

**Electoral Area Services** 

Thursday, June 15, 2017 - 4:30 pm

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

# AGENDA

- 1. <u>CALL TO ORDER</u>
- 2. <u>ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)</u>
  - A) June 15, 2017

**Recommendation:** That the June 15, 2017 Electoral Area Services Agenda be adopted as presented.

- 3. <u>MINUTES</u>
  - A) May 17, 2017

**Recommendation:** That the May 17, 2017 Electoral Area Services Minutes be adopted as presented. <u>Electoral Area Services - 17 May 2017 - Minutes - Pdf</u>

- 4. <u>DELEGATIONS</u>
- 5. <u>UNFINISHED BUSINESS</u>

# A) Kathy Novokshonoff

# **RE:** Zoning Amendment

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

**Recommendation:** That the Electoral Area Services Committee recommend the Regional District of Kootenay Boundary Board of Directors not support the proposed bylaw amendment, to 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 hectares. <u>2017-06-08-Novokshonoff\_EAS\_2</u>

# B) **T. Lenardon-Proposed Permissive Taxation Exemption Policy** and Application Process

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding a proposed policy, procedure and application process that would stipulate the conditions for allowing a permissive tax exemption within RDKB Electoral Areas A, B/Lower Columbia-Old Glory, C/Christina Lake, D/Rural Grand Forks and E/West Boundary and Big White is presented

**Recommendation:** That the Electoral Area Services Committee approves the proposed RDKB Permissive Taxation Exemption Policy and Application Procedure as revised. **FURTHER** that it be referred to the Policy, Executive and Personnel Committee with a recommendation that it advance through the policy development and review cycle including referral to the Directors for comments and to overall the Board of Directors for final approval.

Staff Report-Revised Policy-Permissive Tax Exemption-EAS June 15 2017 - Pdf

# C) Memorandum of Committee Action Items

**Recommendation:** That the Memorandum of Electoral Area Services Committee Action Items be received. <u>ToEndOfMayForJune2017</u>

# 6. <u>NEW BUSINESS</u>

# A) Michael Slatnik and Jennifer Dressler RE: Zoning Amendment

3530 Hardy Mountain Road, Electoral Area 'D'/Rural Grand Forks RDKB File: D-538-03778.010

**Recommendation:** That the Electoral Area Services Committee recommends to the Regional District of Kootenay Boundary Board of Directors that the application to amend the *Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299* submitted by Michael A. Slatnik for Lot 1, DL 538, SDYD, Plan KAP33299 not be supported.

# 2017-06-08-Slatnik Dressler EAS

# B) David Turner and Janice Westlund

# **RE:** Site Specific Exemption to the Floodplain Bylaw

5070 Almond Gardens Road, Electoral Area 'D'/Rural Grand Forks RDKB File: D-362-02703.010

**Recommendation:** That the application for a Site Specific Exemption to the Floodplain Management Bylaw submitted by David Turner and Janice Westlund, in order to construct an addition to their single family dwelling with a secondary suite on the property legally described as Lot A, Plan KAP38070, DL 362, SDYD be approved, subject to:

- Adherence to all the recommendations included in the Geotechnical Assessment Report submitted by Norman Deverney, P. Eng., of Deverney Engineering Services Ltd; and
- The owner registering a new standard floodplain covenant on title in favour of the Regional District of Kootenay Boundary prior to issuance of a building permit.

2017-06-08 Flood Exemption EAS

# C) Kathleen Sinclair

# **RE: Development Permit**

53 Johnson Road, Electoral Area 'C'/Christina Lake RDKB File: C-970-04369.000

**Recommendation:** That the staff report regarding the Development Permit Application proposed on Lot 4, District Lot 970, Plan KAP1960, SDYD, (53 Johnson Road), Christina Lake, Electoral Area 'C'/Christina Lake be received.

2017-06-06 Sinclair DP EAS

# D) 085937 BC Ltd., Felix Westerkamp as Agent RE: Development Permit

200 Feathertop Way, Electoral Area 'E'/Big White RDKB File: BW-4222-07499.000

**Recommendation:** That the staff report regarding the Development Permit Application proposed on Lot 1, District Lot 4222, Plan KAS3398, (200 Feathertop Way), Big White, Electoral Area 'E' / West Boundary be received.

2017-06-06\_Westerkamp-EAS

E) Red Mountain View Estates, Peter Muirhead as Agent
 RE: MOTI Subdivision

Richie Road, Electoral Area 'B'/Lower Columbia-Old Glory RDKB File: B-Twp28-10970.250

**Recommendation:** That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for Parcel A, Township 28, Plan NEP1245, Except Plan EPP25686 (see XJ8383) and Lot 9, Township 28, Plan NEP77083, Except Plan EPP25686 and EPP62870, Richie Road, Electoral Area 'B'/ Lower Columbia-Old Glory be received. 2017-06-06-Red MTN View Estates EAS

- F) Local Community Commissions Discussion
- G) Ministry of Transportation Issues Discussion
- H) Grant in Aid Update

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

# I) Gas Tax Update

**Recommendation:** That the Gas Tax report be received. <u>Gas Tax Agreement</u>

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



# Electoral Area Services Minutes

Wednesday, May 17, 2017 RDKB Board Room, 843 Rossland Ave., Trail, BC

#### **Directors Present:**

Director Linda Worley Director Grace McGregor Director Vicki Gee

**Directors Absent:** Director Ali Grieve Director Roly Russell

**Other Directors:** Director Lloyd McLellan Alternate Director Bill Edwards

# **Staff Present:**

Donna Dean, Manager of Planning and Development Louise Hamazaki, Recording Secretary

# **CALL TO ORDER**

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

# ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

May 17, 2017

There were additions to the agenda as late (emergent) items as follows:

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- 1. Attendance at conferences
- 2. Medical Marijuana
- 3. Properties in Bridesville adjacent to the former drug lab

Moved: Director McGregor

Seconded: Director Gee

That the May 17, 2017 Electoral Area Services Agenda be adopted as amended.

Carried.

# **MINUTES**

# April 13, 2017

Moved: Director McGregor

Seconded: Director Gee

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

Carried.

# **DELEGATIONS**

There were no delegations in attendance.

#### UNFINISHED BUSINESS

# A Memorandum of Committee Action Items

Director Gee inquired about which committee could assist her in having a Tax Requisition raised. She was directed to discuss with the Finance Department and request this be included as an action item on the next Board agenda.

Moved: Director McGregor Seconded: Director Gee

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

Carried.

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# **Unsightly Premises - follow-up discussion**

Director Gee described how ranchers in the Bridesville area support the clean-up of properties. Director Gee is offering assistance with a reduction of tipping fees to assist with a project to clean up some parcels in the Bridesville townsite.

Director Gee would like staff to research the cost of unsightly premises enforcement; possibly have a By-Law Enforcement Officer to oversee unsightly premises and outline other issues that could be addressed by this position.

She would also like staff to explore the idea of holding a referendum in conjunction with the 2018 elections to create service for enforcement of unsightly premises for all five electoral areas.

# NEW BUSINESS

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

Donna Dean presented a brief description of the application and images outlining the proposed options. Donna describe how Option #1 is not consistent with the RDKB Policy unless a more liberal interpretation of 'rural resource' is made. Donna outlined the concerns for the neighbors:

- a. Neighbors purchased their properties with the knowledge of what they were purchasing, including the zoning,
- b. An increase in traffic,
- c. Predictability to neighbours,
- d. Setting a precedent.

Director Worley advised of her APC's concerns regarding the potential year-round use and density. Director Worley also commented that the APC supported this niche market and also that this proposal is an economic driver.

Director Gee requested clarification of square footage as the information provided on page 27 of the agenda differs from that on page 31.

Director McLellan spoke in favour of the application and its potential contribution to the community. Electoral Area Services May 17, 2017 Page 3 of 9

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Discussion included the mitigation of zoning opportunities only permitting 'Temporary accommodations' and being specific to the subject property.

The development proposal may require a change in the covenant regarding the location of the septic system.

As the RDKB has received one letter supporting and one letter not in favour of the proposal, Director Worley advised that a Public Hearing would be a fair procedure.

Moved: Director McGregor

Seconded: Director McLellan

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.

Carried.

# Kathy Novokshonoff RE: Zoning Amendment 2081 Perkins Road, Electoral Area 'D'/Rural Grand Forks RDKB File: D-581s-04694.055

Moved: Director McGregor

Seconded: Director McLellan

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'/Rural Grand Forks Advisory Planning Commission.

Carried.

**Randy DeBiasio RE: Development Variance Permit** 420-3rd Avenue, Rivervale, BC RDKB File: B-367-02303.070

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Donna Dean reviewed this application with the committee members. The location of the property, the proposed siting of the garage, and the proposed garage size ( $20' \times 30'$ ) were discussed.

Moved: Director Gee

Seconded: Director McGregor

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.

Carried.

**Big White Ski Resort Ltd. Brent Harley, Agent RE: Development Permit** Black Forest Area, Big White RDKB File: BW 4255-Temp

Donna Dean reviewed this application with the committee members. Discussed were outstanding issues of access to the building by Waste Management and Big White Fire Department. Concerns raised are: year-round access to all buildings; and where the snow is going to be stored. As this facility will be utilized as employee housing, there will likely be cars parked for a greater duration over the winter months.

Moved: Director McGregor

Seconded: Director Gee

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.

Carried.

Shawn Warren Mark Takenen, Agent RE: Development Permit 384 Feathertop Way, Big White RDKB File: BW-4222-07500.820

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Donna Dean stated that the Planning Department is waiting on further information on setbacks and groundcover, and that a permit cannot be issued until any concerns are addressed.

Moved: Director McGregor

Seconded: Director Gee

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.

Carried.

Donald Beliveau RE: MOTI Subdivision 12095 Brown Creek Road RDKB File: D-2843s-06906.000

Moved: Director McGregor

Seconded: Director Gee

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed conventional subdivision for the parcels legally described as South 1/2 of DL 2842s and DL 2843s, in Electoral Area 'D' / Rural Grand Forks, be received.

Carried.

Coreen & Donald Piltingsrud RE: MOTI Subdivision

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

Moved: Director McGregor

Seconded: Director Gee

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.

Carried.

# **Okanagan Water Forum-Discussion**

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Director Gee addressed the committee detailing that the forum will be held in Kelowna and facilitated by the Okanagan Nations Alliance.

Moved: Director McGregor

Seconded: Director Worley

That the Electoral Area Services Committee approves the attendance of Director Gee at the Okanagan Water Forum to be held in Kelowna, BC on May 30, 2017.

Carried.

# Alternate Director Discussion- Item added from last month's meeting

UBCM is looking at policy regarding alternate directors. Since Alternate Directors are not elected, there are concerns about their authority to make decisions when there is a long term absence of a director.

# Rural Director Name Change Discussion-Item added from last month's meeting.

Director McGregor is in communication regarding the potential for a name change for Electoral Area Directors with other areas such as Powell River

# Westbridge Recreation Society RE: Gas Tax Application

Moved: Director McGregor

Seconded: Director Gee

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.

Carried.

**Grant in Aid Update** 

Moved: Director Gee

Seconded: Director McGregor

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That the Grant in Aid report be received.

Carried.

# Gas Tax Update

Moved: Director Gee

Seconded: Director McGregor

That the Gas Tax report be received.

Carried.

# LATE (EMERGENT) ITEMS

#### **Conference Attendance**

Director Gee attended 'Share the Trail' convention and found the material offered to be informative and presented by a great facilitator. The convention was attended by 4x4 clubs and ATVers that are concerned about not having access to the trails to access the permitted motorized areas. Both groups expressed concerns about the 'non-motorized' signs that are being posted without permission.

Director Gee became a member of the Share the Trail committee representing Area `E'/West Boundary only.

Director Gee is interested in attending the Interior Lumber Manufacturers (ILM) & BC Cattleman's conference - both will include travel and an overnight stay.

Director Gee requested permission to attend with expenses paid.

Moved: Director McGregor

Seconded: Director Worley

That the Electoral Area Service Committee approves the attendance of Director Gee for the ILM AGM & BC Cattleman's conference, with all expenses paid.

Carried.

# **Bridesville Properties**

Director Gee acknowledged that the RCMP & Interior Health worked well with residents upon the discovery of the drug-lab. However, neighbours are concerned that the remains of contaminated soil and water may impact neighbouring properties. Director

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Gee has had discussions with the Ministry of Environment who have expressed that they have exhausted their budget. Director Gee brought the situation with CAO John MacLean's attention. Donna Dean offered to follow-up to determine the status of the investigation and clean up.

# Medical Marijuana

Director Gee briefly discussed the anticipated increase in demand for 'marijuana growing facilities' upon the legalization of marijuana. She is aware of two proposed facilities in Area 'E'/West Boundary, one of which has good support in the community. Director Gee questioned how many facilities the federal government will allow?

# **DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

Local Community Commissions

# **CLOSED (IN CAMERA) SESSION**

A closed (in camera) session was not required.

# **ADJOURNMENT**

There being no further business to discuss, Chair Worley adjourned the meeting at 5:34 p.m.

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# Electoral Area Services Committee Staff Report

Prepared for meeting of June 2017

Z	oning Bylaw Amend	dment		
Owner:		File No:		
Katherine A. Novokshonoff		D-581s-04694	D-581s-04694.055	
Location:				
2081 Perkins Road, Elector	al Area 'D' / Rural Grand	Forks		
Legal Description:		Area:	Area:	
Lot 1 Plan KAP29422, DL 581s, 1261		16.8 ha. (41.6	16.8 ha. (41.6 acres)	
OCP Designation:	Zoning:	ALR status:	DP Area:	
Agricultural Resource 2 Rural Resource 1	Rural Resource 1	Partial	NA	
Report Prepared by: Ke	n 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**

The APC considered a proposal for bylaw amendment during the May 2017 meeting. During that meeting it was requested that further information be given on potential alternatives to the bylaw amendment proposed that could still have permit the applicant's son to build a separate residence on the property.

The parcel, which is 16.8 ha in size, 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). The minimum parcel size to be created by subdivision in the 'Rural Resource 1' designation is 10 ha. The minimum parcel size to be created by subdivision in the 'Agricultural Resource 2' designation is 20 ha.

The parcel is zoned 'Rural Resource 1' in *the Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299.* The minimum parcel size to be created by subdivision in this

Page 1 of 4 P:\PD\EA\_'D'\D-581s-04694.055 Novokshonoff\2017-May ReZone\EAS\2017-06-08-Novokshonoff\_EAS\_2.docx zone is 10 ha. All surrounding parcels are within the same zone.

In 2016 an email from Senior Planner Jeff Ginalias was sent to a family member of the applicant explaining different options of applications that could be filed to achieve the goal of a second residence. These options are listed in Implications section of this report.

# PROPOSAL

The applicants proposed 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. This would permit the applicant to subdivide a portion of the subject property for her son.

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

Options to allow a second residence (see, *Applicants' Submission*) include:

#### Secondary suite

Currently in the Zoning bylaw, a second dwelling could be permitted as a secondary suite. However, these can only be attached to the main residence and may not exceed 40% of the floor space of the single family dwelling or 90m<sup>2</sup>. This is not desired by the applicant because they would like a separate yard.

Amending the definition and regulations regarding secondary suites to include detached buildings, such as in the Area C / Christina Lake Zoning Bylaw would permit a second residence on the property, at a reduced size. The size restriction would create 1 clearly secondary dwelling unit that may not be suitable for a family, but would provide enough room for a single person or couple. This could be in a separate yardsite on the same property.

This option is not desired as it would not create a new separate house. However, a possible compromise could be to use the detached secondary suite to house the mother, while the son and family could utilize the existing house (see, Applicants' Submission).

#### Second residence

The Zoning Bylaw could be amended to permit a second residence in the Rural Resource 1 zone. This has potential for all other properties of the same zone to follow suite and build additional residences, a contradiction of the goals within the Official Community Plan for lands within the Rural Resource 1 designation. To resolve this potential concern, a spot zone could be created through bylaw amendment to permit a secondary residence.

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Within the ALR a second residence can be permitted as a manufactured home, however, this is not applicable to the applicants because the portion of the property that is within the ALR is not the portion of the property that is the chosen location for a second residence. The portion of the property within the ALR is also within the floodplain, which is unsuitable for a residence.

Multiple residences on a parcel can have several unforeseen concerns for owners and residents including issues of ownership, taxes, estate settlement, and pressures to subdivide in the future.

The landowner has specified that a subdivision is preferred.

#### Subdivision

An amendment to change the minimum parcel size of the Rural Resource 1 zone could be made to permit a subdivisions of a smaller minimum size in order for a second residence and yard to be constructed in the desired location. This has potential for all other properties of the same zone of a similar size to subdivide. To resolve this potential concern, a rezone could be done to zone the property to an existing zone that permits a smaller size, or new spot zone could be created through bylaw amendment to permit a smaller subdivision. If this option is chosen an amendment to the Official Community Plan would be required in addition to the Zoning Bylaw amendment.

Subdivisions to separate ALR lands from non ALR lands, or portions of a property in different OCP designations and zones is also a possibility. However, a subdivision to separate land use designations from the OCP, and portions of the subject property in and out of the ALR would fail to separate the portion of the property that has been selected by applicants as the optimal location for another residence (see, *Applicants' Submission*). There also appears to be a building on this boundary that may prohibit this type of subdivision (see, *Site Plan*).

A subdivision under Section 317 of the *Electoral Area 'D' / Rural Grand Forks Zoning Bylaw No. 1299* 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 is the bylaw amendment option that will have the least potential for future applications.

Section 317 can be amended to include size requirements for specific zones and specific areas. This was also mentioned as a possible compromise in the letter submitted by the applicant as an acceptable alternative to an amendment affecting the entire electoral area *(see Applicants' Submission)*. An amendment to specific zones would only require a text amendment to the zoning bylaw. If specific areas are to be included for this size amendment that are not associated with existing zones then an existing schedule (map) would need to be amended or a new schedule would need to be created in addition to the text amendment.

Subdivisions utilizing Section 317 are not common, and are not desirable in a planning perspective. The ability to give an Approving Officer the ability 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.

# APC COMMENTS

The Electoral Area 'D' / Rural Grand Forks Area Planning Commission (APC) met on June 7, 2017. After consideration of the additional information provided above, the APC did not support the proposed bylaw amendment.

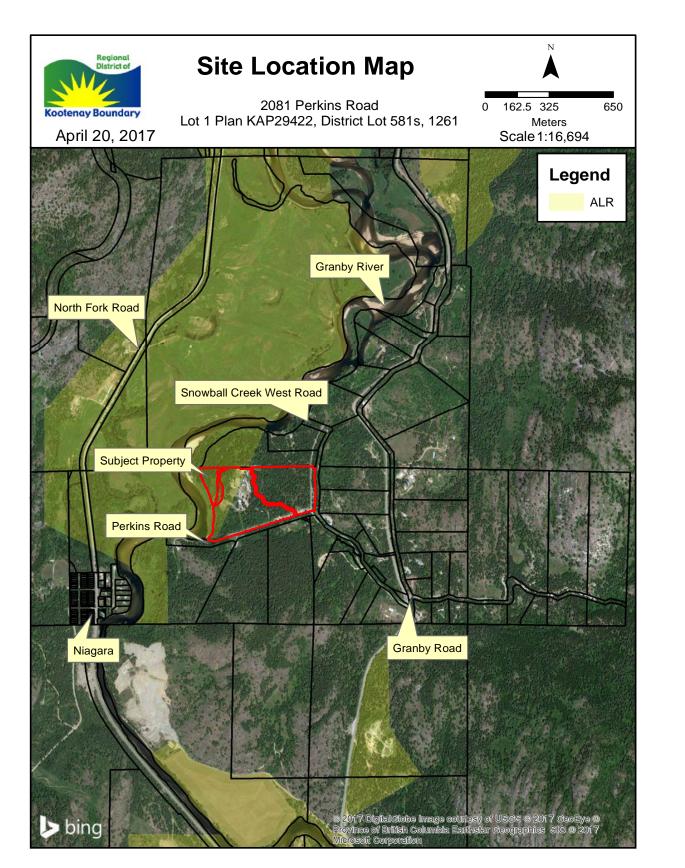
# RECOMMENDATION

That the Electoral Area Services Committee recommend the Regional District of Kootenay Boundary Board of Directors not support the proposed bylaw amendment, to 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 hectares.

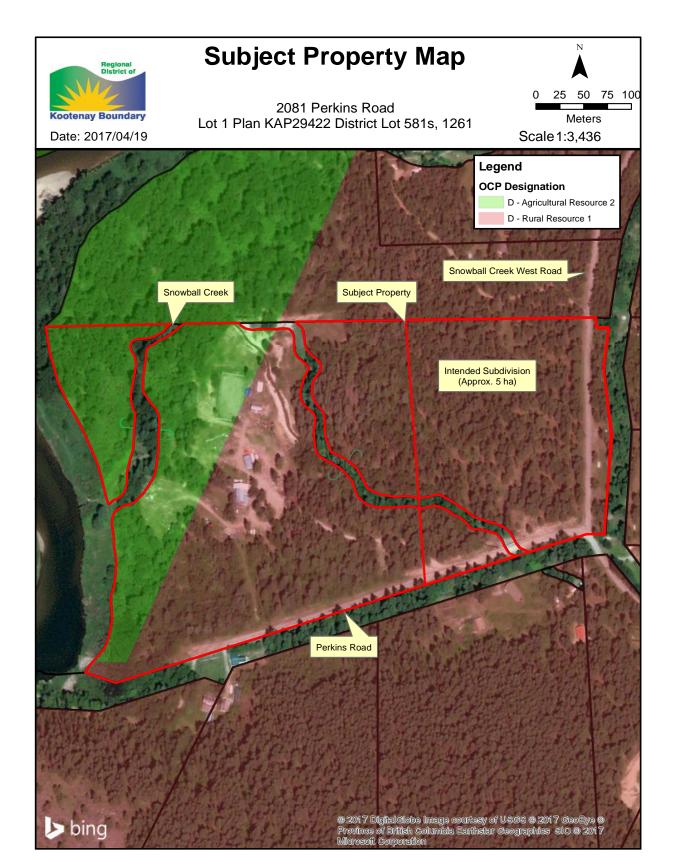
# **ATTACHMENTS**

Site Location Map Subject Property Map Applicants' Submission May 2017 EAS Package

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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

# **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.

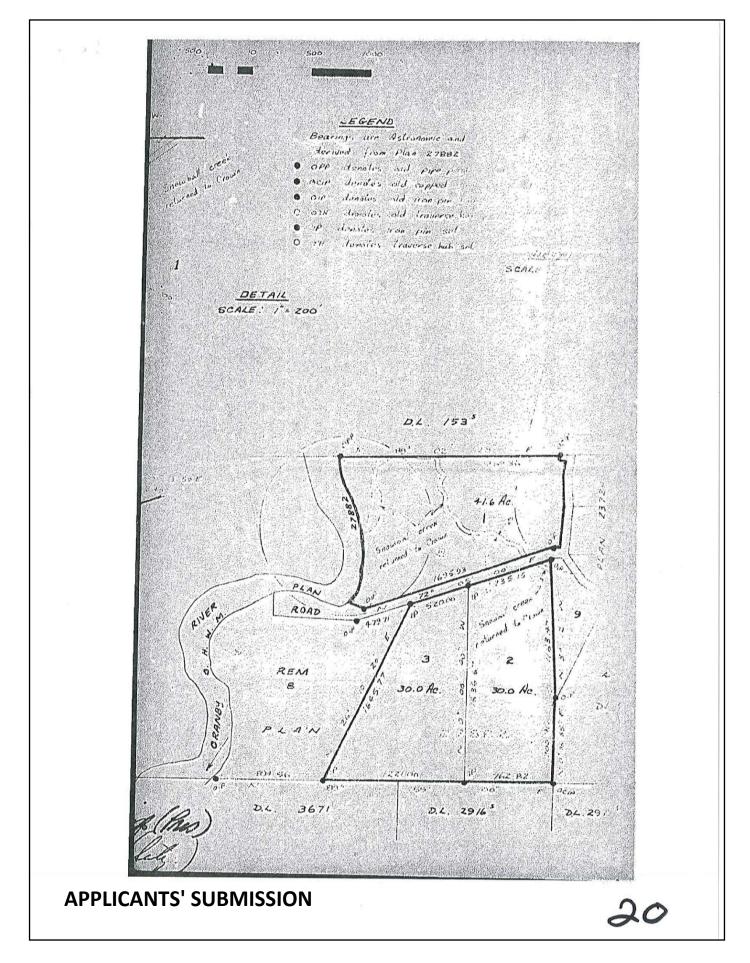
This application seeks to amend section 317 of the *Electoral Area 'D' ZONING Bylaw No. 1299* ("zoning bylaw"). Currently s. 317 of the zoning bylaw establishes that a parcel of land may be subdivided pursuant to s. 514 (formerly s. 946) of the *Local Government Act* RSBC 2015 c. 1 ("LGA") so long as 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.

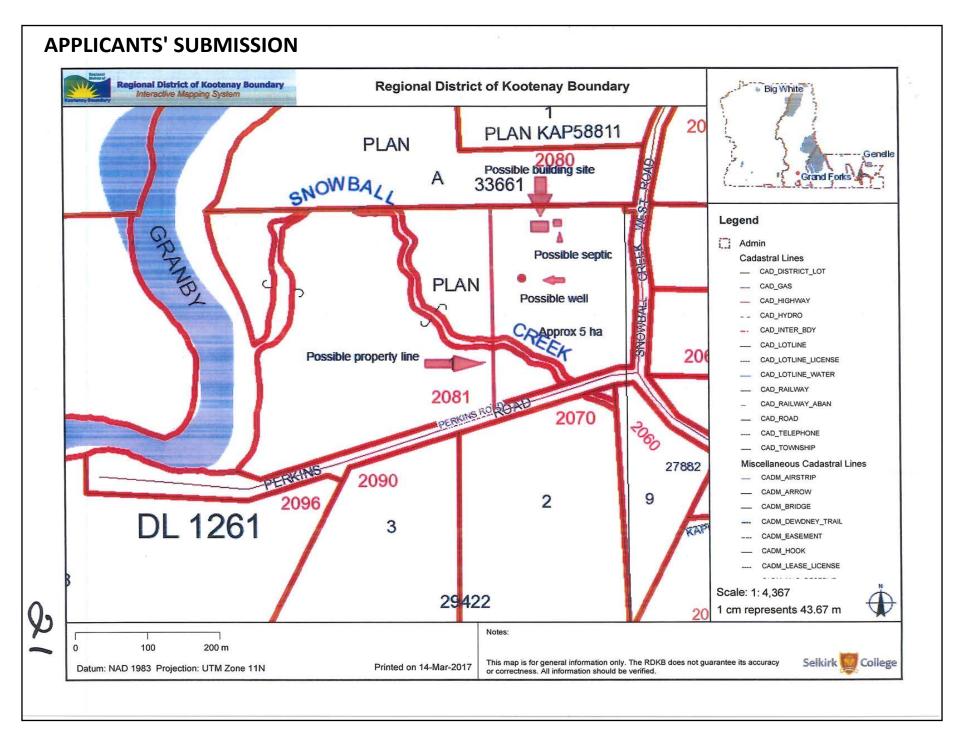
# **APPLICANTS' SUBMISSION**

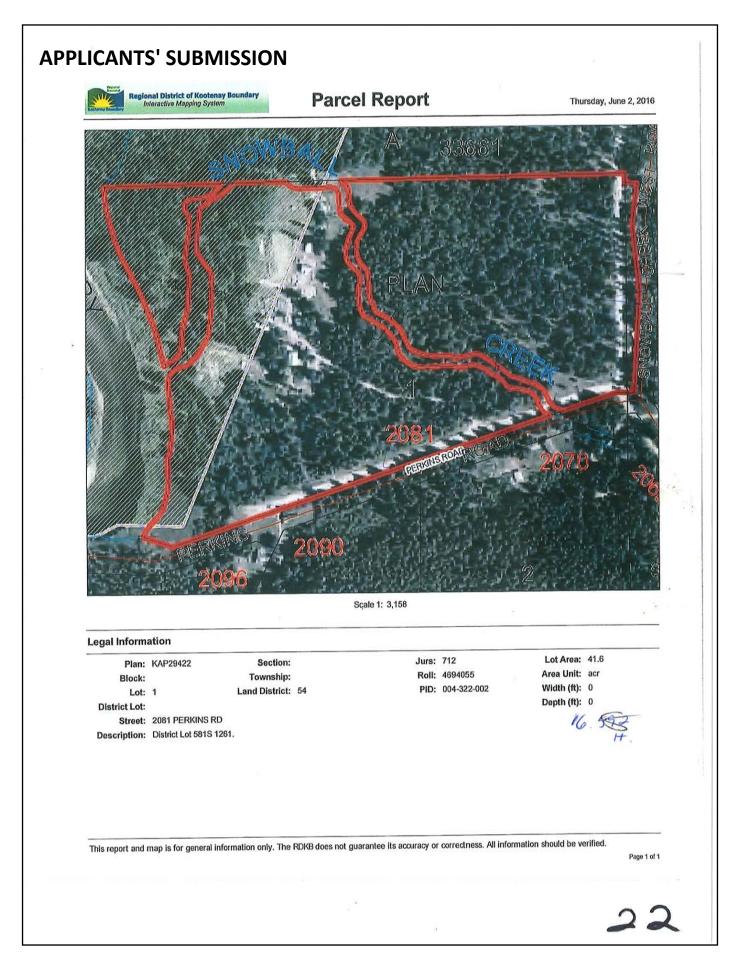
Section 514(1)(a) of the LGA provides that an approving officer may approve a subdivision for a parcel of land that would otherwise be prevented by the minimum parcel size requirement of a local zoning bylaw, only if that subdivision is for the purpose of providing a separate residence for a relative (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.

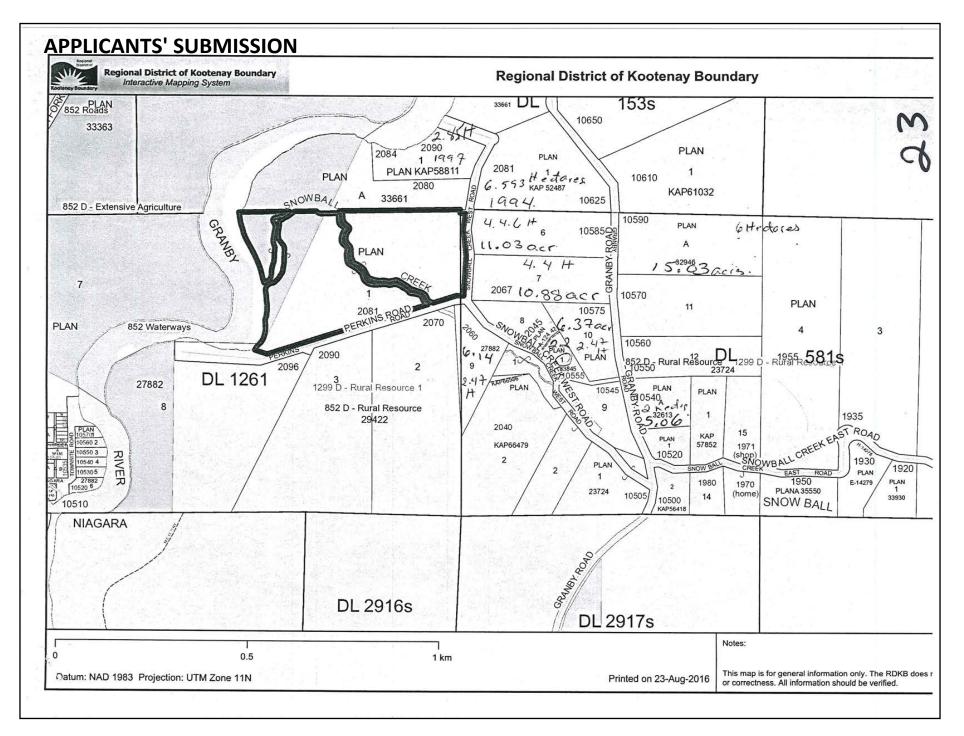
The effect of s.317 of the zoning bylaw is a restriction on those who own land zoned in rural resource of Electoral Area 'D' from providing separate residence for a relative using the property they own. The inferred goal of the 20 hectare size requirement under s. 317 is to reinforce the minimum parcel 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.









ITEM ATTACHMENT # 5.A)



# Electoral Area Services Committee Staff Report

Prepared for meeting of May 2017

Z	oning Bylaw Amend	dment		
Owner:		File No:		
Katherine A. Novokshonoff		D-581s-04694	D-581s-04694.055	
Location:				
2081 Perkins Road, Elector	al Area 'D' / Rural Grand	Forks		
Legal Description:		Area:	Area:	
Lot 1 Plan KAP29422, DL 581s, 1261		16.8 ha. (41.6	16.8 ha. (41.6 acres)	
OCP Designation:	Zoning:	ALR status:	DP Area:	
Agricultural Resource 2 Rural Resource 1	Rural Resource 1	Partial	NA	
Report Prepared by: Ke	n 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.

Page 1 of 5 P:\PD\EA\_'D'\D-581s-04694.055 Novokshonoff\2017-May ReZone\EAS\2017-05-03-Novokshonoff\_EAS.docx 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

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.

- 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.

- 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.

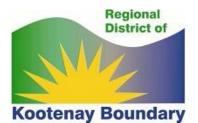
# RECOMMENDATION

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

> Page 5 of 5 P:\PD\EA\_'D\D-581s-04694.055 Novokshonoff\2017-May ReZone\EAS\2017-05-03-Novokshonoff\_EAS.docx



Date: 28 May 2017

STAFF REPORT

File ADMN Tax Exempt ADMN Policy Manual

# To: Chair Worley and Members of the Electoral Area Services Committee

- From: Theresa Lenardon, Manager of Corporate Administration
- **Re:** Proposed Permissive Taxation Exemption Policy, Procedure and Application

# **Issue Introduction**

A staff report from Theresa Lenardon, Manager of Corporate Administration regarding a proposed revised policy and application process that would stipulate the conditions for allowing a permissive tax exemption within RDKB Electoral Areas A, B/Lower Columbia-Old Glory, C/Christina Lake, D/Rural Grand Forks and E/West Boundary and Big White.

# **History/Background Factors**

The Policy, Executive and Personnel (PEP) Committee reviewed a proposed Permissive Taxation Exemption Policy and application procedure at meetings held on June 9, 2016 and November 3, 2016. The PEP Committee referred the proposed policy to the Electoral Area Services (EAS) Committee where it was reviewed on February 16, 2017. The EAS Committee recommended that the proposed policy be deferred to a future meeting for further discussion and that staff meet with Director Gee to discuss the Committee's inquiries.

The Electoral Area Services Committee has requested further information regarding:

- the recovery of taxes for exempted properties,
- > the various pieces of legislation governing the tax exemption criteria, and
- the exemption of certain groups/organizations (e.g. churches, cemeteries) that are not currently included in the RDKB Permissive Taxation Exemption Bylaw, but that perhaps should be.

This staff report is intended to only address the EAS Committee's inquiries with new information and does not include information that has already been provided in the previous staff reports (attached) that were presented at the three aforementioned meetings (PEP and EAS Committees).

# Governing Legislation

Exemptions from property tax operate in several different ways. Exemptions may be whole or partial (e.g. exemption for both buildings and land, land only, or building only) and different organizations may receive authorization through one or several pieces of different legislation (e.g. *Local* 

Page 1 of 4 Staff Report-Revised Policy-Permissive Taxation Exemption EAS Committee-June 15, 2017 *Government Act, Taxation (Rural Area) Act, Community Charter, School Act).* In all cases, specified criteria such as ownership, use, or property type must be met from the applicable legislation before an exemption applies. Regional District permissive taxation exemption bylaws usually exempt properties through the *Local Government Act,* however many groups and organizations are tax exempt through other public sector bodies, the Province/BC Assessment and other pieces of legislation and processes.

Rather than requesting an Electoral Area Director to be included in the RDKB Permissive Taxation Exemption Bylaw, an organization, such as a school, a medical facility, etc. may be tax-exempt through different legislation. The EAS Committee had inquiries regarding organizations and services, such as churches, cemeteries, etc. that may not be exempt, but possibly "should be". Churches, cemeteries and the like are usually exempt from taxation in most of B.C. and depending on the approving authority where a church request is managed, these groups could be tax-exempt through the *Taxation (Rural Area) Act*, not the RDKB bylaw. Education and health facilities/groups could be exempt with more subject-specific legislation such as the *School Act*, the *Health Authorities Act* or the *University Act*. Property owned by the Federal or Provincial Government is fully exempt from property taxes for all purposes (Section 125 of the *Constitution Act*). Property owned by municipalities is fully exempt from property taxes for all purposes (Section 220(1)(b) of the *Community Charter*) and Section 13(1) of the *School Act*.) Property owned by regional districts is fully exempt from property taxes <u>when it is used for its own purposes</u> (Section 391(1) of the *Local Government Act*).

#### **Current Process**

It is important to note that local government / regional district exemptions are "permissive". Currently, it is up to a non-profit or society etc. group or organization to approach an Electoral Area Director directly to request exemption status. The Director may approve or deny the request. The decision to approve or deny is at the sole discretion of the Director. If the Director approves the request, he or she must advise the Manager of Corporate Administration who will gather the necessary information and then include the organization in the RDKB Permissive Taxation Exemption Bylaw for the next tax year. The organizations which are currently listed in the 2017 Taxation Exemption Bylaw will remain tax-exempt for 2018 along with any additional organizations as approved by an Electoral Area Director before August 31, 2017. Should the Board approve the proposed policy and application procedure in 2017, then this current process will become a bit more transparent and organized in 2018 and beyond. The difference from the current process to one which would fall under the proposed policy, should it be approved, is the requirement for both first time applicants (not already part of the current Taxation Exemption Bylaw) and organizations already included in the RDKB Taxation Exemption Bylaw, to complete the policy application form and submit the required documentation.

Electoral Area Directors do not need to take any action until he or she is approached with a request for taxation exemption.

#### **Recovering Exempted Taxation**

The following information applies to the recovery of revenue from tax exempt properties regardless of whether an organization or property is tax exempt via a local government permissive taxation exemption bylaw or through other Provincial legislation as named above.

The Regional District regardless of Permissive Exemptions will receive the tax requisition determined through the budgetary process. However, when a permissive exemption is applied to a property,

Page 2 of 4 Staff Report-Revised Policy-Permissive Taxation Exemption EAS Committee-June 15, 2017 whether the property has been exempted via the local government (e.g. *Local Government Act, Community Charter* etc.) or via other legislation such as the *School Act* or via Provincial processes, the tax burden shifts to other taxpayers in the District. The distribution of the tax burden of providing a permissive exemption is determined by the services the impacted property receives. Generally, there are three scenarios that may apply.

- 1. Services that are taxed throughout the District: An example is General Government/Administration. For these services, the impact of providing the tax exemption would be to increase the tax burden throughout the District to other property owners. When determining the tax requisition distribution between the municipalities and Electoral Areas, the amount for the specific property is removed from the equation which would mean the other municipalities and Electoral Areas including the impacted Electoral Area would have a higher dollar contribution. The amount requested to the municipal areas would be higher than if no permissive exemption was granted.
- 2. Services that are specific to an Electoral Area or Electoral Areas: The same principle applies except the impact of the tax exemption would be to increase the tax burden throughout the Electoral Area or Areas to other property owners.
- 3. **Services that are within a Specified Area:** Again, the same principle applies except the impact of the tax exemption would be to increase the tax burden throughout the Specified Area to other property owners.

It is likely that most Permissive Exemptions would have components of at least two of these scenarios. The entire Regional District contributes to some services such as General Government/Administration and since it is an Electoral Area Permissive Exemption it would also redistribute taxation amongst one or more Electoral Areas.

#### Next Steps

Since the February EAS meeting, staff met with Director Gee to review the feedback and inquiries that the EAS Committee members put forward - some of which have been addressed in this report. The policy and application have also been revised with "track-changes" and are attached to this staff report. The changes in the policy and application form include reference to the Provincial legislation, application criteria more specific to the RDKB (except for where required by legislation), simpler language and the removal of some redundant information and text.

The next step is to refer the proposed policy, procedure and application process to the Policy, Executive and Personnel Committee for a recommendation that it advance through the RDKB policy approval process.

#### Implications

- adoption of the proposed policy, procedure and application process would have some impact on staff resources, but more importantly, would ensure that the RDKB property tax exemption process is more transparent, efficient and organized for applicants, the Electoral Area Directors and for staff to manage, and
- > adoption of a permissive taxation exemption bylaw would have no impact on the Financial Plan.

#### **Advancement of Strategic Planning Goals**

Page 3 of 4 Staff Report-Revised Policy-Permissive Taxation Exemption EAS Committee-June 15, 2017 Adopting a policy and application for permissive taxation exemption requests meet the following strategic planning goals:

#### **Exceptional Cost Effective and Efficient Services**

We will distinguish between those services that are "core" and "discretionary". We will ensure we are responsible and proactive in funding our services.

#### **Improve and Enhance Communication**

We will continue to focus on partnerships that advance the interests of the Region.

#### **Continue to Focus on Organizational Excellence**

We will review our internal processes to remove any barriers to economic growth.

#### **Background Information Provided**

- 1. Revised Permissive Taxation Exemption Policy, Procedure and Application
- 2. Staff Report: Policy, Executive and Personnel Committee (June 2016)
- 3. Staff Report: Policy, Executive and Personnel Committee (November 2016)
- 4. Staff Report: Electoral Area Service Committee (February 2017)

#### Alternatives

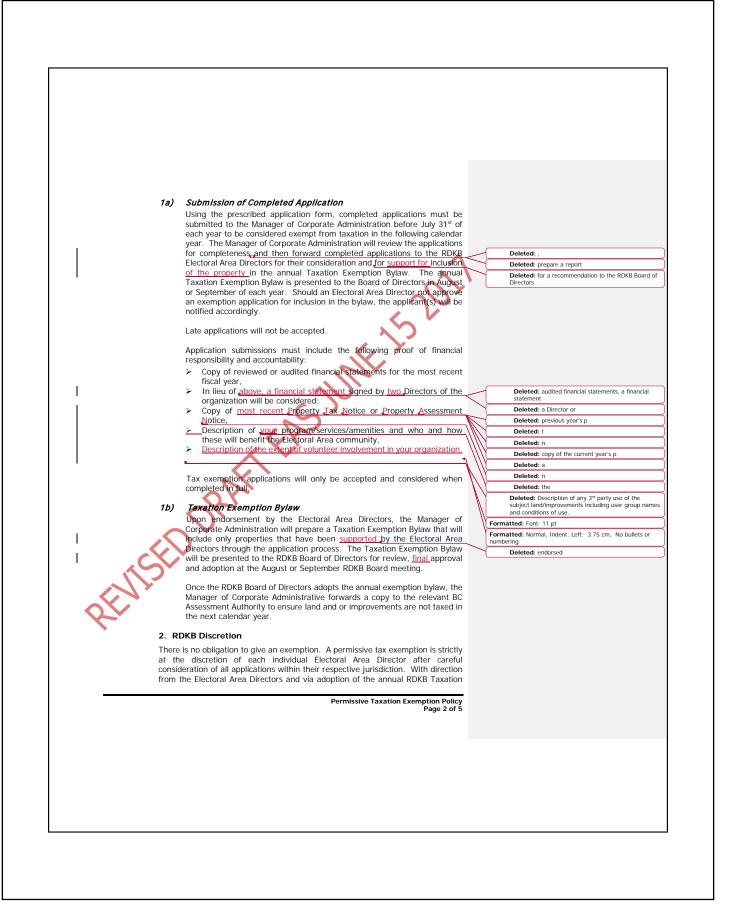
- 1. Receive the staff report with no further action
- 2. EAS Committee approve the proposed Permissive Taxation Exemption Policy and application as revised and refer it to the Policy, Executive and Personnel Committee with a recommendation that it advance through the Policy Development and Review process.

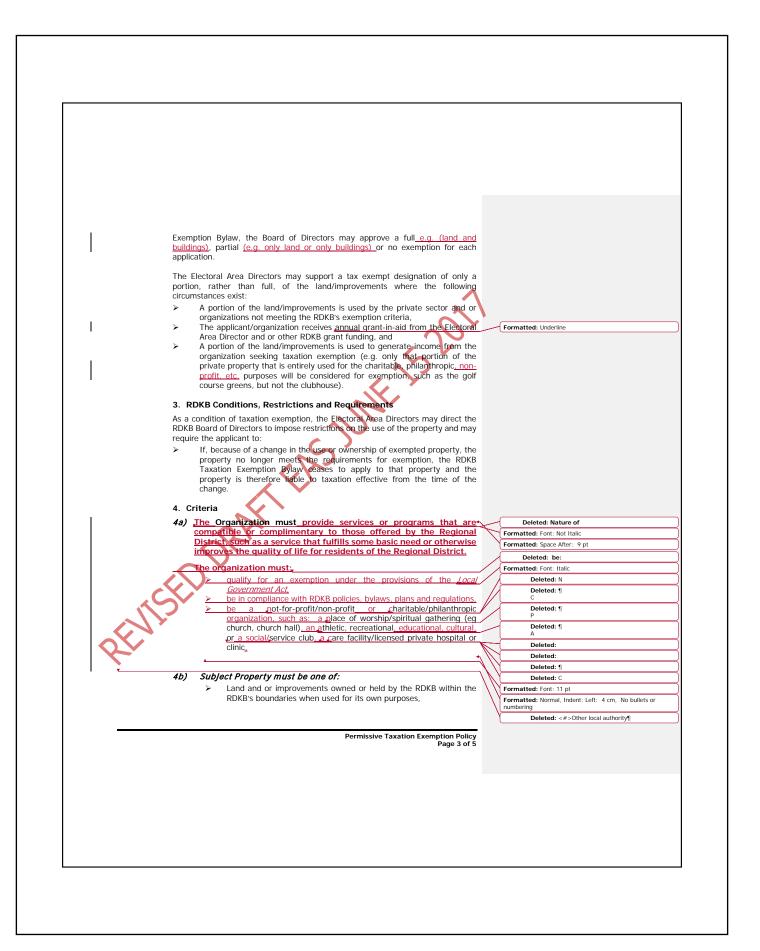
#### Recommendation(s)

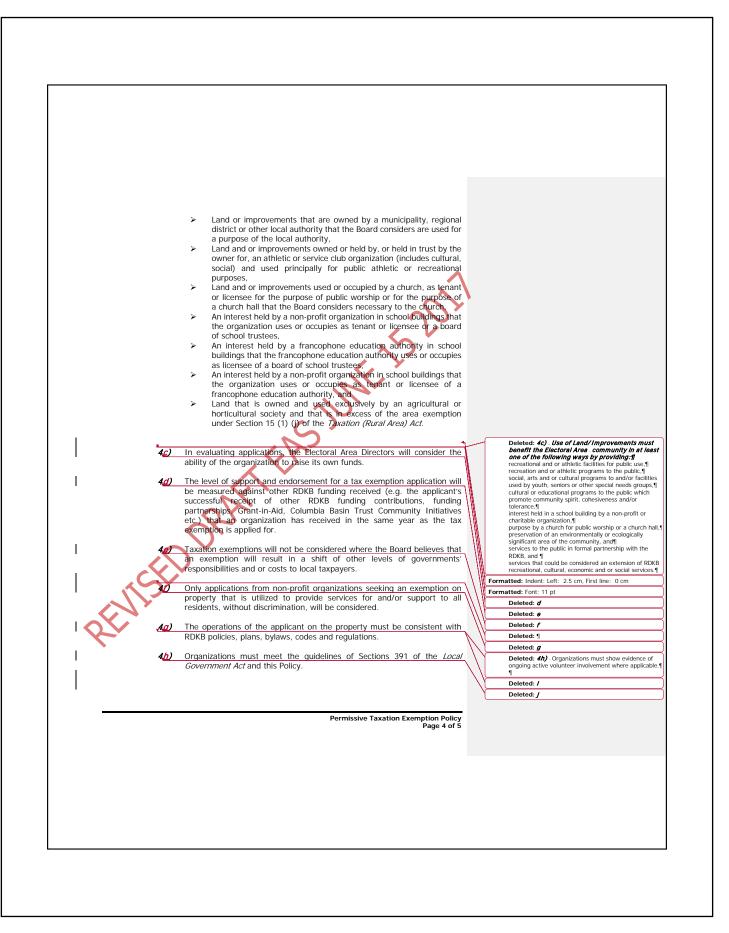
That the Electoral Area Services Committee approves the proposed RDKB Permissive Taxation Exemption Policy and application as revised. **FURTHER** that it be referred to the Policy, Executive and Personnel Committee with a recommendation that it advance through the policy development and review cycle.

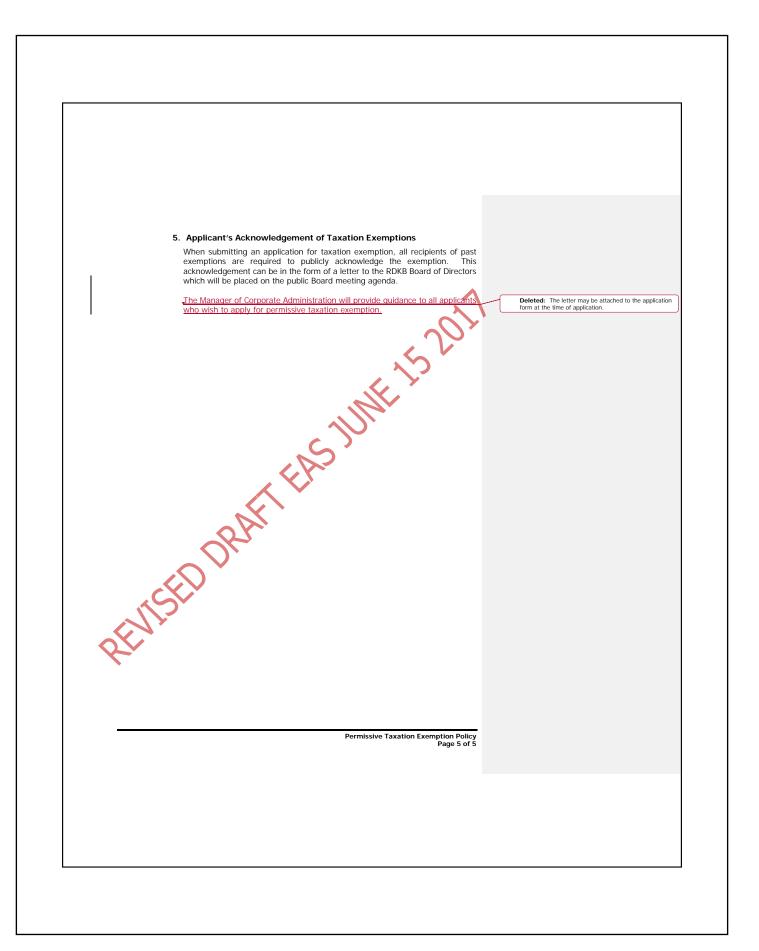
Page 4 of 4 Staff Report-Revised Policy-Permissive Taxation Exemption EAS Committee-June 15, 2017

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	Regional District Boards of Direct improvements from regional district The Regional District of Kootenay B establishes a policy to stipulate and tax exemption within the RDKB Ele C/Christina Lake, D/Rural Grand For A permissive tax exemption is a r organizations, which further the d enhance the quality of life (economic consider taxation exemption applic under the <i>Local Government Act</i> via which will be reviewed and approved The parameters will provide impartia for all applications which provide che or amenities within the RDKB Elector the RDKB Electoral Area Directors exemptions annually. Upon request and or with direction 1 of Corporate Administration will mal forms available via: Canada Pos www.rdkb.com) and in person from	<ul> <li>EVIEWED BY EAS COMMITTEE: February 16/17</li> <li>COPTED BY BOARD OF DIRECTORS:</li> <li>The Local Government Act provides that on or before October 31 in am Regional District Boards of Directors may, by bylaw, exempt land a improvements from regional district property taxes</li> <li>The Regional District of Kootenay Boundary (RDKB) Board of Directors he establishes a policy to stipulate and clarify the conditions to permit a peritax exemption within the RDKB Electoral Areas A, B/Lower Columbia-Old C/Christina Lake, D/Rural Grand Forks and E/West Boundary.</li> <li>A permissive tax exemption is a means for the Board to support com organizations, which further the Board's objectives and priorities and enhance the quality of life (economic, social/cultural, recreational and educa under the Local Government Act via authority in the Taxation (Rural Area) which will be reviewed and approved by the overall RDKB Board of Director for amenities within the RDKB Electoral Area Director consider taxation exemption applications from organizations (Rural Area) which will be reviewed and approved by the overall RDKB Board of Director of a meenities within the RDKB Electoral Area Director and the parameters will provide impartial and consistent treatment and consider at applications which provide charitable or not-for-profit services, facilities amenities within the RDKB Electoral Areas.</li> <li>Endure:</li> <li>Application Process</li> <li>The RDKB Electoral Area Directors will consider applications for permiss exemptions annually.</li> <li>Upon request and or with direction from the Electoral Area Director, the M of Corporate Administration will make Permissive Taxation Exemption app forms available via: Canada Post, electronically (e.g. e-mail and on</li> </ul>	<ul> <li>EVIEWED BY EAS COMMITTEE: February 16/17</li> <li>COPTED BY BOARD OF DIRECTORS:</li> <li>The Local Government Act provides that on or before october 31 in any year, Regional District Boards of Directors may, by blow exempt land and or improvements from regional district property taxes.</li> <li>The Regional District of Kootenay Boundáry (RDKB) Board of Directors herewith establishes a policy to stipulate and clarify the conditions to permit a permissive tax exemption to the RDKB Electoral Areas A. B/Lower Columbia-Old Glory, C/Christina Lake, D/Rural Grand Porks and E/West Boundary.</li> <li>A permissive tax exemption is a means for the Board to support community organizations, which further the Aboard's objectives and priorities and which enhance the quality of the feconomic, social/cultural, recreational and educational).</li> <li>Deleted: The Board give align with the RDKB Electoral Area Directors will consider the <i>Tocal Government Act</i> via authority in the <i>Taxation (Rural Area) Act</i> and which which erviewed and approved by the overall RDKB Board of Directors.</li> <li>The parameters will provide impartial and consistent treatment and consideration for altapplications which provide charitable or not-for-profit services, facilities and re amenities within the RDKB Electoral Areas. Act and which which erviewed and approved by the overall RDKB Board of Directors.</li> <li>The parameters will provide impartial and consistent treatment and consideration for altapplications which provide charitable or not-for-profit services, facilities and re amenities within the RDKB Electoral Areas Director, the Manager of Corporate Administration will make Permissive Taxation Exemption application forms available via: Canada Post, electoral Area Director, the Manager of Corporate Administration will make Permissive Taxation Exemption and polication forms available via: Canada Post, electoral Area Alta Rea Director, the Manager of Corporate Administration will make Permissive Taxation</li></ul>









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Describe the extent of volunteer in	volvement in	your ord	ganization (attach a se	aparate sheet if necess	ary)		Deleted: YES Deleted: 1

	INFORMATION	FROM TAX OR ASSE	SSMENT NOTICE		Formatted: Font: Bold, Font color: Auto
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Property Address:		<b>.</b>			
Legal Description:					
Folio Number:	PID:		ATION YEAR:		
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Initial Application Ren	newal Application				
		☐ This property is ov	vned by the organization		
PAR	T 3 – <u>REQUIRE</u>	D DOCUMENTATION		•	Formatted Table
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<u>Copy of the most recent reviewed</u>	or audited financial	statements or a financial s	tatement signed by two	$\pm 1/c$	Deleted: p
<ul> <li><u>Directors of your organization</u></li> <li><u>Copy of most recent Property Tax</u></li> </ul>	Assessment Notice	or Pural Property Tax Not	ice		Deleted: t Deleted: a
If you are a past recipient of taxation					Deleted: n
publicly acknowledges the exemption	ion. This letter will	be placed on a public RDK	B Board of Directors' agenda	· ///	Deleted: copy of previous year's r
*		$\boldsymbol{\mathbf{X}}$		- <b>X</b> //2	Deleted: p Deleted: t
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I certify that I am authorized to submit provided on this application form and understand that additional information	on the attachments	is true and accurate to the	best of my knowledge. I		Deleted: Description of any 3 <sup>rd</sup> party use of the subject land/improvements including names of user groups and conditions of use¶
Applicant:	Signature:	Date:			Formatted: Font: (Default) Arial, 10 pt
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### **STAFF REPORT**

Date: 09 Jun 2016

To:

File ADMN-Taxation Exemption

Executive and Personnel CommitteeFrom:Theresa Lenardon, Manager of Corporate<br/>Administration

Chair Gee and Members of the Policy,

Re: Taxation Exemption

### **Issue Introduction**

A Staff Report from Theresa Lenardon, Manager of Corporate Administration regarding the establishment of a draft policy to stipulate and clarify the conditions to permit a permissive tax exemption within the RDKB Electoral Areas.

### **History/Background Factors**

Upon request and after consideration and permission from the Electoral Area Directors, the Manager of Corporate Administration has prepared and presented a taxation exemption bylaw to the Board of Directors for adoption. This has been the practice since 1993.

The 2016 Taxation Exemption Bylaw was presented to the Board of Directors for adoption on September 29, 2015. Although the Board adopted RDKB Taxation Exemption Bylaw No. 1582, 2015, some members expressed concerns with the loss of Regional District taxation revenue (approximately \$41,605 in 2016) that would have otherwise been paid from the properties named in the exemption bylaw. The matter was referred to Staff to develop a policy for the granting of permissive tax exemptions.

Not all regional districts and municipalities have a Taxation Exemption Policy. Most do have exemption bylaws. The policy being presented to the PEP Committee has been developed using information from local government colleagues, the *Local Government Act*, templates found from research and from lessons learned in a Capilano University Policy Writing course.

Remembering that exemption is **permissive**, the following discussion points are highlighted in yellow on the attached policy and require discussion and direction from the PEP Committee.

### **1.** Current and Proposed Application Process:

The RDKB does not have a formal application process for property (land and or improvements) exemption. Presently, the process begins in April-May of each year (except this year due to

Page 1 of 5 Staff Report-Permissive Taxation Exemption Policy, Executive and Personnel Committee-June 15, 2016 request for policy) with the Manager of Corporate Administration contacting the Electoral Area Directors to provide them an opportunity to consider any possible tax exemption requests that they may have received.

The current process does not include the completion of an application form or public notification/advertising that exemptions are possible.

If an organization wishes to be exempt from taxation they must approach the Electoral Area Directors with their request and receive permission. In May, the Manager of Corporate Administration sends letters to the organizations which have received exemption from the previous year, reminding them to submit a letter requesting that they remain in the bylaw for the next tax year. The organizations which do not send a letter also remain exempted unless the Electoral Area Director advises staff to remove it. The Electoral Area Director may also advise of any new properties to be added to the taxation exemption bylaw.

Further to direction, the Manager of Corporate Administration will add or delete properties to the bylaw for the next taxation year and present it to the Board of Directors for adoption. The Bylaw must be adopted before October 31st and sent to BC Assessment for the next years' tax roll. The 2016 Taxation Exemption Bylaw No. 1582 includes properties from past years and has not included any additions or deletions in several years.

**Direction Required:** Do you wish to include an application process that would involve <u>public</u> advertising that an opportunity for taxation exemption is available with the completion of an <u>application form</u>? or Do you wish a process that would still require the completion of an application form, but Staff would <u>not advertise</u>? Advertising the opportunity for taxation exemption is not a legislative requirement in the *Local Government Act*.

### 1a) Submission of completed application Forms to include financial information

The list under 1a) on page 2 of the proposed policy requires three pieces of financial information to be submitted with an application (e.g. previous year's tax notice, current year's assessment notice and copy of the most recent reviewed or audited financial statements).

**Direction Required:** Does the Committee wish to require any other financial information or remove any of the suggested required documentation? And Should an application form be included as part of the process?

Staff recommends that the other two points under 1a) (description of the program, services, amenities and description of any 3rd party use of the subject land/improvements) remain.

### 2. RDKB Discretion

The last paragraph describes a guideline respecting a financial cap of the tax levy, which is an option Electoral Area Directors have when providing permission for only a partial exemption.

**Direction Required:** Does the Committee wish to have the option of providing partial exemption only? If so, how much (eg. .5% cap of tax levy)?

Page 2 of 5 Staff Report-Permissive Taxation Exemption Policy, Executive and Personnel Committee-June 15, 2016

#### 3. RDKB Conditions, Restrictions and Requirements

**Direction Required:** Should this section be included in the policy? The first four bullets (re operating and or legal agreements) are suggestions only. However, Staff recommends that the last bullet (*a change in user or ownership of a property already exempted and where the Taxation Bylaw would cease to apply to that property*) remain in the proposed policy.

### 4. Use of land and or improvements to the benefit of the Electoral Area Community

4a) Nature of organization:

The nature of organizations as set out in the proposed policy must remain as these are required in the legislation.

4b) Subject property must be one of:

The types of subject properties listed in the proposed policy are required through the legislation.

*4c) Use of land/improvements must benefit the Electoral Area community:* The suggested uses align with 4b).

4j-4k)

For transparency and clarity and to avoid non-compliance in other legislative areas, RDKB Staff recommend that these clauses remain in the policy.

*Clauses 4d) - 4i)* are completely discretionary and will be included in the policy at the Committee's direction.

### **5 Acknowledgement**

**Direction Required:** Does the PEP Committee wish to require past recipients of taxation exemption to include a letter acknowledging the exemption as part of their request?

### **Statutory Exemption**

In addition to the local government's authority to exempt properties from taxation via the *Local Government Act* (or *Community Charter* for municipalities), the BC Assessment Authority can also exempt properties through Section 15 of the Taxation *(Rural Area) Act.* 

#### **Application Form**

The attached Permissive Property Tax Exemption application form would be part of the proposed policy.

#### Timeliness

To meet the legislative requirements, the 2017 Taxation Exemption Bylaw must be presented to the Board and adopted no later than the September 22<sup>nd</sup> Board meeting. Staff strongly recommends and respectfully requests that the PEP Committee refer the policy back to Staff to make the necessary revisions in June. Staff could then e-mail the policy to the PEP Committee by the end of June once it has been revised. Committee members would have a second opportunity to suggest further changes and to provide comments for Staff to make further

Page 3 of 5 Staff Report-Permissive Taxation Exemption Policy, Executive and Personnel Committee-June 15, 2016 updates in July with a final version presented to the Board of Directors for approval and adoption at the July  $28^{th}$  Board meeting.

This precludes the process as outlined in the Policy Review and Development Policy however the matter is timely and needs to move forward.

#### Implications

- 1. Except for the use of Staff time and resources to complete the work as set out in the policy, there are no negative financial implications with adopting the proposed Permissive Taxation Exemption Policy. Adoption of the policy with the option of approving only partial requests could result in additional taxation revenue.
- 2. The creation of a Permissive Taxation Exemption Policy, that includes the requirement for the completion of an application form and an organized and scheduled process is considered a best practice and will provide good guidance for the Electoral Area Directors when they review and consider an applicant's request.
- 3. The proposed policy will also provide transparency and illustrate that the elected officials are mindful of local government finance.

#### Advancement of Strategic Planning Goals

Adoption of the Policy meets the following strategic objectives:

### **Exceptional Cost Effective and Efficient Services:**

- > We will distinguish between those services that are "core" and "discretionary"
- > We will ensure we are responsible and proactive in funding our services

### **Improve and Enhance Communication**

- > We will continue to advocate on issues that affect our region
- > We will continue to focus on partnerships that advance the interests of the Region

## **Continue to Focus on Organizational Excellence**

- > We will review our internal processes to remove any barriers to economic growth
- > We recognize the key role that our Staff play in delivering services in the region

### **Background Information Provided**

- 1. Proposed RDKB Permissive Taxation Exemption Policy and application form
- 2. Local Government Act Section 391
- 3. Permissive Tax Exemption and Grants to Organizations Survey Results (Received from RDKB Director of Finance in 2010)
- 4. RDKB 2016 Property Tax Exemption Bylaw No. 1582, 2015
- 5. Regional District of Central Kootenay 2016 Property Tax Exemption Bylaw No. 2472, 2015
- 6. City of Castlegar 2016 Property Tax Exemption Bylaw No. 1220
- 7. Regional District of Fraser-Fort George Taxation Exemption Bylaw No. 2958

### Page 4 of 5

Staff Report-Permissive Taxation Exemption Policy, Executive and Personnel Committee-June 15, 2016

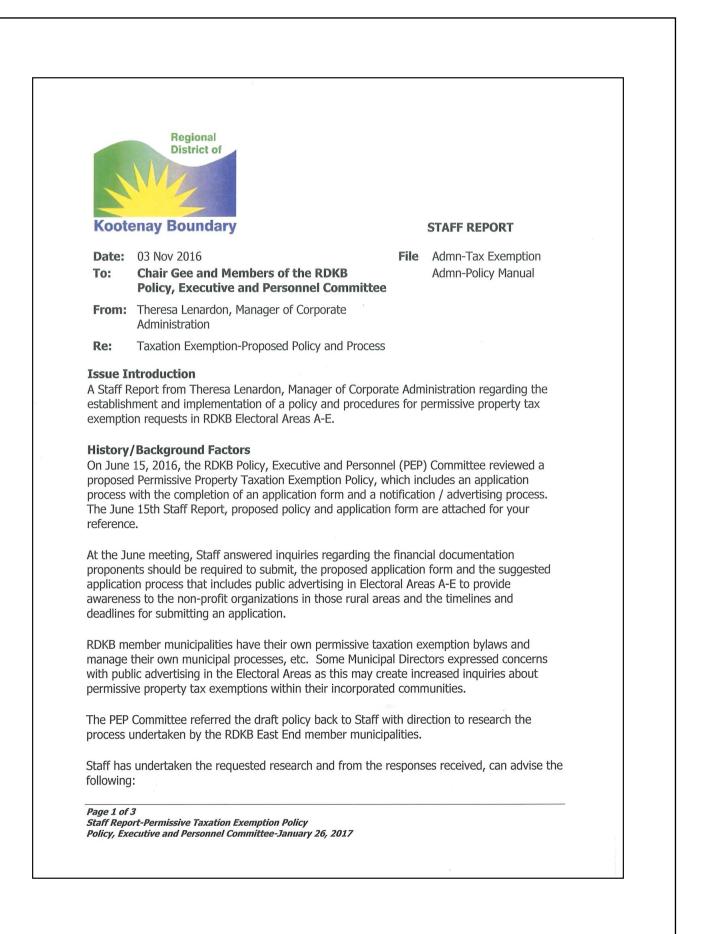
## Alternatives

- 1. That the Staff Report and proposed Permissive Taxation Exemption Policy be received and no further action taken.
- 2. That the proposed Permissive Taxation Exemption Policy be referred back to Staff for revisions at the direction of the PEP Committee. **FURTHER** that once revised, that the policy be forwarded to the PEP Committee for a final review by the end of June and then be presented to the RDKB Board of Directors for approval at the July 28, 2016 Board meeting.

### Recommendation(s)

That the proposed Permissive Taxation Exemption Policy be referred back to Staff for revisions at the direction of the PEP Committee. **FURTHER** that the revised policy be forwarded to the PEP Committee by the end of June for any possible further revisions and be presented to the RDKB Board of Directors for approval, as revised, at the July 28, 2016 Board meeting.

Page 5 of 5 Staff Report-Permissive Taxation Exemption Policy, Executive and Personnel Committee-June 15, 2016



*Village of Fruitvale:* The Village's Permissive Property Taxation Exemption Bylaw must not exceed the term of Council. Some of the non-profit organizations exempted from property taxation in the Village include, but are not limited to St. Rita's Catholic Church Hall, Beaver Valley Christian Fellowship Hall, Scout properties, Beaver Valley Manor Society, South Columbia Search and Rescue Society (training facility). The Village does not advertise the tax exemption bylaw but it does answer inquires and letters of request. The request must be in writing and the organization must show a benefit to the community and residents and in reviewing approval, Council will consider other assistance being provided by the Village and the amount of revenue the Village will forego if an exemption is granted.

*Village of Montrose:* The Village adopts its tax exemption bylaw every 10-years. The Village has two permissive tax exemptions; one for the Church and the other for the equipment at the skate park belonging to the Montrose Youth Action Team Society. The Church has been a traditional exemption without a request being put forward. Council will review the exemption for the skate park as the equipment has been removed. The Village does not advertise.

*City of Trail:* The City of Trail has a grant-in-aid program for community non-profit organizations with a multi-purpose application that allows for applicants to request a cash grant, rental fee waiver or property tax exemption. Council tends not to provide property tax exemption (presently, there is only one philanthropic organization that receives tax exemption by bylaw adopted annually. The City's process includes the establishment of an annual budget for grants, both cash and rental fee waivers, and applications are considered by Council year round at its Governance and Operations Meetings (Committee of the Whole). The City does not advertise.

*Village of Warfield:* The Village of Warfield reviews tax exemptions every fall and it adopts a Tax Exemption Bylaw each year. Some of the properties currently exempted include the Trail Association for Community Living (special needs home) and the Trail Water System. The Village does not advertise.

*City of Rossland:* The City of Rossland exempts the following groups/properties from taxation: Catholic Church, United Church, the Rossland Health Care Auxiliary Society, Rossland Child Care Society, Canadian Legion, the Seven Summit School of Learning and the Golden City Manor. The City adopts its tax exemption bylaw annually and publishes a website page making potential applicants aware of the date that the City will accept applications for tax exemption requests, where applications can be obtained and contact information to Staff at City Hall.

### Implications

- 1. There are no financial implications with approving and managing a Permissive Property Taxation Exemption Policy.
- 2. Completion of an application form would make the RDKB tax exemption process more efficient and organized for the Electoral Area Directors and for Staff to manage.

Page 2 of 3 Staff Report-Permissive Taxation Exemption Policy Policy, Executive and Personnel Committee-January 26, 2017

- 3. Advertising provides fairness and awareness for all non-profit organizations to apply for the opportunity for taxation exemption in the RDKB Electoral Areas A-E and also ensures transparency for the RDKB's tax exemption process.
- 4. It should be noted that although the entire Board of Directors vote on the annual Permissive Property Taxation Exemption Bylaw, the Bylaw itself exempts only organizations that are within the five RDKB Electoral Areas. The RDKB does not necessarily lose any tax revenue with adopting an exemption bylaw for Electoral Areas A-E. However, the taxes that the exempted properties would pay are redistributed and are recovered from the overall RDKB tax base (taxes in other RDKB jurisdictions are increased to recover the taxes that are exempted).

### **Advancement of Strategic Planning Goals**

Adopting a Permissive Property Taxation Exemption Policy meets the following RDKB Strategic Plan Goals:

### **Improve and Enhance Communication**

- We will continue to advocate on issues that affect our region
- We will continue to focus on partnerships that advance the interests of the Region

### **Background Information Provided**

- Staff Report presented to the PEP Committee on June 15, 2016
- Proposed Policy including the proposed application form
- RDKB 2017 Permissive Taxation Exemption Bylaw No. 1609, 2016 and
- Amendment Bylaw 1616, 2016.

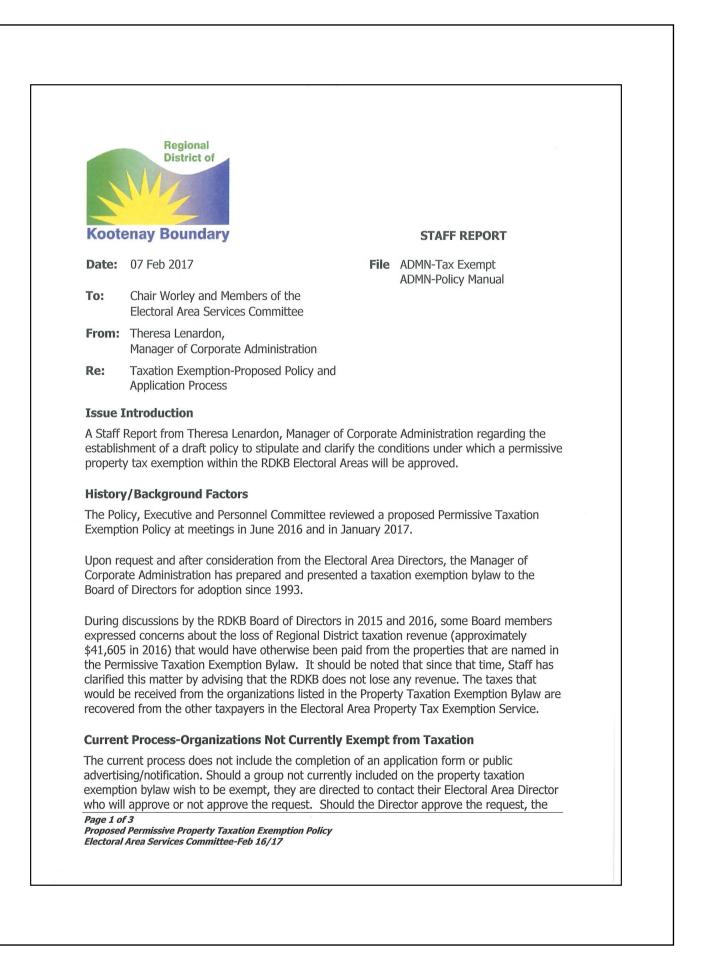
### Alternatives

- 1. Receive Staff Report and direction at the discretion of the Committee
- 2. Refer the draft Permissive Property Tax Exemption Policy to the Electoral Area Services Committee for consideration by the RDKB Electoral Areas A-E Directors.

## Recommendation(s)

That the Policy, Executive and Personnel Committee refer the draft Permissive Property Taxation Exemption Policy to the RDKB Electoral Area Services Committee for review and comments.

Page 3 of 3 Staff Report-Permissive Taxation Exemption Policy Policy, Executive and Personnel Committee-January 26, 2017



Director will advise the Manager of Corporate Administration to include the organization in the next year's property taxation exemption bylaw.

## **Current Process-Organizations Currently Exempted from Taxation**

In May of each year, the Manager of Corporate Administration sends letters to the organizations which are already included in the taxation exemption bylaw from the previous year. The letter reminds the organization that in order to maintain property tax exemption status for future years, it must submit a formal request to the Manager of Corporate Administration. The formal request must also acknowledge the Electoral Area Director's permission and the Board of Directors' generosity in granting the exemption.

Upon receipt of the organization's letter, the Manager of Corporate Administration ensures it remains exempt from taxation unless property ownership and or society status changes. This is the practice of other local governments throughout the Province. The Permissive Taxation Exemption Bylaw is then presented to the Board of Directors for adoption. The Bylaw must be adopted annually before October 31st and sent to BC Assessment for the next years' tax roll.

### **Proposed Policy-Suggested Process**

Further to its review, the PEP Committee has instructed Staff not to include public advertising/notification as part of the process, but the Committee does support that any new requests only be considered by the Electoral Area Director upon the submission of a completed application form.

Staff suggest that should the proposed policy be adopted, that the organizations already included on the taxation exemption bylaw be required to complete the proposed application form and also submit the required documentation noted in Part 3 of the form.

The application process (Sections 1 and 2 under the Procedure section of the proposed Policy) includes the submission of required documentation such as audited financial statements, a copy of the property tax assessment notice or the previous year's property tax notice. Should the applicant be a past recipient of taxation exemption, a letter to the Electoral Area Director acknowledging the exemption is also required. The documentation that is required to be submitted listed in support of the application is listed in Part 3 on page 2 of the application form.

## Implications

- 1. Managing a Permissive Property Taxation Exemption Policy and application process will require Staff time, however there are no financial implications.
- 2. Having a policy in place that includes submission of a formal application would make the RDKB property tax exemption process more transparent, efficient and organized for the Electoral Area Directors and Staff to manage.

#### Page 2 of 3

Proposed Permissive Property Taxation Exemption Policy Electoral Area Services Committee-Feb 16/17

### Advancement of Strategic Planning Goals

Adoption of the Policy meets the following strategic objectives: Exceptional Cost Effective and Efficient Services:

- We will distinguish between those services that are "core" and "discretionary"
- We will ensure we are responsible and proactive in funding our services

### **Improve and Enhance Communication**

- · We will continue to advocate on issues that affect our region
- We will continue to focus on partnerships that advance the interests of the Region

## **Continue to Focus on Organizational Excellence**

- We will review our internal processes to remove any barriers to economic growth
- We recognize the key role that our Staff play in delivering services in the region

### **Background Information Provided**

- 1. Staff Report to PEP Committee dated November 3/16 and presented on Jan 26/17
- 2. Proposed Permissive Property Taxation Exemption Policy
- 3. Application form
- 4. RDKB 2017 Permissive Taxation Exemption Bylaw No. 1609
- 5. RDKB 2017 Permissive Taxation Exemption Amendment Bylaw 1613

### Alternatives

- 1. That the Staff Report and proposed Permissive Taxation Exemption Policy be received and no further action taken.
- 2. The Electoral Area Services Committee approves the proposed Policy and refers it back to the PEP Committee.

## Recommendation(s)

- 1. That the Staff Report and proposed Permissive Property Taxation Exemption Policy be received and no further action taken.
- 2. That the proposed Permissive Property Taxation Exemption Policy and application procedure be referred back to the Policy, Executive and Personnel Committee for a recommendation of approval and referral to the Directors for comments and to the Board of Directors for final approval.

Page 3 of 3 Proposed Permissive Property Taxation Exemption Policy Electoral Area Services Committee-Feb 16/17

## RDKB MEMORANDUM OF ELECTORAL AREA SERVICES COMMITTEE ACTION ITEMS

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

I Unamb I a			
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	For 2019 Budget	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
Apr. 13/17	Bylaw Enforcement	EAS direct Staff to outline process and implications	IP
	Sandco Industries – MOTI Subdivision (conv.)	Statutory ROW to secure footbridge landing	IP
	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	ent IP
	0980131 BC Ltd MOTI Subdivision	Dedication of cash in lieu of park land	IP
	Electoral Area Budgets-Communications	To be added at the onset of the 2018 budget	IP

# Tasks from Electoral Area Services Committee Meeting May 17, 2017

		5 5 7	
Date	Item/Issue	Actions Required/Taken	Status – C / IP
May 17, 2017	OCP/Zone Amend (Dick)	Send to Board for 1 <sup>st</sup> /2 <sup>nd</sup> readings/set public hearing	С
	Zone Amend (Novokshonoff)	Deferred back to APC and EAS committee	С
	DVP (DeBiasio)	Sent to Board for approval.	С
	Okanagan Water Forum	Approve Vicki Gee's attendance	С
	Gas Tax App(Westbridge Rec Soc.)	Forwarded to Board for approval	С
	Conference attendance	Approve Vick Gee's attendance at ILM and BC Cattleman conference	С



# Electoral Area Services Committee Staff Report

Prepared for meeting of June 2017

Zoning Amendment						
Owner:			File No:			
Michael A. Slatnik, Je	D-538-03778.010					
Location:						
3530 Hardy Mountair	3530 Hardy Mountain Road					
Legal Description:	Area:					
Lot 1, DL 538, SDYD,	26.5 acres (10.7 ha)					
OCP Designation:	Zoning:	ALR status:	DP Area:			
Agricultural Resource 1	Agricultural Resource 1 (RUR 1)	Entirely within	No			
Prepared by: Ken Gobeil, Planner						

# **ISSUE INTRODUCTION**

Michael Slatnik has submitted an application for a zoning bylaw amendment for the property at 3530 Hardy Mountain Road, Electoral Area 'D' / Rural Grand Forks *(see Site Location Map; Subject Property Map)*. The request is to allow for a second dwelling, in the form of a manufactured home, to be used for an immediate family member *(see Applicants' Submission)*.

# **HISTORY / BACKGROUND FACTORS**

The 10.7 ha parcel, created by a subdivision approved in 1981 and registered in 1982, separated portions of the original property that were within the Agricultural Land Reserve (ALR), and potions of the property that were not. The subject property is designated as 'Agricultural Resource 1' in the *Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 1555, 2016* and zoned 'Agricultural Resource 1' in the *Electoral Area 'D'/Rural Grand Forks Official Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299, 2005.* The subject property is entirely within the ALR.

The subject property is approximately 3km from the RDKB office in Grand Forks. Properties to the north, east and west of the subject parcel are also within the ALR and share the same zone and land use designation. Properties south of the subject parcel are not within the ALR and are designated as Rural Residential in the Official Community Plan and Zoning Bylaw.

# History of Dwellings on Property

An application for building permit for a single family dwelling was received by the RDKB in 2016. At the time of the application there were 2 existing residences on the property, a single family dwelling and a manufactured home. The RDKB has no records or documentation to support when, or if these dwellings were lawfully placed on the property.

The manufactured home functioned as the principal dwelling on the property while the single family dwelling was demolished and a new one was built. As the property was zoned 'Agricultural Resource 1' in the *Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299*, only 1 single family dwelling was permitted. The permit was issued for the construction of a single family dwelling as the applicant had signed an affidavit declaring that the manufactured home would be rendered uninhabitable or removed within 30 days of occupying the newly constructed single family dwelling.

However, as construction on the new single family dwelling neared completion, the applicant inquired about keeping the second residence. The last inspection of the new house was in December 2016, the RDKB Building Inspectors are still waiting for the owners to finish construction and schedule a final inspection. To date the manufactured home has not been removed or rendered uninhabitable.

# PROPOSAL

The property owners request a zoning bylaw amendment to permit a second dwelling on the parcel, in the form of a manufactured home.

The owners' intent is to keep the existing manufactured home that is required and was agreed to be removed or rendered uninhabitable. The intent of the second residence is to periodically house immediate family members, however, no specific family member is mentioned in the application. The applicant suggests this would help provide child care and be used more permanently upon retirement of family members. The proposal is consistent with Agricultural Land Commission (ALC) permitted uses on ALR land; however, the proposal needs interpretation to determine whether or not it is consistent with the policies for agricultural land in Electoral Area 'D'/Rural Grand Forks Official Community Plan Bylaw No. 1555.

# IMPLICATIONS

Agricultural Land Commission Act and Regulations

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

Permitted uses for land in an agricultural land reserve

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

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

Page 2 of 5 P:\PD\EA\_'D\D-538-03778.010 Slatnik\2017-June ReZoning\EAS\2017-06-08-Slatnik\_Dressler\_EAS.docx (i) one secondary suite in a single family dwelling,

(ii) either

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

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

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

It has not been confirmed that the manufactured home on the subject parcel is under 9m wide, or that the family member mentioned in the application is an immediate family member. However, generally speaking, the proposal in the application is consistent with ALC Regulations. These items would be determined and confirmed in writing through an agreement between the landowner and RDKB that would be registered on title of the subject property as a condition of the RDKB Official Community Plan amendment.

## RDKB Land Use Bylaws

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

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

- "19.4.10 Notwithstanding the above, consideration may be given to permitting a second dwelling in the form of a manufactured home for a member of the owner's *immediate family*, upon an application for a zoning bylaw amendment. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following:
  - a) the size and location of the subject property;
  - b) the provision of a guarantee (restrictive covenant or housing agreement) that describes who may occupy the residence and what would trigger removal of the residence in the future."

Similar applications for zoning amendment to permit the placement of a manufactured home for an immediate family member were received in March 2016 and again in March 2017. The parcels were 40 ha and 48.5 ha in the 'Agricultural Resource 1' and 'Agricultural Resource 2' Zones respectively. The amending Bylaws zoned the properties to the 'Agricultural Resource 1B Zone (AGR 1B). As part of the bylaw amendment in

2016 a definition for 'immediate family<sup>1</sup>' is now included in the Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299. The March 2017 application is still pending registration of a covenant on title.

The subject property is significantly smaller in size at 10ha than previous applications. The subject property is also closer to the corporate boundary of Grand Forks than the other applications, however, the 2016 application was approximately 5km from Grand Forks.

Other applicants' submissions were regarding properties in the ALR that also have active farm operations, while the current assessment for the property indicates that the property is residential and is not considered to be a farm by BC Assessment. Previous correspondence with the applicant and RDKB staff prior to the application included several inquiries regarding scenarios in which the manufactured home could remain on the property after the single family dwelling was completed. This included asserting that both residences were lawfully established and considered legal non-conforming, possibly using the manufactured home for farm employees and possibly using the manufactured home for family members.

The applicant was informed that policy is that the onus is on the property owner for providing sufficient evidence to the RDKB that a residence was lawfully established, as stated above the RDKB has no records to indicate when, or if the manufactured home was ever legally placed on the property. However, the manufactured home lost any consideration of non-conforming status when the building permit was issued for the construction of a single family dwelling and the landowner signed an affidavit for the removal of the manufactured home.

Through correspondence it was shared that housing for a farm employee may not be a reasonable request due to the fact that the property is not assessed as a farm. It was shared that a second residence can be permitted on properties in the ALR for direct family members in a manufactured home.

The Board Policy requires that consideration be given to the size and location of the property to determine if it meets the requirements to warrant approval for a second residence. At 10.7 hectares, this parcel is considerably smaller than the other properties that had bylaw amendment applications supported by the Board. The other 2 applications that were supported also made the argument that having family members nearby was a benefit to the agricultural use of the property which cannot be argued in this case because the subject property is not used for farming.

If a zoning amendment bylaw is supported an agreement would be registered on the title of the property as per 19.4.10(b) of the Official Community Plan, then issues such

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

as confirmation legislation and policies in effect at the time of signing could be documented and confirmed by both parties.

Currently a secondary suite is permitted, however, secondary suites must be part of the single family dwelling and could not be in a separate structure. Since the minimum parcel size requirement is 10 ha for parcels to be created by subdivision, further subdivision could not be done in this parcel.

## ADVISORY PLANNING COMMISSION COMMENTS

This item was discussed during the Advisory Planning Commission (APC) June 6, 2017 meeting. The application was not supported by the APC as there was a split vote and a motion for support was defeated. Items such as the affidavit, and the likelihood of compliance with the use intended for specific family members of the owner was discussed.

## PLANNING COMMENTS

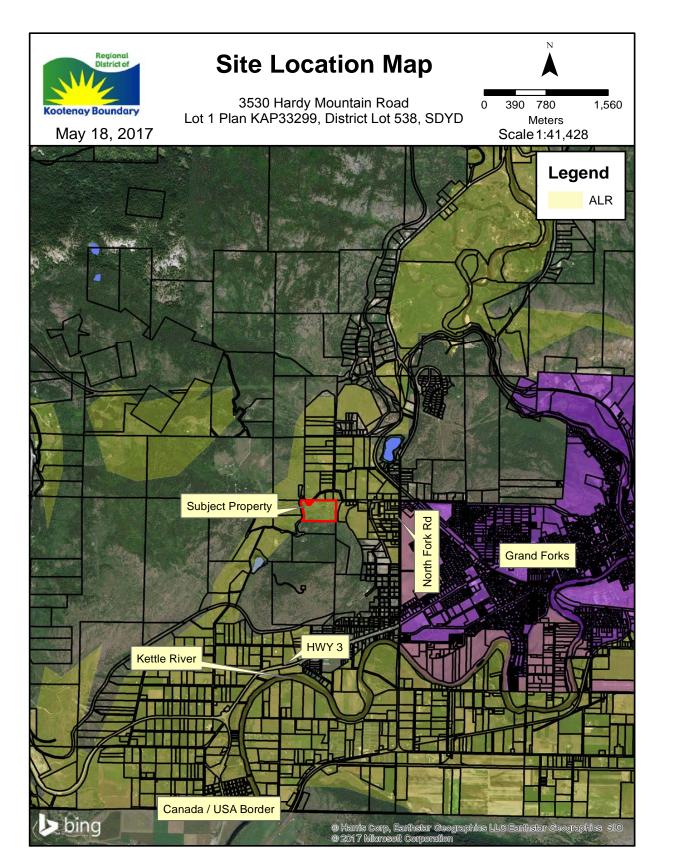
Although consideration to the likelihood of compliance is important, consideration should also be given to the size and location of the property as this is a specific quantifier listed in the Official Community Plan.

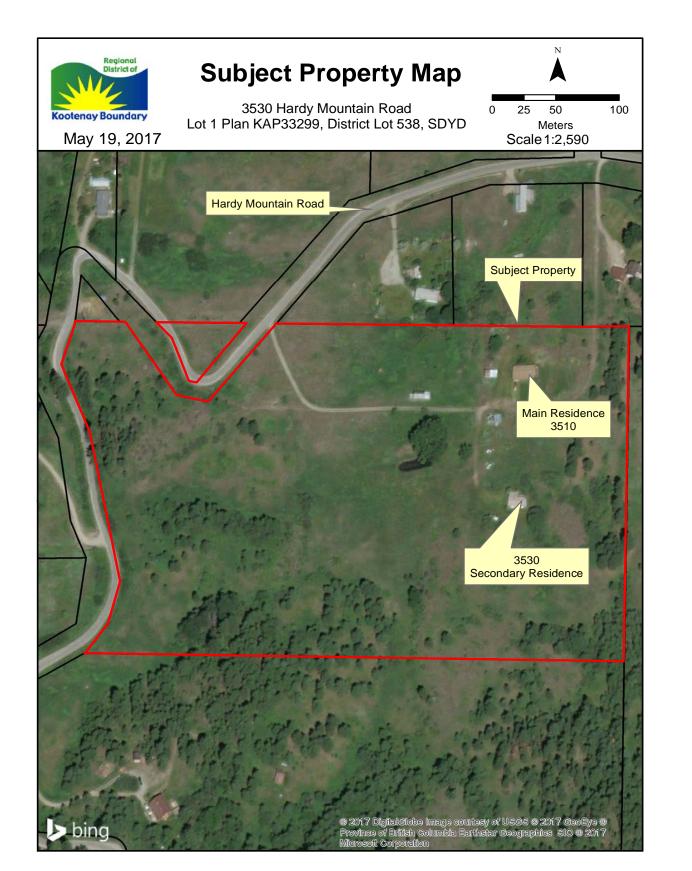
## RECOMMENDATION

That the Electoral Area Services Committee recommends to the Regional District of Kootenay Boundary Board of Directors that the application to amend the *Electoral Area* 'D' / Rural Grand Forks Zoning Bylaw No. 1299 submitted by Michael A. Slatnik for Lot 1, DL 538, SDYD, Plan KAP33299 not be supported.

# ATTACHMENTS

Site Location Map Subject Property Map Applicants' Submission





Document Path: P:\PD\EA\_'D\D-538-03778.010 Slatnik\2017-June ReZoning\2017-05-18.mxd

## **APPLICANT SUBMISSION**

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

his 201 m une. on me VIN ina . MAY 1 6 2017 **REGIONAL DISTRICT OF** KOOTENAY BOUNDARY Page 3 of 4



# Electoral Area Services Committee Staff Report

Prepared for meeting of June 2017

Site Specific Exemption to the Floodplain Bylaw					
Owners:		File No:			
David Turner and Janic	e Westlund	D-362-02703.010			
Location:					
5070 Almond Gardens Road					
Legal Description:		Area:			
Lot A Plan KAP38070, DL 362, SDYD		2.4ha (6.0 acres)			
OCP Designation:	Zoning:	ALR	DP Area:		
Agricultural Resource	Agricultural Resource 1	Status:	None		
1		Entirely In			
Report Prepared by: Ken Gobeil, Planner					

# **ISSUE INTRODUCTION**

The owners have submitted an application for a Site Specific Exemption to the Floodplain Bylaw, to expand upon their single family dwelling on their property on Almond Gardens Road, west of Grand Forks *(see, Site Location Map)*. A Site Specific Exemption to the Floodplain Bylaw is necessary because the applicant is proposing to build within the 200-year floodplain for the Kettle River.

In 2004 the *Local Government Act* was amended transferring authority to approve site specific exemptions to Floodplain Bylaws to Regional Districts if they are either consistent with Provincial Guidelines, or if a professional engineer or geoscientist has certified that the land may be used safely for the use intended.

# **HISTORY / BACKGROUND FACTORS**

The subject property is entirely within the Agricultural Land Reserve (ALR). Within the *Electoral Area 'D' / Rural Grand Forks Official Community Plan Bylaw no. 1555, 2016* (OCP) the land use designation for the subject property is 'Agricultural Resource 1'. Within the *Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299, 2005* (Zoning Bylaw) the subject property is within the 'Agricultural Resource 1' zone. Surrounding properties are also in the ALR and have the same designation in the OCP and Zoning Bylaw.

Page 1 of 5 P:\PD\EA\_'D\D-362-02703.010 Turner\2017-June-FloodplainExemption\EAS\2017-06-08\_Flood\_Exemption\_EAS.docx

The subject property, which was created by subdivision in 1987, is rectangular, cultivated, and relatively flat. The Kettle River is approximately 300 metres west of the property.

The only building on the property is a barn, which has been converted to a single family dwelling on the top level. The main floor has been converted into a laundry room, art studio, secondary suite and shop.

# PROPOSAL

The applicant proposes to construct a 28ft by 12ft (a 22% increase in floor area) addition onto the main floor on the western wall in order to add onto the secondary suite. The intent of this addition is for the current owners to move into it so that younger family members could move in to the main residence upstairs to help develop the property to its potential as the owners age *(see Applicants' Submission)*.

The Regional District Floodplain Bylaw (Bylaw No. 677) specifies a setback distance of 30m from the natural boundary of the Kettle River and a Flood Construction Level (FCL) of 3m above the natural boundary, if there is no floodplain mapping. If mapping exists, the flood construction level is identified by the mapping.

This area of the Kettle River has floodplain mapping. In this case, the entire property, and generally every parcel in the area, is within the floodplain *(see Floodplain Map).* The proposed house is beyond the 30m setback from the natural boundary, so floodplain setback is not an issue. Safely and legally meeting the elevation requirement, or designated Flood Construction Level (FCL), of 527.0 - 527.4 is the site specific exemption being applied for. The exemption applied for is 0.51 metres below the FCL.

There is a discrepancy between the applicant's statement and the engineer's report in the application. Elevation data presented in the engineer's report will is being considered in this report *(see, Applicants' Submission)*.

# IMPLICATIONS

Similar to the existing building, the floor will be a cement slab. The elevation of the existing suite floor and this new concrete slab will be 526.54 metres. This would be 0.86 to 0.46 metres below the Flood Construction Level (FCL) as the designated FCL ranges from 527.0 to 527.4 metres in the Floodplain Map *(see, Floodplain Map)*. An engineer hired by the applicant estimated that at the building location, the Flood Construction Level is 527.1 metres, meaning the proposed addition will be 0.51 metres below the FCL.

# Flood Hazard Report

The applicants have provided a geotechnical report, dated May 17, 2017, prepared by Norman L. Deverney, P. Eng., of Deverney Engineering Services Ltd., in Nelson, BC. The report reviews the applicant's proposal in light of the flood hazard threat, and

Page 2 of 5 P:\PD\EA\_'D\D-362-02703.010 Turner\2017-June-FloodplainExemption\EAS\2017-06-08\_Flood\_Exemption\_EAS.docx provides comments, conclusions and recommendations *(see Applicants' Submission)*. The following is a summary of the Report.

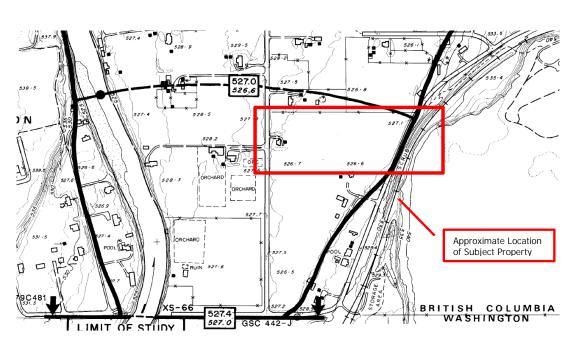
- The flood construction level (the elevation necessary to satisfy the floodplain building requirements) for the property is given in a range of 527.0 to 527.4m, and estimated that at proposed building site the FCL is 527.1m ASL (above sea level).
- The Kettle River has historically been a stable river channel and the possibility of the property and building site being exposed to overland flow is low. Flooding that does take place is estimated to have extremely low velocity, with little potential for scour or erosion, the more likely outcome is pooling water with deposition of suspended sediments as water levels slowly subside.
- The report notes that the FCL is a maximum daily water level with a 10% allowance for waves. It was estimated that peak levels could not be sustained and would last a short period of time while water may remain in lower areas for several days or weeks.
- The cement slab will be erosion resistant against placid flows and possible wave action, and the proposed addition will not increase an erosion hazard to the existing building.
- The report recommends that foundation design should consider the potential for high groundwater table conditions and reduced pressure to improve soil bearing capacity.

The Report concludes that the site can be safely used for the intended purpose subject to the provisions stated.

## Planning Department Comments

Section 524 of the *Local Government Act* transferred authority to the local government in granting site specific floodplain exemptions, and allows the local government to impose any terms or conditions they deem advisable when granting an exemption. The statute specifically provides that the local government may require the person obtaining the exemption to enter into a covenant under Section 219 of the *Land Title Act*.

There is a very possible chance of flooding. Flooding in early May of 2017 caused the river to rise over the bank to the west of the subject property causing water to enter homes adjacent to the river. Depending on where the data was collected, this year's floods were between a 1 in 20-year event to a 1 in 50-year event. Looking at the Flood Map the elevation of the subject property is lower than lands closer to the river bank, it is likely that flood water would reach the subject property if the flooding continued as originally predicted in early May 2017. The subject property is within the 200-year floodplain, and 20-year floodplain, as noted on the inserted section of the floodplain map as the larger and smaller numbers in the black box below. There is no distinction to annotate smaller events.





Another way to define flood events is probability of occurrence in a year as a percentage. For example; a 1 in 100-year flood is a 1% probability of occurring in any given year. A 1 in 50-year flood has a 2% probability, and a 1 in 20-year event has a 5% probability of occurring in any given year. A 1 in 200-year flood is also stated as a 0.5% chance of a flood event of this magnitude occurring in any given year. Recent studies regarding climate change have noted that the frequency of severe weather events (such as those that caused the 2017 flooding) will increase. It is presumed that a 1 in 200-year food (or flood with a 0.5% annual probability) may occur more frequently in the future along these rivers than what the floodplain bylaw (which was approved in 1995 using data from 1992) indicates.

As this area is known to be a flood risk, if the exemption is approved, requiring the owner to enter into a covenant holding the Regional District harmless in the event of damage, loss or injury from a flood should be mandatory.

# Secondary Suite

Secondary suites are a permitted secondary use within the Agricultural Resource 1 zone. Secondary suites are further regulated in section 320 of the Zoning Bylaw. Secondary suites floor area may not exceed 40% of the square size of the primary residence or 90 square metres (968.7 square feet). Including the proposed addition, the secondary suite floor area will be 610 square feet *(see, Applicants' Submission)*. Assuming the entire top floor of the barn is the same size as the main floor of the 30'x50' building the square footage of the residence is 1500 square feet, this proposed addition to the secondary suite will be smaller than 90m<sup>2</sup> however, the floor space will be 40.7% of the size of the primary residence *(see, Applicants' Submission)*.

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# ADVISORY PLANNING COMMISSION COMMENTS

This item was discussed during the Advisory Planning Commission (APC) June 6, 2017 meeting. The application was supported under the following conditions:

- 1. The owner enter into a covenant holding the Regional District harmless in the event of damages, loss, or injury from any flood.
- 2. The minimum setbacks from the road be adhered to.
- 3. The building plans be adjusted to meet the 40% size rule in section 320 of the Zoning Bylaw.

# PLANNING COMMENTS

An agreement to register a covenant on title is a recommended requirement for all site specific exemptions since there is a documented risk associated with that development. Grand Forks in particular has seen severe flooding in 2017 which further supports the case for protection of liability should this proposal be approved.

The minimum setback from a front property line for the subject property is 7.5 metres. The current building is approximately 16 metres from the property line. The proposed development will be within the required setbacks. Making a condition of the approval that the addition be granted on the eastern side of the building, the furthest side of the building from the river, may also be used to mitigate flood concerns.

The requirement for a secondary suite to be no more than 40% of the primary residence is a requirement of the National Building Code and cannot be relieved by the Planning Department. The Building Inspector will be able to address this issue during the building permit stage.

## RECOMMENDATION

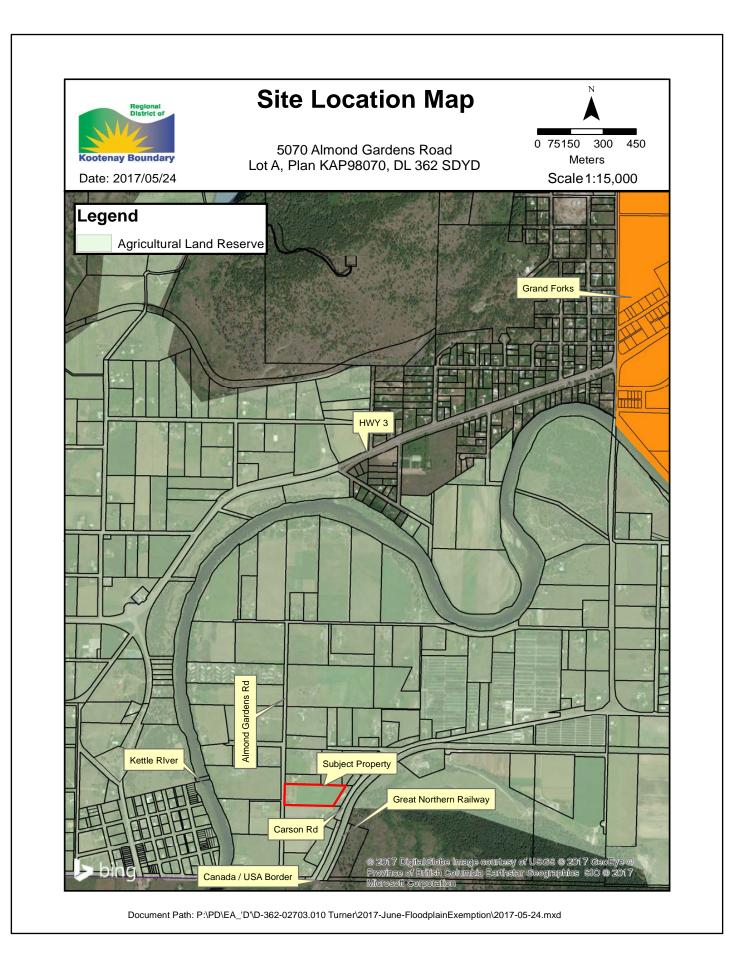
That the application for a Site Specific Exemption to the Floodplain Management Bylaw submitted by David Turner and Janice Westlund, in order to construct an addition to their single family dwelling with a secondary suite on the property legally described as Lot A, Plan KAP38070, DL 362, SDYD be approved, subject to:

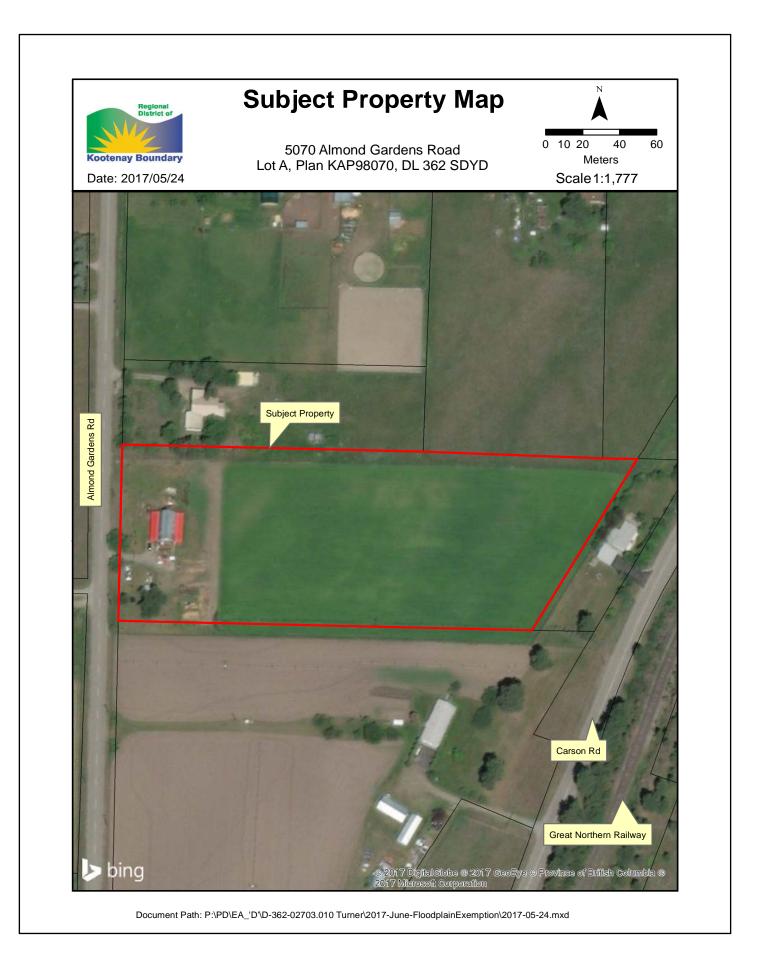
- Adherence to all the recommendations included in the Geotechnical Assessment Report submitted by Norman Deverney, P. Eng., of Deverney Engineering Services Ltd; and
- The owner registering a new standard floodplain covenant on title in favour of the Regional District of Kootenay Boundary prior to issuance of a building permit.

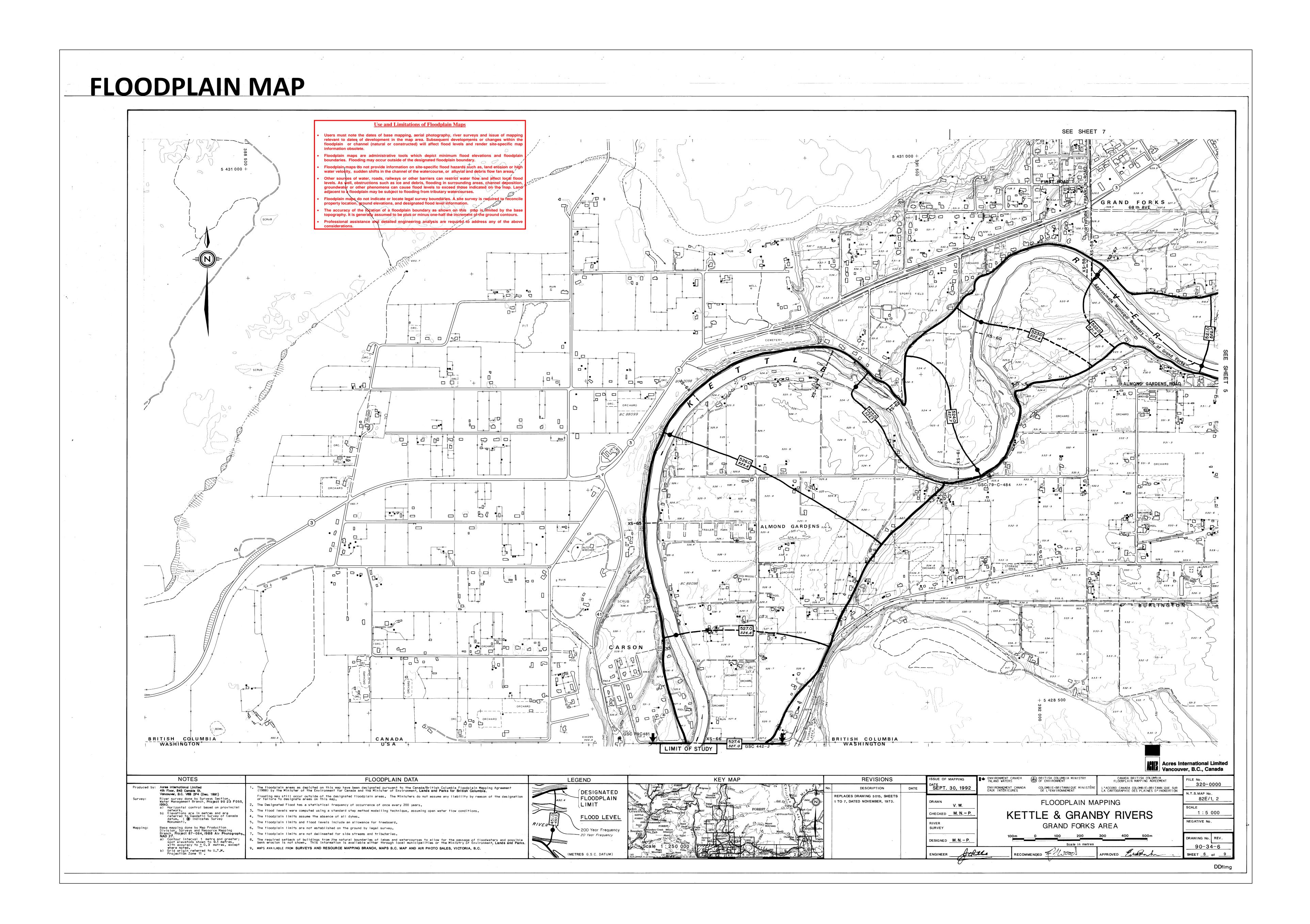
# ATTACHMENTS

Site Location Map Subject Property Map Floodplain Map Applicant Submission

> Page 5 of 5 P:\PD\EA\_'D\D-362-02703.010 Turner\2017-June-FloodplainExemption\EAS\2017-06-08\_Flood\_Exemption\_EAS.docx









### APPLICANT SUBMISSION

#### **Exemption Application**

Page 2A

### **Rationale:**

We are currently living in a one bedroom, one bathroom apartment in the loft of our converted barn at 5070 Almond Gardens Road. The lower floor of the 30' by 50' building is comprised of ~60% workshop/storage, ~20% laundry room/studio and ~20% existing secondary suite. The entire lower level is insulated and finished. The floor of the secondary suite on the west side is plywood construction over 2" by 8" joists on soil. All other floors are concrete and/or tile on concrete.

We wish to renovate and enlarge the suite by pouring a concrete slab floor in the existing area and extending it 28' by 12' on the outside of the west wall.

This will increase the suite size from ~ 275 sq. ft. to 610 sq. ft. The new construction will be covered by an existing shed roof attached to the west side of the building in 2012 under building permit #12-0213D. It will include a full kitchen and living room.

Our desire is to expand the living area on the lower level which would essentially be an in-law-suite. This would enable us to age in place over the next several years while providing opportunity for younger family members to live upstairs to help us develop this seven-acre parcel to potential.

### Proposal:

#### Demolition:

Remove interior wallboard, bathroom partitions and flooring.

#### Construction:

- Create six foot opening in west exterior wall utilizing appropriate header/support in accordance with Code
- Excavate outside perimeter of new area for appropriate footings and foundation walls
- Extend existing kitchen plumbing into the new construction area (sink drain)
- Renovate existing three-piece bathroom configuration (increase size, include tub)
- Pour concrete slab flooring at the same elevation as the balance of the building into existing footprint and expansion (see drawings)
- Relocate entrance door from south side to new west side of suite
- Frame and enclose new area in accordance with standard building codes and practices.

As indicated on drawings, elevation benchmark of 526.54 meters is located on the sidewalk outside of the existing suite (four feet east of the west wall and one foot south of the south wall). Existing concrete slab and proposed new slab will be at 526.59 meters.

APPLICANT SUBMISSION



Ms. Janice Westlund and Mr. David Turner 5070 Almond Gardens Road Grand Forks, BC V0H 1H4 Date: May 17, 2017 File: DE15-1571

Re: Site Specific Exemption from Floodplain Bylaw, Westlund – Turner Residence, 5070 Almond Gardens Road, Grand Forks, BC

Dear Sir,

This letter-report presents a summary of findings a geotechnical assessment of the site of a proposed residential structure at 5070 Almond Gardens Road, Grand Forks, BC.

Legal description of the property is:

### Lot A, Plan KAP38070, District Lot 362, Similkameen Division, Yale Land District.

Authorization to proceed with the work was received from Mr. David Turner on May 6, 2017.

## **1.0 LIMITATIONS OF REPORT**

Deverney Engineering Services Ltd. (DESL) has prepared this report for and at the expense of the property owners. The material in it reflects the judgement of DESL in light of the information available to DESL at the time of report preparation.

Findings and recommendations presented in this report are intended to support application for a Development Permit and can be used by the Owner and the Development Approval bodies to adjudicate the proposed development.

Any use that other third parties make of this report, or any reliance on decisions to be based on it is the responsibility of such third parties. DESL accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

As a mutual protection to our client, the public, and ourselves, all reports and drawings are submitted for the confidential information of our client. Authorization for any use and/or publication of this report or any data, statements, conclusions or abstracts from or regarding our reports and drawings, through any form of print or electronic media is reserved pending written approval from DESL.

Mailing address: 4711 Robertson Road, Nelson, BC V1L 6N4 Business Telephone: 250-825-4347 Email: deverney.engineering@shawcable.com

#### 2.0 SITE INVESTIGATION

The site field investigation was conducted by the writer on May 10, 2017. The investigation included a reconnaissance assessment of the existing building site on the subject property as well as nearby areas. No sub-surface investigation of the subject property was conducted.

Reference was made to observations of surficial soils at this and nearby properties, to regional soils reports, aerial images, and topographic maps. A list of references follows the signature page.

#### 3.0 SITE SPECIFIC EXEMPTION FROM FLOODPLAIN BYLAW

Exemption from the Floodplain Bylaw requires a report from a Professional Engineer or Geoscientist that states the land may be used safely for the use intended. Such a report may recommend requirements for measures, that may include, but is not limited to items such as erosion / scour protection, special foundation design to address reduced soil bearing capacity under flooding conditions, and limits to use of portions of the building for electrical and mechanical installations.

Under the Local Government Act, a covenant may be placed on the property title that limits the Owner's eligibility for Provincial Floodplain Relief.

Reference has been made to APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia, March 2006 / Revised May 2010.

#### 4.0 SITE DESCRIPTION

The subject property is situated on a flat to very gently sloping 6.0 acre lot in the Almond Gardens neighbourhood of Grand Forks. The subject property is bounded on the west by Almond Gardens Road, on the east by a rural residential property and Carson Road, and on the north and south by rural residential / agricultural properties (see Location Plan Map).

The existing house is 320 m east of the nearest reach of the Kettle River. Streamflow direction at this reach of the river is northward.

#### 4.1 Flood Construction Level (FCL)

The owners are proposing to construct an addition to the existing residential structure on the subject property. The existing dwelling is not in conformance with current requirements for construction in relation to the Designated Flood Construction Level (FCL).

The FCL is based on the projected 200 - Year Return Period maximum daily flood water level in the Kettle River. For the subject property, the FCL is given as a range, 527.0 to 527.4m, with the projected water levels decreasing to the north.

Based on a simple linear interpolation, the FCL at the existing house is **527.1m**.

Development within the area affected by floodwaters is restricted according to the RDKB's Floodplain Bylaw. Structures in that area are exposed to natural hazards including inundation by floodwaters and from erosion.

#### 4.2 Site Elevation Benchmark

At the request of the property owners, a Bench Mark was established by a British Columbia Land Surveyor (BCLS) - A.F. Hoefsloot, BCLS, on the surface of the concrete floor at the grade level of the existing house at elevation **526.54m** (see Appendix). That benchmark elevation is the same as, or slightly below the ground floor elevations of the existing house.

Floor elevations of the proposed building addition will match existing building floor levels, and will be constructed as a concrete slab – on – grade with perimeter footings established a minimum of 0.7m (28") below grade for frost protection.

#### 4.3 Stratigraphy

Soils at the subject property and at nearby cuts and natural slope exposures comprise blanket deposits of well-drained sand or sand and gravel with trace to little silt and possible scattered cobble sizes. Typical soil depths are estimated to be in the order of 10 metres or more.

#### **5.0 FLOODING AND EROSION HAZARDS**

#### 5.1 Inundation Hazards

Considering the existing house's distance from the Kettle River, and the relatively recent (past approximately 100 years) history of a relatively stable river channel, there is only a remote possibility of the subject property and building site being exposed to overland flow due to avulsion or re-routing of the existing river channel.

Overland flooding for streamflow events of similar magnitude to a 200 year return period maximum daily flow is expected to occur as placid over-bank flows either due to spillage of flows from the river channel, or more likely, inundation due to rising groundwater levels through the underlying soils to match nearby river surface elevations.

The Design Brief that accompanies the Floodplain Mapping Report for the Kettle River notes that the Designated Flood Construction Levels consist of the projected 200 year return period maximum daily water level (static water level) plus a 0.6 m Freeboard Allowance for waves, wind setup, and effects of localized obstructions on streamflow.

- As described above in Section 4.1, the FCL at the subject property is 527.1 m.
- The associated static water level (FCL less the Freeboard Allowance) is 526.5 m.
- Floor level of the proposed building addition is **526.54 m**, which is 0.04m (40 mm) above the projected static water level.

May 2017 3 File: DE16-1571 Deverney Engineering Services Ltd.

#### 5.2 Erosion Hazards During Flooding Events

Flow velocities under flooding conditions would be very low, and of limited capacity for soil erosion. The more likely outcome would be deposition of suspended sediments and floating debris as water levels subside.

Wave erosion due to wind during the period of high water levels is of only modest concern, where surface waves might tend to break against the building walls. Loss of surficial soils and vegetation might be anticipated to be in the order of a few tenths of a metre where such erosion occurs.

We note that the FCL refers to a maximum daily water level, where peak levels might be expected to remain for a time period in the order of a day, followed by recession of water levels. Low lying areas could remain under water for days to weeks, but the peak water level and associated erosion and wave action would not be sustained.

#### 5.3 Climate Change Implications

Effects of climate change have been considered in this assessment.

An allowance for climate change of 10 % was used to increase the design flows. This allowance is in accordance with the APEGBC document, "Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC," dated June 2012.

With reference to the floodplain study's Design Brief, flows of the magnitude of a 17% increase above the 200 year maximum daily flow were considered in modeling of the projected maximum instantaneous flows. In that instance, the ratio of the Maximum Instantaneous Flow to the Maximum Daily Flow was estimated to be 1.17.

Further, the sensitivity analysis conducted for the floodplain study concluded that,

# "... for a 20% increase in discharge, the mean water level increase is within the 0.6 m freeboard allowance used in calculating flood levels for floodplain delineation purposes".

#### 6.0 CONCLUSIONS

Proposed building addition floor levels will be 0.04 m (40mm) above the projected 200 year return period maximum daily static water level.

The building addition will be erosion resistant against placid flows and possible wave action because of the slab on grade construction with a concrete perimeter foundation set at an elevation below the anticipated depth of scour.

The proposed building addition will not increase the potential flooding and erosion hazard for the existing building, and will tend to protect the existing building floor and foundation against erosion or scour.

#### 7.0 RECOMMENDATIONS – DEVELOPMENT APPROVAL

#### 7.1 Approval of Exemption

It is recommended that consideration be given to approval of an Exemption from the Floodplain Bylaw for the proposed building construction on the subject property as follows:

#### 7.2 Flood Construction Level (FCL)

Existing building elevations and the proposed building addition at elevation **526.54 m** are not compliant with the FCL, however they are above the projected 200-year return period maximum daily static water level.

Recommendations are made for building design and construction to consider possible effects of high water levels on building foundations and the design of interior spaces and mechanical / electrical fixtures to mitigate potential damage to buildings and contents.

#### 8.0 RECOMMENDATIONS – SITE WORKS AND CONSTRUCTION

#### 8.1 **Erosion Protection**

There are no recommendations for specific erosion protection measures to be installed for the proposed building addition.

It is judged that construction of a concrete perimeter foundation with footings at depth for frost protection will be suitable to protect against possible short term wave erosion and low velocity flows.

There are no recommendations for erosion protection measures to be installed at existing building foundations.

#### 8.2 Building Foundation Design and Construction

Building foundations will be affected by high groundwater levels during periods when river water levels approach the 200-year return period maximum. It is recommended that building foundation design include consideration of potential high groundwater table conditions.

These measures typically consist of widened footings, which simultaneously reduce bearing pressures and improve soil bearing capacity. Other measures may be appropriate depending on site and soil conditions encountered during construction.

It is recommended that building design consider measures to mitigate possible damage to buildings and contents, including electrical and mechanical installations, during periods of high lake water levels up to and including the FCL elevation of **527.1 m**.

May 2017 5 File: DE16-1571 DEVERNEY ENGINEERING SERVICES LTD.

#### 8.3 Supervision

The implementation of foundation recommendations, including verification of site native soils, bearing capacity, and the excavation, preparation, and construction of building foundations are to be conducted under the direction or supervision of a suitably qualified Professional Engineer to meet the intent and requirement of Schedule B under the BC Building Code.

It is recommended that verification of building elevations and foundations locations with respect to Flood Construction Levels be conducted by a BCLS or other suitably qualified Registered Professional.

#### 8.4 Safe for Intended Purpose

On the basis of the findings of this assessment with regard to flooding hazards and erosion hazards, building construction and site development in accordance with the recommendations presented herein are deemed to be **safe for the purpose intended**, **and said purpose is residential construction**.

#### 9.0 CLOSURE

This report is prepared in accordance with generally accepted engineering practices in this area. No other warranty, express or implied is made.

Variability is inherent in geological features, and actual ground conditions in some parts of the site may differ from those inferred. Subsurface soil conditions have been inferred from the observed exposures. Changes to design details, work procedures and other project considerations may be warranted on the basis of site conditions encountered.

Respectfully submitted

#### N. L. DEVERNEY # 21563 N. L. DEVERNEY # 21563 N. L. DEVERNEY # 21563 N. L. DEVERNEY # 21563

DEVERNEY ENGINEERING SERVICES LTD.

Norman L. Deverney, P.Eng., FEC

May 2017 6 File: DE16-1571 Deverney Engineering Services Ltd.

#### References

Air Photos Google Earth Images

APEGBC, <u>Professional Practice Guidelines – Legislated Flood Assessments in a Changing</u> <u>Climate in BC</u>, June 2012

Canadian Geotechnical Society, <u>Canadian Foundation Engineering Manual, 4th Edition</u>, <u>2006.</u>

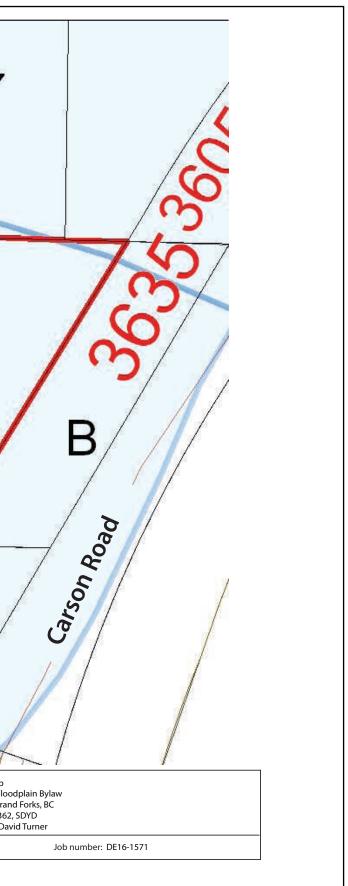
Acres International Ltd., **Floodplain Mapping, Kettle and Granby Rivers**, Design Brief December 1991, Floodplain Maps, September 30, 1992.

Naval Facilities Engineering Command, Soil Mechanics Design Manual, 7.01, 2005

May 2017 7 File: DE16-1571 DEVERNEY ENGINEERING SERVICES LTD.



	APPLICANT SUBMISSION		
	5110 A PLAN 14	1226	FCL 526.0 to 527.08127
S27.0 to 527.4	PLAN A-17495	SUBJECT PROPE	FCL 527.0 to 527.4
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Engineering serv	ICes LCD.		5070 Almond Gardens Road, Gra Lot A, Plan KAP38070, DL 36 Ms. Janice Westlund and Mr. D
ence:	Date: May 2017 Designed by: NLD	Drawn by: JCD	Scale: 1 : 1,000





## Electoral Area Services Committee Staff Report

Prepared for meeting of June 2017

Development Permit					
Owners:			File	No:	
Kathleen Sinclair			C-970-04369.000		
Location:					
53 Johnson Road, Christina Lake, Electoral Area 'C'/Christina Lake					
Legal Description:		Area:			
Lot 4, DL 970, KAP1960, SDYD		0.37 acres (1283m <sup>2</sup> )			
OCP Designation:	Zoning:	ALR status	:	DP Area:	
Residential	Single Family Residential 1 (R1)	No		Waterfront Environmentally Sensitive	
Report Prepared by: Ken Gobeil, Planner					

#### **ISSUE INTRODUCTION**

Rod Bergum of Bergum Contracting, acting as agent for Kathleen Sinclair, has applied for a Development Permit to construct a single family dwelling on this waterfront residential property on Johnson Road, in Christina Lake *(see Site Location Map; Subject Property Map).* 

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

#### **BACKGROUND FACTORS**

The rectangular parcel (approximately 16 metres wide by 95 metres long) is accessed by Johnson Road to the north. The south end of the property abuts Christina Lake, placing it within the Waterfront Environmentally Sensitive Development Permit Area. The property is designated 'Residential' in the Electoral Area 'C'/Christina Lake OCP Bylaw No. 1250 and zoned 'Single Family Residential 1' (R1) in the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300. Surrounding properties to the north, east and west share the same OCP designation and Zone.

There is an existing single family dwelling on the property. The new dwelling is proposed to be in the same footprint as the existing residence. There are also two cement pads on the property, these are near the centre of the parcel on the eastern side of the parcel (*see, Applicants' Submission*).

#### PROPOSAL

The applicants propose to demolish the existing single family dwelling and construct a new single family dwelling on the parcel. The existing and proposed dwelling is sited on the south or lakefront side of the parcel *(see Applicant's Submission).* 

The applicant has retained Oland Engineering Limited to provide a report on the proposed septic upgrades and its compliance with the RDKB Development Permit guidelines.

The professional report submitted by Oland Engineering Limited recommends the installation of a type 1 treatment and seepage bed as the most suitable sewerage system. The report and recommendations are largely based on information received from Mr. Bartlett R.O.W.P. along with survey data supplied by Hango Land Surveying. The disposal field will be placed the maximum distance from Christina Lake as possible while staying within setbacks of property lines, which would create a 90 metre distance between the septic field and Christina Lake. It has been noted that a small number of mature trees may need to be removed. Based on an average 4 bedroom home, the percolation and discharge from the septic fields to Christina Lake is estimated to take 64 days, (assuming a hydraulic gradient that generally parallels surface grade) which is over 6 times higher than the 10 day recommendation by the B.C. Ministry of Environment Municipal Waste Water Regulation.

The report suggests that a seepage bed is preferred over a conventional trench system to avoid the removal of more trees, and avoid potential of effluent breakout when compared to conventional trenches. The sandy soil conditions on this lot are said to provide excellent treatment and even dispersal, and the proposed sewage disposal area has good vegetative growth which can facilitate effluent dispersion, uptake and evapotranspiration. It was noted that given site conditions there is no need for secondary or tertiary treatment.

The report concluded that the proposed septic system is the most cost-effective method of sewage disposal that can also support future improvements to the property including an extra bedroom and a very busy weekend sewage load that is typical of lakeside properties. Consideration was given to Type 2 or 3 package treatment systems but the cost and complexity offered no additional benefit according to this report.

#### IMPLICATIONS

The Oland Engineering Report notes it has based its effluent on a 4 bedroom residence. The plans submitted are for a 3 bedroom home with a play room that could potentially be a small bedroom. The building plans also show an unfinished basement which could potentially be converted into an additional bathroom or sleeping area.

The RDKB Floodplain Bylaw No. 677 specifies construction level for the underside of any floor system to be used for dwelling purposes must be above 448.2m above sea level (ASL) on the subject property. A Plan showing select features of the subject property created by Hango Land Surveying Inc. noted that the elevation at the rear of the property at 445.85 on the east side and 446.47m on the west side. The proposed

septic development is outside the 200-year floodplain, however, the proposed residence will likely be within the 200-year floodplain. Placement of the residence will likely change in order to be compliant with the floodplain bylaw. However, the septic system should not be affected.

Plans submitted by the owner's agent also indicate that the existing residence does not comply with current setback standards. Since the application states that the existing residence is to be demolished and a new residence constructed, current bylaw standards must be used, and previous approvals cannot be applied to the new structure. The Site Plan submitted as part of the Sewerage System Development Plan indicates that the new cabin should comply with the current Zoning Bylaw, however, dimensions were not given to confirm.

#### **APC Comments**

During the Electoral Area 'C' / Christina Lake Area Planning Commission (APC) June 6<sup>th</sup>, 2017 meeting, the APC supported the application but noted concern that there was no application for a setback variance with the development permit application.

#### **Planning and Development Comments**

No other applications were submitted, including a variance, or site specific location for floodplain bylaw exemption application. The applicant must choose to either move the building location to a location that is permitted, or apply for a site specific exemption. A development permit cannot be issued until the building location is resolved.

#### Recommendation

That the staff report regarding the Development Permit Application proposed on Lot 4, District Lot 970, Plan KAP1960, SDYD, (53 Johnson Road), Christina Lake, Electoral Area 'C'/Christina Lake be received.

#### ATTACHMENTS

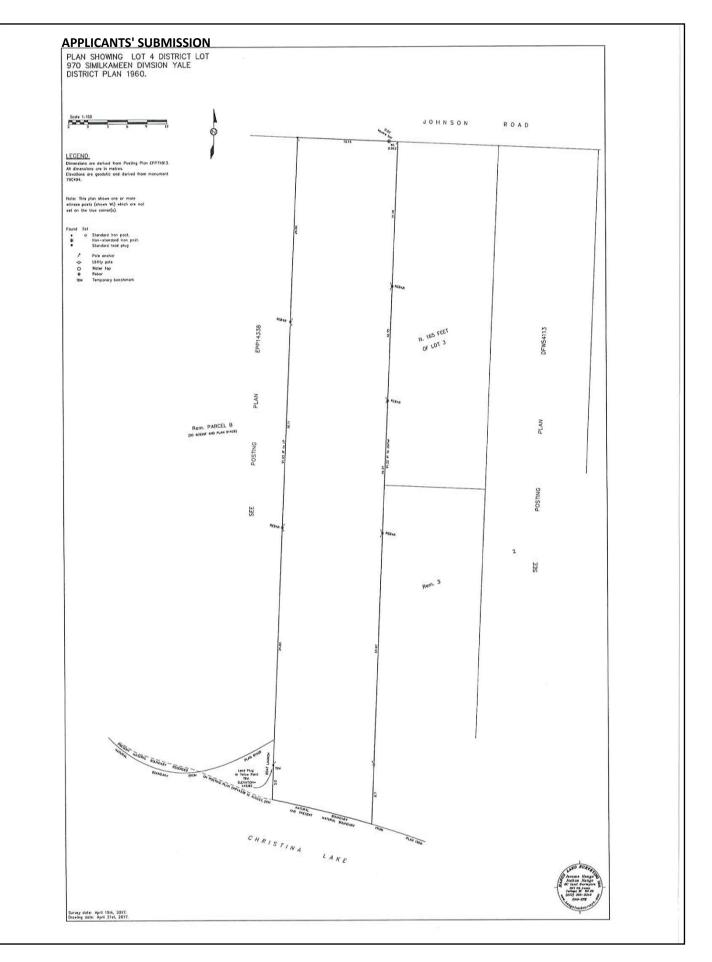
*Site Location Map Subject Property Map Applicant's Submission Sewerage Development Plan* 

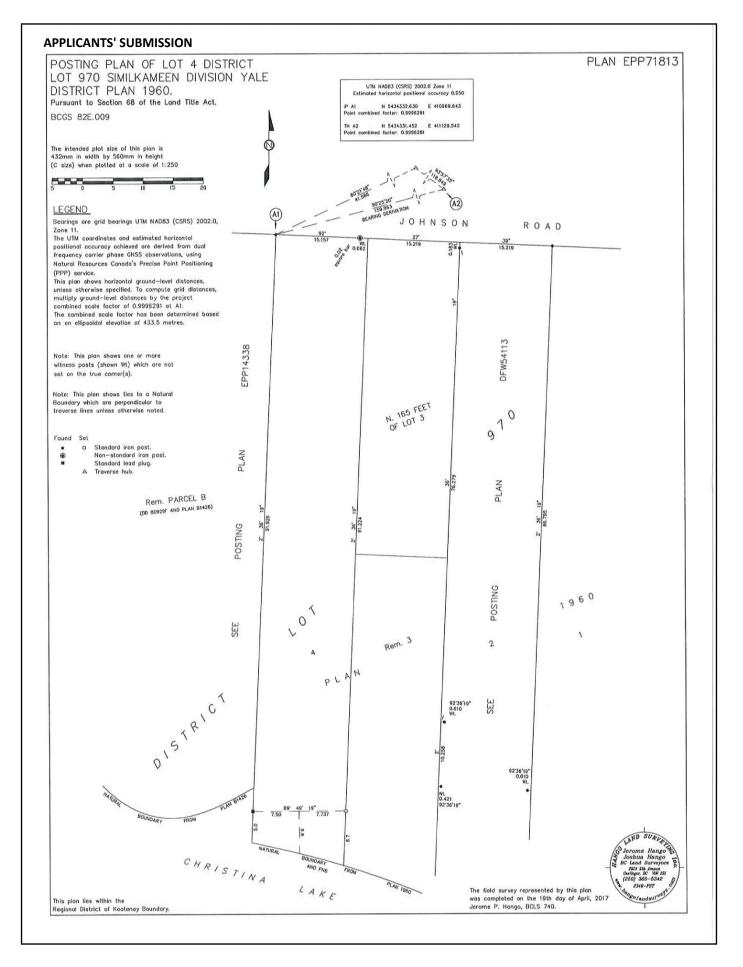


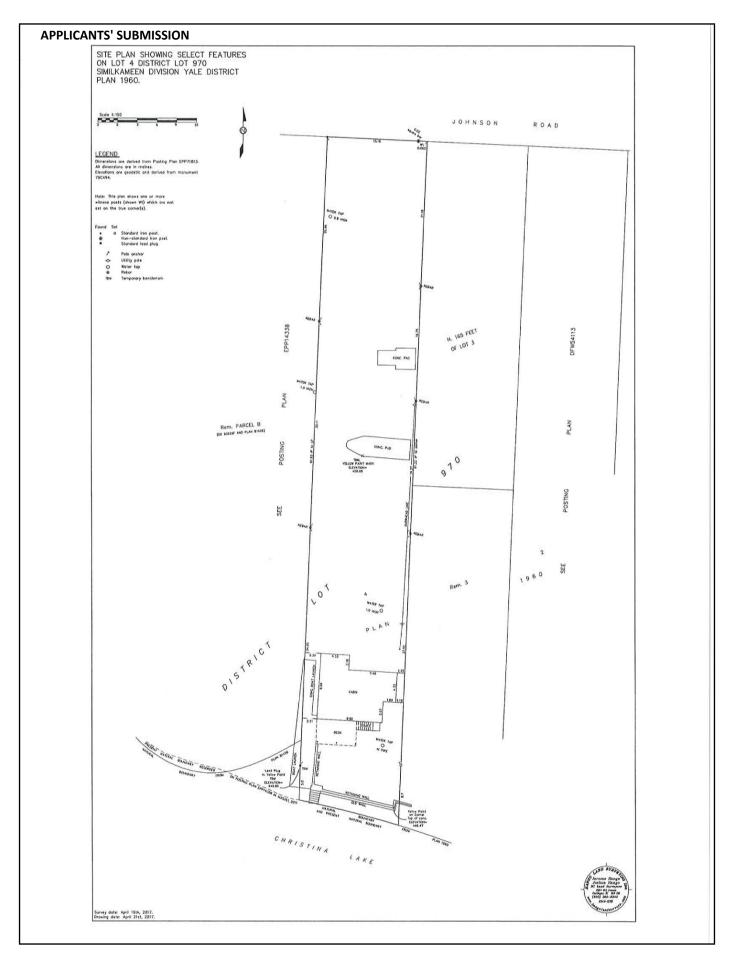
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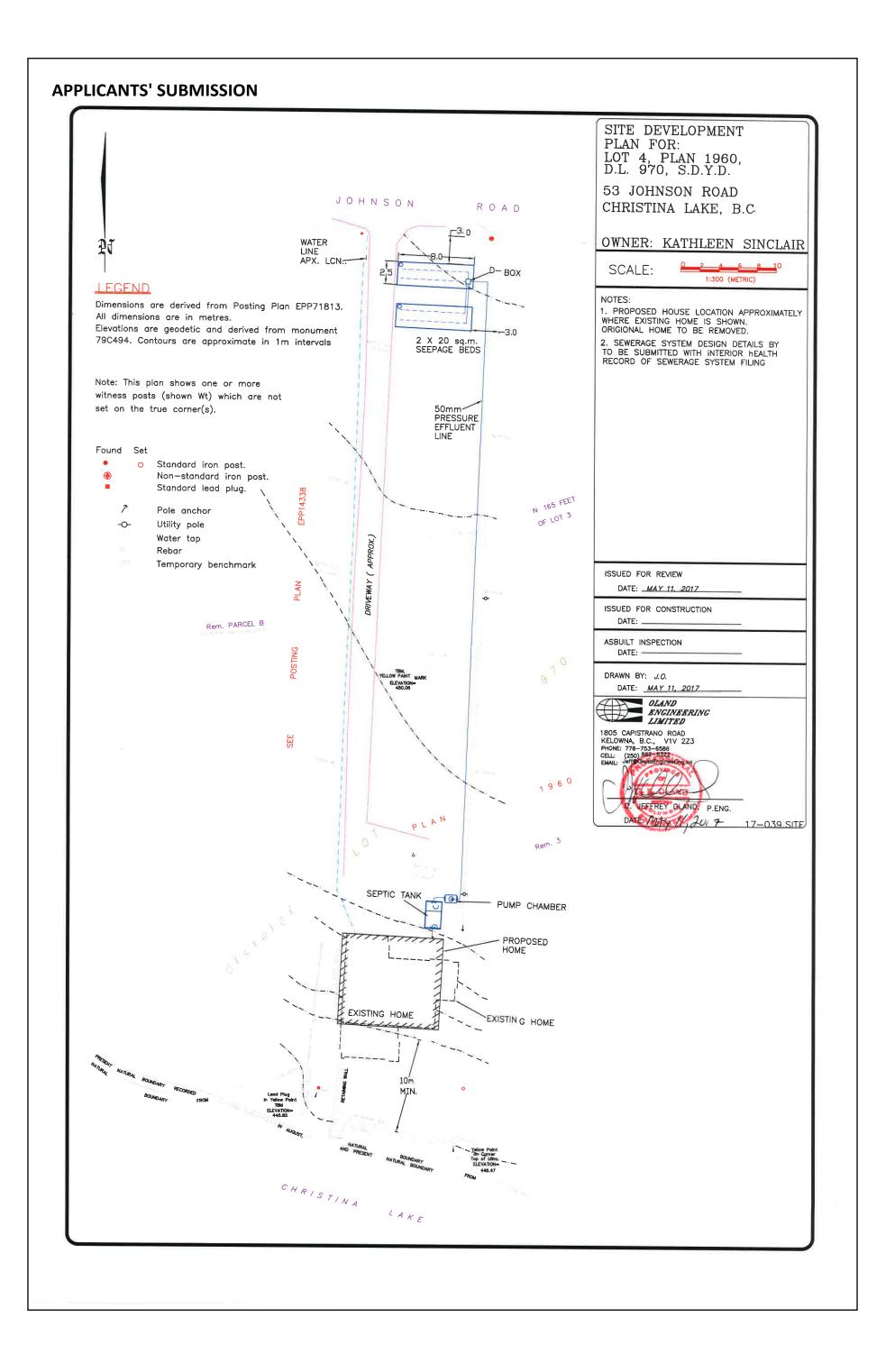


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# Sewerage System Development Plan

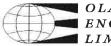
for: Lot 4, Plan 1960, D.L. 970, SDYD 53 Johnson Road Christina Lake, B.C.

#### **Presented to:**

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

> cc: Owners Kathleen Sinclair c/o Rod Bergum Bergum Contracting

#### **Presented by:**



OLAND ENGINEERING LIMITED

1805 Capistrano Drive, Kelowna, BC, V1V 2Z3 Phone: (778) 753-6586 Cell: (250) 862-6322

Date: May 11, 2017

Sewerage System Report, 53 Johnson Road, Christina Lake

Page 1 of 4

#### 1. INTRODUCTION

The sewerage system design on the subject lot at Christina Lake described as, Lot 4, Plan 970, D.L.970, S.D.Y.D. has been reviewed by Oland Engineering Limited to determine if the sewerage system upgrade meets the Development Permit guidelines (pursuant to "*The Christina Lake Official Community Plan Waterfront Natural Environment Development Permit Area*)

The current main residence is being removed and replaced with a new home near the existing footprint. The sewerage system will be reconstructed to meet the current Standards under the Interior Health Guidelines as well as the RDKB Development Permit Bylaw.

#### **2. SITE DESCRIPTION**

The lot extends south of Johnson Road to the natural boundary at Christina Lake. The property, is approximately 95m long, and 15m wide sloping gently towards Christina Lake at a 2 to 5% grade. Location of buildings and general site features are indicated in the attached Oland Engineering Limited drawing number 17-039.Site. The property is bordered on the west by Remainder Parcel B and to the east by the North Half of Parcel 3 and Remainder of Parcel 3. Within the lot, there are trees with an assorted variety of shrubs and small deciduous trees as well as a few large mature fir and cedars.

The water supply for the property is from local utility with a service connection from Johnson Road to the North West corner of the lot.

The disposal area chosen by Mr. Bartlett is at the maximum distance from the lake and with an elevation of about 5m to 6m above the lake. The type 1 treatment and seepage bed is the simplest and most sustainable sewerage system and will easily fit into the area constrained by the property line 3m setback requirements and the driveway. One or Two mature trees may need to be removed to accommodate the dispersal area.

#### **3. FIELD INVESTIGATION**

Oland Engineering is very familiar with the area, having designed and supervised the construction of other systems in the area. My evaluation of the site and sewerage system is primarily based on the report by Mr. Bartlett, R.O.W.P. along with survey data supplied by Hango Land Surveying, from which I based my plan.

The Soils Report, Design Drawings, Percolation Rates and filed Record of Sewerage System will be submitted to the Interior Health Authority once the development permit is approved.

1805 Capistiano Drive • Kelowna • British Columbia • V1V 2Z3 • Cañada Phone: (778) 753-6586 E-mail:- jeff@olandengineering.ca

Sewerage System Report 53 Johnson Road, Christina Lake

Page 2 of 4

Percolation test results are between 1 and 2 minutes/inch (averaged up to 2 minutes/inch)

Based on the soil consistency and percolation rate of the soils, we estimated the field saturated hydraulic conductivity to be between 2 and 10 m/day The ultimate discharge point will be Christina Lake at approximately 90m away, with a hydraulic gradient (*I*) of about 5% (averaged). The minimum cross sectional area (A) = 20m wide x 4 m deep. Or 80 m<sup>2</sup>. Therefore: Natural Discharge Capacity

 $NDC = A \times K \times I$ where:  $A = area \text{ of seepage zone} = 80 \text{ m}^2$  K = hydraulic conductivity 2m./day(worst case) I = hydraulic gradient = 0.05  $NDC = 80 \text{ m}^2 \times 2 \text{ m/day} \times 0.05 = 8 \text{ m}^3/day = 8000L/day$ 

A design flow for a 4 bedroom home is estimated to be a maximum of 1600L/day and average 800L/day according to the B.C. Sewerage System Standard Practice Manual.

Therefore the discharge capacity available is sufficient to negate the potential for effluent mounding (with a safety factor of 8000/800 = -10).

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

Velocity = $(K \times I) / n$ Velocity = 10m/day x 0.05/.35 = 1.4m/day Based on a 90m distance from the discharge point to Christina Lake the fastest travel time is estimated to be 90m /0.8m/day = 64 days

64 days is 6 times greater than the minimum 10 days recommended by the B.C. Ministry of Environment Municipal Waste Water Regulation.

#### 4. ASSESSMENT OF ALTERNATIVES

The area available for sewage disposal is considered to be entirely suitable for a standard, conventional trench system however space constraints led to using a Type 1 seepage bed system to avoid removal of some of the trees. Effluent renovation properties of the in situ soil are good, and, given the general topography, travel time to the lake is relatively slow (assuming a hydraulic gradient that generally parallels surface grade). In addition, there is no potential for effluent breakout. Secondary or Tertiary effluent treatment is not considered necessary given these site conditions. The proposed sewage disposal area has good vegetative growth which will facilitate effluent dispersion, uptake and evapotranspiration.

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Sewerage System Report, 53 Johnson Road, Christina Lake

Page 3 of 4

The standard Type 1 Seepage Bed system is considered to be one of the most costeffective and practical solutions, particularly for seasonal cottages since it does not have electrical components running year round. The unsaturated sandy soil conditions on this lot will provide excellent treatment and even dispersal of the effluent.

#### 5. RECOMMENDATIONS AND JUSTIFICATION

The home plumbing should include water saving devices, such as low flush toilets and flow restrictions on showers and faucets. The main water-valve should be turned off in the home when it is not occupied for extended periods, which is the case if the property is for recreation or seasonal use. Leaky faucets and toilets often cause premature failure of onsite disposal systems.

The design as presented represents the most cost-effective, satisfactory method of sewage disposal with minimal environmental risk. It is also the intent of this report and application to support future improvements to this property should an additional bedroom be added. The provision for additional bedrooms will also ensure that the system handles the very busy weekend sewage load that is typical of these lakeside cottages.

Consideration was given to using a Type 2 or 3 package treatment system but this would add cost and complexity with no benefit. The lot offers a large enough area with deep soils to properly renovate the septic tank effluent before it reaches the ground water and ultimately before it reaches Christina Lake.

1805 Capistrano Drive + Kelowna + British Columbia + VIV 2Z3 + Canada Phone: (778) 753-6586 E-mail: jett*a* olandengineering.ca

Sewerage System Report, 53 Johnson Road, Christina Lake

Page 4 of 4

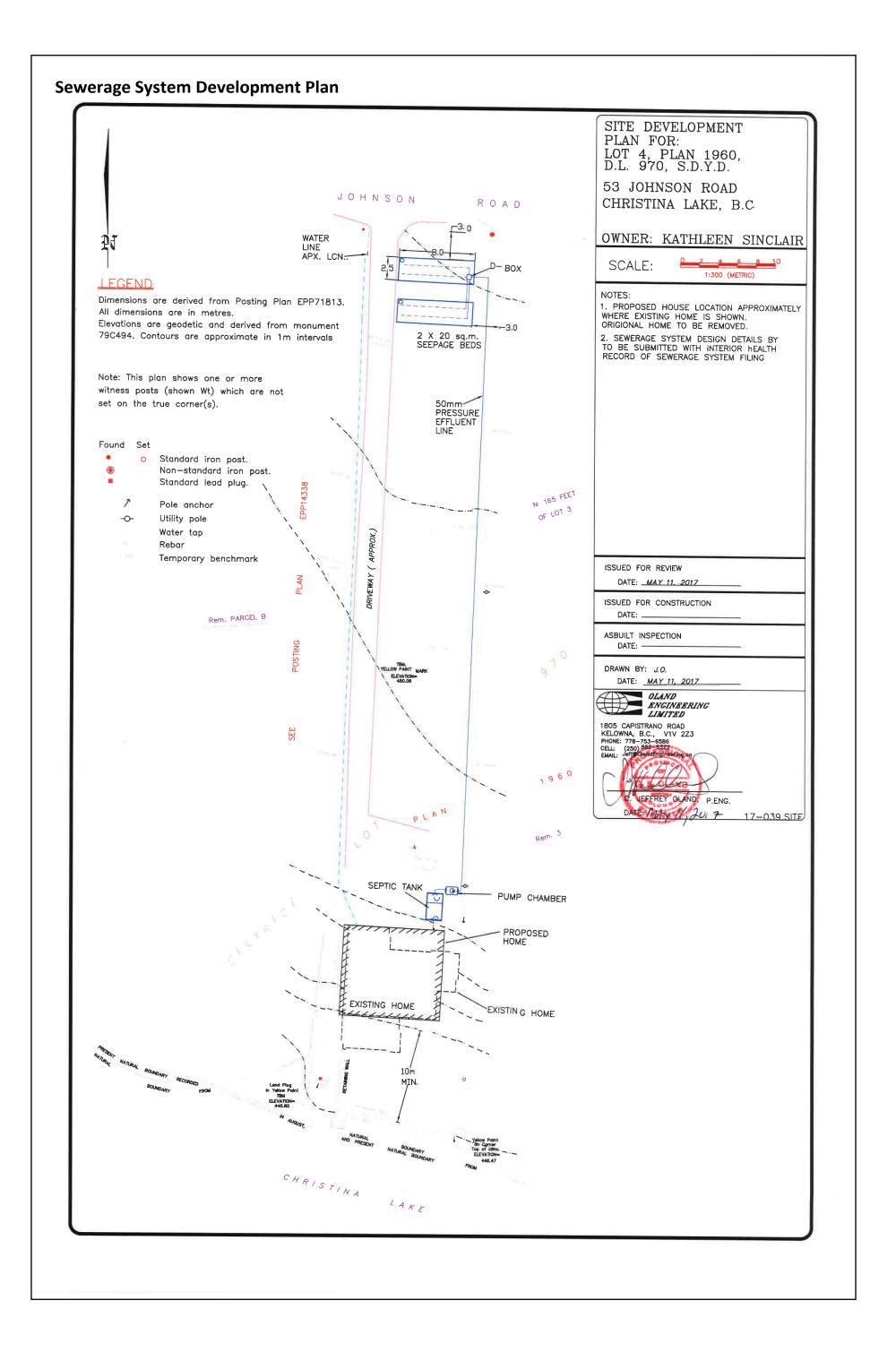
#### **ATTACHMENTS**

- Oland Engineering Limited Drawing Number 17-039.Site .
- Tax Assesment Report



C.Jeffrey Oland, P.Eng.

1805 Capistrano DriveKelownaBritish ColumbiaVIV 2Z3CanadaPhone: (778) 753-6586E-mail: jeff@olandengineering.ca





# Electoral Area Services Committee Staff Report

Prepared for meeting of June 2017

Development Permit					
Owners:			File No:		
1085937 BC LTD			BW-4222-07499.000		
Agent:					
Felix Westerkamp, Ho	nka Homes Canada I	nc.			
Location:					
200 Feathertop Way, Big White					
Legal Description:			Area:		
Lot 1 District Lot 4222 Plan KAS3398			0.183 acres (740.6 m <sup>2</sup> )		
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**

1085937 BC Ltd, through agent Felix Westerkamp of Honka Homes Canada Inc, have applied for a Development Permit to build a single family dwelling on 200 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 property is on a corner and is surrounded by Big White Road to the south, Terraces Drive to the north-east, and Feathertop Way to the west.

The subject property, which is located on Feathertop Way, is an undeveloped residential parcel which currently has very little existing natural vegetation. The property is designated as 'Medium Density Residential' in the *Big White Official* 

Page 1 of 3 P:\PD\EA\_'E'\_Big\_White\BW-4222-07499.000 1085937 BC Ltd\2017-June DP\EAS\2017-06-06\_EAS.docx *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.

#### PROPOSAL

The applicant is requesting a Development Permit to construct a single family dwelling on 200, Feathertop Way at Big White. The Landscape Reclamation Plan has been submitted by agent Felix Westerkamp of Honka Homes Canada Inc.

The driveway for the proposed residence is accessed off Terrace Drive via Feathertop Way.

#### IMPLICATIONS

The single family dwelling proposed is a permitted use within the *Big White Zoning Bylaw No. 1166, 2001*. The proposed building appears to be compliant with the floor area ratio, setbacks, site coverage, and other requirements of the R3 zone. The proposed residence will also 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 Landscape Plan submitted identifies 2 snow storage areas. Details of vegetation such as quantity and variety or species was not included. Retaining walls and natural rocks are intended to help with erosion control and ground stability. Flower beds are noted on the Landscape Plan, however, they are noted as the same identifier in the legend as shrubs, and the locations of these flower beds cannot be confirmed in the Landscape Plan. *(see Applicant's Submission)*.

A letter submitted with the application references measures to mitigate or minimize erosion and protect the natural environment, however, it does not speak to water conservation or threats of drought and wildfire.

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.

#### REFERRALS

The application was referred to the Big White Fire Services Department and Big White Utilities. The Big White Fire Department has no concerns with the proposed

Page 2 of 3 P:\PD\EA\_'E'\_Big\_White\BW-4222-07499.000 1085937 BC Ltd\2017-June DP\EAS\2017-06-06\_EAS.docx

development. Big White Utilities responded with no objections to the proposed development.

Due to proximity to roads, the Ministry of Transportation and Infrastructure (MoTI) was contacted to determine if ministerial permission is required as the side and rear yard setbacks are less than 4.5 metres from a registered road allowance. MoTI has notified the RDKB that as of June 8, 2017, no application for was submitted regarding this property.

#### APC COMMENTS

During the Big White Area Planning Commission (APS) June 6, 2017 meeting the APC recommended approval of the proposed development, however, it was noted that the roof extends past the rear yard setback of the property.

#### PLANNING DEPARTMENT COMMENTS

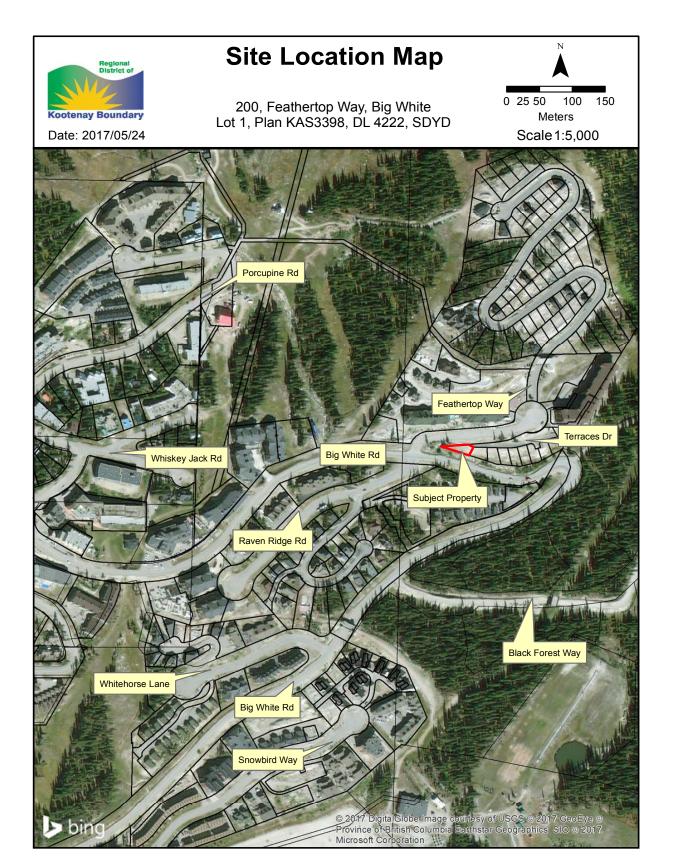
Within the Big White Zoning Bylaw No. 1166, 2001 items such as eaves, and canopies can extend 2 metres within a front, rear or exterior side setback and 0.6 metres within a required interior yard setback. The plans appear to indicate that the roof will be less than 2 metres into the required setback. However, MoTI jurisdiction supersedes the RDKB. Therefore, the building, and roof setbacks will need to be approved by the MoTI prior to the RDKB issuing a Development or Building Permit. More details regarding ground cover and density of plantings are also required before the Development Permit can be issued.

#### RECOMMENDATION

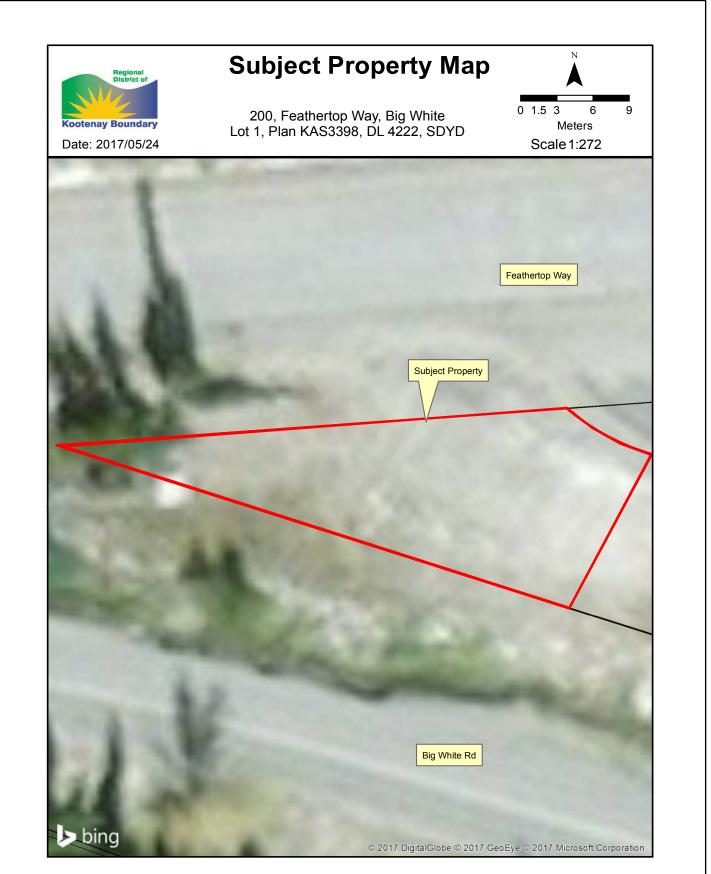
That the staff report regarding the Development Permit Application proposed on Lot 1, District Lot 4222, Plan KAS3398, (200 Feathertop Way), Big White, Electoral Area 'E' / West Boundary be received.

#### ATTACHMENTS

Site Location Map Subject Property Map Applicant's Submission



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WESTERKAMP DESIGN INC. #201 – 1690 Water Street KELOWNA, B.C. V1Y – 8T8 (250) 878-7846 bauhaus1@shaw.ca

Snow Management and Erosion Control for Lot 1 – The Terraces at Big White

The Design for Lot 1 is proposed with a low sloping roof structure, which will be engineered to carry accumulating snow rather than risking snow to shed off uncontrollably.

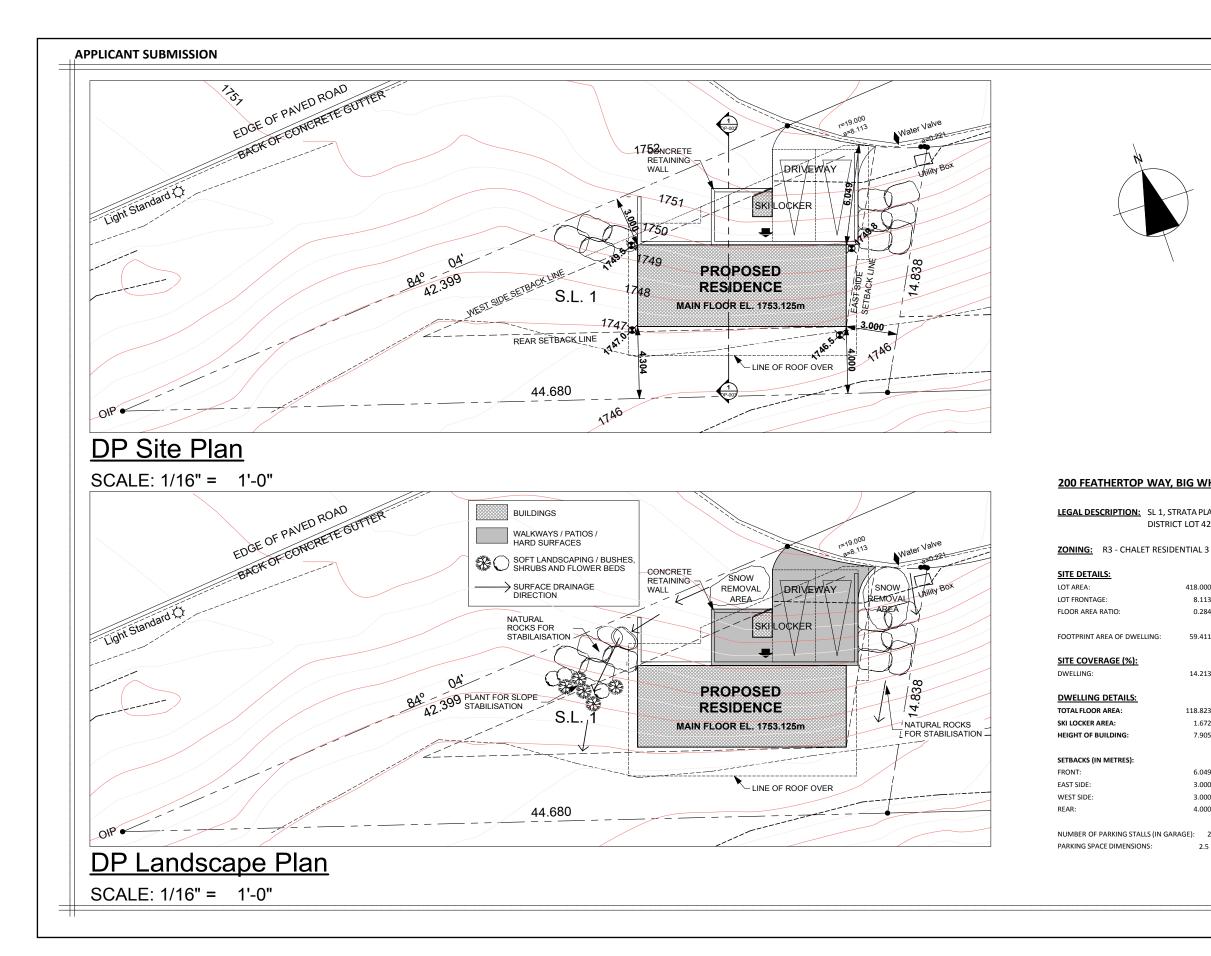
This will help to protect the surrounding vegetation.

The retaining walls for the carport structure and the re-grading of the front yard and upper side yards provide snow removal areas and control the drainage away and around the structure.

Stacked Landscape rocks on both sides will help to control the drainage, protect vegetation and prevent larger slabs of snow to slide down the bank during melting season.

Below the cantilevered house structure the existing ground will be planted with slope stabilizing native vegetation.

www.bauhausdesigns.com

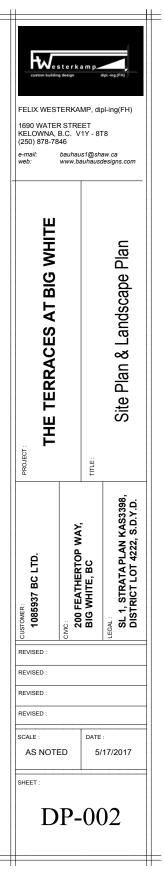


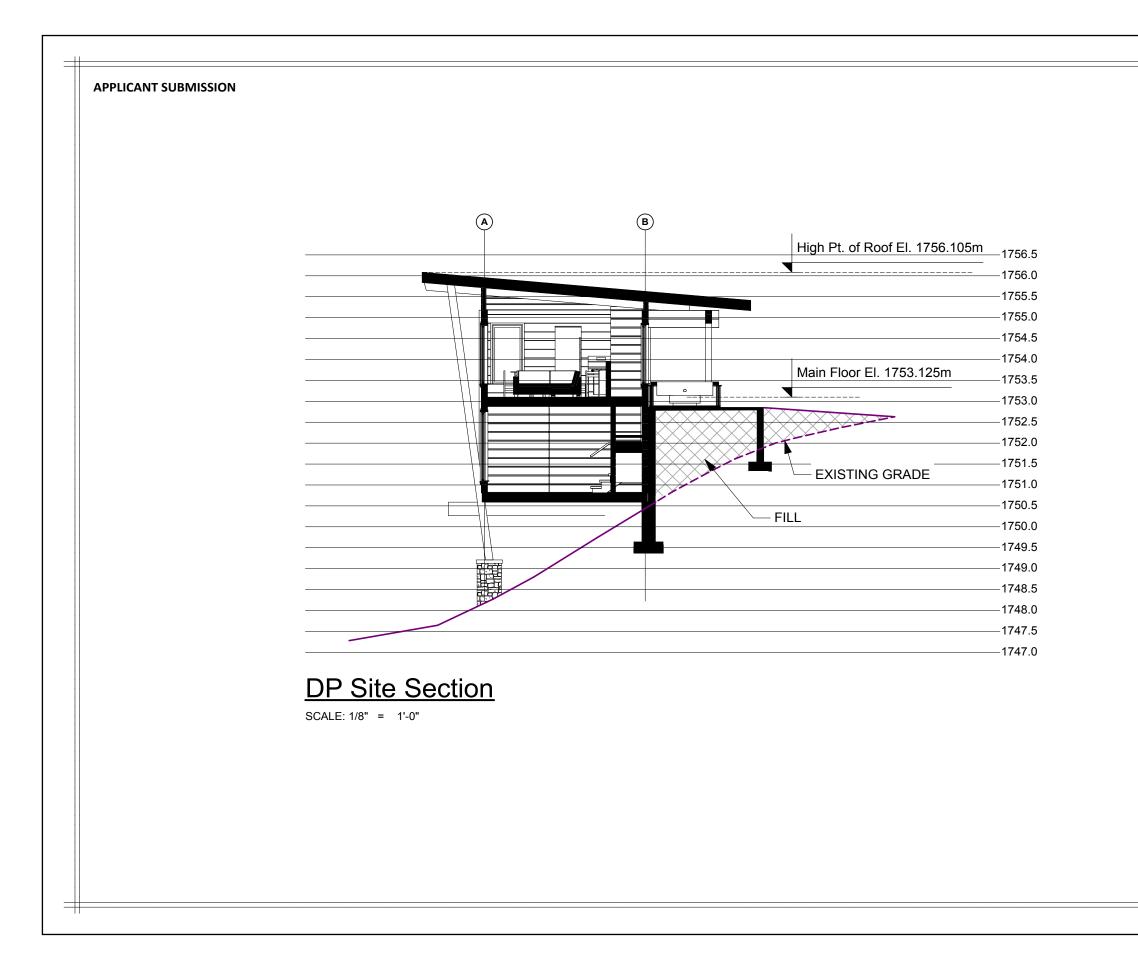


#### 200 FEATHERTOP WAY, BIG WHITE, BC

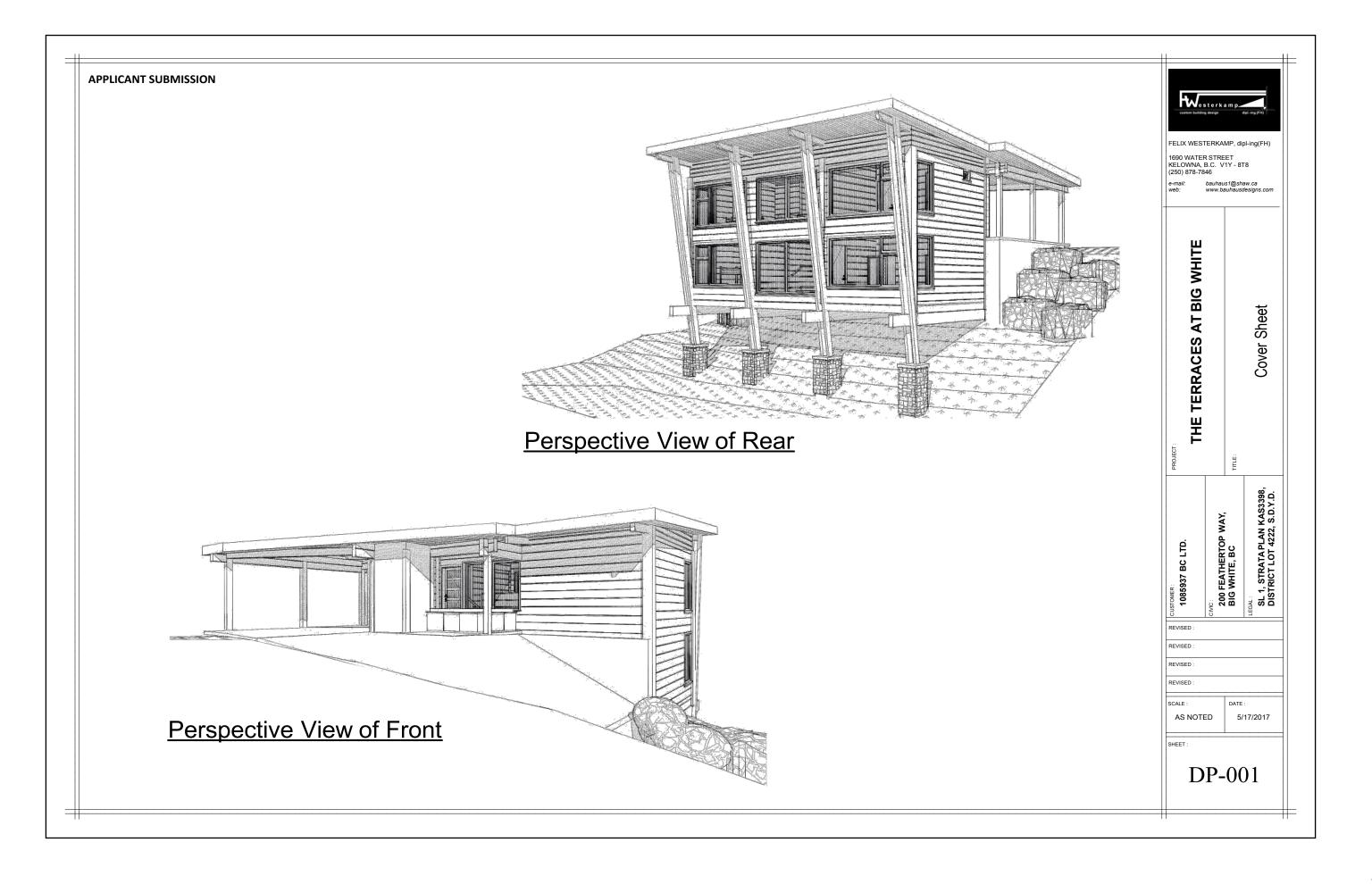
- LEGAL DESCRIPTION: SL 1, STRATA PLAN KAS3398, DISTRICT LOT 4222, S.D.Y.D.

	418.000	m²	418m² MIN.
	8.113	m	8.0m MIN.
	0.284		0.8 MAX.
WELLING:	59.411	m²	
<u>%):</u>			
	14.213	%	50% MAX.
<u>LS:</u>			
	118.823	m²	
	1.672	m²	
:	7.905	m	12m MAX.
5):			
			4.5m MIN.
	3.000	m	3.0m MIN.
			3.0m MIN.
	4.000	m	4.0m MIN.
STALLS (IN GARAG			2 MIN.
NSIONS:	2.5	х	5.5m MIN.

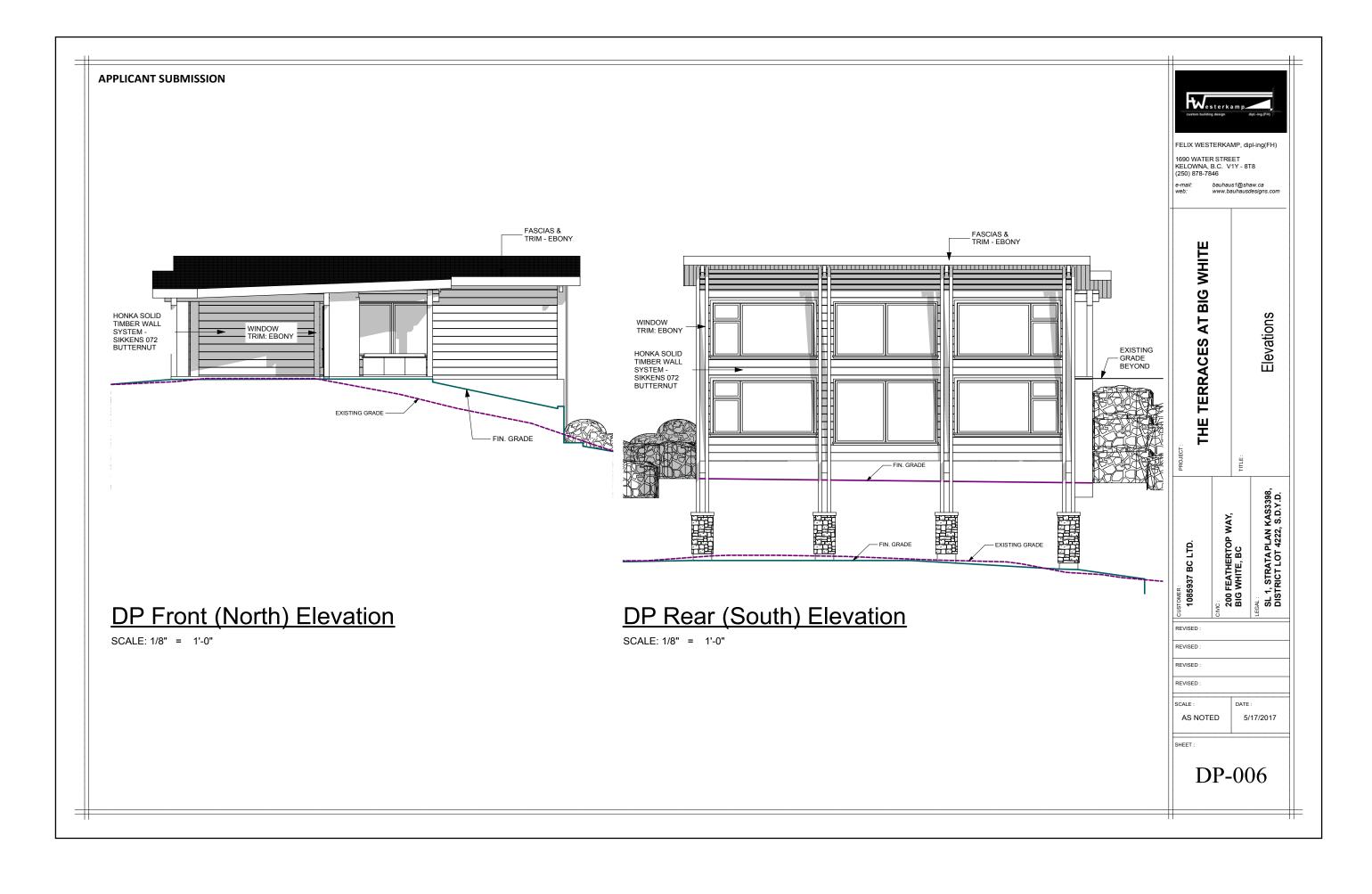


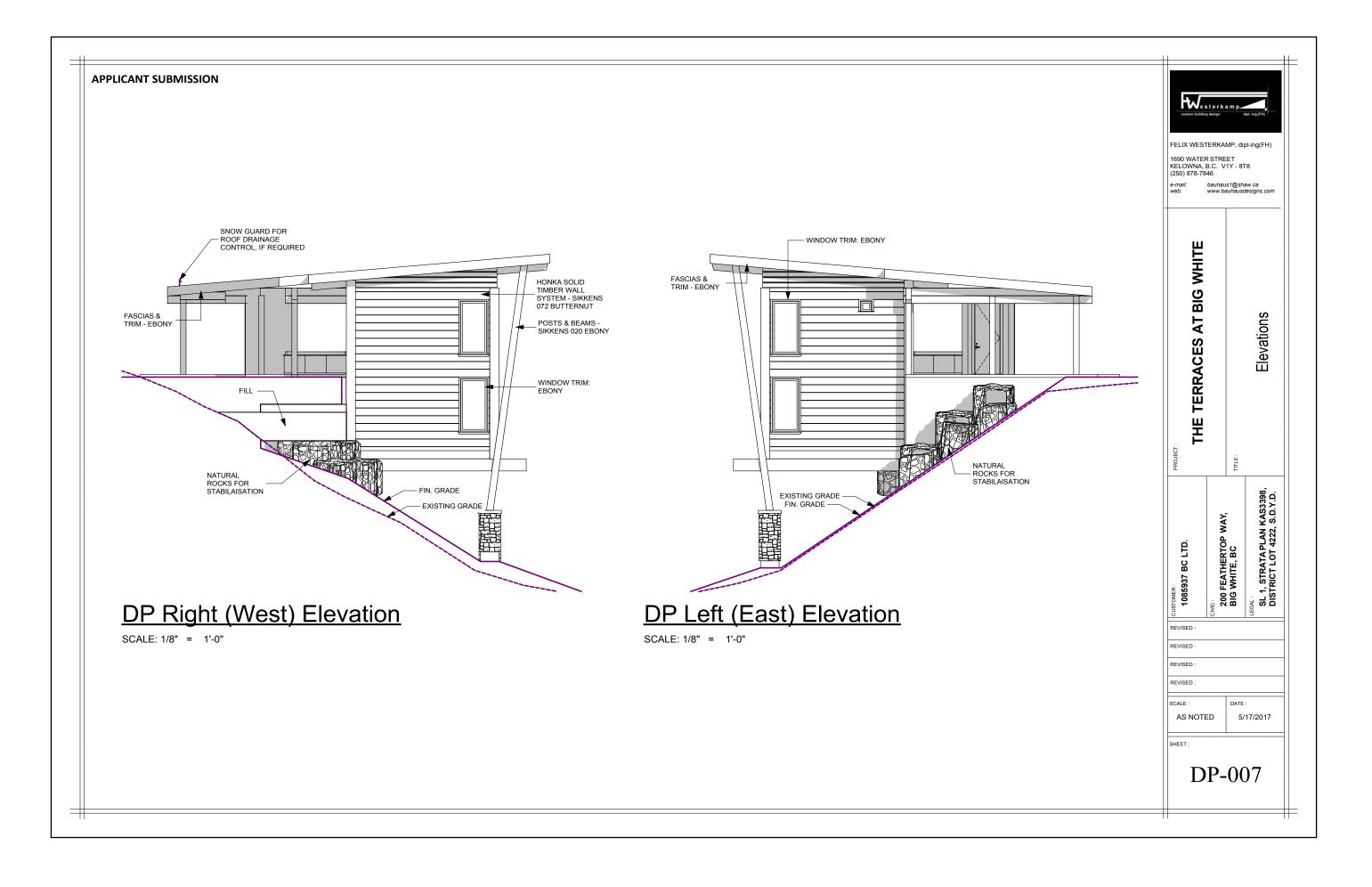


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THE TERRACES AT BIG WHITE		TITLE:	Site Section
CUSTOMER : 1085937 BC LTD.	CIVIC : 200 FEATHERTOP WAY.		LEGAL: SL 1, STRATA PLAN KAS3398, DISTRICT LOT 4222, S.D.Y.D.
REVISED : REVISED : REVISED : REVISED : SCALE : AS NOTE	ĒD	DATE 5/	: : 17/2017
SHEET :		00	



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### Electoral Area Services Staff Report

Prepared for meeting of June 2017

Ministry of Transportation and Infrastructure - Subdivision						
Owners:	File No:					
Red Mountain View Estat	1) B-TWP28-10970.250 2) B-TWP28-10967.190					
Agent:						
Peter Muirhead, BC Subd	livider					
Location:						
Richie Road, Electoral Ar	Richie Road, Electoral Area 'B' / Lower Columbia – Old Glory					
Legal Description: Area:						
1) Parcel A, Township 28, Plan NEP1245, Except Plan EPP25686 (see XJ8383)		1) 85 acres (34.4 ha.) 2) 38.3 acres (15.5 ha.)				
2) Lot 9, Township 28, Plan NEP77083, Except Plan EPP25686 and EPP62870						
OCP Designation:	Zoning:	ALR status:	DP Area:			
Black Jack Rural Residential	Rural Residential 1 (RR1)	No	No			
Report Prepared by: Ken Gobeil, Planner						

#### **ISSUE INTRODUCTION**

The Regional District of Kootenay Boundary (RDKB) has received a subdivision referral from the Ministry of Transportation and Infrastructure (MoTI) for a proposed conventional subdivision of Parcel A, Township 28, Plan NEP1245, Except Plan EPP25686 (see XJ8383) and Lot 9, Township 28, Plan NEP77083, Except Plan EPP25686 and EPP62870, in Electoral Area 'B'/ Lower Columbia-Old Glory *(see Site Location Map; Subject Property Map; Proposed Subdivision Plan)*.

Comments from the Advisory Planning Commission will be forwarded to the Electoral Area Services Committee for consideration at their June meeting.

#### **HISTORY / BACKGROUND FACTORS**

Parcel A and Lot 9 are undeveloped properties east of Red Mountain Resort. Acme Creek runs through the north west corner of Lot 9. Acme Creek eventually joins Topping Creek before it enters Parcel A. The north boundary of Parcel A is Topping Creek.

Page 1 of 4 P:\PD\EA\_'B\B-28-TWP-10970.250 Red Mt View Estates\2017-June MOTI Sub\EAS\2017-06-06-Red\_MTN\_View\_Estates\_EAS.docx Properties south and east of the subject properties are zoned Rural Resource 1 and designated as Rural Resource in the Official Community Plan. The subject properties as well as properties to the west of the subject properties are designated as Black Jack Rural Residential in the Official Community Plan and are zoned as Rural Residential 1.

Lot 9 was created as remainder portion to subdivision plan NEP77083 which was registered in 2004. Prior to this subdivision this property was designated as Rural Resource in the Official Community Plan and Rural Resource 1 in the Zoning Bylaw. Lot 9 is currently designated as Black Jack Rural Residential in the Official Community Plan and Rural Residential 1 in the Zoning Bylaw.

In 2005, after a subdivision of rural residential lots created Lot 9 as the residual, the parcel to the east (Parcel A) was seen as a suitable location for expansion. Application for bylaw amendment was submitted to designate parcel A as Black Jack Rural Residential in the Official Community Plan and Rural Residential 1 in the Zoning Bylaw. This bylaw amendment was reviewed without any concern noted and eventually approved.

In late 2007 a referral for comment and recommendation was received from the MoTI for a subdivision application to consolidate the Lot 9 and Parcel A and create 5 new lots. It was intended that the properties be further subdivided later for cluster developments. This proposal was not supported by the City of Rossland due to concerns regarding growth management and potential for Rossland municipal expansion. In February 2008, the RDKB Board of Directors recommended the application be approved with parkland dedication to be taken in the form of linear parks for a trail system. A proposed trail system was drafted in consultation with the Kootenay Columbia Trail Society (KCTS). The applicant later revised the plan of subdivision to expand parcel sizes to no longer qualify for parkland dedication.

In February 2008, the Preliminary Layout was not approved by MoTI due to concerns regarding the capability and capacity of sewage disposal. In September 2008 Preliminary Layout Approval of the proposed subdivision was granted by the MoTI with appropriate septic locations identified and protected through restrictive covenants registered on title for each property. In September of 2011 an amendment to the preliminary layout approval was approved by the MoTI.

In October 2011 a referral for comment and recommendation was received from the MoTI for an amendment to the subdivision application. The proposed subdivision was changed to create 7 new lots instead of 5. Parcel A and Lot 9 would still be consolidated as part of this amended plan.

The original application and October 2011 amendment that was referred to the RDKB were also referred to the City of Rossland and KCTS.

Comments from the City of Rossland in 2011 requested that connection to the municipality and the protection of existing trails be taken into consideration when considering the application. The City of Rossland included relevant sections of their Official Community Plan in support of and elaborating this request. The KCTS had no

Page 2 of 4 P:\PD\EA\_'B\B-28-TWP-10970.250 Red Mt View Estates\2017-June MOTI Sub\EAS\2017-06-06-Red\_MTN\_View\_Estates\_EAS.docx

additional comment. In December of 2011 MoTI issued an amended Preliminary Layout Approval.

In September 2012 the Preliminary Layout Approval was amended again. The purpose of this amendment was to split the approval into 2 separate phases.

In 2016 the landowner and the MoTI contacted the RDKB to provide comment of bylaw compliance for the proposed subdivision in order to subdivide part of phase 2 from the original Lot 9. To date Parcel A and Lot 9 have not been consolidated.

### PROPOSAL

The applicant is requesting a conventional subdivision to create 4 parcels from the 2 original parcels. Proposed parcels range from 10 to 77 acres (4 to 31 hectares).

## IMPLICATIONS

The minimum parcel size requirements for 'Rural Residential 1' is 1.8 hectares. The proposed subdivision is compliant with the Official Community Plan and Zoning Bylaw. The new parcels would be eligible for future subdivisions.

Restrictive Covenants are on title regarding development near Acme Creek and Topping Creek. The *Floodplain Bylaw No 677, 1995* will also have jurisdiction over these and any additional streams. Subject properties are not within an Improvement District or service area.

The subject properties are within the Rossland Planning Agreement Area. The City of Rossland will be invited to the Electoral Area Servics Committee Meeting to provide input on the referral.

There are two trails that pass through the subject Properties. The start of "Coffee Run" passes through the portion of Parcel A on the North side of Ritchie Road for approximately 90 metres. A portion of the trail "Full Monty" passes through the south side of Parcel A for approximately 25 metres.

The RDKB Official Community Plan supports the location of trails on private property and encourages the public to respect private property and to obtain permission before using private land for recreation purposes. Landowners may not have had a concern with trails and passive recreation on the property before, however, with subdivision and future development, this may become a concern.

All parcels in this subdivision proposal are greater than 2 hectares, as a result, parkland dedication is not applicable to this application. The RDKB may request that the Approving Officer register a covenant or Statutory Right of Way Under section 75 of the *Land Title Act* to protect these trails on private property, although this is not a common practice in the RDKB.

# APC COMMENTS

The Electoral Area 'B' / Lower Columbia-Old Glory Area Planning Commission June meeting was cancelled, therefore, no comments were received.

Page 3 of 4 P:\PD\EA\_'B\B-28-TWP-10970.250 Red Mt View Estates\2017-June MOTI Sub\EAS\2017-06-06-Red\_MTN\_View\_Estates\_EAS.docx

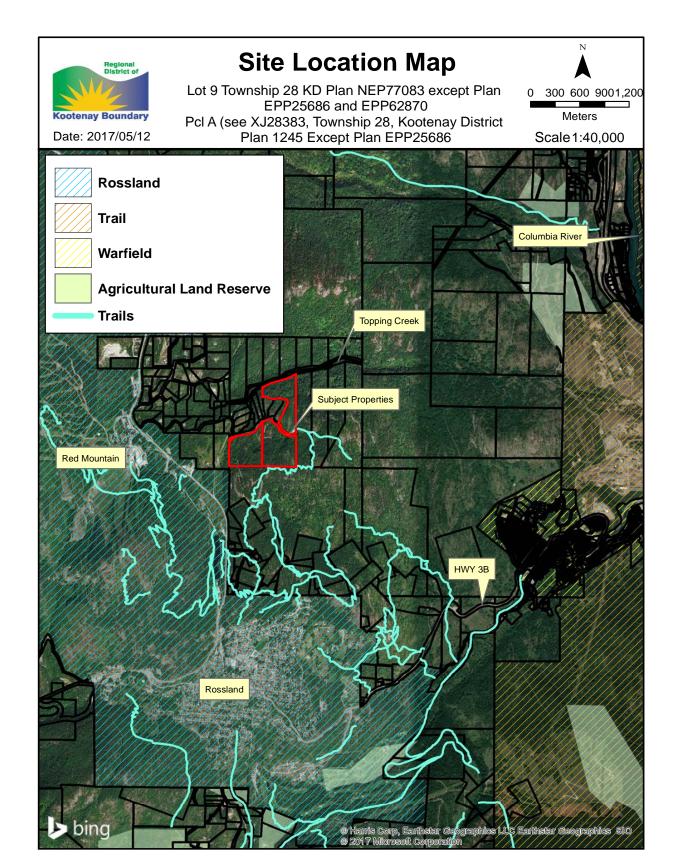
### RECOMMENDATION

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for Parcel A, Township 28, Plan NEP1245, Except Plan EPP25686 (see XJ8383) and Lot 9, Township 28, Plan NEP77083, Except Plan EPP25686 and EPP62870, Richie Road, Electoral Area 'B'/ Lower Columbia-Old Glory be received.

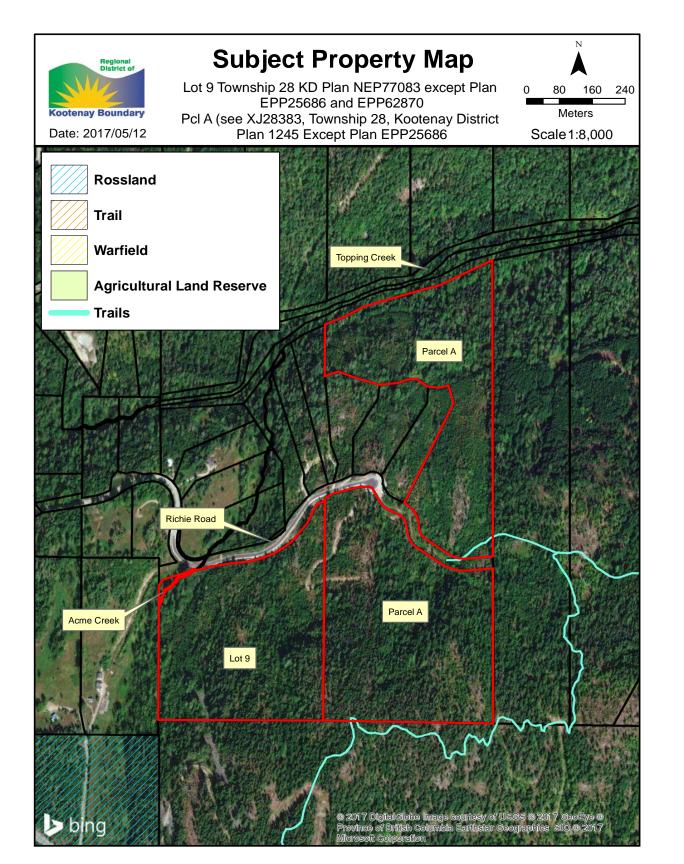
### **ATTACHMENTS**

Site Location Map Subject Property Map Proposed Subdivision Plan

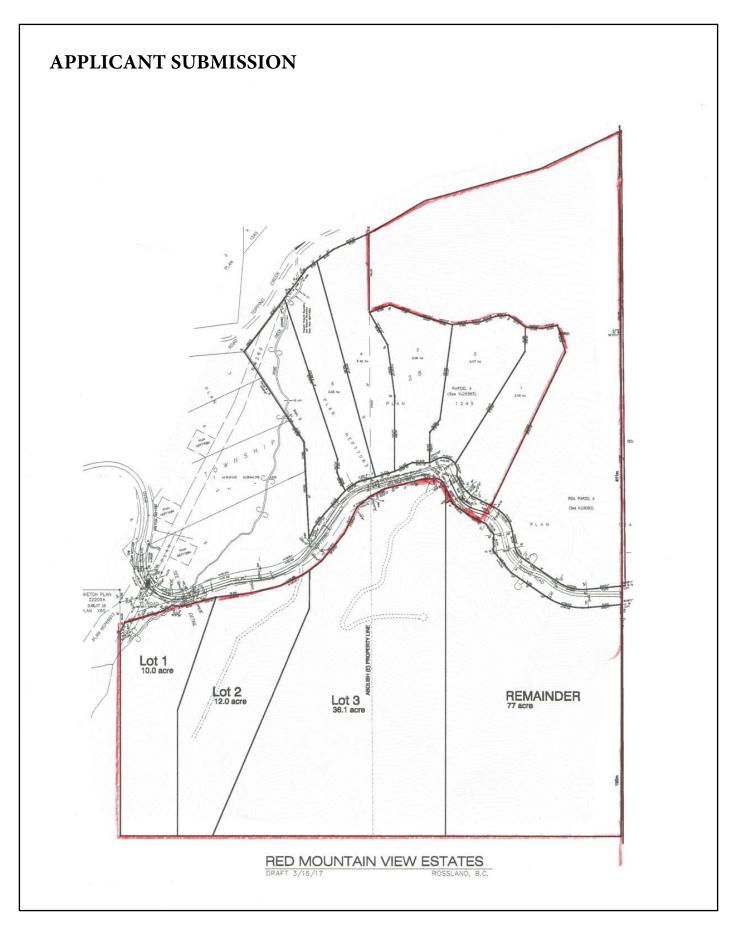
> Page 4 of 4 P:\PD\EA\_'B\B-28-TWP-10970.250 Red Mt View Estates\2017-June MOTI Sub\EAS\2017-06-06-Red\_MTN\_View\_Estates\_EAS.docx



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		MEMORANDUM			
ТО:	Director	Ali Grieve, Area "A"			
	D 01 .	line Financial Ormána Manana			
FROM:	Deep Sid	Ihu - Financial Services Manager			
RE:	Grants-I	n-Aid 2017			
Balance Remaini	ng from 2	016		\$	5.140.00
2017 Requisition	-			ې \$	31,492.00
Less Board Fee 2				₽ \$	(1,192.00
Less Board Fee 2	.017			φ	(1,192.00
Total Funds Avai	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
			2017 Community Trail Rides - Jingle Down Main Street		
167-17		Nelson & Ft. Shepphard Railway Co.	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
209-17	May-17	Western Communities Foundation	meet office goal 2017	\$	300.00
209-17		Arthritis Foundation	support "Walk to Fight Arthritis"	\$	100.00
209-17		Beaver Valley Blooming Society	"Our Canada 150" project	\$	3,000.00
Total				\$	26,047.14
BALANCE REMA				\$	9,392.86

BALANCE REMA				\$	10,220.79
Total				\$	13,750.00
209-17		Silver City Trap & Skeet Club	Grounds keeping maintenance & upgrades	\$	2,500.00
209-17		Rossland Golden City Days	Annual Rossland Golden City Days events	\$	1,000.00
209-17		Kootenay Columbia Learnikng Centre	2017 Graduating Class	\$	750.00
209-17	- 1	Arthritis Foundation	support "Walk to Fight Arthritis"	\$	200.00
167-17		West Kootenay Smoke'n Steel Auto Club	Holding 'drive-in' movie - Annual Car Show	\$	2,500.00
167-17	Apr-17	Canadian Tire-JumpStart Charity Golf	Support Kids in organized sports and recreation	\$	500.00
	Apr-17	Louie DeRosa	Woodstove exchange top-up	\$	250.00
115-17	Mar-17	Bike to Work Week Kootenays	Bike to Work Week costs	\$	1,000.00
114-17		J.L. Crowe Secondary School	2017 Scholarship - In Memory of Fallen Firefighters	\$	750.00
114-17	Mar-17	Rossland Society for Environmental Action	completion of digital fabrication of Trail Creek Watershed	\$	550.00
85-17		BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$	750.00
85-17	Feb-17	ANKORS	Creating Caring Communities workshop	\$	1,500.00
32-17	Jan-17	ROSSLAND YOUTH ACTION NETWORK	RENOVATIONS ON YAN LOCATION	\$	1,500.00
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION		AMOUN
Total Funds Ava	ilable:			\$	23,970.79
					(002.00
ess Board Fee 2					(862.00
2017 Requisition	•			æ	2,070.7
Balance Remain	ing from 20			\$	2.070.79
RE:	Grants-In-	-Aid 2017			
FROM:	Deep Sid	Ihu - Financial Services Manager			
το:	Director L	inda Worley, Electoral Area 'B'/ Lower Co	lumbia-Old Glory		
		MEMORANDOM			
		MEMORANDUM			

		MEMORANDUM			
TO:	Director	Grace McGregor, Electoral Area 'C'/Chris	tina Lake		
FROM:	Deep Sid	dhu, Financial Services Manager			
RE:	Grants-I	n-Aid 2017			
Balance Remai	ning from (	2016		\$	12,125.15
2017 Requisitio	-			φ	60,594.00
Less Board Fee					(2,294.00
	2017				(2,234.00
Total Funds Ava	ailable:			\$	70,425.15
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION		AMOUN
32-17		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
209-17	May-17	Little Lakers Learning Centre Society	outdoor activities & recreation		3,500.00
209-17		C.L. Elementary School PAC	annual swim safety program		2,500.00
209-17		Christina Lake Ladies Golf Club	annual ladies open tournament		300.00
209-17		Les Sawyer/C.L. Pickleball Association	"Pickle Ball Tourn" at Homecoming		500.00
209-17		Christina Lake Boat Access Society	Annual 'Dump Day' initiative		400.00
209-17		Grand Forks & District Public Library	Kids' Summer Reading Club		850.00
209-17		Grand Forks Recreation	Purchase t-shirts/prizes for Pickleball Tournament		500.00
Total					\$37,792.00
					<i></i>
BALANCE REMA	AINING			\$	32,633.15

	N	1 E M O R A N D U M		
TO:	Roly Ru	ssell - Acting Director, Electoral Area 'D'/		
FROM:	Deep Si	dhu - Financial Services Manager		
RE:	Grants-I	n-Aid 2017		
Balance Remai		2016		\$26,644.00
2017 Requisitio Less Board Fee				38,456.00 (1,456.00)
Total Funds Ava	ailable:			\$63,644.00
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
209-17		Grand Forks & District Public Library	Kids' Summer Reading Club	850.00
Total				\$18,520.00
BALANCE REMA	AINING			\$ 45,124.00

		MEMORANDUM			
ГО:	Direct	or Vicki Gee, Electoral Area 'E'/ West Bound	ary	-	
FROM:	Deen	idhu Financial Sanviaca Managar			
	Deep 3	Sidhu, Financial Services Manager			
RE:	Grants	-In-Aid 2017			
Balance Remain	ing from	2016		\$	35,697.19
2017 Requisition	า			\$	86,682.00
ess Board Fee 2	2017				(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	Jul 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
-	Feb-17	B.W. Mountain Community Development Assoc.	Community Notice Board	\$	500.00
85-17	160-17	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
	Mar-17	Boundary Martial Arts Club	Uniforms, Personal Protection Equipment, etc.	\$	1.000.00
114-17	Ivial 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	, ibi . i	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
-	Mav-17	City of Greenwood	Lifeguard & instructor expense for pool	\$	4,500.00
209-17		Bridesville Women's Institute	Lunch on April 18 for RDKB workshop	\$	250.00
209-17		Kettle Valley Golf Club	Junior Golf Program	\$	828.00
209-17		Greenwood Board of Trade	Use of community hall	\$	1,500.00
209-17		Trails to the Boundary Society	Attendance at SIBAC 'Keeping it Rural' conference	\$	2,073.75
209-17		Boundary Women's Softball League	Assistance with Softball BC member insurance	\$	1,000.00
Total				\$	54,484.78
BALANCE REMA	INING			\$	64,612.41

Regional District of Kootenay Boundary Status Report - Gas Tax Agreement June 5, 2017					
ELECTO	TORAL AREA 'A'				
	Description	Status	Allocation		
Reven					
er Cap	ital Allocation of Gas Tax Grant:	D	<b>* ••••</b>		
	Allocation to Dec 31, 2007	Received	\$ 96,854.94		
	Allocation to Dec 31, 2008	Received	46,451.80		
	Allocation to Dec 31, 2009	Received	91,051.00		
	Allocation to Dec 31, 2010	Received	89,796.00		
	Allocation to Dec 31, 2011	Received	89,788.04		
	Allocation to Dec 31, 2012	Received	87,202.80		
	Allocation to Dec 31, 2013	Received	87,167.87		
	Allocation to Dec 31, 2014	Received	84,868.70		
	Allocation to Dec 31, 2015	Received	84,868.70		
	Allocation to Dec 31, 2016	Recieved	87,726.69		
	Allocation to Dec 31, 2017	Estimated	87,569.89		
	TOTAL AVAILABLE FOR PROJECTS		\$ 933,346.43		
Approve	<b>ditures:</b> d Projects:				
2009	Columbia Gardens Water Upgrade	Completed	\$ 250,000.00		
2011	South Columbia SAR Hall	Completed	2,665.60		
281-13	BV Family Park - Solar Hot Water	Completed	16,684.00		
451-13	Beaver Valley Arena - Lighting	Completed	69,000.00		
26-14	LWMP Stage II Planning Process	Funded	805.88		
17-15	Beaver Creek Park - Band Shell/Arbour	Pending or Committed Pending or	100,000.00		
61-17	Fruitvale Elementary Playground -PAC LEAP Project	Committed Pending or	20,000.00		
126-17	RDKB BVPART (Electrical Upgrade BV Family Park)	Committed Pending or	10,000.00		
153-17	Village of Fruitvale (Fruitvale RV Park)	Committed	70,000.00		
			\$ 539,155.48		
	TOTAL SPENT OR COMMITTED				

Page 1 of 7

05/06/2017

Regional District of Kootenay Boundary Status Report - Gas Tax Agreement June 5, 2017					
ELECTOR	AL AREA 'B' / LOWER COLUMBIA/OLD GLORY		B		
	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 Allocation to Dec 31, 2013	Received Received	65,936.00 65,907.41		
	Allocation to Dec 31, 2013	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		
Approved P 8547	GID - Groundwater Protection Plan	Competed	\$ 10,000.00 16,000.00		
Approved P 8547 11206 2009 2009	rojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA	Completed Completed Completed	16,000.00 14,000.00 22,595.50		
Approved P 8547 11206 2009	rojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance)	Completed Completed	16,000.00 14,000.00		
Approved P 8547 11206 2009 2009 2009	rojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace	Completed Completed Completed Completed	16,000.00 14,000.00 22,595.50 3,200.00		
Approved P 8547 11206 2009 2009 2009 2009 Phase 1	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade	Completed Completed Completed Completed Completed	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump	Completed Completed Completed Completed Completed Completed Completed	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00 18,306.25 21,570.92 20,000.00		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility	Completed Completed Completed Completed Completed Completed Completed Completed	$16,000.00 \\ 14,000.00 \\ 22,595.50 \\ 3,200.00 \\ 60,000.00 \\ 18,306.25 \\ 21,570.92 \\ 20,000.00 \\ 20,000.00$		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir	Completed Completed Completed Completed Completed Completed Completed Completed Completed	$16,000.00 \\ 14,000.00 \\ 22,595.50 \\ 3,200.00 \\ 60,000.00 \\ 18,306.25 \\ 21,570.92 \\ 20,000.00 \\ 20,000.00 \\ 125,000.00$		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed	$16,000.00 \\ 14,000.00 \\ 22,595.50 \\ 3,200.00 \\ 60,000.00 \\ 18,306.25 \\ 21,570.92 \\ 20,000.00 \\ 20,000.00$		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14	Arojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade)	Completed Completed Completed Completed Completed Completed Completed Completed Completed	$16,000.00 \\ 14,000.00 \\ 22,595.50 \\ 3,200.00 \\ 60,000.00 \\ 18,306.25 \\ 21,570.92 \\ 20,000.00 \\ 20,000.00 \\ 125,000.00$		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14 251-15	Arojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00 18,306.25 21,570.92 20,000.00 20,000.00 125,000.00 34,918.00 10,000.00		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14	Arojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade)	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed	$16,000.00 \\ 14,000.00 \\ 22,595.50 \\ 3,200.00 \\ 60,000.00 \\ 18,306.25 \\ 21,570.92 \\ 20,000.00 \\ 20,000.00 \\ 125,000.00 \\ 34,918.00$		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14 251-15	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat)	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00 18,306.25 21,570.92 20,000.00 20,000.00 125,000.00 34,918.00 10,000.00		
Approved P 8547 11206 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14 251-15 252-15	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat) Rivervale Water & Streetlighting Utility (LED Streetlights) Rivervale Oasis Sewer Utility (Flow Meters)	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00 18,306.25 21,570.92 20,000.00 20,000.00 125,000.00 34,918.00 10,000.00		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14 251-15 252-15 252-15 253-15 254-15	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat) Rivervale Water & Streetlighting Utility (LED Streetlights) Rivervale Oasis Sewer Utility (Flow Meters) Rivervale Oasis Sewer Utility - RDKB (Wemco	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed	$\begin{array}{c} 16,000.00\\ 14,000.00\\ 22,595.50\\ 3,200.00\\ 60,000.00\\ 18,306.25\\ 21,570.92\\ 20,000.00\\ 20,000.00\\ 125,000.00\\ 34,918.00\\ 10,000.00\\ 10,000.00\\ 14,417.00\\ 90,000.00\\ \end{array}$		
Approved P 8547 11206 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14 251-15 252-15 253-15	Projects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat) Rivervale Water & Streetlighting Utility (LED Streetlights) Rivervale Oasis Sewer Utility (Flow Meters)	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00 18,306.25 21,570.92 20,000.00 20,000.00 125,000.00 34,918.00 10,000.00 10,000.00 14,417.00		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14 251-15 252-15 252-15 253-15 254-15 190-16	Arojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat) Rivervale Water & Streetlighting Utility (LED Streetlights) Rivervale Oasis Sewer Utility (Flow Meters) Rivervale Oasis Sewer Utility - RDKB (Wemco Booster Pumps) Area 'B' Recreation - RDKB (Rivervale Shed)	Completed Comple	$\begin{array}{c} 16,000.00\\ 14,000.00\\ 22,595.50\\ 3,200.00\\ 60,000.00\\ 18,306.25\\ 21,570.92\\ 20,000.00\\ 20,000.00\\ 125,000.00\\ 34,918.00\\ 10,000.00\\ 10,000.00\\ 14,417.00\\ 90,000.00\\ 88,159.66\\ 8,632.00\\ \end{array}$		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14 251-15 252-15 252-15 253-15 254-15 190-16	Arojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat) Rivervale Water & Streetlighting Utility (LED Streetlights) Rivervale Oasis Sewer Utility (Flow Meters) Rivervale Oasis Sewer Utility - RDKB (Wemco Booster Pumps) Area 'B' Recreation - RDKB (Rivervale Shed)	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Pending or Committed Funded Pending or Committed	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00 18,306.25 21,570.92 20,000.00 20,000.00 125,000.00 34,918.00 10,000.00 10,000.00 14,417.00 90,000.00 88,159.66		
Approved P 8547 11206 2009 2009 2009 Phase 1 Phase 2 2012 2013 261-14 262-14 263-14 251-15 252-15 252-15 253-15 254-15 190-16	Arojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat) Rivervale Water & Streetlighting Utility (LED Streetlights) Rivervale Oasis Sewer Utility (Flow Meters) Rivervale Oasis Sewer Utility - RDKB (Wemco Booster Pumps) Area 'B' Recreation - RDKB (Rivervale Shed)	Completed Comple	$\begin{array}{c} 16,000.00\\ 14,000.00\\ 22,595.50\\ 3,200.00\\ 60,000.00\\ 18,306.25\\ 21,570.92\\ 20,000.00\\ 20,000.00\\ 125,000.00\\ 34,918.00\\ 10,000.00\\ 10,000.00\\ 14,417.00\\ 90,000.00\\ 88,159.66\\ 8,632.00\\ \end{array}$		
Approved P 8547 11206 2009 2009 Phase 1 Phase 2 2012 2013 261-14 263-14 263-14 251-15 252-15 253-15 254-15 190-16 221-16	Arojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat) Rivervale Water & Streetlighting Utility (LED Streetlights) Rivervale Oasis Sewer Utility (Flow Meters) Rivervale Oasis Sewer Utility - RDKB (Wemco Booster Pumps) Area 'B' Recreation - RDKB (Rivervale Shed) Rossland Historical Museum and Archive	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Pending or Committed Pending or	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00 18,306.25 21,570.92 20,000.00 20,000.00 125,000.00 34,918.00 10,000.00 10,000.00 14,417.00 90,000.00 88,159.66 8,632.00 368.00		
Approved P 8547 11206 2009 2009 Phase 1 Phase 2 2012 2013 261-14 263-14 263-14 251-15 252-15 253-15 254-15 190-16 221-16	Arojects: GID - Groundwater Protection Plan GID - Reducing Station (Advance)2008 GID - Reducing Station (Balance) GID - Upgrades to SCADA Casino Recreation - Furnace GID - Pipe Replacement/Upgrades Looping/China Creek Rivervale Water SCADA Upgrade Rossland-Trail Country Club Pump Rivervale Water & Streetlighting Utility Genelle Imp. District - Water Reservoir Oasis Imp. District - Water Well Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade) Black Jack Cross Country Ski Club Society (Snow Cat) Rivervale Water & Streetlighting Utility (LED Streetlights) Rivervale Oasis Sewer Utility (Flow Meters) Rivervale Oasis Sewer Utility - RDKB (Wemco Booster Pumps) Area 'B' Recreation - RDKB (Rivervale Shed) Rossland Historical Museum and Archive Association (Rossland Museum Upgrades)	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Pending or Committed Pending or	16,000.00 14,000.00 22,595.50 3,200.00 60,000.00 18,306.25 21,570.92 20,000.00 20,000.00 125,000.00 34,918.00 10,000.00 10,000.00 14,417.00 90,000.00 88,159.66 8,632.00 368.00 25,000.00		

	Regional District of Koot Status Report - Gas Ta June 5, 201	ax Agreemen	-		
ELECTORAL AREA 'C' / CHRISTINA LAKE					
	Description	Status	Allocation		
Reveni	ue.				
	tal Allocation of Gas Tax Grant:				
or oup	Allocation to Dec 31, 2007	Received	\$ 69,877.75		
	Allocation to Dec 31, 2008	Received	33,513.49		
	Allocation to Dec 31, 2009	Received	65,690.00		
	Allocation to Dec 31, 2010	Received	64,785.00		
	Allocation to Dec 31, 2011	Received	64,778.00		
	Allocation to Dec 31, 2012	Received	65,746.00		
	Allocation to Dec 31, 2013	Received	65,718.43		
	Allocation to Dec 31, 2014	Received	63,985.02		
	Allocation to Dec 31, 2015 Allocation to Dec 31, 2016	Received Received	63,985.02 66,139.74		
	Allocation to Dec 31, 2016	Estimated	61,914.83		
		_0			
	TOTAL AVAILABLE FOR PROJECTS		\$ 686,133.28		
Approve	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 2014	Kettle River Watershed Project Kettle River Watershed Project	Funded Funded	9,959.86 3,548.77		
2014	Kettle River Watershed Project	Funded	1,371.07		
2016	Kettle River Watershed Project	Funded	754.04		
2017	Kettle River Watershed Project	Funded	898.84		
	Kettle River Watershed Study	Pending or			
	,	Committed	1,467.42		
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 Association	Funded	20,000.00		
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 Agreement Electoral Area 'C' / Christina Lake						
	Christina Lake Boat Access Society (Redesign Texas Point Boat Launch Parking)	Pending or Committed	7,500.00				
80-16	Christina Lake Community Association (Installation Make-Up Air System Shortfall)	Completed	6,263.75				
271-16	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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	Regional District of Koo Status Report - Gas T June 5, 20	ax Agreemer	-		
ELECTORAL AREA 'D' / RURAL GRAND FORKS					
	Description	Status	Allocation		
Reven	ue:				
	ital Allocation of Gas Tax Grant:		• • • • • • • • • •		
	Allocation to Dec 31, 2007 Allocation to Dec 31, 2008	Received Received	\$ 154,656.26 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 Allocation to Dec 31, 2014	Received Received	150,571.27 146,599.76		
	Allocation to Dec 31, 2014 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		
Expen	ditures:				
-	d Projects:				
8549	City of GF - Airshed Quality Study	Completed	\$ 5,000.00		
	Kettle River Water Study	Funded	25,000.00		
-	Kettle River Watershed Study	Funded	15,000.00		
	Kettle River Watershed Study Kettle River Watershed Project	Funded Funded	10,000.00 24,899.66		
2013		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 Pending or	4,943.59		
	Kettle River Watershed Study	Committed	8,070.88		
417-13	Kettle River Watershed (Granby Wilderness	Funded	2,000.00		
	Society)	Pending or			
2010	Boundary Museum Society - Phase 1	Committed	13,000.00		
2011	Boundary Museum Society - Phase 2	Completed	30,000.00		
2012	Boundary Museum Society - Phase 2	Completed	8,715.00		
2011 2012	Phoenix Mnt Alpine Ski Society Phoenix Mnt Alpine Ski Society	Completed Completed	63,677.00 1,323.00		
2012		Additional	12,600.00		
2012	Grand Forks Curling Rink	Completed	11,481.00		
27-14		Funded	77,168.50		
	Grand Forks Rotary Club (Spray Park)	Completed Completed	25,000.00		
426-15 7-16	Jack Goddard Memorial Arena (LED Lights) RDKB (Hardy Mountain Doukhobor Village)	Completed Funded	40,000.00 38,165.19		
144-16	Grand Forks Aquatic Center (LED Lights for Natatorium)	Completed	10,565.83		
	Grand Forks BMX Society (Track Upgrade)	Completed	5,000.00		
		Pending or	5,000.00		
246-16	RDKB (Kettle River Heritage Trail)	Committed	100,000.00		
271-16	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	6,744.15		
268-16	Grand Forks Community Trails Society (New Surface Trans Canada Trail Westend Station)	Completed	24,648.45		
	Grand Forks Aquatic Center (Underwater LED		21,010.40		
293-16	Light Replacement)	Funded	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		

	Electoral Area 'I Regional District of Koot		-	
	Status Report - Gas Ta June 5, 201	ax Agreemer		
				]
ELECTO	DRAL AREA 'E' / WEST BOUNDARY		E	
	Description	Status	Allocation	
_				_
Reven				
Per Capi	ital Allocation of Gas Tax Grant: Allocation to Dec 31, 2007	Received	\$ 108,785.28	
	Allocation to Dec 31, 2007	Received	52,173.61	
	Allocation to Dec 31, 2009	Received	102,266.68	
	Allocation to Dec 31, 2010	Received	100,857.14	
	Allocation to Dec 31, 2011	Received	100,846.00	
	Allocation to Dec 31, 2012	Received	93,112.00	
	Allocation to Dec 31, 2013	Received	93,073.54	
	Allocation to Dec 31, 2014	Received	90,618.62	
	Allocation to Dec 31, 2015 Allocation to Dec 31, 2016	Received Received	90,618.62 93,670.24	
	Allocation to Dec 31, 2017	Estimated	99,795.41	
		Estimated	00,700.41	
	TOTAL AVAILABLE FOR PROJECTS		\$ 1,025,817.14	
Evnon	ditures:			
-				
283	d Projects: Greenwood Solar Power Project	Completed	\$ 3,990.00	
8548	Kettle Valley Golf Club	Completed	20,000.00	
8546	West Boundary Elementary School Nature Park	Completed	13,500.00	28,500.00
		•		20,000.00
	2010 WBES - Nature Park (expanded)	Completed	15,000.00	
2009/10	Kettle Wildlife Association (heat pump) Rock Creek Medical Clinic (windows/doors)	Completed Completed	35,000.00 18,347.56	
2010	Kettle Valley Golf Club (Pumps)	Completed	24,834.63	
2011	Kettle Valley Golf Club (Pumps)	Completed	10,165.37	41,368.00
2011	Kettle Valley Golf Club (Pumps)	Completed	6,368.00	
2010	Rock Creek Fairground Facility U/G	Completed	14,235.38	11.000.00
2011 2011	Rock Creek Fairground Facility U/G Rock Creek Fairground Facility U/G	Completed Completed	22,764.62 7,000.00	44,000.00
	Beaverdell Community Hall Upgrades	Completed	47,000.00	
2010/11	Kettle River Water Study	Funded	25,000.00	
	Kettle River Watershed Study	Funded	,	
	Kettle River Watershed Study	Funded	15,000.00 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	6,741.25	
	Kettle River Watershed Study	Pending or	11 005 75	
	Kettle River Watershed (Granby Wilderness	Committed	11,005.75	
417-13	Society)	Funded	2,000.00	
145-14	Rock Creek & Boundary Fair Association	Completed	35,122.00	
140 14	(Electrical Lighting & Equipment Upgrade)	Completed	00,122.00	
221-15	Greenwood Heritage Society (Zee Brick Replacement	Completed	6,000.00	
	Big White Chamber of Commerce (Tourist			
222-15	Trails Information Sign)	Funded	2,085.70	
	Big White Chamber of Commerce (Tourist	Pending or	005.00	
	Trails Information Sign)	Committed	695.23	
255-15	Rock Creek & Boundary Fair Association	Completed	20,866.89	
200 10	(Irrigation Upgrades)	Completed	_0,000100	
341-15	Greenwood Heritage Society (Install 2 Electric Car Charging Stations)	Completed	2,527.56	
	<b>3 3</b> <i>i</i>			
342-15	Kettle River Museum (Install 2 Electric Car	Completed	2,743.50	

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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			
271-16	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			
198-17	Westbridge Recreation Society (Replace Kitchen Westbridge Hall)	Pending or Committed		20,699.41			
	TOTAL SPENT OR COMMITTED		\$	653,341.99			
	TOTAL REMAINING		\$	372,475.15			

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