

Electoral Area Services

Wednesday, May 17, 2017 - 4:30 pm

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

REVISED AGENDA

Revisions are in red below

- 1. CALL TO ORDER
- 2. ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)
 - A) **May 17, 2017**

Recommendation: That the May 17, 2017 Electoral Area Services Agenda be adopted as presented.

- 3. MINUTES
 - A) **April 13, 2017**

Recommendation: That the April 13, 2017 Electoral Area Services Minutes adopted as presented.

Electoral Area Services - 13 Apr 2017 - Minutes - Pdf

- 4. <u>DELEGATIONS</u>
- 5. <u>UNFINISHED BUSINESS</u>
 - A) A Memorandum of Committee Action Items

Recommendation: That the Memorandum of Electoral Area Services Committee Action Items be received.

ToEndOfAprilForMay2017

B) Unsightly Premises - follow-up discussion (Director Gee)

6. NEW BUSINESS

A) Lawrence and Mary Dick Ed and Kate Garlinge, Agents RE: OCP & Zoning Amendment

Richie Road, Electoral Area 'B'/Lower Columbia-Old Glory RDKB File: B-Twp28-10967.170

Recommendation: Option 1

That the application submitted by Kate and Ed Garlinge, as agent for Lawrence and Mary Dick, for an Official Community Plan and a Zoning Bylaw amendment to permit a proposed family nature retreat on Lot 7, Richie Road in the Black Jack Residential area of Electoral Area 'B'/ Lower Columbia-Old Glory, not be supported.

Recommendation: Option 2

That the application submitted by Kate and Ed Garlinge, as agent for Lawrence and Mary Dick, for an Official Community Plan and a Zoning Bylaw amendment to permit a proposed family nature retreat on Lot 7, Richie Road in the Black Jack Residential area of Electoral Area 'B'/ Lower Columbia-Old Glory, be supported AND FURTHER that staff be directed to draft amendment bylaws for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendments.

2017-05-16-OCP Zone EAS Amended

Z017 03 10 OCI Z0NC_E/IS_7(MCNCC

B) Kathy Novokshonoff RE: Zoning Amendment

2081 Perkins Road, Electoral Area 'D'/Rural Grand Forks RDKB File: D-581s-04694.055

Recommendation: That the application to amend section 317 of the *Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299* submitted by Kathy Novokshonoff be deferred to allow time for staff to address questions raised by the Electoral Area D Advisory Planning Commission. 2017-05-03-Novokshonoff EAS

C) Randy DeBiasio

RE: Development Variance Permit

420-3rd Avenue, Rivervale, BC RDKB File: B-367-02303.070

Recommendation: That the application for a Development Variance Permit submitted by Randy DeBiasio to allow for an accessory building rear yard setback variance of 0 metres (from 3 metres to 0 metres) on Lot 35, District Lot 367, Plan NEP2667, KD, *Electoral Area 'B' / Lower Columbia - Old Glory* be presented to the Regional District of Kootenay Boundary Board of Directors for consideration with a recommendation of conditional support, subject to a variance of 1.5 metres to permit a setback of 1.5 metres from the rear yard for an accessory building, and approval from the Ministry of Transportation and Infrastructure. 2017-05-16-DeBiasioDVP-EAS

D) Big White Ski Resort Ltd. Brent Harley, Agent

RE: Development PermitBlack Forest Area, Big White
RDKB File: BW 4255-Temp

Recommendation: That the Development Permit application submitted by Brent Harley and Associates (BHA), on behalf of Big White Ski Resort Ltd., to construct 4 buildings for employee housing in the Alpine Environmentally Sensitive Landscape Reclamation and Commercial and Multi-Family Development Permit Area on proposed DL 4255, SDYD, be received.

2017-05-03 DP StaffHousing EAS

Shawn Warren

Mark Takenen, Agent RE: Development Permit

384 Feathertop Way, Big White RDKB File: BW-4222-07500.820

Recommendation: That the application for an Alpine and Environmentally Sensitive Landscape Reclamation Development Permit on Lot 44 District Lot 4222 Plan KAS3134, 384 Feathertop Way, Big White of the *Electoral Area 'E' / West Boundary* submitted by Mark Takenen of IFERIN International, be received.

2017-05-04 Warren EAS

F) **Donald Beliveau RE: MOTI Subdivision**

12095 Brown Creek Road RDKB File: D-2843s-06906.000

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcels legally described as South ½ of DL 2842s and DL 2843s, in Electoral Area 'D' / Rural Grand Forks, be received. 2017-05-03-Beliveau_EAS

G) Coreen & Donald Piltingsrud RE: MOTI Subdivision

20 Cottonwood Road, Beaverdell RDKB File: E-1078s-04600.130

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described Lot 11 District Lot 1078s, SDYD, Plan KAP90380, in Electoral Area 'E' / West Boundary, be received.

2017-04-18-Piltingsrud_EAS

- **H) Okanagan Water Forum-Discussion**
- I) Alternate Director Discussion- Item added from last month's meeting
- J) Rural Director Name Change Discussion-Item added from last month's meeting.
- K) Westbridge Recreation SocietyRE: Gas Tax Application

Recommendation: That the Gas Tax application by Westbridge Recreation Society in the amount of \$20,699.41 to replace the Westbridge Community Hall kitchen be forwarded to the RDKB Board of Directors with a recommendation of approval. FURTHER that the Board of Directors authorizes the RDKB signatories to sign and enter into the agreement.

Westbridge Rec Society Gas Tax May2017

L) Grant in Aid Update

Recommendation: That the Grant in Aid report be received. 2017 Grant In Aid

M) Gas Tax Update

Recommendation: That the Gas Tax report be received. Gas Tax Agreement EA Committee

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



Electoral Area Services Minutes

Thursday, April 13, 2017 RDKB Board Room, 843 Rossland Ave., Trail, BC

Directors Present:

Director Linda Worley
Director Ali Grieve
Director Grace McGregor
Director Roly Russell, via video conference
Director Vicki Gee

Staff Present:

Mark Andison, General Manager of Operations/Deputy Chief Administrative Officer Donna Dean, Manager of Planning and Development Maria Ciardullo, Recording Secretary

Guests:

Dave Hubbs
Peter Muirhead
Peter Spencer
Dave Durand, via video conference

CALL TO ORDER

Chair Worley called the meeting to order at 4:32 p.m.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

April 13, 2017

Moved: Director McGregor Seconded: Director Grieve

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Director McGregor requested that Items 6 C, D & E be moved up on the agenda after Item 4 Delegations.

A late item was added to the agenda regarding groundwater Licensing notification.

That the April 13, 2017 Electoral Area Services Agenda be adopted as amended.

Carried.

MINUTES

March 16, 2017

Moved: Director Gee Seconded: Director McGregor

That the March 16, 2017 Electoral Area Services Minutes be adopted as presented.

Carried.

DELEGATIONS

Dave Hubbs

RE: Bylaw Enforcement

Chair Worley welcomed Mr. Hubbs to the meeting. Mr. Hubbs expressed his concerns with regard to unsightly premises at Christina Lake and the use of parcels for RVs without a dwelling on them. He distributed photos of various properties. His concerns related to the real estate market not increasing due to unsightly premises. He would like to see more bylaw enforcement done.

There was discussion among the committee members that enforcement is difficult as the RDKB does not have a Bylaw Enforcement Officer. It was agreed among the committee members to look into the possibility of a bylaw enforcement service.

Moved: Director Grieve Seconded: Director McGregor

That the Electoral Area Services Committee directs Staff to outline the process and implications in establishing a bylaw enforcement service.

Carried.

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Sandco Industries Ltd. - Peter Spencer and Peter Muirhead, Agents RE: Christina Lake Estates Subdivision application

Chair Worley welcomed both Peter Spencer and Peter Muirhead to the meeting. Mr. Spencer and Mr. Muirhead discussed the projects that are currently being presented. They discussed the APC's concerns regarding the proposed foot bridge landing, a walkway along Christina Creek and water access. They stated that the owner is prepared to withdraw the plan to have a dock. They want to work closely with the public and come to a mutual agreement. Discussion among the committee members included docks and public access to water.

Ponderosa Estates RE: MOTI Conventional Subdivision

Ponderosa Drive, Electoral Area 'C'/Christina Lake

RDKB File: C-317-02632.275

The proposal as presented in the staff report would create 8 lots with lots 1-7 being residential between 2 to 5.6 hectares. The remainder of the parcel would become Lot 8 which will remain in the Industrial 2 Zone. Donna Dean explained that the agents for the applicant have forwarded an updated subdivision plan with 3 parcels and a remainder. She also explained that the accompanying application for an OCP and Zoning Bylaw amendment has been deferred at the request of the agents.

Moved: Director McGregor Seconded: Director Grieve

That the subdivision application to create 8 fee simple parcels on Lot 35 District Lots 312 & 348 SDYD Plan 29935 Except Plan 39263, Electoral Area 'C'/Christina Lake, be received.

Carried.

Sandco Industries Ltd. RE: MOTI Conventional Subdivision

24 Park Road, Electoral Area 'C'/Christina Lake

RDKB File: C-317-00215.055

Donna Dean presented a brief history of the parcel and images outlining the proposed subdivision. It was noted that there is a potential building setback issue with the proposed interior lot line adjustment. Also discussed was the possibility of establishing a Statutory Right of Way to secure a footbridge landing on the parcel.

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Moved: Director McGregor Seconded: Director Russell

That the staff report regarding the referral from the Ministry of Transportation and Infrastructure for a conventional subdivision on 24 Park Road, Christina Lake (Lot 1, District Lots 317, and 498, 4243, Plan KAP80157) and 47 Sandner Road, Christina Lake (Parcel A being a consolidation of lots 45 and 6 LB378272), District Lot 317 Plan KAP 50), Electoral Area 'C'/Christina Lake, be received. AND FURTHER that the Board of Directors direct staff to work with MoTI regarding the establishment of a Statutory Right of Way to secure a footbridge landing on the portion of the subject parcel as noted within the Official Community Plan.

Carried.

Sandco Industries Ltd.
RE: Bare Land Strata Subdivision

24 Park Road, Electoral Area 'C'/Christina Lake RDKB File: C-317-00215.055

General discussion around the table revolved around access to water, park land dedication, a walkway along the creek, the extension of Sandner Road widening for access to the water and environmental testing of the property.

Moved: Director McGregor Seconded: Director Grieve

That the staff report regarding the referral from the Ministry of Transportation and Infrastructure for a bare land subdivision of the remainder of Lot 1, District Lots 317, and 498, 4243, Plan KAP80157 Electoral Area 'C'/Christina Lake be received. And FURTHER that the Board of Directors supports dedication of park land rather than cash in lieu to satisfy Section 510 of the *Local Government Act* (Requirement for provision of park land or payment for parks purposes) in order to fulfill the public's interest for a landing for a footbridge and access to water along Christina Creek. AND FURTHER that the Approving Officer consider requiring dedication of land adjoining Christina Creek pursuant to Section 9 of the Bare Land Strata Regulations and extension of Sandner Road to Christina Creek to provide public access to water. AND FURTHER that the Approving Officer consider requiring an environmental assessment of the property.

Carried.

UNFINISHED BUSINESS

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Memorandum of Committee Action Items

Moved: Director Grieve Seconded: Director McGregor

That the Memorandum of Committee Action Items be received.

Carried.

NEW BUSINESS

Lawrence Waite

RE: Development Variance Permit

78 Lavalley Road, Electoral Area 'C'/Christina Lake

RDKB File: C-317-00302.005

Donna Dean, Manager of Planning and Development, reviewed the application with those present. She mentioned the applicant's wish to demolish the existing cabin and construct a new single family dwelling and accessory building. The Advisory Planning commission supports this application for variances to height and front parcel line setback.

Moved: Director McGregor Seconded: Director Grieve

That the Development Variance Permit application submitted by Lawrence Waite, to allow for an accessory building height variance of 2.3m (from 4.6m to 6.9m) and a front yard setback variance of 2.7m (7.5m to 4.8m) to construct an accessory building on the property legally described as Lot 1, DL 317, SDYD, Plan KAP90475, Electoral Area 'C'/Christina Lake, be presented to the Regional District of Kootenay Boundary Board for consideration, with a recommendation of support.

Carried.

Jason Alton

RE: Development Permit 5370 Big White Road, Big White RDKB File: BW-4109s-07412.000

Donna Dean reviewed this application with the committee members. Discussed was the applicant's request for a Development Permit to construct a single family dwelling, as

well as the landscaping plans, snow removal/storage and parking requirements.

Moved: Director Gee Seconded: Director Russell

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That the Development Permit application submitted by Krista Paine, of Ian Paine Construction Ltd., on behalf of Jason Alton, to construct a single family dwelling in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Lot 3, DL 4109s, KAP23412, SDYD, be received.

Carried.

0980131 BC Ltd. RE: MOTI Subdivision

40 High Forest Crescent, Big White RDKB File: BW-4247-07914.000

Donna Dean reviewed this application with the committee members. It was noted that issues from the Advisory Planning Commission included snow storage, parkland dedication and placement of utilities.

Moved: Director Russell Seconded: Director McGregor

That the staff report regarding the referral from the Ministry of Transportation and Infrastructure for a bare land strata subdivision on 40 High Forest Crescent, Big White, Block A, District Lot 4247, Land District 54 Big White, Electoral Area 'E', be received. AND FURTHER that the Board of Directors supports dedication of cash in lieu rather than park land to satisfy Section 510 (Requirement for provision of park land or payment for parks purposes).

Carried.

Director Remuneration Bylaw - Discussion (Director Gee)

There was discussion around the table whether to change the Meals/Incidental Allowances section of Bylaw 1621 when attending conferences where meals are supplied. It was noted that many years ago the allowance was \$200 per day and has been decreased to \$100 per day.

Moved: Director Grieve Seconded: Director McGregor

That the current Meals/Incidental Allowances section in Bylaw 1621 remain unchanged at \$100 per day when attending conferences.

In Favour: Director Grieve, Director McGregor, Director Worley

Opposed: Director Russell, Director Gee

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Carried.

Electoral Area Budgets - Discussion on cost overruns (Director Gee)

There was discussion to address this budget item at the beginning of the year.

Moved: Director Grieve Seconded: Director McGregor

That the Electoral Area Budgets and cost overrun be added to the Memorandum of Action Items for future discussion at the onset of the 2018 budget.

Carried.

Grant in Aid report

Moved: Director Grieve Seconded: Director Gee

That the Grant in Aid report be received.

Carried.

Gas Tax Report

Moved: Director McGregor Seconded: Director Russell

That the Gas Tax Report be received.

Carried.

G. Denkovski

RE: Gas Tax Application - Electoral Area 'B'/Lower Columbia-Old Glory Rossland Historical Museum and Archives Association

A report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the gas tax application from the Rossland Historical Museum and Archives Association.

Moved: Director McGregor Seconded: Director Grieve

That the Regional District of Kootenay Boundary Board of Directors approves funding the Rossland Historical Museum and Archives Association Gas Tax Application in the

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amount of \$25,000.00 for the capitol costs associated with improvements at the Rossland Museum. FURTHER that the Board of Directors authorizes the RDKB signatories to sign and enter into the agreement.

Carried.

G. Denkovski

RE: Gas Tax Application - Electoral Area 'A' Village of Fruitvale RV Park

A report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding the gas tax application from the Village of Fruitvale.

Moved: Director Grieve Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approves funding the Village of Fruitvale Gas Tax Application in the amount of \$70,000.00 for the capitol costs associated with improvements at the Fruitvale RV Park. FURTHER that the Board of Directors authorizes the RDKB signatories to sign and enter into the agreement.

Carried.

Request for building permit fee waiver - Stonegate Big White Building Dept. 12-0022BW

A staff report from Mark Andison, General Manager, Operations / DCAO introducing a request from Dennis Skuter of Mountain Sky Properties Inc. requesting that partial fees payable in relation to a 2016 building permit application be waived in recognition of monies already paid by the developer toward the project in 2012.

Mark Andison, General Manager of Operations/Deputy CAO reviewed this request with those present. He mentioned that the applicant was informed of the renewal fee of \$6950 before the permit lapsing.

Moved: Director Gee Seconded: Director McGregor

That the Electoral Area Services Committee consider the request submitted by Dennis Skuter of Mountain Sky Properties Inc. to credit the \$25,210 fee submitted in 2012, in relation to a building permit for the final phase of the Stone Gate building, to his 2016 building permit application for the same project. AND FURTHER that this request be send to the Board of Directors for a final decision.

Carried.

LATE (EMERGENT) ITEMS

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Ground Water Licensing Notification

Director Gee is concerned that the public is not aware of the licensing requirements for groundwater. She would like some sort of notification sent to property owners and her suggestion was to have a notice sent out with the BC Assessment notices.

Moved: Director Gee Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors send a letter to the Ministry of Forests, Lands and Natural Resource Operations – Water Management Branch, requesting Ground Water Licensing notices be sent to property owners via BC Assessment Tax Notices.

Carried.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

Alternate Directors
Rural Director Name Change
Next meeting will be held at the Grand Forks office.

CLOSED (IN CAMERA) SESSION

An in-camera session was not required.

ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 6:13 p.m.

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ITEM ATTACHMENT # 5.A)

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;	IP
		Consult with Area 'E' residents re: needs assessment survey recommendations;	
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
	Director Remuneration	To be increased and Bylaw 1526 be amended	IP
Mar. 16/17	New funding stream for projects that don't		
	Qualify for Gas Tax or GIA	Back to EAS for discussion	IP

Tasks from Electoral Area Services Committee Meeting March 16, 2017

Tasks from Electoral Area Services Committee weeting warch to, 2017				
Date	Item/Issue	Actions Required/Taken	Status – C / IP	
Apr. 13/17	Bylaw Enforcment	EAS direct Staff to outline process and implications	IP	
	Sandco Industries – MOTI Subdivision (conv.)	Statutory ROW to secure footbridge landing	IΡ	
	Sandco Industries – MOTI Subdivision (bare land)	Dedication of Park Land in lieu of cash for footbridge and water access		
		MOTI approving officer requiring dedication of land and environmental assessme	nt IP	
	Waite-DVP	Sent to Board for approval	С	
	0980131 BC Ltd MOTI Subdivision	Dedication of cash in lieu of park land	IΡ	
	Electoral Area Budgets-Communications	To be added at the onset of the 2018 budget	IΡ	
	Gas Tax App (Rossland Museum)	Sent to Board for approval	С	
	Gas Tax App (Fruitvale RV Park)	Sent to Board for approval	С	
	Stonegate building permit fee waiver	Sent to Board for approval	С	
	Groundwater Licensing Notification	Sent to Board to draft letter to MFLNRO	С	

Amendments noted in red ink throughout the report.



Electoral Area Services Committee Staff Report

Prepared for meeting of May 2017

OCP and Zoning Amendment					
Owners:	File No:				
Lawrence and Mary Dick	B-28-TWP-10967.170				
Agents:					
Kate and Ed Garlinge					
Location:					
Lot 7, Richie Road, Electoral Area 'B'/ Lower Columbia-Old Glory					
Legal Description:		Area:			
Lot 7, Township 28, Plan NEP77083, KD		1.8 ha (4.45 acres)			
OCP Designation:	Zoning:	ALR	DP Area:		
Black Jack Rural	Rural Residential 1 (RR1)	status:	None		
Residential		No			
Report Prepared by: Carly Rimell, Senior Planner					

ISSUE INTRODUCTION

Kate and Ed Garlinge, as agent for Lawrence and Mary Dick, are applying for an Official Community Plan and a Zoning Bylaw amendment to permit a proposed family nature retreat on Lot 7, Richie Road in the Black Jack Residential area of Electoral Area 'B'/ Lower Columbia-Old Glory (see Site Location Map; Subject Property Map; Applicants' Submission).

HISTORY / BACKGROUND FACTORS

The property was created in 2004 as part of a 9 lot subdivision with a remainder. The subject property is 1.8 ha and is designated as 'Black Jack Rural Residential' in the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan and zoned 'Rural Residential 1' in the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw. The parcel is currently undeveloped.

As part of the subdivision requirements a covenant (Covenant KW180916 and Plan NEP77084) was registered on title which designated a 784m² area for a sewage disposal system *(see Plan NEP 77084)*. Another covenant (KW180918) was registered

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on title which requires that an adequate supply of water 2270 (litres) per day be proven prior to construction of any dwelling.

PROPOSAL

The applicants propose to amend the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan and Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw to permit the use of a 'nature retreat' on the subject property. The proposal includes a principal building of a single family dwelling (3000ft²), which would serve as a family home, a communal dining area and a yoga studio (see Applicant's Submission). The applicants also propose a 1000ft² accessory building to be used as a garage and workshop. Four additional cabins are proposed, each with 2 units within them. The cabins are proposed to be 1000ft², which would make each unit 500ft². One of these cabins is proposed to be attached to the principal dwelling. None of the proposed cabins would have cooking facilities.

IMPLICATIONS

This section discusses implications to both the OCP and Zoning Bylaw amendment. Both a text and map amendment to the bylaws would be required to support the proposal.

OCP Amendment

The 'Black Jack Rural Residential' designated properties are located east of the base of Red Resort with additional lands between the City of Rossland and Paterson. These parcels are serviced with individual wells and septic systems. Policies and objectives which are relevant to the proposed development are discussed. Wording in italics relate to this development proposal.

19.6 Black Jack Rural Residential

Objectives

• To ensure that areas designated as 'Black Jack Rural Residential' are capable of supporting the proposed land uses without unduly impacting upon environmental quality or the use and enjoyment of adjacent lands.

The applicant hired WSP to assess the feasibility of a sewage disposal system on the property to service their proposed development (WSP Letter, Elise Pare, P.Eng April 9, 2017). Due to snow cover the lot was not accessible to perform a site investigation or percolation tests required to confirm septic system sizing. However, based on preliminary calculations, WSP determined a Type 2 septic system for this development could be accommodated within the existing covenant area (780m²). However, the applicant wishes to relocate the septic covenant to accommodate their proposed site plan. If the proposal proceeds the applicant plans to request a release of the covenant from Interior Health to relocate the septic system to an alternate location for a septic system and backup field as deemed appropriate by a

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Registered Onsite Wastewater Practitioner (ROWP) in accordance with Interior Health's requirements.

The applicants' submission also notes the commitment to minimizing impact on the land through the following strategies; Type 2 septic system with capacity for 30 people, composting toilets, sustainable building materials, energy efficient construction techniques, solar power, and landscaping with native plant species.

The applicants also intend to minimize impacts to neighbouring property owners by planting a landscape screen of fir trees along the eastern interior side property line and providing sufficient on-site parking.

If the bylaw amendment application proceeds letters will be mailed to neighbouring property owners within a 60-meter radius. A sign board noting the proposed development was placed on the subject property on April 24th. As part of the notification process an ad would be placed in the local newspaper outlining the proposed bylaw amendments. If the application proceeded to public hearing the community would have another opportunity to comment.

Policies

19.6.2. In addition to uses otherwise permitted in all land use designation, permitted uses in the 'Black Jack Rural Residential' land use designation may include, but not necessarily limited to one single family dwelling including single wide manufactured homes; one secondary suite; home based business; bed and breakfast operation; some agriculture and forestry activities; and accessory buildings and structures.

In order for the 'Black Jack Rural Residential' designation to support this proposal it would need to be amended to include a policy which supports higher density and to permit a commercial business in the form of a nature retreat for the temporary accommodation of the traveling public.

The bylaw amendment could alternatively create a new designation for the subject property which would include objectives and policies which would be specific for the proposed development.

A development permit area could also be established to specify requirements for development including landscaping, siting, screening, form, exterior design and finish of building and structures and environmental protection.

19.12 Commercial

Since there is a commercial component to the proposed nature retreat the objectives and policies for the 'Commercial' designation within the Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan should be considered. Currently the designation only applies to 3 parcels in Electoral Area 'B'/ Lower Columbia-Old Glory; 2 in Genelle and 1 in the South Belt area. The OCP acknowledges that there are certain

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forms of commercial land use which may be proposed for the Plan Area, which could be compatible with the OCP.

Objectives

The objectives of the Board with respect to areas designated as 'Commercial' are as follows:

- To encourage most forms of major commercial development to be directed to adjacent municipalities where community services are available;
 - The proposed development would not likely be considered a 'major' or large scale commercial development. Although it would increase density, the use would be for commercial accommodation of 8 units total as a secondary use to the principal single family dwelling.
- To recognize that some commercial uses may be suited to the Plan Area provided they do not compromise commercial activities in adjacent municipalities;
 - There is commercial guest accommodation offered at Red Resort which is within close vicinity to the subject property. However, the proposal is for a fairly targeted demographic and unique experience. The proposal for the nature retreat is specific to families looking to reconnect within one another as well as nature; whereas Red Resort is marketing for ski vacations (see Applicants' Submission).
- To minimize through Development Permit guidelines and screening requirements, the impacts of commercial activities on non-commercial lands;
 Currently there is no commercial development permit area within the Plan Area, however as previously noted one could be created to apply to the subject property and subsequent development in order to reduce impact on

Policies

neighbouring residential properties.

19.12.1 The minimum area required for new parcels to be created by subdivision is 2000m² where connected to community water, and 1 hectare where not connected to community water

There is no community water available on this parcel so the minimum parcel size of 2000m² could not apply. In order to maintain rural character of the Black Jack Rural Residential area, maintaining the larger minimum parcel size should be encouraged even if it were designated 'Commercial' or a new alternative designation.

19.12.2 In addition to permitted in all designations, permitted uses in the 'Commercial' designation may include but not necessarily limited to retail store, restaurant, service station, light manufacturing, mini storage, hotel, motel, and bus depot.

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The proposed use would be for accommodation would fit the definition of a motel, however the applicant suggests that there would be a unique set of amenities not necessarily offered by motels.

19.12.3. The implementing Zoning Bylaw may permit a dwelling unit in the 'Commercial' designation as a secondary use to an existing principal commercial use with the objective of lowering overhead costs and providing security.

Once again the proposal for a nature retreat does not fit with all of the existing objectives and policies within the 'Commercial' designation of the Electoral Area 'B'/ Lower Columbia-Old Glory OCP. The 'Commercial' designation would need to be amended to permit the proposed development or an alternative designation would need to be created as the use is not included within the existing policies.

- **19.12.7.** To consider amendments to the Plan and the Zoning Bylaw to permit additional commercial activity to service rural residents through the Plan Area, subject to the following conditions:
 - a) the proposed commercial land use must either be designed to mainly service the needs of the rural population, or be dependent upon a local rural resource. An example of the former would be a farm equipment and supplies sales and service outlet, and example of the latter would be a quarry selling decorative rock products and related items directly to the public;

The applicant describes the target demographic as dual-income families living in urban centers, both in Canada and the United States. Therefore, the main intent is not to service the needs of the local rural population.

- However, a broader interpretation which speaks to the second component of this criteria is that the nature retreat proposal is dependent on a local rural resource, which is the surrounding rural environment.
- b) the potential impacts of the proposed commercial land use on the owners and occupiers of adjacent parcels of land will be reviewed and the proposal may be rejected if the impacts cannot be adequately mitigated or eliminated;

The applicants submitted one letter of support from a neighbouring property owner at 240 Richie Road along with their original submission. The letter outlined support for the proposal noting the opportunity for urban families to experience the outdoors and slower pace of life this region has to offer.

A notification of development proposal sign was posted on the property on April 24th, 2017. Planning and Development staff have received one additional letter from a neighbouring property owner who does not support the development proposal noting the following concerns;

- increased density of ±30 people when at capacity;
- creating a precedent, particularly for developers who still own lots within the 'Black Jack Rural Residential' area to allow for similar developments;

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- there are existing properties available for sale which are presently zoned commercial at or nearer to the ski hill;
- enforcement by the RDKB to ensure the continued use of a 'nature retreat' if the property were to be sold in the future; and
- septic and well capacity and the impact on the subject property as well as neighbouring properties.

The neighbor outlines support for a home occupation or business accompanied with a secondary suite; however, does not support the proposed commercial development in its present form.

If this application proceeds and staff are directed to set up a public hearing property owners within a 60m radius would receive a letter detailing the proposed development and associated bylaw amendments and be provided with an opportunity to comment on the proposal.

c) the potential impact of the proposed commercial land use upon the natural environment; and

There would be increased impact on the natural environment if the proposed development was supported as there would be increased density and associated demands such as; additional requirements for a septic system, well water, clearing of land for multiple dwellings, as well as parking, driveway and access requirements above and beyond the typical impact of a 'Rural Residential 1 (RR1)' property.

d) such other matters as the Regional District may consider to be relevant.

Zoning Amendment

The property is currently zoned 'Rural Residential 1' (RR1) Zone in the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015.

The permitted uses in the RR1 Zone are as follows;

Permitted Principal Uses	Permitted Secondary Uses	
a) Agriculture;	a) Accessory buildings and structures;	
b) Single Family Dwelling;	b) Bed and breakfast;	
	c) Home-based business;	
	d) Secondary suite.	

Density

Maximum one single family dwelling and one secondary suite per parcel.

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The development proposal includes a single family dwelling, yoga studio and accessory buildings and structures as well as guest cabins to be included within their permitted uses. The proposal of the guest accommodation in the form of double occupancy cabins does not fit the existing definition for dwelling unit or single family dwelling as the cabins lack cooking facilities. The cabins and nature retreat does not lend itself to the definition of a hotel or motel. New definitions to describe these guest accommodations would need to be added as part of the proposed amendment. Part 5 Parking and Loading requirements of the Electoral Area 'B'/ Lower Columbia-Old Glory Zoning Bylaw would also need to be assessed. However, the property is 1.8 hectares and should have the area to provide sufficient parking even if it required an amendment to the existing site plan.

Referrals

The proposed bylaws would be referred to the following First Nations; Ktunaxa Nation Council, Okanagan Nation Alliance, Osoyoos Indian Band, Penticton Indian Band and Lower Similkameen Indian Band. As well as the following local governments and government agencies; City of Rossland, Ministry of Forests, Lands and Natural Resource Operations, Ministry of Transportation and Infrastructure, RDKB Building Department, Interior Health, and School District #20.

If the zoning bylaw amendment proceeds approval must be obtained by the Provincial Approving Officer at the Ministry of Transportation and Infrastructure after third reading but prior to adoption of the bylaw as it is within an 800m radius of a numbered highway (Highway 3B).

ADVISORY PLANNING COMMISSION COMMENTS

The Electoral Area 'B'/ Lower Columbia-Old Glory APC provided the following comments and recommendation;

"Would there be full time occupancy in the off season? There will be increased traffic from the increased density. It is a niche market that they will be serving. It will bring new business and money to the area.

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

If this bylaw amendment proceeds it would be referred to the Ministry of Transportation and Infrastructure (MoTI). MoTI would be given an opportunity to review the access to the property and determine what improvements may be necessary.

Planning and Development Staff are working with the applicant to better determine the specifics of the proposal. A proposed spot zone will be prepared for the Electoral Area Services meeting.

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RECOMMENDATION

Staff is looking for direction on which of the two options should be pursued considering Policy 19.12.7, particularly 19.12.7.(a) "a) The proposed commercial land use must either be designed to mainly service the needs of the rural population, or be dependent upon a local rural resource". The proposed recommendations are provided below, Option 1 considers the needs of the rural population and Option 2 considers the proposal being dependent on a local resource:

Option 1

A strict interpretation of the Electoral Area 'B'/ Lower Columbia-Old Glory OCP Policy 19.12.7 would not support the proposal as it does not mainly service the needs of the rural population. The intent of the proposed bylaw amendments is to service a tourist market from urban centres. The intent of the policy is to direct most commercial uses into the adjacent municipality of Rossland and not to compete with commercial uses there.

Option 1 Recommendation

That the application submitted by Kate and Ed Garlinge, as agent for Lawrence and Mary Dick, for an Official Community Plan and a Zoning Bylaw amendment to permit a proposed family nature retreat on Lot 7, Richie Road in the Black Jack Residential area of Electoral Area 'B'/ Lower Columbia-Old Glory, not be supported.

Option 2

A broader interpretation of the Electoral Area 'B'/ Lower Columbia-Old Glory OCP Policy 19.12.7, which speaks to the second component of Policy 19.12.7.(a) as this nature retreat proposal is dependent on a local rural resource, which is the surrounding rural environment. The proposal is an alternative and unique type of accommodation which is not typical of a standard hotel or a motel. The allure of this type of accommodation is that it is a home away from home experience. For the business plan to be supported it requires a rural residential setting to offer guests an experience with amenities not available in an urban centre, therefore the local rural resource is the rural residential experience.

If supported there would be further opportunity to consider input from neighbouring property owners as part of the consultation process. A development permit area could also be included as part of the OCP amendment which could specify requirements of development such as form and character to ensure it fits within the rural setting.

Option 2 Recommendation

That the application submitted by Kate and Ed Garlinge, as agent for Lawrence and Mary Dick, for an Official Community Plan and a Zoning Bylaw amendment to permit a proposed family nature retreat on Lot 7, Richie Road in the Black Jack Residential area of Electoral Area 'B'/ Lower Columbia-Old Glory, be supported AND FURTHER that staff be directed to draft amendment bylaws for presentation to the RDKB Board of Directors

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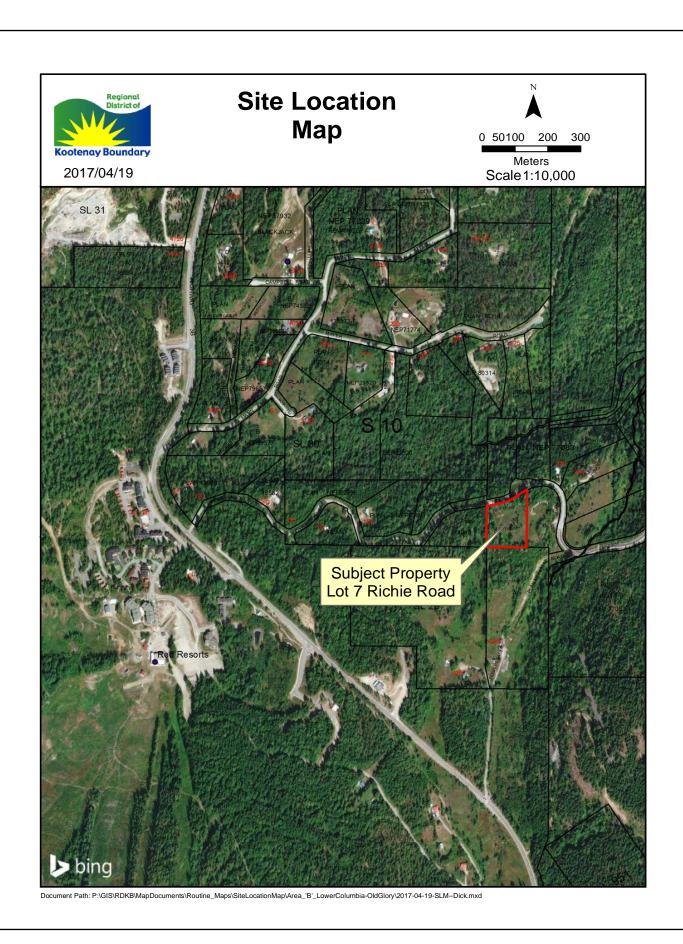
for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendments.

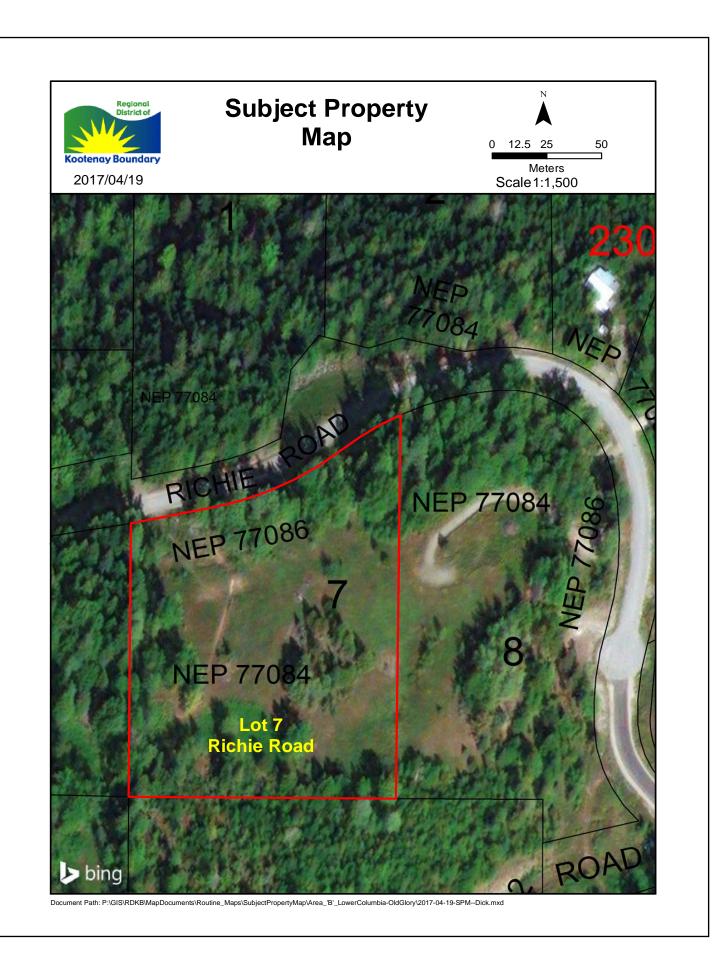
ATTACHMENTS

Site Location Map Subject Property Map Applicants' Submission Plan NEP 77084 WSP Letter, Elise Pare, P.Eng April 9, 2017

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Applicants' Submission

OBJECTIVE

We believe strong family ties and time spent outdoors go hand in hand.

We are a young family of four who has discovered the tremendous benefits that come with raising children in close contact with nature. We are applying for rezoning of this property in an effort to help more families embrace this perspective.

SITE PLAN

Whistling Pines Family Retreats (whistlingpinesfamilyretreats.com) will be an intimate, rustic retreat. Our retreat will consist of a main dwelling, which will serve as our own family's home and provide a communal dining area and yoga studio. We will invite up to 6 families at a time to stay in detached outbuildings. We are planning to build 3 of these, each with 2 units.

Year 1:

- Civil engineering (septic, well, hydro, etc)
- Primary structure ~2,000 sq ft*

Year 2-5:

- Outbuildings (guest cabins) ~1,000 sq ft*

*We will be using Footprint Log Homes (<u>footprintloghomes.com</u>) to provide pre-fabricated hybrid log homes.

Landscaping will be kept to a minimum to preserve the natural look and feel of the retreat. We are committed to minimizing the impact on the land in every way possible. Our strategies include:

- Type 2 septic system (secondary wastewater treatment) with capacity for 30 people
- Composting toilets
- Sustainable building materials
- Energy efficient construction techniques
- Solar power
- Planting native species
- Teaching our guests to tread lightly, always leaving no trace

We also intend to ensure the serenity of the neighbourhood is not compromised. Our strategies include:

- Planting natural screening (e.g. fir trees)
- Restricting parking to our property

Whistling Pines is all about building community and we hope to develop amicable, mutually beneficial relationships with our neighbours.

(continued on Page 2)

Applicants' Submission

TARGET DEMOGRAPHIC

We will market our retreat to dual-income families living in urban centres, both in Canada and the United States.

WHAT MAKES OUR RETREAT UNIQUE

We offer families time and space to reconnect away from their devices.

Today's modern family spends a great deal of their day in transit or tethered to electronics. These parents crave more unstructured, device-free time with their children. But camping can feel daunting if you've never done it, and few retreats welcome children.

WHAT HAPPENS AT WHISTILING PINES

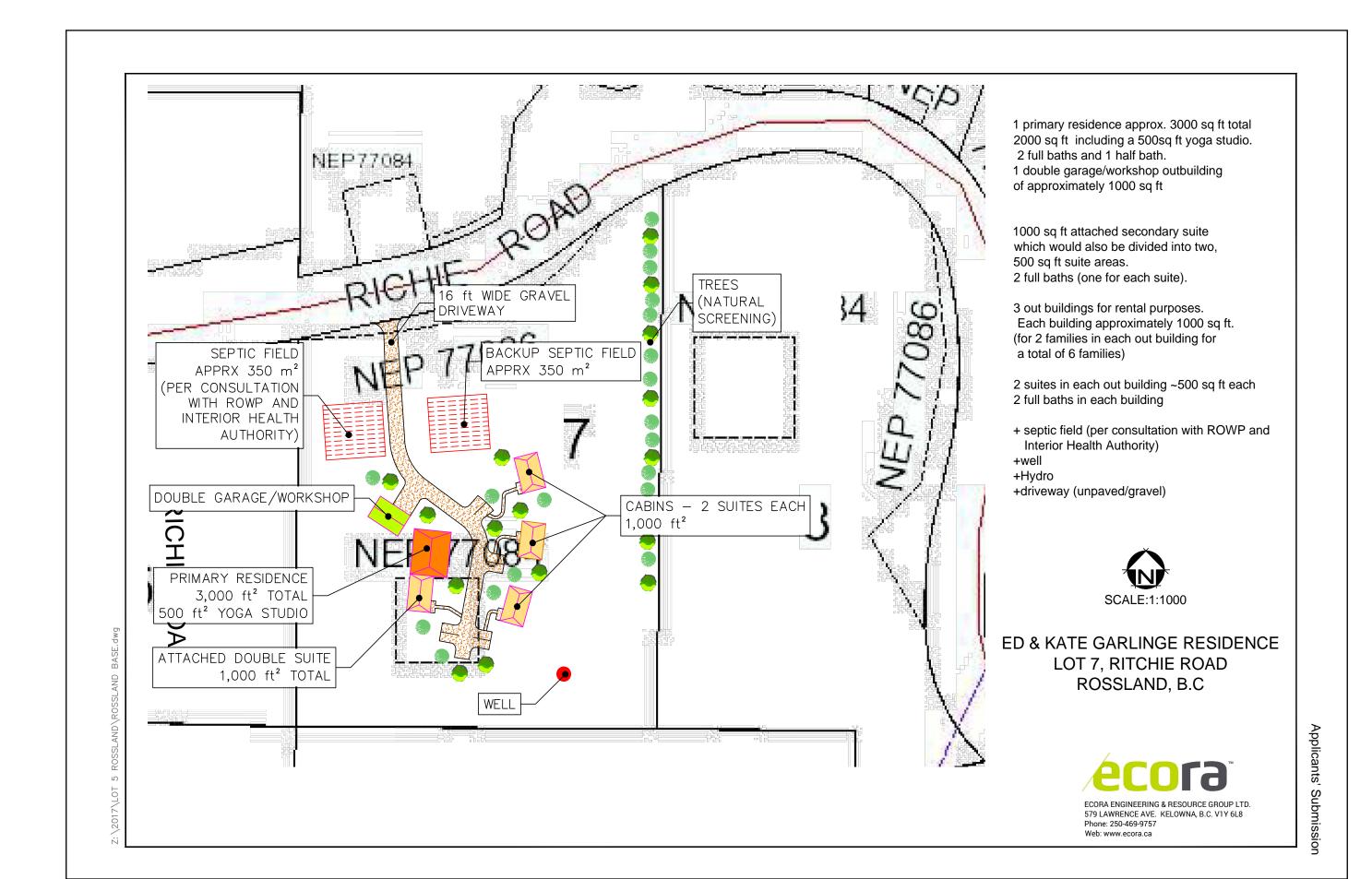
Our retreat will draw on our complimentary skillsets: Kate has a yoga (and marketing) background and Ed has been an outdoor educator for 20 years.

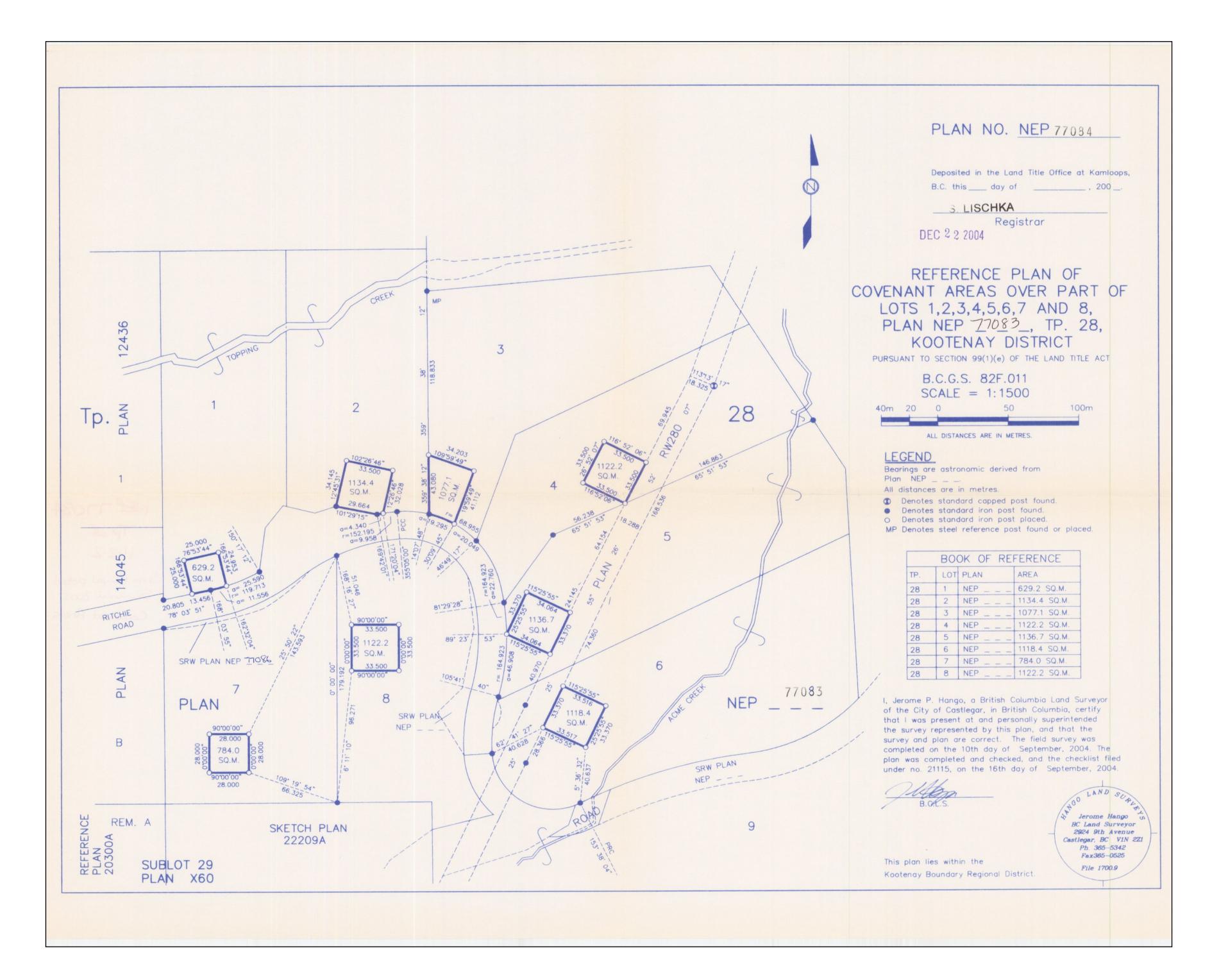
Parents will have an opportunity to unwind and reconnect, taking advantage of our yoga space and surrounding trails to carve out some adult time, while kids are engaged in nature-based learning and activities.

Each day will bring parents and children together for outdoor games and exercises designed to build trust and strengthen family bonds. Ample time will be made available for our guests to explore Rossland and surrounding areas.

Essential to any good retreat is delicious, healthy food. We will be hiring a chef to live and work on-site during the spring/summer retreat season. This person will live in the main house. Our kitchen and dining area will be designed to feed and accommodate 20-30 people.

That's our dream in a nutshell. We welcome any questions or feedback you may have. Please email Kate at whistlingpinesretreats@gmail.com.





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April 9, 2017

Carly Rimell, Senior Planner Regional District of Kootenay Boundary 202 - 843 Rossland Ave. Trail, BC V1R 4S8

Subject: Septic System Covenant for Lot 7, Plan NEP77083, TP 28, KD. (PID 026-149-443)

I have been requested by the Garlinges to assess the feasibility of a sewage disposal system on the aforementioned lot to service their proposed development. As shown on the preliminary site plan prepared by Ecora Engineering and Resource Group and provided to me on April 6, 2017, the proposed development includes:

- → Total lot area = 4.45 acres
- Primary residence of 3000 sq ft;
- → Attached secondary suite of 1000 sq ft;
- → Three (3) detached rental cabins, each with 2 suites; Area per suite is 500 sq ft;
- → Total expected peak occupancy on the property is estimated to be 30 people.

I have reviewed the existing Section 219 septic covenant #KW180916 on the aforementioned lot, and as shown on plan NEP77084. The proposed area of the septic covenant is approximately 780 m². Due to snow cover at this time, the lot is not accessible to perform a site investigation or percolation tests required to confirm septic system sizing. Based on preliminary calculations, a Type 2 septic system for this development could be accommodated within the existing covenant area.

The Garlinges wish to relocate the septic covenant to accommodate their proposed building layout and will request a release of the covenant from Interior Health. It is recommended that an authorized professional (Registered Onsite Wastewater Professional, ROWP) complete a site investigation report and percolation tests in the proposed area to confirm a suitable alternate site for a septic system, and backup field as required to release the covenant.

Please feel free to contact me should you have further questions.

Yours truly,

Elise Paré, P.Eng. Rossland Branch Manager, Municipal Infrastructure

> WSP Canada Inc. 5-2114 Columbia Avenue, PO Box 89 Rossland, BC V0G 1Y0

Phone: +1 250-362-5137 Fax: +1 250-362-5284 www.wspgroup.com



Electoral Area Services Committee Staff Report

Prepared for meeting of May 2017

Zoning Bylaw Amendment						
Owner:	File No:					
Katherine A. Novokshonoff	D-581s-04694.055					
Location:						
2081 Perkins Road, Electoral Area 'D' / Rural Grand Forks						
Legal Description:	Area:					
Lot 1 Plan KAP29422, DL 5	81s, 1261	16.8 ha. (41.6 acres)				
OCP Designation:	Zoning:	ALR status:	DP Area:			
Agricultural Resource 2	Rural Resource 1	Partial	NA			
Rural Resource 1						
Report Prepared by: Ken Gobeil, Planner						

ISSUE INTRODUCTION

Katherine Novokshonoff is applying for an amendment to the Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299, 2005 in order to accommodate an approximately 5 ha subdivision for her son on the subject property, at 2081 Perkins Rd (see Site Location Map; Subject Property Map).

HISTORY / BACKGROUND FACTORS

To the west of the subject property is the Granby River, Snowball Creek flows through the property into the Granby River as well. On the east side of the Granby River neighbouring rural acreage properties range from 4 to 40 acres. On the west side of the Granby River neighbouring properties are considerably larger with parcels over 50 acres. The property is approximately 13 kilometres north of the RDKB office in Grand Forks.

The parcel is currently designated as 'Agricultural Resource 2' and 'Rural Resource 1' in the *Electoral Area 'D' / Rural Grand Forks Official Community Plan Bylaw No. 1555.* The portion of the property designated at Agricultural Resource 2 is also within the Agricultural Land Reserve (ALR). This is the same for all neighbouring properties that are partially in the ALR.

The parcel is zoned 'Rural Resource 1' in *the Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299*. All surrounding parcels are within the same zone.

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Records indicate that a dog kennel (Panda Bear Kennels Inc.) had been operating on the property prior to the current bylaw enactment in 2005. The kennel is considered to be a legal, non-conforming operation and is limited to the same size and scale of operation that took place at the time of the adoption of this bylaw, which was a total of 4 breeding dogs. To date there has been no application to increase the scale of the kennel.

In 2016 an inquiry was made regarding constructing a second residence on the property.

PROPOSAL

The applicants propose to amend section 317 of the *Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299* to change the minimum parcel size requirements for subdivision for family members from 20 hectares to 15. The applicants assert that the amendment will permit a subdivision of a similar size with surrounding properties.

The subdivision that is intended with this bylaw amendment would create an approximately 5 ha parcel for the owner's son to build a residence with a residual parcel of approximately 11 ha for the owner.

IMPLICATIONS

Section 317 of the *Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299* is in relation to Section 514 of the *Local Government Act* to permit subdivision of a parcel of land that would otherwise be prevented due to minimum parcel size requirements for a direct family member (child, parent or grandparent) of the owner of the property. At the time of adoption of the zoning bylaw, this provision was under section 946 of the *Local Government Act*. Section 946 has been changed to 514 with a recent update to the *Local Government Act*.

Within the Official Community Plan the Rural Resource designation is split within 3 categories. Within the Rural Resource Designation, the objectives include:

- To retain the low density and rural character of the Rural Resource area by limiting the intrusion of higher density residential development.
- To encourage sustainable use of natural resources, ensuring long-term community stability and prosperity.

The policies of the Rural Resource 1 designation require a minimum parcel size of 10 ha for parcels created by subdivision. The Rural Resource 2 and Rural Resource 3 designations have 20 ha. minimum parcel sizes for parcels created by subdivision.

The minimum parcel size for a subdivision in section 317 of the zoning bylaw is 20 hectares, therefore, one would need a parcel at least 20 ha in size before a subdivision can be considered under section 514 of the *Local Government Act* (subdivision for a family member). Similarly, the minimum parcel size within the Rural Resource 1 Zone is 10ha. Having a 20 ha original parcel size creates the potential for two 10 ha parcels to

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be created through subdivision, although it is not necessary under section 514 of the *Local Government Act*.

The portion of the property within the ALR is not directly affected by the proposed bylaw amendment or a proposed subdivision layout. The home site severance provision of the *Agricultural Land Commission Act* does not apply since the applicant has not owned the parcel since 1972.

By amending the Section 317 of the zoning bylaw instead of the area requirements within the zone itself, creates fewer potential subdivisions that could take place as a result of this bylaw amendment.

Subdivisions utilizing Section 317 are not common, and are not desirable in a planning perspective. The ability to give an Approving Officer the discretion to ignore area requirements within a zoning bylaw has potential to cause major issues for long term planning in the future. Having a large minimum parcel size dramatically limits the potential for subdivisions to be considered under this section of the *Local Government Act* which is the intent of the regulation.

Section 317 can be amended to include size requirements for specific zones or specific areas. This is also eluded to within the letter submitted by the applicant as an acceptable alternative to an amendment affecting the entire electoral area *(see Applicants' Submission)*.

Applicants' Submission Letter

A letter has been submitted with the application for bylaw amendment. This letter highlighted many points supporting their application. These points have been summarized with a response or explanation to each of those regarding RDKB bylaws, and practices.

- 1. It was noted that the Official Community Plan does not mention subdivision regulations for family members, and it only included in the Zoning Bylaw.
 - a. Official community plans for other electoral areas do contain similar provisions as their zoning bylaw counterparts. If the *Electoral Area 'D' / Rural Grand Forks Official Community Plan Bylaw No. 1555* were to have a provision for subdivision for a family member it would be worded the same as the Zoning Bylaw in order to avoid any confusion, as a result an additional bylaw amendment would be required.
- 2. The letter identifies that surrounding properties are smaller than the 10 ha minimum parcel size required within the Zoning Bylaw. These properties were lawfully established at the time.
 - a. The intent of the Rural Resource designation and zone in current bylaws is to limit the concentration of development to areas closer to Grand Forks that are better able to accommodate the additional development and population growth.

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- b. Plan KAP58811 north of the subject parcel was subdivided in 1997 under the previous Zoning Bylaw. This bylaw had provision for subdivision of allowing smaller subdivision for the purposes of separating legally established residences. This was purposely omitted in the current zoning bylaw.
- c. Properties to the east were subdivided in Plan KAP23724 which was completed in 1973. This was prior to the first zoning bylaw being implemented in this area (1974). The subject property was created in 1978 by plan KAP29422, all parcels created in that subdivision were over 10 ha. with the smallest parcel size of 30 acres (12 ha).
- 3. The split zone of the property is discussed; however, it is noted that this possibility is not desirable because it does not give enough usable land. There are further points to include to further explain how unsuitable this type of subdivision would be.
 - a. Land adjacent to the Granby River will be governed by the RDKB Floodplain Bylaw No 677. A Covenant is also on title of the subject parcel that limit development from taking place within 100 feet of the natural boundary of the Granby River or less than 10 feet above that natural boundary. Another Covenant limits development 15 metres away from Snowball Creek, and 1.5 metres above the natural boundary of the creek.
 - b. Orthophotos also indicate that a building may be straddling the 2 zones on the property. A subdivision of this type could not be done if setbacks cannot be met.
- 4. Rationale was given to the proposed subdivision location and access to the proposed parcel.
 - a. While this may be good reference material, the size of the proposed subdivision, as well as legal and/or physical access to properties is the jurisdiction of the Ministry of Transportation and Infrastructure and is not applicable to the rationale of this bylaw amendment as specific circumstances to one application will have no bearing on the potential future applications resulting from this bylaw amendment.
- 5. The current bylaw does not permit the landowner to subdivide land for a family member which is creating a hardship for this family.
 - a. The intent of section 514 of the Local Government Act is not to provide all land owners an opportunity to subdivide for family members regardless of minimum parcel requirements listed in a zoning bylaw, that is why a provision is listed in the act that gives local governments the ability to limit this type of subdivision to parcels of a minimum size.
 - b. There are multiple reasons from a planning perspective that would argue against subdivisions being permitted under Section 514 of the *Local Government Act*. One point to specifically consider is that local governments have no way to ensure that a subdivision be specifically used for a family member. By keeping the parcel size requirement high it limits the potential for this type of subdivision to be utilized by applicants.

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- i. If circumstances change after a subdivision is approved there is no way for a local government to consolidate parcels.
- ii. This has potential to provide a loophole for property owners that want to subdivide but cannot due to minimum zoning requirements.

ADVISORY PLANNING COMMISSION COMMENTS

Following discussion by the Advisory Planning Commission (APC) regarding minimum parcel sizes, actual and proposed parcel sizes, possibility of a second dwelling on the parcel, precedent setting and neighbourhood density, they chose to defer a recommendation until they could get more information.

PLANNING COMMENTS

The Planning Department was not given specific direction on what specific information the APC has referred to.

RECOMMENDATION

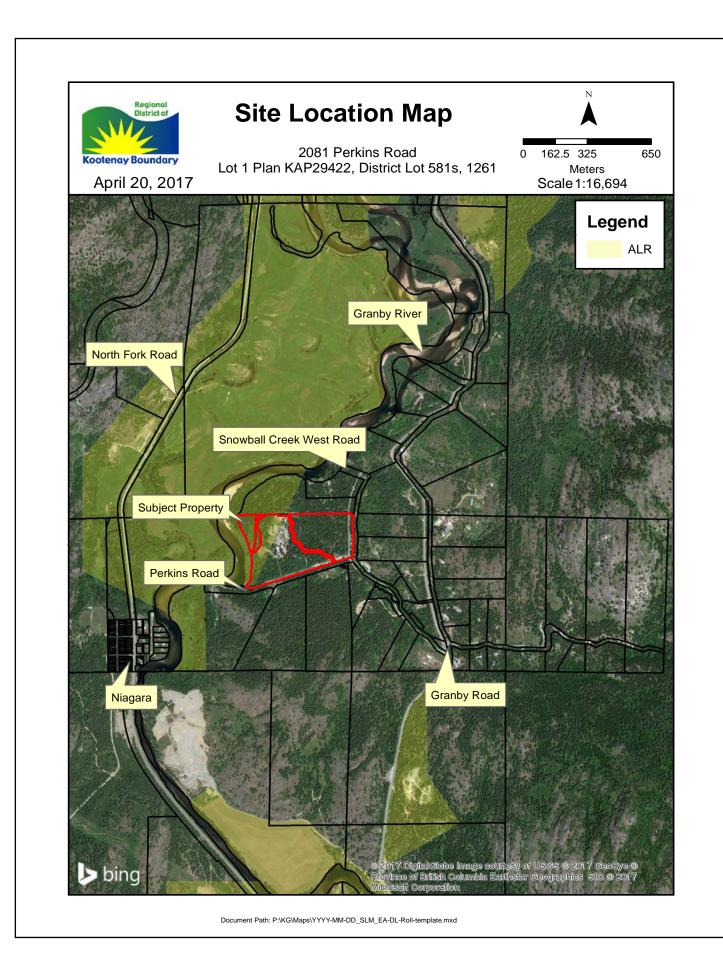
That the application to amend section 317 of the *Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299* submitted by Kathy Novokshonoff be deferred to allow time for staff to address questions raised by the Electoral Area D Advisory Planning Commission.

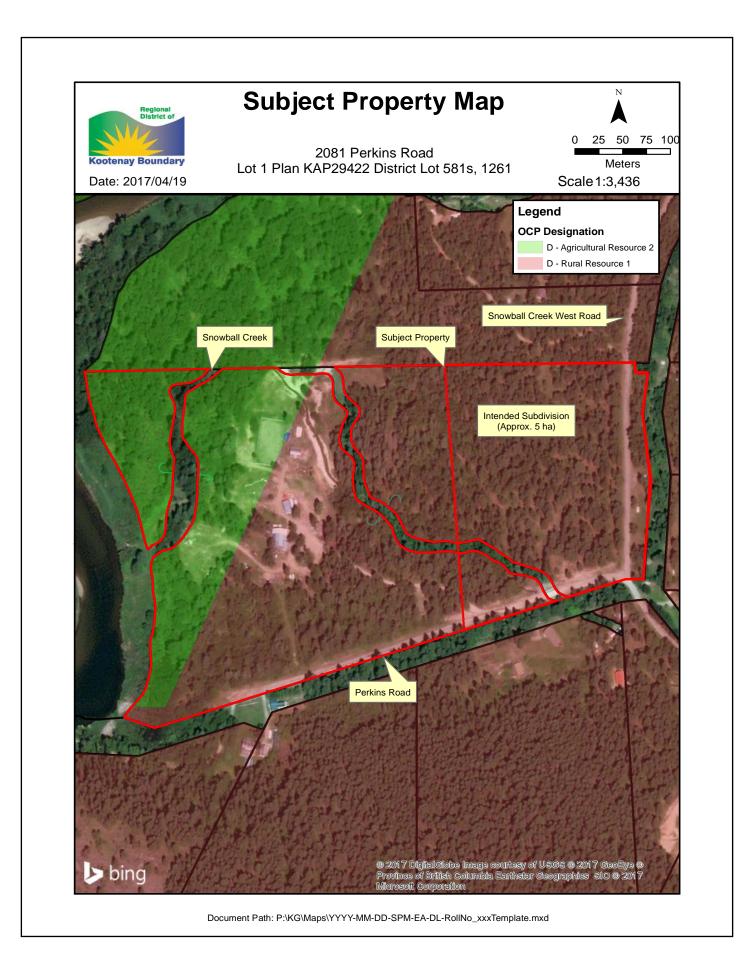
ATTACHMENTS

Site Location Map Subject Property Map Applicants' Submission

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APPLICANTS' SUBMISSION

APPLICATION FOR AMENDMENT

This is an application to amend section 317 of the *Electoral Area 'D' Zoning Bylaw No.* 1299, 2005. The section restricts the subdivision of parcels for a relative to parcels with a minimum size of 20 hectares. The current owner of the lands making this application to amend seeks to amend the bylaw so as to allow subdivision for a relative on parcels with a minimum size of 15 hectares, for at least the land around Snowball Creek Road West and west of Granby Road. The Official Community Plan adopted October 2016 is silent on this provision.

BACKGROUND

The applicant, Katherine Anne Novokshonoff, is the current owner of property at 2081 Perkins Road, located along the Granby River just north of the city of Grand Forks. The property is 16.8 hectares (41.6 acres) in size. Ms. Novokshonoff and her late husband, Phillip Novokshonoff purchased the property in 1989. They resided on it thereafter and proceeded to raise their family of 4 growing boys. The family continues to enjoy the rural character of the community.

The boys have now grown, are starting families of their own and building businesses in Grand Forks. Mr. Novokshonoff passed away at an early age, but at least had the opportunity to teach his children skills and trades which are vital to the businesses and vitality of the community. Mrs. Novokshonoff continues to assist with the administrative aspects of the businesses and lives on the property. They are all committed to the ongoing sustainability of the area.

The amendment to the bylaw is necessary to allow Mrs. Novokshonoff to subdivide her 16.8 hectares into two parcels. One of about 11.8 and the other about 5 hectares, which would provide a parcel for a residence for her son Andrew Novokshonoff. The presence of her son in close proximity would be of great assistance to Mrs. Novokshonoff and would provide Andrew an affordable opportunity to house his wife and children.

NEIGHBOURHOOD

The amendment and proposed subdivision is consistent with the neighbouring properties. The zoning for this area is Rural Residence 1 (RR1) and the current bylaw requires that parcel size be at least 10 hectares, yet most of the neighbouring properties are smaller. In 1997 Plan KAP 58811 subdivided the land immediately north and created a parcel 2.85

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APPLICANTS' SUBMISSION

hectares in size. Immediately to the east are parcels 6.59, 4.4, and 4.6 hectares. South of those are parcels 2.48, 0.89 hectares. This proposal creates a 5 hectare lot with the remaining lot size of 11.8.

Mrs. Novokshonoff's parcel is also a split zone having approximately ¼ of the west side, along the Granby River, designated as Extensive Agriculture. That area is in the Agriculture Land Reserve, on a flood plain and covered in riparian cottonwood trees. No development could occur here and therefore must be preserved in its current state. Her home is east of the division and west of Snowball Creek with an entrance from Perkins Road. Mrs. Novokshonoff's parcel and home would remain in a split zone and be the larger remaining lot of about 11.8 hectares. Although the OCP suggests allowance could be made for split zones, it requires that the RR1 portion be at least 10 hectares. That would not be possible given the current footprint on the land, and even if it narrowly fit the requirements it would leave Ms. Novokshonoff with very little useable land.

The proposed new lot would be about 5 hectares in size and would remain in the RR1 zone. It cuts from the north east portion of the lands. That area is the least intrusive on which to build. It has easy access off of Snowball Creek West Road, and is covered in larch trees. Snowball Creek West Road is not a major thoroughfare, its use is primarily for local traffic, and one additional family in the area would have little impact on transportation issues. The number of actual residents on this parcel also remains consistent over time, changing only from the original family to the next generation.

The residence on the new lot would require a drilled well and the installation of a septic system. The land is relatively flat with a gentle slope toward the creek. No significant grading or earthworks would be required.

AMMENDMENT REQUESTED

A review of the bylaws and OCP leaves few options available for Ms. Novokshonoff and her family. This application is for a very narrow amendment that would have limited impact on the immediate neighbourhood.

This application seeks to amend section 317 of the *Electoral Area 'D' ZONING Bylaw No. 1299* ("zoning bylaw"). Currently s. 317 of the zoning bylaw establishes that a parcel of land may be subdivided pursuant to s. 514 (formerly s. 946) of the *Local Government Act* RSBC 2015 c. 1 ("LGA") so long as the parcel of land to be subdivided is a minimum of 20 hectares. The minimum parcel size created under s. 317 falls in line with the minimum parcel size restrictions already contained in the zoning bylaw for areas designated Rural Resource 1 ("RUR 1") and therefore leaves s.514 of no force or effect. The proposed amendment would change the minimum parcel of land size under s. 317 of the zoning bylaw to 15 hectares. This applicant would not oppose that the area covered by the amendment be restricted to Snowball Creek West Road and west of Granby Road.

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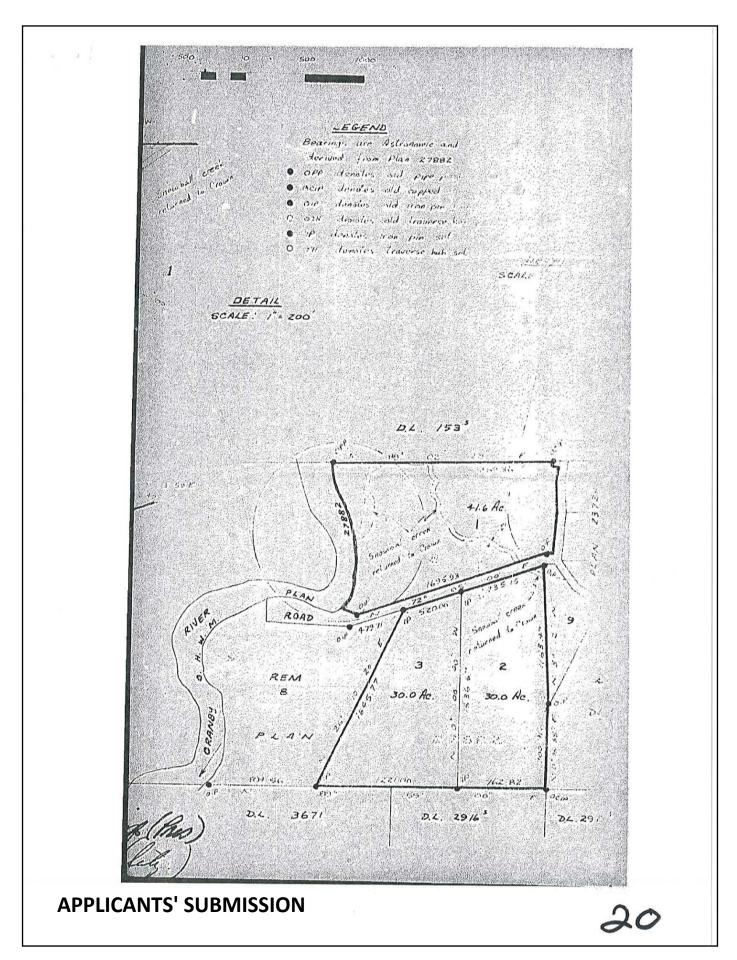
APPLICANTS' SUBMISSION

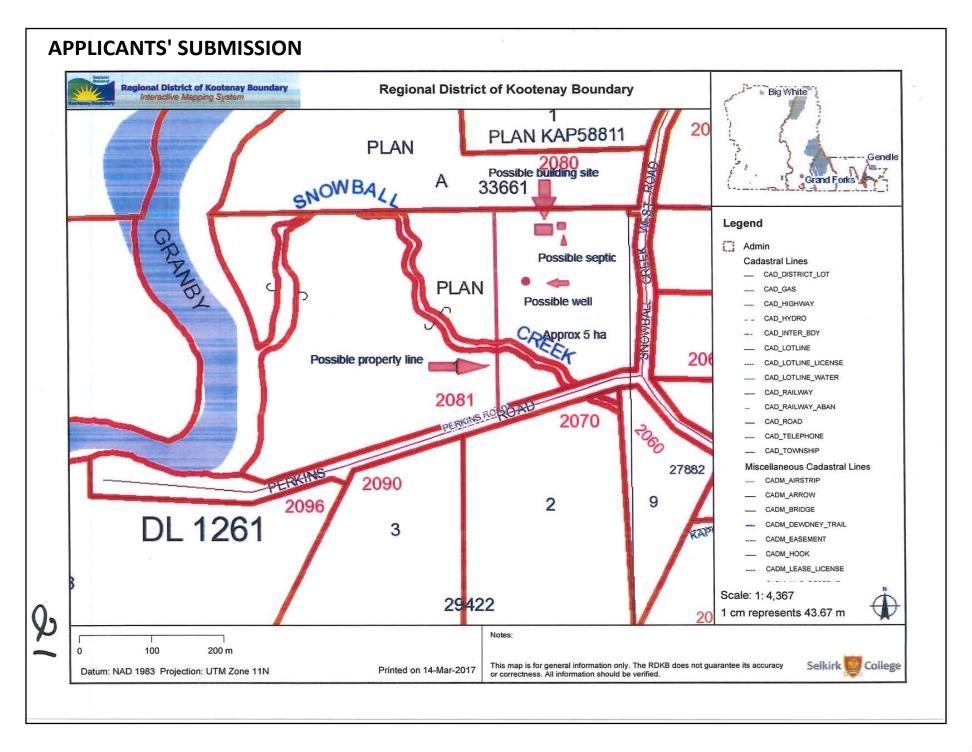
Section 514(1)(a) of the LGA provides that an approving officer may approve a subdivision for a parcel of land that would otherwise be prevented by the minimum parcel size requirement of a local zoning bylaw, only if that subdivision is for the purpose of providing a separate residence for a relative (as defined under s. 514(2)(b)). Section 317 of the zoning bylaw prevents any subdivision under s. 514 of the LGA by establishing a minimum parcel size equivalent to those throughout the zoning bylaw for land within the rural resource. While s. 317 of the zoning bylaw is enacted in accordance with s. 514(4) of the LGA, our application is that the minimum parcel size for subdivision under s. 317 of the zoning bylaw be reduced to align with overall purpose of s. 514 of the LGA.

The effect of s.317 of the zoning bylaw is a restriction on those who own land zoned in rural resource of Electoral Area 'D' from providing separate residence for a relative using the property they own. The inferred goal of the 20 hectare size requirement under s. 317 is to reinforce the minimum parcel size requirements already established in the zoning bylaw for rural resource zones. It is clearly apparent that s. 514 of the LGA was enacted to allow property owners a possibility to use their property to provided residence for a relative which would normally be restricted by minimum parcel size in a local bylaw. The current s. 317 of the zoning bylaw denies property owners any possibility to assist a relative through the use of s. 514 of the LGA and renders the enactment of that section completely unnecessary.

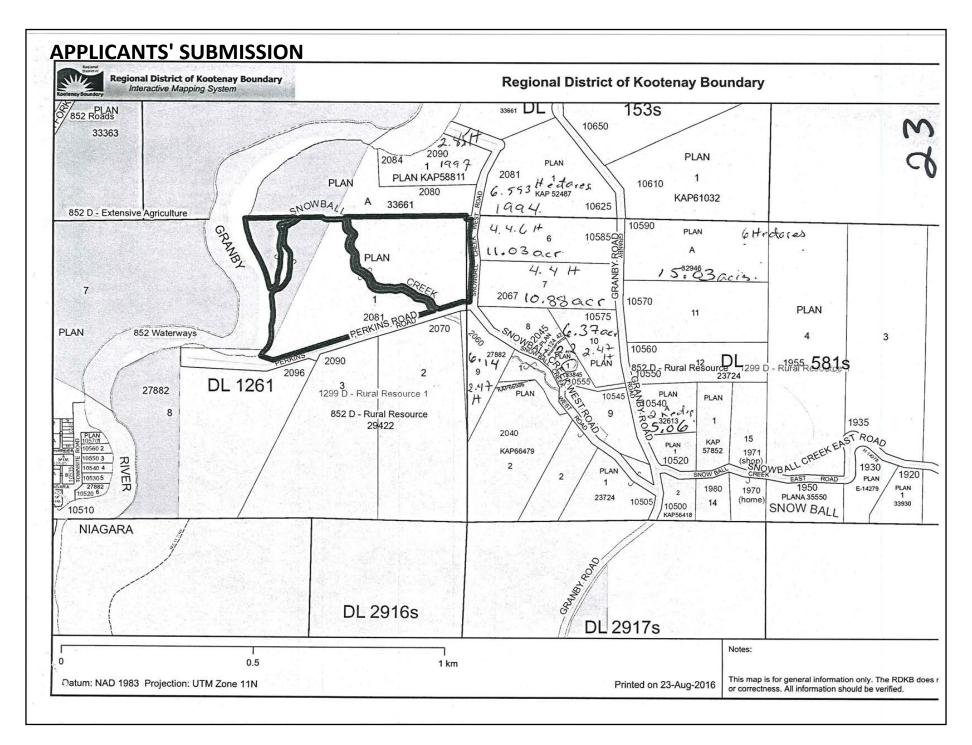
This slight amendment would enable land owners of rural resource zoned lands a possibility to be able to provide residence for a relative that would otherwise be restricted. Clearly this was seen beneficial by the legislature when enacting the provision in the LGA. This small variance would not significantly impact the goal of promoting and protecting the rural character of this area which includes large lots and low population density. This amendment is only available to a relative of the land owner, there are restrictions within s. 514 of the LGA to prevent the possibility of the section being used for the purpose of development, and the required minimum parcel size under this section would still require a large original lot size of 15 hectares, and in this case, at least one new lot created by the proposal would remain larger than 10 hectares. The newly created lot would be consistent with its neighbouring properties and in most cases would be larger than the surrounding lots.







APPLICANTS' SUBMISSION Regional District of Kootenay Boundary Interactive Mapping System **Parcel Report** Thursday, June 2, 2016 Scale 1: 3,158 **Legal Information** Lot Area: 41.6 Jurs: 712 Section: Plan: KAP29422 Area Unit: acr Roll: 4694055 Township: Block: Width (ft): 0 Land District: 54 PID: 004-322-002 Lot: 1 Depth (ft): 0 District Lot: Street: 2081 PERKINS RD Description: District Lot 581S 1261. This report and map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified. Page 1 of 1





Electoral Area Services Committee Staff Report

Prepared for meeting of May 2017

Development Variance Permit						
Owners:			File No:			
Randy De Biasio			B-367-002303.070			
Location:						
420 3 rd Avenue, Trail BC						
Legal Description:			Area:			
Lot 35, District Lot 367, Plan NEP2667, KD			526m ² (0.13 acres)			
OCP Designation:	Zoning:	ALR status:		DP Area:		
Rivervale-Oasis Residential	Residential 1	No		No		
Report Prepared by: Ken Gobeil, Planner						

ISSUE INTRODUCTION

The owner has applied for a Development Variance Permit to decrease the rear yard setback to 0 metres in order to locate an accessory building on the property line as per the conditions of the Zoning Bylaw 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 420 3rd Avenue, Trail BC. The property is designated as 'Rivervale-Oasis Residential' in the *Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw 1470, 2012* and zoned 'Residential 1' (R1) in the *Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw 1540, 2015*.

The subject property is not within the ALR or a Development Permit Area. The subject property, which is rectangular in shape, is adjacent to 3rd Avenue to the east (front) and 2nd Avenue to west (rear). To the north is a 12-foot laneway that is currently being used as a drainage corridor. The property is within a subdivision plan NEP2667 that was registered in 1954. All properties in this subdivision are zoned 'Residential 1'.

Frontage to the Subject Property is considered to be off 3^{rd} Avenue, while 2^{nd} Avenue is considered to be the rear of the property. The applicant currently utilizes access from 2^{nd} Avenue to park vehicles and trailers at the back of the house.

In 1990 the property owner applied to the Board of Variance for an application to construct an accessory building (13ft x 40ft carport) within 5 feet of a side yard.

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Zoning Bylaw No. 76, which was in affect at the time of application, had a setback requirement of 10 feet. This application was approved April 26, 1990 however the approval has expired. A cement pad was poured, however the structure was never completed.

PROPOSAL

The applicant wishes to construct an accessory building (a detached garage) on the western end (rear) of the property. The current setback for an accessory building to a rear property line is 3 metres.

The requested variance is as follows:

Decrease the minimum rear yard setback by 3.0m from 3.0m to 0.0m

To date a no application has been made for a Building Permit for this proposed garage.

IMPLICATIONS

Development and Building applications adjacent to a road will require approval from the Ministry of Transportation and Infrastructure (MoTI) prior to approval from the RDKB regarding this application. An inquiry has been made to the MoTI regarding this application and the applicant has been made aware of the requirement.

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 hardship expressed within the application is the aesthetics of a garage compared to the existing yard and vehicles being stored in the open, and the protection of goods on the owner's property.
- b) The proposed accessory building will not impede any views and will be similar to other properties in the neighbourhood that have very little to no setback from a road.
- c) There are no potential negative impacts of the development that the applicant noted.

Surrounding properties

Surrounding landowners will be notified of the proposed Development Variance Permit Application and given the opportunity to provide comments or express concerns.

Given the age of the subdivision and the fact that the average parcel size is relatively narrow compared to common rural subdivisions, over the years there have been many different applications for buildings and variances. These applications could either be made to the Board of Variance, or as a development variance permit application.

Page 2 of 4

Circumstances regarding the approval of each one are unique and should not be used as a precedent to give rationale to approve another variance application.

RDKB Orthophotos do not have enough resolution to determine the exact setbacks of all surrounding houses. The Bing Maps orthophotos are not correctly aligned with RDKB parcel data and cannot be considered accurate (see, *Site Location Map, Subject Property Map*). The best method to confirm building location would be a certificate of location for buildings and structures on each parcel.

In 2008 Development Variance Permit 349-07V was issued on 456 2nd Avenue for a rear yard setback variance for a storage shed with a 1.5m setback. This application was recommended for approval as the variance proposed was still further set back than the majority of neighbouring properties.

In 2009 a Variance Development Permit 2009-08-14 was issued on 254 2nd Ave for a proposed shop to be within the rear and side yard setbacks. The setback proposed ws a 1m rear and 1m side yard. This approval was recommended for approved because the surrounding properties were undeveloped and it was believed there would be no negative impact.

Files indicate that an accessory building was constructed without a rear yard setback on 372 2nd Avenue in 1994. This was not approved and had been enforced. Records indicate that this has not been resolved.

Zoning Bylaw and Official Community Plan

This subdivision was registered in 1954, Bylaw 76 was enacted in 1974, it is unknown how many houses were built prior to zoning regulations being in effect.

This garage would be a permitted secondary use (accessory building) to the principal use (single family residential) of the property.

The maximum total site coverage permitted on the subject parcel with the all structures is 33%. The site coverage on the subject property, including this proposal, would be approximately 31%. Under current coverage standards, it is unlikely that future building and development of the property could take place, should the proposed garage be constructed.

The minimum parking required for a residence is 2 spaces. These spaces can be within the garage.

ADVISORY PLANNING COMMISSION COMMENTS

The Advisory Planning Commission (APC) supported the application on the condition that the setback be 1.5 metres from the rear property line.

PLANNING COMMENTS

A letter submitted with the application indicated that space is limited and if the desired variance cannot be granted it will force him to attach the garage to his residence which

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would dramatically increase the cost of construction. This letter also stated that a 1m setback is a preferred compromise.

According to the building code, there will be no effect on the location of the proposed garage and its separation distance to the house or side property line.

The applicant has stated there is not enough room for a 1.5 m setback and requests that a 0 metre setback be used or a 1 metre at the most. The extra half metre will reduce the space between the house and garage to the point that the area will not be enjoyable.

To date there has been no confirmation from MoTI that the applicant has applied to build adjacent to a road allowance.

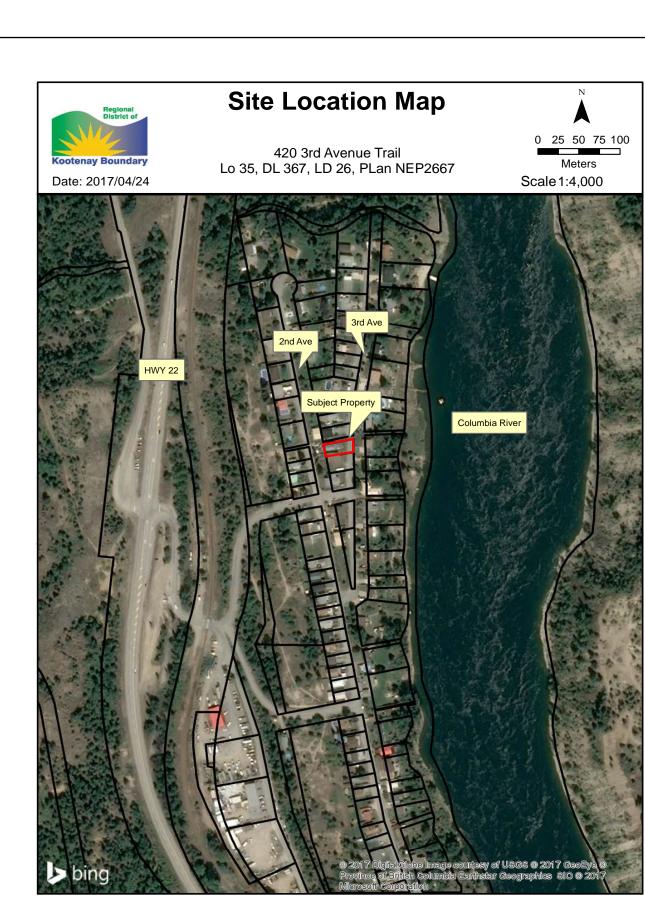
RECOMMENDATION

That the application for a Development Variance Permit submitted by Randy DeBiasio to allow for an accessory building rear yard setback variance of 0 metres (from 3 metres to 0 metres) on Lot 35, District Lot 367, Plan NEP2667, KD, *Electoral Area 'B' / Lower Columbia - Old Glory* be presented to the Regional District of Kootenay Boundary Board of Directors for consideration with a recommendation of conditional support, subject to a variance of 1.5 metres to permit a setback of 1.5 metres from the rear yard for an accessory building, and approval from the Ministry of Transportation and Infrastructure.

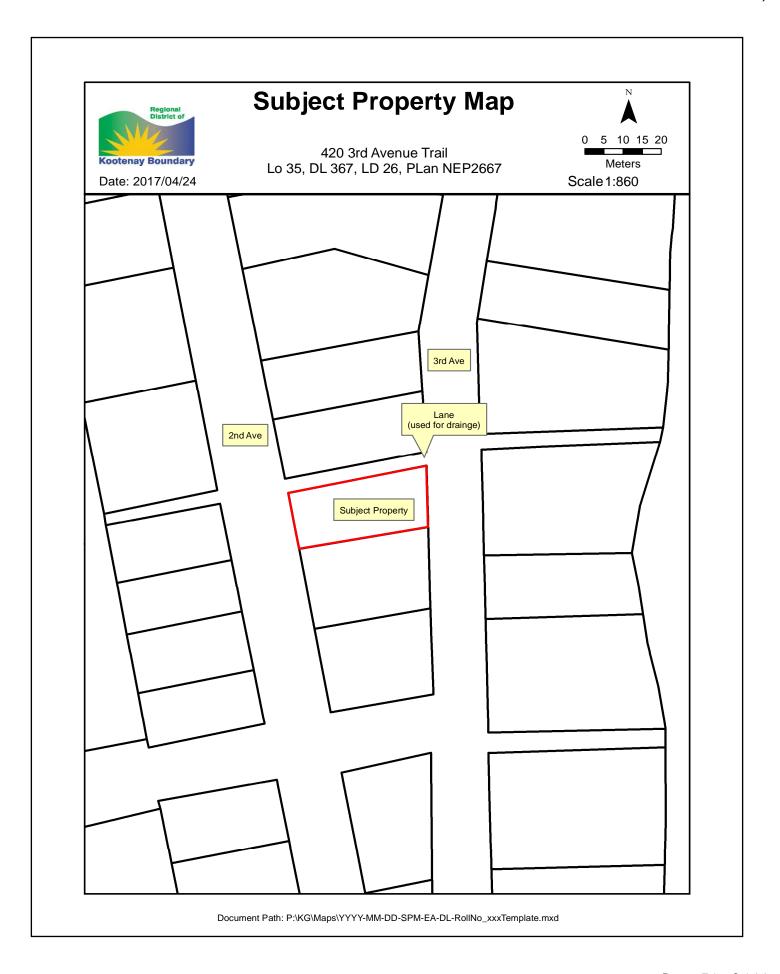
ATTACHMENTS:

Site Location Map Subject Property Map Applicant's Submission

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PAGE D

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

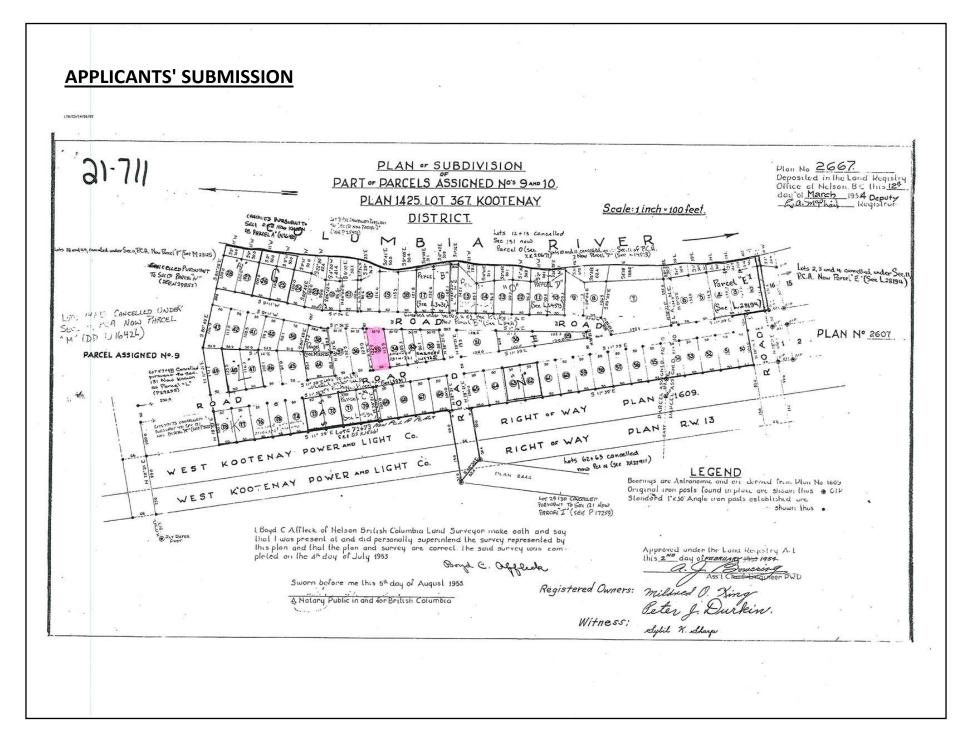
I AM REQUESTING A VARIANCE TO THE REAR TARCEL LINE SETRACK, I WOULD LIKE A SETBACK VARIANCE OF D FROM THE ZOWING BYLAW REQUIRING ACCESSORY BUILDINGS TO BE 3 METRES FROM THE REAR PROPERTY LINE. LIKE TO BUILD A GARAGE AT THE BACK OF MY PROPERTY. THIS GARAGE WOULD BE BOFT WIDE BY 20 FEET IN DEPTH. THE GARAGE WOULD GREATLY THE LOOK OF THE PROPERTY, IT WOULD GET RID OF A TEMPORARY GARAGE AND AN EIGHT BY EIGHT SHED, IT WOULD GET MY QUAD AND VEHICLES OUT OF SIGHT, I NEED THE SETRACE CHANGED AS I WOULD NOT HAVE ENOUGH ROOM DETWEEN THE BACK OF MY HOUSE AND THE GARAGE IT FEASABLE TO BUILD, THERE SHOULD BE NO IMPACT ON NEIGHBOARS ON FITHER SIDE AS I HAVE NO PROBLEM WITH THE PROPER SETBACKS, THEY WOULD SEE ANICE FINISHED BUILDING INSTEAD OF TEMPORARY TARP AND VEHICLES WITHOUT THE SETBACK VARIANCE THE CONCEDE ONLY WAY TO BUILD THE LUDULD BE TO TEAR OFF MY BACK PORCH AND ATTACH THE GARAGE TO MY HOUSE, THIS WOULD MAKE PROHIBITIVE AS THIS WOULD DRIVE THE COST OF THE PROPOSED GARAGE FROM 1500000 TO OVER 30,00000 AND WOULD NOT MAKE THE PROPERTY LOOK AS NICE AS THE PROPOSED STRUCTURE. THE FRONT OF PROPOSED BUILDING WOULD STILL BE 4 METRIS FROM THE PAUED ROAD ON SECOND AVE, SO WOULD NOT CAUSE ANY PROBLEMS

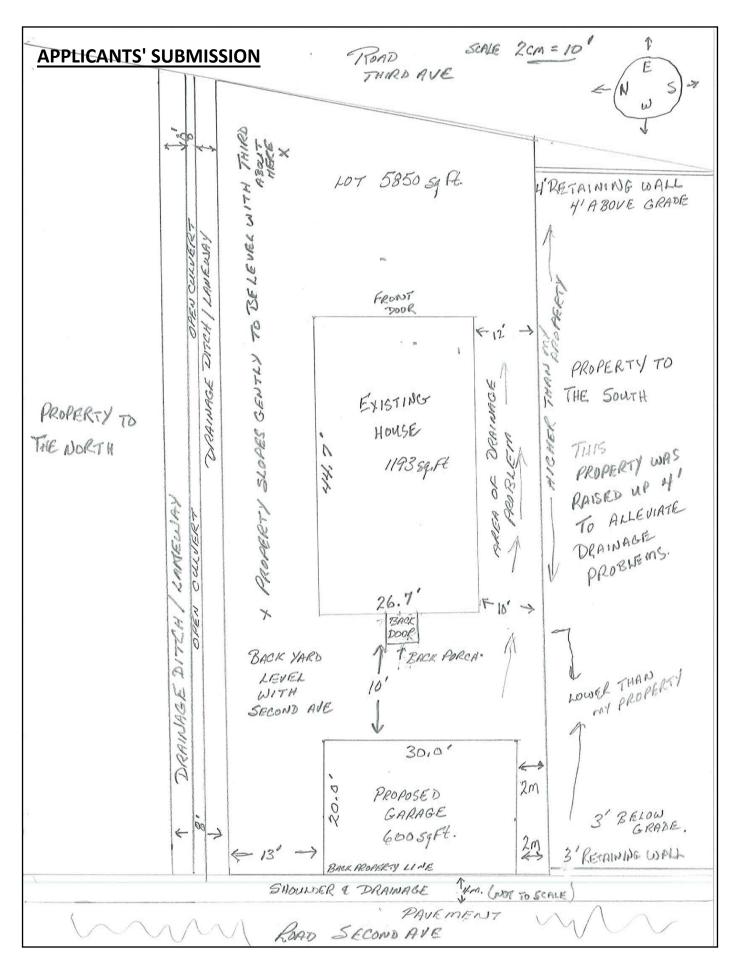
ATTACHED Page 3 of

APPLICANTS' SUBMISSION

PAGE @

WITH SNOW KEMOVAL OR WORK ON WATER, SEWER OR FIRE LINES. THIS BARAGE WOULD ALSO HELP WITH A DRAINAGE PROBLEM I HAVE AT THE BACK OF MY PROPERTY AS THE CEMENT PAD AND BUILDING WOULD DIRECT EXCESS WATER TO THE DRAINAGE DITCH BETWEEN MY PROPERTY AND THE PROPERTY ON THE NORTH SIDE OF MY PROPERTY, THIS IS WHERE THE WATER IS SUPPOSED TO GO, RIGHT NOW AT TIMES OF HIGH FLOW IT RUNS INTO MY BACK YARD AND DRAINS BETWEEN MY PROPERTY AND MY NEIGHBOUR ON THE SOUTH SIDE. THIS HAS CAUSED PROBLEMS FOR ME BECAUSE THE NEIGHBOUR ON THE SOUTH SIDE BUILT THIER PROPERTY UP. & THIS CAUSES A SMALL CREEK TO FORM AGAINST THE SOUTH SIDE OF MY HOUSE AT THE TIMES OF HIGH WATER FLOWS. THE PROPOSES GARAGE WOULD NOT BLACK POXONES OF THE VIEW OF ANY OF THE PROPERTIES AT THE BACK OF MY PROPERTY AS IT WOULD BE CONSIDERABLY LOWER THAN MY EXISTING HOUSE. AS YOU CAN SEE BY THE ACCOMPANING PICTURES MANY PROPERTIES ALRIEADY HAUE SIMILAR VARIANCES. IF POSSIBLE WOULD LIKE THE REAR SETBACK BE VARIED FROM 2.OM TOB, COULD SQUEEZE IT IN WITH A IM SETBACK. THANK YOU R. Do Grasio **APPLICANTS' SUBMISSION**





THIS IS THE VIEW OF THE BACK OF MY HOUSE FROM SECOND AVE. THE PROPOSED GARAGE REMEMBERS WOULD GET RID OF MY TEMPORARY GARAGE AND MY QUAD AND VEHICLE WOULD BE STORED OUT OF SIGHT IN GARAGE.



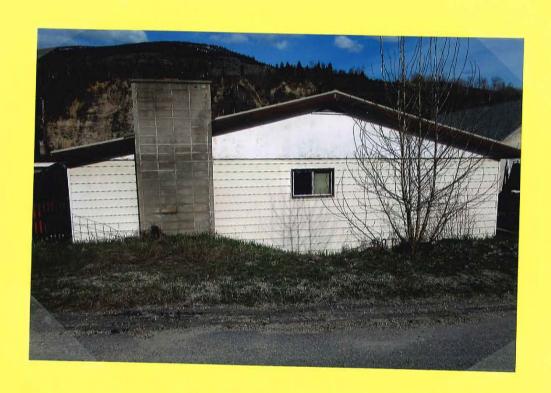


THIS IS THE BACK VIEW OF MY PROPERTY, THE SAW HORSE IS WHERE THE FRONT OF THE GARAGE WILL BE SITUATED. THE SOUTHSIDE OF THE GARAGE WILL BE SITUATED 2 METRES FROM MY NEIGHBOR FENCE ON THE SOUTH SIDE OF PROPERTY (BOTTOM RETURE)





THIS IS THE VIEW OF THE BACK OF MY NEGGHBORS HOUSE TAKEN FROM SECOND AVE. THIS IS THE HOUSE ON THE NORTH SIDE. THE HOUSE IS LESS THAN 9FT. FROM THE PROPERTY LINE FACING SECOND AVE.





APPLICANTS' SUBMISSION

THIS IS THE VIEW FROM THE FRONT OF WHERE MY GARAGE WOULD BE LOOKING WEST ACROSS JECOND AVE. TO THE EMPTY LOT BEHIND MY HOUSE. ALSO SHOWS THE NEIGHBORS HOUSE ON THE WEST SIDE OF SECOND AVE. WHICH IS ON THE SOUTH SIDE OF THE EMPTY LOT. **APPLICANTS' SUBMISSION**

THIS IS THE VIEW FROM MY BACKYARD LOOKING ACROSS SECOND AVE. TOWARDS THE HOUSE ON THE NORTH SIDE OF THE EMPTY LOTACROSS FROM THE BACK OF MY HOUSE, THIS PROPERTY IS A WIDE (DOUBLE NOT). THE HOUSE IS ON TOP OF THE HILL ON THE NORTH SIDE OF THE LOT, THE HALF OF THE LOT FACING THE BACK OF MY PROPERTY HAS NO VIEW OF MY BACK YARD MY PROPERTY HAS NO VIEW OF MY BACK YARD AS IT IS TOTALLY FENCED WITH A HIGH FENCE. AS IT IS TOTALLY FENCED WITH A HIGH FENCE.

THE LANEWAY (DRAIN CULVERT) IS USED BY THE LANEWAY (DRAIN CULVERT) IS USED BY



APPLICANTS' SUBMISSION

THIS IS THE VIEW OF THE NEIGHBOR 4 DOORS TO THE SOUTH. THIS HOUSE HAS FRONTAGE ON FIRST AVE, AND MAS THIRD AVE AND SECOND AVE. AS THE SIDES. THIS IS THE VIEW OF HIS GARAGE AND CARPORT LOOKING EAST ACROSS SECOND AVE. THE BUILDINGS ARE RIGHT TO THE PROPERTY LINE,





THESE ARE TWO OTHER HOUSE SOUTH OF MINE THAT.

HAVE THE FRONT OF THE HOUSE OF FACING THIRD AVE.

WITH THE BACK FACING SECOND AVE. BOTH ARE

BUILT QUITE CLOSE TO THE PROPERTY LINE ON

SECOND AVE. THE BOTTOM HOUSE HAS ACCESS

FROM SECOND & THIRD AVES. LIKE MINE DOES





THIS IS A HOUSE ON THE EAST SIDE OF THIRD AVE. THAT IS BUILT WITHIN A FEW FEET OF THE FRONT PROPERTY LINE.

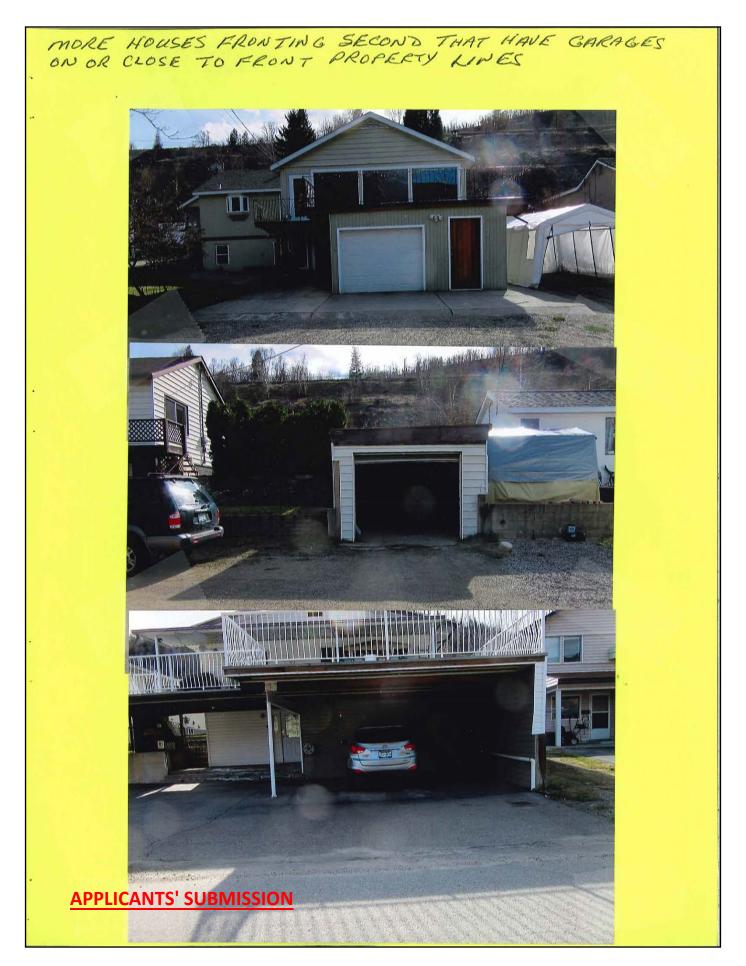


APPLICANTS' SUBMISSION

THESE ARE HOUSES FRONTING SECOND AVE TO THE SOUTH OF MY PROPERTY THAT HAVE BEEN ALLOWED TO BUILD ON OR CLOSE TO FRONT PROPERTY LIWES WITH GARAGES.







THESE TWO GARAGES ARE ON THIRD AVE ON THE EAST SIDE OF THE ROAD, THEY ARE BUILT ON THE FRONT PROPERTY NINE.





THESE TWO GARAGES ON SECOND AND TARDAVE ARE ALSO CLOSE TO OR ON PROPERTY LINES. TOP BICTURE GARAGE IS THE FRONT. BOTTOM PICTURE IS BACK OF PROPERTY





ANOTHER DEXAMPLE OF A RIVERVALE
PROPERTY WITH A TALL" CARPORT BUILT
CLOSE TO A FRONT PROPERTY LINE.



APPLICANTS' SUBMISSION



Electoral Area Services Committee Staff Report

Prepared for meeting of May 2017

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

ISSUE INTRODUCTION

Brent Harley and Associates (BHA), acting as agent for Big White Ski Resort Ltd., has submitted a development permit application to construct 4 buildings for employee housing on proposed DL 4255 located in the Black Forest development area at Big White Ski Resort (see Site Location Map; Survey Plan; Site Plan; Site Plan – Parking Plan; Proposed Building Form and Character). To obtain a building permit, the applicants must satisfy the requirements in the Commercial and Multiple Family Development Permit Area, which also includes the Landscape Reclamation plan.

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.

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A Crown Grant was previously applied for in 2007 and offered on September 16, 2009 over proposed District Lot 4255. At that time, due to economic downturn, the resort chose not to proceed with the Crown Grant offer and deferred 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. It was at that time that the District Lot was included within the 'Commercial and Multiple Family Development Permit Area' and the 'Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area'.

However, no development has taken place to date.

In order to execute the current proposal there are 3 applications required. The applicants have submitted an application for a Crown grant for the subject district lot, and a rezoning application in conjunction with this development permit application.

PROPOSAL

Brent Harley and Associates Inc., acting as agent for Big White Ski Resort, has submitted a development permit application to construct 4 buildings for employee housing on proposed DL 4255. The proposed total number of units per building is 9, yielding 36 units for the site *(see Proposed Building Floor Plan)*. The development is proposed in 4 phases.

The initial phase (proposed for 2017) of the development will include improvements to the Black Forest Access Road consisting in part of the extension of sanitary, water and gas services to the development parcels from Big White Road. DL 4255 would be cleared and graded, and an access driveway including uncovered parking for 56 cars would be constructed. One of the 4 employee housing buildings, is proposed to be constructed within the 1st phase of development.

DEVELOPMENT PERMIT AREA GUIDELINES

A Development Permit is required for the construction of new multiple family residential developments. The following guidelines have been established for development in this area. Only the guidelines which are relevant to the proposed amendment are discussed. Wording in italics relate to this development proposal.

Commercial and Multiple Family Development Permit Area Guidelines

(1) Buildings should have practical access and loading areas taking the following factors into consideration;

Practical access and egress must be provided for passenger vehicles.

Access and egress are shown on the site plan. The proposed driveway is designed for two-way traffic circulation. Section 317.5(b) (Parking Requirements)

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of the Big White Zoning Bylaw No. 1125 requires a minimum width of 7.3m for two-way traffic circulation. The applicant satisfies this requirement with their proposal.

Appropriate firetruck and other emergency vehicle access must be ensured.

This development proposal was referred to the Big White Fire Department for review and comment. The comments can be viewed below in the 'Referrals' section. Planning and Development Staff are working with the Fire Department and the applicant to resolve the concerns raised prior to the issuance of a development permit.

One waste bin and three recycling containers are suggested for every ten selfcontained residential units or twenty hotel rooms up to a maximum of four waste bins per building.

The Waste Management Plan proposes a fully enclosed 36m² (390ft²) building to facilitate the collection and disposal of waste and recycling for Phase 1 (1033m² building) of the development (see Site Plan and Waste Management Plan). Phase 1 will contain 5 four bedroom units and 4 bachelor units. Two 6 yard bins, one for garbage and the other for mixed recycling would be collected twice a week. For future phases the applicant proposes as many as three buildings of similar size to be added as there would be a fourfold increase in waste volumes. At that time the standard bins would be replaced by 'bin-pac' compaction units. The agent notes that Big White has used these units in the past and experienced a 6:1 reduction in volume.

This development proposal was referred to the Solid Waste Management Coordinator of the Regional District of Kootenay Boundary Environmental Services Department for review and comment. The comments can be viewed below in the 'Referrals' section. Planning and Development Staff are working with the Environmental Services Department and the applicant to resolve the concerns raised prior to the issuance of a development permit.

Details of outdoor parking and maneuvering areas must be provided.

The proposed parking for the 4 phased development is 56 spaces, which is in accordance with Section 317(1) (Parking Requirements) of the Big White Zoning Bylaw. The proposed spaces satisfy the dimensions required noted in Section 317(5) (Parking Requirements) of the Big White Zoning Bylaw. The rezoning application which proposes a spot zone for the proposed DL 4255 modifies the parking so that no covered parking would be required. If the rezoning application is supported the proposed parking would satisfy the parking requirements within the Big White Zoning Bylaw in combination with the proposed R6A Zone.

(2) A Drainage Management Plan prepared by a Professional Engineer shall be provided. The plan must address how surface water will be directed through the site and where it will be directed off the site. Drainage across land must be controlled in a

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manner, which does not increase discharge off the land, or alter the drainage pattern in a manner which negatively impacts other land.

The Drainage Management plan was submitted by D.C. Ponto and Associated Ltd. The report details that for the minor 10 year events the onsite storm water works would consist of a catch basin collection and drywell ground recharge system complete with a closed conduit conveyance system to outfall to the natural drainage course adjacent to the site (see Storm Water Management Plan). For major events exceeding the minor system capacity the storm water overland flow would be contained and directed via the access road and parking lot corridor to the natural drainage course. All storm works would be designed and constructed using proper engineering principles and practices.

Any surficial storm water entering the site would be directed between the buildings to the storm water drainage system within the access road and parking area. Overland major event routes would be established via the road and parking lot system to outfall to the natural drainage course adjacent to the site.

D.C. Ponto and Associates Ltd., determined given the average terrain steepness of the site and its relatively close proximity to the drainage water course, the control of the storm water for the site would be managed without difficulty and with no adverse effect on adjacent properties.

(3) A Snow Management Plan shall be provided taking the following factors into consideration:

Roof design must establish effective snow management;

The gable roof of the proposed building is designed with a relatively low slope (4:12) and a high friction surface (SBS Granular Membrane). The agent asserts that this slope and roof treatment has been proven to accumulate snow mass as opposed to shedding.

The Plan must describe snow management measures to maintain safe vehicle access to buildings;

All pedestrian and vehicle access points must be protected from snow shedding and ice accumulation;

The building entrance and ground level bachelor suites are proposed to have roof canopy protection. The building exit would also be protected by a roof (see Proposed Building Form and Character).

Ski ways and pedestrian pathways shall be away from potential roof avalanche areas;

The proposed groomed snow paths for pedestrian and skiers are proposed around portions of the perimeter of the buildings however the roof is designed to accumulate snow mass as opposed to shedding therefore reducing the risk roof avalanches (see Snow Management Plan).

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The Plan must also identify snow storage areas on the property and/or clearly describe how and where excess snow is to be removed;

The access driveway and parking lot would be cleared by Big White Ski Resort to maintain continuous vehicle access. Areas around each building would be groomed and cleared as required to maintain pedestrian and skier snow path access to building entrances and exits.

A professional architect or engineer must assure the Regional District in writing that people and property are protected in a reasonable manner from the risk of snow shedding.

The architect for the project, Hugh Bitz, submitted the snow management plan and determined that these combined measures will protect people and property in a reasonable manner from the risk of snow shedding.

- (4) Proposed buildings should be designed to withstand the harsh alpine climate at Big White while incorporating the following features:
 - 1.0 General Building Form:

Building facades should appear as a composition of several segments or masses rather than a large homogenous entity. Buildings should not dominate the landscape or overpower the pedestrian scale.

Building facades and roof lines should be articulated to break up the massing of developments;

The roof design was selected for functionality. The architect states "that 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. 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 will minimize the possibility of shedding. Attempts to integrate the roof to fit with the form and character guidelines within the development permit area was not considered as critical when weighed against the function, practicality and longevity of the gable pitch roof."

Use of porches, courtyards and entry features that define ground levels of buildings, provide visual interest and define human scale are encouraged;

The proposed building entrance and ground level bachelor suites are to have roof canopy protection on the ground level of the building. The building design also has several outdoor balconies. The proposed colour accents of blue, red and yellow provide visual interest.

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Balconies should be simply designed, the use of long vertical or horizontal bands of balcony space is discouraged; Balconies should be covered and/or protected from snow and ice buildup;

The proposed design for the building avoids long bands of balcony space. The design proposes covered balconies.

2.0 Roof Form

Roofs should be simple and designed to provide effective snow management. The intent is protection of pedestrians and property:

Roof having a sloped appearance should be utilized and the mass of a single large roof should be broken into a collection of roofs and/or masses;

Roof design was selected as a practical response to the accumulation of snow melt and the problem of ice damming.

Where feasible, it is encouraged that the principle ridgeline be oriented to the street or major public open space;

Three of the proposed buildings principle ridgelines are oriented towards Black Forest Road, the front parcel line.

Roof overhangs should be provided;

The proposed building design shows a roof overhang around the perimeter of the building.

Adequate roof ventilation is key to the 'cold roof' concept. Convective ventilation consisting of continuous vents at the eaves and exhaust vents at gable ends of the ridge line is preferred;

The gable roof design allows a large cold air space between the insulating layer and roof surface. There are two large aluminum roof vents incorporated into the design, one at the front and the other at the rear of the building.

Use of ornaments such as finials, scroll work on ridges and/or decorative turrets are discouraged;

The building design does not propose any of these ornamental details.

Roof top access stairs, elevator shafts and mechanical equipment should be designed to be contained within the roof and/or screened from important sight lines.

The building design does not appear to incorporate any of these elements within important sight lines.

3.0 Exterior Finish

Materials that reinforce the rustic and rural context of Big White will be used. Materials should be selected based on their durability, weathering potential,

Page 6 of 11

compatibility with the surrounding landscape and historic use within a traditional mountain resort;

The architect acknowledges that the 'village context' was not considered a critical feature in the building's design. The building design was selected based on economy, functionality and durability.

Big White's extreme freeze/thaw cycle and frequent large accumulations of snow must be considered in the selection of materials:

A cementatious fiber panel (Hardie Board) and batten finish painted warm grey surrounds the main floor and bay locations. Galvalum corrugated siding on the exterior of the 2nd and 3rd floor.

Proposed buildings must be consistent with the mountain setting with appropriate designs and cladding such as stone, wood acrylic stucco and treated/textured concrete;

The agent acknowledges that the proposed building design and cladding is not traditional with the typical materials such as stone and wood which is typical of a ski resort. However, the agent asserts that due to its reflective quality and grey colour that it will have a positive effect of merging the mass of the building within the surrounding environment.

Stained or painted wood siding is strongly recommended; Use of heavy natural log or timber beams and posts are encouraged; Use of corner boards, brackets, knee braces, exposed steel fasteners and substantial trim boards is encouraged;

The proposed design does not include wood materials, brackets, fasteners or braces.

The use of stone covering the lower portions of buildings is encouraged; A limit of 3 materials at the ground floor level should be chosen for their durability and detailed in a manner which respects the pedestrian scale;

The main floor of the exterior of the proposed building includes a concrete podium and board and batten 'hardie' panel. There are also portions of the building which are proposed to incorporate vibrant colour. The present design shows red, blue and yellow, however the agent notes that there is an opportunity to distinguish the future phases of buildings by altering the colour schemes.

Large windows, which maximize the percentage of glass allowable for every elevation of the building are encouraged; Door openings should be protected from the wind and overhanging or drifting snow;

The building's main entrance is proposed to be sheltered by a canopy. The entrances to the bachelor suites on the ground level are sheltered by a linear canopy projected out from the mass of building. Each of the bedrooms in the building are proposed to have 1 window.

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(5) Skier access to and from buildings shall be maintained wherever possible;

The Snow Management Plan details the groomed snow path areas for skier and pedestrian access.

(6) House numbers shall be displayed and clearly visible at all times;

The agent does not directly address this within the proposal but it would be included as part of the conditions within the Development Permit. A house number has not yet been assigned to the proposed district lot as it is currently under Crown ownership.

Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area Guidelines

(1) All disturbed areas must be reclaimed. A landscape reclamation report shall describe the manner in which disturbed areas will be reclaimed. The retention of natural vegetation is strongly encouraged wherever possible. Landscape reclamation may include the replanting of natural vegetation. Areas with hard surfacing such as an asphalt driveway or sidewalk are to be shown on the plan.

The Landscape Reclamation Plan notes that the lot will cleared and grubbed of trees and stumps. The topsoil and duff will then be stripped and stockpiled. The native till material will be graded to provide a level site. The topsoil/duff mixture will be reapplied in soft areas to facilitate planting (see Landscape Reclamation Plan).

Planting will consist of reclaimed 8'-10' balsam firs placed in areas to avoid conflict with snow stockpiling, grooming (skiing and walking paths) and to preserve light and views for the building residents. All other soft areas will be planted with a grass mix supplied by quality seeds. The mix has been used successfully at Big White on a variety of terrain. The overall goal of the applicant it to achieve a durable landscape that is consistent with the natural setting.

(2) The Landscape Reclamation Plan should consider the threat of wildfire. The plan could indicate fire resistance of vegetation and/or suggest other measures to mitigate the threat of wildfire.

The entire property is proposed to be seeded with a grass mix and there is no proposed placement of Balsam Firs near the buildings. The exterior materials of the buildings are not highly flammable.

(3) The Landscape Reclamation Plan should consider snow clearing and snow storage to ensure vegetation is not destroyed by these activities.

There is some overlap in the proposed snow storage areas indicated on the Snow Management Plan and the placement of the Balsam Firs noted on the Landscape Reclamation Plan. However, the applicant will be responsible for snow removal and would likely take this into consideration as it is within their best interest to ensure the Firs survival.

Page 8 of 11

(4) Landscaping and screening elements, if proposed, should provide visual privacy and separation to neighbouring properties and enhance the appearance of proposed buildings as viewed from public roads, the Village Core and adjacent residential properties.

The proposed District Lot is currently going through the Crown grant process to be purchased by Big White. The surrounding area is undeveloped Crown land, therefore there is currently plenty of privacy. The closest proposed DL (4254) is across the Black Forest Road. The Landscape Reclamation Plan indicates Balsam Fir to be planted along portions fronting Black Forest Road creating an element of screening.

(5) Existing vegetation shall be preserved wherever possible and all surface parking, garbage and recycling areas should be screened from view. The vegetation planted should be able to withstand the harsh alpine climate and be coordinated with adjacent landscaping.

The applicant intends to preserve the topsoil and level the site. The applicant then plans to replace the topsoil and plant reclaimed Balsam Fir on site. There is no vegetation proposed around the parking areas however there are 2 Balsam Fir trees proposed near the waste management building.

(6) Encourage the use of vegetation that does not require irrigation with the exception of watering at planting to establish root development.

The proposed grass mix has been used by the applicant at different sites around the ski resort. The grass mix has been applied to ski runs and has successfully established itself. As the applicant intends to transplant the trees they will already have some root development.

REFERRALS

The Big White Fire Chief provided the following concerns regarding the subject referral; Access

- The BWFD would like to see signage that indicates 'Emergency Vehicle Parking Only' in areas where stall parking could clock building access or hinder the ability to stage emergency response in front or access the building with a stretcher.
- The BWFD would also like to see a provision in the tenant agreement which outlines, the mandatory removal of personal vehicles in order to perform snow removal, as BWFD has observed vehicles park and remain for the duration of the ski season creating access problems from snow build up.

Landscaping

The BW Fire Chief noted that location of the proposed structures is within a
dense growth stand and that in event of a wildfire radiant heat could cause
ignition and embers could be carried from nearby tree stands that could
potentially lead to spot fires in and around the structures. The Fire Chief would

Page 9 of 11

- like to encourage that Big White Ski Resort considers clearing trees to create a buffer zone.
- The Big White Fire Chief noted that sprinkler requirements and fire hydrants will be reviewed further on in the development process.

The Solid Waste Program Coordinator reviewed the proposal and provided the following comments and concerns regarding the subject referral;

- Solid Waste removal at Big White is mostly performed by large vehicles which have limited maneuverability. The current placement and position of the proposed building would be an issue as;
 - two vehicles (a larger and smaller service vehicle) would be required to be coordinated for the removal of the bales from the waste building created by the compactor;
 - the placement at the entrance of the parking lot may present aesthetic challenges, particularly when staff leave and there is an excess of waste materials at the end of the season;
 - o the placement may also cause congestion at the entrance of the parking lot as service vehicles maneuver to collect the waste.

The Solid Waste Program Coordinator also suggested that the ideal location for the waste building would be on a dedicated access road that was either a loop road or a hammerhead dead end. Lastly, it was recommended that electrical services required by the compactor be serviced by underground wiring as opposed to overhead as overhead lines could be hazardous to large service vehicles.

ADVISORY PLANNING COMMISSION COMMENTS

The Big White Advisory Planning Commission discussed the topography of the parcel and that the proposed buildings are lower elevation from the properties to the north. The drainage plan was also discussed and that the measures proposed by DC Ponto will manage the drainage on the property.

The APC also discussed the landscaping plan and that grasses will be the key focus of landscaping and that none of these plantings should interfere with snow removal. The APC discussed the maneuverability within the parking lot with Architect, Hugh Bitz who was in attendance at the meeting. Jeremy Hopkins of Big White Ski Resort mentioned it was in Big White's best interest to keep fire lanes clear. As this property belongs to Big White Ski Resort therefore they would be able to tow vehicles that were in the fire lane.

The Big White APC provided the following recommendation;

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

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

Planning and Development Staff have notified the applicant of the concerns from the Big White Fire Department and Solid Waste Program Coordinator. Planning Staff are

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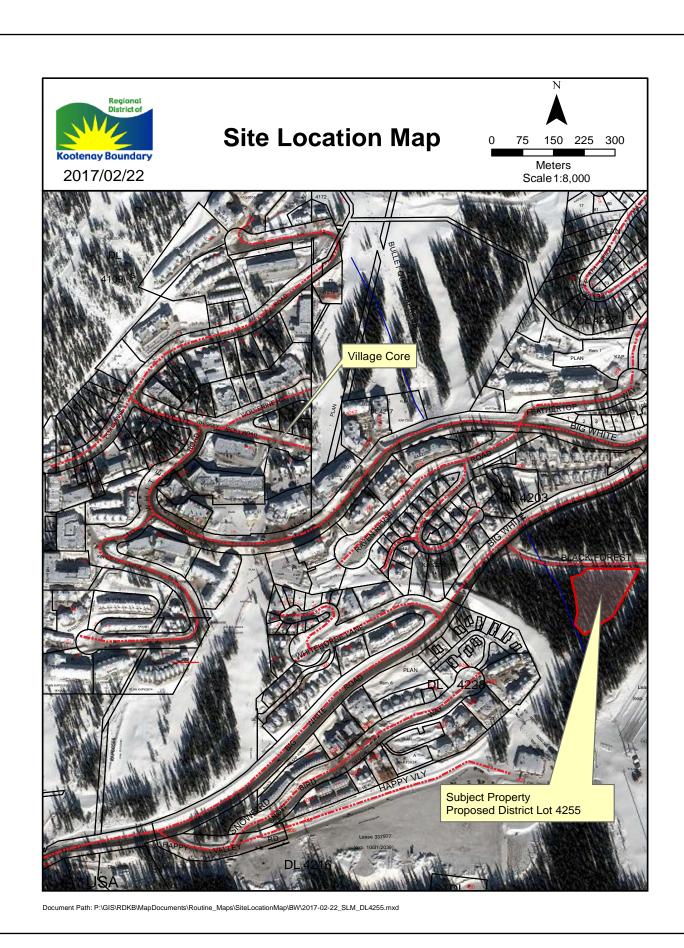
working with the applicant to come to a reasonable solution to address the concerns of the Big White Fire Department and the Solid Waste Program Coordinator. The Manager of Planning and Development is the delegated authority to issue development permits. The permit will not be issued until the requirements of the development permit area satisfied.

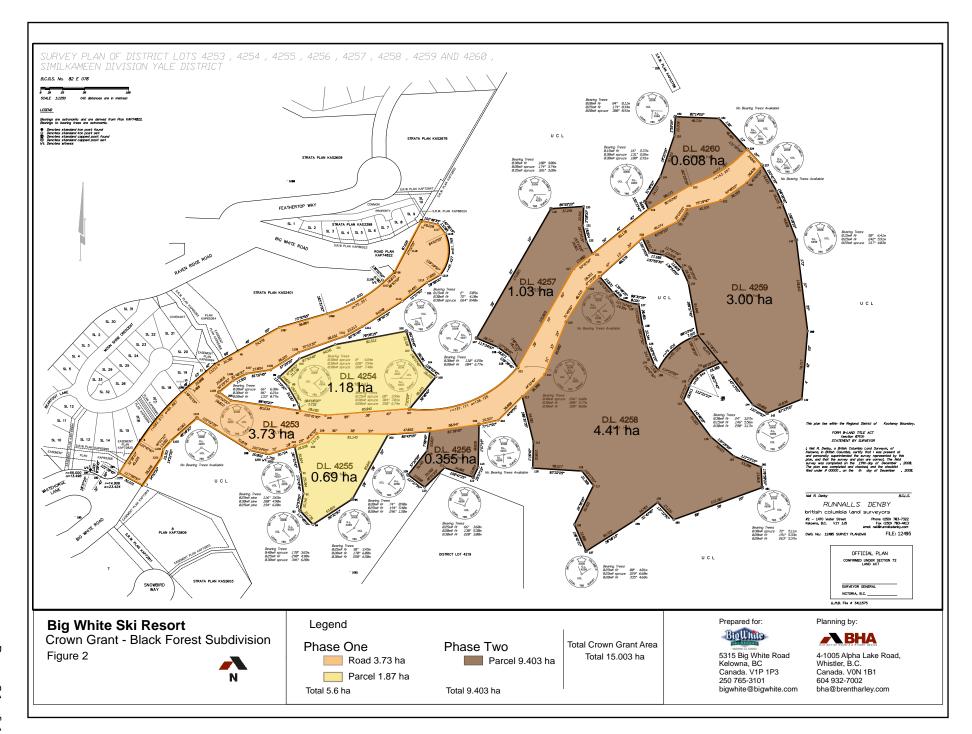
RECOMMENDATION

That the Development Permit application submitted by Brent Harley and Associates (BHA), on behalf of Big White Ski Resort Ltd., to construct 4 buildings for employee housing in the Alpine Environmentally Sensitive Landscape Reclamation and Commercial and Multi-Family Development Permit Area on proposed DL 4255, SDYD, be received.

ATTACHMENTS

Site Location Map
Survey Plan
Storm Water/Drainage Management Plan
Site Plan
Site Plan – Parking Plan
Proposed Building Form and Character
Proposed Building Floor Plan
Waste Management Plan
Snow Management Plan
Landscape Reclamation Plan





D.C. Ponto and Associates Ltd.

Consulting Engineers

March 10, 2017

Our File: BW1722

Regional District of Kootenay Boundary

202-843 Rossland Avenue Trail, BC V1R 4S8

Attn: Ms. Donna Dean

Re: Black Forest Staff Accommodations Development, DL 4255, Plan KAP74822, Black Forest Road, Big White, BC Storm Water Management Plan

Ms. Dean.

Please see the attached storm water management plan for the proposed Staff Accommodation development on DL 4255 (Plan KAP74822), in the Black Forest subdivision at Big White.

For the minor (10 year) events, the onsite storm water works will consist of a catchbasin collection and drywell ground recharge system complete with a closed conduit conveyance system to outfall to the natural drainage course adjacent to the site (see attached plan). For the major events exceeding the minor system capacity, the storm water overland flow will be contained and directed via the access road and parking lot corridor to the aforementioned natural drainage course. All storm works will be designed and constructed using good engineering principals and practices.

Any surficial storm water entering this site will be directed between the buildings to the storm water drainage system within the access road and parking area. Overland major event routes will be established via the road and parking lot system to outfall to the natural drainage course adjacent to the site.

Given the average terrain steepness of the site and it's relatively close proximity to the drainage water course, we submit that the control of the storm water for this site will be managed without difficulty and with no adverse effect on adjacent properties.

Please do not hesitate to contact our office if you have any further questions or concerns.

Thank you.

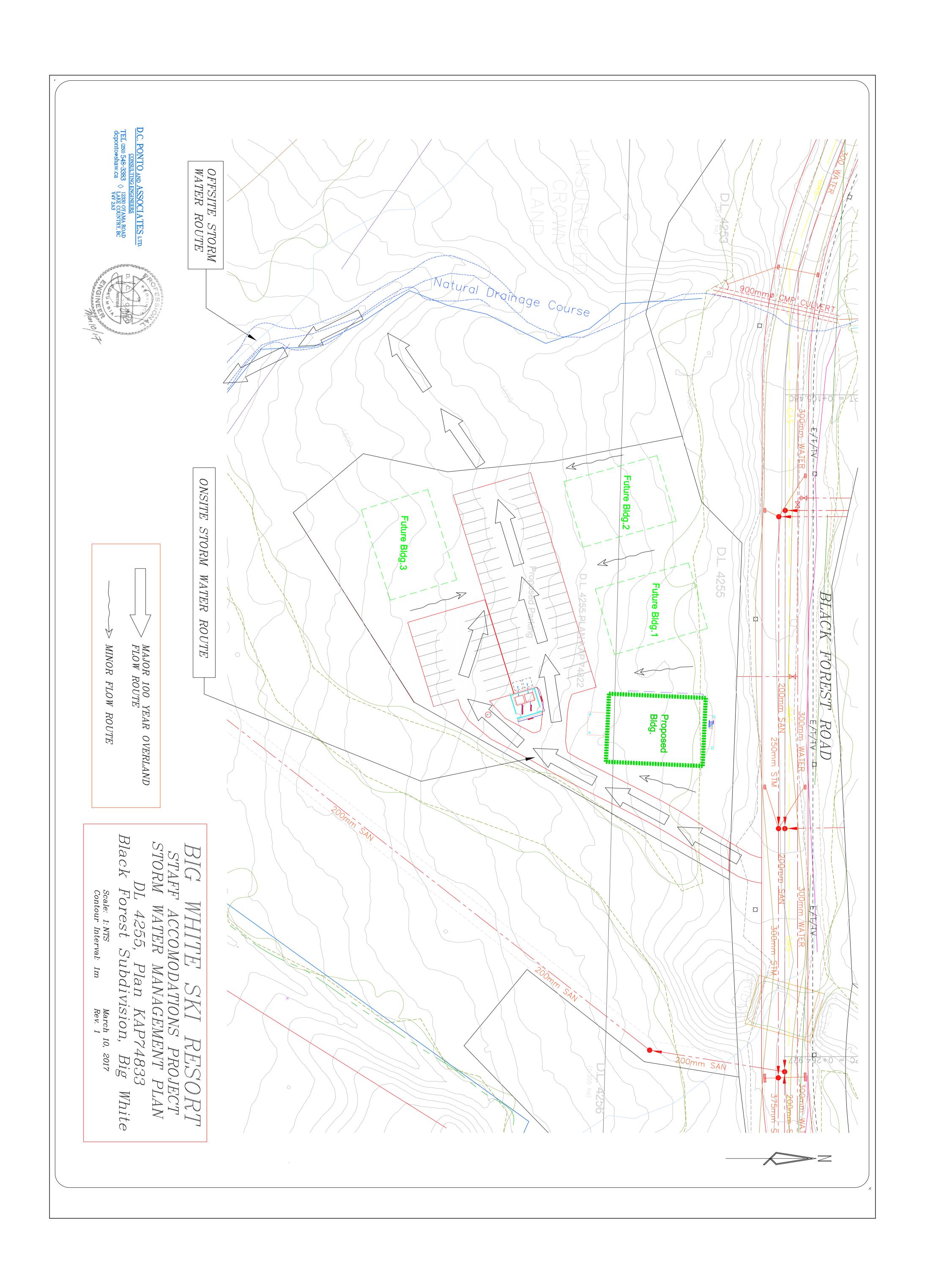
Yours truly

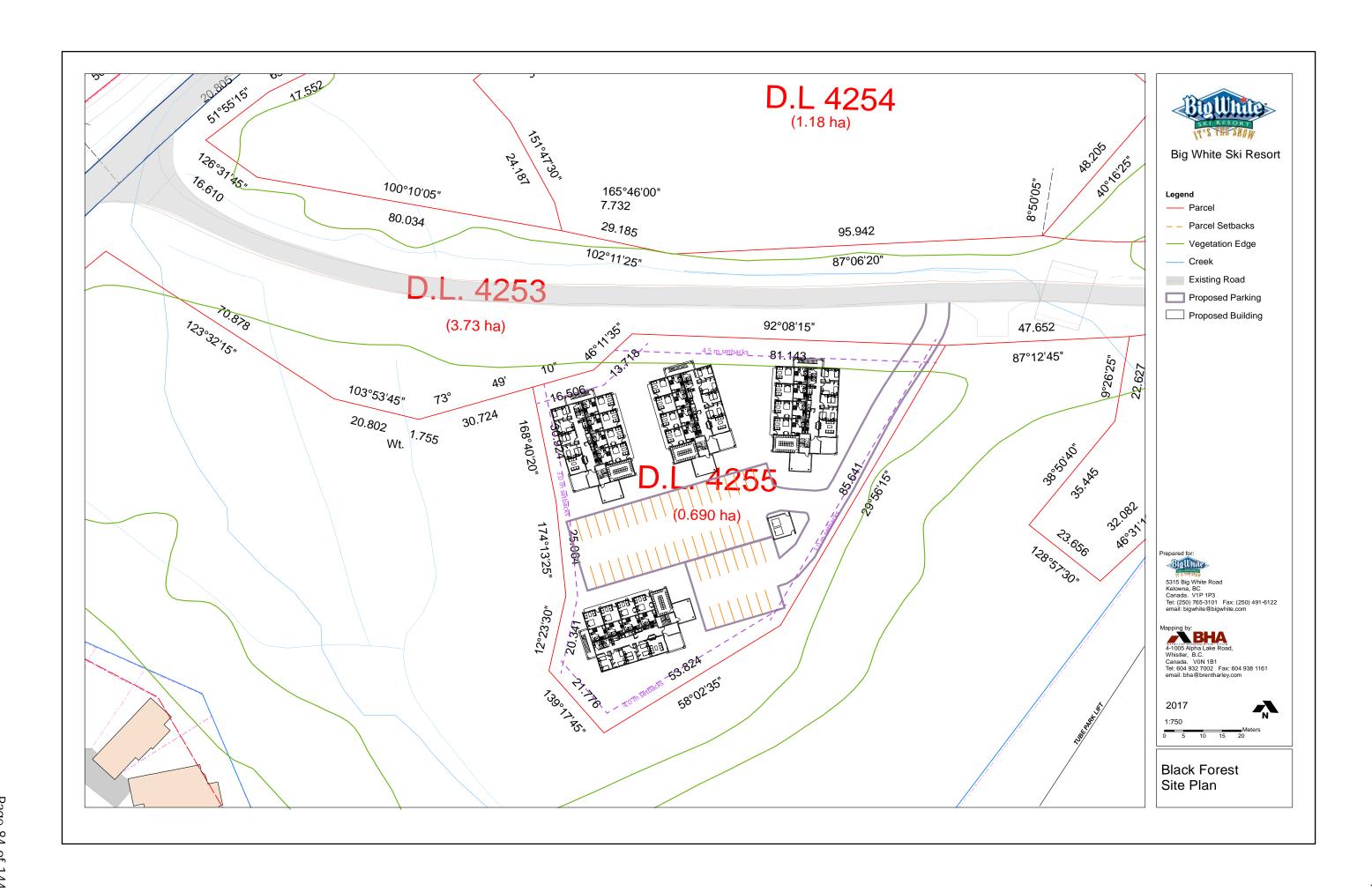
D.C. Ponto and Associates Ltd.

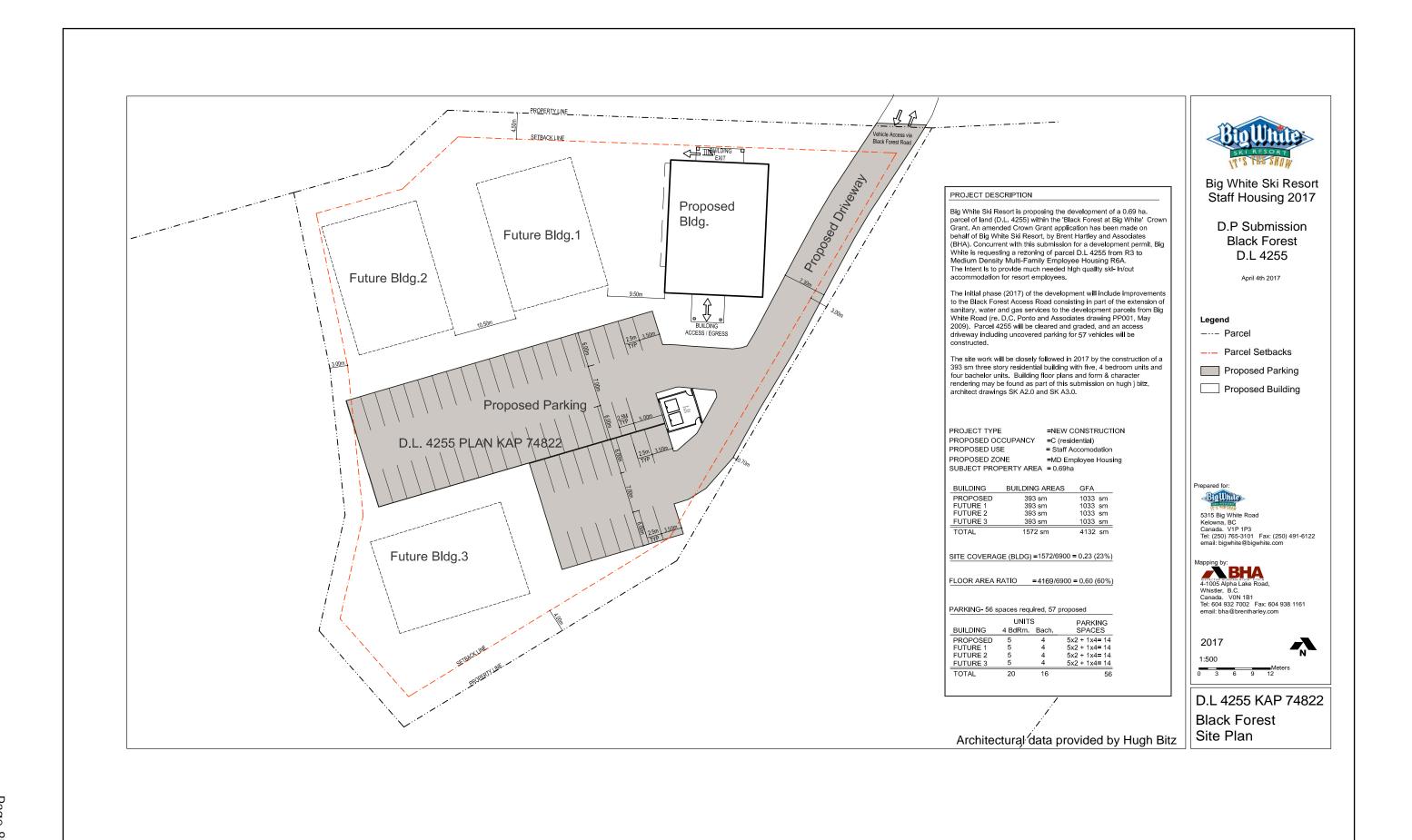
Don Ponto, P.Eng.

cc: Big White Ski Resort - attn: Mr. Jeremy Hopkinson

12330 Oyama Road, Lake Country, BC, V4V 2A3 t 250.548.3383 dcponto@shaw.ca











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

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.

NORTH WEST PERSPECTIVE

MATERIALS

SBS 'TORCH DOWN' ROOF AN. ALUMINUM FASCIA AN. ALUMINUM ROOF VENT

PTD HARDIE PANEL

CORRUGATED GALVALUM

BOARD & BATTEN 'HARDIE' PANEL

CONCRETE PODIUM

The exterior finish materials were selected based on durability, practicality - with regards to modular construction - and visual interest. A cementatious 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; Gavalum(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



BIG WHITE SKI RESORT

hugh i bitz architect

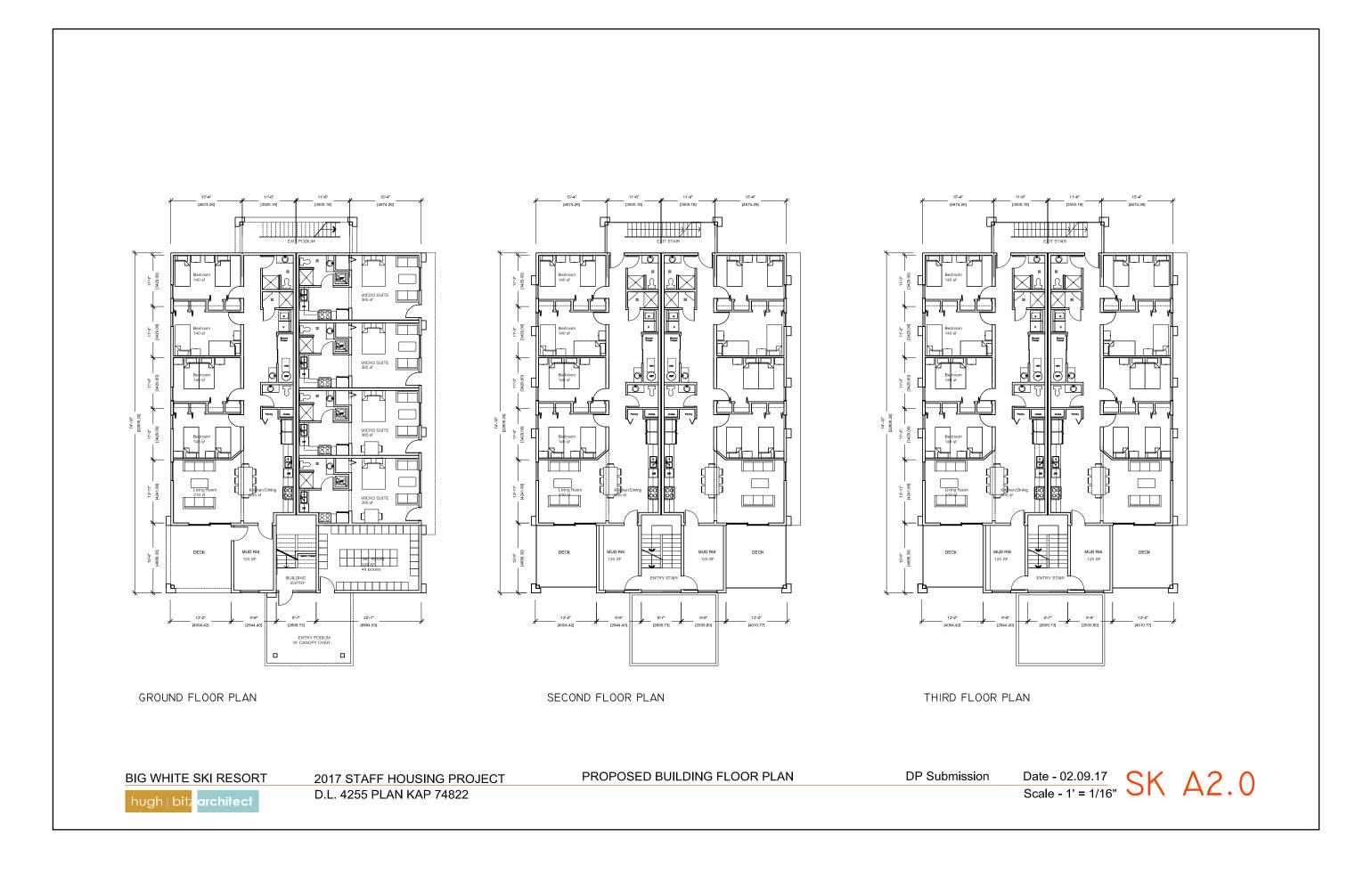
2017 STAFF HOUSING PROJECT D.L. 4255 PLAN KAP 74822

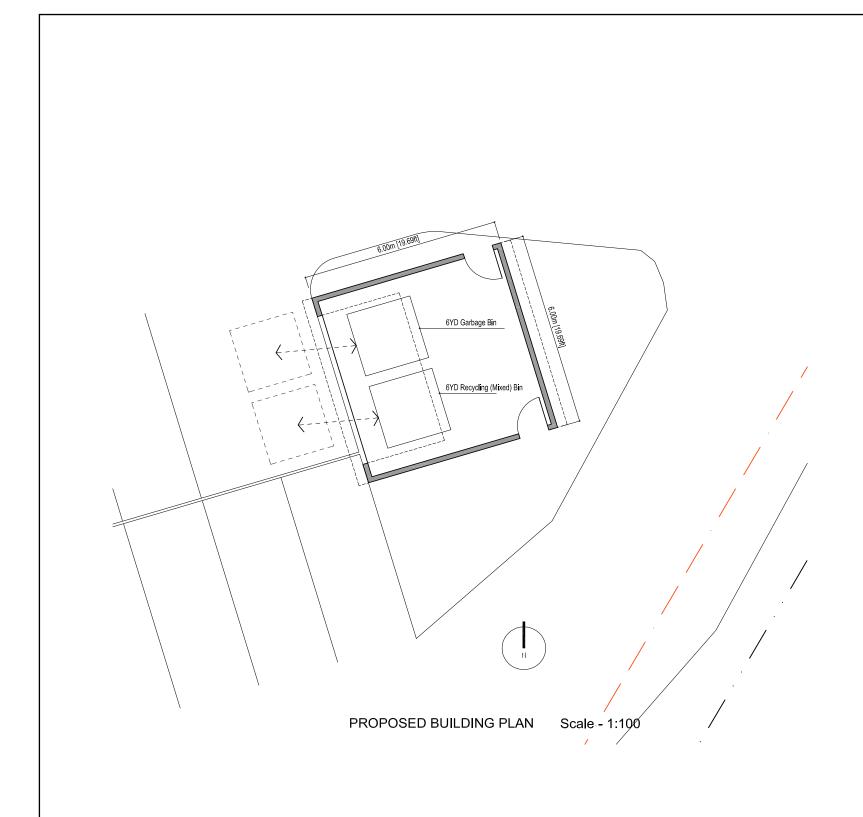
PROPOSED BUILDING FORM & CHARACTER

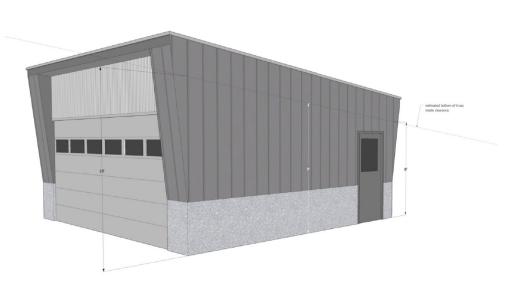
DP Submission

Scale -NTS

Date - 02.09.17 Scale -NTS SK A3.0







PROPOSED BUILDING AS VIEWED FROM THE S.W.

WASTE MANAGMENT

BIG WHITE SKI RESORT IS PROPOSING A FULLY ENCLOSED 36sm (390sf) BUILDING TO FACILITATE THE COLLECTION AND DISPOSAL OF WASTE AND RECYCLING FOR THE DEVELOPMENT. PHASE ONE (2017) OF THE RECYCLING FOR THE DEVELOPMENT. PHASE ONE (2017) OF THE DEVELOPMENT WILL SEE THE CONSTRUCTION OF A 1033sm (GFA) BUILDING CONTAING 5- FOUR BEDROOM UNITS AND 4- BACHELOR UNITS. TWO 6 YARD BINS - ONE FOR GABAGE AND THE OTHER FOR MIXED RECYCLING-WILL BE COLLECTED TWICE A WEEK. IN THE FUTURE PHASE(S), AS MANY AS THREE BUILDINGS OF SIMILAR SIZE WILL BE ADDED, CONTRIBUTING A FOUR FOLD INCREASE IN WASTE VOLUMES. TO ACCOMODATE THE INCREASED VOLUMES, THE STANDARD BINS WILL BE REPLACED BY 'BIN-PAC' COMPACTION UNITS. THE RESORT HAS HAD GREAT SUCCESS WITH THESE UNITS, EXPERIENCING A 6:1 REDUCTION IN VOLUME.

THE BUILDING WILL BE CLAD IN BOARD & BATEN SIDING WITH SOME GALVALUM SIDING DETAILS. THESE MATERIALS COMPLIMENT THE ADJACENT STAFF HOUSING BUILDING (RE. SK A3.0). THE LOW SLOPE ROOF (1:12) WITH HIGH FRICTION SBS MEMBRANE WILL EFFECTIVELY ACCUMULATE SNOW / PREVENT SHEDDING.

BIG WHITE SKI RESORT

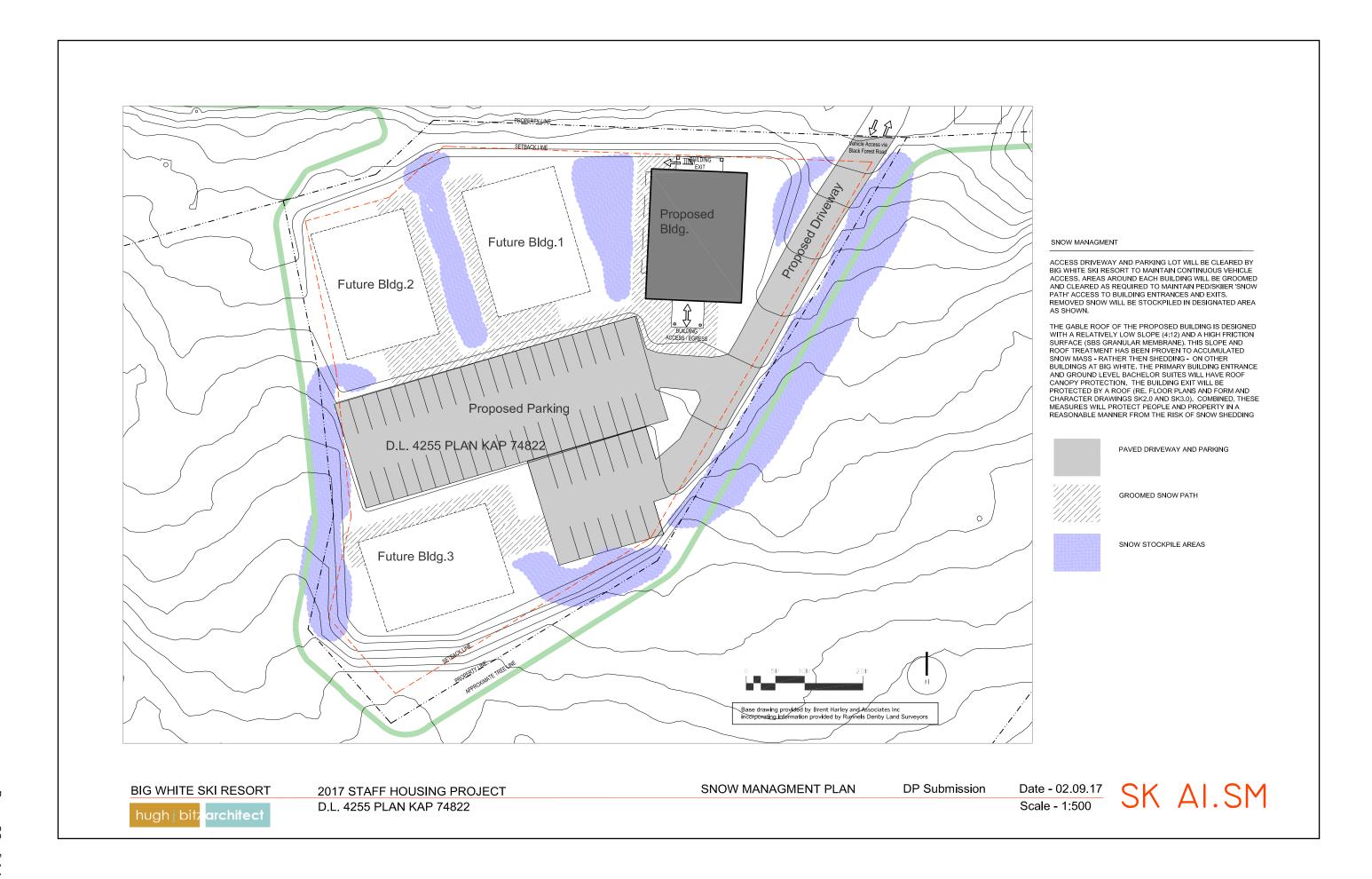
2017 STAFF HOUSING PROJECT D.L. 4255 PLAN KAP 74822

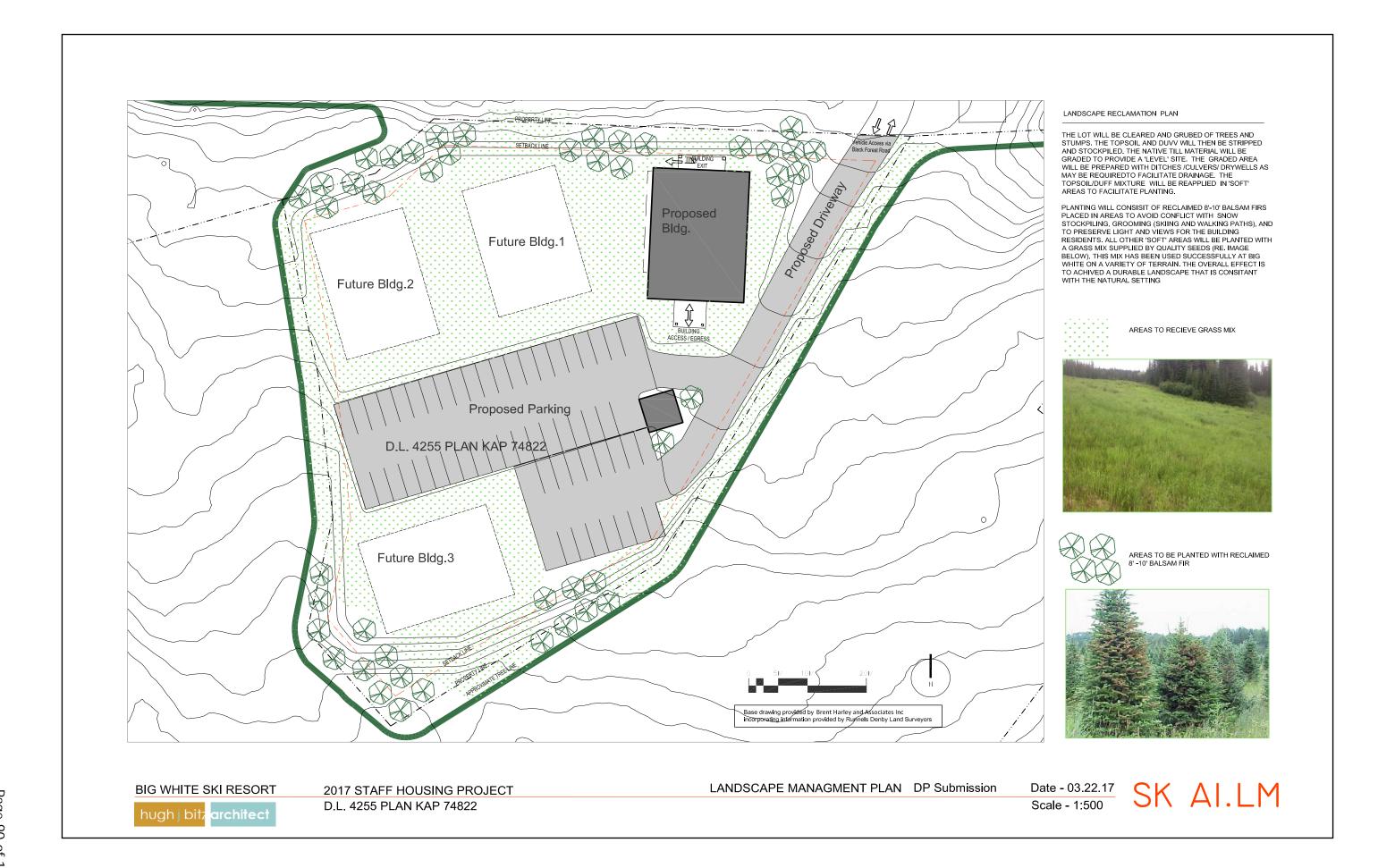
WASTE MANAGMENT PLAN

DP Submission

Date - 02.16.17
Scale - as noted

SK AI.WM







Electoral Area Services Committee Staff Report

Prepared for meeting of May 2017

Development Permit							
Owners:			File No:				
Shawn R. Warren			BW-4222-07500.820				
Agent:							
Mark Takanen, IREFIN International							
Location:							
384 Feathertop Way, Big White							
Legal Description:			Area:				
Lot 44 District Lot 4222 Plan KAS3134			0.183 acres (740.6 m ²)				
OCP Designation:	Zoning:	ALR status:	DP Area:				
Chalet Residential 3 (R3)	Medium Density Residential	N/A	Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1				
Report Prepared by: Ken Gobeil, Planner							

ISSUE INTRODUCTION

Shawn Warren, through agent Mark Takanen of IREFIN International, have applied for a Development Permit to build a single family dwelling on 384 Feathertop Way, Big White (see Site Location Map; Subject Property Map; Applicant's Submission). To obtain a building permit, the applicants must first submit a Landscape Plan for approval of a Development Permit for the Alpine Environmentally Sensitive Landscape Reclamation Area. Approval of the landscaping must occur prior to the issuance of a Certificate of Final Occupancy.

HISTORY / BACKGROUND FACTORS

The subject property, which is located on Feathertop Way, is an undeveloped residential parcel which currently has very little existing natural vegetation. Orthophotos indicate that natural vegetation may have been removed from the subject property when the subject parcel was created as part of the Feathertop subdivision. The property is designated as 'Medium Density Residential' in the *Big White Official*

Page 1 of 4

Community Plan Bylaw No. 1125, 2001 and zoned 'Chalet Residential 3' in the Big White Zoning Bylaw No. 1166, 2001.

The property is within the 'Big White Alpine Environmentally Sensitive/Commercial & Multiple Family Development Permit Area.' The proposed development, of a single family dwelling, requires an Alpine Environmentally Sensitive Landscape Reclamation Development Permit. A Commercial and Multi Family Development Permit is not required for this application.

The property is surrounded by other undeveloped residential parcels. On the north (rear) yard of the subject property is a Ski Trail Right of Way.

PROPOSAL

The applicant is requesting a Development Permit to construct a single family dwelling on 384, Feathertop Way at Big White. The Landscape Reclamation Plan has been submitted by Mark Takanen of IREFIN International.

IMPLICATIONS

The single family dwelling proposed is a permitted use within the Big White Zoning Bylaw No. 1166, 2001. The building proposed appears to be compliant with the Floor Area Ratio and Site Coverage requirements of the R3 zone. A request for confirmation of these as well as height and setback requirements has been sent to the applicant. The proposed residence will meet the parking requirements of the bylaw.

The guidelines for development in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Areas are defined within the Big White Official Community Plan Bylaw No. 1125, 2001. This Development Permit area protects the natural environment and prevents erosion of the landscape. A letter from the applicant addresses this and is attached for your reference (see Applicants' Submission).

The Site Plan submitted does not identify a snow storage area or identify the location of the vegetation to be planted as per the letter submitted with the application. The Mezzanine Plan (see Applicants' Submission) identified the ski right of way on the northern or rear yard of the subject property.

The ski trail right of way near the rear lot line is a registered right of way that allows access for the public at Big White throughout the year. It appears that neither the home nor the vegetation will impede this easement (see Site Location Map; Subject Property Map; Applicant's Submission).

The Site Plan does not designate a snow storage area, although one is referenced within the letter submitted with the application *(see Applicants' Submission)*. Policy recommends that an area be defined for snow storage that is generally clear of vegetation which could be damaged or crushed by the weight of snow.

The letter submitted with the application does not directly reference measures to mitigate or minimize erosion, protect the natural environment, or speak to water conservation. The threat of wildfire is the primary focus, referencing a paved driveway,

Page 2 of 4

gravel will also be poured around the house to act as a barrier in the event of fire, and utilizing natural vegetation with low flammability and drought tolerance in the yard. Specific plant varieties are not noted, and the locations of these plants are not included in the Site Plan. The Site Plan also contradicts the letter submitted by stating the entire property is to be seeded to grass. No indication of any other vegetation is listed.

The RDKB created a guide to Landscaping Development at Big White which highlights factors that should be considered while creating a plan. The document highlights fire protection and species selection. This landscaping plan avoids any juniper species which are highly flammable.

REFERRALS

The application is being referred to the Big White Fire Services Department. On May 3, 2017 the Big White Fire Department responded stating there were no concerns with the proposed development.

ADVISORY PLANNING COMMISSION COMMENTS

The information submitted with the original application that the APC could use to consider this application was incomplete. Topics such as drainage, ground cover, and snow storage were not addressed in the application and plans.

The Advisory Planning Commission (APC) did not support the application because the plans submitted did not identify any areas for snow storage and had very little landscaping. The necessity for snow storage on site, and groundwater were also discussed.

PLANNING COMMENTS

As stated above the original application was incomplete. A drawing, plan, diagram or other information to support the letter submitted as part of the application was not submitted with the original application.

On May 1, 2017 a new set of plans were submitted by the agent. These new plans included an updated Site Plan that portrayed additional landscaping information. The revised site plan includes snow storage areas, snow shedding areas, erosion blocking boulders, rock walls, coniferous shrubs and coniferous trees.

A snow storage area has been identified, there is no minimum space required for snow storage within the Official Community Plan.

There are discrepancies with the new plans submitted that require further explanation from the applicant, these include:

 Not all of the ground materials are labelled, the letter included with the original submission stated that the driveway will be paved, and gravel will be surrounding the house, while this new site plan does not differentiate the driveway and

Page 3 of 4

- sidewalks from the rest of the parcel, indicating that it may all be the same material.
- The roof overhang, sidewalk and steps also appear to be closer to the property boundary than allowed in the Zoning Bylaw, the height of the building has also not been confirmed. These items can be resolved with a variance if they are outside of the restrictions of the Zoning Bylaw.

To date a variance has not been applied, the agent for the applicant has been notified of these concerns and the Planning Department is waiting for a response. The applicant has been notified to provide a site plan that labels all ground cover, and dimensions of roof overhang and sidewalk/step dimensions, and a set of plans that will label the building height.

If a variance is required for this application this may delay construction and/or landscaping to the point that landscaping is not completed by the end of the year. To ensure that the responsibility of landscaping is not ignored by a developer, final occupancy of a Building Permit is not issued until the requirements of a Development Permit are completed. An Irrevocable Letter of Credit (ILOC) of \$2500.00 can also be required by the Regional District in order to ensure the landscaping requirements are completed and not ignored or forgotten. The ILOC can also be used by the RDKB to complete any required landscaping that had not been done by the developer.

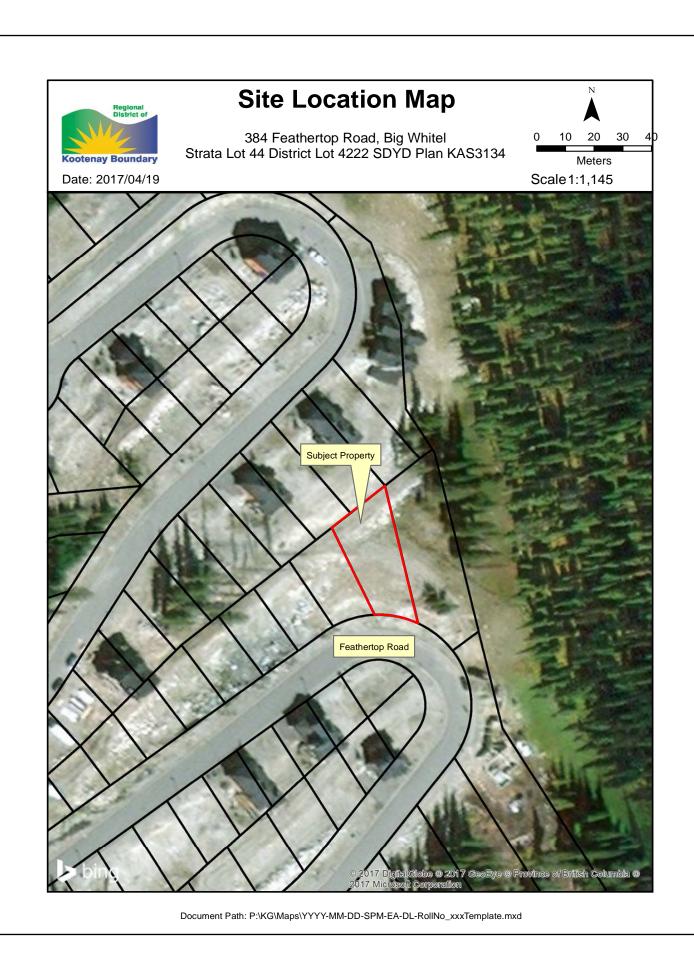
RECOMMENDATION

That the application for an Alpine and Environmentally Sensitive Landscape Reclamation Development Permit on Lot 44 District Lot 4222 Plan KAS3134, 384 Feathertop Way, Big White of the *Electoral Area 'E' / West Boundary* submitted by Mark Takenen of IFERIN International, be received.

ATTACHMENTS

Site Location Map Subject Property Map Applicant's Submission Updated Site Plan

Page 4 of 4





APPLICANTS' SUBMISSION



Regional District of Kootenay Boundary 202-843 Rossland Ave Trail, BC V1R 4S8 1.205.368.9148 plandept@rdkb.com 11-04-2017

RE: Development Permit Application for Proposed Single Family Dwelling located on the property legally described as: Lot 44 Feathertop Way, Big White, British Columbia – District Lot 4222 Similkameen Division Yale District Strata Plan KAS 3134

Attention: Planning and Development Department

This narrative is written as part of the submission for a development permit application for the property legally noted above and is intended to support the landscape reclamation plan and address the guidelines outlined in Section 4.2 Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area in the Big White Official Community Plan Bylaw No. 1125, 2001.

As part of the plan for this proposed single family dwelling disruption to the native landscape will be kept to a minimum, preserving all native vegetation where possible. In order to maintain the appearance of the natural alpine environment found at Big White native plants which are drought tolerant with low flammability and fire resistant characteristics have been selected. Trees and shrubs will be transplanted and or planted in locations which will not create conflict with designated snow storage areas. In order to mitigate the possible threat of wildfire a solid surface driveway will be poured and crushed rock will be placed to surround the sides of the single family dwelling to

help aid as a fire barrier. Ski easements and utility easements will be kept clear of buildings, structures and vegetation.

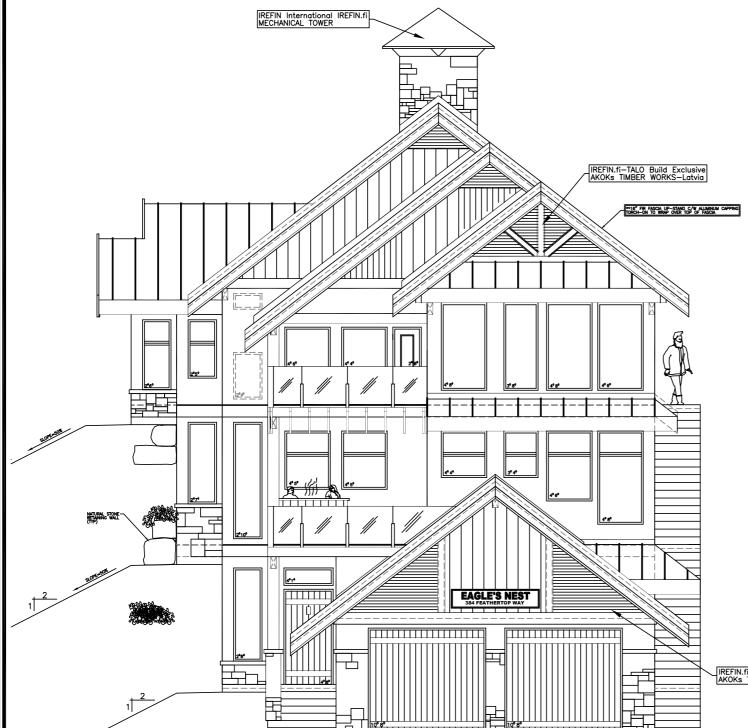
Once construction is completed all construction debris will be removed from the site. The remainder of the parcel will be covered with a layer of topsoil and eco-green rapid cover reveg mix to mitigate in soil erosion and increase absorption of surface water into soils.

Once established, the landscaping will be low maintenance and will add to the beauty of the natural surroundings.

Thank you for your consideration,

Mark Takanen TALO Build





WARREN-Big White

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SHEET INDEX

FOUNDATION PLAN, DETAILS & NOTES
LOWER FLOOR PLAN, DETAILS & NOTES
MAIN LOWER FLOOR PLAN, DETAILS & NOTES SECOND LOWER FLOOR PLAN, DETAILS & NOTES

ROOF CUTTER PLAN & CENERAL NOTES

STRUCTURAL ENGINEER DRAWINGS, DETAILS & NOTES INTERIOR FLOOR MATERIAL PLANS & NOTES FLOOR JOIST PLAN & NOTES TRUSS PLAN & NOTES KITCHEN PLAN, DETAILS & NOTES CABINETRY PLAN, DETAILS & NOTES SECURITY SYSTEM DRAWINGS, DETAILS & NOTES

ENERGY COMPLIANCE FORMS

COLOUR BOARD & EXTERIOR MATERIAL LIST

PROJECT RESUME

CONSTRUCTION TYPE: RESIDENTIAL OCCUPANCY TYPE: PARCEL IDENTIFIER NO .: STRATA LOT 44

DISTRICT LOT 4222 SIMILKAMEEN DIVISION YALE DISTRICT STRATA PLAN KAS 3134

PROJECT STREET ADDRESS: 384 FEATHERTOP WAY, BIG WHITE BRITISH COLUMBIA, CANADA, V1P 1P3

SQUARE FOOTAGES: LOWER FLOORS:

LEGAL DESCRIPTION:

760 SQ. FT. LIVING SPACE 700 SQ. FT. GARAGE

MAIN FLOOR: 165 SQ. FT. DECK 1580 SQ. FT. LIVING SPACE

77 SQ. FT. DECK 1600 SQ. FT. LIVING SPACE SECOND FLOOR

TOTAL:

LOT AREA: 8,011 SQ. FT. BUILDING FOOTPRINT: 2,927 SQ. FT. TOTAL LOT COVERAGE: 2,927 SQ. FT.(36.5%)

PROJECT DESCRIPTION: WARREN

LEGAL OWNER: SHAWN WARREN BIG WHITE BRITISH COLUMBIA

ARCHITECTURAL DESIGN: THAREN DESIGN www.irefin.fi/tharen

BUILDING BROKERAGE: TALO BUILD www.irefin.fi/talo

NOTES:

2. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD, WHO SHALL REVIEW THEM and FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED and THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN and SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

IREFIN.fi-TALO Build Exclusive AKOKS TIMBER WORKS-Latvia



FOR DEVELOPMENT PERMIT: RDKB FOR BUILDING PERMIT: RDKB FOR DEVELOPMENT APPROVAL: BIG WHITE SKI RESORT

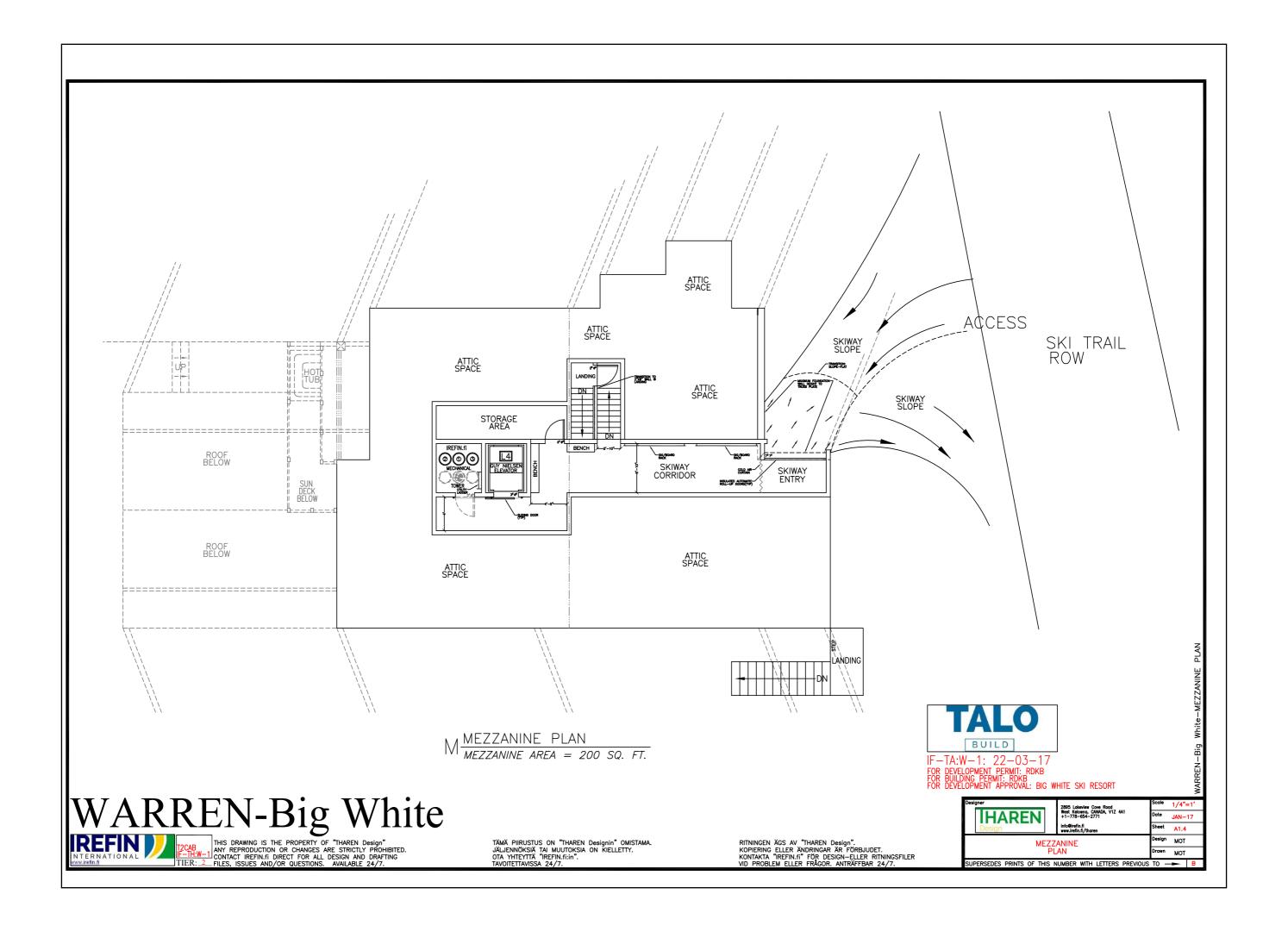
SIGNATURE RELEASE: _____
*NO SIGNATURE=NO PERMIT

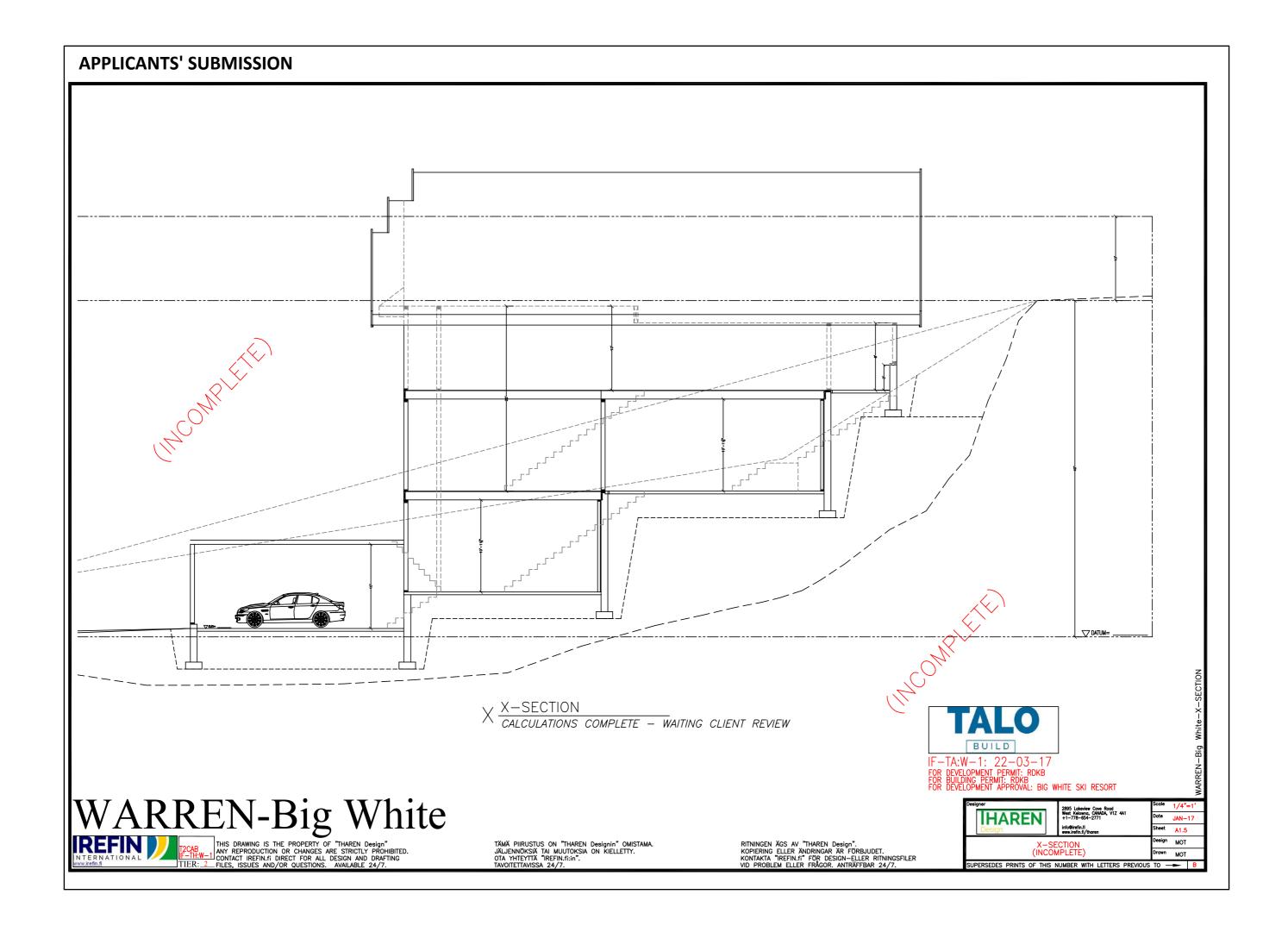


FOR DEVELOPMENT PERMIT *UPDATED: 27/03/2017

TÁMÁ PIIRUSTUS ON "THAREN Designin" OMISTAMA. JÄLJENNÖKSIÁ TAI MUUTOKSIA ON KIELLETTY. OTA YHTEYTTÄ "IREFIN.fi:in". TAVOITETITAVISSA 24/7.

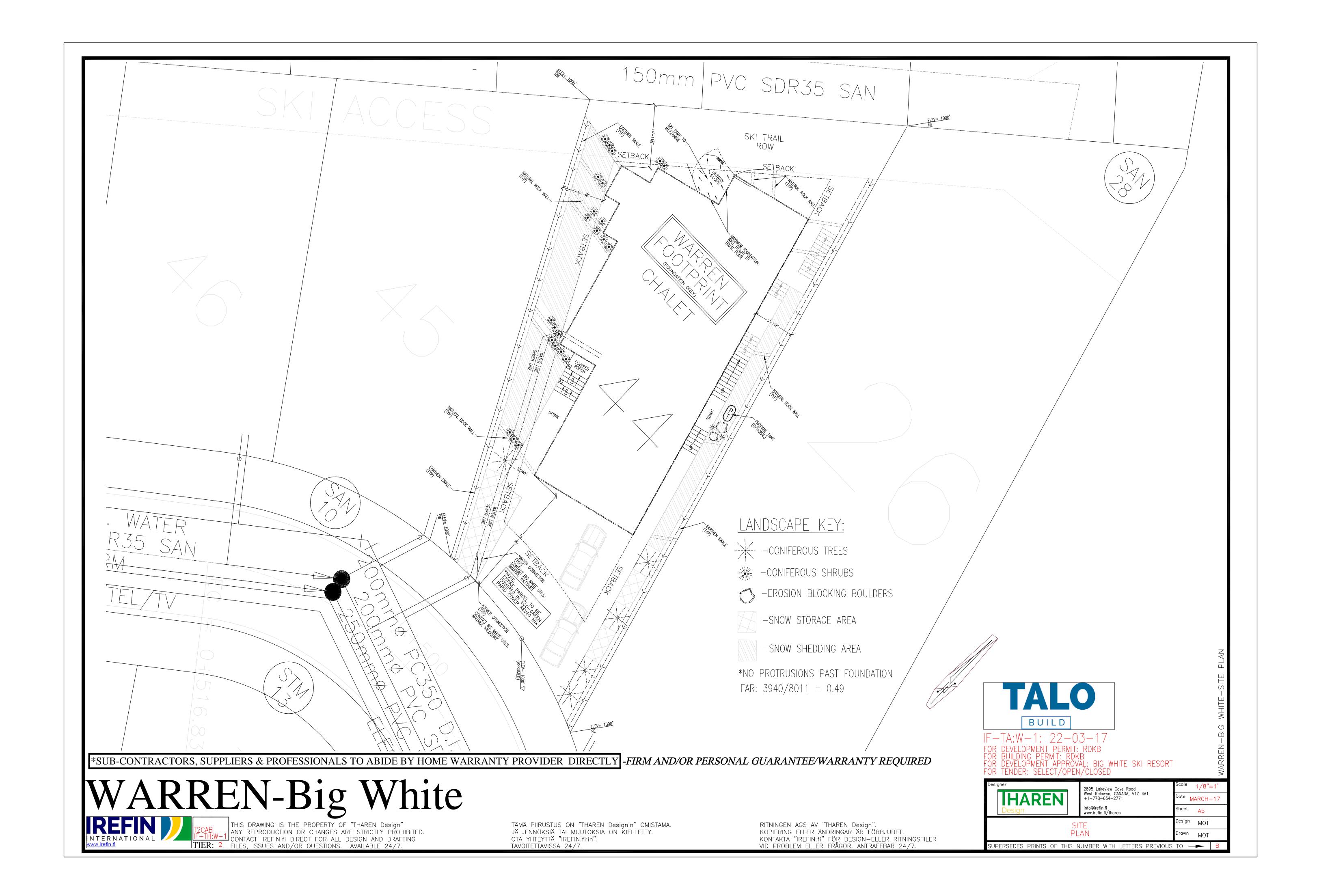
RITNINGEN ÄGS AV "THAREN Design". KOPIERING ELLER ÄNDRINGAR ÄR FÖRBJUDET. KONTAKTA "IREFIN.fi" FÖR DESIGN-ELLER RITNINGSFILER VID PROBLEM ELLER FRÄGOR. ANTRÄFFBAR 24/7.





ITEM ATTACHMENT

6





Electoral Area Services Committee Staff Report

Prepared for meeting of May 2017

Ministry of Transportation and Infrastructure – Subdivision Referral						
Owners:			File No:			
Donald E. Beliveau			1. D-2842s-06904.000 2. D-2843s-06906.000			
Location:						
12095 Brown Creek Road						
Legal Description:			Area:			
1. South ½ of DL 2842s 2. DL 2843s			1. 40.0 acres (16.2 ha) 2. 75.4 acres (30.5 ha)			
OCP Designation:	Zoning:	ALR statu	ıs:	DP Area:		
Rural Resource 1 and Agricultural	1. Rural Resource 1 RUR1	 Mostly within Entirely within 		1. No		
				2. No		
Resource 2	2. Rural Resource 1					
2. Agricultural	RUR1					
Resource 2						
Prepared by: Ken Gobeil, Planner						

ISSUE INTRODUCTION

The Regional District of Kootenay Boundary (RDKB) has received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a proposed subdivision, specifically a boundary adjustment for the properties at 12095 Brown Creek Road, Electoral Area 'D'/Rural Grand Forks (see Site Location Map, Subject Property Map; Applicants' Subdivision). The subject properties are mostly within the Agricultural Land Reserve (ALR).

HISTORY / BACKGROUND FACTORS

The south $\frac{1}{2}$ of DL 2842s stradles Brown Creek Road. Both properties utilize Brown Creek Road for access, however, DL 2843s has no physical road access and utilizes the south $\frac{1}{2}$ of DL 2842s for road access. There is an existing residence and developed yard on the portion of the south $\frac{1}{2}$ of DL 2842s on the west side of Brown Creek Road. Pass Creek runs north of the south $\frac{1}{2}$ of DL 2842s and along the northern boundary of DL 2843s into the Granby River.

Page 1 of 3

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The subject properties have been used co-dependently, mostly for farming and ranching. Agricultural Land Reserve (ALR) encompasses all land between Brown Creek Road and the Granby River in this area, including the portions of the subject properties east of Brown Creek Road. The portions of subject property within the ALR are designated as Agricultural Resource 2 within the Official Community Plan, the portion of the south half of DL 2842s on the west side of Brown Creek road that is not within the ALR the land use designation is Rural Resource 1.

Like the rest of Electoral Area 'D' / Rural Grand Forks that is not within the immediate Grand Forks area or the Pheonix Ski Hill, both of the subject properties are zoned Rural Resource 1. The minimum parcel size for this zone is 10.0 ha.

To the north and south of the subject properties are other rural residences and agricultural lands. To the west is Brown Creek Road and unsurveyed crown land. To the east is the Granby River and unsurveyed crown land.

PROPOSAL

The applicants propose to move the interior lot line that separates the 2 parcels to the edge of Brown Creek Road. This will separate lands within the ALR from those that are not. The non ALR property will be approximately 4.9 ha. 0.49ha is proposed for road right of way and the residual, the property on the east side of Brown Creek Road, will be approximately 41 ha. (see Applicants' Submission).

IMPLICATIONS

Since the proposed boundary alteration is not within ALR boundaries the application is not required to be submitted to the Agricultural Land Commission (ALC) for approval. This type of subdivision is not creating any new parcels, and since it is adjusting the interior boundary between the 2 existing parcels it is exempt from the minimum parcel size requirements listed above. The Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299, Section 307 has a minimum parcel area exception for alteration of interior parcel lines (boundary adjustments) between two or more parcels. Boundary adjustments are permitted, regardless of proposed parcel size, provided that:

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

If the interior lot line adjustment is approved, it would separate the existing buildings and established residence on the west side of Brown Creek Road from the ALR lands on the east. District Lot 2843s would also have legal and physical access to Brown Creek Road. Issues of setbacks would be unaffected by the boundary adjustment as the orthophoto indicates all structures are on the west side of Brown Creek Road would therefore not have any change in front yard requirements. The orthophoto also shows

Page 2 of 3

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there could be an additional structure in the SW corner of DL 2843s side yard setbacks will not be affected by this subdivision.

Determination of septic disposal compliance will be at the discretion of MoTI and Interior Health. The applicant had has submitted correspondence from Kootenay Wastewater Solutions who had been retained to provide comment on the proposal *(see Applicants' Submission).*

The eastern edge of DL 2843s backs onto the Granby River, however, there are no permanent structures within this specific parcel. The RDKB Floodplain bylaw will govern any future developments near the Granby River or Pass Creek.

There are several areas in the subject properties that have moderate and high archeological potential as per provincial government data (see Subject Property Map). The established yard and existing buildings on the west side of Brown Creek Road are in an area that is considered not to have any archaeological potential. Consideration of how this may affect this application is up to the MoTI.

ADVISORY PLANNING COMMISSION COMMENTS

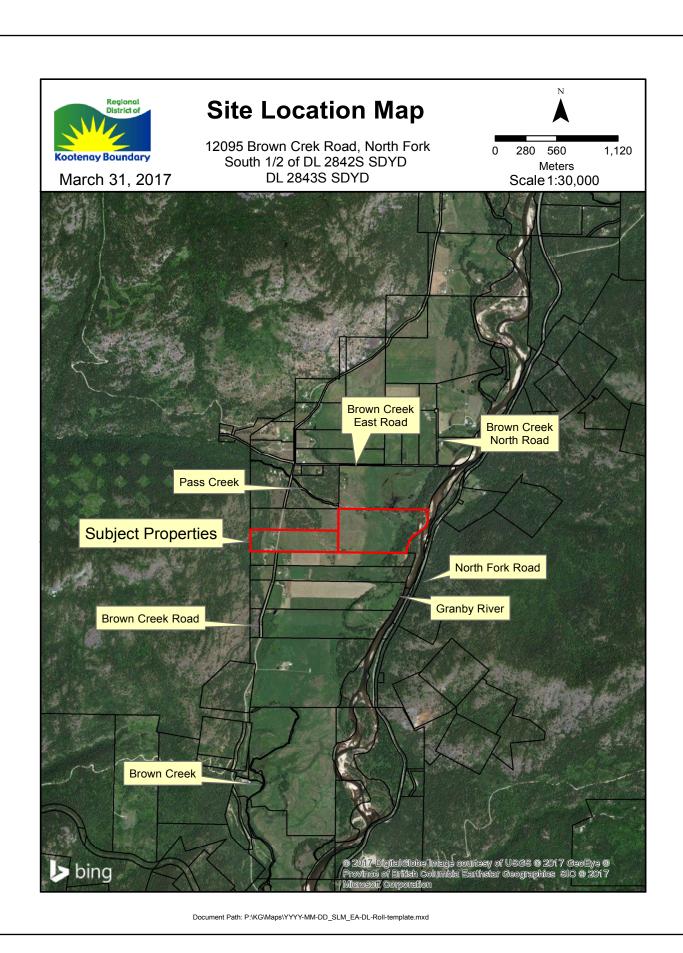
The Advisory Planning Commission supports this subdivision application and had no other comments.

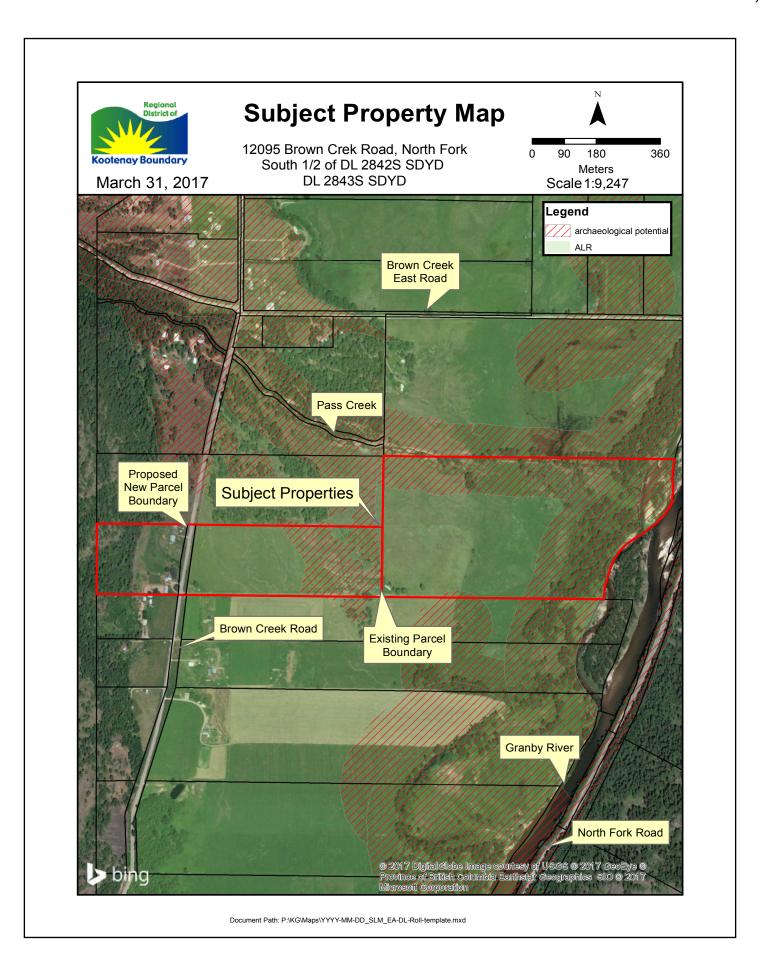
RECOMMENDATION

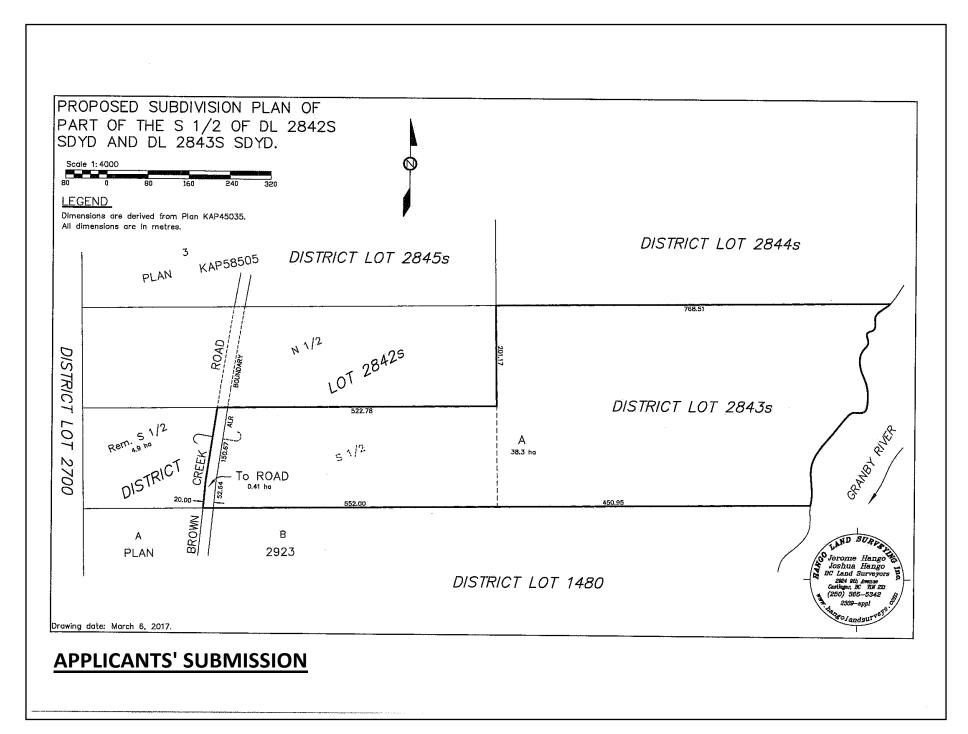
That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcels legally described as South ½ of DL 2842s and DL 2843s, in Electoral Area 'D' / Rural Grand Forks, be received.

ATTACHMENTS

Site Location Map Subject Property Map Applicants' Submission









March 11, 2017

Don Beliveau Box 2462

Grand Forks, BC V0H 1H0 Email: debeliveau@yahoo.ca File #17-01

RE: Proposed subdivision at 12095 Brown Creek Road

At the request of Don Beliveau I met with him at his property at 12095 Brown Creek Rd Grand Forks BC on March 8, 2017.

Mr. Beliveau is applying for a subdivision and I am to determine if the property(s) appear to be suitable for meeting the requirements of current Septic Regulations.

I spoke with Mr. Beliveau and determined what his wishes are. He also gave me a brief description of what his current septic system consists of. This system services a single family dwelling and he reports no issues now or in the past.

I have also spoken with Jerome Hango of Jerome Hango Land Surveying Inc. regarding this project. Mr. Hango was kind enough to send me 2 google earth pictures showing the subject property details as well as the proposed lot lines and sizes.

OBSERVATIONS

This property lies in a mostly flat valley bottom and has a long history of farming/ranching and is close to 45 HA in size. It is to be divided into 2 parcels.

- The larger piece (this is the proposed new lot A) will be approximately 39 HA and is undeveloped. It is gently sloped from Brown Creek Rd down towards the Granby River. There should be many suitable locations for a proper septic system suitable for a single family dwelling.
- The other piece will be approximately 4.9 HA in size. This is the family home and has a single family dwelling as well as a few out buildings. It is flat from Brown Creek Rd heading north to approximately halfway to the "rear" of the lot. At this point it turns into forested hillside; this portion would be unsuitable for septic purposes.

It is my opinion that the 4.9 HA portion would likely have suitable soil as well as area to support and construct a totally new and separate septic system for a single family dwelling if needed.

CONCLUSION

I have lived within 5 miles of Mr. Beliveau's property for over 40 years. I lived ¼ mile from there for about a year. I believe I have a pretty good idea as to what kind of soils and conditions exist and I am confident that both parcels can meet the current Sewerage System Regulations if required.

Don, should further information be required please contact myself.

Regards,

Dan Wolkosky, ROWP Member of BCOSSA & ASTTBC

APPLICANTS' SUBMISSION

D Wolkesk



Electoral Area Services Committee Staff Report

Prepared for meeting of May 2017

Subdivision Referral - Ministry of Transportation and Infrastructure							
Owner(s): File No:							
Coreen G. Piltingsrud E-1078s.04600.130 Donald J. Piltingsrud							
Location:							
20 Cottonwood Road Be	eaverdell						
Legal Description: Area:							
Lot 11 District Lot 1078	4 acres (1.6 hectares)						
OCP Designation:	Zoning:	ALR status:	DP Area:				
N/A	N/A	No	N/A				
Prepared by: 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 20 Cottonwood Road, Beaverdell, Electoral Area 'E'/ West Boundary (see Site Location Map; Subject Property Map; Applicants' Submission).

BACKGROUND INFORMATION

The parcel is approximately 1.6 hectares (4 acres) in size and is located 15km south of Beaverdell. To the north of the property there is undeveloped crown land. To the south there is Cottonwood Road and a privately owned parcel with a residence. To the east is Highway 33 and undeveloped land. To the west is an undeveloped property similar in size to the subject property.

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 subject property was created in a subdivision that was registered in 2010. The plan of subdivision has been attached for your reference (see 2010 Subdivision Plan).

This 2010 subdivision has a building scheme registered on title; this building scheme prohibits unsightly properties, prohibits uses such as commercial and auto wrecking

Page 1 of 3

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and/or storage, as well as providing a minimum floor space requirement for residences. There is a restrictive covenant regarding development setbacks from the Kettle River, a Statutory Right of Way in the name of Fortis BC for utility infrastructure on the property and a restrictive covenant from the Interior Health Authority regarding surface and groundwater. There are no water or sewer services provided to this subdivision.

According to BC Assessment, no improvements have been made to the parcel, however, it appears from the orthophoto that the owners use the parcel for recreation.

PROPOSAL

The proposed subdivision would split the subject parcel into two (2) equally sized parcels of approximately 0.8 ha each. The intent of the subdivision is to provide a separate parcel for relatives to move next to the current owners.

(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 will be required, which would require MoTI approval. A new civic address would be required for each new parcel.

There is no Official Community Plan or Zoning Bylaw to use in evaluating this application. General practice from Interior Health and the MoTI is to promote rural subdivisions 1 hectare or greater when not on a community water system, which the proposed subdivision would not meet.

This subdivision application appears to be within the intent of the original subdivision and does not contravene the Building Scheme registered on title. However, the RDKB has no means, and is not responsible for enforcement of building schemes. The Statutory Right of Way and restrictive covenants on title are to be used when evaluating development and building and may not apply to subdivision.

The plan of proposed subdivision will not require provision for parkland (Section 510 of the *Local Government Act*).

ADVISORY PLANNING COMMISSION COMMENTS

The APC felt that the pace for considering subdivisions is too fast and that there is a lack of opportunity for local input.

The social and environmental impacts that this subdivision that were discussed are:

- The APC noted concern that this subdivision may affect the implied layout and density that other property owners thought when purchasing their property.
- The APC noted that this proposal will create lots smaller than what is normally supported by the Interior Health Authourity for properties without a water service.

The Electoral Area 'E' / West Boundary Advisory Planning Commission did not support the subject referral.

Page 2 of 3

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PLANNING COMMENTS

Social and environmental concerns for land use and subdivision can be addressed through the implementation of planning and development bylaws such as an Official Community Plan and Zoning Bylaw. Local Governments regulate development through bylaws and policies. This helps to ensure that these community goals are open to the public and are implemented consistently over time.

Local governments are not easily able to enforce building schemes and other development restrictions on title because they are not part of the formation of these documents or signed into that agreement. Often these covenants and restrictions are private agreements not based on planning. Instead, they are used as a sales feature to ensure the consistency with a sales pitch and the original intent, and as a form of legal protection for a developer. Buildings Schemes and development covenants are usually only enforceable by the developer or other association that is named in that document.

RECOMMENDATION

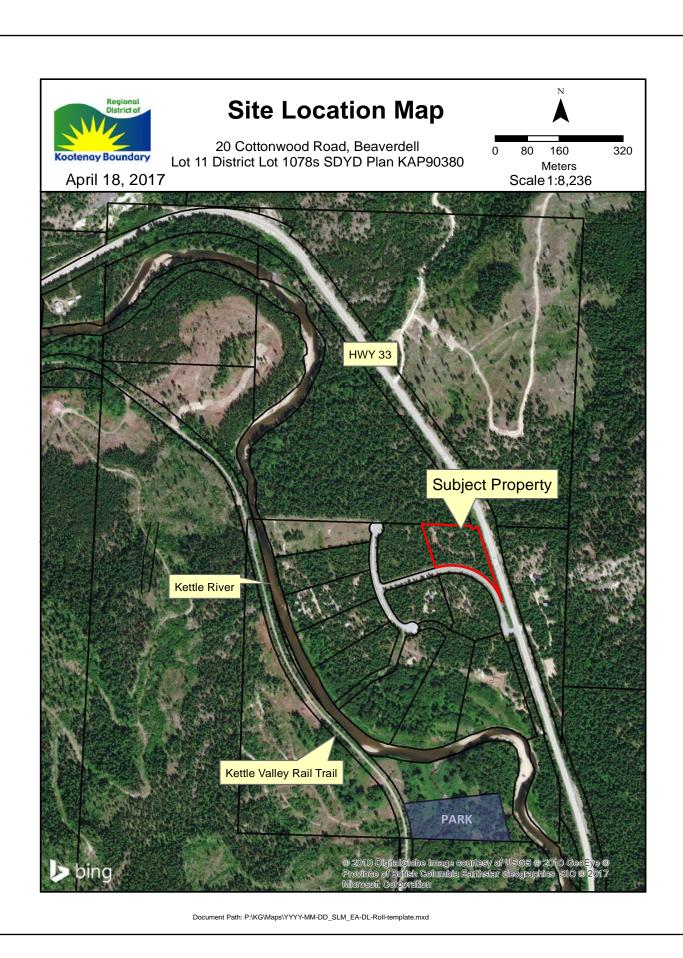
That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcel legally described Lot 11 District Lot 1078s, SDYD, Plan KAP90380, in Electoral Area 'E' / West Boundary, be received.

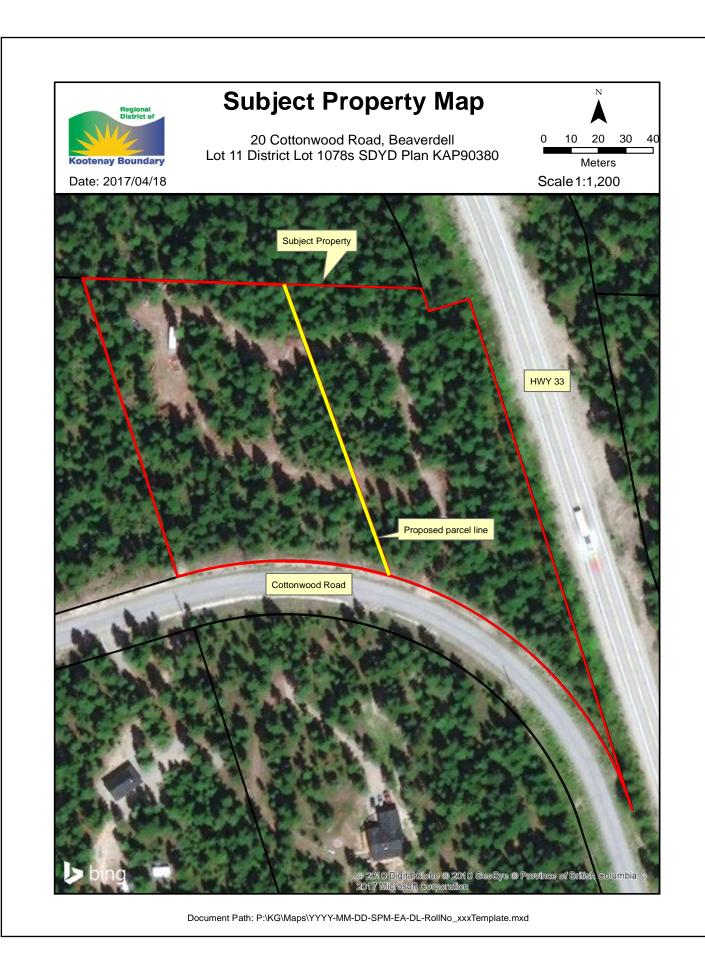
ATTACHMENTS

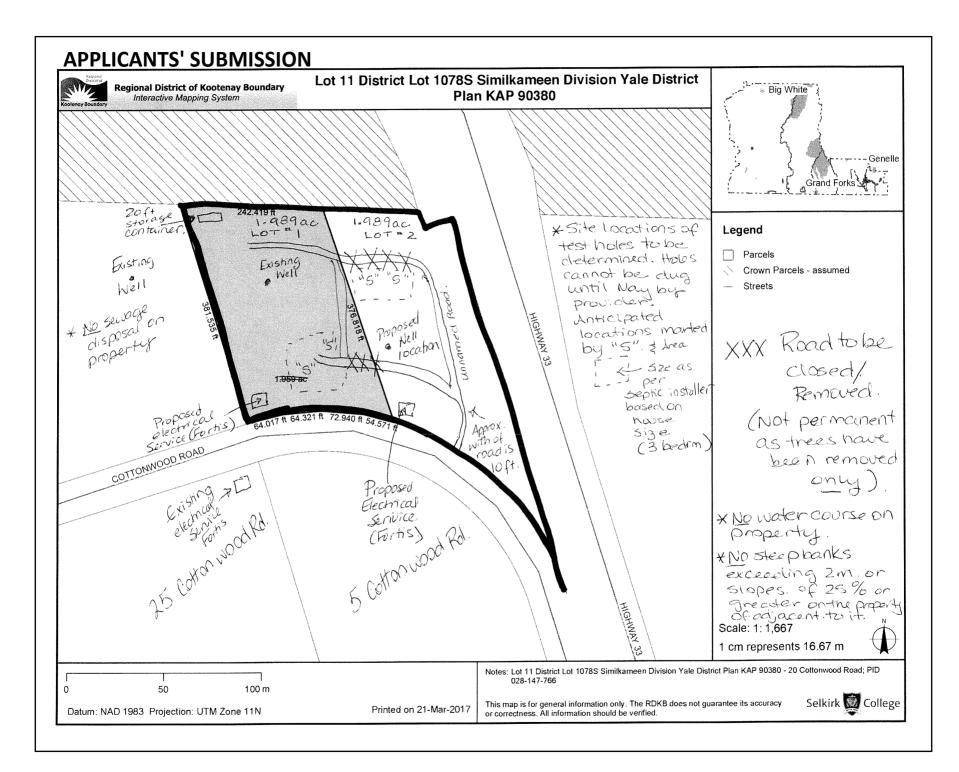
2010 Subdivision Plan Site Location Map Subject Property Map Applicants' Submission

Page 3 of 3

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Federal/Provincial Gas Tax Funding Application

Application Date	May 5, 2017
Project Title	Vestbridge Community Hall Kitchen Replacement
Applicant Contact	Information:
Name of Organization	Westbridge Recreation Society
Address	PO box 95, 2935 Hwy 33 Westbridge
Phone No.	2504462988 Fax No. N/A
Email Address	jjsarsons@gmail.com
Director(s) in Sup Of Pro Amount Requir Do not include GST if yo	ject Vicki Gee Area E
Land Ownership -	Please check one of the following:
	nt is the owner of the property y is Crown Land. Tenure/license number
Do you have the I	and owner's written approval to complete the works on the land(s)?
Yes (include	copies of permits)
Ownership and Le posed works will	gal Description details are required for all parcels of land on which the proccur.
Registered Owner	s of Land Legal Description of land(s)
Westbridge Recr	eation Society Lot "A", District Lot 2515, Similkameen Div., Yale Dist.,Plan 2092



3.

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.)
 - Outline of project accountability including Final Report and financial statements
- 1. Eligible Project Description including timeline:

Investment in Recreation infrastructure:

The goal of this project is to strengthen community through investment to a long term community asset.

The Westbridge Recreation society is undertaking the replacement of their community hall's kitchen. This project will be completed over the summer of 2017.

There are separate funds available for new appliances.

We have already received \$24,900 towards the project from The New Horizons for Seniors.

In Kind work for plumbing will be completed by volunteers.



1.1 Project Impact:

The mandate of the Westbridge Recreation Society is to promote recreation for local community members. Currently the hall is used by local community members for a variety of recreation activities including cribbage, floor curling and other activities. It is also used by community groups for church gatherings, quilt shows, seniors events and other activities hosted by the Women's Institute. There are a number of annual functions for children and families including Christmas and Easter celebrations. The hall is also used in other community development activities including the regional district.

The hall is the only community building in Westbridge and has been a cornerstone of the community for decades.

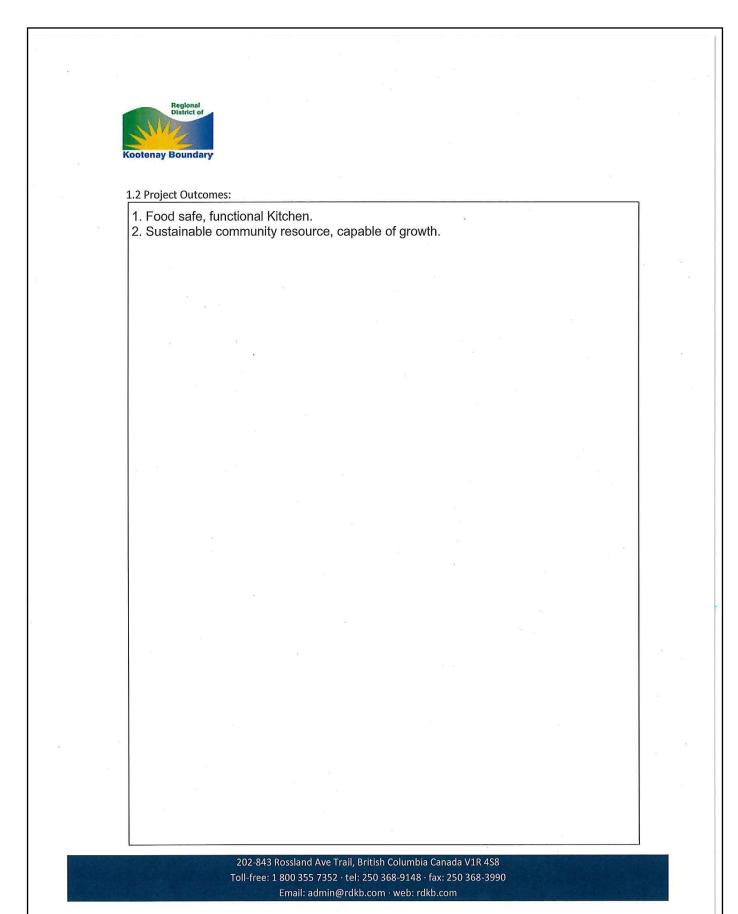
A recent wildfire has raised a new awareness about the need for such community assets and the Westbridge Recreation Society has undertaken many projects to maintain the hall to serve the communities recreation needs as well as to serve as a possible emergency response center.

A functional kitchen is essential to meet food safety requirements for the many activities where food is prepared and served.

This capital investment will help to ensure the sustainability of an important community gathering place and ensure the continued use for recreational and social functions, which in turn helps build capacity.

Impact:

- 1. Meet food safety requirements
- 2. Support community and recreational events where food is prepared and served. This includes community gatherings, group functions and festivities for local families and community members.
- 3. Improvement and sustainability of a long term community asset.



1.3 Project Team and Qualifications:

Jeff Sarsons, WRS president
Lynne McKillican, Director
Celia Evanson, Volunteer
July Letendre, Volunteer
Jill Chapin, Director Treasurer.
Management Framework:
The Kitchen replacement committee is comprised of 5 members, some of whom are directors. Lynne McKillican is the chair of this committee. This group will oversee
the project and manage the funds. Lynne McKillican will be involved with day to day project oversight. Reporting will occur at the societies meetings throughout the
project.

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 (\$)
Flooring	Rudy's Flooring	6236.16
Cabinets and counters	Century Lane	18837.26
Contractor	Robert Malina	16758.00
Electrician	Local Contractor	2394.00
Kitchen sinks and faucet	Home Depot	1029.43
Mop service and faucet	Amazon	344.56
2	Subtotal	45,599.41
ž.		
	New Horizons Seniors grant	<24,900.00>
027	•	
	We do not have a GST# and will be paying the GST	
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	× .	#
	Total	\$20,699.41

Additional	Budget	Inform	ation
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New Horizons for Seniors Grant received \$24,900
No GST number, we will be paying the GST

3. Accountability Framework:

The Eligible Recipient will ensure the following:

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

Schedule of Payments

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

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

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

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

Signature	Name	Date
45-	Jeff Sarsons	08/05/2017

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;
- 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:
 - 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:

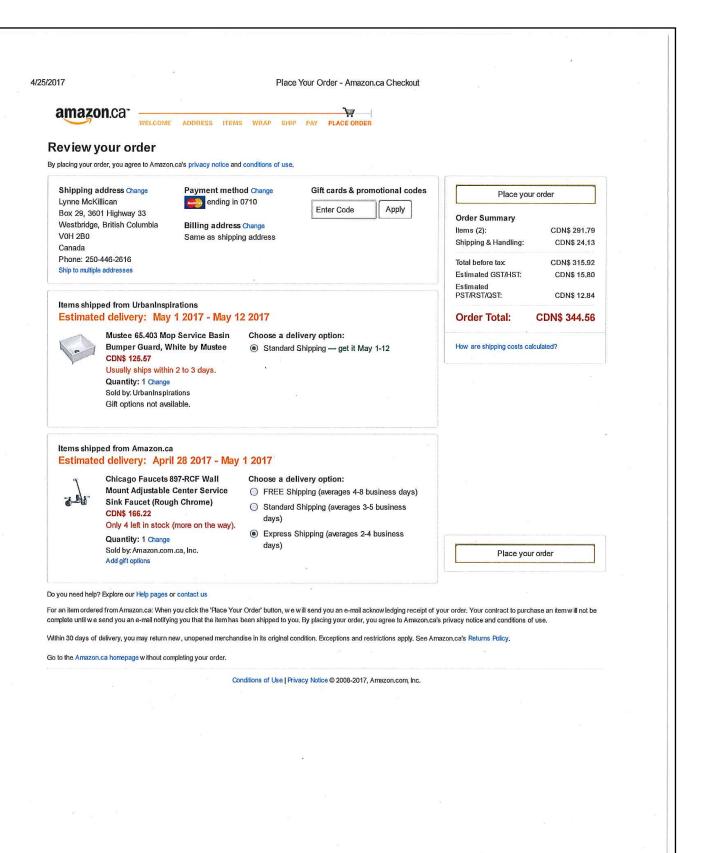
- a) the Ultimate Recipient is able to demonstrate that it is not economically feasible to tender a contract;
- the employee or equipment is engaged directly in respect of the work that would have been the subject of the contract; and
- c) the arrangement is approved in advance and in writing by UBCM.

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.



https://www.amazon.ca/gp/buy/spc/handlers/display.html?hasWorkingJavascript=1



Century Lane Kitchens Inc.

QUOTATION & CONTRACT Quote # : 26332.1.1

800 MCCURDY ROAD, KELOWNA, BC - V1X2P7 Telephone: (250) 765-2366

Fax: (250) 765-8466

Page: 1

To: MCKILLICAN, LYN

WESTBRIDGE, BC

Original Quote Date 07-04-2017 :dd-mm-yyyy

lob Name: lob Location: WESTBRIDGE, BC Sales Person: WERNER, DURWIN Date: 02-05-2017 08:06:25 dd-mm-yyyy

.egal:

We hereby submit our quotation for the above project as per specifications below, and as per attached layouts which are an integral part of this quotation and contract.

Cabinet Colour Countertops Counter Patterns Handle INO-WHT-FESC-GAL (1 CANCUN COVE

NOTE: There may be an extra charge for non stocking countertops and special textures.

(Installation Incld = Yes.)

(Delivery Incld = Yes.)

GST INCLUDED

THIS QUOTATION is to supply the materials listed above and on other detail sheets for a total price...

Pre-Tax 17940.25

** \$18,837 DOLLARS ** 26 cents **

\$18,837.26

897.01 GST 18837.26 Payment terms: 50% Deposit, balance one week before pickup/delivery.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications and the attached layout sheets involving extra costs will be executed only upon written orders, and will become an extra charge over and above the quotation. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, theft, windstorm, and other necessary insur-ance. Our workers are fully covered by workers compensation insurance. other necessary insur- ance. Our workers are fully covered by workers compensation insurance.

NOTE: This Quotation is valid for

PRICES ARE VALID FOR 30 DAYS FROM ORIGINAL QUOTE ...

Authorized Sales ...

ACCEPTANCE OF QUOTATION: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer(s) Signature.:

Signature:

Date of Acceptance....

CUSTOMER: Please sign the layout sheets.

[ven]

FROM: Robert Malina

P.O Box 45

Rock Creek, BC

Tel: 250-446-2617

TO: Westbridge Hall

2935 HWY 33

Westbridge, BC

April 21st, 2017

RE: ESTIMATE

Dear Sir/ Madam,

We are pleased to offer our estimate budget for kitchen renovation in Westbridge Hall as we discussed on site recently.

SCOPE OF WORK:

- removing existing kitchen cabinets and countertops
- removing existing dividing wall between kitchen and storage
- removing rest of paneling in kitchen's common area
- plumbing for second sink
- ducting for two new hood fans
- new drywall over existing ceiling and on walls
- hanging new doors (doors not included)
- priming, painting: 2 finish coats
- new trims around doors and windows (1"x4") and baseboards (1"x6") and painting
- hook up two new hood fans

1

	- backsplash subway with tiles 3"x6" on wall with the sinks Total price is \$ 15,960;- CAD, plus GST. Including the price is labor, rubbish removal, 2 hood fans, drywall materials and supplys, trims, baseboards and paint.	
	If you have any questions, please contact me at 250-446-2617.	
	Best Regards,	×
	Robert Malina	
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9,		0
	•	

Phone/Fax (250) 358-2641
Westbridge Rec DATE April 30 JOB NO. Society - Westbridge B. C. JOB NAME Westbridge Hall Estimate - Kitchen Reno JOB LOCATION Renovation tietchen
QUANTITY DESCRIPTION AROW Stove outlets I fridge outlets I microwave outlets A nood fans wired 2 outlets at each end of island counter t 2 outlets along window 2 or 3 other outlets as decided later in new futcher /ayout Sub panel for new Hitcher Fenovation Includes all labors material \$220000 **Enough to the source of the
TERMS: Suprotal Suprotal Sold GST 5 /14 00 PST TOTAL 82394 00
THANK YOU

Shipping Address		
Shipping Address		Français
	Payment	
Shippkou Address	Order Summary	
All fields required unless marked as optional.		4
First Name	Merchandise Subtotal	\$911.00
	Estimated Shipping	FREE
	Estimated Taxes	\$118.43
Address Line 1	Estimated Order Total:	\$1.029.43
Start typing your address		
Physical Street Address	My Cart	1
Address Line 2	Edit Your Cart	
Unit #, Apt #, Suite #	Ship to Home	
City	Hide items	
Province Postal Code	Kindred Model QD1831/8 Double 20 Ga SKU #1000856663	\$306.00 Qty: 1 Subtotal \$306.00
Primary Phone	Model K-15173-F-CP Coralais Single-Control	\$205.00 Qty: 1
Extension Type (optional)	Kitchen Sink Faucet In Polished Chrome	\$20¢ Live Chat

Add additional phone numbers (optional) Confirm Email Address Whosels Name Encet in Subronal Structure (Nitchen Sink Faucet in Subronal Structure) Distribution Sink Faucet in Subronal Structure (Nitchen Sink Faucet in Subronal Structure) Next Next Next Customer Support Home Depot Credit Home Depot Credit Home Depot Credit Home Depot Credit Anount secretizations Anount secretizations Anount secretizations Anount secretizations Anount secretizations Anount secretizations Appendix Subport Anount secretizations Anount secretization Anount secretization Anount secretization Anount secretization Anount secretization	4/25/2017 Optional Home	Checkout: Add Addre	Checkout: Add Address The Home Depot Canada	SKU #1000693155	
Mitchen Sink Faucet In Spinsed Chrome SkU #1000692624 ping Address Proised Chrome SkU #1000692624 Model WESP702 Single Bowl Hospitality/Bar - Single Bowl	Add additional phone numbers (optional) Confirm Email Address			KOHLER Model K-15176-P-CP Coralais Single-Control	\$205.00 Qty: 1
pring Address pring address are the same pring address are the same Wessan Model WESP702 Single Bowl Hospitality/Bar - St. 15 Inch x 15 Inch x 6.125	lynnemckillican@gmail.com			Kitchen Sink Faucet In Polished Chrome SKU #1000692624	\$205.00
Privacy & Security Return Policy Shop with confidence at homedepotica. Spin Model WESP702 Single Bowl Hospitality/Bar - 15 inch x 6.125 Single Bowl Hospitality/Bar - 15 inch x 6.125 SKU #1000774197 SKU #1000774197 SKU #1000774197 SKU #1000774197 SECURED at homedepotica.	Preferred Shipping Address		0		e a
Single Bowl Hospitality/Bar - 51 Single Bowl Hospitality/Bar - 15 Inch x 15	Billing and shipping address are the same		G	Wessan Model WESP702	\$195.00 Ofv: 1
Privacy & Security Return Policy Shop with confidence at homedepotica. Shop with confidence at homedepotica. ABOUT SSL GENTIFICATES	Next			Single Bowl Hospitality/Bar - 15 Inch x 15 Inch x 6.125	Subtotal
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		MEMORANDUM		
TO:	Director	Ali Grieve, Area "A"		
FROM:	Deep Sid	lhu - Financial Services Manager		
RE:	Grants-I	n-Aid 2017		
Balance Remain		016		\$ 5,140.00
2017 Requisition Less Board Fee 2				\$ 31,492.00 (1,192.00)
Total Funds Ava	ilable:			\$ 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
114-17	Mar-17	J.L. Crowe Secondary School	2017 Scholarship - In Memory of Fallen Firefighters	\$ 750.00
115-17	Mar-17	Bike to Work Week Kootenays	Bike to Work Week costs	\$ 1,000.00
114-17		Champion Lakes Golf & Country Club	Ladies' & Mens' Night Sponsorship	\$ 1,097.14
114-17		Champion Lakes Golf & Country Club	Renewal of Tee Box Advertising sign	\$ 200.00
114-17		Girl Guides of Canada - BV Troop	Attendance at 'SOAR' annual camp	\$ 2,000.00
167-17	Apr-17	BV Avalance Hocky Club	Annual Tournament - KBRH Foundation	\$ 1,000.00
167-17		BV Nitehawk Society	Travel Expenses to Manitoba - Cyclone Taylor Cup	\$ 2,000.00
167-17		West Kootenay Smoke'n Steel Auto Club	Holding 'drive-in' movie - Annual Car Show	\$ 2,000.00
167-17		Nelson & Ft. Shepphard Railway Co.	2017 Community Trail Rides - Jingle Down Main Street and BV May Days events	\$ 2,000.00
167-17		Canadian Tire-JumpStart Charity Golf	Support Kids in organized sports and recreation	\$ 500.00
167-17		Montrose Recreation Commisstion	Antennae Trail Pancake Breakfast - Montrose Days	\$ 500.00
Total				\$ 22,647.14
BALANCE REMA	INING			\$ 12,792.86

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		MEMORANDUM		
TO:	Director L	inda Worley, Electoral Area 'B'/ Lower Co	lumbia-Old Glory	
FROM:	Deep Sid	hu - Financial Services Manager		
RE:	Grants-In-	-Aid 2017		
Balance Remaini		16		\$ 2,070.79
2017 Requisition Less Board Fee 2				22,762.00
Total Funds Avai	lable:			\$ 23,970.79
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUN
32-17	Jan-17	ROSSLAND YOUTH ACTION NETWORK	RENOVATIONS ON YAN LOCATION	\$ 1,500.00
85-17	Feb-17	ANKORS	Creating Caring Communities workshop	\$ 1,500.00
85-17		BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$ 750.00
114-17	Mar-17	Rossland Society for Environmental Action	completion of digital fabrication of Trail Creek Watershed	\$ 550.00
114-17		J.L. Crowe Secondary School	2017 Scholarship - In Memory of Fallen Firefighters	\$ 750.00
115-17	Mar-17	Bike to Work Week Kootenays	Bike to Work Week costs	\$ 1,000.00
	Apr-17	Louie DeRosa	Woodstove exchange top-up	\$ 250.00
167-17	Apr-17	Canadian Tire-JumpStart Charity Golf	Support Kids in organized sports and recreation	\$ 500.00
167-17		West Kootenay Smoke'n Steel Auto Club	Holding 'drive-in' movie - Annual Car Show	\$ 2,500.00
Total				\$ 9,300.00
	NING			\$ 14,670.79

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		MEMORANDUM			
TO:	Director	Grace McGregor, Electoral Area 'C'/Chris	iina Lake		
	i i				
FROM:	Deep Si	dhu, Financial Services Manager			
RE:	Grants-I	n-Aid 2017			
Balance Remair	ning from 2	2016		\$	12,125.15
2017 Requisitio					60,594.00
Less Board Fee					(2,294.00
Total Funds Ava	ailable:			\$	70,425.15
				Ť	,
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION		AMOUN
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
114-17	Mar-17	Christina Lake Stewardship Society	Annual clean-up day	\$	2,000.00
114-17	Mar-17	Christina Lake Stewardship Society	C.L. Watershed annual review		2,500.00
167-17	Apr-17	Grand Forks ATV Club	Installation of three kiosks		3,600.00
167-17		Grand Forks ATV Club	Power Point Presenation update		500.00
167-17		Christina Lake Recreation Commission	13th Annual C.L. Triathlon		1,000.00
Total					\$29,242.00
BALANCE REMA	AINING			Ś	41,183.15

	N	MEMORANDUM		
TO:	Roly Ru	ssell - Acting Director, Electoral Area 'D	·/F	
FROM:	Deep Si	dhu - Financial Services Manager		
RE:	Grants-	 n-Aid 2017 		
Balance Remail 2017 Requisitio		2016		\$26,644.0 38,456.00
Less Board Fee				(1,456.00
Total Funds Ava	ailable:			\$63,644.0
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUN
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				\$17,670.0
BALANCE REMA	AINING			\$ 45,974.00

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05/05/2017

		MEMORANDUM		
TO:	Directo	 or Vicki Gee, Electoral Area 'E'/ West Bound:	ary	
FROM:	Deep S	idhu, Financial Services Manager		
RE:	Grants	-In-Aid 2017		
Balance Remair	ning from	2016		\$ 35,697.19
2017 Requisition	<u> </u>			\$ 86,682.00
Less Board Fee 2				(3,282.00
Total Funds Ava	ilable:			\$ 119,097.19
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUN
		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
114-17	Mar-17	Boundary Martial Arts Club	Uniforms, Personal Protection Equipment, etc.	\$ 1,000.00
114-17		Rock Creek & Boundary Fall Fair	Supply & Install 3x WIFI Access points	\$ 1,243.20
114-17		Greenwood Public Library	Bring contribution back up to \$3,500 for 2017	\$ 500.00
114-17		Bridesville Community Club	Purchasing of 16 tables & table/chair dollies	\$ 2,405.05
114-17		Boundary Youth Soccer Association	Administration, equipment, gym rental costs, etc.	\$ 2,000.00
-	Apr-17	Keating, Larry	2 - Woodstove exchange top -up	\$ 200.00
167-17		Kettle Valley Fire Service	start-up capital costs for new fire service	\$ 25,000.00
167-17	-	Granby Wilderness Society	Purchase of native trees and shrubs, etc.	\$ 2,000.00
167-17		Trails to the Boundary Society	Trail signs for Big White Loop	\$ 904.47
Total				\$ 44,333.03
BALANCE REMA	INING			\$ 74,764.16

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Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 5, 2017

Status

Description

ELECTORAL AREA 'A'



Allocation

	Boothplion	- Clardo		
Revenu	ie:			
	al Allocation of Gas Tax Grant:			
. 5. Jupii	Allocation to Dec 31, 2007	Received	\$	96,854.94
	Allocation to Dec 31, 2008	Received	Ψ	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	Recieved		87,726.69
	Allocation to Dec 31, 2017	Estimated		87,569.89
	TOTAL AVAILABLE FOR PROJECTS		\$	933,346.43
Expend	litures:			
•	I Projects:			
	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
	Beaver Valley Arena - Lighting	Completed		69,000.00
	LWMP Stage II Planning Process	Funded		805.88
	3	Pending or		
17-15	Beaver Creek Park - Band Shell/Arbour	Committed		100,000.00
		Pending or		•
61-17	Fruitvale Elementary Playground -PAC LEAP Project	Committed		20,000.00
		Pending or		
126-17	RDKB BVPART (Electrical Upgrade BV Family Park)	Committed		10,000.00
		Pending or		
153-17	Village of Fruitvale (Fruitvale RV Park)	Committed		70,000.00
	TOTAL SPENT OR COMMITTED		\$	539,155.48
				,

05/05/2017

TOTAL REMAINING

Page 1 of 7

Gas Tax Agreement EA Committee.xlsx

394,190.95

Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 5, 2017

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY



		-		
	Description	Status		Allocation
Revenue	:			
Per Capital	Allocation of Gas Tax Grant:			
	Allocation to Dec 31, 2007	Received	\$	69,049.93
	Allocation to Dec 31, 2008	Received	•	33,116.46
	Allocation to Dec 31, 2009	Received		64,912.00
	Allocation to Dec 31, 2010	Received		64,017.00
	Allocation to Dec 31, 2011	Received		64,010.00
	Allocation to Dec 31, 2012	Received		65,936.00
	Allocation to Dec 31, 2013	Received		65,907.41
	Allocation to Dec 31, 2014	Received		64,169.02
	Allocation to Dec 31, 2015	Received		64,169.02
	Allocation to Dec 31, 2016	Received		66,329.94
	Allocation to Dec 31, 2017	Estimated		66,777.25
	TOTAL AVAILABLE FOR PROJECTS		\$	688,394.03
Expendit	ures:			
Approved F	rojects:			
8547	GID - Groundwater Protection Plan	Competed	\$	10,000.00

Approved P	rojects:		
8547	GID - Groundwater Protection Plan	Competed	\$ 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)	•	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
	Rossland Historical Museum and Archive	Pending or	
152-17	Association (Rossland Museum Upgrades)	Committed	25,000.00
	TOTAL SPENT OR COMMITTED		\$ 612,167.33
	TOTAL REMAINING		\$ 76,226.70
			 -,

05/05/2017 Page 2 of 7 Gas Tax Agreement EA Committee.xlsx

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

Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 5, 2017

ELECTORAL AREA 'C' / CHRISTINA LAKE



	Description	Status	Allocation
Revenu	10.		
	tal Allocation of Gas Tax Grant:		
rei Capi	Allocation to Dec 31, 2007	Received	\$ 69,877.75
	Allocation to Dec 31, 2007	Received	33,513.49
	Allocation to Dec 31, 2009	Received	65,690.00
	Allocation to Dec 31, 2010	Received	64,785.00
	Allocation to Dec 31, 2011	Received	64,778.00
	Allocation to Dec 31, 2012	Received	65,746.00
	Allocation to Dec 31, 2013	Received	65,718.43
	Allocation to Dec 31, 2014	Received	63,985.02
	Allocation to Dec 31, 2015	Received	63,985.02
	Allocation to Dec 31, 2016	Received	66,139.74
	Allocation to Dec 31, 2017	Estimated	61,914.83
	TOTAL AVAILABLE FOR PROJECTS		\$ 686,133.28
Evnon	ditures:		
-	d Projects:		
11207	Christina Lake Community and Visitors Centre	Advanced	\$ 50,000.00
2009	CLC&VC	Advanced	25,000.00
2010	CLC&VC	Advanced	25,000.00
2010	Living Machine	Advanced	80,000.00
2012	Kettle River Watershed Study	Funded	5,000.00
2013	Kettle River Watershed Project	Funded	9,959.86
2014	Kettle River Watershed Project	Funded	3,548.77
2015	Kettle River Watershed Project	Funded	1,371.07
2016	Kettle River Watershed Project	Funded	754.04
2017	Kettle River Watershed Project	Funded	878.01
	Kettle River Watershed Study	Pending or	1,488.25
	·	Committed	., .55.25
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00
2011	Solar Aquatic System Upgrades	Completed	7,325.97
418-13	Christina Lake Chamber of Commerce (Living Arts Centre Sedum/Moss Planting Medium)	Completed	20,697.00
106-14	Christina Gateway Community Development	Funded	20,000.00
004.44	Association		
264-14	Christina Lake Solar Aquatic System Upgrades	Completed	4,227.29
16-15	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Funded	32,072.33
	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Pending or Committed	10,690.78
18-15	CL Elementary Parent Advisory Council - Hulitan/Outdoor Classroom	Funded	36,880.00
256-15	Christina Lake Recreation Commission (Pickle Ball & Pump Bike Park)	Completed	65,235.18
360-15	Christina Lake Community Association (Design & Installation Make-Up Air System)	Completed	17,000.00
361-15	Christina Lake Boat Access Society (Redesign Texas Point Boat Launch Parking)	Funded	22,500.00

	Status Report - Gas Tax A Electoral Area 'C' / Chris	9	
	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

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

Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 5, 2017

ELECTORAL AREA 'D' / RURAL GRAND FORKS



	Description	Status	Allocation
Reveni	ue:		
	tal Allocation of Gas Tax Grant:		
. or oup	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
	dituura a.		
•	ditures: d Projects:		
8549	City of GF - Airshed Quality Study	Completed	\$ 5,000.00
2010	Kettle River Water Study	Funded	25,000.00
	Kettle River Watershed Study	Funded	15,000.00
	Kettle River Watershed Study	Funded	10,000.00
2012-2	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	4,829.03
2017	Notice Island Watershied Olddy	Pending or	7,023.03
	Kettle River Watershed Study	Committed	8,185.44
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00
	Society)	Pending or	
2010	Boundary Museum Society - Phase 1	Committed	13,000.00
2010	Boundary Museum Society - Phase 2	Completed	30,000.00
2011	Boundary Museum Society - Phase 2	Completed	8,715.00
2012	Phoenix Mnt Alpine Ski Society	Completed	63,677.00
2011	Phoenix Mrt Alpine Ski Society	Completed	1,323.00
2012	· · · · · · · · · · · · · · · · · · ·	Additional	
	Phoenix Mnt Alpine Ski Society		12,600.00
2012	Grand Forks Curling Rink	Completed Funded	11,481.00
	Boundary Museum		77,168.50
	Grand Forks Rotary Club (Spray Park)	Completed	25,000.00
	Jack Goddard Memorial Arena (LED Lights)	Completed	40,000.00
7-16	RDKB (Hardy Mountain Doukhobor Village) Grand Forks Aquatic Center (LED Lights for	Funded	38,165.19
	Natatorium)	Completed	10,565.83
180-16	Grand Forks BMX Society (Track Upgrade)	Completed	5,000.00
	RDKB (Kettle River Heritage Trail)	Pending or	
246-16	TOTO (Totale Tivel Helitage Hall)	Committed	100,000.00
266-16 (181-16)	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	6,744.15
, ,	Grand Forks Community Trails Society (New	Committee	3,7 7 1.13
268-16	Surface Trans Canada Trail Westend Station)	Completed	24 649 45
	,	Completed	24,648.45
202 42	Grand Forks Aquatic Center (Underwater LED	Funded	44 500 70
293-16	Light Replacement)		11,508.76
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed	20,512.33
	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 May 5, 2017



ELECTORAL AREA 'E' / WEST BOUNDARY

05/05/2017

	Description	Status	Allocation		
Reveni	ue:				
	ital 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 Received	90,618.62		
	Allocation to Dec 31, 2015 Allocation to Dec 31, 2016	Received	90,618.62 93,670.24		
	Allocation to Dec 31, 2017	Estimated	99,795.41		
	7.1100dtion to 200 01, 2017	Loumated	00,700.41	1	
	TOTAL AVAILABLE FOR PROJECTS		\$ 1,025,817.14		
-	ditures:				
Approve 283	d Projects: Greenwood Solar Power Project	Completed	\$ 3,990.00		
203 8548	Kettle Valley Golf Club	Completed	20,000.00		
	•	·			20 500 0
8546	West Boundary Elementary School Nature Park	Completed	13,500.00		28,500.0
	2010 WBES - Nature Park (expanded)	Completed	15,000.00		
	Kettle Wildlife Association (heat pump)	Completed	35,000.00		
2010	Rock Creek Medical Clinic (windows/doors)	Completed	18,347.56	1 —	
2010 2011	Kettle Valley Golf Club (Pumps) Kettle Valley Golf Club (Pumps)	Completed Completed	24,834.63 10,165.37	_	41,368.0
2011	Kettle Valley Golf Club (Pumps)	Completed	6,368.00		41,300.0
2010	Rock Creek Fairground Facility U/G	Completed	14,235.38		
2011	Rock Creek Fairground Facility U/G	Completed	22,764.62		44,000.0
2011	Rock Creek Fairground Facility U/G	Completed	7,000.00		,000.0
	Beaverdell Community Hall Upgrades	Completed	47,000.00	ц	
2010	Kettle River Water Study	Funded	25,000.00		
	Kettle River Watershed Study	Funded	15,000.00		
	Kettle River Watershed Study	Funded	40,000.00		
2012-2	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	Ketlle River Watershed Study	Funded	5,805.60		
2017	Ketlle River Watershed Study	Funded	6,585.03		
	Kettle River Watershed Study	Pending or			
	Rettle River Watershed Study	Committed	11,161.97		
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) Kettle River Museum (Install 2 Electric Car	Completed	2,527.56		

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Gas Tax Agreement EA Committee.xlsx

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	29,574.09
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
166-17	Beaverdell Community Club & Recreation Commission (Bleachers Beaverdell Ball Park)	Pending or Committed	9,571.86
	TOTAL SPENT OR COMMITTED		\$ 632,642.58
	TOTAL REMAINING		\$ 393,174.56

05/05/2017 Page 7 of 7 Gas Tax Agreement EA Committee.xlsx