval requirement before OCP bylaw amendment adoption. However, the Ministry is not being cut out of the loop. They previously commented on the development permit which was issued when the buildings were constructed on the subject parcel. They will receive notice of any

proposed development (i.e., the temporary use permit when it is submitted) as the development will require an access permit.

IMPLICATIONS

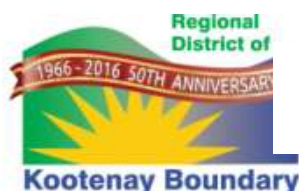
If this OCP bylaw amendment is adopted, depending on the direction from the Board, likely all parcels within the entire electoral area will be eligible to apply for temporary use permits. So it would be an expansion of the current authorization. However, when the comprehensive review of the Electoral Area 'C'/Christina Lake OCP begins in the near future, a broader approach to temporary use permit applicability than the current provisions will likely be considered, and language similar to those listed above would probably be adopted. Based on the recent interest for a commercial development raised at Christina Lake, it would not be inappropriate to address that now. An acceptable policy for temporary use permits can be carried over to the next OCP.

APC COMMENTS

The Electoral Area 'C'/Christina Lake APC had no concerns with the proposal.

RECOMMENDATION

That the Regional District of Kootenay Boundary amend the Electoral Area 'C'/Christina Lake Official Community Plan No. 1250, 2004 to designate the entire Electoral Area to allow for temporary uses AND FURTHER that staff be directed to draft an amendment bylaw for presentation to the Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed Official Community Plan bylaw amendment.



Electoral Area Services Committee Staff Report

Prepared for meeting of June 2016

Revised Electoral Area 'D'/Rural Grand Forks – Official Community Plan Bylaw No. 1555	D-9
Report Prepared by: Jeff Ginalias, Senior Planner	

ISSUE INTRODUCTION

Review of the Electoral Area 'D'/Rural Grand Forks Official Community Plan (OCP) began in 2012. After several Steering Committee meetings, and four public meetings, the Steering Committee recommended that the revised bylaw be forwarded to the Electoral Area Services Committee for consideration.

HISTORY / BACKGROUND FACTORS

The current Electoral Area 'D'/Rural Grand Forks OCP (Bylaw No. 852) was adopted in 1999. It has been amended 9 times since then. Its complementary zoning bylaw (Bylaw No. 1299) was adopted in 2005. Thus, it was due for a comprehensive revision.

The review process included the following:

Fall 2012	Steering Committee tour of Electoral Area 'D'/Rural Grand Forks
Winter 2013	A questionnaire was mailed to each property owner
Spring 2013	Questionnaire responses tallied
Spring 2013	Workshop held in Rural Grand Forks (topics included agriculture and housing, commercial and industrial, natural environment, parks trails and heritage)
Spring 2014 and 2015	Total of three open houses held
2013-2016	12 Steering Committee meetings held
2016	A legal review

CONSULTATION DURING OCP DEVELOPMENT

Sections 475 and 477 of the *Local Government Act* require that consultation activities should be undertaken during an overall review or an amendment to an OCP and establish the requisite criteria. To satisfy this, in the spirit of full community engagement, in addition to the public workshop and open houses a draft revised OCP was referred to 29 agencies, service providers, and First Nations, listed below. The 9 agencies, shown with an asterisk and in italics, provided comments.

- *Interior Health Authority - Healthy Built Environment Team**
- *Interior Health Authority - Food Security and Community Nutrition Team**
- *Interior Health Authority - Tobacco Reduction Program**
- *Ministry of Transportation and Infrastructure**
- *Ministry of Environment **
- *Ministry of Forests, Lands & Natural Resources Operations - Habitat**
- *BC Timber Sales**
- *Regional District of Central Kootenay**
- *Regional District of North Okanagan**
- Ministry of Forests, Lands & Natural Resources Operations - Land Authorizations
- Ministry of Forests, Lands & Natural Resources Operations- Mines - Kootenay Boundary Region
- Ministry of Forests, Lands & Natural Resources Operations-Archaeology
- Ministry of Agriculture
- BC Parks
- Agricultural Land Commission
- Ktunaxa Nation Council
- Okanagan Nation Alliance
- Osoyoos Indian Band
- Lower Similkameen Indian Band
- Penticton Indian Band
- City of Grand Forks
- Covert Irrigation District
- Grand Forks Irrigation District
- Sion Improvement District
- School District No. 51
- Kootenay Columbia Trails Society
- Grand Forks Fire Department
- RDKB Environmental Services Department
- RDKB Building Inspection Department

Of the 9 agencies which commented, 5 required follow up. The following table outlines the comments received and any follow up that ensued to generate the latest revised OCP.

Agency	Comment and Follow Up Actions
IHA - Healthy Built Environment Team	<p>Comment: Regarding the 'Residential 1 Serviced' policies, Policy 19.1.5, concern is raised over giving consideration to reducing the subdivision minimum parcel size to 2000m². The rationale is that adding numerous additional small parcels with on-site sewerage systems could negatively impact water quality to the highly vulnerable aquifer.</p> <p>The Steering Committee considered this in their review. The Plan attempts to balance the concerns about the aquifer with another objective of directing higher density development towards the City. To strike this balance, the Plan proposes that an application to subdivide to the smaller parcel area must be supported by a professional report which demonstrates that the subdivision and subsequent development will be protective of the water quality.</p> <p>Recommendation: With that in mind, the proposal is to leave this policy in the Plan. To subdivide to the smaller area will require a re-zoning application. The onus will be on property owner to demonstrate that they can achieve this standard. This threshold to satisfy the requirement will be quite high.</p>
IHA - Food Security and Community Nutrition Team	<p>Comment: Regarding Agricultural Resource policies (Policy 11.1), suggest that any study to refine the boundary of the ALR based on agricultural suitability agricultural suitability study include considering whether agricultural processes such as greenhouses or processing facilities can contribute to food security in the Plan Area.</p> <p>For specific policies in the Agricultural Resource 1 and 2 designated areas, suggest that permitted uses of ALR lands be limited to those defined in the ALR regulations, and establish strong criteria for other uses linked to agriculture and to the exclusion of land from the ALR. Specifically, IHA recommends that instead of proposed language expressing support for non-farm use or exclusion application (Section 19.4.7) that language be inserted stating that exclusion applications will generally not be supported. The rationale is that large parcels of agricultural land will be protected, it will protect from urban encroachment and land speculation, reducing the cost of entering the farm business.</p> <p>Response: Regarding the comment to Policy 11.1, there is merit to the specific provisions IHA suggests including. They would provide some direction to an agricultural suitability study.</p> <p>Concerning the permitted uses on ALR land comments (Sections 19.4.4 -19.4.7), all of the proposed "additional" uses are permitted uses in the ALC regulations. Nothing is being added which is contrary to ALR regulations. Regarding the suggested language that ALR exclusion application generally not be supported, this seems to be an acceptable policy. There may be situations when</p>

	<p>exclusion applications are justified, specific to an individual parcel, and the applicants can present their case at the time. Exclusion applications are quite detailed and complex and are only granted if a strong case for exclusion is presented.</p> <p>Recommendation: Policy 11.1 was revised to incorporate the IHA comments that any agricultural suitability study consider whether ALR land can support non-soil based agricultural activities such as greenhouses and processing facilities.</p> <p>Regarding the comments on permitted uses on ALR lands (Policies 19.4.4-19.4.6), all the listed uses are permitted by the ALC. These policies were not changed.</p> <p>The comment that ALR exclusion application generally will not be supported (Policy 19.4.7) was included in the Plan.</p>
IHA – Tobacco Reduction Program	<p>Comment: The Tobacco Reduction Program has identified some of the human health and ecosystem risks and costs associated with tobacco use and suggest that policies be placed in the Plan to identify and address some of them. They include adopting bylaws to create smoke free outdoor spaces, protect forest and grassy interfaces, and promote smoke free events, program ad buildings.</p> <p>Response: There is no dispute about health and environmental costs associated with tobacco use. Addressing them through policies in a land use plan is challenging. However, some steps can be taken.</p> <p>Recommendation: Include a policy in the Recreation Resources section to consider adoption of bylaws or other measure to create smoke free outdoor spaces for Regional District lands (e.g., parks, trails, heritage buildings and museums and similar facilities).</p>
Ministry of Forests, Lands & Natural Resources Operations-Habitat	<p>Comment: The Ministry commented that additional provincial mapping data was available which could be cross referenced to make the mapping more comprehensive. The Ministry also provided some clarification on wildlife habitat areas.</p> <p>Recommendation: The Ministry comments were incorporated into the text and maps for the Plan.</p>
Ministry of Environment	(See comments MFLNRO) ¹
BC Timber Sales	<p>Comment: BCTS raises a concern on a difference between the 'Rural Resource 2' and 'Rural Resource 3' designations.</p> <p>The Rural Resource 3 designation provides an additional objective, "To encourage management of resource extraction activities in the Rural Resource 3 designation that takes into consideration the impacts of those activities on recreational activities and the natural</p>

¹ The Ministry of Environment comments were submitted by the Habitat Biologist with the Ministry of Forests, Lands and Natural Resources Operations, on behalf of both Ministries, and are the same comments submitted by the Habitat Division of MFLNRO

	<p>environment". BCTS suggests this is superfluous, as this objective is part of the provincial land management processes, and doesn't need a separate provision in the OCP.</p> <p>The proposed Rural Resource 3 area is the Lynch Creek area north of Grand Forks. The provision was specifically added by the Steering Committee based on comments on the unique recreational and natural habitat values of the area. Including this language in the OCP, while not binding on the province, emphasises the concerns of the community on the values of this area.</p> <p>Recommendation: Keeping this language in the OCP does not hinder or impact provincial authority and retains the statement of the community interests for protecting the area. Based on this, the recommendation is to keep the statement.</p>
Ministry of Transportation and Infrastructure	Interests unaffected.
Regional District of Central Kootenay	Interests unaffected.
Regional District of North Okanagan	Interests unaffected.

LEGAL REVIEW

The draft bylaw was also subject to legal review. Some changes were also made following this. The changes were based on recent case law, structure and organization of the bylaw, definitions, and consistent use of terms.

SUMMARY OF HIGHLIGHTS

Below are some major additions to the revised OCP that are either are not in the current OCP or have been significantly enhanced:

- New Guiding Principles section
- New Community Overview section
- New Greenhouse Gas Reduction section
- Enhanced Heritage Resources section
- New Solid Waste Management section
- New Water and Sewer Services section
- Enhanced Affordable Housing section
- Creates a new 'Rural Resource 3' designation, which recognizes community interests and concerns in the Lynch Creek area
- Enhanced Rural Resource designations
- Enhanced and more detailed mapping

IMPLICATIONS

Staff believes that sufficient consultation has taken place with the general public, government agencies and first nations and that the revised OCP is ready for first reading by the Board.

The *Local Government Act* establishes criteria the local government must follow before adopting a new or revised OCP. The requirements include:

- Each reading of the bylaw must receive an affirmative vote of the majority of all directors entitled to vote on the bylaw;
- After first reading the bylaw must be
 - considered in conjunction with the Regional District's financial plan and waste management plan;
 - referred to the Agricultural Land Commission; and
 - following receipt of endorsement by the Agricultural Land Commission a public hearing must be held.

Following adoption of the new comprehensive OCP, a new comprehensive zoning bylaw will be adopted, consistent with the policies and objectives in the new OCP. That process is now beginning.

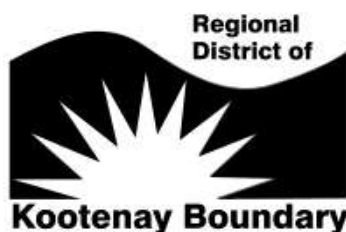
RECOMMENDATION

That the revised Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw (No. 1555) be presented to the Regional District of Kootenay Boundary Board of Directors for consideration with a recommendation of support and for first reading; and that the bylaw be considered in conjunction with the Regional District's financial plan and waste management plan, that it be referred to the Agricultural Land Commission; and that staff set up a public hearing.

ATTACHMENTS

- *OCP Bylaw No. 1555 (Draft #13)*
- *Maps 1-10 can be viewed by using the link to the FTP Site in the meeting notification email.*

Draft #13



Official Community Plan Bylaw No. 1555 **Electoral Area 'D' /** **Rural Grand Forks**

Regional District of Kootenay Boundary
843 Rossland Avenue
Trail, BC V1R 4S8
Telephone: 250.368.9148
Toll Free in BC: 800.355.7352
Fax: 250.368.3990

Adopted by
The Regional District of Kootenay Boundary Board of Directors
{date}

Last update: June 10, 2016

Acknowledgments

Many individuals were involved in creating this revised Electoral Area 'D'/Rural Grand Forks Official Community Plan. Regional District of Kootenay Boundary Planning and Development Department staff worked with a dedicated Official Community Plan Steering Committee who spent countless hours reviewing staff reports related to various aspects of the Plan, reviewing drafts; and attending public meetings. The Official Community Plan Steering Committee members were:

- Werner Behrens;
- Deb Billwiller;
- Jenny Coleshill;
- Gord Davis;
- Bob DeMaertelaere;
- Edith MacAllister;
- Lesley Matthews;
- David Reid;
- Roly Russell, Director for Electoral Area 'D'/Rural Grand Forks; and
- Graham Watt.

Electoral Area 'D'/Rural Grand Forks residents and property owners provided valuable input through questionnaire responses; individual meetings and telephone conversations; and by attending workshops and open houses.

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 1555, 2016

A Bylaw to provide land use regulations for Electoral Area 'D'/Rural Grand Forks of the Regional District of Kootenay Boundary:

WHEREAS under the provisions of Section 472 of the *Local Government Act* the Board may adopt one or more Official Community Plans for one or more areas;

AND WHEREAS, under the provisions of Section 477 of the *Local Government Act*, the Board must adopt a community plan by bylaw, and, following adoption of such a bylaw, the community plan is an Official Community Plan;

AND WHEREAS the Board has had prepared a community plan, such community plan being expressed in text and maps;

AND WHEREAS the Board, in compliance with Sections 475 and 476 of the *Local Government Act*, considered and provided several opportunities for consultation with persons, or organizations and authorities it considered would be affected;

NOW THEREFORE the Board of Directors of the Regional District of Kootenay Boundary, in open meeting assembled ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 1555, 2016'.
2. The attached Schedule "A" is hereby adopted as the Electoral Area 'D'/Rural Grand Forks Official Community Plan.
3. The Regional District of Kootenay Boundary Electoral Area 'D' Official Community Plan Bylaw No. 852, 1999 and all amendments is hereby repealed.

READ A FIRST time this....

Board consideration of Section 477 of the *Local Government Act* this.

PUBLIC HEARING held this....

READ A SECOND time this....

READ A THIRD TIME this....

ADOPTED this....

 Manager of Corporate Administration

 Chair

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1555, cited as the "Regional District of Kootenay Boundary Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 1555, 2016".

 Manager of Corporate Administration

 Date

Schedule 'A'

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1 Introduction

1.1 Definitions

In this Bylaw all words or phrases have their normal or common meaning with the exception of those that have been changed, modified or expanded by the definitions below. For convenience only, terms for which a definition has been provided are periodically highlighted in ***bold italic*** text throughout the document.

AGRICULTURAL PRODUCTION OF A CONTROLLED SUBSTANCE means agricultural production of a product that falls under the federal government's definition of a controlled substance, (e.g. the Marijuana for Medical Purposes Regulation);

AGRITOURISM means an agriculturally based operation that brings visitors to a farm, and may include buying produce direct from a farm stand, navigating a corn maze, picking fruit, feeding animals, staying at an on-farm accommodation, or similar activities;

AGRICULTURE means farm use as defined in the *Agricultural Land Commission Act* and BC Regulation 171/2002;

BLUE-LISTED SPECIES means indigenous species and subspecies considered to be of special concern (formerly vulnerable) in British Columbia. Elements are of special concern because of characteristics that make them particularly sensitive to human activities or natural events. Blue-listed elements are at risk, but are not extirpated, endangered or threatened;

BOARD means the Board of Directors of the Regional District of Kootenay Boundary;

COMMUNITY WATER SYSTEM means a water supply system within the meaning of the *Drinking Water Protection Act* that is owned, operated and maintained by local government, Improvement District, Irrigation District, utility or an incorporated entity, where the owner is responsible to manage and monitor to current best water management practices and has the ability to set rates, invoice or has taxation ability to collect fees or revenue to ensure the viability of the water supply system to provide potable water;

COMMUNITY WATERSHED means the drainage area above the most downstream point of diversion on a stream for a water use that is for human consumption and that is licensed under the *Water Act* for: (i) a waterworks purpose; or (ii) a domestic purpose if the license is held by or is subject to the control of a water users' community incorporated under the *Water Act* if the drainage area is not more than 500km² and the water license was issued before June 15, 1995;

COMMUNITY WIDE GREENHOUSE GAS EMISSIONS mean greenhouse gas emissions that occur as a result of the activities of residents and businesses in the community which the local government cannot directly control, but may be able to influence through planning and program activities;

CORPORATE GREENHOUSE GAS EMISSIONS means those greenhouse gas emissions that the local government creates through its activities (and which it has control over) such as local government building operations, recreation centres, vehicle fleets, and utility services;

DEBRIS FLOW means a type of landslide characterized by water-charged, predominantly coarse grained soil and rock fragments, and sometimes large organic material, flowing rapidly down a pre-existing channel (sometimes referred to as channelizing debris flow, debris torrent, or mudflow);

ENVIRONMENTALLY SENSITIVE AREAS are areas that: 1. provide productive fish and wildlife habitat; 2. contain sensitive, rare or depleted ecosystems and landforms; and 3 represent the ***Plan Area's*** natural diversity that are in danger of disappearing. Examples of key natural features that define ESAs are lakes; watercourses; wetlands; riparian areas; old growth forests; grasslands; ridgelines, rocky outcrops and talus slopes; and habitat areas containing rare, threatened, endangered or otherwise significant plant or animal species;

IMMEDIATE FAMILY means, with respect to an owner, the owner's (a) parents, grandparents and great grandparents, (b) spouse, parents of spouse and stepparents of spouse, (c) brothers and sisters, and (d) children or stepchildren, grandchildren and great grandchildren;

NATURAL HAZARD means any hazard found in nature, typically biological, atmospheric and geological, e.g. flooding, wildfire, and landslides;

PLAN means this Official Community Plan for Electoral Area 'D'/Rural Grand Forks;

PLAN AREA means all lands, including the surface of water within Electoral Area 'D'/Rural Grand Forks, whose boundaries are described in the letters patent of the Regional District of Kootenay Boundary;

RED-LISTED SPECIES means any indigenous species and subspecies that is extirpated, endangered, or threatened in British Columbia. Extirpated elements no longer exist in the wild in British Columbia, but do occur elsewhere. Endangered elements are facing imminent extirpation or extinction. Threatened elements are likely to become endangered if limiting factors are not reversed;

REGIONAL DISTRICT means the Regional District of Kootenay Boundary;

ROCK FALL means a type of landslide characterized by the free falling, leaping, bounding or rolling of a newly detached fragment of rock or block of rock from a near vertical slope.

1.2 **Purpose and Required Content**

The Electoral Area 'D'/Rural Grand Forks Official Community Plan (**Plan**) has been established under the authority of the Province of British Columbia's *Local Government Act* for the Plan Area. Land use planning, including the preparation of this OCP, is one of the tasks assumed by the **Regional District**. Electoral Area 'D'/Rural Grand Forks is an unincorporated portion of the Regional District surrounding the City of Grand Forks and north up the Granby River Valley. This OCP replaces a prior one that was adopted in May 1999.

The purpose of an OCP is to address an array of long-term land use planning issues. The OCP includes objectives and policies to guide local government's decisions on planning and land use management within the area covered by the OCP. The *Local Government Act* requires that an OCP contains the following:

- The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- The approximate location and phasing of any major road, sewer, and water systems;
- The approximate location and type of present and proposed public facilities, including schools, parks, and waste treatment and disposal sites;
- Policies respecting affordable housing, rental housing and special needs housing; and
- Targets for the reduction of greenhouse gas emissions in the area covered by the Plan, and policies and actions of the local government proposed with respect to achieving those targets.

1.3 **Plan Preparation**

The Plan is based on material and information derived from a variety of sources. A Steering Committee made up of the members of the Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission and others was formed during the initial stage of the review process. In addition, a questionnaire was mailed to all property owners in the spring of 2013, and an introductory public workshop was held in May 2013. A draft revised OCP was presented at two public workshops held in the spring of 2015. An Open House was held on **July 14, 2016?** in conjunction with the Public Hearing for the Plan.

It is recognized that this Plan could not be prepared independent of the interests of the Province, adjacent local governments, First Nations, and other agencies. A draft Plan was referred to a number of agencies prior to being introduced to the **Board** including: Interior Health; Ministry of Transportation and Infrastructure; Ministry of Environment; Ministry of Energy and Mines; Ministry of Agriculture; Ministry of Forests, Lands and Natural Resource Operations; School District #51; Sion Improvement District; Covert Improvement District; Grand Forks Irrigation District; Regional District of Central Kootenay; North Okanagan Regional District; City of Grand Forks; the Agricultural Land Commission; and the Okanagan Nation Alliance including the Lower Similkameen Band, the Osoyoos Band, and the Penticton Band.

The *Local Government Act* requires that all bylaws enacted by the Board and any Improvement District adopted after this Plan is adopted must be consistent with the Plan. With this objective in mind, communication with Sion Improvement District, Covert Improvement District, and Grand Forks Irrigation District was established early in the review process and should continue into the future to ensure that the Plan and their servicing goals are compatible.

The questionnaire results, consultations with the Steering Committee, the Board and public have all generated sufficient information to indicate that the objectives and policies contained in this plan largely represent the community's aspirations, and indicate how they can be realistically achieved.

1.4 **Interpretation**

This Plan defines the position of the Board on various local issues, which in some cases involve the actions or policies of other agencies or governments. As such the Plan will inform discussion with the Province. The policies of this Plan are to be considered to be those of the Board. The objectives and policies adopted in this Plan will inform future discussions with the Province and other agencies. It is the Board's role to ensure that the values in the Plan are expressed through the referral system.

The Plan consists of text, a Land Use Map (Map 1) and nine additional maps. The text contains a community overview, the overriding planning principles that guided the creation of the Plan, objectives and policies with respect to land uses, and a description of the implementation process.

A number of Provincial and Federal Acts and regulations pertaining to resource extraction or land use activities supersede local government's authority on both public and private lands. These include but are not limited to the *Mines Act*, the *Coal Act*, the *Mineral Tenure Act*, the *Agricultural Land Commission Act*, *Farm Practices Protection Act*, the *Forest Act*, the *Ministry of Forests Act*, the *Forest and Range Practices Act*, and the *Private Managed Forest Land Act*.

While most agencies responsible for managing Crown lands and resources have review processes which are used to address the public interest in these matters, the final decisions rest exclusively with senior governments. The *Local Government Act* only permits a Regional District to express broad objectives with respect to areas of Provincial jurisdiction in an OCP.

1.5 **Review and Amendment of the Plan**

This Plan is intended to act as a guide for development within the **Plan Area** until approximately the year 2025. The Plan is not intended to be a final or rigid document. Although an effort has been made to anticipate most situations that could arise over the next ten year period, new information and changing circumstances should be continually monitored in order to ensure that the application of the Plan continues to be current at any given time.

Revisions to the Plan must be made by bylaw in accordance with the provisions of the *Local Government Act*. Individuals or groups requesting revisions to the Plan must submit an application to the Regional District.

2 Community Overview

This community overview includes background information that was used in developing this **Plan**. Eighty-nine percent of respondents to the 2013 questionnaire of Area 'D'/Rural Grand Forks residents described their quality of life as good to excellent citing peace and quiet, rural character, and clean air and water as positive attributes. The main economic activities in the **Plan Area** include agriculture, forestry and tourism.

2.1 Geography

The Plan Area is 2116 square kilometres in size, which comprises a quarter (26%) of the **Regional District** lands, while the population of Area 'D'/Rural Grand Forks is 3187 (2011 Census), the largest of the five electoral areas. Area 'D'/Rural Grand Forks includes the rural lands surrounding the City of Grand Forks which has a population of 3985 (2011 Census).

The area is bounded by the North Okanagan Regional District to the north, the Canada-US border to the south, the Midway Range and Electoral Area 'E'/West Boundary to the west, and the Christina Range, Electoral Area 'C'/Christina Lake, and the Regional District of Central Kootenay to the east. The Plan Area is almost three times as long as it is wide. It is approximately 90km from north to south, while the width is approximately 33km at its widest point. The Granby River flows in a southerly direction into the Kettle River, which flows in an easterly direction. Both rivers are characterized by their meandering nature. Elevations range from 506 metres at Gilpin to over 2419 metres at the top of Mt. Tanner in the Midway Range.

There are four Provincial Parks within the boundaries of Area 'D'/Rural Grand Forks: Granby, Gladstone, Gilpin Grasslands, and Boothman's Oxbow, which cover 270, 157, 3.4, and 0.4 square kilometres, respectively, approximately 13% of the Plan Area.

The local climate is characterized by warm summers and cool winters. The area is predominantly in the Engelmann Spruce-Subalpine Fir, Interior Cedar-Hemlock, Interior Douglas Fir, and Ponderosa Pine biogeoclimatic zones. The area also includes significant remnant grasslands, one of British Columbia's most endangered ecosystems. The area provides significant grizzly bear and big horn sheep habitat. A number of rare flora and fauna have been observed in the Plan Area including 78 **blue-listed** and 42 **red-listed** species. Known locations of a selection of blue- and red-listed species are shown on Map 2. The following table includes an inventory of red-listed species that are known to be located in the Plan Area (*BC Ministry of Environment, Conservation Data Centre*).

Scientific Name	Common Name	Type
<i>Ambystoma mavortium</i>	Blotched Tiger Salamander	Vertebrate Animal
<i>Bartramia longicauda</i>	Upland Sandpiper	Vertebrate Animal
<i>Buteo swainsoni</i>	Swainson's Hawk	Vertebrate Animal
<i>Chondestes grammacus</i>	Lark Sparrow	Vertebrate Animal
<i>Falco mexicanus</i>	Prairie Falcon	Vertebrate Animal
<i>Icteria virens</i>	Yellow-breasted Chat	Vertebrate Animal
<i>Megascops kennicottii macfarlanei</i>	Western Screech-Owl	Vertebrate Animal
<i>Melanerpes lewis</i>	Lewis's Woodpecker	Vertebrate Animal
<i>Perognathus parvus</i>	Great Basin Pocket Mouse	Vertebrate Animal
<i>Picoides albolarvatus</i>	White-headed Woodpecker	Vertebrate Animal
<i>Rhinichthys osculus</i>	Speckled Dace	Vertebrate Animal
<i>Rhinichthys umatilla</i>	Umatilla Dace	Vertebrate Animal
<i>Spizella breweri breweri</i>	Brewer's Sparrow	Vertebrate Animal
<i>Taxidea taxus</i>	American Badger	Vertebrate Animal

Scientific Name	Common Name	Type
<i>Calopteryx aequabilis</i>	River Jewelwing	Invertebrate Animal
<i>Cicindela decemnotata</i>	Badlands Tiger Beetle	Invertebrate Animal
<i>Fisherola nuttalli</i>	Shortface Lanx	Invertebrate Animal
<i>Fluminicola fuscus</i>	Ashy Pebblesnail	Invertebrate Animal
<i>Gonidea angulata</i>	Rocky Mountain Ridged Mussel	Invertebrate Animal
<i>Kootenaia burkei</i>	Pygmy Slug	Invertebrate Animal
<i>Physella columbiana</i>	Rotund Physa	Invertebrate Animal
<i>Speyeria mormonia erinna</i>	Mormon Fritillary	Invertebrate Animal
<i>Stylurus olivaceus</i>	Olive Clubtail	Invertebrate Animal
<i>Bidens vulgata</i>	tall beggarticks	Vascular Plant
<i>Brickellia grandiflora</i>	large-flowered brickellia	Vascular Plant
<i>Castilleja tenuis</i>	hairy owl-clover	Vascular Plant
<i>Clarkia rhomboidea</i>	common clarkia	Vascular Plant
<i>Ericameria bloomeri</i>	rabbitbrush goldenweed	Vascular Plant
<i>Erysimum asperum</i>	prairie rocket	Vascular Plant
<i>Gayophytum ramosissimum</i>	hairstem groundsmoke	Vascular Plant
<i>Idahoia scapigera</i>	scalegod	Vascular Plant
<i>Lappula occidentalis</i> var. <i>cupulata</i>	western stickseed	Vascular Plant
<i>Lathrocasis tenerrima</i>	slender gilia	Vascular Plant
<i>Phacelia heterophylla</i> ssp. <i>virgata</i>	varied-leaf phacelia	Vascular Plant
<i>Polystichum lemmonii</i>	Lemmon's holly fern	Vascular Plant
<i>Ribes oxycanthoides</i> ssp. <i>cognatum</i>	northern gooseberry	Vascular Plant
<i>Senecio hydrophiloides</i>	sweet-marsh butterweed	Vascular Plant
<i>Symphotrichum ascendens</i>	long-leaved aster	Vascular Plant
<i>Trifolium cyathiferum</i>	cup clover	Vascular Plant
<i>Valeriana edulis</i> ssp. <i>edulis</i>	edible valerian	Vascular Plant
<i>Viola septentrionalis</i>	northern violet	Vascular Plant
<i>Bryum calobryoides</i>	Bryum moss	Nonvascular Plant

2.2 History

Several First Nations groups had a presence throughout the Plan Area for thousands of years prior to contact with European settlers. Those groups included the Okanagan (Syilx), Colville, and Sinixt nations. Traditional use of the lands includes hunting, fishing, gathering, and ceremonial practices. As a result, the Plan Area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. Archaeological sites and oral tradition are the current vestiges of this rich history extending back many thousands of years.

The Grand Forks area was first settled by non-First Nations settlers during the mining and railroad boom of the 1890s and early 1900s. The Dewdney Trail, also known as the Gold Rush Trail, was completed in 1865 and led to exploration and eventual settlement of the Boundary Area. The City of Grand Forks was incorporated in 1897, while the RDKB was incorporated in 1966.

The CPR built a railroad into the Boundary Area in 1899, the first of many railway lines that formed a network to transport ore from mines in the area. With the exception of the Omnitrac operated/Burlington Northern Railway owned rail line between Grand Forks and Kettle Falls, Washington, all the railway lines in the Plan Area have been abandoned.

The migration of Doukhobor settlers to the area in 1908 led to the creation of several villages around the City of Grand Forks, which covered approximately 2150 hectares (5300 acres).

Within two years, orchards were planted, sawmills established, and both the flour mill and brick plant were operational. For a few decades, the Doukhobor community thrived in the Grand Forks valley and continues to be a part of the social and cultural fabric of the area.

2.3 *Land Use Patterns*

Settlement in the Plan Area is clustered in the southerly portion adjacent to the City of Grand Forks and along the major transportation corridors. Higher density residential parcels are located in the College Road, Vienna Woods, and Ward Lake Areas, where there is access to community water and the land is not in the Agricultural Land Reserve. Two parcels are designated for manufactured home park use: one in the Almond Gardens area and one along North Fork Road on the boundary with the City of Grand Forks. The remainder of the population is distributed through the Kettle and Granby River Valleys. The most northerly addressed residence is about 45km north of the Canada-US border.

A small number of parcels throughout the Plan Area are designated for commercial and industrial use. The five parcels designated for commercial purposes have a combined land area of 7 ha (17 acres). Businesses include retail sales and campgrounds. The twelve industrial parcels have a combined area of 36 ha (88.5 acres). Industrial activities include gravel extraction and processing, freight distribution, and manufacturing.

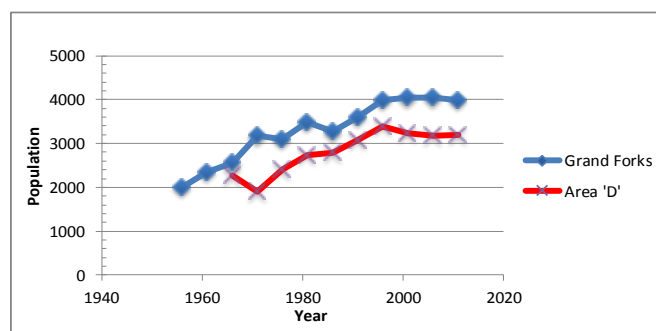
The mountainous terrain located between river valleys is mostly publicly owned, a large portion of which is tenured for timber harvesting to BC Timber Sales and International Forest Products Ltd. (Interfor). There are also a number of Woodlot licenses on Crown land. Publicly owned land is also used for recreation purposes including both commercial and non-commercial activities.

The table below provides a summary of land holdings in the Plan Area:

Description of Land	Area (km ²)	% of Plan Area
BC Timber Sales Forest License Area	952.2	45
Interfor Forest License Area	634.8	30
Parks (Provincial, Regional and Local)	423.2	20
Private (estimate of remainder)	63.5	3
Woodlot Licenses	42.3	2
Total	2116.0	100

2.4 *Population and Housing Demand*

The population trends of the Plan Area are closely tied to resource extraction activities and trade restrictions on manufactured wood products. There was an overall increase in the populations of Area 'D'/Rural Grand Forks, and the City of Grand Forks between the 1970s and the mid-1990s with a more recent leveling out of the population. The populations of the Plan Area and the City of Grand Forks were 3187 and 3985, respectively, in the 2011 census. The population of Area 'D'/Rural Grand Forks dropped 2% between 2001 and 2006 (2006 Census), a decrease of 65 people; and increased 0.3% between 2006 and 2011 (2011 Census), an increase of 11 people.



The recent leveling out of the population was likely due to out-migration of younger residents due to stronger economic activity in other parts of the Province and Alberta¹. The aging of the current population will increasingly characterize the remaining population and housing requirements. Future demand for wood products, interest in the area's potential for retirement housing and recreational pursuits, and decentralization of workplaces may provide a basis for future growth.

The median age of the Area 'D'/Rural Grand Forks population is 52.3 years, more than 10 years higher than the Provincial median of 41.9 years (Statistics Canada 2012). The majority of the Area 'D'/Rural Grand Forks population is Canadian-born (88.5%) and do not belong to a visible minority. The median household income in 2005 was \$45,189 compared to the Provincial median of \$62,346 (Statistics Canada 2007).

Estimated population growth rates based on predicted birth and death rates and migration, predict a population of 3323 by 2019, while a population of 3363 is predicted by 2024 for a net increase of 176 people between the 2011 census and the year 2024 (P.E.O.P.L.E. Population Extrapolation for Organizational Planning with Less Error, BC Stats, May 2006).

Despite a decline in population over the past 10 years, on average 15 new single family dwellings were constructed each year in the Plan Area. In the 10 years prior to that, on average 23 single family dwellings were constructed per year. Assuming an optimistic average of 20 single family dwellings constructed per year, it is anticipated that 200 dwelling units could be constructed over the next 10 years, some of which will be replacing existing housing.

At the time of adoption of this Plan, there were approximately 30 vacant, developable parcels in the Residential Serviced land use designations and the potential to create over 300 parcels in the Residential Serviced designations if sufficient water is available. This value does not include vacant and sub-dividable parcels outside the serviced areas. Existing and sub-dividable parcels would easily meet the demand for additional building sites over the next five to ten years. Some of the housing demand may be met through the use of **secondary suites**, which also contributes to more affordable and rental housing options.

¹ Urban Futures. April 2007. Demography and Demand: Managing Growth and Change in the Real Estate Industry.

3 Guiding Principles

The principles, which guided the creation of this **Plan**, are presented below.

1. *Encourage retention of natural beauty, views, protection of **environmentally sensitive areas**, and stewardship of natural resources, thereby ensuring long-term community stability and prosperity;*
2. *Encourage compatible land uses by preventing further intrusion of incompatible land uses into rural resource and agricultural resource areas;*
3. *Support the protection and enhancement of land that has value for agriculture and strive to minimize the opportunity for conflict between agricultural and other land uses;*
4. *Ensure that proposed development density is appropriate to the available level of services;*
5. *Promote responsible development and management of areas that have identified natural hazards e.g. floodplains, debris flow areas, rock fall hazard areas, and wildfire interface areas;*
6. *Strive to ensure that the transportation system safely and efficiently moves vehicles and people and includes alternatives to automobile traffic where feasible including trails, bicycle routes, and railway.*
7. *Promote and protect the rural character of the **Plan Area**, while balancing the social and economic needs and encouraging development to blend with the natural landscape;*
8. *Promote recognition of the Plan Area's historical resources;*
9. *Accommodate affordable housing, rental housing and special needs housing in a manner that is consistent with the rural nature of the Plan Area;*
10. *Promote the protection of ground and surface water;*
11. *Strive to provide a variety of recreation opportunities to encourage a healthy, active lifestyle;*
12. *Foster an engaged community.*

4 Greenhouse Gas Reduction

Local governments play an important role in managing urban growth and helping reduce greenhouse gas emissions. Studies have shown that land use planning can be an important component of strategies to reduce greenhouse gas emissions and mitigate climate change. Planning which reduces suburban sprawl helps to maintain the landscape's ability to store carbon.

For the purpose of tracking greenhouse gas emissions and reductions the Province has divided emissions into two categories for local governments: **corporate greenhouse gas emissions** and **community wide greenhouse gas emissions**.

The **Regional District** has committed to carbon neutrality for its corporate greenhouse gas emissions by signing British Columbia's Climate Action Charter. The Regional District can influence community wide greenhouse gas emissions through planning by protecting greenfields, focusing residential development in compact settlements and preventing urban and suburban development on agricultural lands. The east-west orientation of the Kettle Valley also offers an opportunity to take advantage of solar radiation for heating buildings.

OBJECTIVES AND TARGETS

The objectives and targets of the **Board** with respect to Greenhouse Gas Reduction are as follows:

- To strive for carbon neutrality for the Regional District's corporate greenhouse gas emissions;
- To reduce community wide greenhouse gas emissions through land use planning policies and diverting organics from burial at the Grand Forks Landfill;
- To encourage energy and water efficiency and environmentally sustainable development; and
- To support the Province's targets for reduction of greenhouse gas emissions by 33% below 2007 levels by 2020 in the Plan Area.

POLICIES AND ACTIONS

The policies and actions of the **Board** with respect to Greenhouse Gas Reduction are as follows:

Striving to divert all organic material from the Grand Forks Landfill, while not considering burning of organics a viable alternative.	Policies 14.3 and 14.4
Considering conservation subdivisions that preserve green space.	Section 8
Diverting urban type development, including commercial development, into the City of Grand Forks where servicing is available.	Commercial Objective #19.7.1.
Containing higher density rural residential development in close proximity to the City of Grand Forks	Policies in the Residential Serviced, Manufactured Home Park and Rural Residential designations.

Support for non-motorized transportation options.	Policies 9.7 and 9.10
Support for live-work options to reduce motor vehicle trips by allowing residences as a secondary use in Commercial and Industrial designations, and allowing home-based business in residential designations.	Policies in the Commercial and Industrial designations
Support the development of and distribution of educational materials regarding alternative energy sources, for example active and passive solar and geothermal energy.	
Support the development of and distribution of educational materials regarding water conservation measures including xeriscaping.	
Consider including development permit areas with the objective of promoting energy conservation, water conservation and the reduction of greenhouse gas emissions, on further review.	

5 Natural Hazards

The following **Natural hazards** can and have occurred in the **Plan Area**:

- Land slides (**rock fall** and **debris flow**);
- Floods;
- Channel bank erosion;
- Avalanches; and
- Wildfires.

It is important to avoid further settlement in areas with identified natural hazards and, where necessary, to mitigate against potential damage to existing or future development. Known areas with flooding and erosion hazard areas and alluvial fans are identified on Map 3. Given the steep topography in portions of the Plan Area, there are more locations with erosion hazard areas than are identified on Map 3.

Map 3 also shows evacuation zones that have been established as part of the RDKB Regional Emergency Plan. Evacuation zones have been created for areas with street addresses only, therefore lands that are not within an evacuation zoned does not imply that there are no hazards.

The **Regional District** has adopted a floodplain management bylaw pursuant to the *Local Government Act*. The bylaw was created using information produced through the Canada-British Columbia Floodplain Mapping Agreement and floodplain data for the Kettle and Granby Rivers from BC Ministry of Environment. The bylaw establishes minimum elevations and setbacks from watercourses for new construction. Property owners may apply for a site-specific exemption to the floodplain management bylaw subject to buildings and structures being safe for their intended use.

A Community Wildfire Protection Plan (Protection Plan) was completed for the City of Grand Forks and portions of the Plan Area in 2011 (BA Blackwell and Associates Ltd.) The Protection Plan focused on three distinct areas: the southerly portion of the Plan Area including the City of Grand Forks, Niagara and Gilpin; the Brown Creek Area; and the Eholt Area. Map 4 shows the wildfire risk for areas identified in the Protection Plan. The Protection Plan outlines a number of measures to mitigate the identified risk, some of which can be accomplished through land use planning such as the creation of a Wildfire Hazard Development Permit Area.

The Board may, by bylaw, designate areas of land that it considers may be subject to flooding, erosion, land slip or avalanche as Tree Cutting Permit Areas. The tree cutting permit areas can regulate or prohibit the removal of trees and require an owner to obtain a permit prior to tree removal. The Regional District may also require the applicant to obtain a report prepared by a qualified professional to determine that any proposed cutting of trees will not create a danger from flooding or erosion.

Objectives

The objectives of the **Board** with respect to Natural Hazards are as follows:

- Minimize the risks associated with development in areas with identified natural hazards.

Policies

The policies of the **Board** with respect to Natural Hazards are as follows:

- 5.1 Discourage increased development potential in areas with identified natural hazards without further assessment, in order to minimize risks associated with natural hazard areas.
- 5.2 Consider establishing a Wildfire Hazard Development Permit Area to protect development from the potential impacts of wildfires by considering requirements respecting the character of development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures (e.g. the use of non-combustible roofing materials); and establishing restrictions on the type and placement of trees and other vegetation in proximity to the development.
- 5.3 Encourage planting and retention of suitable native trees and shrubs near slopes and erosion hazard areas such as steep slopes and shorelines.
- 5.4 Consider establishing a Tree Cutting Bylaw/Tree Cutting Permit Areas to reduce cutting of trees near erosion-prone slopes and other erosion hazard areas.
- 5.5 Make approval of site-specific exemptions to the floodplain bylaw subject to registration of a covenant on title that absolves the Regional District of responsibility if there is damage to buildings that are approved by the exemption.

6 Heritage Resources

Local recognition of heritage resources promotes a sense of place and creates opportunities for heritage tourism. Heritage resources may be divided into two categories: those that are automatically protected under the *Heritage Conservation Act*; and those that are designated for protection including under a variety of measures further to Part 15 of the *Local Government Act*. Sites that are automatically protected under the *Heritage Conservation Act*, whether recorded or unrecorded, include:

- Localities containing physical evidence of human use or activity predating 1846
Examples of automatically protected sites include temporary camping spots, permanent villages, culturally modified trees (if the modification predates 1846), and resource extraction areas such as quarry sites (to make stone tools);
- Burial places; and
- Aboriginal rock carvings or paintings.

The **Plan Area** contains approximately 30 recorded archaeological sites and has the potential to contain more. The Province protects these sites, whether known or unrecorded, through the *Heritage Conservation Act*. Protection applies to both private and public land and sites must not be altered without a permit issued by the Archaeology Branch of the Ministry of Forests, Lands, and Natural Resource Operations. Areas with significant archaeological potential are noted on Map 5. Also shown on the map are the locations of the Doukhobor settlements, a key element of the local heritage in the Plan Area, and other places of historic interest.

The Plan Area has a rich post-contact history which began with the discovery of gold in and around the area in the mid-late 1800s. The historic Dewdney Trail which extended from the Coast to the Kootenays was constructed through the area in 1865. A rich mining history extended through until the late 1900s around sites such as Phoenix Mountain, which extracted thousands of kilograms of gold, and tens of thousands of kilograms of copper and silver.

A preliminary list of post-contact sites of historical interest includes:

- Fructova School
- Doukhobor Flour Mill
- Mountain View Doukhobor Museum
- Doukhobor Villages
- Dewdney Trail
- Abandoned Rail Grades
- Saddle Lake Dam and Reservoir
- Stone fences along Danshin and Willow Roads
- Mining townsites: Phoenix, Eholt and Niagara
- Smelter Lake Dam Site
- Barn(s) built by interned Japanese
- Burial Sites, including cemeteries
- Burrell Ranch, house and barn
- Doukhobor packing house
- Brick Factory site

The Regional District has adopted a Heritage Designation Bylaw, which includes the Mountain View Doukhobor Museum and 6.1km of abandoned Columbia and Western Railway in the vicinity of the Phoenix townsite.

Objectives

The objectives of the **Board** with respect to Heritage Resources are as follows:

- To raise public awareness of the heritage sites and features in the Plan Area and encourage the retention of heritage features;
- To raise public awareness of the potential for archaeological sites and the Provincial legislation that is in place to protect those sites.

Policies

The policies of the **Board** with respect to Heritage Resources are as follows:

- 6.1 Consider establishing a Community Heritage Register (by resolution of the Board) for the Plan Area that would include sites of historical interest.
- 6.2 Consider additions to the Heritage Designation Bylaw.
- 6.3 Advise land owners that submit applications to the Planning and Development Department of the importance to check lands for potential archaeological sites and to comply with the *Heritage Conservation Act*.
- 6.4 Encourage planning for fuel treatment methods for wildfire protection that considers the location of known archaeological and heritage sites to ensure their protection.
- 6.5 Consider collaborating with First Nations and local heritage groups on conducting a place-naming study.

7 Environmentally Sensitive Areas

Map 6 shows ***environmentally sensitive areas*** that have been identified in the ***Plan Area***, and Map 2 shows locations of selected ***red-*** and ***blue-listed species***. Benefits of environmentally sensitive areas include, but are not limited to, the following: enhanced quality of places where people live, work and play; improved value (properties worth 5-15% more near green-spaces); effective delivery of ecosystem services such as storm-water management, absorption of atmospheric pollutants, and plant pollination; and maintaining biodiversity. Environmentally sensitive areas are susceptible to damage and are in danger of disappearing.

The following protections of environmentally sensitive areas are already in place in the Plan Area:

- Provincial Parks: Granby, Gladstone, Boothman's Oxbow, Gilpin Grasslands
- Provincial Wildlife Habitat Areas e.g. for the protection of the Williamson's Sapsucker near Phoenix
- Provincial UREPs (Use Recreation and Enjoyment of the Public) – Riparian area on west side of Wilgress Lake, and several locations in the Granby River valley
- Regional District owned, governed, or leased lands (e.g. Saddle Lake Regional Park)
- Other Provincial land (e.g. Ward Lake)
- Parcels owned by stewardship organizations i.e. a portion of the shore line of Ward Lake and a parcel adjacent to the Kettle River near Gilpin (Turtle Pond)
- Lands in the Agricultural Land Reserve and Rural Resource land use designation to some degree, due to the restrictions on subdivision in those land use designations
- Private land whose owners voluntarily use 'Beneficial Management Practices' on their farm or 'Best Management Practices' (Develop with Care: Environmental Guidelines for Urban and Rural Development in BC) on their land.

This Plan includes several measures to restrict the use of land in environmentally sensitive areas through policy direction such as:

- Maintaining high minimum parcel sizes for agricultural and other resource lands.
- Restricting permitted uses.
- Encouraging the use of 'Beneficial Management Practices' through the Environmental Farm Plan Program and 'Best Management Practices' (Develop with Care).
- Using re-zoning requests as a trigger to require land owners to identify and map environmentally sensitive areas, and present management plans that address how potential impacts will be addressed.
- Considering cluster development proposals that maintain environmentally sensitive areas as described in detail in Section 8 of this Plan.

Invasive plant species in the Plan Area are increasingly a concern. Those species have been brought into the Plan Area, either accidentally or intentionally. Those plants are highly competitive and can take over native plant species relatively quickly, which can have negative consequences on the ecology of environmentally sensitive areas, as well as agricultural production systems.

Objectives

The objectives of the **Board** with respect to environmentally sensitive areas are as follows:

- To encourage stewardship activities that help protect environmentally sensitive areas in order to maintain their long term benefits to the environment and the public.
- To identify environmentally sensitive areas, including corridors that provide linkages between ecologically important locations for habitat connectivity.
- To raise awareness of invasive species of plants and methods to control their spread.

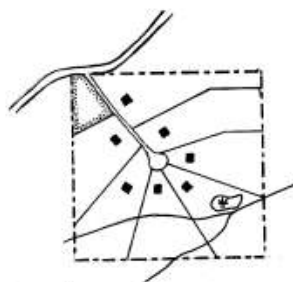
Policies

The policies of the **Board** with respect to environmentally sensitive areas are as follows:

- 7.1 Support the completion of a sensitive ecosystem inventory for the Plan Area including developing a strategy to protect or restore connectivity between those ecosystems.
- 7.2 Support the Province's use of existing legislative tools to protect environmentally sensitive areas on Crown land.
- 7.3 Support responsible management of environmentally sensitive areas.
- 7.4 Share local knowledge of environmentally sensitive areas through the Provincial referral process.
- 7.5 Integrate environmental and ecological considerations into land use decision making.
- 7.6 Encourage and support a spirit of cooperation and stewardship with regard to environmentally sensitive areas between government agencies, private organizations; and individuals that use public land.
- 7.7 Require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands, sensitive ecosystems, species at risk, grasslands, migration routes, old growth management areas, and cliffs and bluffs.
- 7.8 Consider clustering and density bonuses or other incentives for development proposals that protect and enhance environmentally sensitive areas and connectivity corridors.
- 7.9 Consider the use of legislative tools including: development permit areas for protection of the natural environment, its ecosystems and biological diversity; Section 219 covenants; and park land dedication to protect environmentally sensitive areas.
- 7.10 Support programs that build public understanding of riparian, wetland and ecosystem health.
- 7.11 Raise awareness of, and encourage farm operators to integrate the use of beneficial management practices for development on their properties.
- 7.12 Raise awareness of invasive plants and animals and methods to control their spread.
- 7.13 Support stewardship groups in their efforts to conserve and protect environmentally sensitive areas in the Plan Area.
- 7.14 Encourage farm operators to participate in the Environmental Farm Plan process.
- 7.15 Support strategies to control Provincial (Part 1) and Regional (Part 2) invasive plants as described in the *Weed Control Act*.

8 Conservation Subdivisions

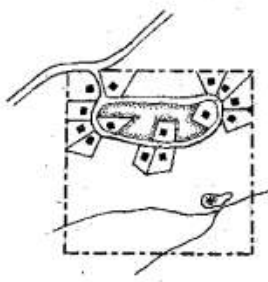
A planning tool that is commonly used by local governments throughout North America is conservation subdivisions, which are also referred to as cluster subdivisions as illustrated below. The basic principle of conservation subdivisions is to group new residential parcels onto part of the development parcel so the remainder can be preserved as open space, thereby maintaining rural character and preventing rural sprawl from consuming inordinate amounts of land. Density bonuses are usually offered to encourage this development approach, particularly where there would be benefits to the whole community.



Conventional Subdivision

Lot Yield: 7

Park Land Dedication: 1.5 ha

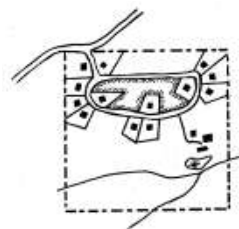


Conservation Subdivision – Option 1

Minimum Parcel Size: 3000 to 8000m²

Lot Yield: 14

Park Land Dedication: 1.5 ha



Conservation Subdivision – Option 2

Minimum Parcel Size: 3000 to 8000m²

Lot Yield: 13 clustered and 1 remainder

Park Land Dedication: 1.5 ha

The establishment of cluster forms of rural residential development has several environmental, economic and social advantages. The advantages include: the reduction of private land consumption for housing; reduction of areas disturbed by construction; concentration of homes in the most desirable areas; reduction in servicing costs to developers, utility providers and government agencies; and the retention of ***environmentally sensitive areas***, agricultural land, green space, viewsheds, and recreation areas for the general public.

Objectives

The objectives of the **Board** with respect to Conservation Subdivisions are as follows:

- That there are advantages to cluster forms of rural residential development in areas having at least one of the following characteristics: hillside topography or other natural hazards; environmentally sensitive areas; viewsheds, agricultural land and other potential food growing areas; and established or potential recreation areas.
- That development of lands in the 'Rural Resource 1'; 'Rural Residential'; and 'Agricultural' land use designations may be considered for conservation subdivisions.

Policies

- 8.1 Cluster forms of rural residential development may be considered upon application as an alternative to conventional rural residential developments subject to meeting and being in conformity with the criteria identified in the policies below.
- 8.2 For lands that are approximately 12 hectares in area or larger having one or more of the following features: significant hillside topography or other natural hazards, environmentally sensitive areas, agricultural land, established or potential recreation corridors; designation as 'Cluster Rural Residential' and associated zoning may be considered upon application, and is preferred for such lands over traditional forms of rural residential subdivision.
- 8.3 Proposals to allow cluster rural development will be evaluated on criteria that may include, but is not necessarily limited to the following:
 - a) A minimum of 50% of the land proposed to be subdivided will be retained in perpetuity as a single parcel (e.g. through park land dedication or a Section 219 covenant) that must be contiguous unless there is no alternative;
 - b) The portion of the property that is to remain undeveloped is contiguous, wherever possible, with other green space and/or recreational corridors;
 - c) Rural character should be maintained to the maximum extent possible by implementing the following design principles as appropriate: retaining forested, riparian and food growing areas; and leaving prominent hillsides, ridges, and natural hazard areas undeveloped;
 - d) Trail dedication is considered on areas of the property not designated for residential development;
 - e) Residential lots are located in such a way that they will not pose a detrimental impact on an environmentally sensitive areas;
 - f) Residential lots are situated to avoid hillsides, where view impacts and geotechnical concerns are greatest;
 - g) Lot sizes in residential clusters ideally would range from 3000m² to 8000m²;
 - h) Ideally the number of lots per cluster would be in the range of four to eight;
 - i) It is demonstrated that sewage and water servicing, whether they are proposed to be on-site or community systems, meet the requirements of the applicable government agency(s);
 - j) Proposed development should respect existing neighbourhood character;
 - k) Provision that no further subdivision may occur;
 - l) Residential clusters should be oriented to maximize solar access; and
 - m) Where possible, appropriate forms of alternative transportation are available.
- 8.4 One single family dwelling and one secondary suite per parcel created by conservation subdivision may be permitted.
- 8.5 Density bonuses of up to two times the parcel density permitted with a conventional subdivision in the implementing Zoning Bylaw may be considered particularly where other conservation measures are considered in the design including water and energy conservation.

- 8.6 Parcel yield would be determined based on the number of lots that could be created by a conventional subdivision under the existing land use designation at the time of application.

For example a 30 ha parcel with a 4ha minimum parcel size requirement for subdivision would have a yield of seven, 4ha lots. The calculations assume that 5% (1.5) would be dedicated for park land, and also some land would be required for the road to access the new lots.

Where a minimum of 50% of the lot is preserved as open space, and a density bonus of two times is considered, there would be two options as follows:

Option 1: 14 clustered parcels could be created with an open space remainder of at least 15ha; or

Option 2: 13 clustered parcels could be created with an open space remainder of at least 15ha, which could have a dwelling on it. This option may be desirable where the open space would retain an operating farm. While the farm would not be of direct benefit to the public, the rural quality of the area would be retained.

9 Transportation

It is in the public interest that a cost-efficient and safe transportation network is developed and maintained. The Province is responsible for highways and roads in the **Plan Area**. The transportation network, which includes highways and secondary roads, resource roads and an operating railway are shown on Map 7.

The existing transportation network in the Plan Area consists of the following:

- Highway 3, and a number of secondary roads serving local needs.
- Resource roads.
- The Trans Canada Trail, which connects the Plan Area to Christina Lake and the West Boundary Area.
- The railway that is Omnitrac operated/Burlington Northern Railway owned, which connects the Grand Forks area to Kettle Falls, Washington and the North American railway system beyond.
- Non-motorized transportation in the form of recreational trails and other non-motorized transportation routes.

There are no immediate plans to expand the existing system of highways and secondary roads, with the exception of potential plans to develop the Spraggett Road right of way between Almond Gardens Road West and Carson Road. The Regional District does not have jurisdiction over the location or phasing of this road.

Objectives

The objectives of the **Board** with respect to Transportation are as follows:

- To encourage the development of a safe, efficient and functional transportation network for vehicles and non-vehicular traffic that minimizes environmental harm.
- To encourage the Province and its contractors to apply Provincial Best Management Practices (Develop With Care) to road construction and maintenance activities.
- To support the continued use of operating railways in the Plan Area for rail transportation.
- To encourage non-motorized transportation within the Plan Area.

Policies

The policies of the **Board** with respect to Transportation are as follows:

- 9.1 Support the Province's efforts to develop a safe and functional roadway system.
- 9.2 Endorse the enforcement of reasonable standards for all roadways used by the public whether or not they are public roadways under the *Highway Act*.
- 9.3 Encourage the development of secondary emergency access routes for growth areas.
- 9.4 Encourage the Ministry of Transportation and Infrastructure to refer subdivision plans within wildfire interface areas to the Fire Chief or the Emergency Management Coordinator.

- 9.5 Support the development of Spraggett Road between Almond Gardens Road West and Carson Road in consultation with the adjacent property owners.
- 9.6 Encourage the Province to ensure proper future road alignments adjacent to municipal boundaries.
- 9.7 Endeavour to protect both operating and abandoned railway corridors for rail transportation and non-motorized transportation where possible.
- 9.8 Require, in the implementing Zoning Bylaw, off-street parking provisions which promote the free flow of traffic, and the safety of pedestrians and traffic.
- 9.9 Encourage the Province to minimize soil disturbance, and remediate disturbed soils in a timely manner following maintenance activities.
- 9.10 Endeavour to establish and improve non-motorized transportation links between outlying settled areas and the City of Grand Forks.
- 9.11 Collaborate with the Province to manage the cumulative effects of resource road development and maintenance.

10 Sand and Gravel Deposits

Sand and gravel deposits are an important resource for road construction and maintenance; and for manufacturing concrete. Sand and gravel deposits are also recharge zones for the **Plan Area's** aquifers, which are a source of drinking water. The location of known publicly owned sand and gravel deposits are shown on the Transportation Map (Map 7). The suitability of these areas for future sand and gravel extraction is unknown.

Objectives

The objectives of the **Board** with respect to Sand and Gravel Deposits are as follows:

- To discourage development that would irreversibly prohibit future extraction of sand and gravel deposits.
- To encourage sand and gravel excavation activities that minimize degradation of surface and ground water quality, and long term impacts of excavation.
- To encourage sand and gravel operations to be considerate of adjacent land uses.

Policies

The policies of the **Board** with respect to Sand and Gravel Deposits are as follows:

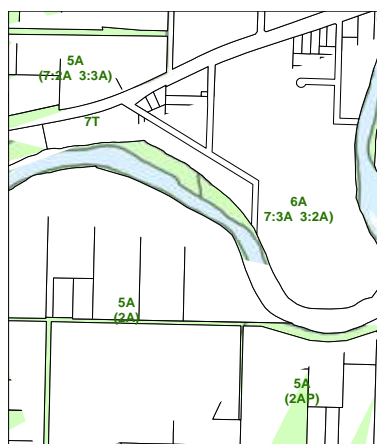
- 10.1 Designate appropriate locations of sand and gravel deposits for Industrial or Resource uses.
- 10.2 Consider adopting regulations to manage the deposit and removal of soil in order to mitigate the impacts of aggregate operation including reclamation.
- 10.3 Encourage, through the referral process, the Province to take into consideration the following when assessing applications for gravel pit operations:
 - a) Potential impacts on groundwater and surface water;
 - b) Potential impacts on adjacent land uses;
 - c) Potential impacts of increased industrial traffic on nearby road infrastructure;
 - d) Reclamation plans for the disturbed lands; and
 - e) Other potential issues that the Board may identify through the review process.

11 Agricultural Resources

The **Plan Area** has a total of 8770 hectares (21,700 acres) of land in the Agricultural Land Reserve (ALR), which makes up less than 5% of the total land area (Map 8). Less than one-quarter of the ALR land (1916 hectares) was in crop production in 2006 on 169 active farms.

The ALR is a provincial zone in which agriculture is recognized as the priority use due to its potential for agricultural production. The Province established the ALR boundaries based on the Canada Land Inventory. The inventory divides lands in BC into seven classes with Class 1 having very few limitations to agriculture and Class 7 having poor capability for agriculture, most often due to steep slopes and unfavourable climate.

Agricultural land capability is presented as both unimproved and improved (in brackets) (see illustration below). Improvements to agricultural capability include, but are not limited to: irrigation, stone removal where possible, and drainage of low lying areas. Approximately 36% of the ALR land in the *Plan Area* is improvable to Class 1 through 3, while that number almost doubles to 65% when Class 4 land is included. Lands with the highest value for agriculture are located in the Kettle River Valley south of the City of Grand Forks, south and west of Ward Lake and in the Granby River Valley near Pass Creek.



Agricultural Land Capability Mapping is available on the RDKB web site www.rdkb.com. The description on the top is the unimproved rating, while the description on the bottom is the improved rating. For example the unimproved land capability of the area in the top left of this map is 5A meaning it is Class 5 with aridity as the limiting factor. However, with irrigation the improved land capability is 70% Class 2A, and 30% Class 3A with aridity still limiting crop production.

Objectives

The objectives of the **Board** with respect to Agricultural Resources are as follows:

- To preserve farms and farmland in the Plan Area.
- To recognize the contribution of agricultural businesses, including **agritourism**, to the local economy and to the food security of the Plan Area and adjacent areas.
- To encourage farming practices which minimize impacts on the environment.

Policies

The policies of the **Board** with respect to Agricultural Resources are as follows:

- 11.1 Support a study(s) to refine the boundary of the ALR based on agricultural suitability taking into consideration that ALR land can support non-soil based agricultural activities such as greenhouses and processing facilities.
- 11.2 Recognize the legislated right to farm, and also encourage the use of buffers to separate agricultural uses from other uses.
- 11.3 Support processes that bring unused farm land into production.
- 11.4 Encourage farm operators to participate in the Environmental Farm Plan Program, which is intended to promote the use of 'Beneficial Management Practices'.
- 11.5 Consider measures, including education, to control the removal and deposit of soil in agricultural areas.

12 Sewer Services

Parcels in the **Plan Area** are serviced with on-site sewage disposal systems. No new sewer systems or expansion of the City of Grand Fork's sewage service into the Plan Area is anticipated during the life of this **Plan**. Expansion of the City of Grand Forks sewage service into the Plan Area would likely be accompanied with a boundary expansion into that area.

Objectives

The objectives of the **Board** with respect to Sewage Services are as follows:

- To develop a coordinated land use and sewer servicing strategy.
- To protect groundwater from potential contaminants originating from on-site sewage treatment systems.

Policies

The policies of the **Board** with respect to Sewage Services are as follows:

- 12.1 Not support sewage treatment systems which serve two or more separately-owned parcels, without a third party governing body, due to the potential administrative issues that may arise.
- 12.2 Encourage the use of packaged treatment plants with tertiary treatment for high density land uses.
- 12.3 Encourage land owners to regularly inspect, and maintain their on-site sewage disposal systems and encourage the use of packaged treatment plants with tertiary treatment in areas that are vulnerable to groundwater contamination.

13 Water Services

There are three water service providers in the **Plan Area**: Covert Irrigation District; Sion Improvement District and Grand Forks Irrigation District (Map 9). Those water service providers are independent of the Regional District in their operations and governance, but clearly important for residents of the area. Only one of the three services, Sion Improvement District, has future expansion plans as shown on Map 9.

The Covert Irrigation District services an area of approximately 128 hectares (316 acres) and has roughly 38 connections for both domestic and irrigation purposes. The source of water is both groundwater and surface water (July Creek).

The Sion Improvement District, which uses groundwater exclusively, services two distinct areas, and has identified two potential expansion areas. The areas currently serviced include the Spencer/College Road areas and the London/Davey Road areas. There are approximately 329 domestic water connections and 365 connections that irrigate roughly 300 hectares (740 acres) of agricultural land. A large portion of the serviced areas are in the ALR. Potential expansion areas include the area north of Coalshute Road and the area west of the City of Grand Forks boundary between 1st Road and Hardy Mountain Road.

The Grand Forks Irrigation District, which also uses groundwater exclusively, services three areas: the Carson Road area, the Nursery area, and the Copper Ridge area. The Copper Ridge Area has a separate water distribution system to serve the existing domestic water connections in that area. Roughly 35 households are currently connected to the water system in Copper Ridge. There are approximately 20 existing vacant parcels in Copper Ridge and the potential to create additional parcels.

The remainder of the Grand Forks Irrigation District is close to capacity and there are no expansion plans for the system. There are approximately 300 domestic water connections and 180 connections that irrigate roughly 530 hectares (1300 acres) of agricultural land. Roughly 10% of the properties within the boundaries of the Grand Forks Irrigation District are not connected to the service. Connection to the system depends on whether the owner subscribed to the system when it was re-built in 1989. With the exception of the Copper Ridge area the Grand Forks Irrigation District is almost entirely within the ALR.

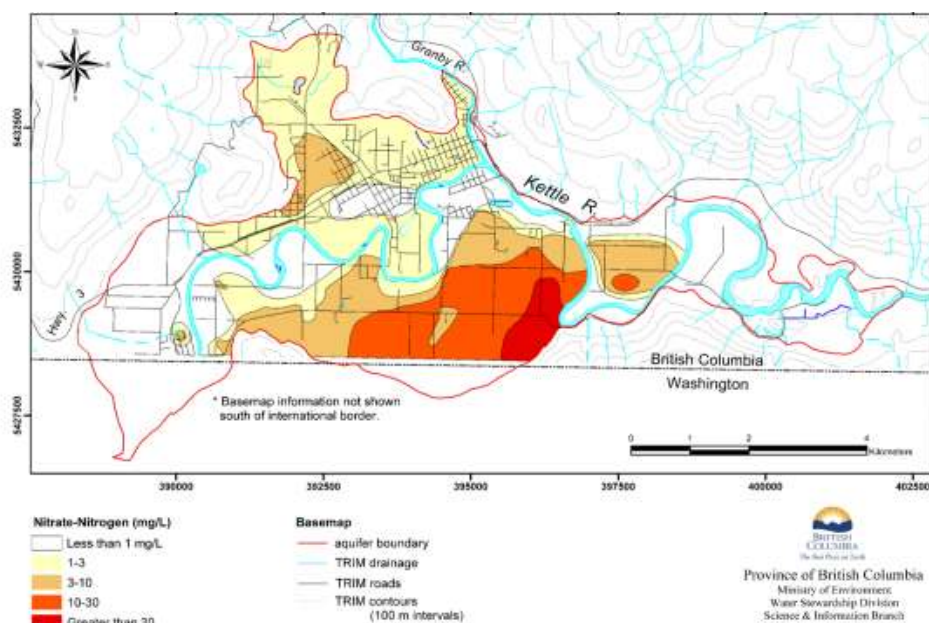
The groundwater source for the three water service providers is the Grand Forks Regional Aquifer, the boundary of which is shown on Map 9. The Aquifer straddles the Canada-US border, with 95% of the aquifer on the Canadian side of the border. In addition to supplying water to the three water services described above, the Aquifer supplies water to the City of Grand Forks and a number of private domestic wells.

The Aquifer, is for the most part, an unconfined sand and gravel aquifer, making it vulnerable to land use activities above it. Groundwater testing has shown that the maximum acceptable concentration of 10 mg/L nitrate-nitrogen² has been exceeded in two areas: south of the airport from Big Y to Darcy Road, and in the Nursery Area shown on the Map³ below.

² Health Canada, 2003. Summary of Guidelines for Canadian Drinking Water Quality.

³ Wei, Mike, et al. 2010. State of Understanding of the hydrogeology of the Grand Forks Aquifer. BC Ministry of Environment and Simon Fraser University.

Map of the Distribution of nitrate-nitrogen in the Grand Forks Area (Wei et.al. 2010. *State of Understanding of the Hydrogeology of the Grand Forks Aquifer*).



There is one **community watershed** that is entirely within the Plan Area. The City of Grand Forks holds the licence for Overton Community Watershed, which is located north-east of the City (Map 9). The watershed, which is almost entirely Crown land, is not currently used for domestic water. A portion of the headwaters of the Moody Creek Community Watershed, which services the Christina Waterworks District in Electoral Area 'C'/Christina Lake, is within the Plan Area (Map 9).

Objectives

The objectives of the **Board** with respect to Water Services are as follows:

- To ensure that land use and density matches the level of water servicing available.
- To incent beneficial land management practices that protect ground and surface water quality and quantity.

Policies

The policies of the **Board** with respect to Water Services are as follows:

- 13.1 Establish and maintain a direct link between water services and land use and density.
- 13.2 Support the implementation of the Kettle River Watershed Management Plan, and the provision of adequate quality and quantity of water to water users.
- 13.3 Maintain effective communication links between the Regional District and the water service providers in the Plan Area.
- 13.4 Encourage and support expansion of domestic water services to existing parcels that are experiencing water quality concerns.
- 13.5 Support public education and subsidy programs aimed at conserving water, protecting groundwater quality, capping abandoned wells, and protecting wellhead areas.
- 13.6 Support the efforts of water service providers in the implementation of water conservation and drought management plans.
- 13.7 Support the efforts of water service providers in the development and implementation of well head protection plans.
- 13.8 Discourage higher land use densities and uses that threaten groundwater quality in well head capture zones for community water systems.
- 13.9 Require an assessment of the potential impacts of proposed land use changes that have a reasonable expectation to significantly influence ground and surface water quality and quantity.
- 13.10 Encourage the Province to retain in perpetuity publicly owned lands in community watersheds and to require that those lands be managed to the highest standard for water quality and quantity.
- 13.11 Encourage the Province to work with farm operators to promote farm practices that minimize impacts on ground and surface water quality and encourage beneficial farm management practices.
- 13.12 Encourage senior government and tenure holders to formally consult with the Regional District when resource development activities are proposed in the Plan Area.

14 Solid Waste Management

The **Regional District** provides waste management services, including recycling and composting to residents and businesses in the **Plan Area** and the City of Grand Forks. The Grand Forks Landfill, which is located within the City of Grand Forks, is owned and operated by the Regional District. Three waste streams are managed at the Grand Forks Landfill: recyclables, compostable organics, and residuals. The Regional District strives to divert the first two waste streams from the landfill, while the latter is buried in the landfill.

The City of Grand Forks is the first BC local government outside the Lower Mainland and Capital Region to provide residents with a green bin food scraps curbside collection service. Regional District waste composition surveys show that roughly 40% of garbage produced in the area is material that could be composted. Diversion of organic waste from landfills both increases the lifespan of landfills and reduces greenhouse gas emissions.

The Regional District currently provides weekly green bin and alternating bi-weekly recycling and garbage pick-up for some neighbourhoods in the Plan Area: currently including areas south of the City of Grand Forks, west of the City of Grand Forks to Spencer Hill, east of the City of Grand Forks toward Gilpin, and north to the Niagara townsite on the west side of the Granby River. Consideration is being given to expanding those services. Residents, including those that live outside the pick-up areas, and businesses beyond the pick-up areas can drop off recyclables, organics and garbage at the landfill. All residents of the Plan Area also can drop off yard waste for composting.

The following objectives and policies with respect to solid waste management include excerpts from the Solid Waste Management Plan (SWMP) for the Regional District, which was last updated in 2005. The SWMP is currently under review; once completed it will guide the development of garbage, recycling and composting programs for the next 5 to 10 years.

Objectives

The objectives of the **Board** with respect to Solid Waste Management are as follows:

- To develop a 10 year plan establishing an economically and technically feasible program to recover resources and manage solid waste that is both environmentally safe and acceptable to the public.
- To maximize the life expectancy of the Grand Forks Landfill.
- To maximize implementation of the five Rs of waste management: reduce, reuse, recycle, recover, and residual management.
- To actively discourage unauthorized dumping of refuse in the Plan Area.

Policies

The policies of the **Board** with respect to Solid Waste Management are as follows:

- 14.1 Develop and promote partnerships with other levels of government by acknowledging a shared responsibility in the protection and enhancement of the environment.
- 14.2 Support the "Extended Producer Responsibility" model for waste management activities in British Columbia.
- 14.3 Ban, from the landfill, all materials that are identified in the *Environmental Management Act* plus yard and garden waste.

- 14.4 Support organics diversion programs (including education, home composting and large scale composting) aimed at reducing greenhouse gases and extending the life expectancy of the Grand Forks Landfill.
- 14.5 Implement a tipping fee structure that encourages people to make responsible choices regarding the five Rs of waste management.
- 14.6 Cooperate with communities in the Boundary Area to the extent possible, in order to achieve the goals of the Solid Waste Management Plan.
- 14.7 Strive to minimize the number of trips required by vehicles for transportation of garbage, recycling, and organics in order to reduce greenhouse gas emissions.
- 14.8 Support and enhance programs that clean up unauthorized dump sites.

15 Recreation Resources

Recognition and promotion of recreational assets can result in increased tourism and can attract investment to the area through business start ups and relocation; and in-migration.

Approximately 20% of the **Plan Area** is park land, most of which is within Provincial Parks. There is also a significant amount of public land that is used by the residents and visitors for recreational purposes including trails, some of which is authorized by formal agreements with the Province (Map 10). There is a Regional Parks and Trails service in place for the Plan Area.

Recreational use of public land contributes to the local economy and gives character to the Plan Area that makes it a destination for visitors and people considering relocating to the Grand Forks area.

In 2013, the Boundary Country Trails Agreement was finalized, with the combined support of over 20 of the area's trail user groups and stakeholders. This landmark agreement was forged to help protect, build, and sustain trails across the region.

Objectives

The objectives of the **Board** with respect to Recreation Resources are as follows:

- To encourage the provision of appropriate parks and recreation facilities for the residents of the Plan Area.
- To strive to legalise access to areas presently used by residents of the Plan Area for recreational purposes, through formal land use agreements or land acquisition.
- To foster the continued collaborative development and stewardship of recreation resources among stakeholders.

Policies

The policies of the **Board** with respect to Recreation Resources are as follows:

- 15.1 Support the development of a Parks Plan for the Plan Area to establish existing and future parks needs of residents and visitors.
- 15.2 Support the creation of a Trails Master Plan that includes both non-motorized and motorized trail uses.
- 15.3 Support the creation of Cycling Infrastructure Plan.
- 15.4 Encourage respectful use of recreation lands that minimizes impact on the environment.
- 15.5 Consider adoption of bylaws or other measures to create smoke free outdoor spaces for Regional District owned lands (e.g. parks, heritage buildings, museums, trails, and similar facilities).
- 15.6 Consider the merits of referrals from the Province for recreational use of Crown land based on potential for impacts on the following: environmentally sensitive areas, wildlife corridors, adjacent property owners, other recreational users, and other matters that the Board may consider relevant.
- 15.7 Encourage recreation groups to document and legalize use of public land for recreational purposes.

- 15.8 Support non-profit community recreation facilities, programs and partnerships in the Plan Area due to their importance to local residents and residents of the surrounding area (e.g. Phoenix Ski Hill).
- 15.9 This Plan contains policies and designations respecting the location and types of future parks. See Map 10 for existing and proposed parks and trails. See also the following land use designations: 'Park and Recreation', 'Conservation', and 'Rail/Trail Corridor'. Future parks may include trails, conservation areas, heritage parks, UREPs, as well as Provincial, regional and community parks. If future development or demographics warrant, the Regional District may also consider land or cash-in-lieu for a small neighbourhood park.

16 Property Maintenance and Safety

The visual quality of the **Plan Area** is partly attributable to its setting on the scenic Granby and Kettle Rivers. It is also attributable to the pride with which most residents maintain their properties and buildings.

Many traditional rural and farming practices involve the storage of materials and other elements of land use which may offend new residents who are not familiar with the rural lifestyle. While seeking to encourage a high level of property maintenance standards in the Plan Area, some accommodation must be made for those elements of land use which are traditionally present in rural areas.

Objectives

The objectives of the **Board** with respect to Property Maintenance and Safety are as follows:

- To promote the retention of natural environmental and scenic values in the Plan Area.
- To promote actions that contribute to the health and safety of residents in the Plan Area.

Policies

The policies of the **Board** with respect to Property Maintenance and Safety are as follows:

- 16.1 Encourage the safe and quiet enjoyment of residential properties.
- 16.2 Encourage the proper care and maintenance of private property.
- 16.3 Consider the adoption of an Unsightly Premises Bylaw for the Plan Area, provided a Bylaw Enforcement Service is in place.
- 16.4 Maintain **Regional District** buildings and facilities in a sound and tidy condition.
- 16.5 Consider, adopting by bylaw, regulations regarding signage including placement and size of signs.
- 16.6 Encourage compliance of existing dwelling units with regulations that contribute to safety standards.
- 16.7 Encourage property owners to ensure their street address is highly visible from the road both during the day and at night.
- 16.8 Encourage residents to minimize the impact of smoke from burning on their property.
- 16.9 Discourage open burning of wood waste and organic matter.
- 16.10 Encourage residents to replace old wood burning appliances with more efficient, cleaner burning ones, and take advantage of incentive programs such as the Woodstove Exchange Program when available.
- 16.11 Consider the development of an Airshed Management Plan for the Kettle Valley portion of the Plan Area in cooperation with the City of Grand Forks and the Province.

17 Affordable, Rental and Special Needs Housing

There are a number of tools available to local governments to facilitate affordable, rental and special needs housing; however many are best suited to municipalities where high density housing is more feasible and desirable due to the availability of services such as water, and sewer, and where residents do not have to be as reliant on automobile transportation.

This **Plan** includes policies regarding housing affordability including increasing the supply of rental and affordable housing suited to rural areas including: considering permitting secondary suites in most locations where single family dwellings are allowed as a principal use; provisions regarding manufactured home parks; considering permitting dwelling units as a secondary use in commercial and industrial zones; and, permitting home-based businesses.

Objectives

The objectives of the **Board** with respect to Affordable, Rental and Special Needs Housing are as follows:

- To accommodate affordable, rental and special needs housing in a manner that is consistent with the rural nature of the **Plan Area**.

Policies

The policies of the **Board** with respect to Affordable, Rental and Special Needs Housing are as follows:

- 17.1 Consider permitting secondary suites in the implementing bylaw in zones which allow single family residences as a principal use on parcels greater than one hectare in area. The purpose of restricting secondary suites to parcels greater than one hectare in area is to limit additional negative impacts upon groundwater quality.
- 17.2 Consider allowing dwelling units in conjunction with a principal commercial or industrial use in the implementing Zoning Bylaw.
- 17.3 Support existing manufactured home parks since they may offer affordable accommodation.
- 17.4 Consider, by way of a rezoning application, proposals to create affordable housing in the Plan Area, including from a non-profit group registered as such pursuant to the *Society Act*. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following:
 - a) the suitability of the site proposed for such use (including neighbourhood impacts or access to community services such as water and shopping);
 - b) for affordable housing projects creating more than three dwelling units, provision of on-site tertiary levels of sewage treatment;
 - c) the provision of adequate off-street parking;
 - d) guarantees, through a Housing Agreement pursuant to Section 483 of the *Local Government Act*, or other instrument acceptable to the Board, that the proposed development will remain exclusively as low-income housing operated by a non-profit Society in perpetuity; and
 - e) consideration of creating a development permit area for site planning and the form and character of the buildings, should the proposed housing form be multiple family dwellings.

18 Utility Corridors

Corridors and rights of way occupy a significant amount of limited valley bottom land in the **Plan Area**. It is recognized that corridors and rights of way are a necessary land use; however it is in the public interest to avoid the creation of new and potentially unnecessary corridors and rights of way to the exclusion of other land uses. In the event that a new corridor is absolutely necessary, the **Regional District** encourages the agency responsible for approval to involve the residents of the Plan Area in a public consultation exercise to obtain their input. It is expected that the approval agency will seriously consider the results obtained from the public consultation in their project plan.

The dispersed rural settlement pattern in portions of the Plan Area means the type of services and utilities commonly found in an urban area cannot be provided in an economically efficient fashion. Existing services should be supported and efforts to minimize costs for delivering essential services and utilities should be made.

Objectives

The objectives of the **Board** with respect to Utility Corridors are as follows:

- To encourage the use of existing corridors and rights of way for utility improvements and upgrades.
- To encourage public consultation in the approval process for new or expanded corridors or rights of way.
- To ensure that the services and utilities, which are appropriate for the rural character of the Plan Area, are provided in an efficient, economic, and environmentally sound manner.

Policies

The policies of the **Board** with respect to Utility Corridors are as follows:

- 18.1 Encourage utility providers to plan their long term facilities having regard for this **Plan** through referral to the Regional District.
- 18.2 Encourage the consolidation of linear utilities into multi-purpose corridors which, preferably, follow existing roads or other rights of way.
- 18.3 Consider the impacts of developing and maintaining utility corridors on the natural environment, visual values, settlement patterns, and the long term utility needs.
- 18.4 Consider the use of abandoned utility corridors for green space and recreational trails.
- 18.5 Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact **environmentally sensitive areas** and connectivity between those areas.

19 Land Use Designations

The Land Use Designations, both present and proposed, are delineated on the Land Use Map (Map 1). When a land use designation boundary is shown following a highway or watercourse, the centre-line of such feature is the designation boundary. There are a total of 16 land use categories including the following:

- Residential Serviced 1 and 2
- Manufactured Home Park
- Rural Residential
- Agricultural Resource 1 and 2
- Rural Resource 1, 2 and 3
- Drinking Water Resource
- Commercial
- Industrial
- Parks and Recreation
- Conservation
- Rail/Trail Corridor
- Institutional and Community Facilities

Objectives

The objectives of the **Board** with respect to all land use designations are as follows:

- To place all lands in the **Plan Area** in land use designations that reflect the needs of the community while balancing the community's desire to preserve rural character and reduce greenhouse gas emissions; and
- To designate areas of land to meet estimated housing needs for at least the next 5 years.

Policies

The policies of the **Board** with respect to all land use designations are as follows:

- 19.0.1 Land Use Designations are delineated on Map 1;
- 19.0.2 Uses permitted in all land use designations may include, but not necessarily be limited to; utility uses and transmission facilities (excluding office, maintenance garages and storage areas), which are essential for the provision of water, sewer, electricity, telephone and similar services to the Plan Area; schools; parks; trails; museums; police and ambulance stations; fire halls and similar civic facilities.
- 19.0.3 Under the *Local Government Act* Section 492, the entire Plan Area is designated to allow for temporary uses. Such temporary use permits will be subject to site-specific operational conditions to ensure that the temporary land use will be compatible with the surrounding area.

The objectives and policies for each land use designation are described in detail below.

19.1 **Residential Serviced 1 and 2**

The Residential Serviced land use designations apply to lands that are serviced by a **community water system** (whether connected to the service or not) and are not in the Agricultural Land Reserve (ALR) (Map 1). There are two Residential Serviced land use designations: 'Residential Serviced 1' and 'Residential Serviced 2'. The 'Residential Serviced 1' designation applies to serviced areas that are on the valley floor including the following areas: College Road, Panorama/Davy Road, Vienna Woods, and Ward Lake. It is believed that parcels on the valley floor have greater potential to negatively impact quality of water in the Grand Forks Regional Aquifer.

The 'Residential Serviced 2' designation applies to serviced areas located on benches above the valley floor including the following areas: Copper Ridge and Spencer Hill. These areas have been subject to a localised study of potential groundwater contamination, which concluded that no appreciable risk to groundwater would result from their development for residential purposes.

At the time of adoption of this Plan, approximately 30 parcels in the 'Residential 1' designation could be developed, while approximately 400 parcels in the 'Residential 2' designation could be developed assuming those parcels could all be serviced with a community water system.

Objectives

The objectives of the **Board** with respect to the 'Residential Serviced' land use designation are as follows:

- To identify lands in relative close proximity to the City of Grand Forks that are serviced with community water systems for residential development and establish appropriate uses and parcel sizes.

Policies

The policies of the **Board** with respect to 'Residential Serviced' are as follows:

- 19.1.1 Designate non-ALR lands serviced by a community water system that are at or near the mean elevation of the Kettle River valley as 'Residential Serviced 1'.
- 19.1.2 Designate non-ALR lands serviced by a community water system that are located on benches above the floor of the Kettle River valley as 'Residential Serviced 2'.
- 19.1.3 In addition to uses otherwise permitted in all designations, permitted uses in the 'Residential Serviced 1' and 'Residential Serviced 2' designations may include but not necessarily be limited to: one single family dwelling; one secondary suite on parcels 1 hectare or greater in size; bed and breakfast; home-based business; and accessory buildings and structures.
- 19.1.4 The minimum parcel area required for new parcels created by subdivision in the 'Residential Serviced 1' land use designation is 4000m² for parcels connected to a community water system and 1 hectare for parcels not connected to a community water system.

- 19.1.5 Consideration will be given to reducing the minimum parcel area required for new parcels created by subdivision in the 'Residential Serviced 1' land use designation by way of re-zoning if it can be demonstrated by a qualified professional that groundwater quality would not be negatively impacted by the potential increase in density.
- 19.1.6 The minimum parcel area required for new parcels created by subdivision in the 'Residential Serviced 2' land use designation is 2000m² for parcels connected to a community water system and 1 hectare for parcels not connected to a community water system.
- 19.1.7 Consideration will be given to designating additional lands as 'Residential Serviced' provided they are serviced by a community water system, are not in the ALR and are contiguous with the Residential Serviced designation or the City of Grand Forks.

19.2 **Manufactured Home Park**

Two parcels of land were designated 'Manufactured Home Park' at the time this Plan was prepared: Almond Gardens Mobile Home Park with approximately 40 mobile home pads, and West Grand Forks Mobile Home Park with approximately 16 mobile home pads (Map 1). The Almond Gardens Mobile Home Park, which is entirely within the ALR, predated the establishment of the ALR.

Manufactured home parks may offer an affordable housing option for the Plan Area. The Regional District has a mobile home park bylaw, which provides details regarding the development of such parks including: regulations for setbacks; buffers; internal roads; and parking and recreation area requirements.

Objectives

The objectives of the **Board** with respect to the 'Manufactured Home Park' land use designation are as follows:

- To consider manufactured home park development within some parts of the Plan Area.
- To support existing manufactured home parks since they may be an affordable housing option for those living in the Plan Area.

Policies

The policies of the Board with respect to the 'Manufactured Home Park' land use designation are as follows:

- 19.2.1 In addition to uses otherwise permitted in all designations, permitted uses in the 'manufactured home park' designation may include but not necessarily be limited to: manufactured home parks; one single family dwelling; and accessory buildings and structures.

- 19.2.2 Proposals to create new manufactured home parks or to expand existing ones may be permitted by way of an OCP and zoning bylaw amendment upon application to the Regional District. Consideration would include, but not be limited to:
- a) connection to a community water system;
 - b) consideration of appropriate sewage treatment methods, that minimize potential for groundwater contamination;
 - c) compatibility with surrounding land uses;
 - d) submission of a report, prepared at the applicant's expense, demonstrating that a new manufactured home park would be an economic and social benefit for the Plan Area.

19.3 ***Rural Residential***

The 'Rural Residential' land use designation applies to un-serviced, non-ALR land that is relatively close to the City of Grand Forks (Map 1). The designation applies to three contiguous areas: the area surrounding the mountain east of Saddle Lake, the north side of Coalshute Road, and north of the Eagle/Panorama Drive Area. While not serviced with water at the time of preparation of this ***Plan***, some of the 'Rural Residential' lands are within the possible expansion area of the Sion Improvement District (Map 9).

Further development of the 'Rural Residential' lands would relieve pressure from developing on ALR lands and more remote areas of the Plan Area. At the time of adoption of this Plan, approximately 75 parcels could be created in the Rural Residential designation. The designation of additional Rural Residential lands will not likely be required until much of the existing capacity in the Residential Serviced and Rural Residential designations has been developed, but may be considered in appropriate circumstances.

Objectives

The objective of the ***Board*** with respect to the 'Rural Residential' land use designation is as follows:

- To identify lands suitable for rural residential use that are not serviced with a community water system, not in the ALR, and relatively close to the City of Grand Forks; and to establish appropriate uses and parcel sizes for those areas.

Policies

The policies of the ***Board*** with respect to the 'Rural Residential' land use designation are as follows:

- 19.3.1 In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Residential' designation may include but not necessarily be limited to: one single family dwelling; one secondary suite on parcels 1 hectare or greater in size; ***agriculture***; bed and breakfast; home-based business; and accessory buildings and structures.
- 19.3.2 The minimum parcel area required for new parcels created by subdivision in the 'Rural Residential' designation is 1 hectare.
- 19.3.3 The implementing Zoning Bylaw may include maximum allowable farm animal unit density in the 'Rural Residential' land use designation in an effort to protect

groundwater quality and to minimize land use conflicts.

- 19.3.4 Consider re-designation of 'Rural Residential' lands to a 'Residential Serviced' designation if the land is serviced by a community water system.
- 19.3.5 Consideration may be given to adding lands to the 'Rural Residential' land use designation, through the bylaw amendment process, provided the lands are not serviced with a community water system, not in the ALR, and relatively close to the City of Grand Forks.

19.4 **Agricultural Resource 1 and 2**

The majority of the land in the Agricultural Land Reserve (ALR) is designated either 'Agricultural Resource 1' or 'Agricultural Resource 2'. 'Agricultural Resource 2' includes the ALR land in the Granby River Valley, while 'Agricultural Resource 1' includes all other ALR land (Map 1).

There are however, lands in the ALR, which are designated for other uses, most of which pre-date the ALR:

Parks and Recreation Designation	<ul style="list-style-type: none"> • Crown parcel straddles Granby Road; portion on the west side of the road is in the ALR and in Provincial UREP (Use, Recreation, and Enjoyment of the Public) #1-3-1-65 also known as Granby River South • Crown parcel straddles North Fork Road; portion on the west side of the road is in the ALR and in Provincial UREP (Use, Recreation and Enjoyment of the Public) #1-3-1-67 also known as Pathfinder Creek • Pines Bible Camp • Horsemen's Grounds (partially in the ALR) • Boy Scouts' property – Granby River at Burrell Creek
Conservation Designation	<ul style="list-style-type: none"> • Nature Trust of BC – North-east of City of Grand Forks • Lands between Boothman's Oxbow and Gilpin Grasslands Provincial Parks • Saddle Lake Regional Park
Institutional/Community Lands Designation	<ul style="list-style-type: none"> • Fructova School • Flour Mill • Mountain View Doukhobor Museum • Vacant land owned by School District #51 • Broadacres Assisted Living Facility, Carson Road • USCC Cemetery (Leased to USCC from the Province) • USCC Cemetery (West of the leased piece) • Vacant USCC land (west of Cemetery) • 7th Day Adventist Church • Fire Halls
Commercial/Industrial Designation	<ul style="list-style-type: none"> • Hughes Road and Almond Gardens Road • Dowedoff Road and Almond Gardens Road • Rilkoff's Store • Campground on Manley Meadows Road (re-zoned in 1986) • RV Park on Highway 3 • Pacific Abrasives • Fortis BC parcel on North Fork Road

Rail/Trail Corridor Designation	<ul style="list-style-type: none"> Burlington Northern Railway right of way
Residential Designation	<ul style="list-style-type: none"> Manufactured Home Park on Almond Gardens Road

Objectives

The objectives of the **Board** with respect to the 'Agricultural Resource' land use designations are as follows:

- To meet the current and future needs for agricultural land in the Plan Area.
- To recognize that some land uses in the ALR are atypical of ALR land because they were in place prior to 1972.
- To establish minimum parcel size requirements that provide for a wide range of farming opportunities and discourage expectations for future subdivision.
- To strive to minimize the opportunity for conflict between agricultural and other land uses in the Plan Area.

Policies

The policies of the **Board** with respect to the 'Agricultural Resource' land use designations are as follows:

- 19.4.1 Designate all lands that are within the ALR as 'Agricultural Resource 1' (Kettle River Valley and other areas outside the Granby River Valley) or 'Agricultural Resource 2' (Granby River Valley) on the Land Use Map (Map 1).
- 19.4.2 Allow exceptions to the above policy where: land uses pre-date the ALR; the ALC has supported non-farm uses on a parcel of land; and public lands are either within a Provincial Park or are recognized for their conservation or recreational importance.
- 19.4.3 Consider amending this Plan to reflect changes in the ALR boundary.
- 19.4.4 In addition to uses otherwise permitted in all land use designations, permitted uses in the 'Agricultural Resource 1' designation may include but not necessarily be limited to: one single family dwelling; **agriculture; agricultural production of a controlled substance**; bed and breakfasts; home-based businesses; secondary suites on parcels 1.0 hectare or greater in size; and accessory buildings and structures.
- 19.4.5 In addition to uses otherwise permitted in all land use designations, permitted uses in the 'Agricultural Resource 2' designation may include but not necessarily be limited to: the uses permitted in the Agricultural Resource 1 designation plus agri-tourism, guest ranches, and campgrounds.
- 19.4.6 The implementing Zoning Bylaw may include golf courses as a permitted use on those lands where a re-zoning application was processed by the Regional District in the past (in particular PID 016-469-551).
- 19.4.7 While ALR exclusion applications will generally not be supported, consider supporting applications for non-farm use and exclusion from the ALR if the proposed land use supports and is beneficial to agriculture and no other suitable land is available.

- 19.4.8 The minimum parcel size requirements for new parcels created by subdivision in the 'Agricultural Resource 1' and 'Agricultural Resource 2' designations are 10 hectares, and 20 hectares, respectively.
- 19.4.9 Notwithstanding the above, consideration may be given to permitting additional dwellings for farm labour in the Agricultural designations, upon an application for a zoning bylaw amendment. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following:
- a) the productive capacity and size of the subject property;
 - b) the operational needs of the farm;
 - c) accessibility to farm help residing in a nearby municipality or elsewhere in the area;
 - d) the provision of a guarantee (e.g. covenant undertaking with security) by the owner that the structure will be removed should it no longer be required for the primary use of the property for agricultural purposes, may also be considered.
- 19.4.10 Notwithstanding the above, consideration may be given to permitting a second dwelling in the form of a manufactured home for a member of the owner's ***immediate family***, upon an application for a zoning bylaw amendment. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following:
- a) the size and location of the subject property;
 - b) the provision of a guarantee (e.g. covenant, housing agreement) that describes who may occupy the residence and what would trigger removal of the residence in the future.
- 19.4.11 Consider adding regulations regarding home-plate size and setback requirements to the implementing Zoning Bylaw to help maximize the usable area of farm land.

19.5 ***Rural Resource 1, 2 and 3***

The 'Rural Resource' land use designations apply to non-ALR, non-serviced lands that may also have topographical constraints to development. The 'Rural Resource' designation is split into three: 'Rural Resource 1', which is relatively close to developed areas and transportation corridors; 'Rural Resource 2' land, which is largely un-surveyed land that is further from those developed areas; and 'Rural Resource 3', which applies to an area of interest in the Lynch Creek Area (Map 1).

Objectives

The objectives of the ***Board*** with respect to the 'Rural Resource' land use designations are as follows:

- To retain the low density and rural character of the Rural Resource area by limiting the intrusion of higher density residential development.
- To encourage sustainable use of natural resources, ensuring long-term community stability and prosperity.
- To encourage management of resource extraction activities in the 'Rural Resource 3' designation that takes into consideration the impacts of those activities on recreational activities and the natural environment.

Policies

The policies of the **Board** with respect to the 'Rural Resource' land use designations are as follows:

- 19.5.1 In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Resource 1' designation may include but not necessarily be limited to: one single family dwelling; one secondary suite on parcels 1 hectare or greater in size; **agriculture; agricultural production of a controlled substance**; bed and breakfast; guest ranch; campground; log home manufacturing; home-based business; veterinary clinics; resource extraction and processing; and accessory buildings and structures.
- 19.5.2 In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Resource 2' land use designation may include but not necessarily be limited to: agriculture; campground; resource extraction and processing; and accessory buildings and structures.
- 19.5.3 In addition to uses otherwise permitted in all designations, permitted uses in the 'Rural Resource 3' land use designation may include but not necessarily be limited to: agriculture, campground; resource extraction and processing; and accessory buildings and structures.
- 19.5.4 The minimum parcel area required for new parcels created by subdivision in the 'Rural Resource 1', 'Rural Resource 2', and 'Rural Resource 3' land use designation is 10, 20, and 20 hectares, respectively.
- 19.5.5 Avoid, where possible, considering lands in the 'Rural Resource' land use designations for re-designation and re-zoning to a 'Rural Residential' land use designation, given the likelihood of more appropriate land in closer proximity to Grand Forks city.

19.6 Drinking Water Resource

There are two **community watersheds** in the Plan Area: Overton Creek Community Watershed and Moody Creek Community Watershed, which is only partially in (Map 1).

Objectives

The objective of the **Board** with respect to the 'Drinking Water Resource' land use designation is as follows:

- To recognize the importance of the long term sustainability of community water sources to residents of the Plan Area and Electoral Area 'C'/Christina Lake.

Policies

The policies of the **Board** with respect to the 'Drinking Water Resource' land use designations are as follows:

- 19.6.1 The minimum area required for new parcels created by subdivision in the 'Drinking Water Resource' designation is 50 hectares.
- 19.6.2 In addition to uses otherwise permitted in all designations, permitted uses in the 'Drinking Water Resource' designation may include but not necessarily be limited to: resource extraction and processing; and accessory buildings and structures.
- 19.6.3 The minimum setback distances for buildings and structures in the 'Drinking Water Resource' designation will be established such that the impact on watercourses is

minimized.

- 19.6.4 Encourage the Province to retain in perpetuity the remaining Crown owned lands in community watersheds and to require that those lands be managed to the highest standard for water quality, quantity and timing of flow.

19.7 **Commercial**

There were a total of five parcels in the commercial land use designation at the time of adoption of this Plan, all of which are in the Agricultural Land Reserve (Map 1). Those lands covered approximately 7 hectares. The commercial uses pre-dated the ALR with the exception of the campground on Manly Meadows Road, which obtained permission for non-farm use from the Agricultural Land Commission.

The predominance of ALR land in the valley bottom has limited the expansion of commercial land use in the Plan Area. Designation of additional commercial land in the Plan Area has been discouraged in previous land use plans since commercial use is often better suited to municipalities where water and sewer services are available and commercial uses on the fringe of the City of Grand Forks may draw shoppers away from the downtown core.

Objectives

The objectives of the **Board** with respect to the 'Commercial' land use designation are as follows:

- To direct most forms of commercial activity into the City of Grand Forks where full community services are present.
- To support the commercial use of those lands designated as such.

Policies

The policies of the **Board** with respect to the 'Commercial' land use designation are as follows:

- 19.7.1 In addition to uses otherwise permitted in all designations, permitted uses in the 'Commercial' land use designation may include but not necessarily be limited to: sale of agricultural products and farm machinery; convenience stores; restaurants; souvenir, antique and curio shops; campgrounds; an accessory dwelling unit; and accessory buildings and structures.
- 19.7.2 The minimum parcel area required for new parcels created by subdivision in the 'Commercial' land use designation is 4000m² for parcels connected to a **community water system** and 1 hectare for parcels not connected to a **community water system**.
- 19.7.3 Proposals to create additional commercial lands or to expand existing commercial lands may be permitted by way of a zoning amendment with OCP amendment, upon application to the **Regional District**. Considerations would include, but are not limited to:
- a) Potential impacts of the proposed commercial land use on the owners and occupiers of adjacent parcels of land;
 - b) Intent to mainly service the needs of the rural population, or dependence on a local rural resource (an example of the former would be a farm equipment and supplies sales and service outlet; an example of the latter would be a quarry retailing decorative rock products and related items);

- c) Approval of the Agricultural Land Commission if the land is in the Agricultural Land Reserve;
- d) Potential impact of the proposed commercial land use upon the natural environment, including the Grand Forks Regional Aquifer.

- 19.7.4 The implementing zoning bylaw, in its initial form, shall not permit kennels in the Plan Area except where a site specific re-zoning has been approved by the **Board**. Proposals to permit kennels may be considered by way of a zoning amendment for parcels located in the 'Rural Resource 1', 'Agricultural Resource 1', 'Agricultural Resource 2', 'Commercial' and 'Industrial' land use designations upon application to the Regional District. Considerations include, but are not limited to:
- a) the proximity of the proposed facility to other land uses with which it may not be compatible;
 - b) size of the facilities in relation to the principal uses; and
 - c) potential noise, visual, and environmental impacts.

19.8 **Industrial**

As with commercial land use, many industrial activities in the Grand Forks area are presently located within the City of Grand Forks. The predominance of ALR land in the valley bottom has limited the expansion of industrial activity in the Plan Area.

There were six areas of Industrial designated land in the Plan Area at the time of adoption of this Plan: five individual parcels and a cluster of parcels in the GN Road area (Map 1). The total area of the Industrial designated land was approximately 30 hectares at the time of adoption of this Plan. Only one of the parcels, at the corner of Carson and Cooper Roads, is entirely within the ALR. The industrial use of that parcel predates the ALR. Another parcel, the Fortis substation on North Fork Road is partially in the ALR.

It is generally better to concentrate industrial land uses in contiguous industrial zones or industrial parks as opposed to having such uses dispersed throughout an area. This is because industrial land uses tend to have external effects which can impact negatively upon the use and enjoyment of other lands, especially residential use.

Objectives

The objectives of the **Board** with respect to the 'Industrial' land use designation are as follows:

- To ensure that suitable lands for industrial uses are protected.
- To avoid future land use conflicts by identifying suitable locations for industrial land uses.

Policies

The policies of the **Board** with respect to the 'Industrial' land use designation are as follows:

- 19.8.1 In addition to uses otherwise permitted in all designations, permitted uses in the 'Industrial' designation may include but not necessarily be limited to: manufacturing; storage; freight terminals; recycling facilities; an accessory dwelling unit; and accessory buildings and structures. The implementing Zoning Bylaw will further define which industrial uses will be permitted in each industrial zone.

- 19.8.2 Notwithstanding the above policy, permitted uses in the GN Road Industrial area may include but not necessarily be limited to the extraction and processing of sand and gravel deposits and manufacturing of concrete. Proposals to add other light industrial, low impact uses may be considered by way of a zoning bylaw amendment, upon application to the Regional District. Considerations would include, but not be limited to:
- a) Potential impacts of proposed industrial land use on the owners and occupiers of adjacent parcels of land; and
 - b) Potential impact of the proposed industrial land use upon the natural environment, including the Grand Forks Regional Aquifer.
- 19.8.3 The minimum parcel area required for new parcels created by subdivision in the 'Industrial' land use designation is 4000m² for parcels connected to a community water system and 1 hectare for parcels not connected to a community water system.
- 19.8.4 Proposals to create additional industrial lands or to expand existing industrial lands may be permitted by way of a zoning amendment with OCP amendment, upon application to the Regional District. Considerations would include, but not be limited to:
- a) Approval of the Agricultural Land Commission if the land is in the Agricultural Land Reserve;
 - b) Potential impacts of the proposed industrial land use on the owners and occupiers of adjacent parcels of land; and
 - c) Potential impact of the proposed industrial land use upon the natural environment, including the Grand Forks Regional Aquifer
- 19.8.5 Subject to the above policy, consideration would be given to re-zoning lands in the vicinity of DL496 on the north side of Highway 3 east of the City of Grand Forks to the Industrial designation.

19.9 **Parks and Recreation**

The 'Parks and Recreation' land use designation applies to both publicly and privately owned parks and parcels used for recreation purposes (Map 1). Development of park related facilities on lands in the ALR must be in accordance with the Agricultural Land Commission. The following is a list that generally describes the lands that are designated Parks and Recreation:

- Provincial and Regional Parks,
- Phoenix Mountain Controlled Recreation Area,
- Lands leased from the Province for recreational purposes: i.e. Horseman's grounds, Boy Scouts Camp, Rifle Range,
- UREP (Use, Recreation and Enjoyment of the Public)/Recreation Reserves,
- Pines Bible Camp.

Other recreational uses such as the Forest Recreation Sites and existing and proposed trails are shown on the Recreation and Trails Map (Map 10). Map 10 also includes a Water Trail along the Kettle River between Carson and the east side of the Plan Area.

Objectives

The objectives of the **Board** with respect to the 'Parks and Recreation' land use designation are as follows:

- To encourage the provision of and safe use of appropriate parks and recreation facilities for the residents of the Plan Area.
- To legalise access to areas presently used by residents of the Plan Area for recreational purposes, possibly through land acquisition.

Policies

The policies of the **Board** with respect to the 'Parks and Recreation' land use designation are as follows:

- 19.9.1 In addition to uses otherwise permitted in all designations, permitted uses in the 'Parks and Recreation' designation may include but not necessarily be limited to: wildlife reserves; ski lodge; eating and drinking establishments; hotel/motel and guest cabins; camping; recreational vehicle accommodation; public assembly uses; recreation facilities; and accessory buildings and structures.
- 19.9.2 Reserve the right to determine whether park land dedication pursuant to Section 510(2)(b) of the *Local Government Act* will be in the form of land or money.
- 19.9.3 Consider amendments to this Plan and the Zoning Bylaw to recognize additional park land should it be established.
- 19.9.4 Encourage parks and trails users to inform themselves regarding land ownership and not to cross private land without permission
- 19.9.5 Encourage parks and trails users to inform themselves about the risks involved in recreational activities including water safety and hazards

19.10 Conservation

The survey and public meetings done as part of the creation of this Plan showed that the public values conservation of lands that have high value for protection of wildlife habitat and riparian areas. At the time of preparation of this Plan, approximately 485 hectares of land was in the 'Conservation' land use designation. Lands included:

- Lands surrounding Ward Lake
- Okanagan Region Wildlife Heritage Fund Society owned and leased lands
- Nature Trust of BC owned lands
- A portion of the shoreline of Wilgress Lake
- Wildlife Habitat Area near Phoenix Mountain for William's Sapsucker
- UREPs in various locations in the Plan Area
- Crown land adjacent to Gilpin Grasslands and Boothman's Oxbow Provincial Park
- Saddle Lake Regional Park

Objectives

The objective of the **Board** with respect to the 'Conservation' land use designation is as follows:

- To strive to protect, maintain and restore the wildlife and ecosystem values within the 'Conservation' land use designation.

Policies

The policies of the **Board** with respect to the 'Conservation' land use designation are as follows:

- 19.10.1 In addition to uses otherwise permitted in all designations, permitted uses in the 'Conservation' designation may include but not necessarily be limited to: conservation activities; non-motorized recreation; one single family dwelling; and accessory buildings and structures.
- 19.10.2 Recognize and support the efforts of trusts, societies, the Province and stewardship groups who own or manage land for conservation purposes.
- 19.10.3 Reserve the right to determine whether park land dedication pursuant to Section 510(2)(b) of the *Local Government Act* will be in the form of land or money.
- 19.10.4 Support the expansion of the 'Conservation' land use designation to environmentally sensitive areas.

19.11 Rail/Trail Corridor

The Plan Area includes one active and several abandoned railway corridors (Map 1). Mining in the area at the turn of the century lead to a railroad race to transport the minerals to smelters and markets outside the area. All have been abandoned with the exception of the track that runs parallel to the Canada-US border and north into the City of Grand Forks, predominantly used to transport wood products out of Grand Forks industrial areas to the US market. The Trans Canada Trail is located in the abandoned Columbia and Western railway corridor. There are also several other abandoned corridors, some of which have remained intact and are or could be used for recreational purposes.

Objectives

The objective of the **Board** with respect to the 'Rail/Trail Corridor' land use designation is as follows:

- To protect the integrity of the railway rights of way in the Plan Area for corridor type uses.
- To recognize the importance of railway corridors for economic activity in the Grand Forks area.

Policies

The policies of the **Board** with respect to the 'Rail/Trail Corridor' land use designation are as follows:

- 19.11.1 Support the continued use of existing railways in the Plan Area for rail transportation purposes and endeavour to protect the continued operation of such railways under the implementing zoning bylaw.

- 19.11.2 The minimum area required for new parcels to be created by subdivision is 100 hectares.
- 19.11.3 In addition to uses otherwise permitted in all designations, permitted uses in the 'Rail/Trail Corridor' designation may include, but not necessarily be limited to: railways; recreational trails and similar transportation and utility corridors; and accessory buildings and structures.
- 19.11.4 If a trail is established on a railway right of way that is adjacent to land in the ALR, the Board would consider requiring fencing and buffering where adjacent to operating farms.
- 19.11.5 Reserve the right to determine whether park land dedication pursuant to Section 510(2)(b) of the *Local Government Act* will be in the form of land or money.

19.12 ***Institutional and Community Facilities***

As communities grow, so do the requirements for land which will be set aside for institutional and community facilities. Such needs are as diverse as: schools; fire halls, museums; places of worship; cemeteries; and border crossing facilities.

At the time this Plan was adopted, the following parcels were designated for 'Institutional and Community Facilities' as shown on Map 1:

- Customs office at the Carson border crossing
- Museums: Mountain View Doukhobor, Fructova School, Flour Mill
- Places of Worship: 7th Day Adventist Church at Highway 41 and Highway 3; USCC at Highway 3;
- Cemeteries;
- School District 51 owned lands: Vienna Woods and Highway 41
- Broadacres Assisted Living Facility;
- Fire halls – four in total.

Objectives

The objectives of the ***Board*** with respect to the 'Institutional and Community Facilities' land use designation are as follows:

- To identify sufficient lands for the institutional and community facilities needs of the residents of the Plan Area and to recognise such uses where they already exist.

Policies

The policies of the ***Board*** with respect to the 'Institutional and Community Facilities' land use designation are as follows:

- 19.12.1 In addition to uses otherwise permitted in all designations, permitted uses in the 'Institutional and Community Facilities' land use designation may include but not necessarily be limited to: libraries, community halls, care facilities, churches, cemeteries (excluding crematoriums), customs offices and similar civic facilities.

20 Implementation

An official community plan does not commit or authorize the Board to proceed with any project that is specified in the Plan. However all bylaws enacted or works undertaken by the Board after the adoption of the Plan must be consistent with the Plan.

20.1 ***Zoning and Subdivision Control***

Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299, 2005 shall remain in effect until it is replaced by a new zoning bylaw which is consistent with the policies of this Plan. Application for amendments to the zoning bylaw will be reviewed in light of this Plan and only be approved if consistent with the Plan.

In order to accommodate specific site conditions and circumstances, the densities and uses referred to in this Plan may be further defined in the implementing bylaws, provided the general intent and purpose of the Plan is not altered.

Subdivision approval remains with the Ministry of Transportation and Infrastructure's Approving Officer, who should have regard for the policies of this Plan in considering applications. This Plan is a strong indicator of the public interest. Subdivision approval shall be subject to the provision of a reliable supply of potable water and a sewage disposal system both of which meet the appropriate Provincial standards. Costs for the provision of services to a subdivided parcel of land shall be borne by the owner.

20.2 ***Minimum Parcel Size Exceptions in the Implementing Zoning Bylaw***

The minimum parcel sizes referred to in this Plan apply only to subdivision applications submitted after this Plan is adopted. In the implementing bylaw, existing undersized parcels shall be recognized and therefore may continue to be occupied by the use set out for the respective land use category in which they are located.

Minor reductions in the minimum parcel sizes set out under the land use designations may be permitted in the implementing zoning bylaw in order to accommodate losses of land incurred as a result of a required dedication for roads or other public purpose after the date of adoption of this bylaw.

The implementing Zoning Bylaw may also include minimum parcel size exception rules for parcels that are split into more than one land use designation at the time of adoption of this Plan. The exception rule for split-zoned parcels would only apply if the minimum parcel size requirement for new parcels created by subdivision could be achieved in at least one of the zones.

The consolidation and re-subdivision of adjoining existing undersized parcels may be permitted provided no additional parcels are created and the area required for sewage disposal and building setbacks is not reduced.

20.3 ***Development Approvals Information Area***

Through the authority of Section 485 of the *Local Government Act*, a local government may specify in an Official Community Plan, circumstances and designate areas for which development approval information is required. The designation of a Development Approval Information Area allows the local government to require an applicant to provide information to support an application to amend an Official Community Plan or Zoning Bylaw, or issue a development permit or temporary use permit at his or her own expense. The main objective of using this legislative provision is to ensure that appropriate studies and information are provided thereby enabling the Regional District to evaluate an application prior to adopting an

amendment bylaw, or issuing a development permit, or temporary use permit per the *Local Government Act* Section 487.

A Development Approval Information Area hereby applies to all the lands in the Plan Area. A Development Approval Bylaw will be adopted by the **Regional District**. The Bylaw will establish procedures and policies with regard to the process for requiring development approval information under Section 486 of the *Local Government Act*. The Development Approval Information Bylaw will also specify the matters for which additional on-site and off-site information will be required including but not limited to:

- Determination of the location and extend of **environmentally sensitive areas** so they may be protected where possible;
- Demonstration that proposed sewage and water servicing, whether they are proposed to be on-site or community systems, meet the requirements of the applicable government agency;
- Consideration of wildfire interface hazards in the planning of residential clusters so hazards may be avoided where possible;
- Determination of the location of areas of geotechnical concern so they may be avoided where possible; and
- Demonstration of the need for additional residential parcels to justify bylaw amendments to allow higher density.

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
152-16	Apr-16	BV Avalanche Hockey Club	Annual tournament - KBRHF fundraiser	\$ 1,000.00
152-16		Bike to Work Kootenays	Annaul "Bike to Work" week	\$ 1,000.00
152-16		2016 Canadian Jumpstart Charity Golf Tournament	Birdie sponsorship	\$ 500.00
194-16	May-16	Western Communities Foundation	Meet office goal	\$ 300.00

M E M O R A N D U M				
TO:	Director Linda Worley, Electoral Area 'B'/ Lower Columbia-Old Glory			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2016			
Balance Remaining from 2015				\$ 6,245.79
2016 Requisition				22,745.00
Less Board Fee 2016				(845.00)
Total Funds Available:				\$ 28,145.79
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
152-16	Apr-16	Bike to Work Kootenays	Annau "Bike to Work" week	\$ 1,000.00
152-16		2016 Canadian Jumpstart Charity Golf Tournament	Birdie sponsorship	\$ 500.00
152-16		H.E.A.R.T. Rescue	Rescue trips to Alberta - fuel costs	\$ 1,000.00
	May-16	Bonnie Szekely	Woodstove Exchange top up	\$ 250.00
194-16	May-16	Rossland Golden City Days	assistance with costs - annual event	\$ 1,000.00
Total				\$ 15,825.00
BALANCE REMAINING				\$ 12,320.79

M E M O R A N D U M				
TO:	Director Grace McGregor, Electoral Area 'C'/Christina Lake			
FROM:	Deep Sidhu, Financial Services Manager			
RE:	Grants-In-Aid 2016			
Balance Remaining from 2015				\$ 4,613.47
2016 Requisition				60,549.00
Less Board Fee 2016				(2,249.00)
Total Funds Available:				\$ 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
152-16	Apr-16	Christina Lake Boat Access Society	Annual "Dump Day" cleanup	\$ 400.00
	May-16	Louise Bryden	Woodstove Exchange top up(2)	\$ 200.00
194-16	May-16	Grand Forks & District Public Library	Kids Summer Reading Program	\$ 780.00
194-16		Christina Lake Ladies Golf Club	C.L. Ladies Golf open tournament	\$ 300.00
194-16		Boundary Country Regional Chamber	assistance with Boundary events	\$ 2,500.00
194-16		G.F. Internation Baseball	sponsorship of annual baseball tournament	\$ 1,250.00
194-16		Little Lakers Learning Centre Society	Purchasing of furniture & equipment	\$ 1,000.00
194-16		C.L. Arts & Artisans Society	promotion of yearly performance series	\$ 3,500.00
194-16		Christina Gateway Develop. Assoc.	community advertising both print & digital	\$ 3,844.37
194-16		Christina Gateway Develop. Assoc.	Cops for Kids riders	\$ 500.00
194-16		Christina Gateway Develop. Assoc.	Community celebrations & Annual Homecoming	\$ 10,000.00
194-16		C.L. Parks & Recreation	Annual Triathlon event	\$ 1,000.00
Total				\$ 36,924.37
BALANCE REMAINING				\$ 25,989.10

M E M O R A N D U M				
TO:	Director Roly Russell, Electoral Area 'D'/Rural Grand Forks			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2016			
Balance Remaining from 2015				\$ 18,925.73
2016 Requisition				38,427.00
Less Board Fee 2016				(1,427.00)
Total Funds Available:				\$ 55,925.73
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
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
152-16	Apr-16	G.F. Boundary Regional Agricultural	Strategic Plan & AGM expenses	\$ 2,000.00
152-16		Grand Forks Citizens on Patrol	Purchase of Communication Radios	\$ 1,030.40
152-16		Boundary Women's Softball League	Assistance with Umpire clinic	\$ 1,000.00
194-16	May-15	Boundary Muesum Society	Protection of G.F. Gazette newspaper collection	\$ 500.00
194-16		Whispers of Hope	New fridge for soup kitchen	\$ 800.00
194-16		Boundary Country Regional Chamber	assistance with Boundary events	\$ 2,500.00
194-16		G.F. & District Fall Fair Society	sponsorship & support of annual fall fair	\$ 3,500.00
194-16		G.F. Internation Baseball	sponsorship of annual baseball tournament	\$ 2,500.00
194-16		Grand Forks & District Public Library	Kids Summer Reading Program	\$ 780.00
Total				\$ 18,881.73
Balance Remaining				\$ 37,044.00

M E M O R A N D U M				
TO:	Director Vicki Gee, Electoral Area 'E' / West Boundary			
FROM:	Deep Sidhu, Financial Services Manager			
RE:	Grants-In-Aid 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
152-16	Apr-16	Kettle River Musuem	Destination BC usage of Bunk House	\$ 2,000.00
152-16		Bridesville Community Club	First Aid Course - Sonya Miller	\$ 100.00
152-16		Discover Rock Creek	Emergency First Aid - one member	\$ 100.00
152-16		Kettle River Seniors Association	Two memebers - First Aid Course	\$ 200.00
152-16		City of Greenwood	operation of municipal pool	\$ 4,500.00
152-16		Rock Creek & Boundary Fair Association	Director Lindquist - Emergency First Aid course	\$ 100.00
152-16		Boundary Women's Softball League	Liability Coverage & league tournament costs	\$ 1,000.00
152-16		Main River Women's Institute	assistance with "Sustaining Our Headwaters" Forum	\$ 100.00
152-16		Main River Women's Institute	Member attending Emergency First Aid Course	\$ 100.00
194-16	May-16	B.W. Mountain Community Dev. Ass.	Plan, install & maintain Community Garden	\$ 4,000.00
194-16		B.W. Mountain Community Dev. Ass.	Startup costs for formation of non profit	\$ 1,200.00
194-16		Kettle Valley Golf Club	Junior Golf Program for Elementary students	\$ 1,400.00
194-16		West Boundary Sustainable Foods	one member for Emergency First Aid	\$ 100.00
194-16		Boundary Counry Regional Chamber	assistance with Boundary events	\$ 2,500.00
194-16		Kettle River Stockmens Association	Hosting of BC Cattlemens' convention & annual meeting	\$ 250.00
194-16		Westbridge Recreation Society	Sponsor Mary-Ann Dennis for Emergency first aid	\$ 100.00
194-16		Kettle River Watershed Coordinator	assistance with costs of Head Water Forum	\$ 1,500.00
Total				\$ 38,683.82
Balance Remaining				\$ 63,071.04

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
June 2, 2016**

**ELECTORAL AREA 'A'**

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	96,854.94
Allocation to Dec 31, 2008	Received		46,451.80
Allocation to Dec 31, 2009	Received		91,051.00
Allocation to Dec 31, 2010	Received		89,796.00
Allocation to Dec 31, 2011	Received		89,788.04
Allocation to Dec 31, 2012	Received		87,202.80
Allocation to Dec 31, 2013	Received		87,167.87
Allocation to Dec 31, 2014	Received		84,868.70
Allocation to Dec 31, 2015	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
June 2, 2016**

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	69,049.93
Allocation to Dec 31, 2008	Received		33,116.46
Allocation to Dec 31, 2009	Received		64,912.00
Allocation to Dec 31, 2010	Received		64,017.00
Allocation to Dec 31, 2011	Received		64,010.00
Allocation to Dec 31, 2012	Received		65,936.00
Allocation to Dec 31, 2013	Received		65,907.41
Allocation to Dec 31, 2014	Received		64,169.02
Allocation to Dec 31, 2015	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
	Genelle Imp. District - Water Reservoir	Pending or Committed		31,250.00
263-14	Oasis Imp. District - Water Well	Completed		34,918.00
	Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade)	Funded		10,000.00
251-15	Black Jack Cross Country Ski Club Society (Snow Cat)	Funded		10,000.00
252-15	Rivervale Water & Streetlighting Utility (LED Streetlights)	Funded		14,417.00
253-15	Rivervale Oasis Sewer Utility (Flow Meters)	Funded		90,000.00
254-15	Rivervale Oasis Sewer Utility - RDKB (Wemco Booster Pumps)	Pending or Committed		88,159.66

TOTAL SPENT OR COMMITTED

\$ 578,167.33

TOTAL REMAINING

\$ 43,449.45

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

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
June 2, 2016**



ELECTORAL AREA 'C' / CHRISTINA LAKE

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	69,877.75
Allocation to Dec 31, 2008	Received		33,513.49
Allocation to Dec 31, 2009	Received		65,690.00
Allocation to Dec 31, 2010	Received		64,785.00
Allocation to Dec 31, 2011	Received		64,778.00
Allocation to Dec 31, 2012	Received		65,746.00
Allocation to Dec 31, 2013	Received		65,718.43
Allocation to Dec 31, 2014	Received		63,985.02
Allocation to Dec 31, 2015	Received		63,985.02
Allocation to Dec 31, 2016	Estimated		66,139.74

TOTAL AVAILABLE FOR PROJECTS	\$	624,218.45
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Expenditures:

Approved Projects:

11207	Christina Lake Community and Visitors Centre	Advanced	\$	50,000.00
2009	CLC&VC	Advanced		25,000.00
2010	CLC&VC	Advanced		25,000.00
2010	Living Machine	Advanced		80,000.00
2012	Kettle River Watershed Study	Funded		5,000.00
2013	Kettle River Watershed Project	Funded		9,959.86
2014	Kettle River Watershed Project	Funded		3,548.77
2015	Kettle River Watershed Project	Funded		1,371.07
	Kettle River Watershed Study	Pending or Committed		3,120.30
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00
2011	Solar Aquatic System Upgrades	Completed		7,325.97
418-13	Christina Lake Chamber of Commerce (Living Arts Centre Sedum/Moss Planting Medium)	Funded		20,697.00
106-14	Christina Gateway Community Development Association	Funded		20,000.00
264-14	Christina Lake Solar Aquatic System Upgrades	Funded		4,227.29
	Christina Lake Solar Aquatic System Upgrades	Pending or Committed		772.71
	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Funded		32,072.33
16-15	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Pending or Committed		10,690.78
18-15	CL Elementary Parent Advisory Council - Hulitan/Outdoor Classroom	Funded		27,660.00
	CL Elementary Parent Advisory Council - Hulitan/Outdoor Classroom	Pending or Committed		9,220.00
256-15	Christina Lake Recreation Commission (Pickle Ball & Pump Bike Park)	Funded		64,067.06
	Christina Lake Recreation Commission (Pickle Ball & Pump Bike Park)	Pending or Committed		6,212.94

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
June 2, 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		13,000.00
2010	Boundary Museum Society - Phase 1	Completed		30,000.00
2011	Boundary Museum Society - Phase 2	Completed		8,715.00
2012	Boundary Museum Society - Phase 2	Completed		63,677.00
2011	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
	Grand Forks Aquatic Center (LED Lights for Natatorium)	Pending or Committed		10,730.00
144-16		Pending or Committed		5,000.00
180-16	Grand Forks BMX Society (Track Upgrade)	Pending or Committed		100,000.00
181-16	RDKB (Kettle River Heritage Trail)	Pending or Committed		

TOTAL SPENT OR COMMITTED

\$ 585,359.69

TOTAL REMAINING

\$ 821,555.33

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

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

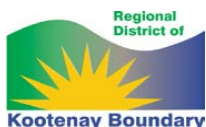
TOTAL AVAILABLE FOR PROJECTS	\$	926,021.73
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Expenditures:

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)	Funded	7,592.61
	Kettle Valley Golf Club (Pump House Renovation Project)	Pending or Committed	2,530.87
110-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades)	Funded	24,717.57
182-16	Rock Creek Community Medical Society (Roof and Floor Replacement RC Health Centre)	Pending or Committed	25,936.83
183-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades Addiitonal)	Funded	0.01
	Kettle Wildlife Association (Parking/Water/Electrical Upgrades Addiitonal)	Pending or Committed	3,744.14
TOTAL SPENT OR COMMITTED			\$ 601,996.54
TOTAL REMAINING			\$ 324,025.19



Federal/Provincial Gas Tax Funding Application

Application Date

Project Title

Applicant Contact Information:

Name of Organization	<input type="text"/>		
Address	<input type="text"/>		
Phone No.	<input type="text"/>	Fax No.	<input type="text"/>
Email Address	<input type="text"/>		

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

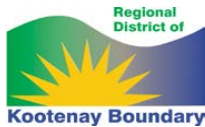
Do you have the land owner's written approval to complete the works on the land(s)?

- ☐ 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)
<input type="text"/>	<input type="text"/>

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

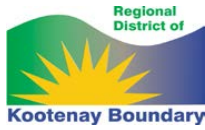


Application Contents – must include all of the following:

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

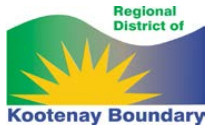
1. Eligible Project Description including timeline:

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



1.1 Project Impact:

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



1.2 Project Outcomes:

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

1.3 Project Team and Qualifications:

--

2. Project Budget:

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

Items	Details	Cost (\$)
	Total	\$

Additional Budget Information

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3. Accountability Framework:

The Eligible Recipient will ensure the following:

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

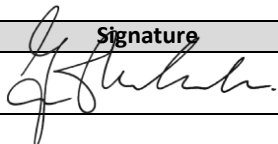
Schedule of Payments

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

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

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

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

Signature	Name	Date
		

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

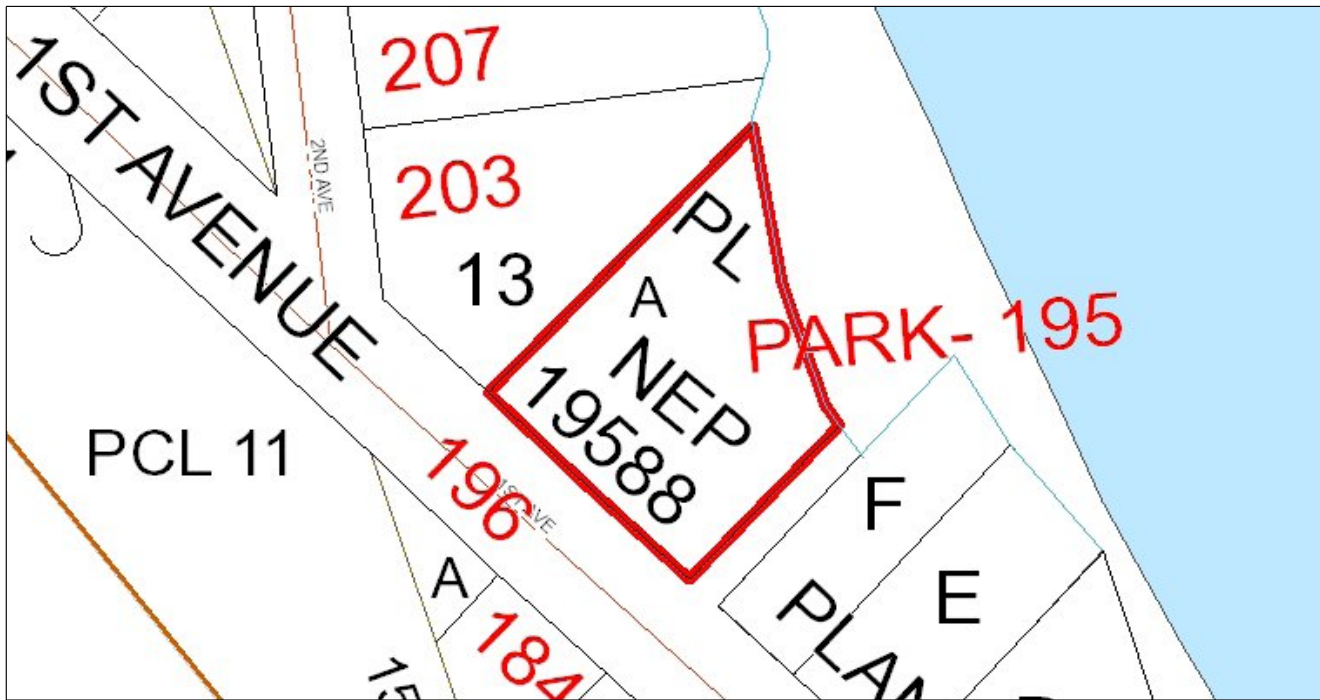
Costs related to the following items are ineligible costs:

- 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.

Owner Report

Friday, June 10, 2016



Scale 1: 1,066

Legal Information

Plan: NEP19588	Section:	Jurs: 711	Lot Area: 0.54
Block:	Township:	Roll: 2334300	Area Unit: acr
Lot: A	Land District: 26	PID: 017-551-811	Width (ft): 0
District Lot: 367			Depth (ft): 0
Street: 195 1ST AVE			
Description:			

Owner Information:

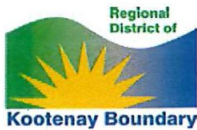
REGIONAL KOOTENAY BOUNDARY (REG
DISTRICT)

202-843 ROSSLAND AVE
TRAIL BC
V1R4S8

CONFIDENTIAL

This report and map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified. This ownership information should be used for internal government use only and is to be kept confidential.

Page 1 of 1



Federal/Provincial Gas Tax Funding Application

Application Date

Project Title

Applicant Contact Information:

Name of Organization	Westbridge Recreation Society		
Address	PO Box 53 Westbridge, BC V0H2B0		
Phone No.	250-446-2988	Fax No.	
Email Address	jjsarsons@gmail.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

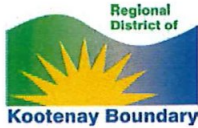
Do you have the land owner's written approval to complete the works on the land(s)?

- ☒ 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)
Westbridge Recreation Society	Lot "A", District Lot 2515, Similkameen Div., Yale Dist., Plan 20920

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:

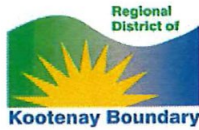
1. Description of the project including management framework
2. Project Budget including project costs (E.g. employee, equipment, etc.)
3. Outline of project accountability including Final Report and financial statements

1. Eligible Project Description including timeline:

Under the direct supervision the Chair (Jeff Sarsons) of the Westbridge Recreation Society (WRS), the existing main 1200 sq. ft. of maple hardwood floor will be sanded and refinished with commercial bona traffic satin. Game lines will also be replaced.

The project budget was \$5500.00 + tax, based on early estimates. There will not be any employee costs and all equipment is being supplied by the contractor.

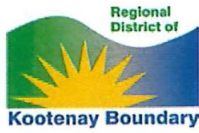
Reporting to the Executive and Directors of WRS, the contractor, EuropeanCraft Hardwood Flooring of Kelowna, BC, will complete the project. The project is scheduled for completion during the week 11 to 15 July 2016.



1.1 Project Impact:

It is understood that the floor was last resurfaced on or before 2008. The floor is used for monthly dance instruction and seniors weekly floor curling during the fall, winter and spring seasons. The hall is also used for seniors bi-monthly crib. In addition, the hall is rented out for meetings and banquets.

The state of the floor is now where there is many patches of no finish. The floor curling has become a game of good luck and dancing is difficult. To leave the floor in this state any longer will virtually make the floor non repairable and would have to be replaced at likely double the cost of the refinishing.



1.2 Project Outcomes:

Complete, like new floor. Our tables have already been replaced to avoid any further damage.

1.3 Project Team and Qualifications:

Contractor - EuropeanCraft, Wood Flooring, Kelowna, BC
Contract Supervision - Jeff Sarsons, Chair Westbridge Recreation Society

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.**

Items	Details	Cost (\$)
Preparation	Sand 1200 sq. ft. floor	Included below
Refinish	refinish	\$4500.00
Game Lines	Paint Lines	\$1000.00
GST	Estimated	\$ 300.00
Notation	We do not have a GST number	
	Total	\$ 5800.00

Additional Budget Information

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3. Accountability Framework:

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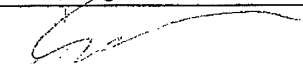
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In addition, an annual report (for 5 years) is to be submitted to the RDKB prior to October 31st of each year detailing the impact of the project on economic growth, a clean environment, and/or strong cities and communities.

Signature	Name	Date
	JJ Sarsons	2016-06-08

SCHEDULE B- Eligible Costs for Eligible Recipients

1. Eligible Costs for Eligible Recipients

1.1 Project Costs

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- 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;
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- 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.

EuropeanCraft
HARDWOOD FLOORS INC
QUALITY YOU CAN TRUST



Date: 6-May-2016

Est #631

1088 Westpoint Dr
Kelowna BC, V1W 4Z9
Phone: (250) 826-3242
Fax: (250) 712-0331

HARDWOOD FLOORS REFINISHING ESTIMATE / CONTRACT

Customer	Job site address/info
Westbridge Recreation Society (Jeff Sarson) Rock Creek Area ?, BC Phone: Email: jjsarsons@gmail.com	Same

DESCRIPTION:

Sand, court lines paint (black, red, yellow),
and finish approx. 1200 sf of $\frac{3}{4}$ " x 2 $\frac{1}{4}$ " Maple com #1
hardwood floors in Westbridge hall
with three coats of Commercial Bona Traffic Satin, or Semi-Gloss.

COST:

-Sand and finish with three coats of Commercial Bona Traffic Satin, or Semi gloss	\$4500.00
-Paint lines with Bona court lines paint	\$1000.00

	\$5500.00

GST is not included.

Deposit of \$1750.00 is required before the work begins.

EuropeanCraft Hardwood Floors provides an unlimited one year workmanship warranty.

Installation estimates are valid for 45 days; refinishing estimates are valid for 90 days.

Standard finishing includes one coat of filler, and three coats of finish.

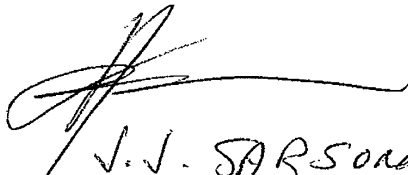
Unless otherwise specified above, the customer is responsible for moving all furniture & appliances & providing a clean, level, dry subfloor.

EuropeanCraft H.F. will provide a standard construction clean-up; however final clean-up of the home and any paint touch-ups required to the walls or baseboards after the work is completed is up to others.

Please sign, date, and fax this contract back to our office. Thank you.

SIGNATURE:

DATE:


J.J. SARSONS
CHAIR WRS

2016-05-18