

## Electoral Area Services

Thursday, March 16, 2017 - 4:30 pm

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

### A G E N D A

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

A) **March 16, 2017**

**Recommendation:** That the March 16, 2017 Electoral Area Services Agenda be adopted as presented.

3. MINUTES

A) **February 16, 2017**

**Recommendation:** That the February 16, 2017 Electoral Area Services Minutes be adopted as presented.

[Minutes-Electoral Area Services-16 Feb 2017](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

A) **Memorandum of EAS Committee Action Items**

**Recommendation:** That the Memorandum of Committee Action items be received.

[ToEndOfFebruaryForMarch2017](#)

6. NEW BUSINESS

A) **West K Sand and Gravel**

**RE: OCP and Zoning Bylaw amendments**

Highway 22, Electoral Area B/Lower Columbia-Old Glory  
RDKB File: B-7187-08837.000

**Recommendation:** That the application submitted by West K Sand and Gravel Ltd., to amend the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470 to re-designate the property from 'Rural Resource 1' to 'Light Industrial' and to amend the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw No. 1540 to rezone the property from 'Rural Resource 1 (RUR 1)' to 'Light Industrial 2 (IN 2)', be deferred until further information is made available regarding access and water service.

[2017-03-08 K SandandGravel EAS](#)

B) **Heinrich Brussow and Deborah Geiger**

**Rick Llewellyn, Agent**

**RE: Zoning Bylaw Amendment**

11065 Granby Road, Electoral Area D/Rural Grand Forks  
RDKB File: D-3009-07018.000

**Recommendation:** That the application submitted by Ric Llewellyn, as agent for Heinrich Brussow and Deborah Geiger, to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299 to permit a second dwelling on a parcel, in the form of a manufactured home, for a member of the owner's immediate family, be supported AND FURTHER that the staff be directed to draft an amendment bylaw for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendments.

[2017-03-09-Brussow RezoneEAS](#)

C) **Big White Ski Resort**

**Brent Harley & Associates, Agent**

**RE: Zoning Bylaw Amendment**

Black Forest Area within the Big White Controlled Recreation Area (CRA) Boundary

RDKB File: BW-4255-Temp

**Recommendation:** That the application submitted by Brent Harley and Associates (BHA), acting as agent for Big White Ski Resort Ltd., to amend the Big White Ski Resort Zoning Bylaw No. 1166, 2001 to rezone the subject area from 'Chalet Residential 3 (R3)' to a new for employee housing zone, be supported AND FURTHER that staff be directed to draft an amendment bylaw for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendment.

[2017-03-09 ZoneAmend](#)

D) **Keith Lawrence and Sarah Kabatoff**

**RE: Development Variance Permit**

305-2nd Avenue, Electoral Area C/Christina Lake

RDKB File: C-269-00210.110

**Recommendation:** That the Development Variance Permit application submitted by Keith Lawrence, to allow for an accessory building height variance of 5.4m (from 4.6m to 10.0m) to construct an accessory building on the property legally described as Lot 1, DL 269, KAP72739, SDYD, Electoral Area 'C'/Christina Lake, be presented to the Regional District of Kootenay Boundary Board for consideration, with a recommendation of support.

[2017-03-09-Lawrence](#)

E) **Greg & Dena Wyna**

**RE: MOTI Subdivision**

4111 Casino Road, Electoral Area B/Lower Columbia-Old Glory

RDKB File: B-367-02303.014

**Recommendation:** That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described Lot A, Sec, 26, TWP 8A, Kootenay District, Plan

EPP8823, in Electoral Area 'B'/ Lower Columbia-Old Glory, be received.

[2017-03-07 WYNA EAS](#)

F) **Winlaw Mechanical Services Ltd.**

**Linda Tedesco**

**RE: MOTI Subdivision**

1120 Hwy 3, Anaconda, Electoral Area E/West Boundary

RDKB File: E-Twp70-08017.000

**Recommendation:** That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described Those parts of the North East ¼ and of the North ½ of the South East ¼ of Sec 29, TWP 70, SDYD, Plan B1005, in Electoral Area 'E' / West Boundary, be received.

[2017-03-09-Winlaw EAS](#)

G) **Geoff Furniss**

**RE: MOTI Subdivision**

1810 Hulme Creek Road, Electoral Area E/West Boundary

RDKB File: E-2454-06580.000

**Recommendation:** That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described DL 2454 SDYD Except Plan 38495 KAP64195 KAP87238 & EPP61225 & EXC Part lying East of the Eastern limit of H722, in Electoral Area 'E' / West Boundary, be received.

[2017-03-09-Furniss EAS](#)

H) **G. Denkovski**

**RE: Gas Tax Application - Electoral Area 'A' Beaver Valley Family Park**

**Recommendation:** That the Regional District of Kootenay



Boundary (RDKB) Board of Directors approves funding the RDKB Gas Tax Application in the amount of \$10,000.00 for the electrical upgrade at the Beaver Valley Family Park.

[Electrical Upgrade Beaver Valley Family Park RDKB](#)

I) **G. Denkovski**  
**RE: Gas Tax Application - Electoral Area 'A' Beaver Valley Blooming Society Fruitvale Creekside Park**

**Recommendation:** That the Regional District of Kootenay Boundary Board of Directors approves funding the Beaver Valley Blooming Society Gas Tax Application in the amount of \$10,000.00 for the capitol costs associated with the improvements at Fruitvale Creekside Park. FURTHER that the Board of Directors authorizes the RDKB signatories to sign and enter into the agreement.

[Beaver Valley Blooming Society Fruitvale Creekside Park](#)

J) **Grant in Aid Report**

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

[2017 Grant In Aid](#)

K) **Gas Tax Report**

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

[Gas Tax Agreement](#)

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



## **Electoral Area Services Minutes**

Thursday, February 16, 2017, 4:30 p.m.  
Via Video-Conference/Tele-Conference  
2140 Central Ave., Grand Forks, BC and 843 Rossland Ave., Trail, BC

### **Directors Present:**

Director Ali Grieve (Trail)  
Director Linda Worley (via tele-conference)  
Director Grace McGregor (Grand Forks)  
Director Roly Russell (Grand Forks)  
Director Vicki Gee (Grand Forks)

### **Staff Present:**

Mark Andison, General Manager of Operations/Deputy Chief Administrative Officer (Grand Forks)  
Beth Burget, General Manager of Finance (Arrived at 5:15 p.m. Grand Forks)  
Donna Dean, Manager of Planning and Development (Grand Forks)  
Maria Ciardullo, Recording Secretary (Trail)

### **CALL TO ORDER**

Vice-Chair Gee called the meeting to order at 4:37 p.m.

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

#### **February 16, 2017**

Moved: Director McGregor

Seconded: Director Russell

That the February 16, 2017 Electoral Area Services Agenda be adopted as presented.

Carried.

## **MINUTES**

**January 12, 2017**

Moved: Director Worley

Seconded: Director McGregor

That the January 12, 2017 Electoral Area Services Minutes be adopted as presented.

Carried.

## **DELEGATIONS**

There were no delegations in attendance.

## **UNFINISHED BUSINESS**

### **Memorandum of EAS Committee Action Items**

Moved: Director Grieve

Seconded: Director McGregor

That the Memorandum of EAS Committee Action Items be received.

Carried.

## **NEW BUSINESS**

### **Robert and Laura Lewis**

#### **RE: Zoning Bylaw Amendment**

1875 Bakery Frontage Road, Christina Lake

RDKB File: C-750-04060.005

Donna Dean, Manager of Planning and Development, reviewed this application with the Committee members. It was noted that the Electoral Area 'C'/Christina Lake APC is supportive of this application to permit the use of a medical and dental clinic in the Neighbourhood Commercial (C4) Zone.

Moved: Director McGregor

Seconded: Director Russell

That the application submitted by Robert and Laura Lewis acting as agent for Anne's Bake Shop Ltd., to the amend the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300 to permit the use of a 'medical and dental clinic' in the 'Neighbourhood Commercial' (C4) Zone, be supported AND FURTHER that staff be directed to draft an amendment bylaw

for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendment.

Carried.

**Anita LaFrance**

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

810 16th Avenue, Genelle

RDKB File: B-2404-06219.002

There was a brief overview of this application. Minimum parcel sizes were discussed, as well as septic system issues.

Moved: Director Worley

Seconded: Director McGregor

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described as Lot 2, DL 2404, NEP2526, SDYD, in Electoral Area 'B'/ Lower Columbia-Old Glory, be received.

Carried.

**Roy and Violetta Neigum**

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

5888 and 5894 Fifth Street, Beaverdell, BC

RDKB File: E-1545-00119.010/025

Donna Dean reviewed this application. There is no zoning in place for this area, therefore there is no requirement for minimum parcel size.

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed boundary adjustment for the parcels legally described as Lot B, DL 1545, KAP13542, Except Plan 15898 Beaverdell Townsite, SDYD and Lot 1, DL 1545, Plan KAP 15898, Beaverdell Townsite, SDYD, in Electoral Area 'E'/ West Boundary, be received.

Carried.

### **Proposed Permissive Property Taxation Exemption Policy**

There was discussion about financial statements and it was agreed that in lieu of audited financial statements, signed financial statements from directors of the organization will be considered. There was discussion about provincially exempted properties and how the RDKB deals with those. Also discussed were organizations and services that may not be exempt, but possibly should be such as churches and cemeteries. It was noted that the deadline for submission to the Province is July 31, 2017, therefore it was decided among the Committee members to defer this item to a future meeting.

Moved: Director Grieve

Seconded: Director McGregor

That the Proposed Permissive Property Taxation Exemption Policy be deferred to a future Electoral Area Services Meeting for further discussion.

Carried.

### **G. Denkovski**

#### **RE: Gas Tax Application - Electoral Area 'A' School District 20 Fruitvale Elementary Playground**

Moved: Director Grieve

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approves funding the School District 20 Gas Tax Application in the amount of \$20,000.00 for the construction of a playground at the Fruitvale Elementary School. FURTHER that the Board of Directors authorizes the RDKB signatories to sign and enter into the agreement.

Carried.

### **Five Year Financial Plans**

Service narratives and budgets regarding the consideration and approval of the 2017-2021 Five Year Financial Plans for services that are under the responsibility of the Electoral Area Services Committee were presented and discussed.

Moved: Director McGregor

Seconded: Director Russell

That the Electoral Area Services Committee approves the following Five Year Financial Plans:

Grant in Aid Service 003

Christina Lake Recreation Commission 023

*Electoral Area Services  
February 16, 2017  
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Christina Lake Recreation Facilities Service 024  
 Christina Lake Regional Parks & Trails Service 027  
 Beaverdell Community Club Service 028  
 East End Animal Control Service 070  
 Big White Noise Control Service 075  
 Electoral Area 'C'/Christina Lake Economic Development Service 077  
 Mosquito Control - Christina Lake Service 081  
 Weed Control - Electoral Area - Columbia Gardens Service 090  
 Weed Control - Christina Lake Milfoil Service 091  
 House Numbering 120-123  
 Library Electoral Area E'/West Boundary Service 141

FURTHER that the Plans be referred to the Committee of the Whole Finance for inclusion in the overall Regional District of Kootenay Boundary 2017-2021 Five Year Financial Plan.

Carried.

Moved: Director Grieve

Seconded: Director Worley

That the Electoral Area Services Committee discuss the following proposed Five Year Financial Plans, provide direction to Staff as to any changes to be made to the various plans and or issues to be investigated and defer them to the March 15th Committee of the Whole meeting for further review:

Electoral Area Administration Service 002  
 Planning and Development 005  
 Parks and Trails - Electoral Area B/Lower Columbia-Old Glory 014  
 Grand Forks Community Centre Service 025  
 Electoral Area D/Rural Grand Forks Regional Parks & Trails Service 045  
 Heritage Conservation - Electoral Area D/Rural Grand Forks Service 047  
 Christina Lake Fire Service 051  
 Beaverdell Fire Protection Service 053  
 Big White Fire Service 054  
 Rural Greenwood Fire Protection Service 056  
 Grand Forks Rural Fire Protection Service 057  
 Kettle Valley Fire Protection Service 058  
 Regional Parks and Trails - Electoral Area E'/West Boundary 065  
 Big White Security Service 074

Carried.

Moved: Director Gee

Seconded: Director Russell

That the Regional District of Kootenay Boundary Directors initiate the process to increase the requisition limit for the Library Electoral Area E/West Boundary Service 141 by 25% for 2018.

Carried.

Moved: Director Grieve

Seconded: Director McGregor

That the Mill Road Sewer Collection Service 710 Budget be removed from the Regional District of Kootenay Boundary Five Year Financial Plan.

Carried.

### **Director Remuneration & Stipend Discussion**

The Committee members discussed the possibility of a stipend increase at a fair and modest percentage every year instead of waiting numerous years and having a greater increase. It was discussed that a policy be created to address the percentage increase on a yearly basis.

Moved: Director Grieve

Seconded: Director McGregor

That the Electoral Area Director's Remuneration be increased from \$716 to \$800 and Expense Allowance be increased from \$358 to \$400 per month of office, and further that Schedule 'A' of Bylaw 1526 be amended to reflect these increases.

Carried.

### **Grant in Aid Discussion**

Director Gee expressed her concern with the difficulty she has been having with the automated Grant in Aid submission. It was discussed that the Grant in Aid application have the signature of the organization's Director and also the organization's physical address.

### **Grant in Aid Report**

Moved: Director McGregor

Seconded: Director Grieve

That the Grant in Aid report be received.

Carried.

**Gas Tax Report**

Moved: Director Grieve

Seconded: Director Worley

That the gas tax report be received.

Carried.

**LATE (EMERGENT) ITEMS**

There were no late items to discuss.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

There was no discussion of items for future agendas.

**CLOSED (IN CAMERA) SESSION**

A closed/in-camera meeting was not required.

**ADJOURNMENT**

There being no further business to discuss, Vice-Chair Gee adjourned the meeting at 5:47 p.m.



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

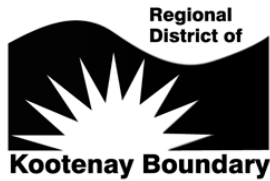
**Action Items Arising from Electoral Area Services Committee Direction (Task List)**

**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
Jan. 14/16	Pest Management	Inclusion of RDKB in region wide mosquito control	IP
May 12/16	Area 'E' Heritage Service Establishment	Bylaw to be drafted	IP
June 14/16	Director Managed Pro-D		IP
Nov 10/16	Board of Variance Bylaws	Staff to draft bylaw(s)	IP
Jan. 12/17	5 Yr. Financial Plans	EAS committee to provide direction to Staff of any changes	IP
	2016 Communication Budget	To roll over unused portion to 2017	IP

**Tasks from Electoral Area Services Committee Meeting February 16, 2017**

Date	Item/Issue	Actions Required/Taken	Status – C / IP
Feb. 16/17	Lewis Zoning Amendment	Staff to draft amending bylaw for presentation to Board	C
	Permissive Property Tax Exemption	To be deferred to a future EAS meeting	IP
	Fruitvale Elementary Playground	Sent to Board for approval	C
	5 Yr Financial Plans	Approved financial plans referred to COW for inclusion	C
		Proposed financial plans deferred to March 15 <sup>th</sup> COW meeting	C
	Director Remuneration	to be increased and Bylaw 1526 be amended	IP



## Electoral Area Services Committee Staff Report

Prepared for meeting of March 2017

OCP and Zoning Amendment			
<b>Applicant:</b> West K Sand and Gravel Ltd.		<b>File No:</b> B-7187-08837.000	
<b>Location:</b> Highway 22, Electoral Area 'B'/Lower Columbia-Old Glory, near Lower China Creek Rd.			
<b>Legal Description:</b> Block 16, DL7187 and 8073, KD, NEP2115		<b>Area:</b> 1.57 ha (3.9 acres)	
<b>OCP Designation:</b> Rural Resource 1	<b>Zoning:</b> Rural Resource 1 (RUR 1)	<b>ALR status:</b> No	<b>DP Area:</b> None
<b>Report Prepared by:</b> Carly Rimell, Senior Planner			

### ISSUE INTRODUCTION

West K Sand and Gravel Ltd., is applying for an Official Community Plan and Zoning Bylaw amendment to allow for light industrial uses on subject property, which straddles Highway 22, in Genelle, Electoral Area 'B'/ Lower Columbia-Old Glory (*see Applicants' Submission*).

### HISTORY / BACKGROUND FACTORS

The 1.57 hectare parcel is split by Highway 22. The property is designated as 'Rural Resource 1' in the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470 and zoned 'Rural Resource 1' in the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw No. 1540 (*see attached Subject Property Maps with OCP designations and Zoning*).

Land uses to the north, west and east are primarily rural residential, while land uses to the south are industrial. One exception is the old Shell gas station, to the north, which has not been used for commercial activities for a number of years although it remains in the Commercial (C) zone. The figure below is a 'Google Earth' image that shows the surrounding land uses. The industrial land uses include storage, warehousing and a scaffolding business.



A previous owner of the property applied to have the subject parcel rezoned from 'Rural 1' to 'Industrial 1' in 1977. The application was not supported by the RDKB Board of Directors at their February 24<sup>th</sup>, 1977 for the following reasons;

- Lack of adequate water supply,
- Poor location for Highway access, and
- Ample supply of Industrial zoned land in the vicinity.

A request for re-consideration was subsequently denied at the April 1977 Board meeting for the same reasons noted above.

### **CURRENT PROPOSAL**

The applicant proposes to amend Electoral Area 'B' / Lower Columbia-Old Glory OCP Bylaw No. 1470 to designate the subject parcel as 'Industrial'. In addition they propose to amend Electoral Area 'B' / Lower Columbia-Old Glory Zoning Bylaw No. 1540 to zone the property to the corresponding 'Industrial (IN 2)'. The applicants propose to use the property for 'storage' in combination with the other permitted uses within the IN2 Zone. Both requests would involve changes to the maps only.

The requested change would add a number of uses that are currently not permitted on the parcel as can be seen in the table below:

Uses Currently Permitted (RUR1)	Proposed Permitted Uses (IN2)
a) Campground; b) Cemetery; c) Portable shake, shingle, sawmill and lumber mill operations; d) Resource use; e) Single family dwelling.	a) Auction mart; b) Building and contracting supply establishment; c) Contractor's shops and yard; d) Distribution facility; e) Eating and drinking establishment; f) Freight terminal; g) Light manufacturing; h) Log home manufacturing; i) Passenger terminal; j) Rental, sales and associated service facilities for vehicles and light equipment; k) Retail store; l) Storage; m) Tradesperson shop; n) Veterinary clinic; o) Wholesale establishment.

### IMPLICATIONS

The table below outlines the criteria the Board should take into consideration as part of the application (*Section 19.13.5 of the OCP*) along with staff comments regarding implications:

	<i>Board of Directors Criteria to Consider</i>	<i>Planning and Development Staff Comments</i>
a)	The potential impacts of the proposed industrial zoning upon the surrounding non-industrial lands;	The addition of industrial uses on the subject property would likely result in increased traffic and noise, which could result in negative impacts on the adjacent residential parcels to the east and west.
b)	The requirement for screening or buffering, which may be a condition of rezoning;	If the application is supported, the subject parcel would also be added to the Industrial Development Permit Area. Prior to obtaining a Building Permit, a Development Permit would be required. Development Permit guidelines include requirements for re-vegetation, screening requirements, traffic flow, dust control, finishing materials, lighting, and measures

		to mitigate the impact of noise and vibration on adjacent parcels.
c)	The proximity of the site to local resources necessary for the industry and local transportation routes;	<p>The easterly portion of the subject parcel is within a possible expansion area of the Genelle Improvement District. At the time this report was prepared the applicant had not provided any details regarding whether an application has been made for expansion. The westerly portion of the parcel may require the drilling of a well if water is required.</p> <p>The subject parcel is adjacent to Highway 22 and access to the west side of the highway is achieved by the storage businesses to the south.</p> <p>The owner would be required to obtain access permits for both portions of the parcel if they were to proceed with a development(s).</p>
d)	The need for additional industrial land in the Greater Trail Area; and	There seems to be a limited amount of vacant industrial land in Genelle of this size although the applicant has not made a case for the need.
e)	The proximity of the parcel proposed for industrial use to other industrial parcels.	Development of the subject parcel would be an extension of existing industrial uses to the east and south.

The eastern section of the parcel is identified as a sand and gravel deposit in Map 6 *Transportation and Sand and Gravel Deposits* of the Electoral Area 'B'/ Lower Columbia-Old Glory Bylaw Official Community Plan Bylaw No. 1470. The current zoning permits 'resource use'<sup>1</sup> as a principal permitted use, however the proposed zone 'Light Industrial 2' does not permit such a use.

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

The Electoral Area 'B'/ Lower Columbia-Old Glory Advisory Planning Commission provided the following recommendation;

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<sup>1</sup> Resource use means a use of a land providing for the conservation, and management of natural resources; extraction of primary forest materials; extraction and grading of mineral resources; and agriculture and grazing.

*"It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Application be postponed to a later date for the following reasons:*

- *lack of adequate water supply*
- *has highway access been addressed and rectified."*

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

Planning and Development Department staff have referred the subject application to The Ministry of Transportation and Infrastructure. They will determine what is required of the property owner to provide sufficient access to the parcel. The Ministry of Transportation and Infrastructure will have a response in time for late March. It should also be noted in order for the proposed bylaw to be adopted the signature of the Provincial Approving Officer will be required as the subject property is within an 800-meter radius of a numbered highway.

The property has been identified as a possible future expansion area for the Genelle Improvement District (GID). Planning and Development Staff contacted the GID and were given verbal confirmation that there is capacity and the ability for this parcel to connect to GID. The property owner indicated their intent to apply on March 13<sup>th</sup> for the parcel to be serviced by the GID. There is also potential for the property owner to drill a well to provide water for any proposed development on the subject property.

#### **RECOMMENDATION**

That the application submitted by West K Sand and Gravel Ltd., to amend the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470 to re-designate the property from 'Rural Resource 1' to 'Light Industrial' and to amend the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw No. 1540 to rezone the property from 'Rural Resource 1 (RUR 1)' to 'Light Industrial 2 (IN 2)', be deferred until further information is made available regarding access and water service.

#### **ATTACHMENTS**

*Applicants' Submission*  
*Subject Property Map with OCP Layer*  
*Subject Property Map with Zoning Layer*

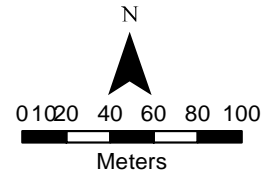
The space below is provided to describe the proposed development. Additional pages may be attached.

TO USE AS STORAGE BUILDINGS AND OR FENCE  
COMPONENT IN CONJUNCTION WITH LIGHT INDUSTRIAL USE IN 2  
LEGAL ACCESS TO EAST SIDE OF HIGHWAY IS NOT ESTABLISHED  
THERE IS NO CURRENT STRUCTURES ON THIS PROPERTY.

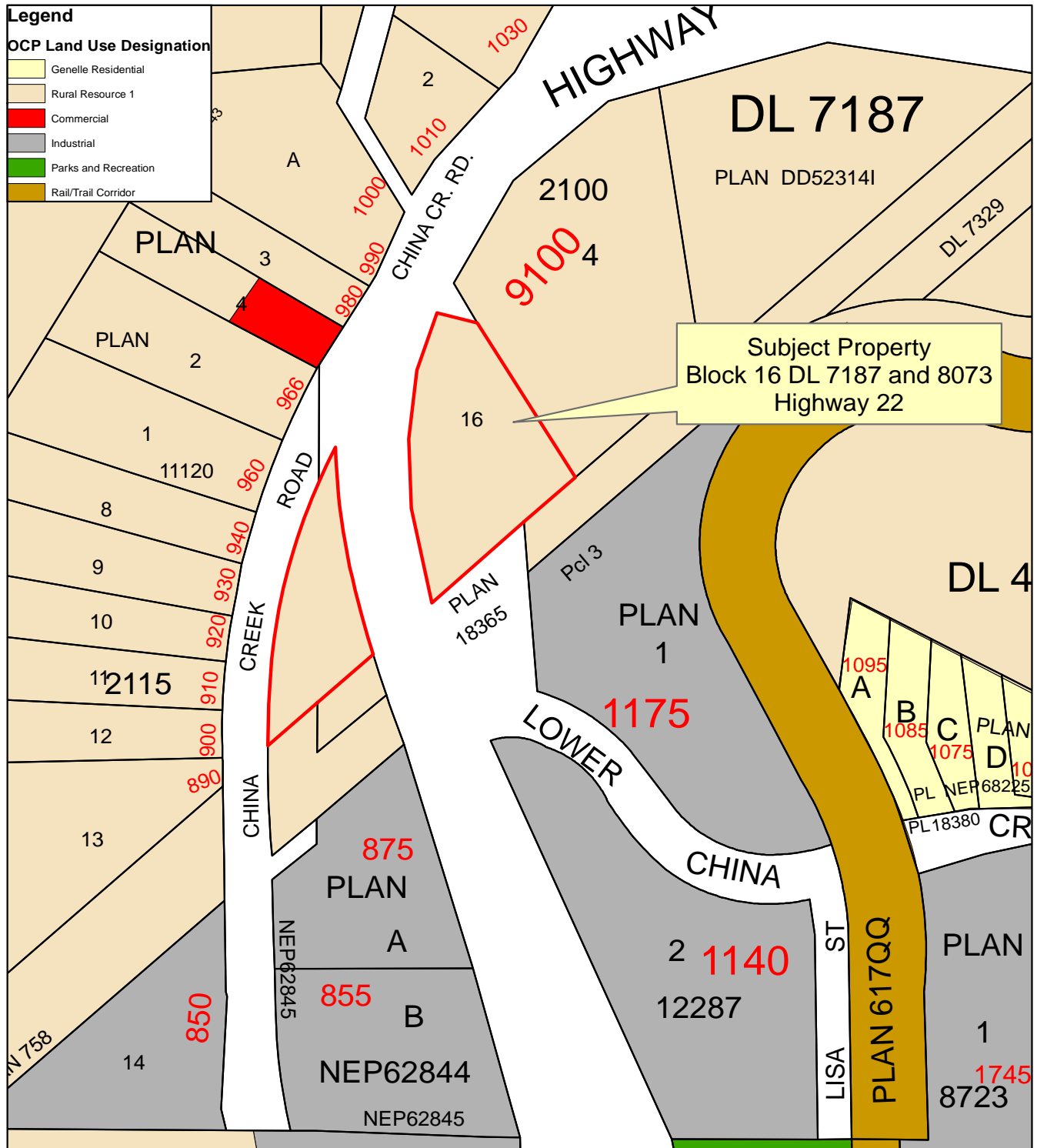


## Subject Property Map with OCP Land Use

2017/02/27



Scale 1:3,000



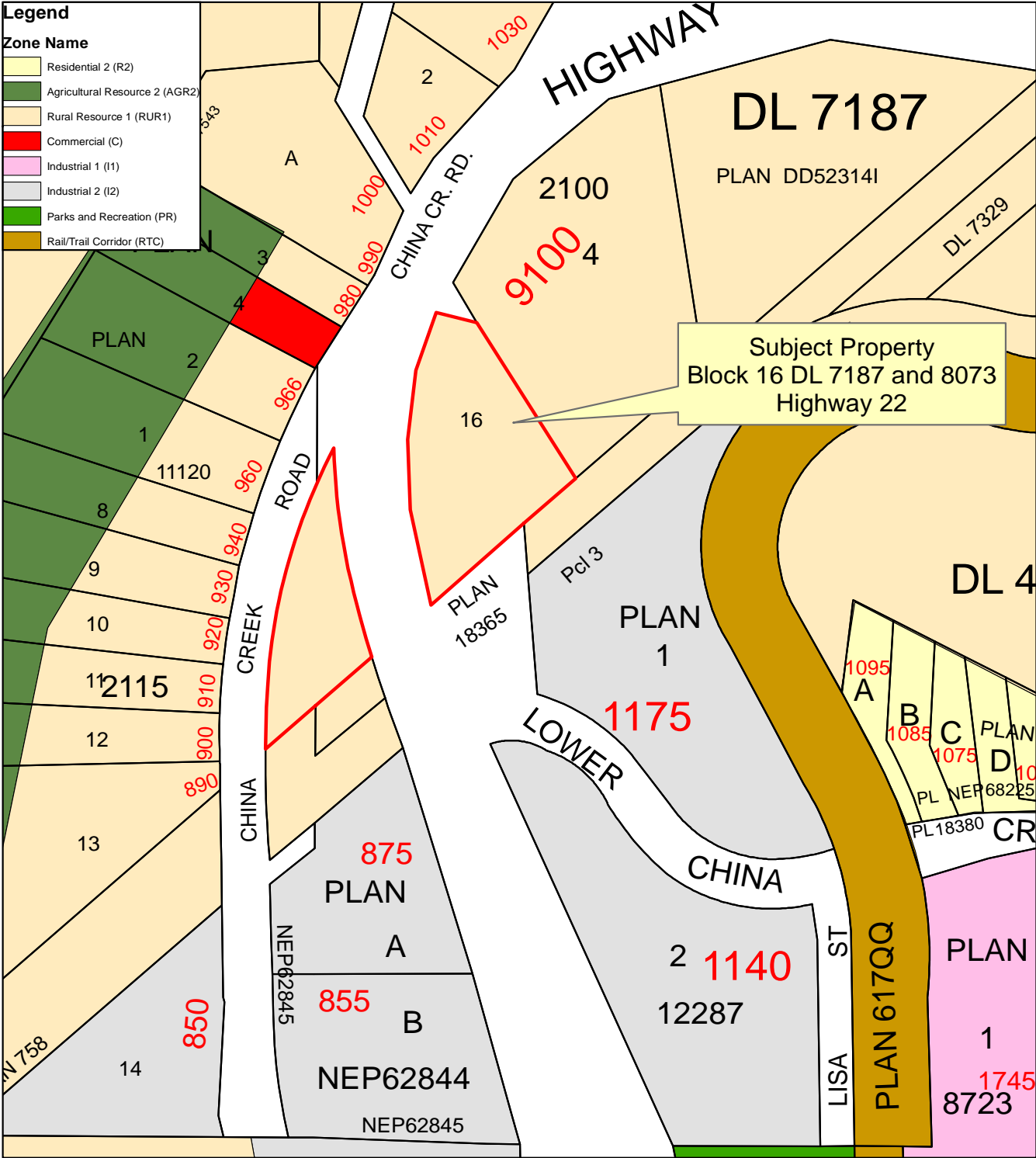
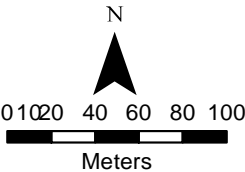
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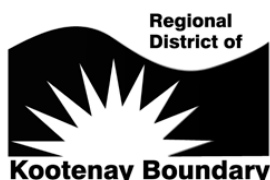


2017/02/27

# Subject Property Map with Zoning



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## Electoral Area Services Committee Staff Report

Prepared for meeting of March 2017

Zoning Bylaw Amendment			
<b>Owner:</b> Heinrich Brussow and Deborah Geiger			<b>File No:</b> D-3009-07018.000
<b>Agent:</b> Rick Llewellyn			
<b>Location:</b> 11065 Granby Road, Electoral Area 'D'/Rural Grand Forks			
<b>Legal Description:</b> DL 3009, SDYD, Portion excluding northerly 16 chains except Plan 36456			<b>Area:</b> 120.58 acres (48.5 ha)
<b>OCP Designation:</b> Agricultural Resource 2 Rural Resource 1	<b>Zoning:</b> Rural Resource 1 (RUR 1)	<b>ALR status:</b> Mostly within	<b>DP Area:</b> No
<b>Prepared by:</b> Carly Rimell, Senior Planner			

### ISSUE INTRODUCTION

Ric Llewellyn, as agent for Heinrich Brussow and Deborah Geiger, has submitted an application for a zoning bylaw amendment for the property at 11065 Granby Road, north of Grand Forks, on the Granby River (*see Site Location Map; Subject Property Map*). The request is to allow for a second dwelling, in the form of a manufactured home, to be used for an immediate family member (*see Applicants' Submission*).

### HISTORY / BACKGROUND FACTORS

The 48.5 ha parcel is split designated as 'Agricultural Resource 2' and 'Rural Resource 1' in the Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 1555 and zoned 'Rural Resource 1' in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw. The portion designated as 'Agricultural Resource 2' is entirely within the Agricultural Land Reserve (ALR).

### *Previous Development Applications*

Previous owners applied to the Agricultural Land Commission to subdivide 2, 10 ha parcels from the top portion of the property in 1994. The proposal satisfied the minimum parcel area for the 'Rural Resource 3' Zone in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 620. The application was forwarded to the ALC. The RDKB Board of Directors did not support the subdivision as proposed, despite its conformity with the zoning bylaw, on the grounds that permitting the subdivision as proposed could allow the owners to further subdivide, below the 10 ha minimum as there was an exception rule for properties split by a topographic feature (such as a river) which could be legally subdivided below the 10 ha standard. The ALC refused the application in Resolution #68/95, stating that larger properties have better agricultural potential.

The previous owner then submitted an application to subdivide the property into 2 lots. One 20 ha parcel, and the other a 28 ha parcel. The ALC refused the application in Resolution #255/95. The ALC once again stated the reason for refusal as larger properties have more agricultural potential.

The previous owner submitted a request in 1998 for reconsideration. They were denied, noting the same reasons as provided in Resolution #255/95.

The property was sold to new owners (not the current owners) in 1999 who proposed a sustainable, self-sufficient community of 12 houses. Given the proposal, an OCP and Zoning Bylaw amendment was required and an application was submitted in 2000 to the RDKB. The applicant also submitted a non-farm use application to the ALC. The OCP and Zoning Amendment application was not supported by the Electoral Area 'D'/Rural Grand Forks APC, or the RDKB Board of Directors. They did not support the proposal as it would create unacceptable precedents regarding the density of development in rural parts of Electoral Area 'D'/Rural Grand Forks with respect to the presence of multiple dwellings on 1 parcel. The RDKB Board Resolution did not support the non-farm use application and it was never forwarded to the ALC.

### *History of Dwellings on Property*

A manufactured home was legally placed and permitted on the parcel in 1999 (*see Ortho Photo*). This manufactured home functioned as the principal and only dwelling on the property. However, in 2006 under new ownership, the Llewellyns submitted an application for a single family dwelling. As the property was zoned 'Rural Resource 1' in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299, only 1 single family dwelling was permitted. The permit was issued for the construction of a single family dwelling as there was a signed affidavit declaring that the manufactured home would be rendered uninhabitable or removed within 30 days of occupying the newly constructed single family dwelling.

However, the manufactured home was never removed. It still remains, and is in disrepair. The manufactured home lost legal non-conforming status when the building permit was issued for the construction of a single family dwelling and the affidavit was

signed for the removal of the manufactured home. Ric Llewellyn was the property owner at that time, who is now acting as agent on behalf of the current property owners Heinrich Brussow and Debbie Anne Gieger. The current owners are presently living in Alberta and have retained Ric Llewellyn to manage the hay and cattle operation until they relocate. The Brussows plan to permanently relocate to the property in 3-4 years. However, they currently come to work 5-6 times seasonally to assist in the farming operations.

## PROPOSAL

The property owners request a zoning bylaw amendment to permit a second dwelling on the parcel, in the form of a manufactured home, for an immediate family member. The applicant suggests this would help preserve the farming potential and allow for their son to live on the property and assist with farming operations. The proposal is consistent with Agricultural Land Commission (ALC) permitted uses on ALR land; and the proposal is consistent with the policies for agricultural land in Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 1555.

## IMPLICATIONS

### Agricultural Land Commission Act and Regulations

The ALC has established 2 zones within the ALR. The Regional District of the Kootenay Boundary is within Zone 2. The ALC Regulations provide in relevant part:

*Permitted uses for land in an agricultural land reserve*

*... unless otherwise prohibited by a local government bylaw ...*

*(b.1) for a parcel located in Zone 2,*

*(i) one secondary suite in a single family dwelling,*

*(ii) either*

*(A) one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family, or*

*(B) accommodation that is constructed above an existing building on the farm and that has only a single level, and*

*(iii) a second single family dwelling, but only if the parcel is at least 50 ha in size and if the total area occupied by all residences and other residential structures, roads and service lines, and all land between them, is 4 000 m<sup>2</sup> or less;*

Thus, the proposal in the application is consistent with ALC Regulations.

### RDKB Land Use Bylaws

The subject property is split designated as 'Agricultural Resource 2' and 'Rural Resource 1' in the Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 1555

and zoned 'Rural Resource 1' in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw. The draft zoning bylaw for Electoral Area 'D'/Rural Grand Forks has the property split zoned to match the designations within the OCP.

The Electoral Area 'D'/Rural Grand Forks OCP Bylaw No. 1555 notes the policy below with regard to manufactured homes in the 'Agricultural Resource' designation lands.

- "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 (restrictive covenant or housing agreement) that describes who may occupy the residence and what would trigger removal of the residence in the future."

A similar application for a zoning amendment to permit the placement of a manufactured home for an immediate family member was received in March 2016. The parcel was 40 ha in area and located along the Kettle River in the 'Agricultural Resource 1' Zone. The amending Bylaw No. 1600 was adopted in June 2016, which created the 'Agricultural Resource 1B Zone (AGR 1B)'. As part of the bylaw amendment a definition for 'immediate family'<sup>1</sup> is now included in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299.

The subject property is of similar size, but slightly larger at 48.5 ha. The applicants' submission outlines the current farming operations, and the future plans for the farming operations. The Brussow's have several family members expressing an interest in assisting with the farming operations and wish to have an appropriate residence to accommodate these immediate family members.

Portions of the parcel lie within the 200-year floodplain. Buildings and structures proposed within this area would be subject to the RDKB Floodplain Bylaw. The applicants have noted that they wish to place a new manufactured home on the same footprint as the existing manufactured home which appears to satisfy the elevation and setback requirements noted within the RDKB Floodplain Bylaw.

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

The Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission did not have quorum, however the members present noted that the placement for the proposed manufactured home was best suited for the current location of the existing manufactured home. Those members present were in support of the application.

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<sup>1</sup> Immediate Family means, with respect to an owner, the owner's parents, grandparents, great grandparents, spouse, parents of spouse, stepparents of spouse, brothers, sisters, children, step children, grandchildren, and great grandchildren.

**RECOMMENDATION**

That the application submitted by Ric Llewellyn, as agent for Heinrich Brussow and Deborah Geiger, to amend the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299 to permit a second dwelling on a parcel, in the form of a manufactured home, for a member of the owner's immediate family, be supported AND FURTHER that the staff be directed to draft an amendment bylaw for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendments.

**ATTACHMENTS**

*Site Location Map*

*Subject Property Map*

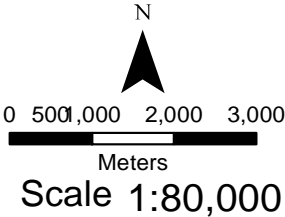
*Applicants' Submission*

*Ortho Photo*



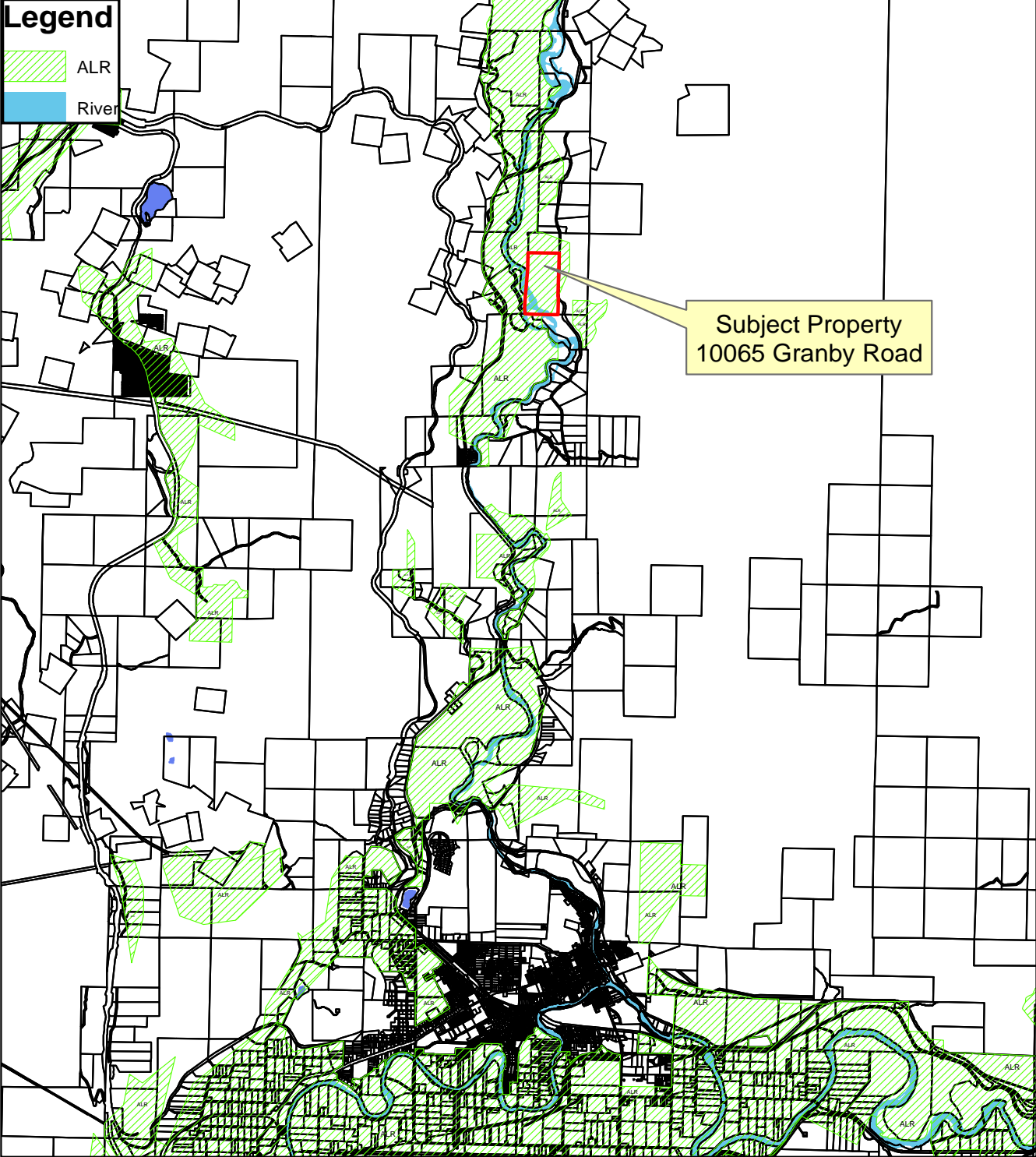
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# Site Location Map



## Legend

- ALR
- River



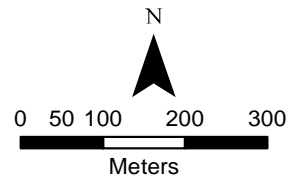
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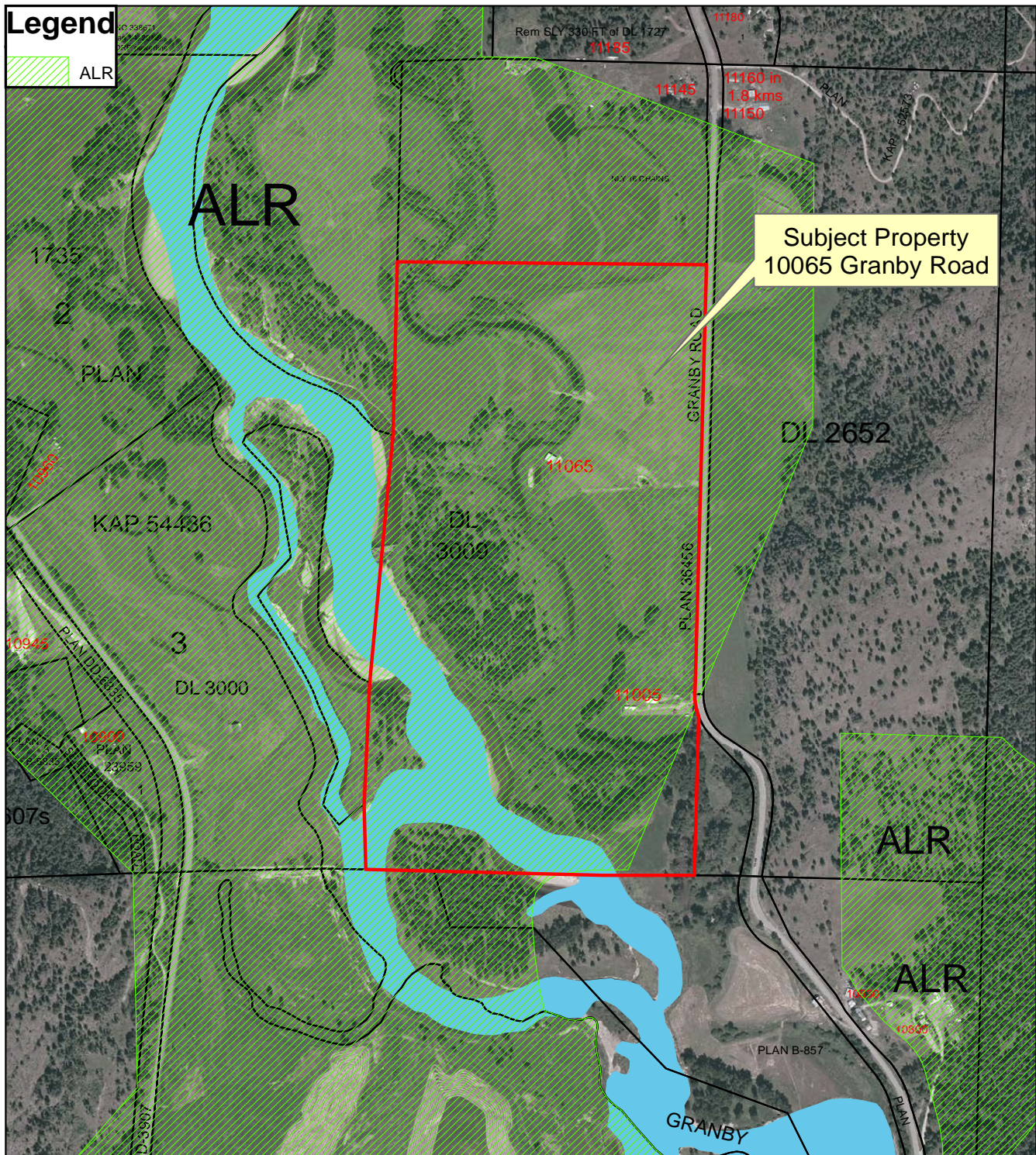


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# Subject Property Map



Scale 1:8,000



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Applicants' Submission

RE: ZONING AMENDMENT  
 11005 / 11065 GRANBY ROAD,  
 GRAND FORKS, B.C.  
 V0H 1H1

**Attachments:**

- Application Form
- Prescribed Fee ( \$1100.00 cheque )
- Property Assessment
- APP # A & B Scale / proportional diagrams of property
- Agents authorization ( pg. #4 of application )

Further to information provided in the above I will address, history of the property, future plans for the farm, reason's for zoning amendment application and the present situation with the owner / staff.

**History of the farm / property:**

This farm is currently 120 acres, it was years ago, many times larger , however was sub-divided three ways. Locally known as the " Clapper " property ( after a previous owner ) . The property has changed hands 5-6 times in the past 30 some years. The most recent previous owner ( the author of this application and now an employee of current owner ) purchased same in 2000 and farmed here as a dairy / beef operation until the sale in 2014 to Brussow's.

The property was very run down in 2000 and many farm buildings and all fencing were built new.

The existing single wide trailer was installed to replace a derelict trailer found on the property from some ( ? ) previous owner. The single wide was installed and hooked up to an existing domestic well and an approved septic system in 2002 ( installed by a previous owner and never used ) .

The trailer was then used over the next 12 years as staff housing for the farm and a temporary residence as the new house was being built ( 2007 ) . It has remained largely vacant the past three years. The site of the single wide is a desirable location, as it located on a tall ridge above any risk of flooding, there is an existing good domestic well and the driveway is established and provides safe access to Granby Road. There is Fortis service ( underground ) and Telus

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( buried ) to the site of the existing trailer. Many domestic trees have been planted and are well established now, as is some landscaping and storage buildings in close proximity .

#### **Future plans for the Brussow Farm:**

Brussow's plans for this property include, the owners full time residence, an active commercial beef farm & hay sales. The owners have also purchased another 340 acres directly across the river on the North Fork road with plans to run the two farms collectively as one. The Brussow's currently have B.C. range permits for 125-250 head of cattle. They have entered a B.C. Lands Forests Program of deferment until permanently relocating here. Heinrich Brussow's brother has also bought 100+ acres up Brown Creek Rd with plans to relocate, build a home there and continue farming his sheep / lamb operation. These farms are both multi generational with both brothers having adult children with interests in agriculture in their future. When established their plans may include value-adding their respective products. As several adult family members of Heinrich Brussow's family now expressing an interest in the farm, they now wish to provide an appropriate residence ( double wide manufactured home ) for their respective growing young family.

#### **Reason's for Re-zoning application:**

The home farm ( 11065 Granby ) has a newer residence built in 2006 / 07 where the owners will reside full-time . Currently Heinrich and Debbie Brussow live and work full-time in High Level Alberta and have retained the previous owners ( the author ) to caretake and manage the hay and cattle operation until they relocate. The short term plan is for Brussow's to move in 3-4 years permanently . Until then they come to work 5-6 times seasonally . The one son ( Dirk ), for whom the new manufactured home is for, is now employeed on Vancouver Island and comes up with his family seasonally to work the farm until such time as he also moves here permanently . The existing trailer is of dubious use anymore and at the end of its useful life. The son ( Dirk ) and family will require a double wide for an appropriate replacement. This is currently outside of the permitted use for this properties zoning. As the property is RR1 and 95% in the ALR, clearly to allow a second permanent residence a re-zoning application is required.



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The property is situated between the Granby River and the Granby Road. It consists of 100+ acres ( 120 acres - BC Assessment ) although some has been made inaccessible by the changes in the river over time.....

The location of the existing trailer is situated ideally for a balance of accessibility to farm buildings, livestock and hay /pasture land. The existing site is geographically in the middle of the property and does not border any neighbours that could be impacted by a new second residence. In fact there have been staff and other people residing in the old trailer for 10-12 years with no issues with others.

There is a possibility of subdividing this farm, as there is a small segment of land outside the ALR boundaries. However this is not the preferred option for the Brussow's, as they plan to run the whole farm as one. They wish to continue the farm as viable commercial farm for many years to come. To subdivide the home farm seems impractical as it would have the same owners owning both segments. Obviously an amendment to the properties zoning would be preferred.

The plans and wishes of the Brussow family are certainly in keeping with the RDKB Community Plans objectives of " promoting agriculture " and developing value added products for retail / wholesale distribution. This will provide employment and ongoing opportunities down the road.

#### **Present staff situation:**

The author of this re-zoning application is a paid employee of the Brussow Farms, and has intimate knowledge of the property ( as being a previous owner ) and having developed most of the infrastructure presently here. The author(s) have a great deal of experience with exactly what Brussow's have planned in their cattle operation, slaughter and marketing of finished products. Llewellyn 's successfully developed dairy in the valley - Jerseyland ( sold in 2006 and currently operated by Devries's ) and also operated a 100+ head cattle / dairy on the Granby farm from 2000 - 2014 when sold to Brussow's as a going concern. As they are wishing to continue working in the Health Care field for a few more years in northern Alberta they retained Ric & Vickie Llewellyn to

Applicants' Submission

4/

caretake their residence and the farm(s) and operate the livestock end of things until their permanent relocation here.

Llewellyn's currently live in the main house ( as caretakers ) and share the same large residence with the family when they are here.

The main house and the new " manufactured home " will be similarly be caretaken by them in the foreseeable future under this employee relationship. Once the Brussow's "et al" move here, they will re-retire.....

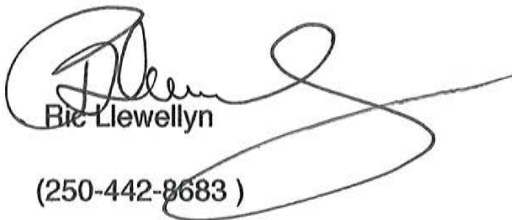
I have provided hand drawn maps of the property, the APP #A is an overall view of the property ( proportionally correct but not to scale ) As the re-zoning site is in the centre of the property, there didn't appear to be much necessity to scale draw the entire property as we have 120 acres to play with.

APP#B is drawn to scale showing the manufactured home site ( exact same as the existing single trailer ) and I have noted distances to water ways and roads etc.

**Conclusion:**

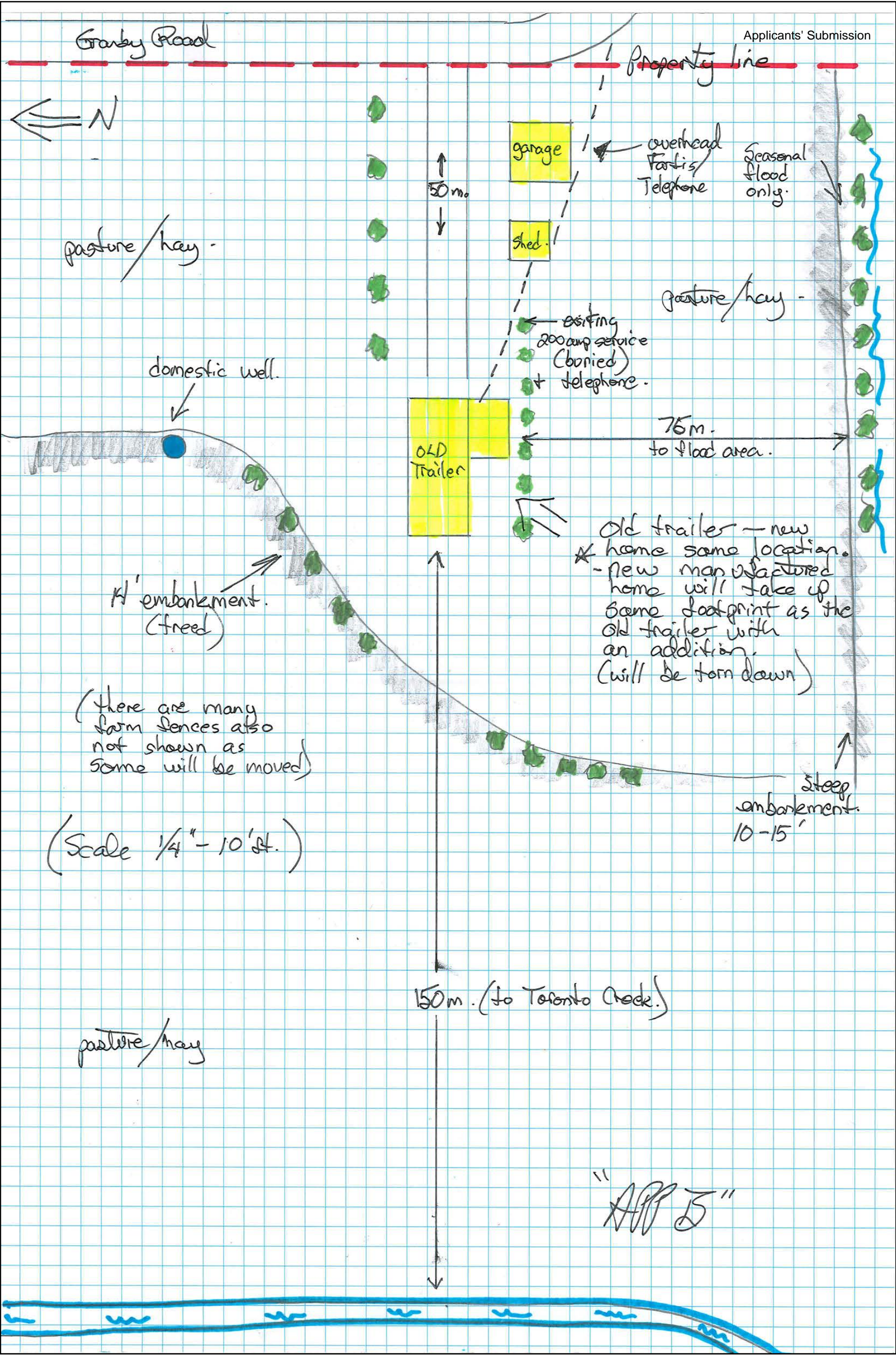
We ask that the re-zoning application be reviewed and approved so that we may take advantage of the summer / fall season to demolish the old trailer , purchase and install a new " manufactured home " suitable for Heinrich's son & family.

The optics of this application seem clear that to change the current zoning would have no negative impact on the property, nor on any neighbours, nor agriculture in general. We ask that this rezoning to be allowed and appropriately amended.

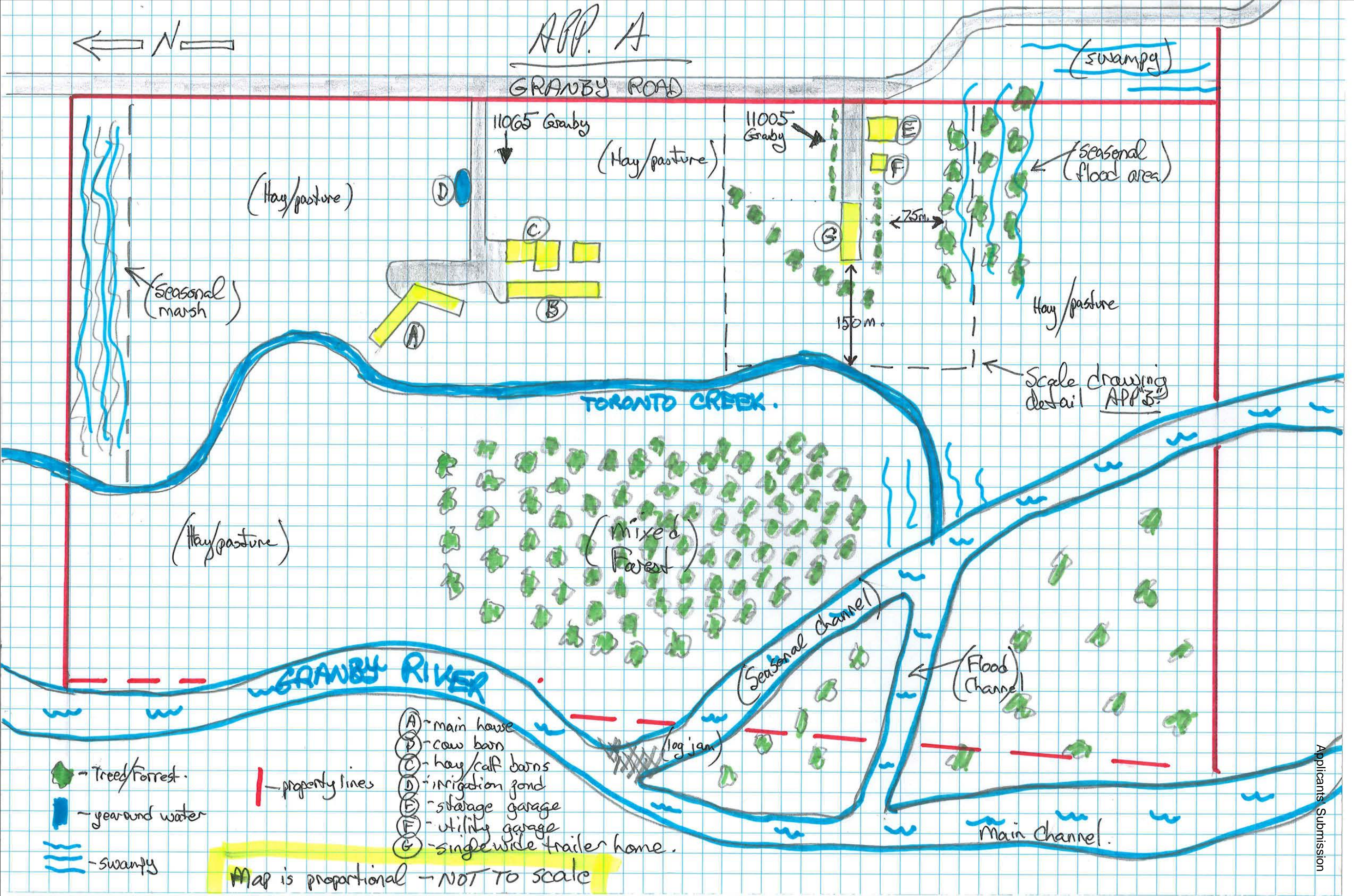


Ric Llewellyn  
(250-442-8683 )







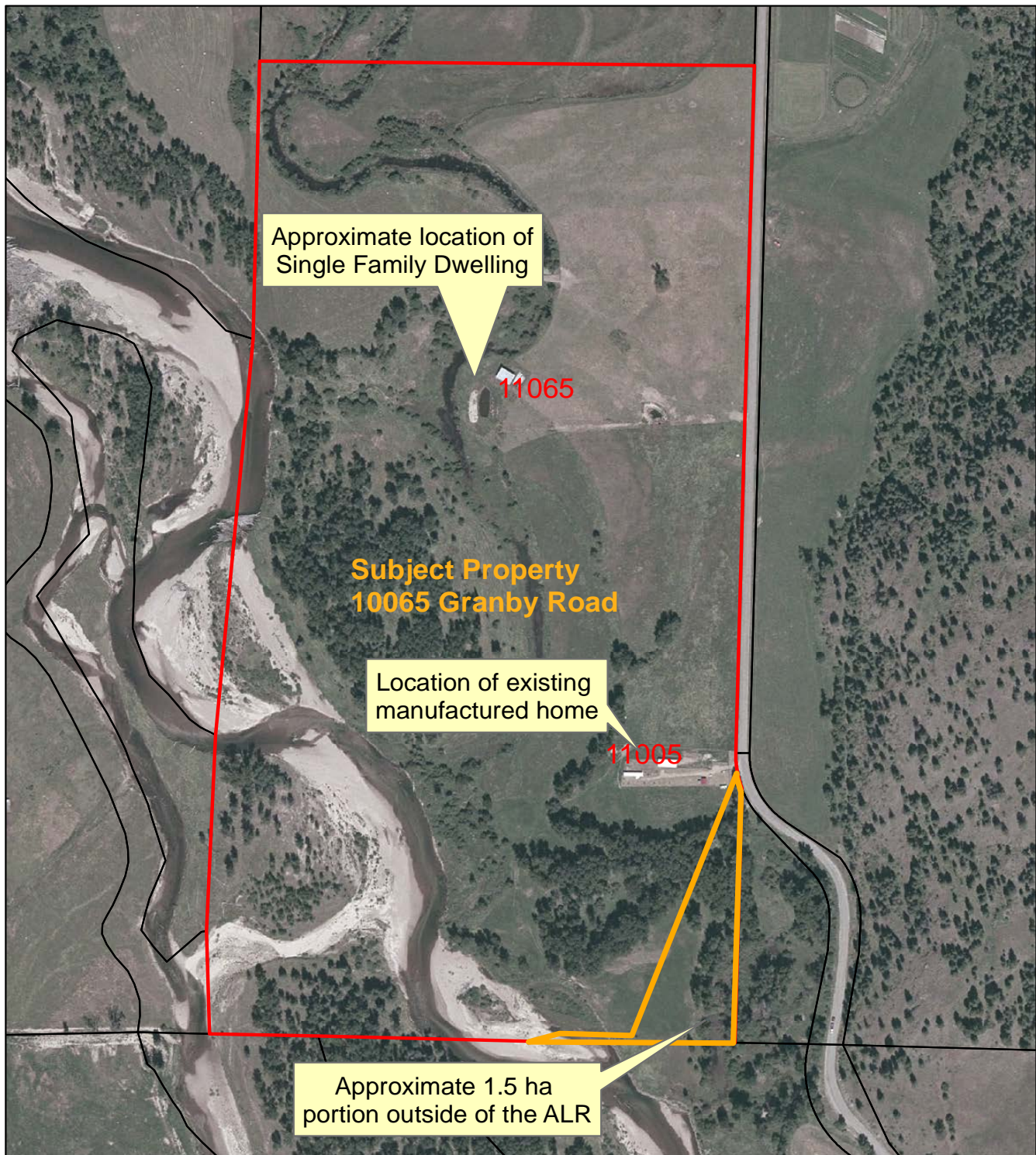
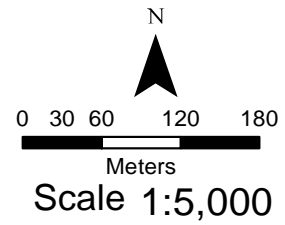




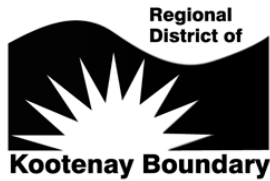


2017/02/23

# Ortho Photo Map



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## Electoral Area Services Committee Staff Report

Prepared for meeting of March 2017

Zoning Bylaw Amendment			
<b>Agent:</b> Brent Harley and Associates Inc.		<b>File No:</b> BW-4255-Temp	
<b>Applicant:</b> Big White Ski Resort Ltd.		<b>Owner:</b> Crown	
<b>Location:</b> Black Forest Area within the Big White Controlled Recreation Area (CRA)			
<b>Legal Description:</b> District Lot 4255 (proposed), SDYD, within the Controlled Recreation Area for Big White Ski Resort.		<b>Area:</b> 0.69 ha	
<b>OCP Designation:</b> Medium Density Residential	<b>Zoning:</b> Chalet Residential 3 (R3)	<b>ALR status:</b> No	<b>DP Area:</b> Alpine Environmentally Sensitive Landscape Reclamation and Commercial and Multi-Family Development Permit Area
<b>Report Prepared by:</b> Carly Rimell, Senior Planner			

### ISSUE INTRODUCTION

Brent Harley and Associates (BHA), acting as agent for Big White Ski Resort Ltd., has submitted an application for a Zoning Amendment to allow for a staff housing development on proposed DL 4255 located in the Black Forest development area at Big White Ski Resort (*see Site Location Map; Applicant's Submission*).

### HISTORY / BACKGROUND FACTORS

The Black Forest Area has been identified as a future growth area for Big White since the mid-1990s. The Black Forest Area is located within the eastern portion the Big White Official Community Plan Area between Happy Valley and the base of the Black Forest chair.

A Crown Grant was previously applied for in 2007 and offered on September 16, 2009 over surveyed proposed District Lots 4256, 4254, 4255, 4256, 4257, 4258, 4259 and 4260, SDYD, containing  $\pm 15$  ha. At that time, due to economic downturn, the resort chose not to proceed with the Crown Grant offer and abandoned the application.



In preparation for development, and the original Crown grant offer, the RDKB amended the Big White Official Community Plan (OCP) with Bylaw No. 1391 to re-designate the subject District Lot 4255 from 'Black Forest Future Growth Area' to 'Medium Density Residential' and amended the Big White Zoning Bylaw with Bylaw No. 1392 to rezone the subject District Lot from 'Recreational Resource 1' to 'Chalet Residential 3' in 2009. The District Lot is also within the 'Commercial and Multiple Family Development Permit Area' and the 'Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area'.

As part of the Official Community Plan amendment process the Regional District required a Secondary Plan in order to satisfy the Long Term Future Growth Area Objectives outlined in Section 3.3 of the Big White OCP. The Secondary Plan required that access, physical analysis, watercourse and drainage, water servicing requirements, sewer servicing requirements were considered and assessed by qualified professionals.

## PROPOSAL

Brent Harley and Associates Inc., acting as agent for Big White Ski Resort, has submitted an application to rezone proposed DL 4255 (0.69 ha) from 'Chalet Residential 3 (R3)' to a new zone for employee housing (*see Applicants' Submission*).

### Zoning Amendment

There is an existing zone, 'Hostel/Employee Housing Residential 6 Zone (R6)' within the Big White Zoning Bylaw. While the R6 Zone exists it currently does not apply to any lands. The applicant has proposed a new zone which would modify some of the existing regulations outlined within the R6 Zone, thereby creating a spot zone for proposed DL 4255. The modified requests are outlined below;

	Existing Hostel/Employee Housing Residential R6 Zone	Proposed Employee Housing Residential R6A Zone
Minimum Parcel Area	2,000m <sup>2</sup>	550m <sup>2</sup>
Floor Area Ratio (FAR)	1.8	0.8
Maximum Building Height	12m	17m
Parking	In accordance with Section 317 (Parking) except (Section 407.8) which specifies up to 90% of required parking may be located within 2,000m <sup>2</sup>	Same as R6 Zone with the exception to (Section 317.6) which requires that 66% of parking spaces must be covered stalls. The proposal is for no covered

	from the subject building or use.	parking stalls.
Off Street Loading Area	Off-street loading and unloading area should be provided and be large enough to accommodate at least one private passenger vehicle. (Section 407.9)	N/A

For discussion on the proposed modifications see the implications section under the sub heading Zoning Bylaw Amendment Proposal.

### IMPLICATIONS

This section discusses implications to the Zoning Bylaw amendment and consistency with the OCP. An amendment to the zoning map as well as a text amendment would be required. The applicant has also applied for a Development Permit as the property is within the Alpine Environmentally Sensitive Landscape Reclamation and Commercial and Multi-Family Development Permit Area. The Development Permit will be processed at a later date. Portions of the applicant's submission for the Development Permit have been included within this report to illustrate the development proposal at this time (*see Proposed Site Plan from Development Permit Application; Building Rendering from Development Permit Application; and Floor Plan from Development Permit Application*).

#### OCP Policies and Objectives and Consistency of Proposal

##### *Section 3.11 Residential Objectives and Policies*

One of the 3 residential objectives within the Big White OCP is "to encourage various residential alternatives and affordable housing for employees." Currently no land is zoned specifically for staff housing accommodation at Big White Ski Resort. The subject application and subsequent construction would help satisfy a demand.

The OCP describes floor area ratio (FAR) and units per hectare as tools of regulating density at Big White. The following table outlines the suggested ranges for low, medium, intermediate and high densities.

Density	Units Per Hectare	Floor Area Ratio (FAR)
Low	16	N/A
Medium	60	0.8
Intermediate	N/A	1.25
High Density	N/A	1.7

Village Core	N/A	2.0
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The current 'Medium Density Residential' designation has an approximate floor area ratio (FAR) of 0.8. The proposed employee housing in the Development Permit application has a FAR of 0.6, which is in keeping with 'Medium Density Residential' designation. The 'Medium Density' designation notes  $\pm 60$  units per hectare. The Development Permit application proposal is for 52 units per hectare and is in keeping with the character of the 'Medium Density' designation, therefore will not require an OCP amendment.

*Policy 3.11.10*

*"The Regional District encourages affordable rental housing and such as hostels and employee housing outside the village core by way of rezoning."*

The proposal is supported by the above noted policy as the proposed employee housing is outside of the village core.

In order to ensure that the proposed development would remain in perpetuity exclusively for employee housing a covenant or housing agreement could be requested as part of the rezoning application.

*Zoning Bylaw Amendment Proposal*

*Minimum Parcel Area*

The minimum parcel area proposed by the applicant is 550m<sup>2</sup>, whereas the existing 'Hostel/Employee Housing Residential 6' Zone is 2,000m<sup>2</sup>. However, the proposed minimum parcel area of 550m<sup>2</sup> is more typical of a two family or single family dwelling parcel. In order for there to be sufficient area for on-site parking and to maintain consistency within the bylaw, a greater minimum parcel size would be required.

*Maximum Building Height*

The maximum height within the proposed 'Employee Housing Residential 6A' Zone is 17m. There are existing zones within the Big White Zoning Bylaw which have higher permitted heights which are outlined below.

<b>Zone</b>	<b>Height Maximum (m)</b>
Intermediate Density Residential Commercial 4A Zone	17
High Density Residential 5 Zone	18
Village Core 6/Limited Village Core 6A Zone	20
Village Core 6B (Chateau Blanc)	75

The proposed DL (4255) does not currently have any development proposed to the east, south or west parcel boundaries as it is Crown land. However, there is a proposed DL to the north (4254) which is a part of the application for Crown tenure. This is likely the property which would be most affected by this request for a height increase since views could be impacted.

Despite the proposed increase in permitted height, setbacks stay fairly consistent throughout these zones; 4.5m from a front parcel line; 3-5m from an exterior side parcel line; 4-5m from an interior side parcel line; and 4-5m from a rear parcel line. This is somewhat consistent with the applicants request for setbacks from parcel boundaries which are as follows; 4.5 meters from a front parcel line; 4 meters from a rear or interior side parcel line; or 3 meters from an exterior side parcel line.

#### *Parking*

The application requests two modifications from the parking requirements outlined in Section 317 in the Zoning Bylaw. The first, which is in the existing R6 Zone, allows for up to 90% of the parking to be located off-site with a covenant to guarantee that the parking is provided in perpetuity. The second is removal of the requirement that 66% of the parking must be covered. The covered parking requirement was added to the Zoning Bylaw to ensure that parking spaces shown on a site plan were in fact usable and not covered with snow.

The applicant's Development Permit application, which will be processed at a later date, includes a Site Plan showing on-site uncovered parking for 57 vehicles, while the parking requirements based on the proposed Floor Plan for four buildings is 56 spaces, therefore no off-site parking would be required. If the off-site parking provisions were supported, up to 50 parking spaces could be located on another parcel up to 2 kilometres away resulting in significant inconvenience for the residents especially in winter months. There is no guarantee that the Site Plan and Floor Plan as presented are the final plans, but they give an idea of the potential for on-site parking at the proposed density.

Since the intent of this project is to provide affordable staff housing, the provision of covered parking may be cost prohibitive. Given the example of the Development Permit application, and provided the parking space size and drive aisle width requirements are met, uncovered parking may not result in any issues. The surface of the area should also be level and finished with a material that can be cleared of snow with a machine.

#### *Off Street Loading Area*

The applicants proposed zone does not specifically mention off street loading areas, as it does in the 'Hostel/Employee Housing Residential R6' Zone. Section 318 Off-Street Loading Facilities only applies to commercial or industrial uses. Off-street loading area requirements are usually associated with commercial zones where deliveries by truck are required.

*Services and Utilities*

Big White will be responsible for ensuring that all the necessary utilities are provided to the subject property and subsequent development.

*Other considerations*

Currently there is no definition for 'staff housing' within the Big White Zoning Bylaw. As part of the amendment bylaw a definition should be considered being added to allow for clarification for permitted uses as the proposed configuration of the units does not fit the definition of a dwelling unit.

*Additional Applications*

In conjunction a Crown Grant application is being processed for District Lot 4254 and 4255, which is presented in a separate report. A Development Permit application will also be processed for the proposed employee housing development. The Development Permit application will be processed at a later date.

**ADVISORY PLANNING COMMISSION COMMENTS**

The Big White Advisory Planning Commission discussed snow removal, parking requirements, building design, site grade and building height. The Big White Advisory Planning Commission provided the following recommendation;

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

**PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS**

Based on the implications section, the R6A Zone proposed by the applicant has been modified in the following ways (*see Modified Proposed Employee Housing Residential R6A Zone*);

- Minimum parcel size increased from proposed 550m<sup>2</sup> to 2000m<sup>2</sup>;
- Exception rule to allow up to 90% of parking to be located up to 2km away has been removed;
- A definition for employee housing has been added to read as follows; "means the use of a room or suite, other than a dwelling unit for an individual(s) whose principal place of employment is within the Controlled Recreation Area of Big White Ski Resort."

**RECOMMENDATION**

That the application submitted by Brent Harley and Associates (BHA), acting as agent for Big White Ski Resort Ltd., to amend the Big White Ski Resort Zoning Bylaw No. 1166, 2001 to rezone the subject area from 'Chalet Residential 3 (R3)' to a new for employee housing zone, be supported AND FURTHER that staff be directed to draft an

amendment bylaw for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendment.

**ATTACHMENTS**

*Site Location Map*

*Applicant's Submission*

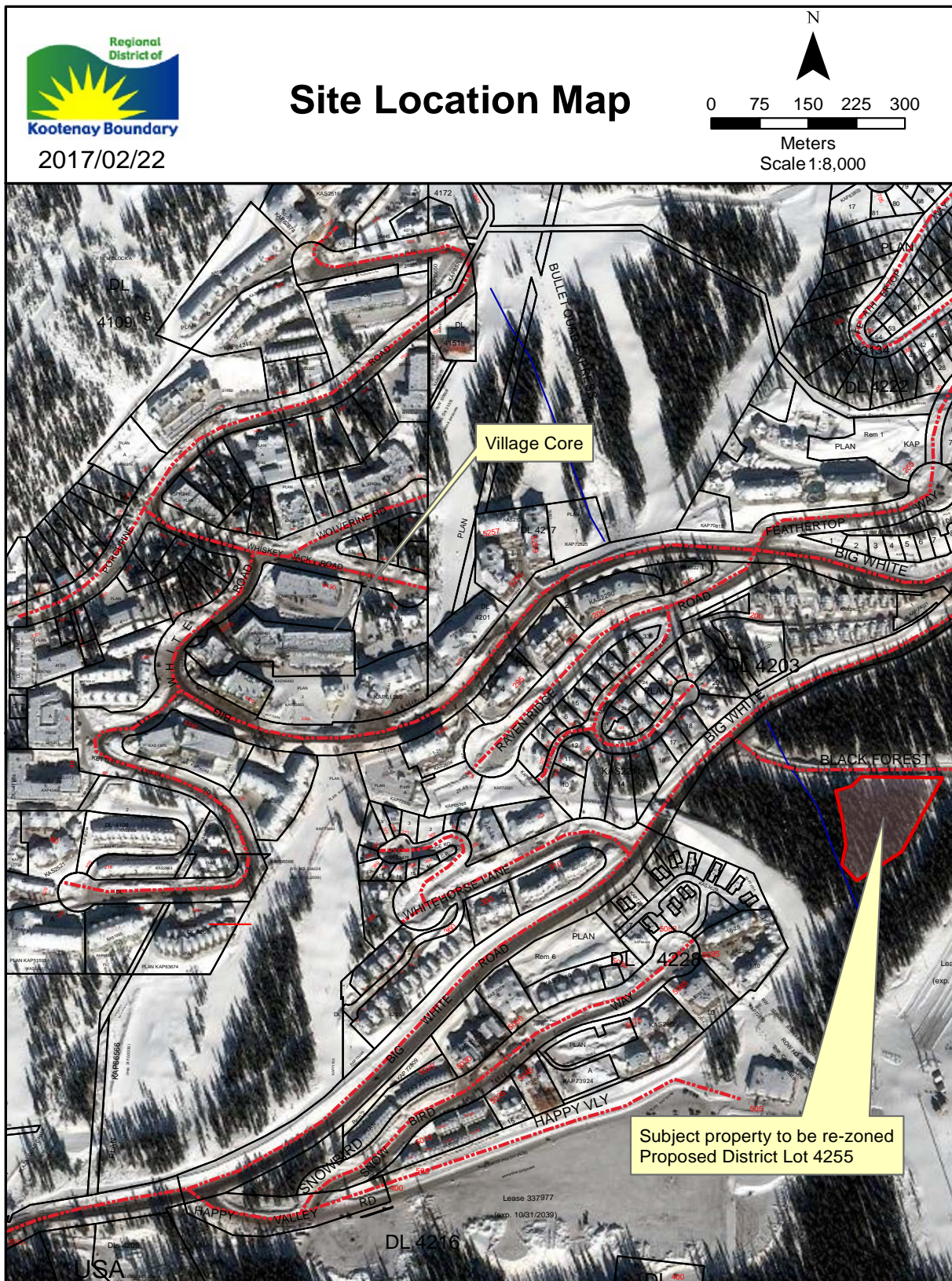
*Site Plan from Development Permit Application*

*Rendering from Development Permit Application*

*Floor Plan from Development Permit Application*

*Modified Proposed Employee Housing Residential R6A Zone*





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**EMPLOYEE HOUSING RESIDENTIAL 6A (ZONE R6A)**

1. Subject to compliance with the general provisions in Part 3, the following provisions shall apply in the Employee Housing Residential R6A Zone.

**2. Permitted Uses**

R6A zone development shall be covenanted to restrict use to:

- a) Employee Housing
- b) Employee services;
- c) Accessory buildings and structures.

**3. Minimum Parcel Area**

The minimum parcel area shall be 550 m<sup>2</sup>.

**4. Floor Area Ratio**

The maximum floor area ratio shall be 0.8.

**5. Setbacks**

No building or structure or part thereof except a fence shall be located within:

- a) 4.5 metres of a front lot line;
- b) 4 metres of a rear and interior side lot line;
- c) 3 metres of an exterior side lot line.

**6. Parcel Coverage**

The maximum parcel coverage shall be 60%. Notwithstanding the foregoing, portions of underground parking areas which are not directly under the foot print of a building and which are entirely below the finished grade of the parcel and thereby fully concealed, shall be deemed to be exempt from these parcel coverage standards.

**7. Height**

The maximum height for buildings and structures in the R6A Zone shall be:

- a) Principal buildings shall not exceed 17 metres in height;
- b) Accessory buildings shall not exceed 6 metres of one storey in height.

**8. Parking**

- a) \*Off-street parking spaces shall be provided in accordance with Section 317 of this Bylaw. Notwithstanding Section 317:

1. Up to 90 percent of the required parking spaces for employee housing may be located within 2,000 metres of the subject building or use. Should the off-site parking spaces be located on a private parcel, the landowners of the parcel being developed and the separate parcel shall enter into an agreement with the Regional District under Section 219 of the Land Title Act, registered in priority over any other charges, restricting the use of the necessary portion of the separate parcel to "parking". Should the off-site parking spaces be located on a parcel leased or licensed from the Province, the Province shall provide written assurance to the Regional District that the required number of parking spaces are secured in favour of employee housing use.
2. No covered parking spaces are required.

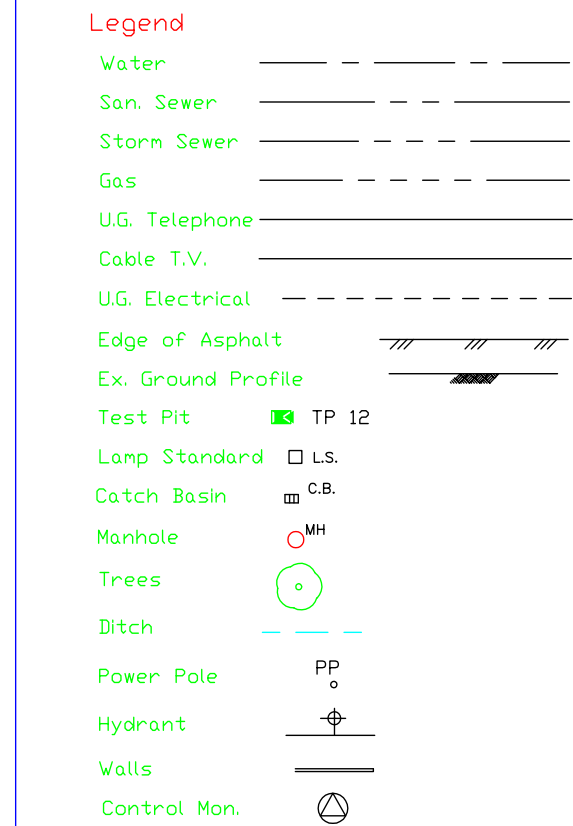






Applicant's Submission

- NOTES:
- ORIGINAL GROUND PROFILE AND STATIONING SHOWN ARE ALONG CENTERLINE OF PROPOSED ROAD.
  - ALL DIMENSIONS SHOWN ARE IN METERS.
  - ALL KEYPLAN NOTES APPLICABLE TO THIS DRAWING.



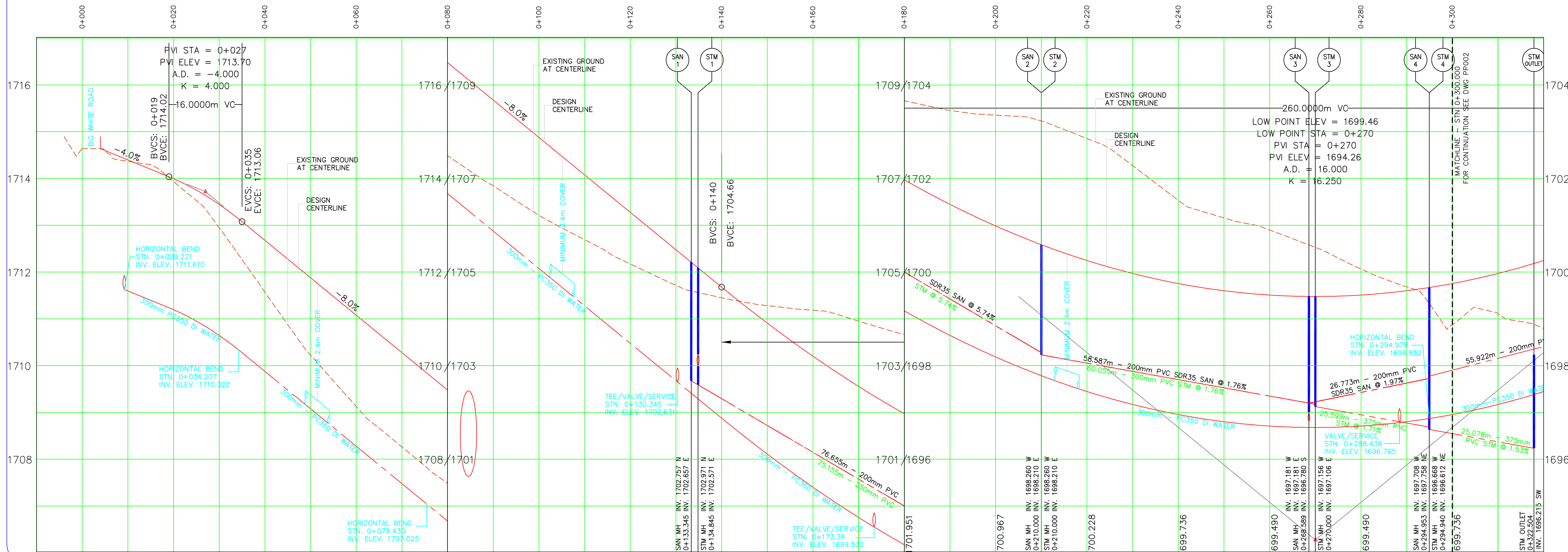
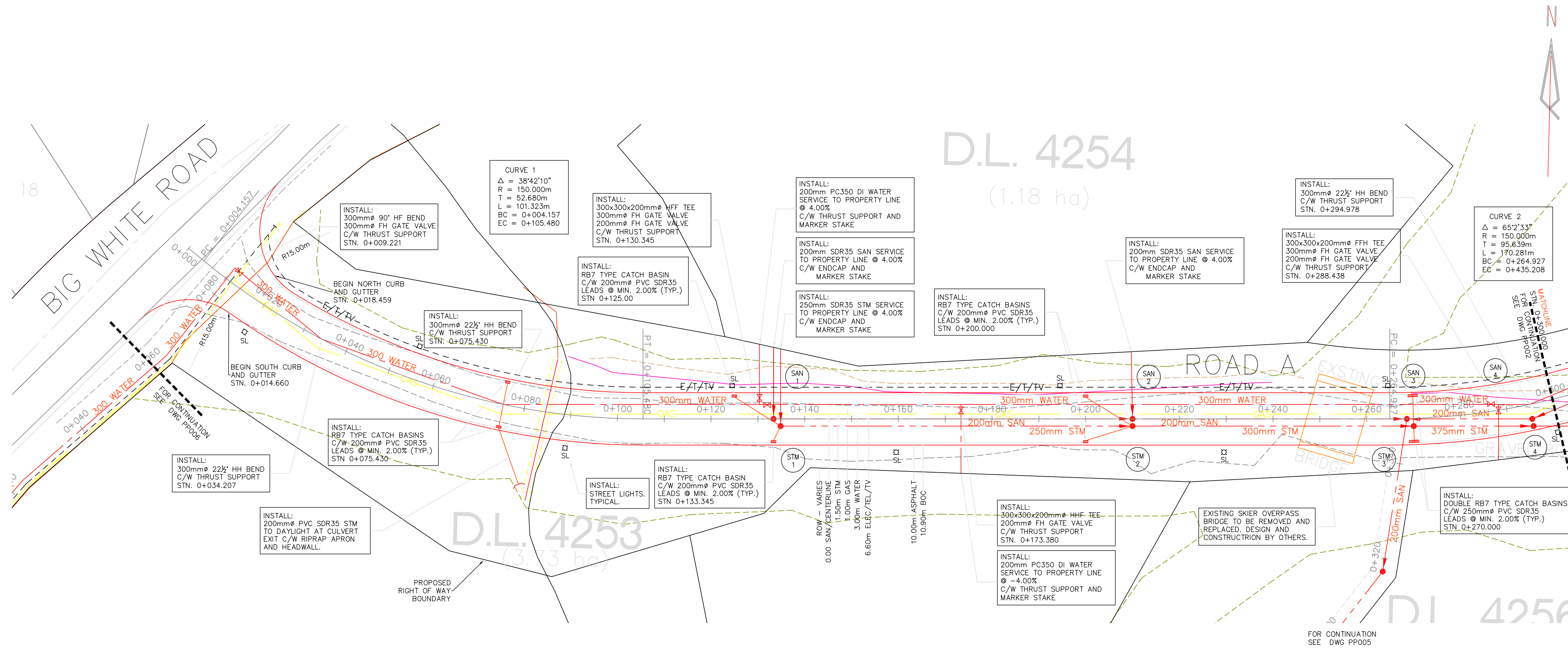
May22,2009	ISSUED FOR APPROVAL	DP	DP
Date	Revision	By	App

D.C. PONTO AND ASSOCIATES LTD.  
CONSULTING ENGINEERS  
TEL (250) 548-3383  
FAX (250) 548-3403

**BLACK FOREST  
SUBDIVISION**  
**BIG WHITE SKI RESORT**

MAIN ACCESS ROAD AND UTILITY SERVICES  
PLAN AND PROFILE

Design	D.P.	Date	MAY 2009
Drawn	D.P.	File	BW0817
Approved	D.P.	District File	N/A
Scale	1:500 HORIZ. 1:50 VERT.	Drawing No.	PP001
		Rev. No.	1



Site Plan from Development Permit Application



Big White Ski Resort

Legend

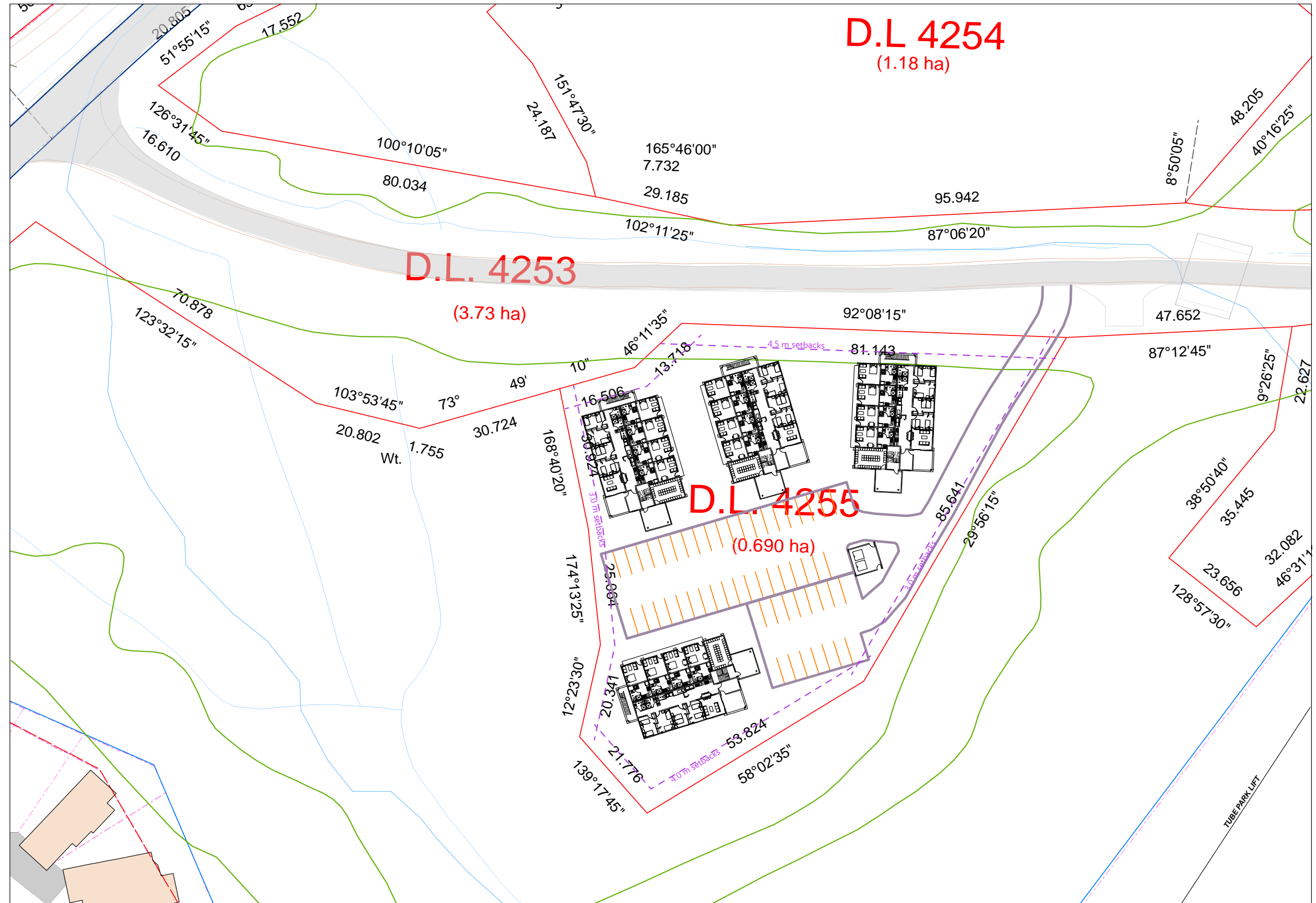
- Parcel
- Parcel Setbacks
- Vegetation Edge
- Creek
- Existing Road
- Proposed Parking
- Proposed Building

Prepared for:  
  
5315 Big White Road  
Kelowna, BC  
Canada, V1P 1P3  
Tel: (250) 765-3101 Fax: (250) 491-6122  
email: bigwhite@bigwhite.com

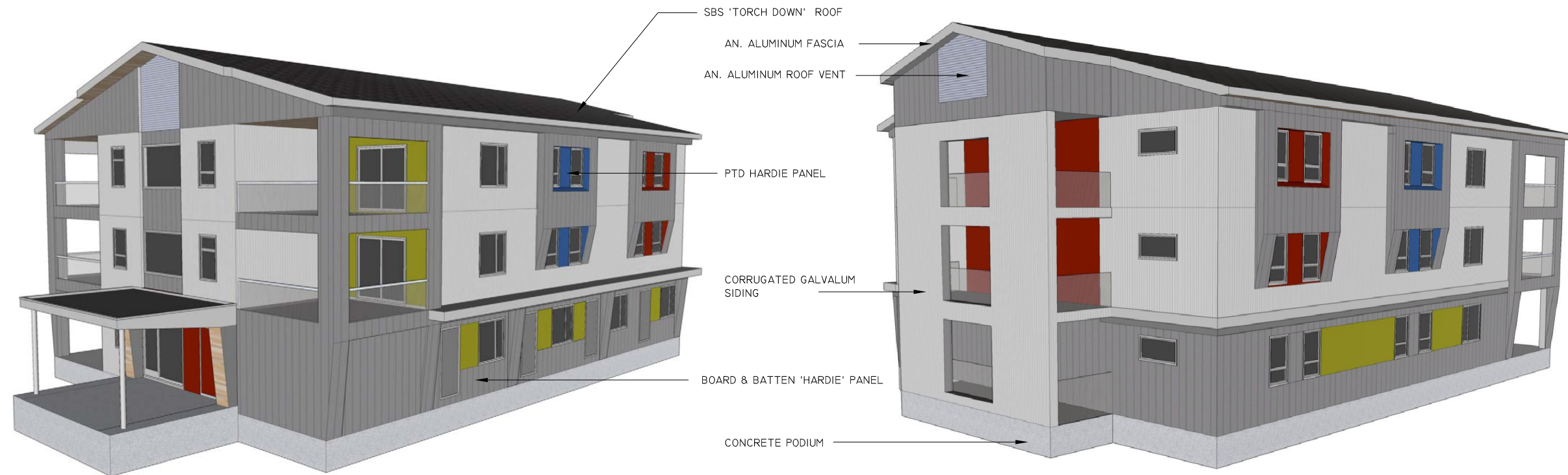
Mapping by:  
  
4-1005 Alpha Lake Road,  
Whistler, B.C.  
Canada, V0N 1B1  
Tel: 604 932 7002 Fax: 604 938 1161  
email: bha@brentharley.com

2017  
1:750  
0 5 10 15 20 Meters

Black Forest  
Site Plan







SOUTH EAST PERSPECTIVE

NORTH WEST PERSPECTIVE

The proposed building form derives from the modular/prefabricated method of construction. Each floor will be assembled from 5 modules constructed off site, transported, then lifted into place. These modules will come largely complete with interior and exterior finishing in place. The 4:12 gable pitch roof will similarly be constructed in modules and lifted in place with torch on roof membrane applied on site.

#### ROOF

The simple gable pitch roof is a practical response to the accumulation of snow melt and the problems of ice damming. Rather than accumulating snow in valleys or against dormers and inviting leaks by the plastic expanse of ice and the subsequent melt, the snow is distributed uniformly and allowed to expand without constraint. Importantly the gable volume allows a large cold air space between the insulating ceiling layer and roof surface. The effect is to minimize the issue of ice damming. The relatively shallow pitch (4:12) and granular surface of the roof membrane (SBS) will minimize the possibility of shedding. Attempts to integrate the roof by decorative articulation, i.e. to appear within a 'village' context -was not considered a critical feature considering these advantages.

The building's main entrance is sheltered by a 'free- standing' canopy. The entrances to the bachelor suites on the ground level are sheltered by a linear canopy projected out from the mass of the building. These features signal entry, shelter inhabitants from snow/rain, and add human scale at these locations.

#### MATERIALS

The exterior finish materials were selected based on durability, practicality - with regards to modular construction - and visual interest. A cementitious fiber panel (Hardie) board and batten finish painted warm grey grounds the main floor of the building and provides vertical detail at 'bay' locations. The field of the 2nd and 3rd floors is defined by Galvalum corrugated siding. This material is somewhat unusual for a ski resort since more traditional 'wood like' materials are commonly used. But it has the unique ability due to its reflectance to blend with and reflect the surrounding snow and grey skies. This has the positive effect of merging the mass of the building within its context. Further it is viewed as a universal modern material, appropriate in expressing the youthful & interconnected energy of the predominately 20-something employees inhabiting the building. As a counter point to the neutral/natural tones of the building mass - i.e. warm grey = ground; Galvalum(silver) = snow/sky - discrete areas will have vibrant colour. These colours add interest & energy to the composition, not unlike the colorfully clad skiers who populate the slopes. These moments of colour are an opportunity to distinguish the future buildings in the subdivision by mixing and altering the colour schemes



BIG WHITE SKI RESORT

hugh j bitz architect

2017 STAFF HOUSING PROJECT

D.L. 4255 PLAN KAP 74822

PROPOSED BUILDING FORM & CHARACTER

DP Submission

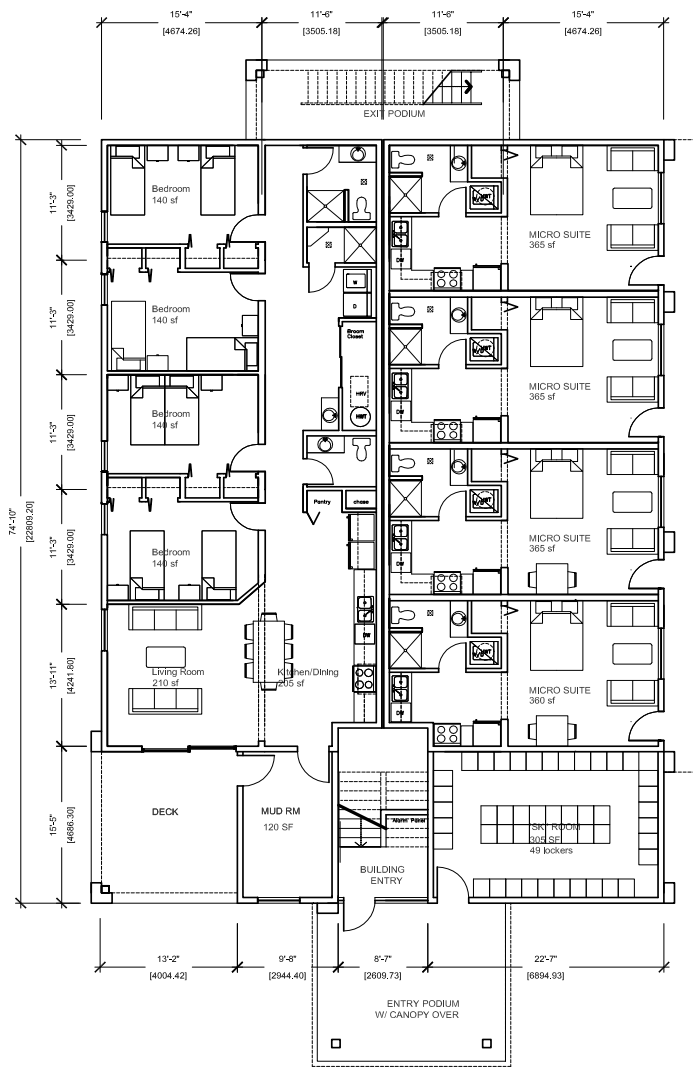
Date - 02.09.17

Scale -NTS

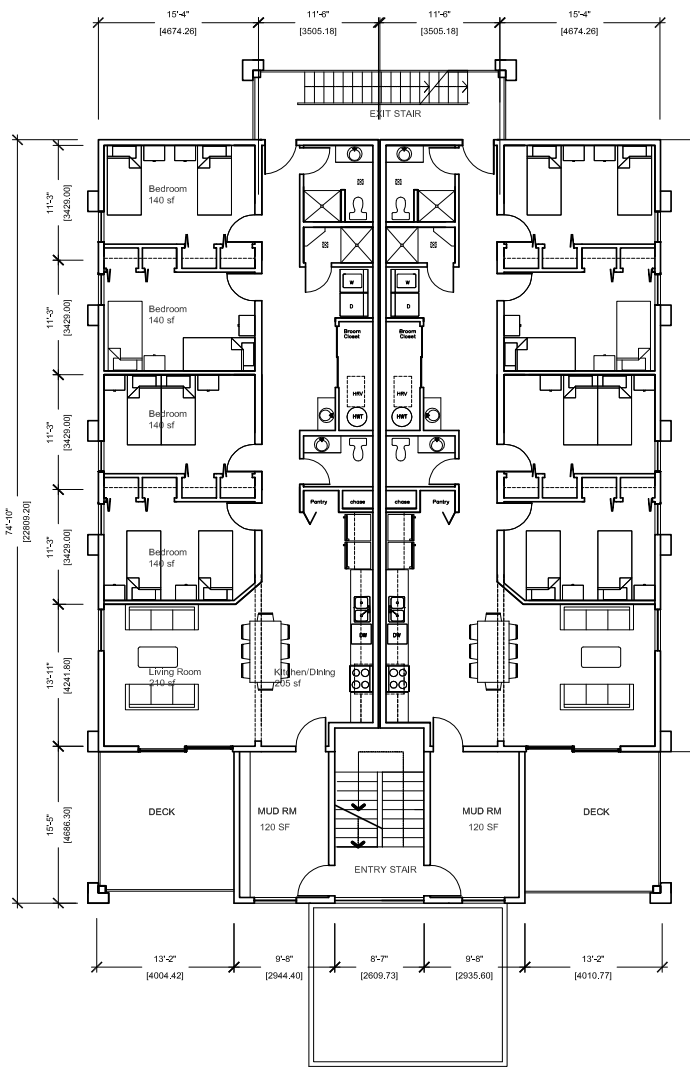
SK A3.0

Rendering from Development Permit Application

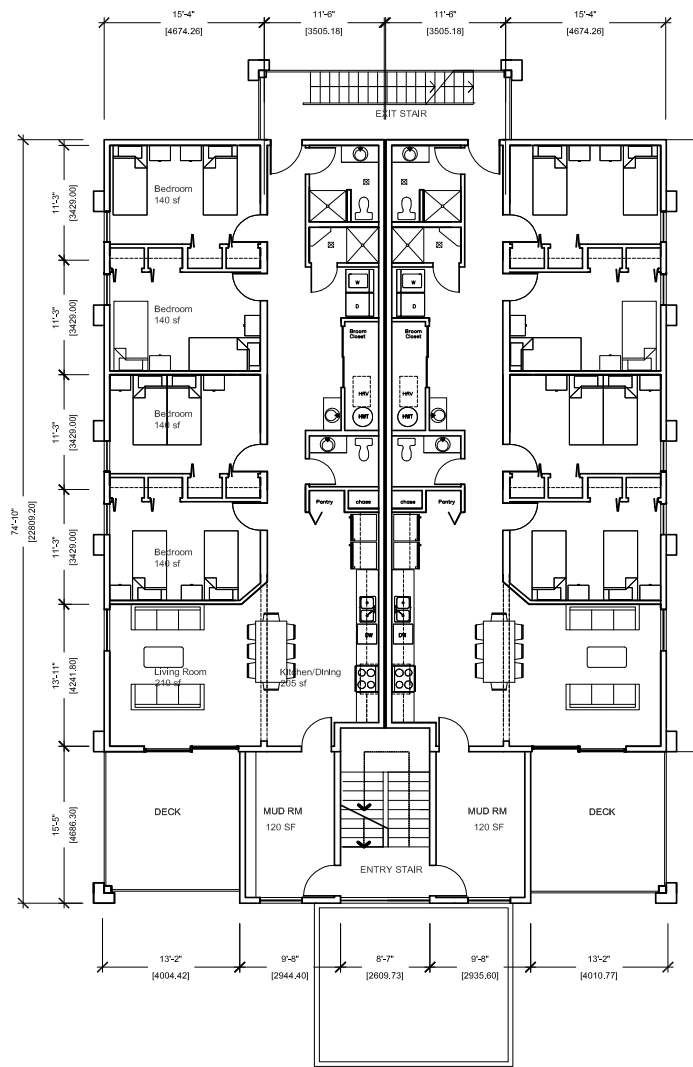
Floor Plan from Development Permit Application



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

## Modified Proposed Employee Residential R6A Zone

**407A. EMPLOYEE HOUSING RESIDENTIAL 6A ZONE R6A**

1. Subject to compliance with the general provisions in Part 3, the following provisions shall apply in the Employee Housing Residential R6A Zone.

**2. Permitted Uses**

The following uses only shall be permitted:

- a) Employee Housing;
- b) Employee Services;
- c) Accessory buildings and structures.

**3. Minimum Parcel Area**

The minimum parcel area shall be 2,000 m<sup>2</sup>.

**4. Floor Area Ratio**

The maximum floor area ratio shall be 0.8

**5. Setbacks**

No building or structure or part thereof except a fence shall be located within:

- a) 4.5 metres of a front lot line;
- b) 4 metres of a rear and interior side lot line;
- c) 3 metres of an exterior side lot line.

**6. Parcel Coverage**

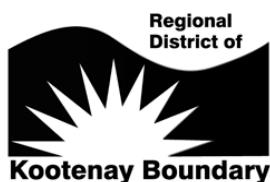
The maximum parcel coverage shall be 60%. Notwithstanding the foregoing, portions of underground parking areas which are not directly under the foot print of a building and which are entirely below the finished grade of the parcel and thereby fully concealed, shall be deemed to be exempt from these parcel coverage standards.

**7. Height**

- a) Principal buildings shall not exceed 17 metres in height;
- b) Accessory buildings shall not exceed 6 metres of one storey in height.

**8. Parking**

Off-street parking spaces shall be provided in accordance with Section 317 of this Bylaw with the exception of 317(6) (proportion of parking spaces that must be covered).



## Electoral Area Services Committee Staff Report

Prepared for meeting of March 2017

Development Variance Permit			
<b>Owners:</b> Keith Lawrence and Sarah Kabatoff		<b>File No:</b> C-269-00210.110	
<b>Location:</b> 305 2 <sup>nd</sup> Avenue, Electoral Area 'C'/Christina Lake			
<b>Legal Description:</b> Lot 1, DL 269, SDYD, Plan KAP72739		<b>Area:</b> 1.01 hectares (2.5 acres)	
<b>OCP Designation:</b> Rural Residential	<b>Zoning:</b> Rural Residential 3	<b>ALR status:</b> Entirely In	<b>DP Area:</b> No
<b>Report Prepared by:</b> Ken Gobeil, Planner			

### ISSUE INTRODUCTION

Keith Lawrence and Sarah Kabatoff have applied for a Development Variance Permit to increase the maximum allowable height for an accessory building on the subject parcel (*see Site Location Map, Subject Property Map, and Applicant's Submission*).

### HISTORY / BACKGROUND FACTORS

The subject property is located at 305 2<sup>nd</sup> Avenue, Christina Lake. The property is designated as 'Rural Residential' in the Electoral Area 'C'/Christina Lake OCP Bylaw 1020, 2001 and zoned 'Rural Residential 3' (R3) in the Electoral Area 'C'/Christina Lake Zoning Bylaw 1300, 2007.

The subject property is within the ALR. The subject property, which is triangular in shape, is adjacent to the Christina Lake Golf and Country Club on the south and west. On the north is Cascade Golf Course and to the east of this parcel is a private residence.

Access to the Subject Property is through the golf course. 2<sup>nd</sup> avenue currently deviates from the existing road allowance and utilizes golf course property.

### PROPOSAL

The applicants wish to construct an accessory building with a proposed height of 10 metres, which would exceed the maximum allowable height by 5.4 metres.

The building is proposed to be plumbed with its own separate septic system.

The requested variance is as follows:

- Increase the maximum allowable height from 4.6m to 10m

## 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.

In response to these the applicant has provided the following points:

- a) The requested variance is necessary to resolve their hardship of finding and paying for covered storage off-site.
- b) The requested variance will improve the development by maintaining the same roof pitch as the existing residence on the property.
- c) The requested variance will not cause negative impacts on neighbouring properties because the elevation change and existing vegetation on the subject property will help hide this new structure. This structure is not anticipated to block any views from other properties.

The *Applicant's Submission* regarding this development also included mention of a proposed separate septic field. The owner is required to use the services of a qualified practitioner for installation of the septic system.

The Ministry of Transportation and Infrastructure (MOTI) is responsible for providing legal and physical access to roads.

Potential negative impacts to neighbouring properties, if any, may be limited to the parcel to the east. However, all adjacent property owners will be notified of the proposed Development Variance Permit and given the opportunity to provide comments or express concerns. In order for this application to be heard at the March 21, 2017 Board Meeting, notifications were sent March 10, 2017.

## ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'C' / Christina Lake Advisory Planning Commission supported the subject referral.



**RECOMMENDATION**

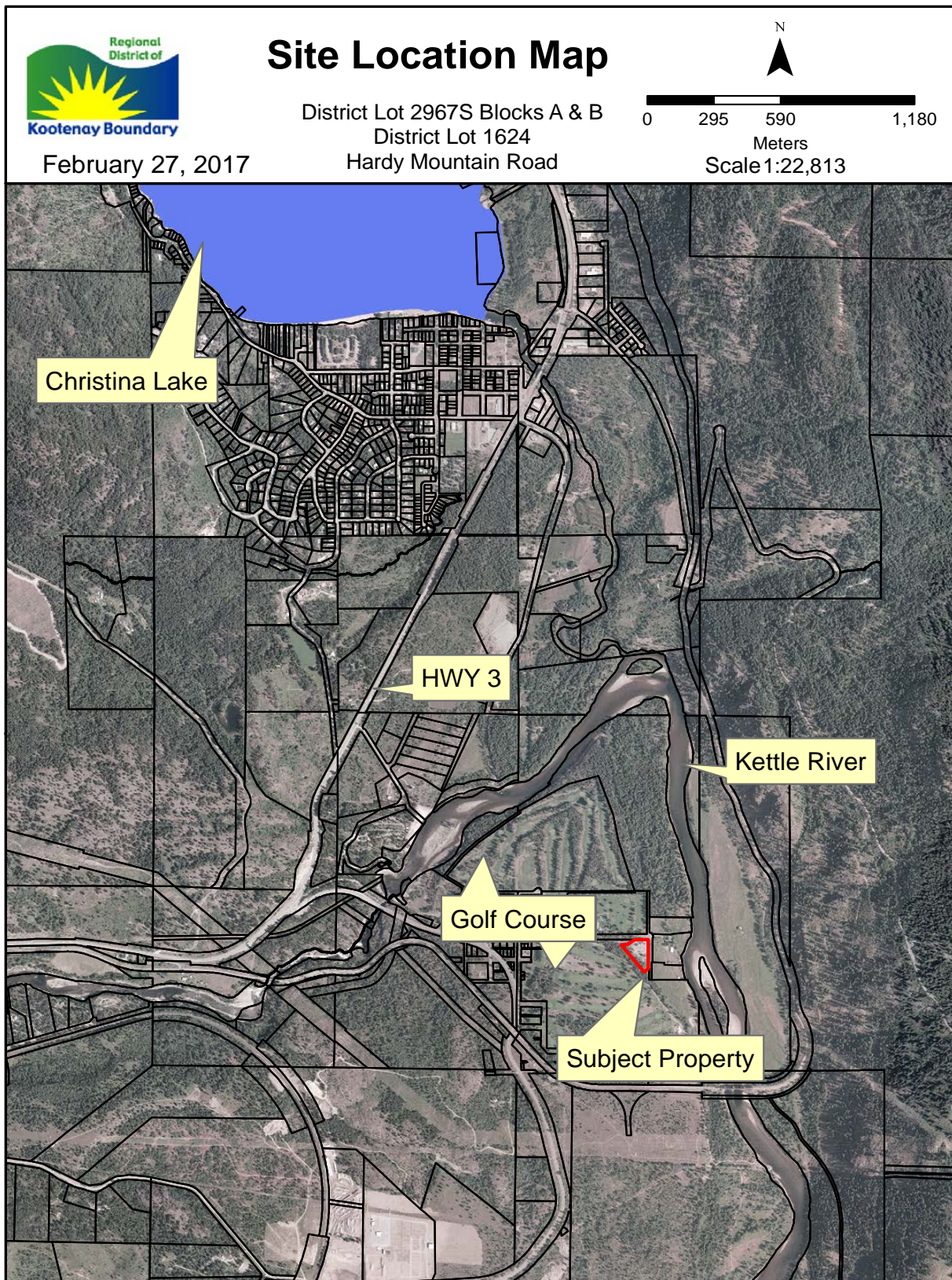
That the Development Variance Permit application submitted by Keith Lawrence, to allow for an accessory building height variance of 5.4m (from 4.6m to 10.0m) to construct an accessory building on the property legally described as Lot 1, DL 269, KAP72739, SDYD, Electoral Area 'C'/Christina Lake, be presented to the Regional District of Kootenay Boundary Board for consideration, with a recommendation of support.

**ATTACHMENTS:**

*Site Location Map*

*Subject Property Map*

*Applicant's Submission*



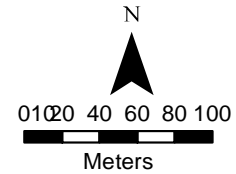
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2017/02/23

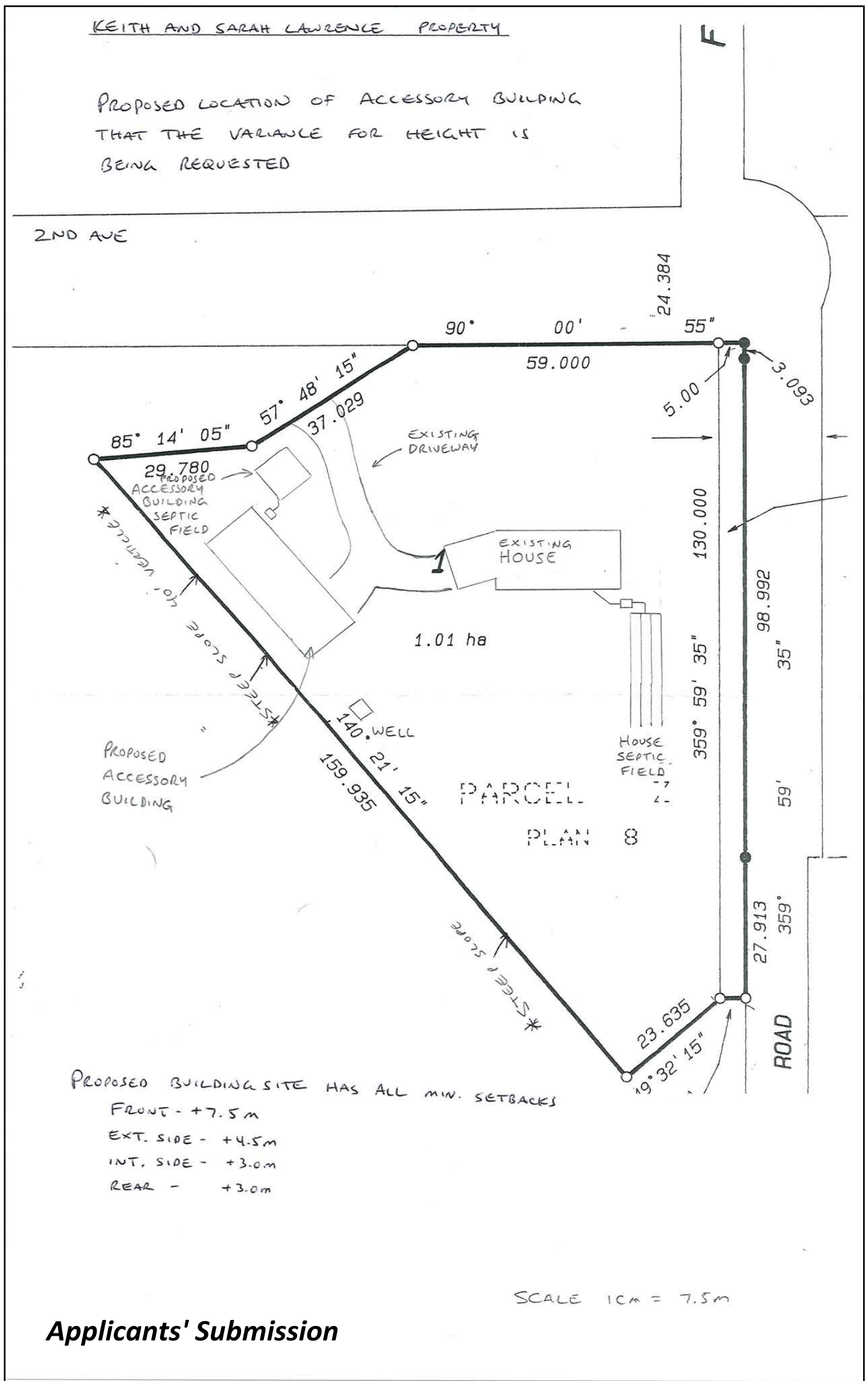
# Subject Property Map



Scale 1:3,500



P:\IGIS\IRDKB\MapDocuments\Routine Maps\Site Location Map\Area "E"West Boundary\2017/02/23SandandGravel\_SLM





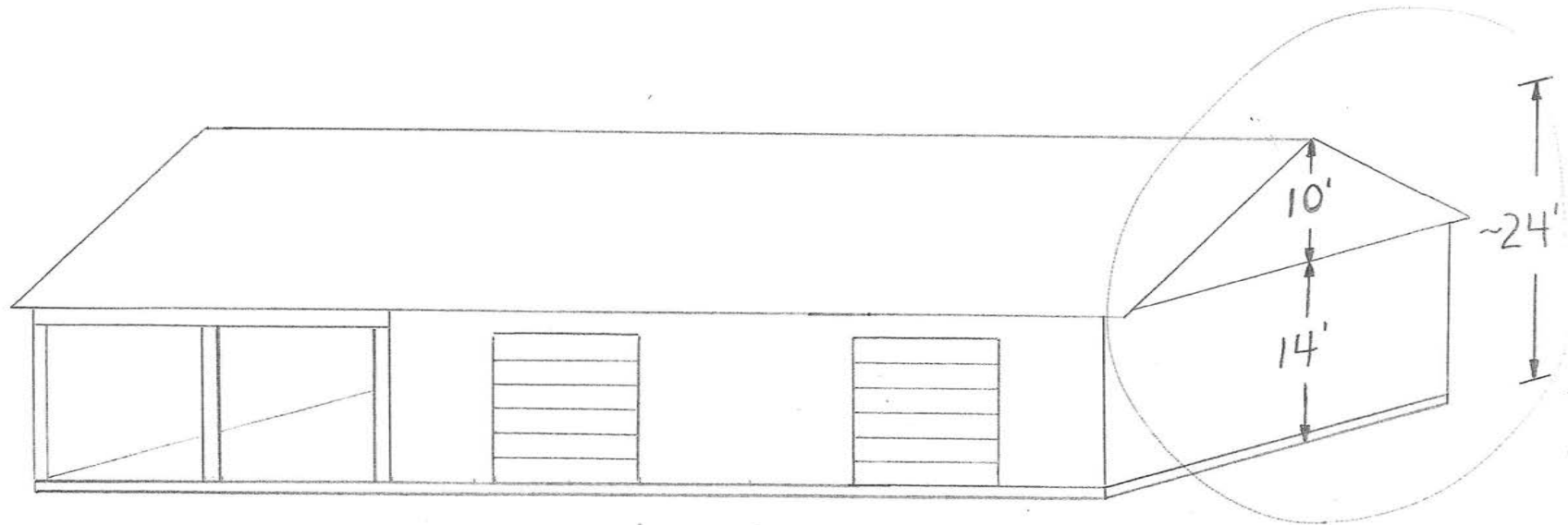
Provided by Keith Lawrence at Meeting March 7, 2017.  
PRELIMINARY PLAN FOR PROPOSED STORAGE/WORKSHOP - LAWRENCE PROPERTY

\* HEIGHT VARIANCE REQUESTED TO EASE HARDSHIP OF STORING THE FOLLOWING:

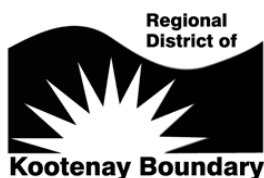
1. VEHICLE LIFT
2. MOTORHOME
3. BOAT WITH TOWER
4. OTHER EQUIPMENT

\* SINGLE STORY STRUCTURE

~6/12 PITCH TO MATCH  
THE RESIDENCE



**Applicants' Submission**



## Electoral Area Services Committee Staff Report

Prepared for meeting of March 2017

Subdivision Referral – Ministry of Transportation and Infrastructure			
<b>Owners:</b> Gregory Gerrit Wyna & Dena Fay Wyna		<b>File No:</b> B-367-02303.014	
<b>Agent:</b> Greg Wyna			
<b>Location:</b> 4111 Casino Road, Trail BC			
<b>Legal Description:</b> Lot A, Sec, 26, TWP 8A, Kootenay, Plan EPP8823		<b>Area:</b> 14.381 acres (5.82 hectares)	
<b>OCP Designation:</b> Casino Rural Residential	<b>Zoning:</b> Rural Residential Zone 2 (RR2)	<b>ALR status:</b> No	<b>DP Area:</b> No
<b>Report Prepared by:</b> Ken Gobeil, Planner			

### ISSUE INTRODUCTION

The Regional District of Kootenay Boundary has received a subdivision referral from the Ministry of Transportation and Infrastructure (MoTI) for a proposed conventional subdivision of 4111 Casino Road, in Electoral Area 'B'/ Lower Columbia-Old Glory (*see Site Location Map; Subject Property Map; Proposed Subdivision Plan*).

### HISTORY / BACKGROUND FACTORS

The parcel is on the eastern side of Casino Road. The parcel is designated 'Casino Rural Residential' in the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470 and zoned 'Rural Residential 2' in the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw No. 1540.

There is a single family dwelling, located on the property.

### PROPOSAL

The applicants are requesting a conventional 1 lot subdivision with a remainder. Proposed Lot 1, within the north eastern corner of the subject parcel, is 5 acres (2.02 hectares) in size and would include the existing house and yard site. The residual

parcel (9.3 acres/ 3.76 hectares) is proposed to have a new home, well and septic system.

### **IMPLICATIONS**

The minimum parcel size requirements for 'Casino Rural Residential' is 2 hectares. The subject parcel is not a part of the Casino Waterworks District, or the Casino Community Watershed. This parcel is above the noted 'Limit of Critical Winter Range' for ungulates as shown in Map 3 of the Official Community Plan.

Within the Rural Residential 2 (RR2) Zone the permitted uses include single family dwelling. All existing structures are included in the 5-acre parcel; from the plan submitted by the applicant, there appears to be compliance with the terms of the bylaw including: setbacks, density and coverage (*see Proposed Subdivision Plan*).

The proposed new well and septic location is along the southern boundary of the subject parcel. This will need to be approved by the Health Authority.

Access to the southern portion of the subject parcel is proposed to be granted via an access easement over another neighbouring parcel (4125 Casino Rd). The Ministry of Transportation and Infrastructure will be responsible issuing that approval. MOTI will also be responsible for making sure proper setbacks of the existing buildings and conditions are met for the individual parcels as part of the Preliminary Layout Approval.

East Casino Creek and various tributaries run throughout the property. All new development on the parcel, within the floodplain, will be subject to the RDKB Floodplain Bylaw No. 677.

### **ADVISORY PLANNING COMMISSION COMMENTS**

The Electoral Area 'B'/ Lower Columbia-Old Glory Advisory Planning Commission supported the subject referral.

### **RECOMMENDATION**

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described Lot A, Sec, 26, TWP 8A, Kootenay District, Plan EPP8823, in Electoral Area 'B'/ Lower Columbia-Old Glory, be received.

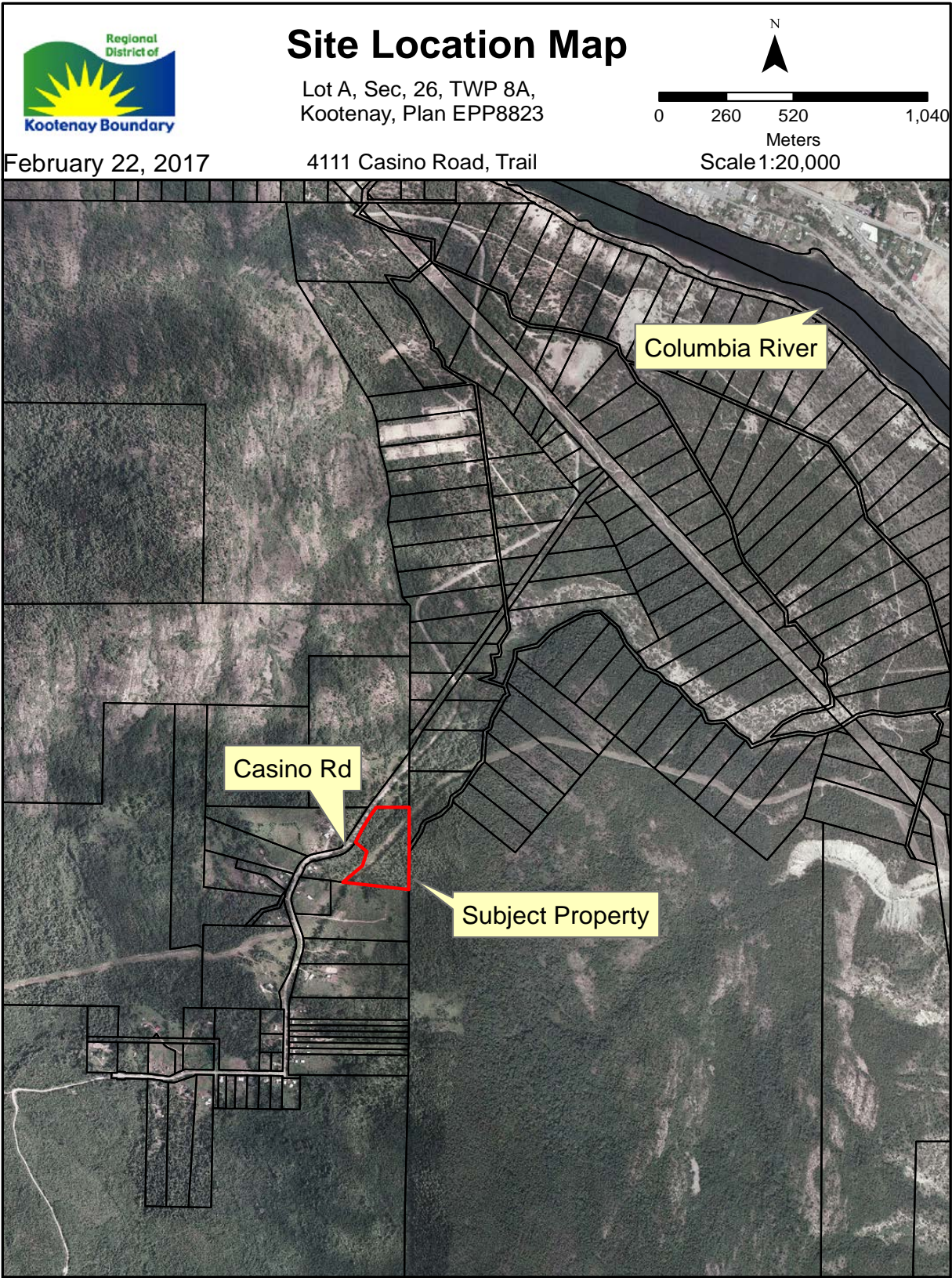
### **ATTACHMENTS**

*Site Location Map*

*Subject Property Map*

*Proposed Subdivision Plan*





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2017/01/11

PLAN EPP8823

- proposed new 5 acre lot  
with established home in place
- water well
- established road with easement  
with water line easement
- location of proposed new  
home on .5 acer lot.
- Septic
- proposed of new  
.95 acre lot

N.T.S.  
10' = 1"

100'

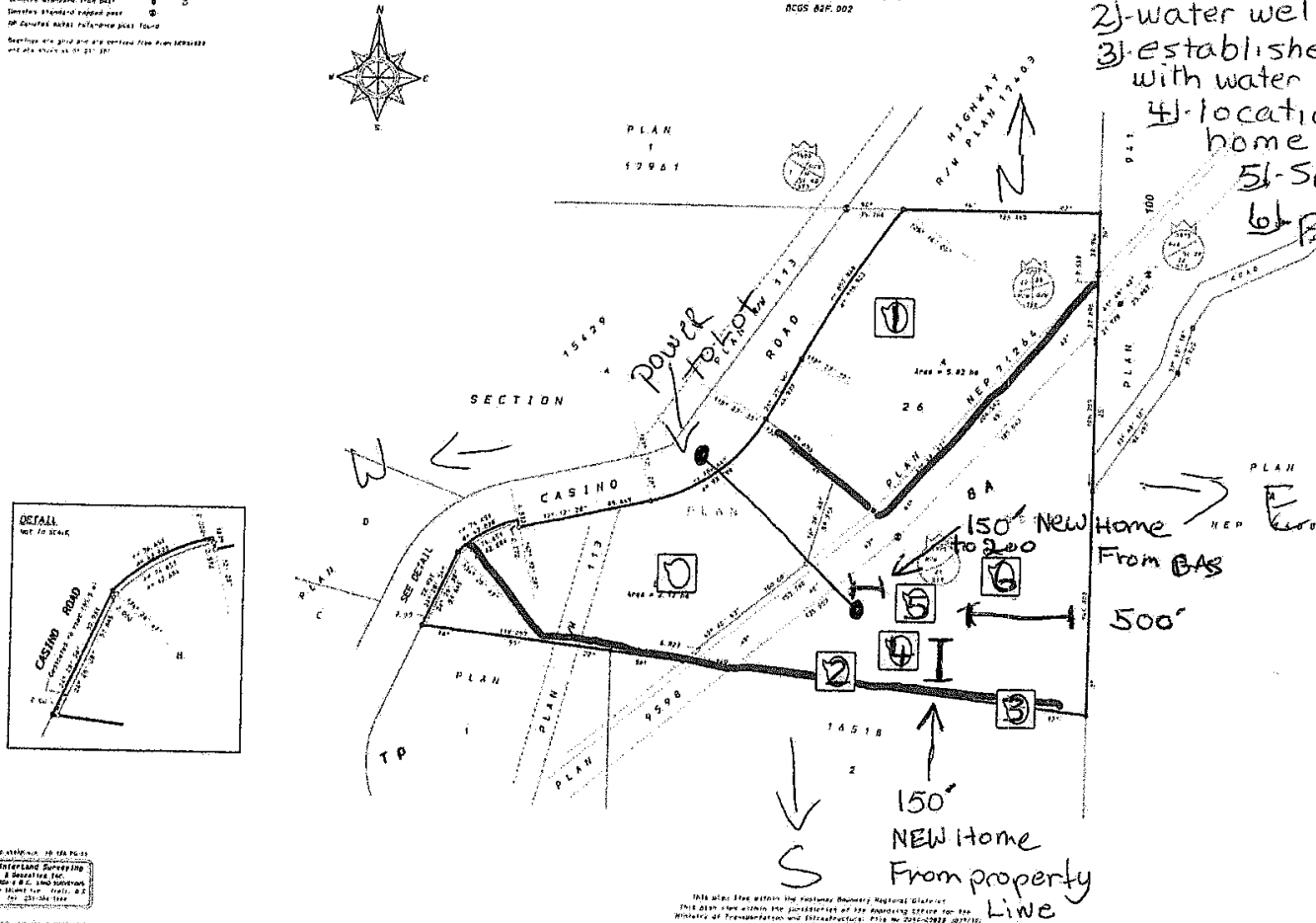
E.P.A. 604-710-7800

WATER LINE

Road

SUBDIVISION PLAN

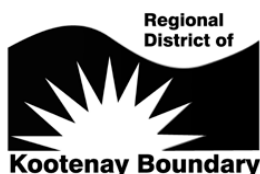
DATE: 01/11/2017



A document in the name of Leticia Jodan Rodriguez and the Regional Director of Economy, Planning and Finance of the Government of the Republic of Colombia, in which it is stated that the Government of the Republic of Colombia is a member of the Organization of American States.

This file was generated by the FBI on 08/27/2010  
 with the following information: PC: 100-447860-1000

Page 1 of 1



## Electoral Area Services Committee Staff Report

Prepared for meeting of March 2017

Subdivision Referral - Ministry of Transportation and Infrastructure			
<b>Owner(s):</b> Winlaw Mechanical Services Ltd. Linda Marlane Tedesco		<b>File No:</b> E-70-TWP-08017.000	
<b>Location:</b> 1120 HWY 3, Anaconda, Electoral Area 'E'/West Boundary			
<b>Legal Description:</b> Those parts of the North East ¼ and of the North ½ of the South East ¼ of Sec 29, TWP 70, SDYD, Plan B1005		<b>Area:</b> 27.5 hectares (68.06 acres)	
<b>OCP Designation:</b> N/A	<b>Zoning:</b> N/A	<b>ALR status:</b> Partial	<b>DP Area:</b> N/A
<b>Prepared by:</b> Ken Gobeil, Planner			

### ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a proposed subdivision of 1120 HWY 3, Anaconda, Electoral Area 'E'/ West Boundary (*see Site Location Map; Subject Property Map; Applicants' Submission*).

### BACKGROUND INFORMATION

The parcel is 27.5 hectares (68.06 acres) in size. To the north of the property there is a privately owned undeveloped parcel, to the south there is a privately owned parcel with a residence, to the east is unsurveyed Crown land and to the west is Highway 3 and undeveloped ALR lands.

This parcel is within a portion of Electoral Area 'E'/ West Boundary which does not have an Official Community Plan or Zoning Bylaw, which, if in place could affect the proposal. The subject property is partially within the ALR (*see Subject Property Map*). The site was previously a Par 3 golf course, known as Porter Creek Golf.

The Agricultural Land Commission (ALC) in 2009 confirmed that a subdivision along the ALR boundary did not require their approval. The application for subdivision was approved by MoTI, but was never registered.

### **PROPOSAL**

The proposed subdivision will split the parcel into two smaller parcels (Parcel A and Remainder) with the centre line following the existing Agricultural Land Reserve Boundary within the subject parcel; one parcel will be approximately 6.5 hectares, which will be entirely ALR, and the residual will be approximately 21.0 hectares.

The plan of proposed subdivision differs from the parcel dimensions noted on file. The Ministry of Transportation and Infrastructure (MOTI) has been notified and will be looking into this further.

The intent of the subdivision on the application form reads "Residential Lots and Possible Par 3 Golf." Comments on the application form also stated that further subdivisions may be applied in the future.

*(see, Subject Property Map, and Applicants' Submission).*

### **IMPLICATIONS**

Access to the new parcel would be addressed by MoTI if the subdivision is approved. There is a possibility of a new access from Radford Road, fronting Highway 3 which MoTI would need to issue a permit for or the other option would be to potentially register an access easement over proposed Parcel A. A new civic address would be required for the residual parcel.

There are existing buildings on the proposed Parcel A. There is no zoning bylaw in this area and therefore no setback requirements for these buildings to property boundaries. The building code cannot dictate any setbacks due to the fact these buildings are existing. This is something that MoTI will need to investigate the setback of the building and if it intersects the property boundary.

The plan submitted by the applicant also has different boundary lines for the parcel than our data. MOTI has been made aware of this discrepancy and will be looking into this further. It is likely that the applicant assumes that conditions of approval will include boundary alterations along HWY 3 and a new Crown parcel needing to be created.

Boundary Creek and Porter Creek run through the subject property; as such any new development would be subject to the RDKB Floodplain Bylaw No. 677.

### **ADVISORY PLANNING COMMISSION COMMENTS**

Concern was noted that future subdivisions may have difficulty finding sufficient water.

The Electoral Area 'E' / West Boundary Advisory Planning Commission supported the subject referral.

**RECOMMENDATION**

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described Those parts of the North East ¼ and of the North ½ of the South East ¼ of Sec 29, TWP 70, SDYD, Plan B1005, in Electoral Area 'E' / West Boundary, be received.

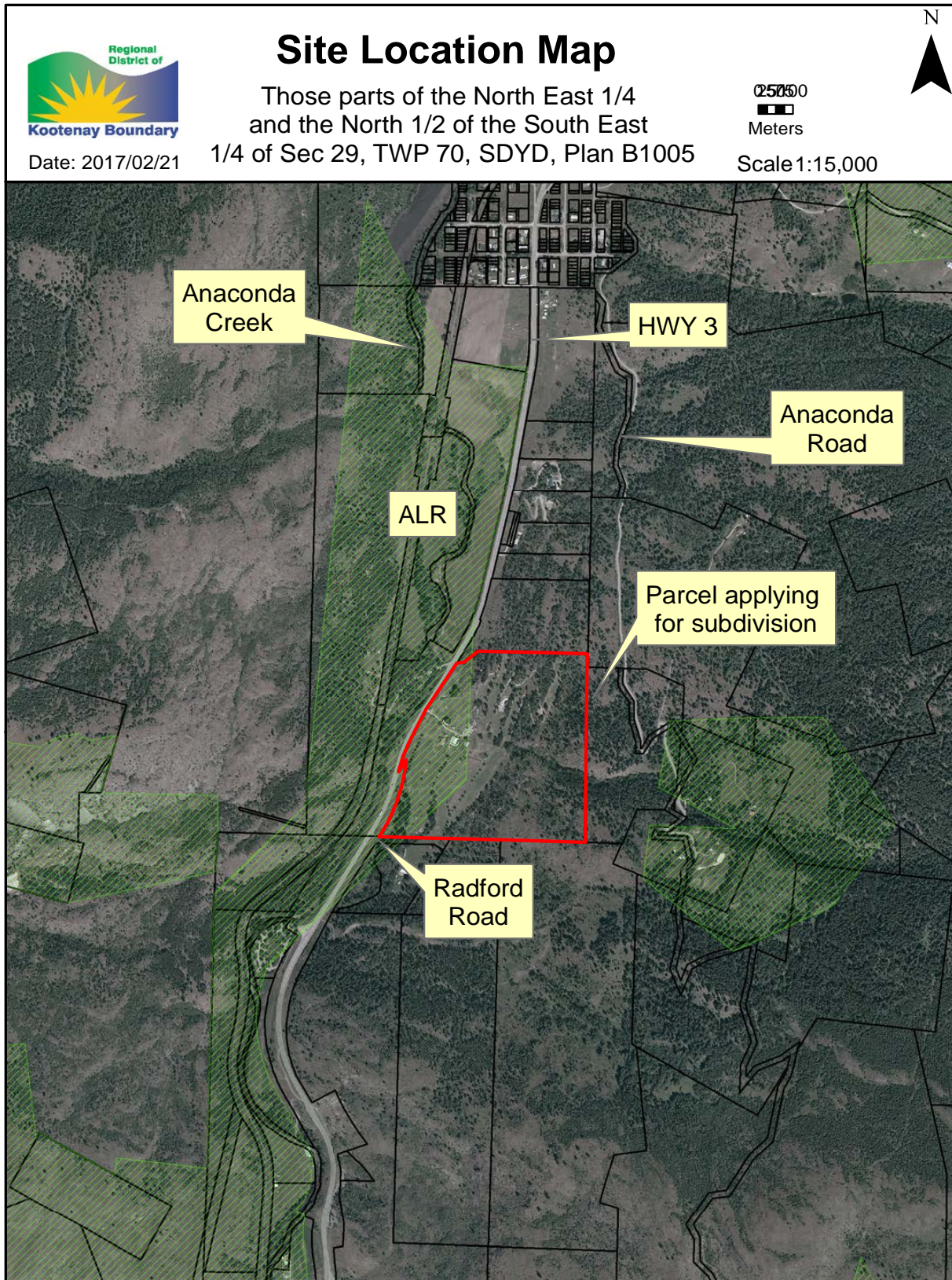
**ATTACHMENTS**

*Site Location Map*

*Subject Property Map*

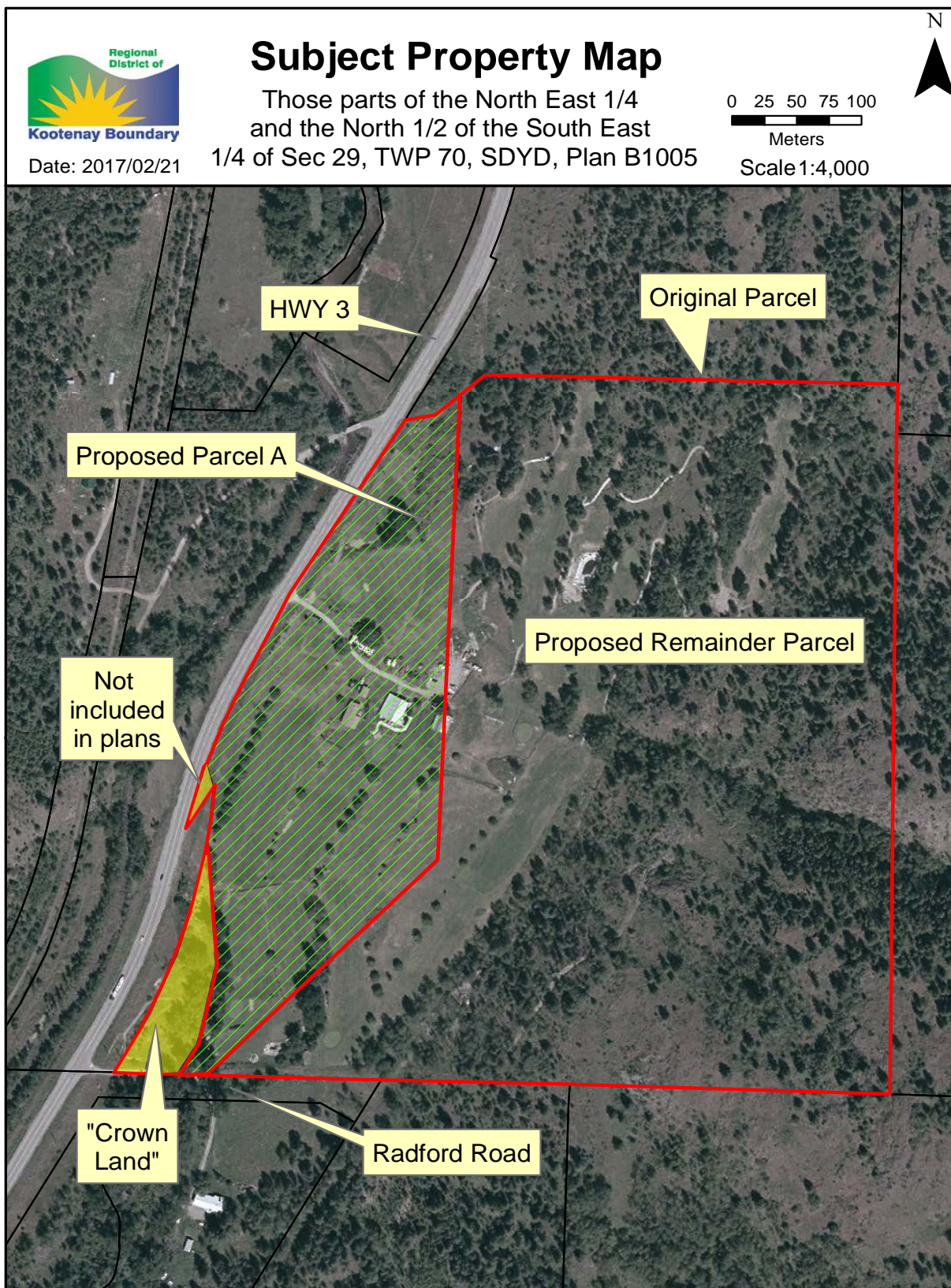
*Applicants' Submission*





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PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com

PLAN SHOWING PROPOSED  
SUBDIVISION OF PART OF  
THOSE PART OF THE NORTH EAST 1/4 AND  
OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF  
SECTION 29 SHOWN ON PLAN B1005, TOWNSHIP 70,  
S.D.Y.D.  
GREENWOOD, B.C.

BCGS 82E. 007

SCALE 1:2000

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED.  
ELEVATIONS ARE ASSUMED AT THIS TIME.

20 10 0 20 40 60 80 100 metres

**Applicants' Submission**



LOT 3

PLAN KAP57186

PLAN B1005  
SECTION 29

TOWNSHIP 70,

S

D

Y

D

AREA 6.5 ha.

REMAINDER

REMAINDER  
LOT 1

PLAN 30001

PLAN 22812

D.L. 1015

PREPARED BY  
INTERMOUNTAIN ENGINEERING  
AND SURVEYING LTD.

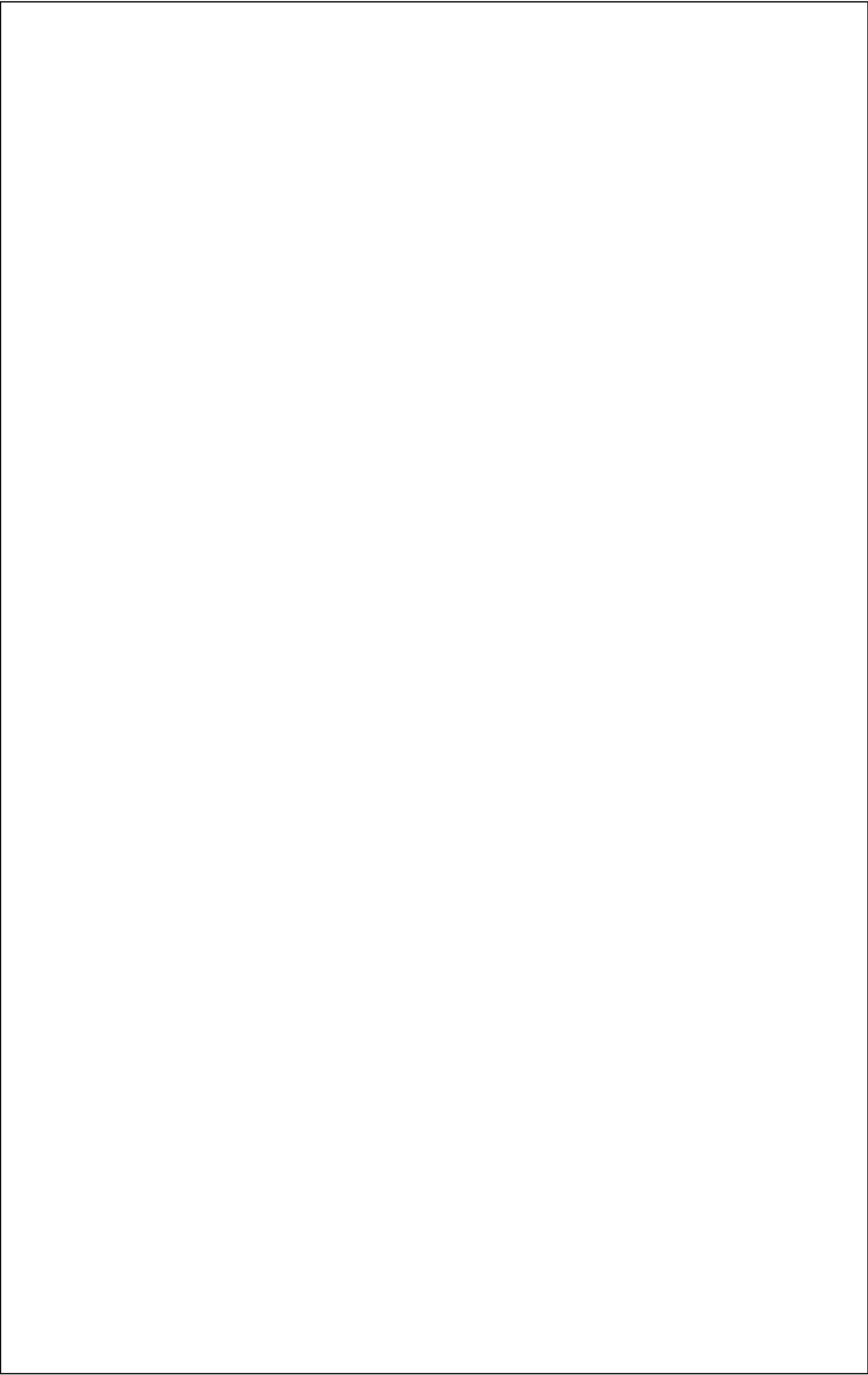
GORDON STEIN P. ENG B.C.L.S.  
908 FRONT STREET,  
NELSON, B.C. V1L 4C2  
PHONE OR FAX 250-352-7312  
E-MAIL ADDRESS -iesltd@netidea.com

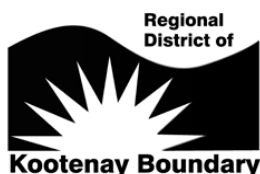
PREPARED FOR  
WINLAW MECHANICAL SERVICES INC.

THIS PLAN LIES WITHIN THE KOOTENAY BOUNDARY REGIONAL DISTRICT.

FILE #3408  
COMP FILE AVISLGR9







## Electoral Area Services Committee Staff Report

Prepared for meeting of March 2017

Subdivision Referral - Ministry of Transportation and Infrastructure			
<b>Owner(s):</b> Geoffrey O. Furniss		<b>File No:</b> E-2454-06580.000	
<b>Location:</b> 1810 Hulme Creek Road			
<b>Legal Description:</b> DL 2454 SDYD Except Plan 38495 KAP64195 KAP87238 & EPP61225 & EXC Part lying East of the Eastern limit of H722		<b>Area:</b> 71.8 acres (29. hectares)	
<b>OCP Designation:</b> N/A	<b>Zoning:</b> N/A	<b>ALR status:</b> No	<b>DP Area:</b> N/A
<b>Prepared by:</b> Ken Gobeil, Planner			

### ISSUE INTRODUCTION

The Regional District has received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a proposed subdivision of 1810 Hulme Creek Road, Rock Creek, Electoral Area 'E' West Boundary (*see Site Location Map; Subject Property Map; Applicants' Submission*).

### BACKGROUND INFORMATION

The parcel is 29. hectares (71.8 acres) in size. To the north of the property there is a privately owned parcel with a residence, to the south there is a privately owned parcel with a residence, to the east is Hulme Creek Road and multiple parcels with ALR status and to the west is undeveloped lands including a Crown owned parcel.

This parcel is within a portion of Electoral Area 'E' West Boundary which does not have an Official Community Plan or Zoning Bylaw, which, if in place could affect the proposal. The subject property is not within the ALR (*see Subject Property Map*). The site had ALR status removed in 2015 and a 1.6 hectare parcel at the south end of the subject parcel subdivided off in 2016.

Orthophotos suggest encroachment from the northern parcel (1835 Hulme Creek Rd) as well as Hulme Creek Road itself (*see Subject Property Map*). However, it is more likely that the orthophoto and cadastral layers are not matching.

The street address listed on the application for the subject parcel is 1810 Hulme Road, this is also used by an existing residence across the street. The Street address listed for the subject parcel existing parcel was being used incorrectly and has been deleted. There is currently no street address assigned. There are currently no buildings or structures on the parcel.

### **PROPOSAL**

The proposed subdivision will split the subject parcel into eight (8) smaller parcels. Each parcel will be roughly the same size with the smallest parcel being 3.4 ha and the largest parcel being 4.0 ha. The plan of proposed subdivision proposed will not require provision for parkland (Section 510 of the *Local Government Act*) since the parcels are all greater than 2.0 hectares.

The applicant is also requesting access to Proposed Lot 2 be achieved through an easement over lot 3 and/or lot 1.

(*see, Subject Property Map, and Applicants' Submission*).

### **IMPLICATIONS**

Access to the new parcels would be addressed by MoTI if the subdivision is approved. New access to each lot from Hulme Road will be required, which MoTI would need to issue a permit for or the other option would be to potentially register an access easement over proposed parcels 1 and 3.

The Orthophotos also show Hulme road leaving the existing right of way and utilizing a portion of the subject property. Additional right of way for Hulme road may be required. These are items that MoTI will need to investigate.

In the event the subdivision is completed, titled, and the sites become developed, new street addresses will be assigned.

### **ADVISORY PLANNING COMMISSION COMMENTS**

A concern was raised regarding an adequate water supply for the proposed parcels, and the affect this may cause on existing properties with wells accessing the same aquifer.

The Electoral Area 'E' / West Boundary Advisory Planning Commission supported the subject referral under the condition that a formal hydrological study be done confirming the availability of water and that there is sufficient capacity to support the proposal.

Determining of the adequacy of on-site water is the responsibility of the MoTI.

### **RECOMMENDATION**

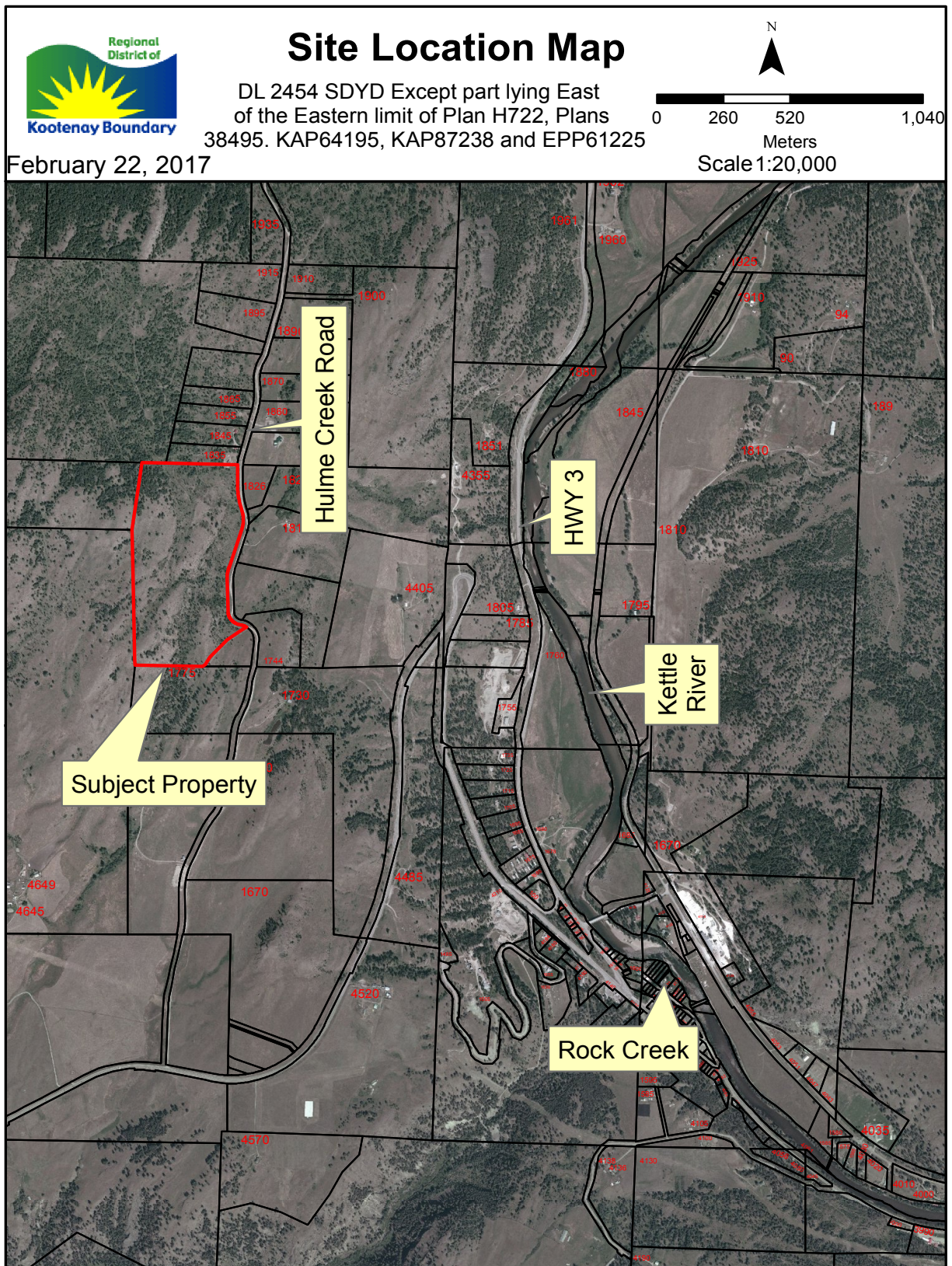
That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described DL 2454 SDYD Except Plan 38495 KAP64195 KAP87238 & EPP61225 & EXC Part lying East of the Eastern limit of H722, in Electoral Area 'E' / West Boundary, be received.

**ATTACHMENTS**

*Site Location Map*

*Subject Property Map*

*Applicants' Submission*



Document Path: P:\KG\Maps\YYYY-MM-DD\_SLM\_EA-DL-Roll-template.mxd





THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS USING NATURAL RESOURCES CANADA PPP SERVICES



PENDERGRAFT PROFESSIONAL  
LAND SURVEYING INC.  
BOX 640  
OSOYOOS, B.C. (C)  
V0H 1V0  
PHONE: (250) 495-7127  
EMAIL: pender@vip.net  
OUR FILE NO. 1162523 SB2 PROPOSED SUB.DWG

```
DATUM NAD83(CSRS) 2002.0
UTM_ZONE 11
UTM_NORTHING 5437030.69
UTM_EASTING 352470.12
POINT_COMBINED_FACTOR 0.9997212
ESTIMATED_HORIZONTAL_ACCURACY 0.05
```





## Federal/ Provincial Gas Tax Funding Application

Application Date Feb 15, 2017

Project Title Electrical Upgrade - Beaver Valley Family Park

Applicant Contact Information:

Name of Organization	Beaver Valley Recreation Committee		
Address	1777 Green Rd, Fruitvale, BC.		
Phone No.	364-3000	Fax No.	
Email Address	mdaines@rdkb.com		

Director(s) in Support Of Project Grieve, Danchuk, Cecchini Area A

Amount Required \$ 10,000.00

Land Ownership – Please check one of the following:

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

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

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

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

Registered Owners of Land	Legal Description of land(s)
RDKB	DL 1236, PLAN 14266, Part of Sublot 13, Plan X 67(1)

202-843 Rossland Ave Trail, British Columbia Canada V1R4S3  
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:**

1. Upgrade of Electrical hookups from 15 AMP Service to 30 AMP Service at 5 campsites and upgrade of electrical power to gazebo from 30 AMP TO 50 AMP.

2. Budget: \$20,000.00

- includes hardware, mini excavator,
- labour is in house e.w/c.





#### 1.1 Project Impact:

By increasing the number of campsites from 15 amp to 30amp will allow for a greater number of RV's to use our facility as they will have an ability to run multiple appliances without blowing breakers.

By increasing the amperage in the Gazebo will allow bands to play at special events without the inconvenience of blowing breakers.



#### 1.2 Project Outcomes:

The final outcomes we expect from the upgrade is an increase in tourism traffic and an increase in local use for special events such as weddings, family reunions, and festivals.

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

### 1.3 Project Team and Qualifications:

Mark Daires - Manager of Facilities & Recreation.  
Dawn Vancongnett - Carpenter.  
Kelvin Bezair - Electrician

## 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 (\$)
Electrical Hardware	Wire, Breaker Panels, Plugs.	\$12,000.00
Mini Back Hoe	Rental from B's Rentals.	\$5,000.00
Miscellaneous		\$3,000.00
Labour	In House e n/c	0
Total		\$ 20,000.00

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

## Additional Budget Information

\$10,000.00 in matching funds has been approved by the BVR Committee in the Parks & Trails Budget 019,2017.

## 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:

- ☒ 75% upon signing of the Contract Agreement;
- ☒ 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.

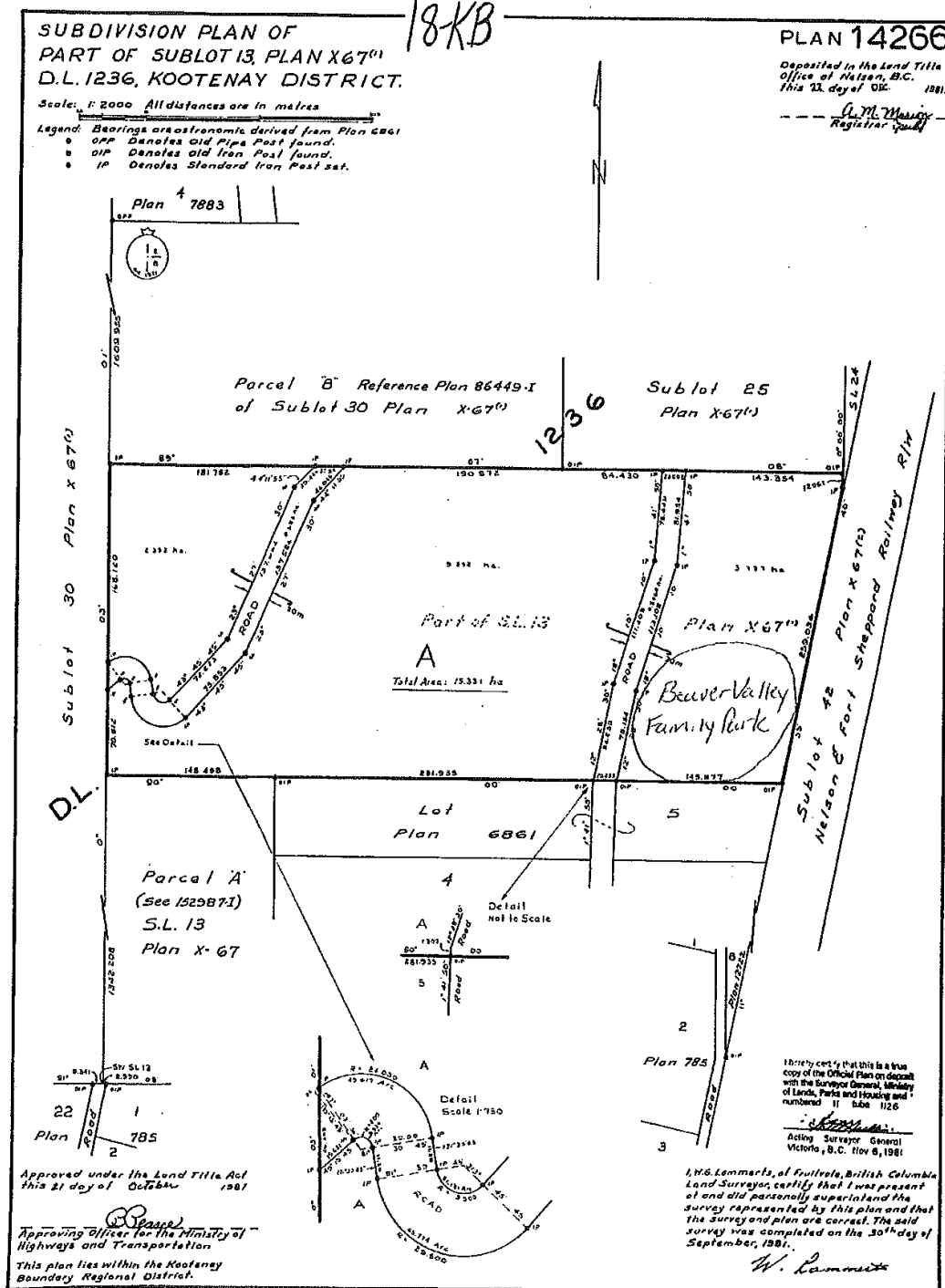
By signing below, the recipient agrees to prepare and submit a summary final report outlining project outcomes that were achieved and information on the degree to which the project has contributed to the objectives of cleaner air, cleaner water or reduced greenhouse gas emissions. This must also include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

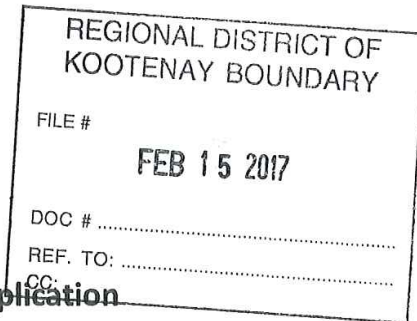
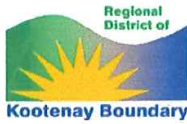
In addition, an annual report (for ~~1~~ years) is to be submitted to the RDKB prior to ~~October 31st~~ 1<sup>st</sup> of each year detailing the ~~the project's progress and financial information~~

Signature	Name	Date
	Mark Daines	Feb 15, 2017

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







### Federal/Provincial Gas Tax Funding Application

Application Date Feb. 12, 2017

Project Title Frutvale Creekside Park

Applicant Contact Information:

Name of Organization	<u>Beaver Valley Blooming Society</u>		
Address	<u>Box 873, Frutvale, BC. V0G 1L0</u>		
Phone No.	<u>250-367-2116</u>	Fax No.	
Email Address	<u>hollymgordon2@gmail.com</u>		

Director(s) in Support  
Of Project Ali priore

Area A

Amount Required \$10,000

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

Land Ownership – Please check one of the following:

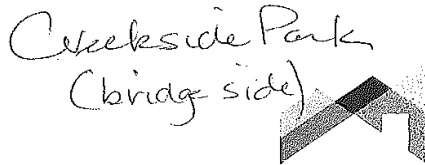
- ☐ The applicant is the owner of the property
- ☐ The property is Crown Land. Tenure/license number

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)
<u>Village of Frutvale</u>	<u>see attached</u>



## BC ASSESSMENT

### Property Location & Description

**KOOTENAY AVE S**  
 LOT 1, PLAN NEP5519, DISTRICT LOT 1236, KOOTENAY LAND DISTRICT  
 PID: 014-389-657

#### IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

**Area:** 21 - Nelson/Trail  
**Jurisdiction:** 521 - Village of Fruitvale  
**Roll:** 00244.102

**Bulk Mail:** 7521  
**School District:** 20 - Kootenay-Columbia  
**Neighbourhood:** 000

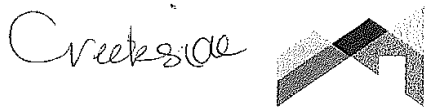
**CONFIDENTIAL PIN:** 7521

## 2017 PROPERTY ASSESSMENT NOTICE

This Is Not a Tax Notice.  
 Tax Notices Are Issued by Your Local Government.

This notice contains important information  
 about your property. Please review and keep  
 for your records.

No action is required unless you disagree with



## BC ASSESSMENT

### Property Location & Description

**1921 COLUMBIA GARDENS RD**  
 BLOCK C, PLAN NEP897, DISTRICT LOT 1236, KOOTENAY LAND DISTRICT,  
 EXCEPT PLAN REF PL 436831, & EXC REF PL 776441. PUBLIC PARK (ROTARY  
 PARK)  
 PID: 016-080-122

#### IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

**Area:** 21 - Nelson/Trail  
**Jurisdiction:** 521 - Village of Fruitvale  
**Roll:** 00244.150

**Bulk Mail:** 7521  
**School District:** 20 - Kootenay-Columbia  
**Neighbourhood:** 000

**CONFIDENTIAL PIN:** 7521

## 2017 PROPERTY ASSESSMENT NOTICE

This Is Not a Tax Notice.  
 Tax Notices Are Issued by Your Local Government.

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 about your property. Please review and keep  
 for your records.

No action is required unless you disagree with  
 your assessment.



## BC ASSESSMENT

### Property Location & Description

**1921 COLUMBIA GARDENS RD**  
 LOT A, PLAN NEP12988, DISTRICT LOT 1236, KOOTENAY LAND DISTRICT  
 PID: 011-393-793

#### IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

**Area:** 21 - Nelson/Trail  
**Jurisdiction:** 521 - Village of Fruitvale  
**Roll:** 00046.200

**Bulk Mail:** 7521  
**School District:** 20 - Kootenay-Columbia  
**Neighbourhood:** 000

**CONFIDENTIAL PIN:** 7521

## 2017 PROPERTY ASSESSMENT NOTICE

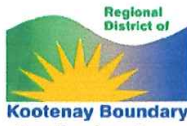
This Is Not a Tax Notice.  
 Tax Notices Are Issued by Your Local Government.

This notice contains important information  
 about your property. Please review and keep  
 for your records.

No action is required unless you disagree with  
 your assessment.

2017 Assessment - represents your property value as of July 1, 2016

**YOUR PROPERTY VALUE HISTORY**



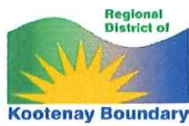
**Application Contents – must include all of the following:**

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:**

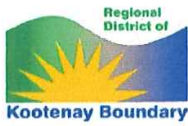
1. The creation of a Concept for the Creekside Park that provides safe public access to the creek for swimming, rafting & fishing.
2. The Project Costs to complete the Concept, regulatory agencies to be consulted, and a Class D Cost estimate will be around \$4000. The environmental studies etc will be around \$10,000. Construction will be around \$10,000 for a total of \$24,000.
3. Project accountability, reports & financial statements will be provided by the BVBS and submitted to The Village of Fruitvale, RDKB, Area A, The CBT and all other sponsors.





#### 1.1 Project Impact:

*This project will provide the Village of Inuvik and Beaver Valley with a community park access to swimming, rafting, fishing and a place for walking for seniors. It will be a central hub for community gatherings.*



1.2 Project Outcomes:

*Outcomes will be a social gathering place for all ages in the middle of the village. It will also provide activities and exercise downtown.*

## 1.3 Project Team and Qualifications:

The BVBS is a small group of volunteers who have been active for 10 years. We have competed successfully in the Provincial Communities in Bloom Program and added projects such as a mural, rain water garden, Bulletin Board Kiosk and lots of flowers

## 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 (\$)
1. Planning Concept	Urban Systems, Nelson	\$4000
2. Environmental		\$10,000
Studies + Government Approvals		
3. Construction		\$10,000
Total		\$

## Additional Budget Information

*The Concept will include more detailed costs & will be presented to Village Council March 6, 2017*

## 3. Accountability Framework:

The Eligible Recipient will ensure the following:

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

## Schedule of Payments

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

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

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

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

Signature	Name	Date
<i>Holly Gordon</i>	HOLLY GORDON	Feb. 12, 2017



## **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:

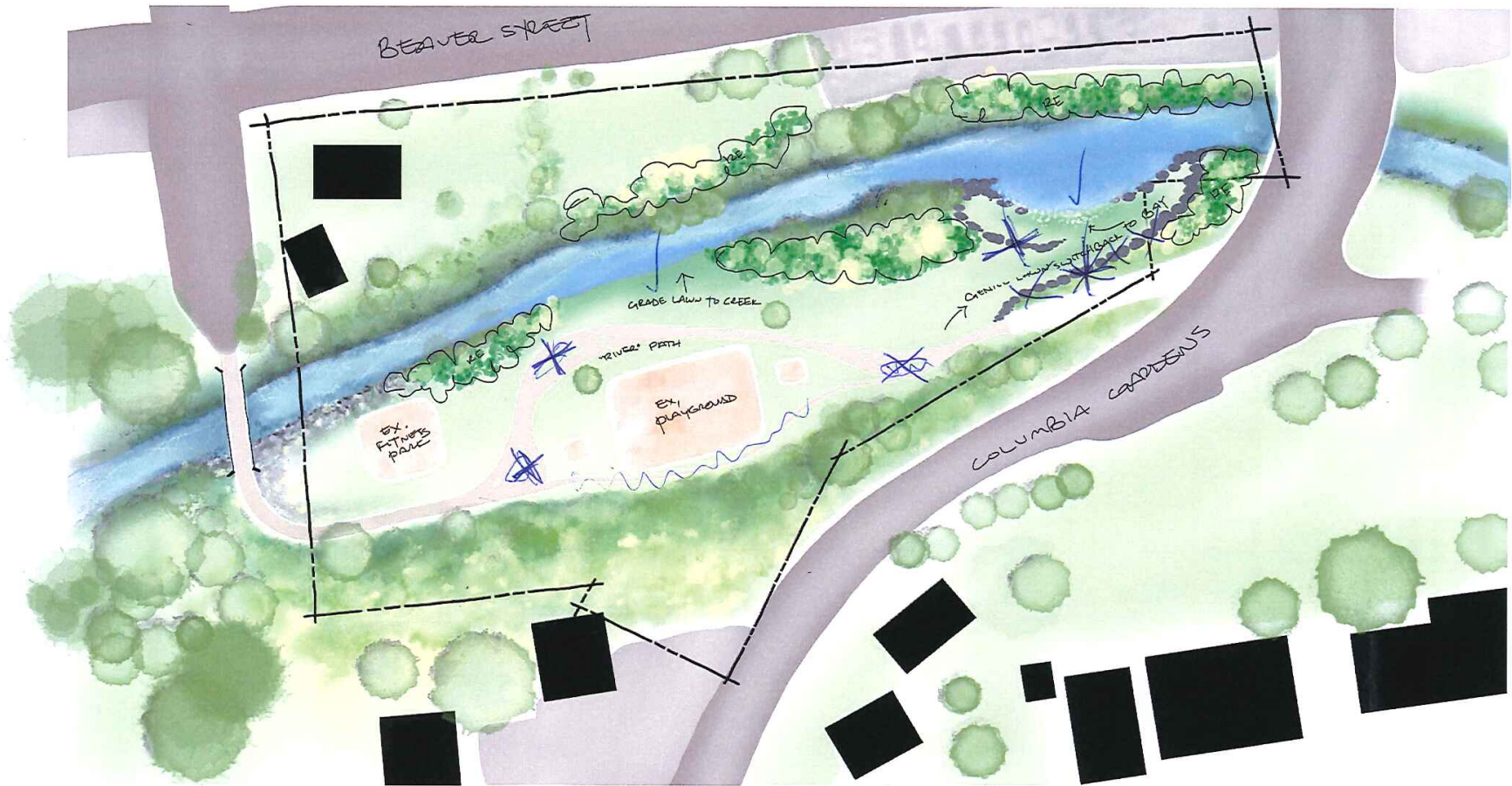
- a) Eligible Project costs incurred before April 1, 2005;
- b) services or works that, in the opinion of the RDKB, are normally provided by the Eligible Recipient or a related party;
- c) salaries and other employment benefits of any employees of the Eligible Recipient, except as indicated in Section 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.

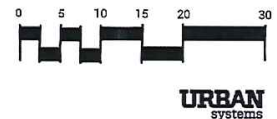








Village of Fruitvale | Creekside Park



1. Delete rocks as marked. Along creek is fine but not in but not on lawn.
2. No Change To North side of Creek.
3. Remove fence + concrete wall on South side of Creek.



		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 2017			
Balance Remaining from 2016				\$ 5,140.00
2017 Requisition				\$ 31,492.00
Less Board Fee 2017				\$ (1,192.00)
Total Funds Available:				\$ 35,440.00
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
32-17	Jan-17	B.V. RECREATION	SENIOR'S DINNER	\$ 1,600.00
32-17		Scouts Canada - 1st Beaver Valley	2017 Canadian Jamboree - Nova Scotia	\$ 2,000.00
85-17	Feb-17	ANKORS	Creating Caring Communities workshop	\$ 1,500.00
85-17		BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$ 500.00
85-17		Beaver Valley May Days Society	2017 B.V. May Days event	\$ 4,000.00
Total				\$ 9,600.00
BALANCE REMAINING				\$ 25,840.00

[illegible]

		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 2017			
Balance Remaining from 2016				\$ 12,125.15
2017 Requisition				60,594.00
Less Board Fee 2017				(2,294.00)
Total Funds Available:				\$ 70,425.15
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
32-17	Jan-17	Boundary Emergency & Transition Housing	Staff First Aid & Special training	\$ 2,250.00
32-17		Piranhas Swim Club	subsidize cost of pool fees	\$ 300.00
32-17		Grand Forks Flying Association	SnowBirds Airshow	\$ 2,000.00
85-17	Feb-17	BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$ 500.00
85-17		Boundary Woodlot Association	Natural Resource Mang.	\$ 342.00
85-17		Boundary Youth Soccer Association	Equipment/admin/tournaments/etc	\$ 2,000.00
85-17		Christina Lake Community Association	Rental of Hall by non-profits	\$ 1,500.00
85-17		Christina Lake Tourism	Canada 150 Celebrations	\$ 1,000.00
85-17		Christina Lake Tourism	2017 Homecoming celebrations	\$ 10,000.00
116-16	Mar-16	Candida Palmer	cancelled cheque /no response	(250.00)
Total				\$19,642.00
BALANCE REMAINING				\$ 50,783.15

M E M O R A N D U M				
TO:	Roly Russell - Acting Director, Electoral Area 'D'/R			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2017			
Balance Remaining from 2016				\$26,644.00
2017 Requisition				38,456.00
Less Board Fee 2017				(1,456.00)
Total Funds Available:				\$63,644.00
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
32-17	Jan-17	Boundary Museum Society	Final installatlin - Solar Panel Project	\$ 6,000.00
32-17		City of Grand Forks	Family Day costs	\$ 1,000.00
32-17		Boundary Emergency Transistion Housing	Staff - First Aid & Special Training	\$ 2,250.00
32-17		Piranhas Swim Club	subsidize cost of pool fees	\$ 1,200.00
32-17		Grand Forks Flying Association	SnowBirds Airshow	\$ 2,000.00
85-17	Feb-17	BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$ 500.00
85-17		Grand Forks Secondary School	Avalanche Safety Training	\$ 1,300.00
85-17		Granby Wilderness Society	Encouraging Stewardship for Species at Risk	\$ 1,000.00
85-17		Selkirk College - Grand Forks	Rural Community Develop. Workshop	\$ 420.00
85-17		Boundary Youth Soccer Association	Equipment/admin/tournaments/etc	\$ 2,000.00
Total				\$17,670.00
BALANCE REMAINING				\$ 45,974.00



		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 2017				
Balance Remaining from 2016				\$	35,697.19
2017 Requisition				\$	86,682.00
Less Board Fee 2017					(3,282.00)
Total Funds Available:				\$	119,097.19
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT	
32-17	Jan-17	Rock Creek Community Medical Society	Public open house - new residents	\$	278.31
32-17		Rock Creek Community Medical Society	2016 Rental space for Area E meetings	\$	160.00
32-17		Midway Community Association	Assist with 16 yoga classes	\$	500.00
32-17		BC Snowboard Association	Costs of Bibs for "PARA" Event at Big White	\$	500.00
85-17	Feb-17	B.W. Mountain Community Development Assoc.	Community Notice Board	\$	500.00
85-17		B.W. Mountain Community Development Assoc.	Interlocking Fencing for special events	\$	2,800.00
85-17		Boundary Woodlot Association	Natural Resource Mang.	\$	342.00
85-17		Midway Public Library	Opening up membership to Area E residents	\$	4,000.00
Total				\$	9,080.31
BALANCE REMAINING				\$	110,016.88

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
March 10, 2017**

**ELECTORAL AREA 'A'**

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

**Revenue:**

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	96,854.94
Allocation to Dec 31, 2008	Received		46,451.80
Allocation to Dec 31, 2009	Received		91,051.00
Allocation to Dec 31, 2010	Received		89,796.00
Allocation to Dec 31, 2011	Received		89,788.04
Allocation to Dec 31, 2012	Received		87,202.80
Allocation to Dec 31, 2013	Received		87,167.87
Allocation to Dec 31, 2014	Received		84,868.70
Allocation to Dec 31, 2015	Received		84,868.70
Allocation to Dec 31, 2016	Received		87,726.69
Allocation to Dec 31, 2017	Estimated		87,569.89

TOTAL AVAILABLE FOR PROJECTS

\$ 933,346.43
---------------

**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	Completed		16,684.00
451-13	Beaver Valley Arena - Lighting	Completed		69,000.00
26-14	LWMP Stage II Planning Process	Funded		805.88
17-15	Beaver Creek Park - Band Shell/Arbour	Pending or Committed		100,000.00
61-17	Fruitvale Elementary Playground -PAC LEAP Project	Committed		20,000.00

TOTAL SPENT OR COMMITTED

\$ 459,155.48
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TOTAL REMAINING

\$ 474,190.95
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**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
March 10, 2017**

**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	Received		66,329.94
Allocation to Dec 31, 2017	Estimated		66,777.25

TOTAL AVAILABLE FOR PROJECTS

**\$ 688,394.03**

**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	Completed		20,000.00
261-14	Rivervale Water & Streetlighting Utility	Completed		20,000.00
262-14	Genelle Imp. District - Water Reservoir	Completed		125,000.00
263-14	Oasis Imp. District - Water Well	Completed		34,918.00
	Castlegar Nordic Ski Club (Paulson Cross	Completed		
251-15	Country Ski Trail Upgrade)	Completed		10,000.00
	Black Jack Cross Country Ski Club Society	Completed		
252-15	(Snow Cat)	Completed		10,000.00
	Rivervale Water & Streetlighting Utility (LED	Completed		
253-15	Streetlights)	Completed		14,417.00
254-15	Rivervale Oasis Sewer Utility (Flow Meters)	Completed		90,000.00
	Rivervale Oasis Sewer Utility - RDKB (Wemco	Pending or		
190-16	Booster Pumps)	Committed		88,159.66
221-16	Area 'B' Recreation - RDKB (Rivervale Shed)	Funded		8,632.00
		Pending or		
	Area 'B' Recreation - RDKB (Rivervale Shed)	Committed		368.00

TOTAL SPENT OR COMMITTED

**\$ 587,167.33**

TOTAL REMAINING

**\$ 101,226.70**





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

	Christina Lake Boat Access Society (Redesign Texas Point Boat Launch Parking)	Pending or Committed	7,500.00
80-16	Christina Lake Community Association (Installation Make-Up Air System Shortfall)	Completed	6,263.75
266-16	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	2,129.71
269-16	RDKB C.L. Solar Aquatic System (Plant Rack)	Completed	7,384.83
TOTAL SPENT OR COMMITTED			\$ 464,906.84
TOTAL REMAINING			\$ 221,226.44

Status Report - Gas Tax Agreement  
Electoral Area 'D' / Grand Forks Rural

Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
March 10, 2017



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	Received	151,536.57
	Allocation to Dec 31, 2017	Estimated	149,345.80
TOTAL AVAILABLE FOR PROJECTS			\$ 1,556,260.82

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
2016	Kettle River Watershed Study	Funded	4,237.38
2017	Kettle River Watershed Study	Funded	-
	Kettle River Watershed Study	Pending or Committed	13,014.47
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	Phoenix Mnt Alpine Ski Society	Completed	11,481.00
2012	Grand Forks Curling Rink	Funded	77,168.50
27-14	Boundary Museum	Completed	25,000.00
178-15	Grand Forks Rotary Club (Spray Park)	Completed	40,000.00
426-15	Jack Goddard Memorial Arena (LED Lights)	Completed	38,165.19
7-16	RDKB (Hardy Mountain Doukhobor Village)		
	Grand Forks Aquatic Center (LED Lights for Natatorium)	Completed	10,565.83
144-16		Completed	5,000.00
180-16	Grand Forks BMX Society (Track Upgrade)	Pending or Committed	100,000.00
246-16	RDKB (Kettle River Heritage Trail)	Pending or Committed	6,744.15
266-16	RDKB (Boundary Agricultural & Food Project)		
(181-16)			
268-16	Grand Forks Community Trails Society (New Surface Trans Canada Trail Westend Station)	Completed	24,648.45
	Grand Forks Aquatic Center (Underwater LED Light Replacement)	Funded	11,508.76
293-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Funded	20,512.33
451-16			
TOTAL SPENT OR COMMITTED			\$ 648,609.21
TOTAL REMAINING			\$ 907,651.61

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

Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
March 10, 2017



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	Received		93,670.24
Allocation to Dec 31, 2017	Estimated		99,795.41

TOTAL AVAILABLE FOR PROJECTS	\$	1,025,817.14
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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	
2016	Kettle River Watershed Study	Funded		5,805.60	
2017	Kettle River Watershed Study	Funded		-	
	Kettle River Watershed Study	Pending or Committed		17,747.00	
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00	
145-14	Rock Creek & Boundary Fair Association (Electrical Lighting & Equipment Upgrade)	Completed		35,122.00	
221-15	Greenwood Heritage Society (Zee Brick Replacement)	Completed		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)	Completed		20,866.89	
341-15	Greenwood Heritage Society (Install 2 Electric Car Charging Stations)	Completed		2,527.56	
342-15	Kettle River Museum (Install 2 Electric Car Charging Stations)	Completed		2,743.50	

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)	Completed	10,123.48
110-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades)	Completed	24,717.57
182-16	Rock Creek Community Medical Society (Roof and Floor Replacement RC Health Centre)	Completed	22,675.68
183-16	Kettle Wildlife Association (Parking/Water/Electrical Upgrades Addiitonal)	Completed	3,744.15
266-16	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	14,233.14
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed	10,256.17
TOTAL SPENT OR COMMITTED			\$ 623,070.72
TOTAL REMAINING			\$ 402,746.42