

Electoral Area Services

Thursday, September 14, 2017 - 4:30 pm

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

A G E N D A

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

A) September 14, 2017

Recommendation: That the September 14, 2017 Electoral Area Services Agenda be adopted as presented.

3. MINUTES

A) June 15, 2017

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

[Electoral Area Services - 15 Jun 2017 - Minutes - Pdf](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

A) Director Managed Professional Development Discussion

B) Memorandum of Committee Actions Items

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

[ToEndOfAugustForSeptember2017](#)

6. NEW BUSINESS

A) **Shaunna Ziedler**

RE: Development Variance Permit

1614 Strome Road, Electoral Area 'C'/Christina Lake

RDKB File: C-317-02595.080

Recommendation: That the staff report regarding the Development Variance Permit application submitted by Shaunna Zeidler to allow a reduced front yard setback from 7.5 metres to 0.0 metres for an accessory building to allow for a wood shed on the parcel legally described as Lot 8, DL 317, SDYD, Plan KAP33117, Electoral Area 'C'/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support, subject to approval from the Ministry of Transportation and Infrastructure.

[2017-09-07 Zeidler-EAS](#)

B) **Gary George**

RE: Development Variance Permit

4874A Snow Pines Road, Big White, Electoral Area 'E'/West Boundary

RDKB File: BW-4176s-07385.231

Recommendation: That the Development Variance Permit application submitted by Gary George to construct a roof with the following requested variances: To decrease the minimum interior side setback for a principal building from 2.0 metres to 0.0 metres a 2.0 metre variance, on the parcel legally described as Lot 139, Plan KAS938, District Lot 4176s, SDYD, 4874A Snow Pines Road, Big White, Electoral Area 'E'/West Boundary be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support, subject to the roof being designed to retain snow.

[2017-09-11 George DVP EAS](#)

C) **Douglas and Patricia Patton - Strata Lot 14**

Milan and Sanja Vracarevic - Strata Lot 9

RE: Development Permit & Development Variance Permit

SL 14 and SL 9, 7475 Porcupine Road, Big White, Electoral 'E'/West Boundary

RDKB File: BW-4109s-07444.776 and BW-4109s-07444.766

Recommendation: That the staff report regarding the Development

Permit application submitted by Doug Patton to construct 2 decks in the Environmentally Sensitive Development Permit Area on the parcels legally described as Strata Lot 14, 7475 Porcupine Road, Big White, Electoral Area 'E' / West Boundary and Strata Lot 9, 7475 Porcupine Road, Big White, Electoral Area 'E' / West Boundary be received.

That the Development Variance Permit application submitted by Doug Patton on behalf of himself and Patricia Patton and Milan and Sanja Vracarevic to construct 2 decks with the following requested variance: To increase the the permitted projection for decks in an interior side yard from 0.6 metres to 2.05 metres – a 1.45 metre variance on the parcels legally described as Strata Lots 14 and 9, 7475 Porcupine Road, Big White, Electoral Area 'E' / West Boundary be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

[2017-09-07 Patton DP-DVP EAS](#)

D) **Daragh and Anne Horgan**

RE: Development Permit

715 Feathertop Way, Electoral Area 'E'/Big White

RDKB File: BW-4222-07500.685

Recommendation: That the staff report regarding the Development Permit application submitted by Jenny Geisbrecht, Wenniger Construction & Design on behalf of the owners Daragh and Anne Horgan to construct a single family dwelling on the parcel legally described as Strata Lot 17, Plan KAS3134, District Lot 4222, SDYD Big White, Electoral Area 'E'/West Boundary, be received.

[2017-09-07 Horgan DP EAS](#)

E) **Andrew and Ellen Hill**

RE: Development Permit

545 Feathertop Way, Electoral Area 'E'/Big White

RDKB File: BW-4222-07500.670

Recommendation: That the staff report regarding the Development Permit application submitted by Jenny Geisbrecht, Wenniger Construction & Design on behalf of the owners Andrew and Ellen Hill to construct a single family dwelling on the parcel legally described as Lot 14, Plan KAS3134, District Lot 4222, SDYD Big White, Electoral Area 'E' / West Boundary, be received.

[2017-09-07 Hill EAS](#)

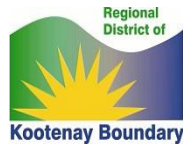
- F) **Community Input on Planning and Culture Issues for Electoral Area 'E'/West Boundary**
- G) **Marketing of Town Hall Meetings**
- H) **Bylaw Enforcement**
- I) **Phone meeting procedures**
- J) **Proposed 'Right to Roam' Act**
- K) **Riparian Area Protection**
- L) **Soil Management and Drainage Issues as Related to Development Permits**
- M) **Grant in Aid Update**

Recommendation: That the Grant in Aid report be received.
[2017 Grant in Aid](#)

- N) **Gas Tax Update**

Recommendation: That the Gas Tax report be received.
[Gas Tax Agreement](#)

- 7. LATE (EMERGENT) ITEMS
- 8. DISCUSSION OF ITEMS FOR FUTURE AGENDAS
- 9. CLOSED (IN CAMERA) SESSION (None)
- 10. ADJOURNMENT



Electoral Area Services Minutes

Thursday, June 15, 2017
RDKB Board Room, 2140 Central Ave., Grand Forks, BC

Directors Present:

Director Linda Worley
Director Ali Grieve, via tele-conference
Director Roly Russell
Director Vicki Gee, via tele-conference

Directors Absent:

Director Grace McGregor

Other Directors Present:

Frank Konrad

Staff Present:

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

Guests:

Michael Slatnik

CALL TO ORDER

Chair Worley called the meeting to order at 4:30 p.m.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

June 15, 2017

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Director Gee requested that agenda item 6F be deleted from the agenda.
 Director Russell requested that agenda item 6A be moved forward in the agenda.

Moved: Director Russell

Seconded: Director Grieve

That the June 15, 2017 Electoral Area Services Agenda be adopted as amended.

Carried.

MINUTES

May 17, 2017

Director Gee advised there were some errors in the minutes. She clarified the following discussion topics: grant in aid being used for tipping fees for the Bridesville clean-up; Share the Trail conference attendance and fact that both non-motorized and motorized attendees seemed to get what the others were thinking; and the fact that Director Gee did not have direct discussions with the Ministry of Environment.

Moved: Director Gee

Seconded: Director Russell

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

Carried.

DELEGATIONS

There were no delegations in attendance.

UNFINISHED BUSINESS

Kathy Novokshonoff

RE: Zoning Amendment

2081 Perkins Road, Electoral Area 'D'/Rural Grand Forks

RDKB File: D-581s-04694.055

Director Russell mentioned that the Area 'D'/Rural Grand Forks APC discussed this application and it was decided that it does not align with the RDKB policies.

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Moved: Director Russell

Seconded: Director Gee

That the Electoral Area Services Committee does not recommend support for 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.

Carried.

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 was presented.

Director Gee expressed concern regarding losing support for non-profit groups. She mentioned the challenges that face non-profit organizations; using Grant in Aid for core funding; volunteer involvement; provincial exemption; and region wide services. There was discussion about substantial use of properties and rentals and keeping the Application for Permissive Property Tax Exemption form as uncomplicated as possible. The use of track changes in the policy was appreciated.

Moved: Director Russell

Seconded: Director Grieve

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.

Carried.

Memorandum of Committee Action Items

It was noted that the Planning & Development Department is not part of the trial for the new tracking tool. It was decided that the Area 'E'/West Boundary Heritage Service Establishment would be moved from EAS to Administration. Director Gee noted that she did not attend the Interior Lumber Manufacturer's conference. Director Gee questioned whether Director managed Pro-D had been added to the budget. The

Directors requested that individual service budgets be placed on the website for reference.

Moved: Director Grieve

Seconded: Director Russell

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

Carried.

NEW BUSINESS

Michael Slatnik and Jennifer Dressler

RE: Zoning Amendment

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

Director Russell explained that the Electoral Area 'D'/Rural Grand Forks APC were 50/50 in support of this application. He also mentioned that two members of the APC were not in attendance and he would like to defer this back to the APC for their July meeting to give all members a chance to vote. He stated the issues the APC have are the lack of clarity on who will be residing in the secondary dwelling.

The property owner - Michael Slatnik was in attendance and he spoke to his application mentioning that he purchased the property 4 years ago, tore down the older home and built a new one, leaving the manufactured home. He stated that the manufactured home would be for family members.

Moved: Director Russell

Seconded: Director Grieve

That the Electoral Area Services Committee recommends 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 be deferred back to the Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission for further discussion.

Carried.

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

Director Russell mentioned the APC had a lengthy discussion about this application. He stated that some APC members attended the recently flooded sites in the area as well as the subject property. Director Gee felt that the responsibility for disaster response lies with the property owners rather than government if someone chooses to build in the floodplain.

Moved: Director Russell

Seconded: Director Gee

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.

Carried.

Kathleen Sinclair**RE: Development Permit**

53 Johnson Road, Electoral Area 'C'/Christina Lake

RDKB File: C-970-04369.000

Donna Dean, Manager of Planning and Development, briefly reviewed the application with the Committee members. Sewage system placement and the proposed location of the new dwelling in relation to the floodplain were discussed.

Moved: Director Grieve

Seconded: Director Gee

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.

Carried.

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085937 BC Ltd., Felix Westerkamp as Agent**RE: Development Permit**

200 Feathertop Way, Electoral Area 'E'/Big White

RDKB File: BW-4222-07499.000

Donna reviewed this application and explained that approval would be subject to receiving more details regarding ground cover and MOTI approval for building in their setbacks. Director Gee stated the Electoral Area 'E'/West Boundary APC supports this application subject to the concerns listed above being addressed.

Moved: Director Gee

Seconded: Director Grieve

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.

Carried.

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

Donna explained there are 2 parcels that straddle the Road Right of Way and that 2 trails run through them. She read a comment from Director Lloyd McLellan stating the City of Rossland would support a Statutory Right of Way for the existing trails on the parcels.

Moved: Director Russell

Seconded: Director Grieve

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.

Carried.

Ministry of Transportation Issues Discussion

Director Gee discussed two MOTI issues: one being approval of a subdivision in Carmi which her APC did not support for a number of reasons and the second being how MOTI manages access to private property.

Moved: Director Gee

Seconded: Director Russell

That the Electoral Area Services Committee directs Staff to contact the Ministry of Transportation and Infrastructure to inquire about what can be done to gain public access to the Lind Creek Road Parcel.

Carried.

Grant in Aid Update

Director Gee commented that the Greenwood Board of Trade item was for Founder's Day, not for the hall rental.

Moved: Director Grieve

Seconded: Director Gee

That the Grant in Aid report be received.

Carried.

Gas Tax Update

Vicki Gee pointed out that the Boundary Trails Master Planning project should be added to the list of pending items for Area 'E'/West Boundary

Moved: Director Russell

Seconded: Director Grieve

That the Gas Tax report be received.

Carried.

LATE (EMERGENT) ITEMS

There were no late items presented.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

It was requested that riparian area protection, the proposed Right to Roam Act, and phone meeting procedures be added to the next Electoral Area Services agenda.

CLOSED (IN CAMERA) SESSION

A closed session was not required.

ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 5:35 p.m.

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

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

Pending Tasks

Date	Item/Issue	Actions Required/Taken	Status – C / IP
Feb. 14/13	Boundary Ag Plan Implementation	Consider areas 'C' & 'D' OCP review recommendations; Consult with Area 'E' residents re: needs assessment survey recommendations;	IP
May 12/16	Area 'E' Heritage Service Establishment	Bylaw to be drafted	IP
Nov 10/16	Board of Variance Bylaws	Staff to draft bylaw(s)	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	C
	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 assessment	C
	0980131 BC Ltd. - MOTI Subdivision	Dedication of cash in lieu of park land-Monashee – previously known as High Forest	IP
	Electoral Area Budgets-Communications	To be added at the onset of the 2018 budget	IP

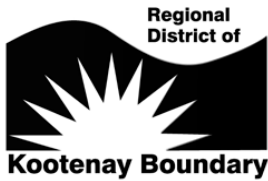
Tasks from Electoral Area Services Committee Meeting June 15, 2017

Date	Item/Issue	Actions Required/Taken	Status – C / IP
June 15, 2017	Service budgets on web	Staff to initiate	IP
	Novokshonoff Zoning Amendment	Not Supported	C
	Proposed Permissive Tax Exemption Policy	Referred to PEP Committee	C
	Slatnik Zoning Amendment	Deferred to July APC for further discussion	C
	Turner Floodplain Exemption	Owner to register covenant	IP
	MOTI Issues	Staff to contact MOTI re: public access Lind Creek Road	IP

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**Memorandum of Committee Action Items
Electoral Area Services to the End of June 2017**

Y:\COMMITTEE Action Items UnFinished Business\ELECTORAL AREASERVICES\2017\ToEndOfAugustForSeptember2017.doc



Electoral Area Services Committee Staff Report

Prepared for meeting of September 14, 2017

Development Variance Permit			
Owners: Shaunna Zeidler		File No: C-317-02595.080	
Location: 1614 Strome Road, Christina Lake			
Legal Description: Lot 8, DL 317, SDYD, Plan KAP33117		Area: 6475m ² (1.69 acres)	
OCP Designation: Residential	Zoning: Single Family Residential 1 (R1)	ALR status: NA	DP Area: NA
Report Prepared by: Ken Gobeil, Planner			

ISSUE INTRODUCTION

Shaunna Zeidler has applied for a Development Variance Permit to decrease the minimum front yard setback for an accessory building on the subject parcel (*see Site Location Map, Subject Property Map, and Applicant's Submission*).

HISTORY / BACKGROUND FACTORS

The subject property is located at 1614 Strome Road, which is the last residence with access off Strome Road. Currently there is a modular home on the north west corner of the property with a looping driveway which accesses Strome Road from the centre of the property (see Subject Property map, and Applicants' Submission). The east side of the property is heavily treed with a steep slope.

The property is designated as 'Residential' in the *Electoral Area 'C'/Christina Lake Official Community Plan Bylaw 1020, 2001* and zoned 'Single Family Residential 1' (R1) in the *Electoral Area 'C'/Christina Lake Zoning Bylaw 1300, 2007*. The subject property is surrounded by properties with the same Official Community Plan and Zoning Bylaw designations.

Within the Single Family Residential 1 (R1) Zone, the permitted principal use is Single Family dwelling, while secondary uses include accessory buildings and structures. The maximum parcel coverage for buildings and structures is 33%. Maximum allowable heights for buildings and structures is 10 metres for a principal building and 4.6 metres

for accessory buildings and structures. Minimum setbacks for accessory buildings and structures are as follows:

Parcel Line	Accessory Building and Structure under 10m ²	Accessory Building and Structure over 10m ²
Front	7.5	7.5
Exterior Side	4.5	4.5
Interior Side	0.6	3.0
Rear	0.6	3.0

PROPOSAL

The applicant wishes to construct a 8ft (2.4m) by 12 ft (3.7m) or 96 ft² (8.9m²) wood shed (accessory building) along the front property line. The requested variance is as follows:

- decrease the minimum allowable front yard setback for an accessory building under 10m² by 7.5 metres, from 7.5 metres to 0 metres.

IMPLICATIONS

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

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

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

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

- The requested variance is necessary to resolve the hardship of providing heat in the winter as wood is the main source of heat in this residence. The owner has indicated that when they acquired the property, mice were found in the electrical base board heaters, so using these emits a foul odor. The baseboard system needs to be replaced, and will be in time.
The owner has also stated that most of the property has a steep slope that would make the placement of a woodshed on any other side of the residence difficult to create a usable site for the building and a pathway to access the woodshed safely on a regular basis.
- The requested variance will improve the development by cleaning up the yard, and it will be built in a design similar to the residence. The proposed building would not be on a permanent foundation and can be moved if and when needed.
- The owner has stated that they have spoken with the only neighbor that will be

able to see proposed building for the requested variance, and that the neighbor is supportive of the application. This structure is not anticipated to block any views from other properties.

Potential negative impacts to neighbouring properties, if any, may be limited to the parcel to the west. However, all adjacent property owners will be notified of the proposed Development Variance Permit and given the opportunity to provide comments or express concerns.

The additional area of the new structure will be within the 33% site coverage required by the Zoning Bylaw.

ADVISORY PLANNING COMMISSION

The Christina Lake Advisory Planning Commission (APC) met on September 5, 2017. The APC supports the application and had no other comments regarding the proposed development.

RECOMMENDATION

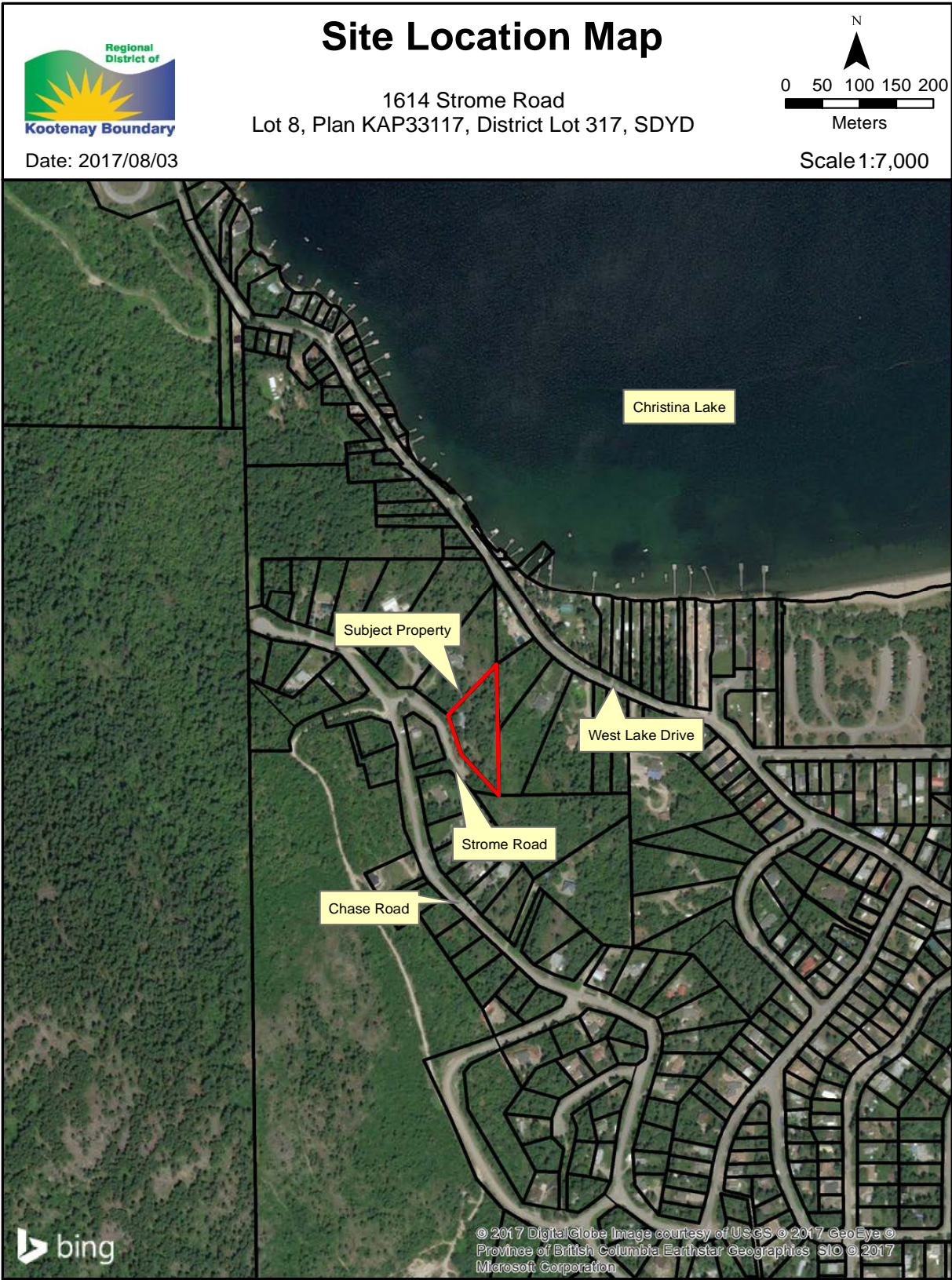
That the staff report regarding the Development Variance Permit application submitted by Shaunna Zeidler to allow a reduced front yard setback from 7.5 metres to 0.0 metres for an accessory building to allow for a wood shed on the parcel legally described as Lot 8, DL 317, SDYD, Plan KAP33117, Electoral Area 'C' / Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support, subject to approval from the Ministry of Transportation and Infrastructure.

ATTACHMENTS:

Site Location Map

Subject Property Map

Applicant's Submission





APPLICANT SUBMISSION

To whom it may concern,

I am requesting a setback reduction from 7.5 metres to 0 metres for the front yard requirements for an accessory building. The building is intended to be an 8ft x 12ft woodshed.

I have an extremely limited area of flat buildable land on my property suitable for a woodshed.

I need a woodshed to protect firewood for winter, wood is the main heating source in the winter.

By containing the firewood in a shed on the driveway it will look better from the street, and cleaner than a woodpile. It will also reduce hazards as the surrounding ground will be cleaner.

The building will look cute with white paint, a blue metal roof matching my residence with white lattice on both sides.

This building will be on bricks instead of a foundation so it can be moved when and if needed.

There is no negative impact on neighbours, there is only 1 neighbour that is able to see into the yard and I have spoken to them and they are supportive.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "Shaunna Zeidler".

Shaunna Zeidler

APPLICANT SUBMISSION



Parcel Report

Friday, July 21, 2017



Scale 1: 1,425

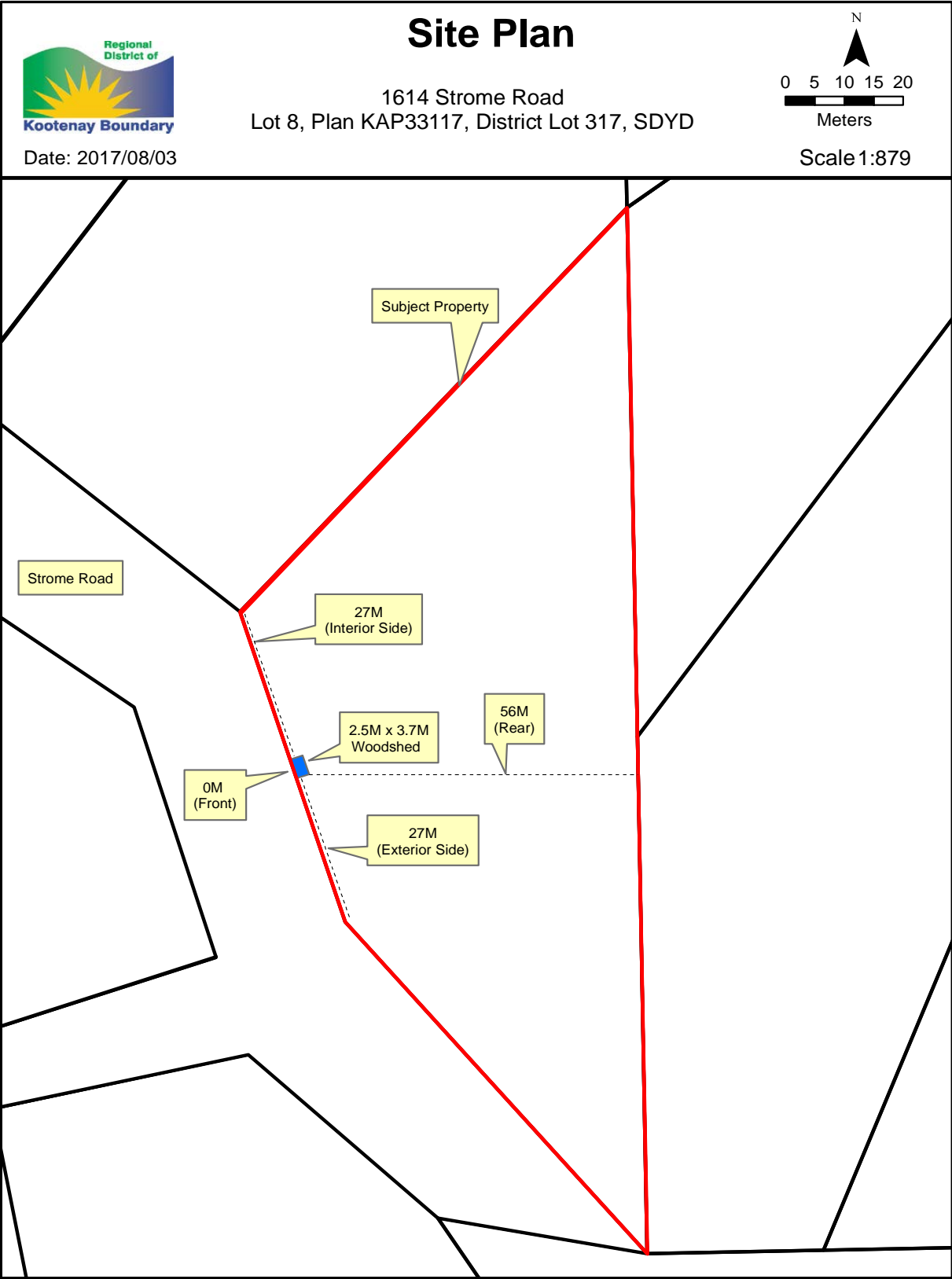
Legal Information

Plan: KAP33117	Section:	Jurs: 712	Lot Area: 1.69
Block:	Township:	Roll: 2595080	Area Unit: acr
Lot: 8	Land District: 54	PID: 003-244-458	Width (ft): 0
District Lot: 317	Electoral Area:		Depth (ft): 0
Street: 1614 STROME RD			
Description: Manufactured Home Reg. # 50931. 50931			

This report and map is for general information only. The RDKB does not guarantee its accuracy or correctness. All information should be verified.

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APPLICANT SUBMISSION





Electoral Area Services Committee Staff Report

Prepared for meeting of September 14, 2017

Development Variance Permit			
Owners: Gary J. George		File No: BW-4176s-07385.231	
Location: 4874A Snow Pines Road, Big White, Electoral Area 'E'/West Boundary			
Legal Description: Lot 139, Plan KAS938, District Lot 4176s, SDYD		Area: 0.139 acres (562.5 m²)	
OCP Designation: Medium Density Residential	Zoning: Snow Pines Residential 2 (R2)	ALR status: N/A	DP Area: N/A
Prepared by: Ken Gobeil, Planner			

ISSUE INTRODUCTION

Gary George has applied for a Development Variance Permit to build a roof in the interior side parcel setback attached to the single family dwelling on 4874A, Snow Pines Road at Big White Ski Resort (*see Site Location Map; Applicant's Submission*). The requested variance is within the 2 metre setback of an interior side property line for a principal building.

HISTORY / BACKGROUND FACTORS

The subject property is part of the Snow Pines subdivision, which is one of the first subdivisions in Big White. The subject property is part of a duplex residential development created in 2001. As per the Surveyor's Certificate of Location (*see, Applicants' Submission*), the placement of the duplex was not centred on the original parcel, and as a result a portion of the building on the subject property was not created in compliance with the Zoning Bylaw setback of 2.0 metres for an interior side yard, which was in effect at the time. From the Land Surveyor's Certificate (*see, Applicants' Submission*) it appears that the outside wall of the building is 1.79 metres from the property line at its closest point while the lower roof eave is less than 1.59 metres from the property line at its closest point. There has been no enforcement made regarding this setback violation.

The property is currently designated as 'Medium Density Residential' in the *Big White Official Community Plan Bylaw No. 1125, 2001* and zoned 'Snow Pines Residential 2 (R2)' in the *Big White Zoning Bylaw No. 1166, 2001*. The Snow Pines subdivision of Big White is one of the few areas not within a Development Permit area. The proposed development, is surrounded by properties of similar size in the same zone and land use designation.

Within the Snow Pines Residential 2 Zone, the following setbacks apply for principal buildings:

Parcel Line	Setback (in metres)
Front	6.0
Rear	4.0
Exterior Side	3.0
Interior Side	2.0
Interior Side lot line which is contiguous with a vertical common party wall separating dwelling units in a two, three, or four family dwelling	0

Section 303 of the *Big White Zoning Bylaw No. 1166, 2001* regulates siting exceptions. For the Snow Pines Residential 2 zone, these exceptions can include unenclosed steps, eaves, sunlight control projections, canopies, balconies, porches, decks, bay windows, chimneys and cantilevered sections of buildings up to a yard setback.

For lands within the Snow Pines Residential 2 Zone certain provisions of Section 303 [303(1)(a)(ii)] do not apply. Specifically, the properties within this zone cannot utilize the setback exemptions for interior side yards.

PROPOSAL

The applicant is requesting a Development Variance Permit to construct a roof and snow fence. The following variance is requested:

- To decrease the minimum interior side setback for a principal building from 2.0 metres to 0.0 metres, a 2.0 metre variance.

To date no building plans have been submitted or an application for a building permit.

IMPLICATIONS

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

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

The applicant has addressed each one of these points (*see, Applicants' Submission*). The supporting statements are summarized and paraphrased below.

- The hardships noted include personal safety from falling snow, and protection of

the propane tank situated at the side of the building and a bathroom window that is regularly covered in snow. It was noted that a contributing factor is the amount of snow falling from an adjacent property roof.

- b) The improvements include repairs to damaged areas of the building, as well as visual improvements of the residence in general.
- c) The applicant claims that there will be no negative affect on adjacent property owners, and restates that snow from the neighbour contributes to their hardship.



Figure 1: Current yard at risk

The neighbor referenced is 4870 Snow Pines Road. There is no record of variance granted or non-compliance regarding interior side yard setbacks that may contribute to snow dumping onto the applicants' property. However, there is also no record of permitting the duplex on the subject property to be placed within the required setback. Elevation change and roof design likely contribute to the increased risk for the subject property. Since the Snow Pines subdivision is not within a Development Permit Area, there is no review of proposed residences for items such as roof design and snow shedding.

Enforcing setback non-compliance at this point in time will have no constructive outcomes for the subject property. If the variance is approved, the new roof should be

designed in a way to ensure the snow load can be safely handled. As part of the building permit application an engineer will be required to ensure that the new roof structure can hold the weight of snow.

Fencing is regulated under section 309 of *Big White Zoning Bylaw No. 1166, 2001*. Snow fencing, also known as safety fencing is an open fence which has no height restriction as noted in section 309.c. The fence can be placed on a parcel line and therefore does not require a Development Variance Permit.

REFERRALS

The application has been referred to the Big White Fire Services Department for comment. At the time this report was prepared no comments had been received.

AREA PLANNING COMMISSION

The Big White Area Planning Commission (APC) met on August 8, 2017. The APC does not support the proposed development variance.

The APC noted that the building was previously built within the 2 metre setback and that the roof structure that was placed in the setback area without a variance was unsuccessful in preventing property damage. It was discussed that there was not direct support provided by neighbours and that snow retention on neighbouring properties and buildings would be a more appropriate solution.

APC Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject referral not be supported and that other more effective solutions should be explored to keep snow from causing injury or property damage.

PLANNING DEPARTMENT COMMENTS

The placement of the original structure, and setback deficiencies caused during construction cannot be rectified at this stage as construction has been completed for several years. Due to there being no variance when the building was first constructed, a variance would be required for a roof rebuild to the original specifications of the building plans.

The applicant could potentially work with the neighbor to come up with a mutually beneficial solution, however there could be unforeseen negative impacts on the neighbouring property since increasing retention of snow on the roof could have structural implications.

STRATA SUBMISSION

Snow Pines Estates Strata Council submitted a letter with attached documents to oppose the proposed development dated August 31, 2017. Rationale to the opposition is through the following points:

- That the construction would create a precedent that would be exploited at a large scale to the detriment of the community;

- The new roof will create a safety hazard to the neighbour;
- The new roof will decrease the aesthetic appeal of the residence set out in the Building Scheme registered on title (see, *Strata Submission*).

Development Variances are not precedent setting. Policies require each application to be reviewed and approved separately on certain criteria that is applied to each application on an individual basis.

The roof in question is lower than the neighbour's property boundary (as shown in the picture above). Designs and drawings of the proposed roof have also not been submitted. The intent of this roof is to stop further property damage and increase safety. Due to the placement of the original structure a variance would be required to replace the existing roof with a new, stronger roof to the same dimensions.

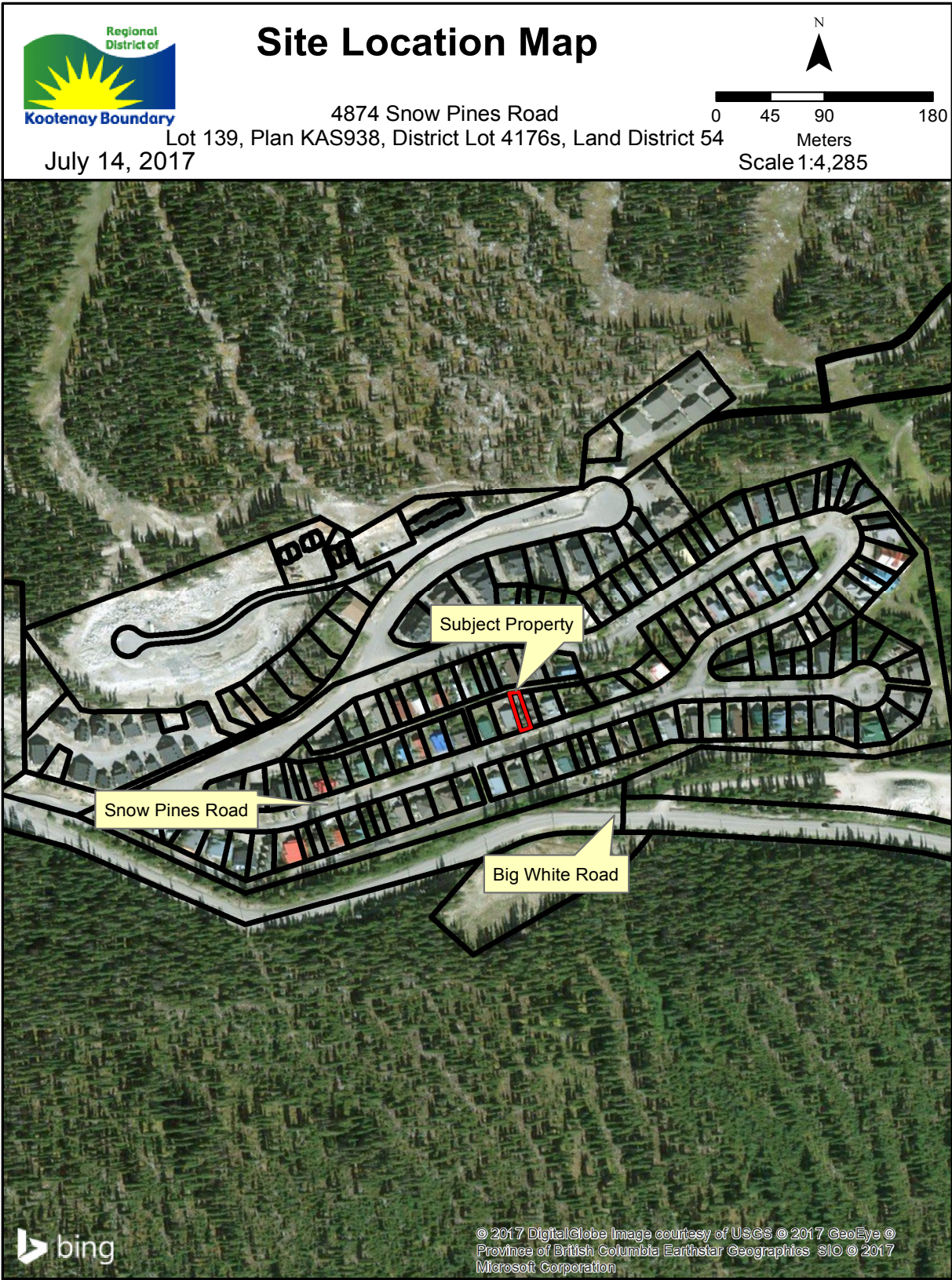
The Regional District is not a signatory in Building Schemes or other restrictive covenants registered on titled property for development controls, these are enforced and regulated by the parties listed in the document registered. Their enforcement is outside of the jurisdiction of the RDKB

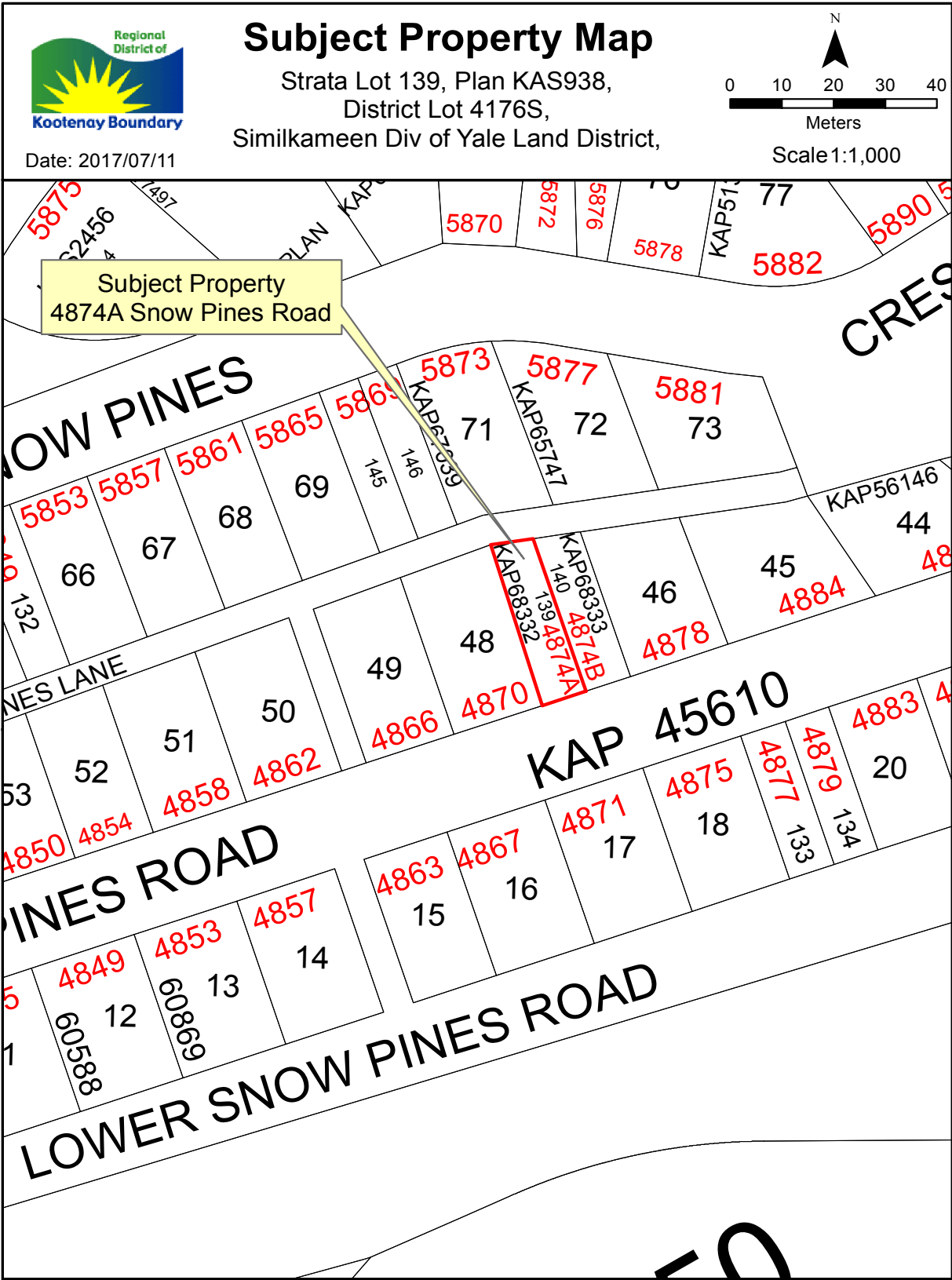
RECOMMENDATION

That the Development Variance Permit application submitted by Gary George to construct a roof with the following requested variances: To decrease the minimum interior side setback for a principal building from 2.0 metres to 0.0 metres a 2.0 metre variance, on the parcel legally described as Lot 139, Plan KAS938, District Lot 4176s, SDYD, 4874A Snow Pines Road, Big White, Electoral Area 'E'/West Boundary be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support, subject to the roof being designed to retain snow.

ATTACHMENTS

Site Location Map
Subject Property Map
Applicant's Submission
Strata Submission





APPLICANT SUBMISSION

Statements regarding requests for variance(s)	<input checked="" type="checkbox"/>	<p>A clear statement identifying which regulation within the Zoning Bylaw is proposed to be varied (Example: rear parcel line setback variance of 1.5m - from 4m to 2.5m). A narrative which describes if the proposed variance would:</p> <ul style="list-style-type: none"> • Resolve a hardship • Improve development • Cause negative impacts to neighbouring properties
Site Survey	<input checked="" type="checkbox"/>	<p>If the Regional District believes it to be necessary for the property boundaries and the location of improvements thereon to be more accurately defined due to uncertainty over natural boundaries of watercourses or other reasons, a sketch prepared by a British Columbia Land Surveyor may be required. The voluntary submission of such a sketch may prevent a possible delay in processing the application.</p>

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

As per RDKB zoning by-law # 1166, we are looking to modify the set back to extend the roof-line / eve out to the property line.

- Resolve Hardship.

- We want to mitigate a safety concern to extend the roof line to prevent snow from sliding off neighbours roof and our roof burying in hot tub and area, window, and back door, and to prevent any injuries / death to people in said areas, and to prevent any further property damage to existing structure and propane tanks; of which we have already replaced a damaged tank from previous winter snow slide.

- Improved Development

- Will make property less of an eye sore, and improve the value of property, instead of damaged roof + propane tank. Also prevent injury / death of persons in or around hot tub area.

- Impact Neighbour

- There is no impact to neighbour as most of the above problems are caused by the snow load coming from neighbours roof onto the open roof area of my property between retaining wall & existing roof eve and propane tank area.

APPLICANT SUBMISSION

B.C. LAND SURVEYOR'S CERTIFICATE

ON STRATA LOTS 139 AND 140, D.L. 4176s,
S.D.Y.D., STRATA PLAN KAS938

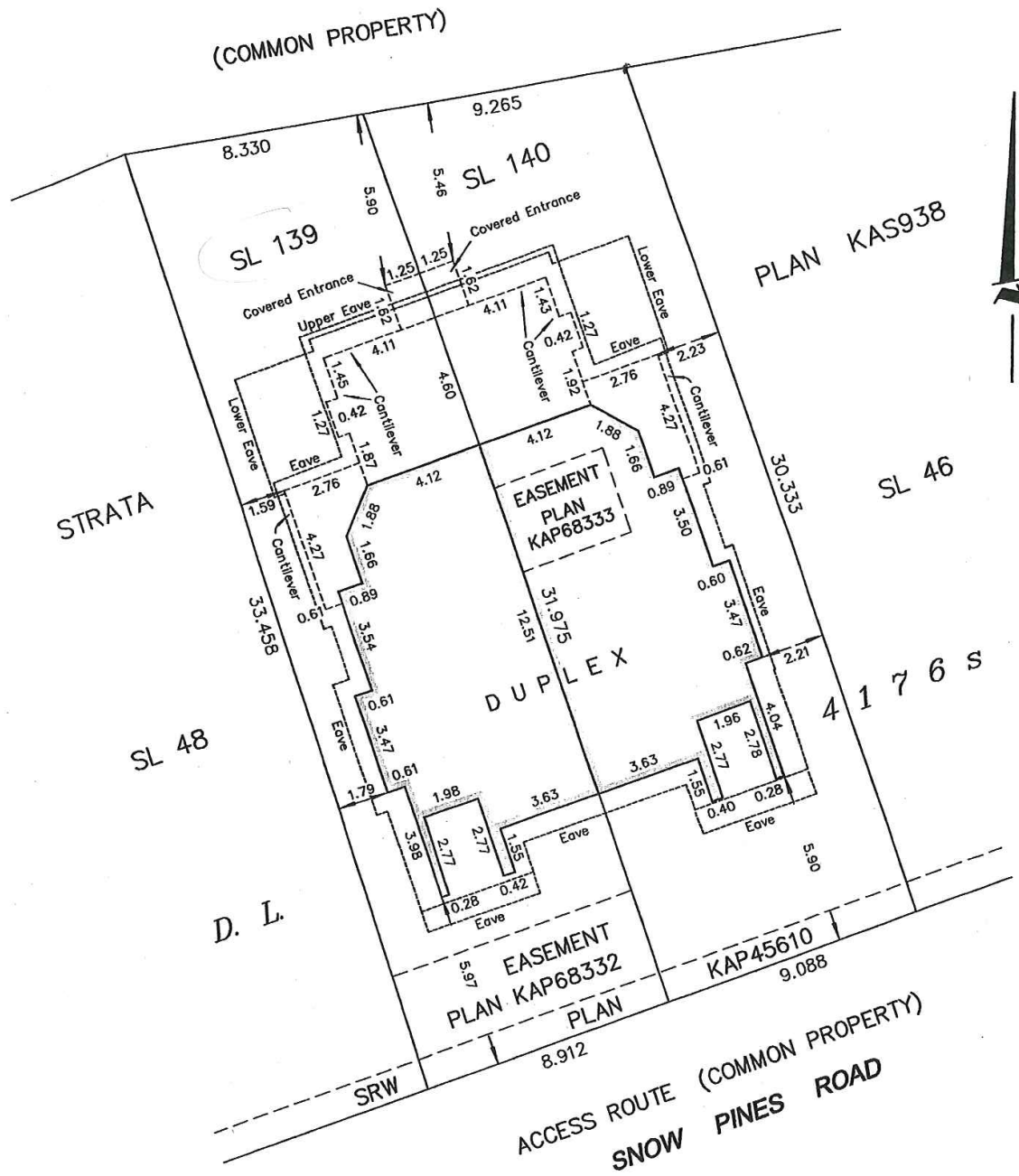
P.I.D. 024-937-550 (Strata Lot 139)
024-937-568 (Strata Lot 140)

SCALE 1:200 All distances are in metres.

Survey Date: September 29, 2016

FILE No: 10487 SC

CIVIC ADDRESS: 4874A and 4874B,
SNOWPINES ROAD,
BIG WHITE



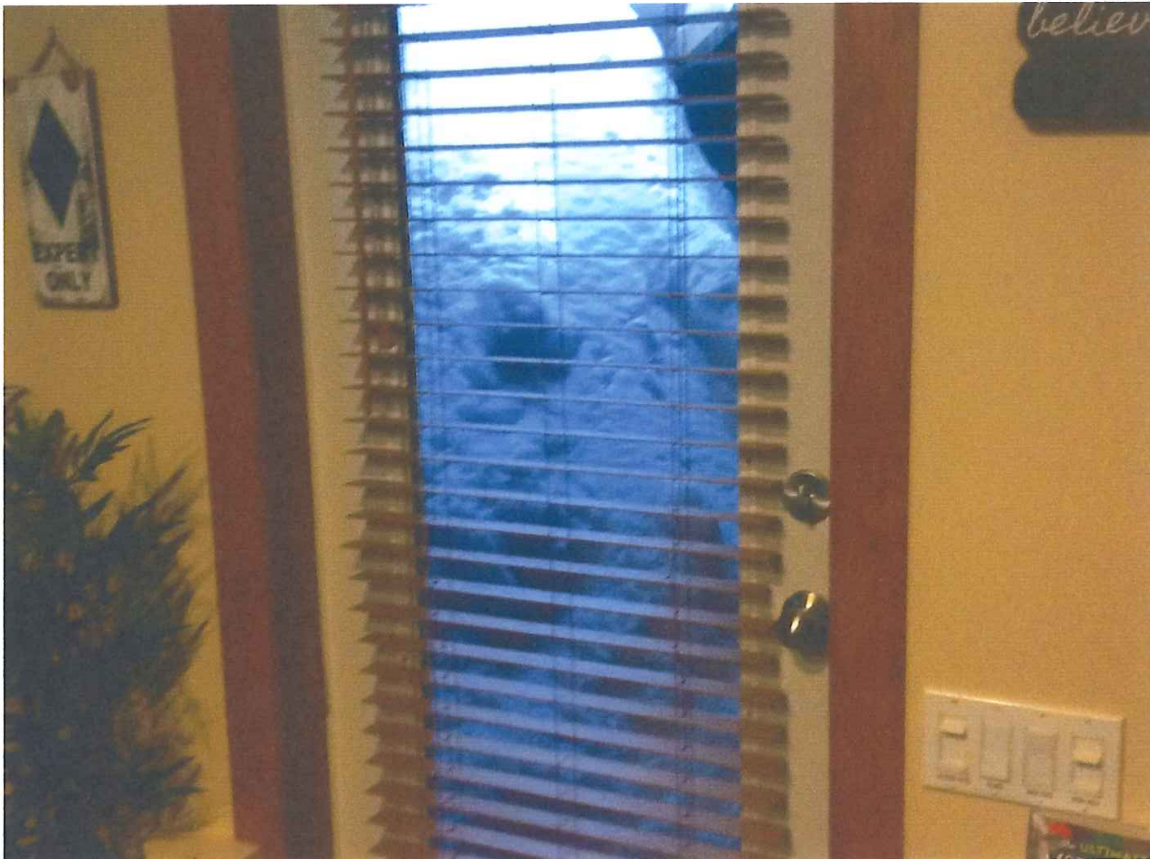
APPLICANT SUBMISSION



June 2015

This is a summer time picture of the open area we are trying to prevent snow from coming off neighbour's roof and sliding into. We want to extend the roof out over the retaining wall adding support posts and possibly a snow fence. Also extend the roof to the half bath corner window area (looking from that area into this)

APPLICANT SUBMISSION



March 9, 2016

Again snow build up from roofs to back door and not tub area. Makes it dangerous to use this area not knowing when snow will avalanche in area. Safety concerns for using area or if this exit had to be used in an emergency.

APPLICANT SUBMISSION



March 9, 2016

Winter view of 1/2 bath window with snow building up 6 ft. above. Also outside in this area a propane tank is located. One already had to be replaced and we had to pay for repairs to tank feet due to deformation from snow load hitting it and moving in on its side.

APPLICANT SUBMISSION



April 16, 2016

Snow is melting but can see the height and accumulation in the area. The plywood is up against the 1/2 bath window to prevent from breaking. This corner by the window is where we want to extend the roof to and try to prevent further damage.

APPLICANT SUBMISSION



May 1, 2017
we put in this temporary partition to try
to mitigate the snow load and flow but
it lasted one season and now has damaged
the ~~roof~~ area as well.

STRATA SUBMISSION

KAS 938 – Snow Pine Estates
 C/O PO Box 45119
 Big White, BC
 V1P 1P3

RDKB
 202-843 Rossland Ave
 Trail, BC
 V1R 4S8

RE: Lot 139 DL 4176S SDYD Plan KAS938

To whom it may concern:

The strata council of KAS 938 (colloquially known as Snow Pines) deems themselves and the strata members affected by the Development of Variance Permit submitted by Gary George of 4874 Snow Pines Rd. Legal descriptions Lot 139 DL 4176S SDYD Plan KAS938.

The Strata Council members are concerned that the application to decrease the minimal interior side setback for a principal building to zero would set a precedent that would be exploited to the detriment of the neighborhood at large, including the safety of guests and residents. We also believe that this variance would be a safety hazard to the neighboring buildings directly west of the applicant's request. The safety hazard is a result of the snow load regularly experienced at Big White.

There is also an aesthetic throughout the neighborhood this structure would affect. The aesthetic was set out in the building guidelines for the strata as documented and registered in the Big White Design Guidelines August 1999 for KAS 938 (Appendix A) and Declaration of Building Scheme (91/9/12) (Appendix B). The proposed variance would also affect a natural element that was also outlined in the design guidelines including the removal of a minimum 2 trees and affecting a 3rd.

This building currently exceeds the guidelines in footprint by having structure within the 2 meter interior lot line on the west side (Appendix C) of the lot and less than the minimal set back on the east side (Appendix D).

The roof of this building is also not snow loading, a requirement since August 1999. A snow loading roof may mitigate current snow load issues. Snow diverters and retainers on the roofs have also not been considered and are also included in the design guidelines.

Building a structure connected to the house will only raise the snow load and snow off load to the height of the structure plus the height of the snow load. Essentially the

STRATA SUBMISSION

proposed development raises the problem to the second floor of the building on the applicant's lot and up the wall of the west neighboring building.

Contrary to the statement that "... Snow Pines subdivision is not within a Development Permit Area, as a result, there is no review of proposed residences for items such as roof design and snow shedding." The guidelines have been registered with the land titles office since 1991 (Appendix B).

We appreciate the opportunity to provide our input on this application; if you would like to talk more about this application please do not hesitate to contact Peter Hutchinson, 250-826-3271.

Sincerely,

Peter Hutchinson

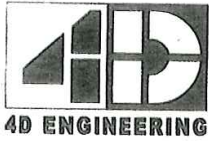
On behalf of the Strata Council KAS 938.

STRATA SUBMISSION





APPLICANT SUBMISSION

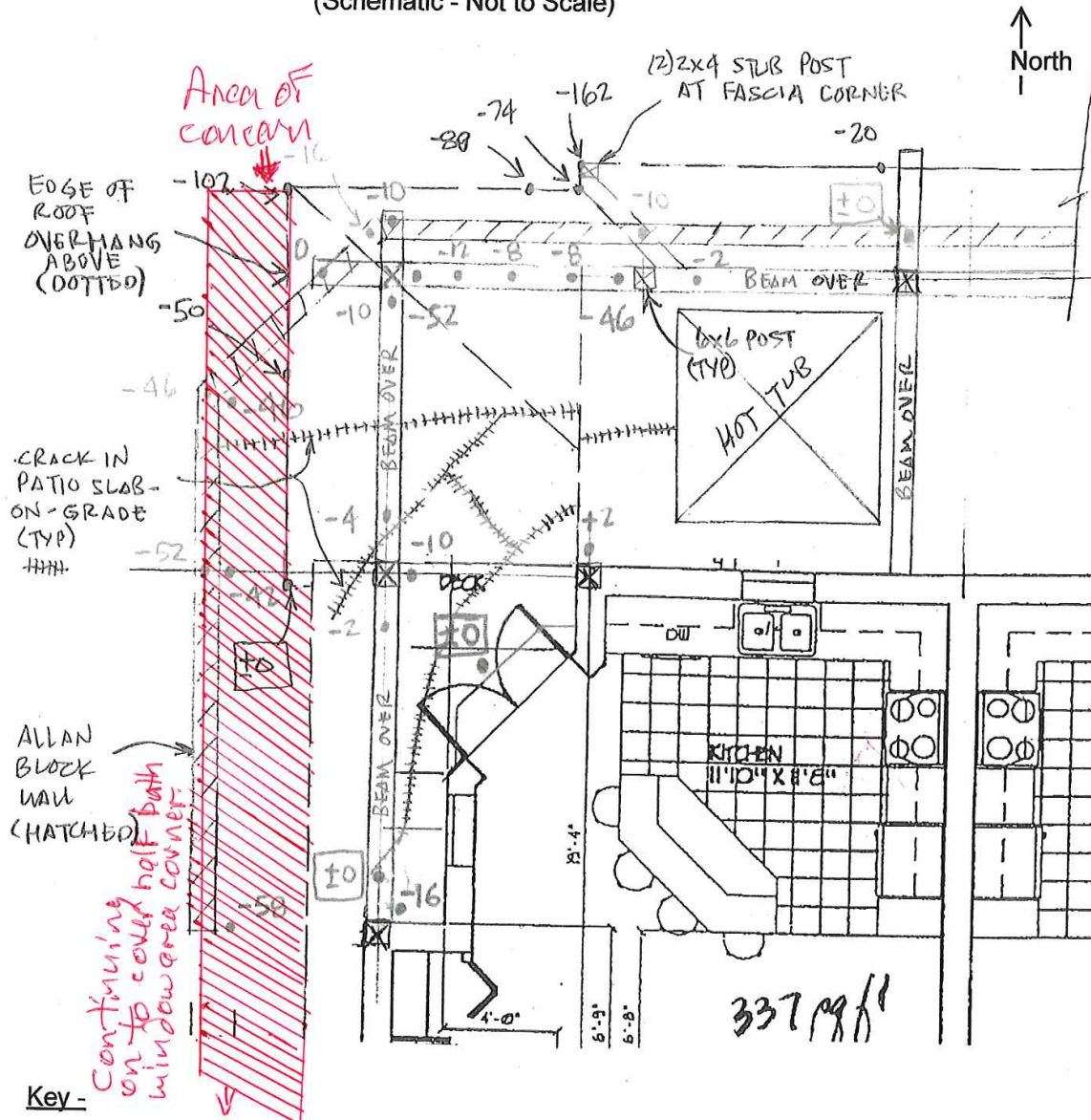
**4D ENGINEERING (KELOWNA) LTD.**

Tel: (250) 762-6488 Fax: (250) 762-8311
 #201-1658 Commerce Ave., Kelowna, BC V1X 8A9
 kelowna@4deng.com
 www.4deng.com

DATE September 10, 2015 JOB NO. 4D15133

PAGE # _____ REF: _____
 4874A Snow Plines Road - Big White, BC

Figure 1 - Relative Elevations Measured at Rear Patio Area
 (Schematic - Not to Scale)

**Key:-**

- Patio Slab-on-Grade Relative Elevations (blue)
- Underside of Roof Beam Relative Elevations (red)
- Top of Allan Block Retaining Wall Elevations (green)
- Underside of Roof Eave Fascia Board Elevations (black)

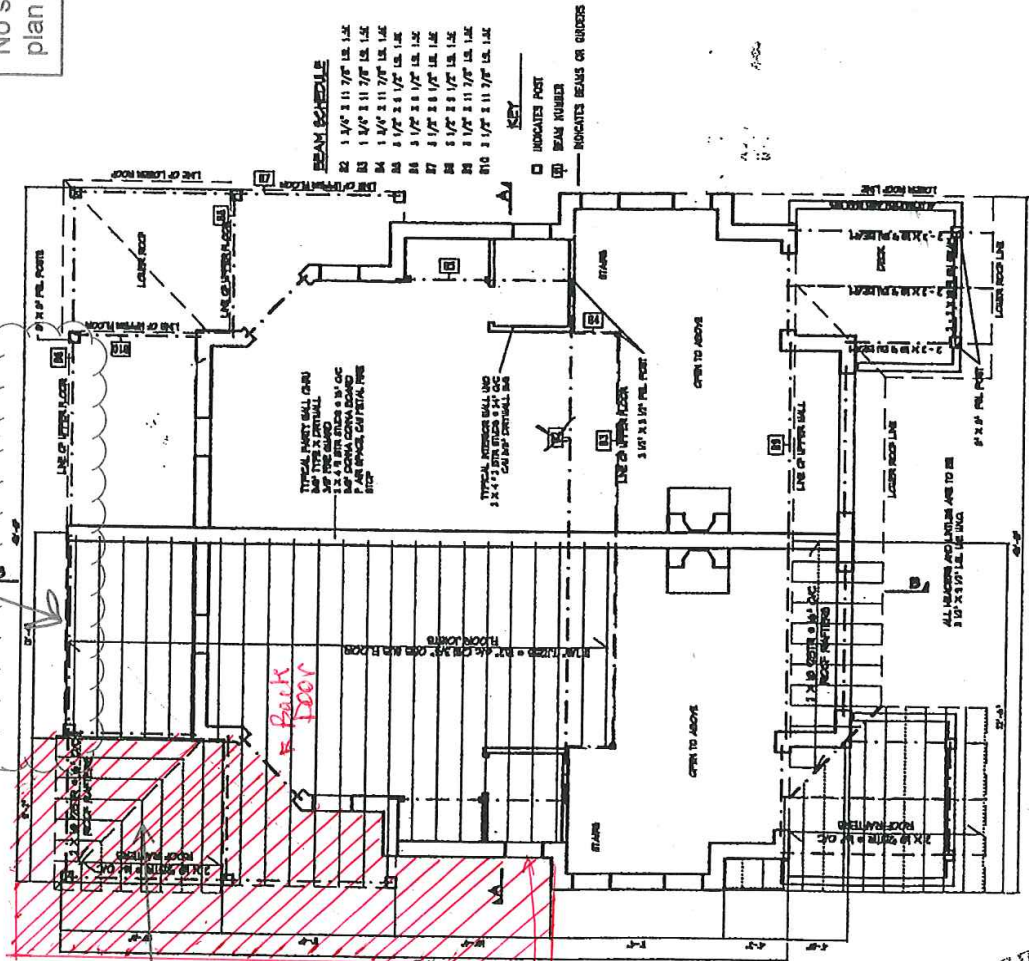
(Note - all elevations measured in millimeters compared to the Datum Point for that component. Datum points are "boxed" +/0 elevation points in corresponding color.)

APPLICANT SUBMISSION

No skirt roof shown on original framing plan in location of as-constructed skirt roof

v roof over
to shown

proper
tank in
this area
1/2 bath
window



© COPYRIGHT RESERVED. This plan and design is and at all times remains the exclusive property of JACKSON and shall not be reproduced without the written consent of JACKSON.

JACKSON
RESIDENCE
BIG WHITE

DATE: JULY 1997
SCALE: 3/32" = 1'-0"
DRAWN: RJG
SHEET: S20F6

MAIN FLOOR FRAMING
SCALE 3/32" = 1'-0"

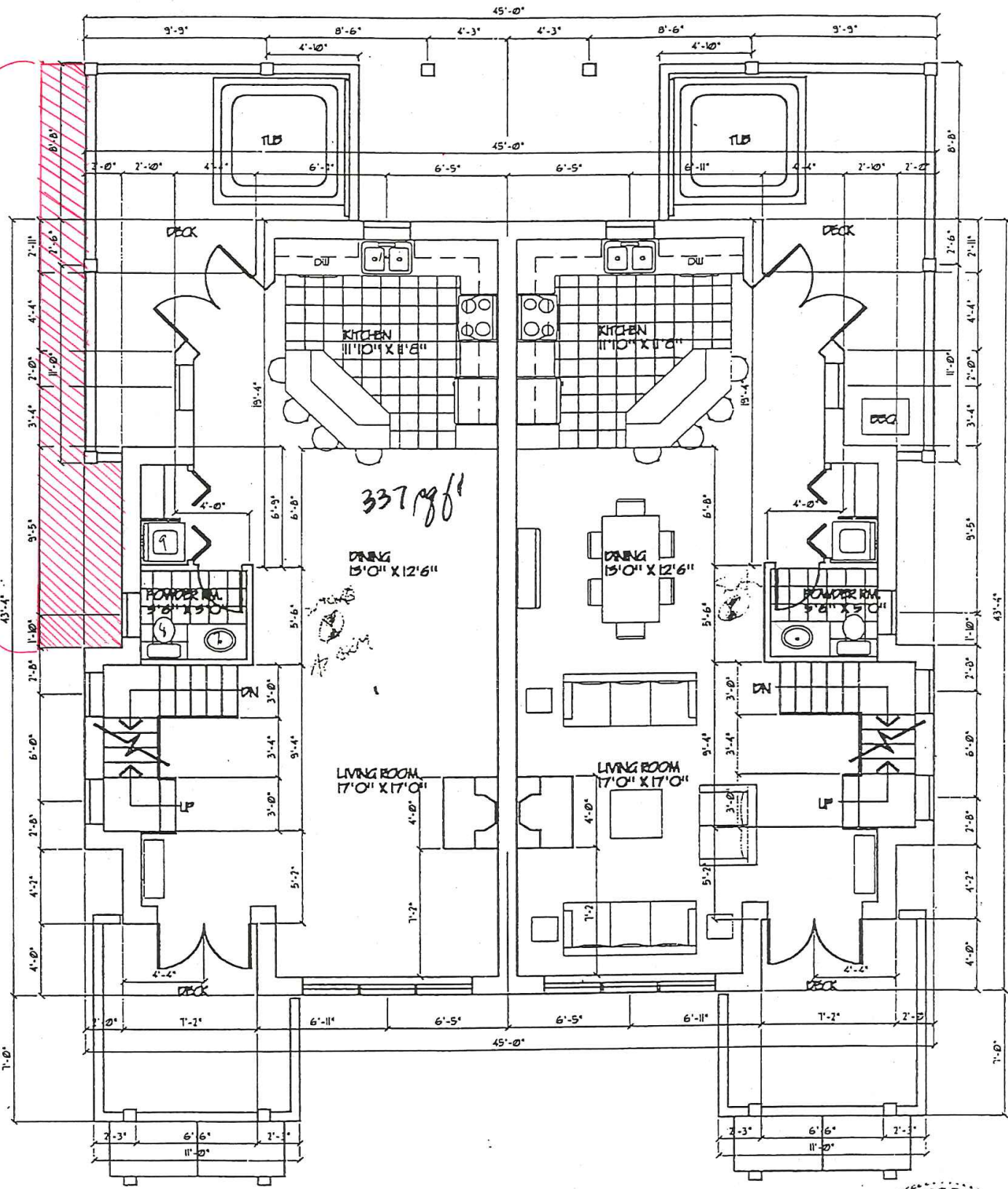
TO BE USED IN CONJUNCTION WITH

RECEIVED
OCT 12 1999
REGIONAL DISTRICT OF KOOTENAY
BOUNDARY

APPLICANT SUBMISSION

This is the area in question which needs to be extended and roof line raised with multiple post supports and a possible 2"X6" snow fence. Propane tanks located in shaded area which has been moved twice due to snow load issues.

- Roof line raised and extended
- Add several posts for snow load
- Add snow fence between posts



RECEIVED
OCT 12 1999
REGIONAL DISTRICT OF KOOTENAY
BOUNDARY

R. J. ENGINEERING
MAIN FLOOR
SCALE 1/3" = 1'0"



A-5

APPLICANT SUBMISSION

B.C. LAND SURVEYOR'S CERTIFICATE

ON STRATA LOTS 139 AND 140, D.L. 4176s,
S.D.Y.D., STRATA PLAN KAS938

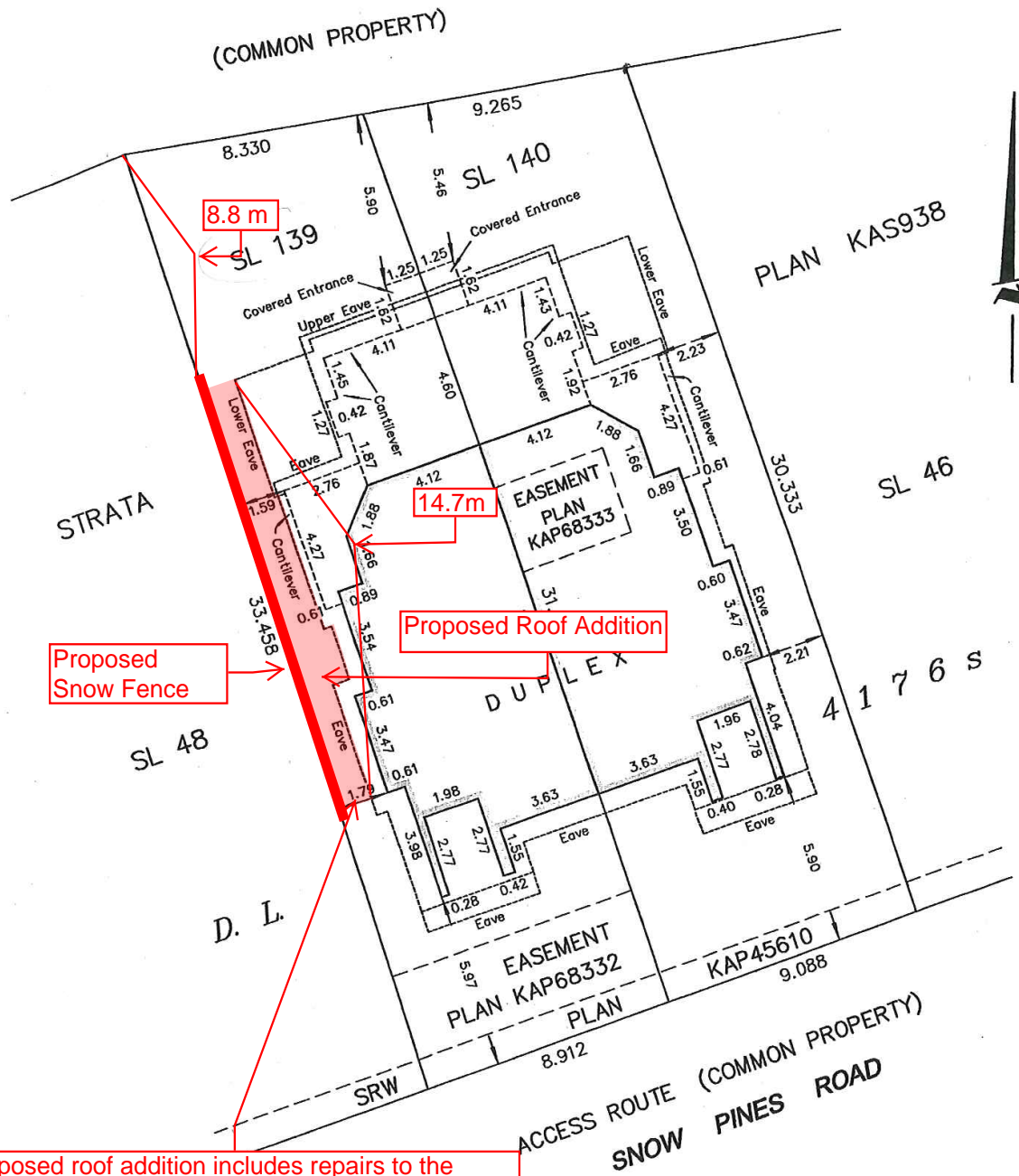
P.I.D. 024-937-550 (Strata Lot 139)
024-937-568 (Strata Lot 140)

FILE No: 10487 SC

CIVIC ADDRESS: 4874A and 4874B,
SNOWPINES ROAD,
BIG WHITE

SCALE 1:200 All distances are in metres. **PROPOSED CONSTRUCTION**

Survey Date: September 29, 2016



Proposed roof addition includes repairs to the existing roof and an extension to property line (2M variance) from the back of the house for approximately 15 metres.



Electoral Area Services Committee Staff Report

Prepared for meeting of September 14, 2017

Development Permit & Development Variance Permit			
Owners: 1. Douglas and Patricia Patton – Strata Lot 14 2. Milan and Sanja Vracarevic – Strata Lot 9		File No: 1.BW-4109s-07444.776 2.BW-4109s-07444.766	
Location: 1. SL 14, 7475 Porcupine Road, Big White, Electoral Area 'E' / West Boundary 2. SL 9, 7475 Porcupine Road, Big White, Electoral Area 'E' / West Boundary			
Legal Description: 1. Strata Lot 14, DL 4109s, Plan KAS1324, SDYD 2. Strata Lot 9, DL 4109s, Plan KAS1324 SDYD		Area: 0.8 acres (3327m ²)	
OCP Designation: Medium Density Residential	Zoning: Medium Density Residential 4 Zone (R4)	ALR status: N/A	DP Area: Commercial & Multi Family DP1 & Alpine Environmentally Sensitive DP2
Prepared by: Ken Gobeil, Planner			

ISSUE INTRODUCTION

Doug Patton has applied for a Development Variance Permit to build decks on units 14 and 9 of the Snowcrest Village and the Cabin buildings respectively at 7475 Porcupine Road Big White. These units are legally described as: Strata Lot 14, DL 4109s, Plan KAS1324, SDYD and Strata Lot 9, DL 4109s, Plan KAS1324 SDYD (*see Site Location Map; Applicant's Submission*).

HISTORY / BACKGROUND FACTORS

The subject property is located in the northern end of the Big White community on the south side of Porcupine Road. The subject property is part of the Snowcrest Village strata development. This strata was created in 1993, prior to the requirement of Development Permits, which were first implemented in 1995. The subject property has 2 buildings, with a total of 14 dwelling units split between both buildings. The property is designated as 'Medium Density Residential Zone (R4)' in the *Big White Official Community Plan Bylaw No. 1125, 2001* and zoned 'Medium Density Residential 4 (R4)' in the *Big White Zoning Bylaw No. 1166, 2001*. The subject property is surrounded by

properties of similar size in the same zone and land use designation. Surrounding properties are also within the same Development Permit Areas.

Within the R4 Zone, the following setbacks apply for principal buildings:

Parcel Line	Setback (in metres)
Front – adjacent to a road	4.5
Front – adjacent to an access route	0
Rear	4.0
Exterior Side	3.0
Interior Side	4.0
Interior Side lot line which is contiguous with a vertical common party wall.	0

Section 303 of the *Big White Zoning Bylaw No. 1166, 2001* pertains to siting exceptions. Exceptions can include unenclosed steps, eaves, sunlight control projections, canopies, balconies, porches, decks, bay windows, chimneys and cantilevered sections of buildings up to 2.0 metres within a front, rear, or exterior side yard setback and 0.6 metres within an interior side yard setback.

PROPOSAL

The applicant is requesting a Development Variance Permit for 2 uncovered decks to be placed within the interior side yard setback on the east side of the buildings. The following variance is requested:

- To decrease the minimum interior side yard setback for a deck by increasing the permitted projection for decks 1.45 metres from 0.6 metres within an interior side yard to 2.05 metres.

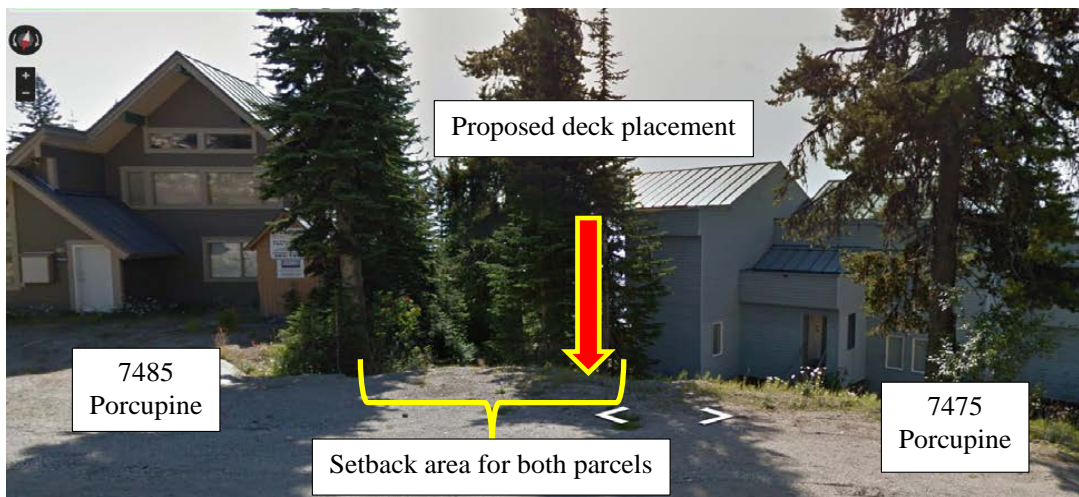


Figure 1: 7485 Porcupine Road and 7475 Porcupine Road

The existing buildings encroach into the setback by a small amount (10cm). There is no record of a variance on this property.

The Strata board supports the proposal and a letter of support from the strata president is included as part of the application (see, *Applicants' Submission*).

The proposed construction does not require a Commercial and Multi Family Development Permit however, it does require an Alpine Environmentally Sensitive Landscape Reclamation Development Permit.

IMPLICATIONS

Development Variance Permit

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

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

The applicant has addressed each one of these points (see, *Applicants' Submission*). The supporting statements are summarized and paraphrased below.

- a) No hardship was listed in application. An alternate location for a deck in Unit 14 was considered, however, this area is commonly used for snow storage/snow shedding, which was noted as being a potential conflict with a deck and a potential for property damage and safety concerns were noted.
- b) The improvements include visual improvements of the residence in general.
- c) The applicant claims that there will be no negative affect on nearby property owners.

Due to the age of the development, no Development Permit was required, and as a result, snow storage is not identified for the subject property. Building a deck within a snow storage area is not recommended.

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

Development Permit

The posts needed to support the 2 decks will require disturbance of the natural ground. The disturbance is expected to be minimal as there are no trees or shrubs required to be removed. The applicants intend to disturb the existing landscape as little as possible and do not anticipate remediation or a need for additional landscaping on the property.

REFERRALS

The application has been referred to the Big White Fire Services Department for comment. No comments have been received at the time this report was prepared.

ADVISORY PLANNING COMMISSION

The Big White Advisory Planning Commission (APC) met on August 8, 2017. The APC did not support the proposed development.

The APC felt that because there was no hardship being resolved the application could not be approved. The APC also noted that snow storage areas must be preserved and stated that potential future development of the adjoining lot would be compromised noting that future owners should be protected, and that the neighbours' input was not included as part of the application.

PLANNING DEPARTMENT COMMENTS

The criteria of resolving a hardship, improving the development, and causing negative effects on neighbouring or adjacent properties are criteria that are to be taken collectively and not in absolute terms or in a hierarchy to be addressed in the order they appear on the documents.

It has been noted that 1 deck can fit on a front yard that has historically been a site of snow storage/snow shedding, however, due to the age of this development, there is no development permit issued and as a result snow storage areas have not been established and are not protected from future development. By denying this development proposal a subsequent construction which was noted by the applicant as less desirable may take place within a front yard and remove land from snow storage.

The proposed development would have minimal impact on the adjacent property. The adjacent property has an existing duplex on it, however due to the elevation difference between the 2 parcels, placement of the decks within the setbacks would not create additional requirements from the National Building Code for future construction.

The notification process for development variance permits allows affected property owners and the general public opportunity to provide comment for consideration. Consent and input from adjacent owners is not a requirement for applications.

RECOMMENDATION

That the staff report regarding the Development Permit application submitted by Doug Patton to construct 2 decks in the Environmentally Sensitive Development Permit Area on the parcels legally described as Strata Lot 14, 7475 Porcupine Road, Big White, Electoral Area 'E' / West Boundary and Strata Lot 9, 7475 Porcupine Road, Big White, Electoral Area 'E' / West Boundary be received.

That the Development Variance Permit application submitted by Doug Patton on behalf of himself and Patricia Patton and Milan and Sanja Vracarevic to construct 2 decks with the following requested variance: To increase the the permitted projection for decks in an interior side yard from 0.6 metres to 2.05 metres – a 1.45 metre variance on the parcels legally described as Strata Lots 14 and 9, 7475 Porcupine Road, Big White, Electoral Area 'E' / West Boundary be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

ATTACHMENTS

Site Location Map

Subject Property Map

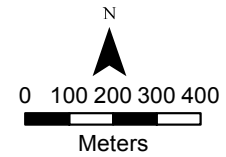
Applicant's Submission



Date: 2017/07/19

Site Location Map

7475 Porcupine Road, Big White
 SL 14, DL 4109s, Plan KAS 1324, SDYD
 SL 9, DL 4109s, Plan KAS 1324, SDYD



Scale 1:15,000



© 2017 DigitalGlobe Image courtesy of USGS © 2017 GeoEye ©
 Province of British Columbia Earthstar Geographics SIO © 2017
 Microsoft Corporation

Document Path: P:\KG\Maps\YYYY-MM-DD-SPM-EA-DL-RollNo_xxxTemplate.mxd



APPLICANT SUBMISSION**Project Request:**

We are applying for a variance to allow deck posts to be placed within the designated 4 metre setback from the eastern property line). There are two deck being proposed, one for Unit 14 and one for Unit 9. There are accompanying details and pictures for each proposal.

For unit #14, the proposal is to build an approximate 8' x 10' deck, resulting in the eastern most post (as per drawing below and note the building edge on official plan is 3.95 metres not 4 metres)) to ingress into the setback by 78" (2.0 metres, leaving 1.95 metres from the post to the property line. Therefore, I am applying for a variance to allow deck posts to be installed to within a maximum of 1.95 metres of the property line.

Unit #9 will also be building an approx. 8'x10' deck and requests posts to be placed within the designated 4 m setback from the eastern property line (official plan shows 3.95m for unit 9). As a result of installing an 8' x 10' deck, the posts will be at a distance of 1.7m from the building with a 30cm cantilever for a total ingress into the setback of 2.0m leaving 1.95m to the property line.

Improve Development:

The decks will significantly improve the appeal of the property as it will add 80 ft of outdoor living space per unit, south facing to the Village of Big White/Monashee Mountain range, and east facing into the tree line giving a sense of privacy, and will allow for installation of a hot tub which is a desirable trait for both rental and resale at Big White.

Note for unit #14 there is one other option for a deck which would be on the north side of the property, and this would be within the confines of existing zoning. This is a far less desirable location and far more costly build. Porcupine Rd is elevated approx. 20-30 ft above our property, and in the winter, snow is plowed over the bank from Porcupine Rd., which would require the installation of a heavy duty snow barrier to prevent literally feet of snow from being piled on top of the deck. It is also a safety hazard, as the plows occasionally push sand down the embankment. In consultation with the builder, we agreed this would be a last resort to put the deck on that side in the case this variance is denied. Unit #9 has no ability to put the deck anywhere but where proposed.

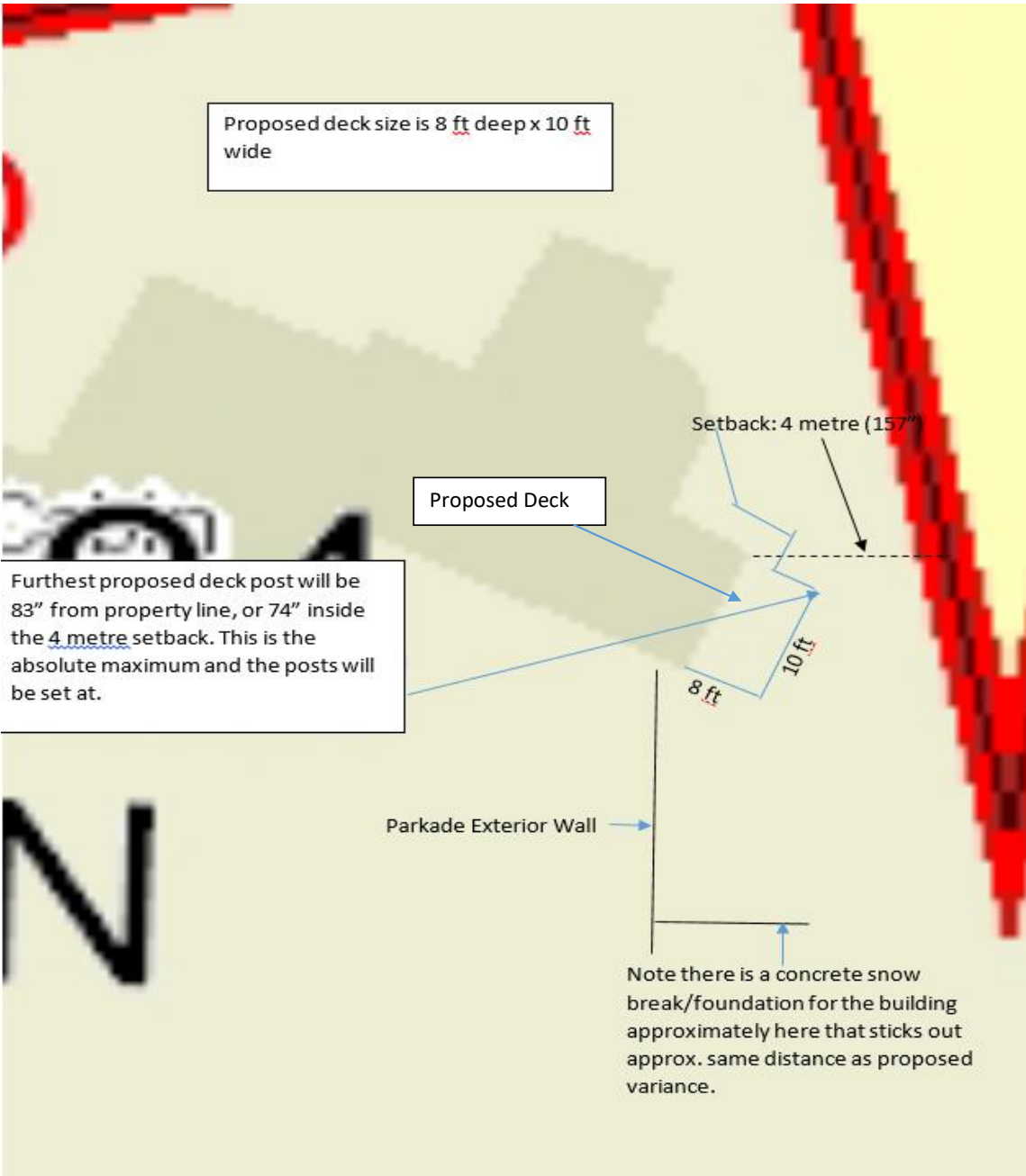
Negative Impact:

Our only eastern neighbour adjacent to Unit 14 will not be impacted by this (see photos below). Their house is a good 40 ft away from the proposed deck, and the properties are separate by elevation as their house is approx. 20 ft of elevation above ours. Further, tree coverage is thick and significant (in photo below taken from where proposed post would be you can barely see their home). There are no other units on the side of the complex (just parkade immediately below our unit) so no negative/adverse effects on strata members, and in fact, strata council is onside with the building of this deck (can provide a formal approval if required).

The property adjacent to unit#9 has no building or structure on it. The area is steep sloped and forested. The proposed deck for unit#9 will only ingress slightly more than the roof cover and foundation off of the parkade eastern side door.

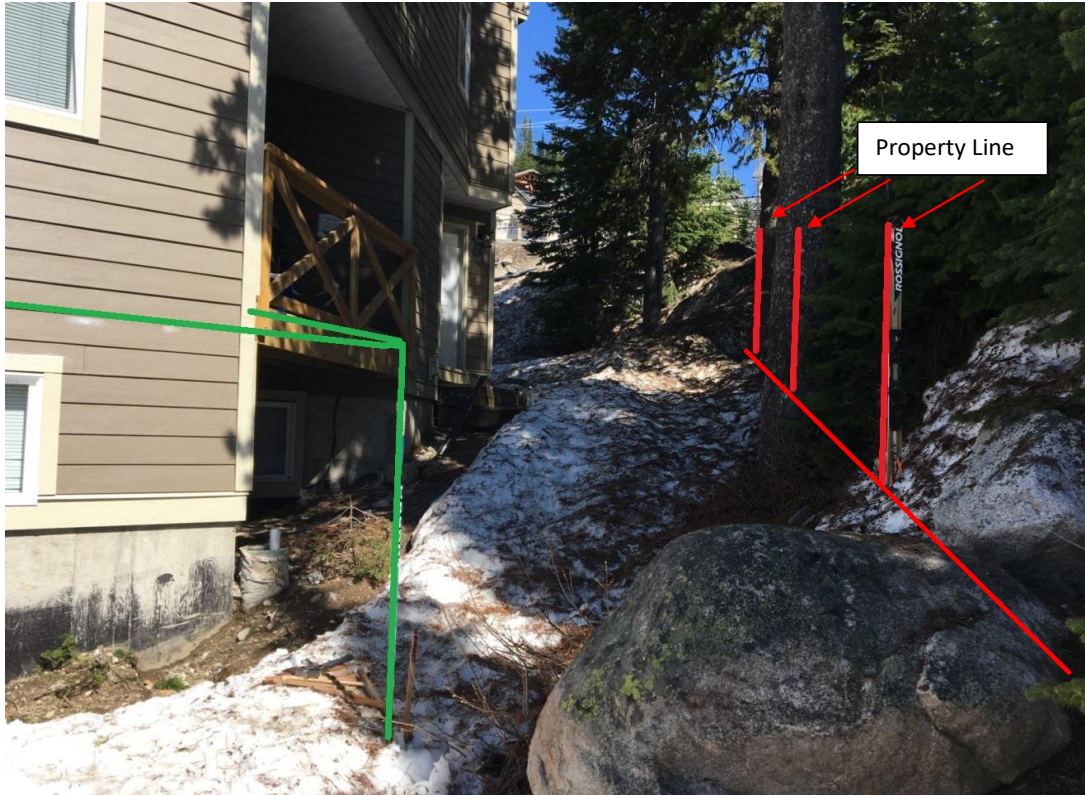
APPLICANT SUBMISSION

Proposed Deck Structure for Unit 14, 7475 Porcupine Rd Strata Plan KAS 1324



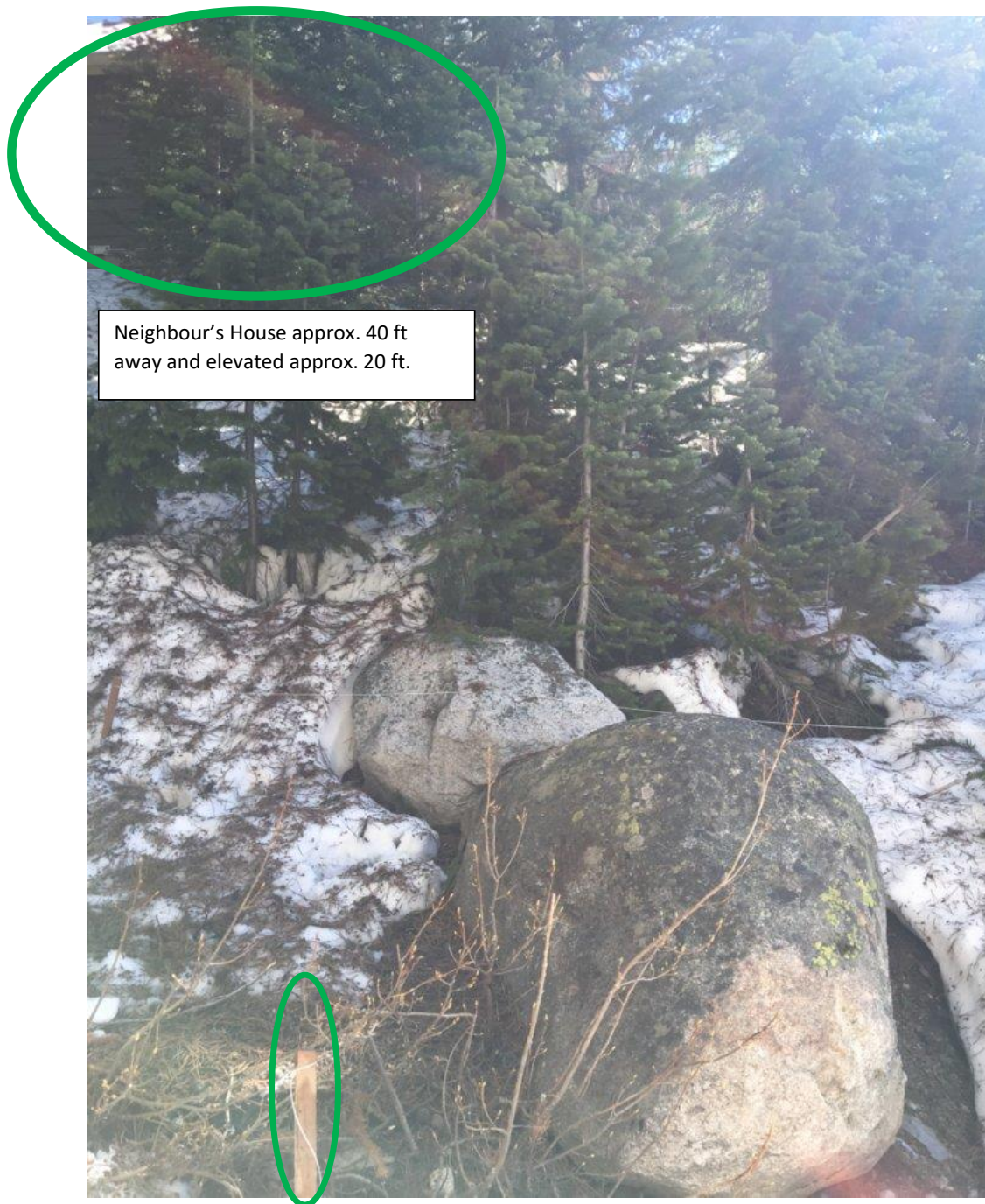
APPLICANT SUBMISSION

Picture One: Proposed Deck Post for Unit 14 vs. Property Line (deck would be approx. same height as existing deck in background).



APPLICANT SUBMISSION

Picture Two: Picture of Adjacent Property (can see proposed deck post for Unit 14 in the foreground):



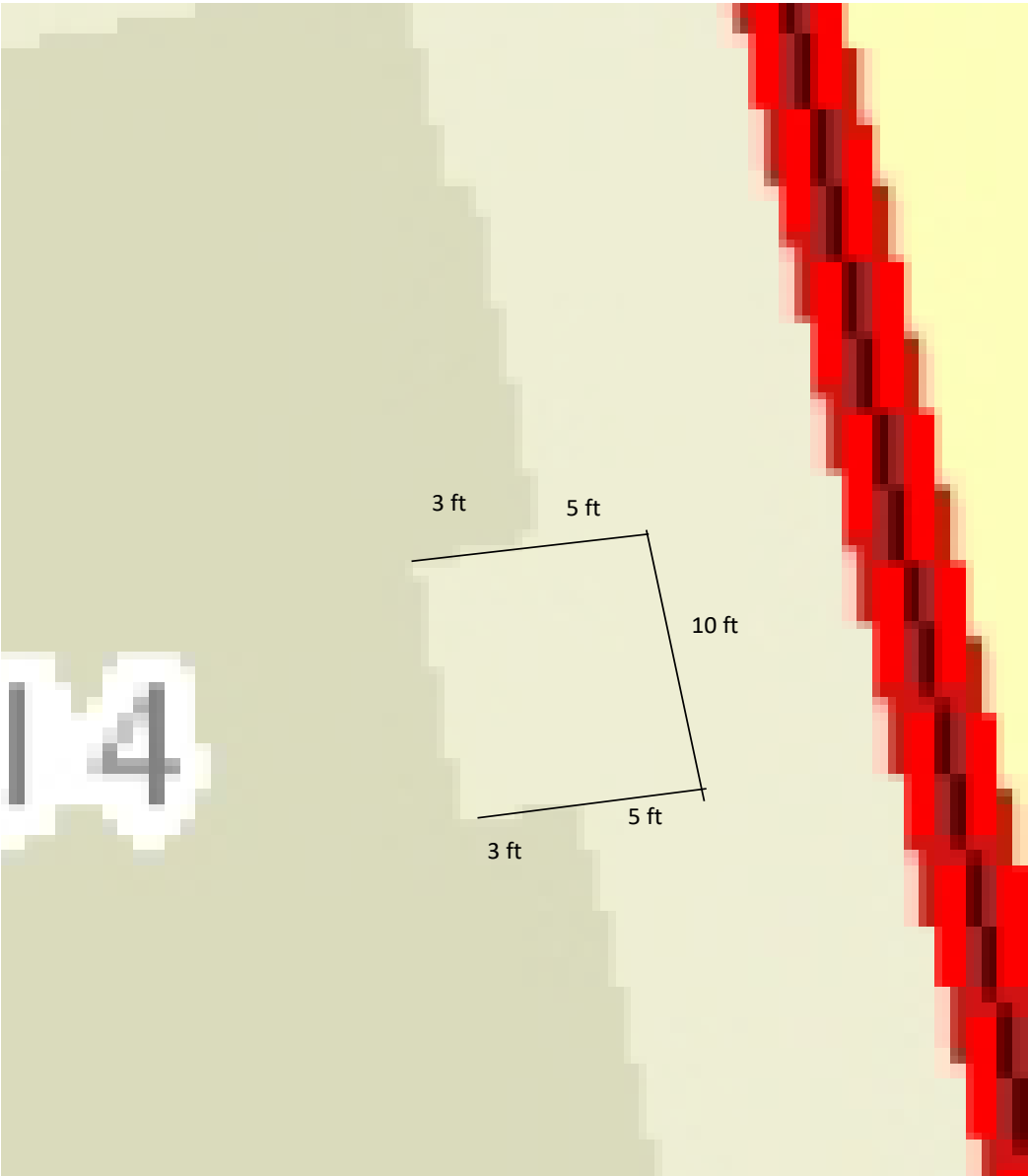
APPLICANT SUBMISSION

Picture Three: Another picture of adjacent property (proposed deck post for Unit 14 in foreground:



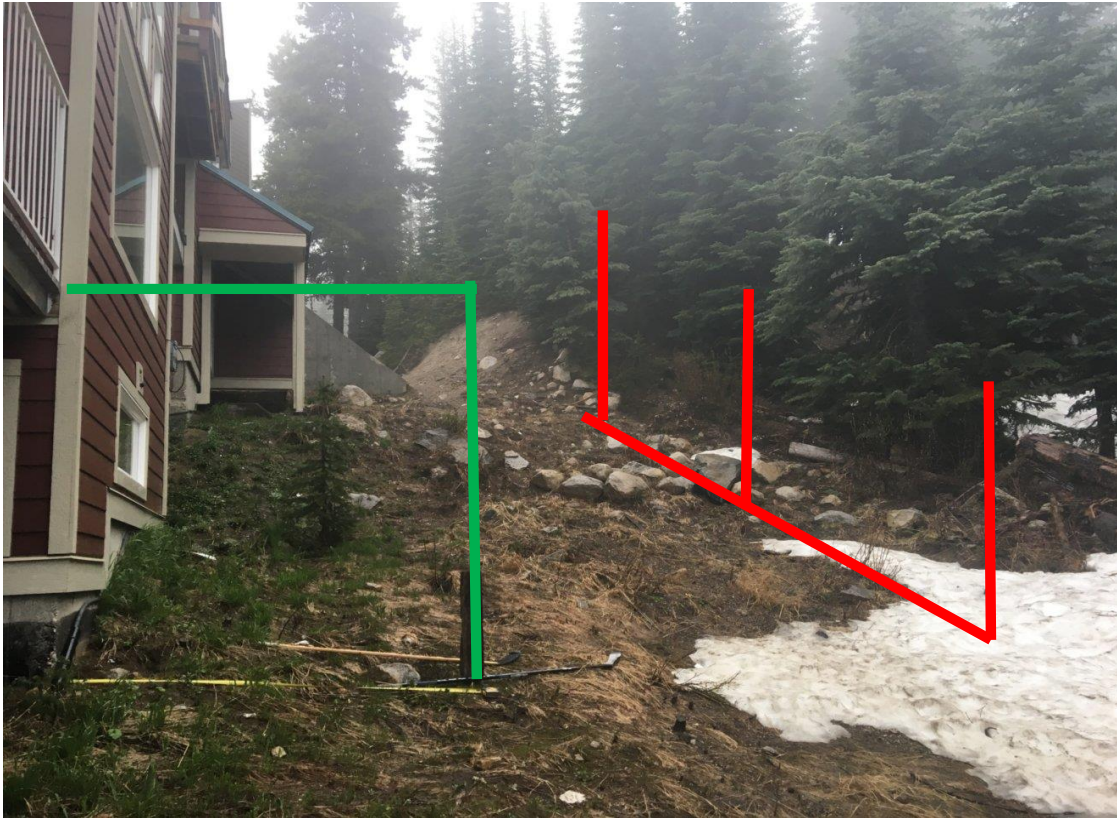
APPLICANT SUBMISSION

Picture Four: Propose plan for Unit 9:



APPLICANT SUBMISSION

Picture Five: Unit 9 Proposed posts:



APPLICANT SUBMISSION

Picture Six: Adjacent Property Unit 9



APPLICANT SUBMISSION

July 11, 2017

To: RDKB Planning and Development Department
Re: Strata KAS 1324 Variance request for Units 9 and 14

To Whom it May Concern,

Please be advised strata council is in agreement to allow units 9 and 14 to apply for a variance to Bylaw 303 that stipulates a structure cannot ingress into the 4-metre setback by no more than 0.6 metres. Strata is in agreement that unit 9 and 14 can apply for a variance of up to 2 metres into the 4-metre setback to allow for the installation of posts for the construction of decks for their units.

If you have any questions or concerns, please contact me at 250-869-6558

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shane Cameron', with a horizontal line extending to the right.

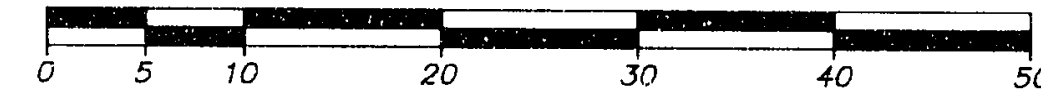
Shane Cameron, Strata President for KAS 1324

APPLICANT SUBMISSION

SHEET 1 OF 12 SHEETS

**STRATA PLAN OF LOT A,
PLAN 38044, D. L. 4109s,
S.D.Y.D.**

B.C.G.S. No. 82 E 076



SCALE 1:500 (All distances are in metres)

PENTICTON ASSESSMENT AREA

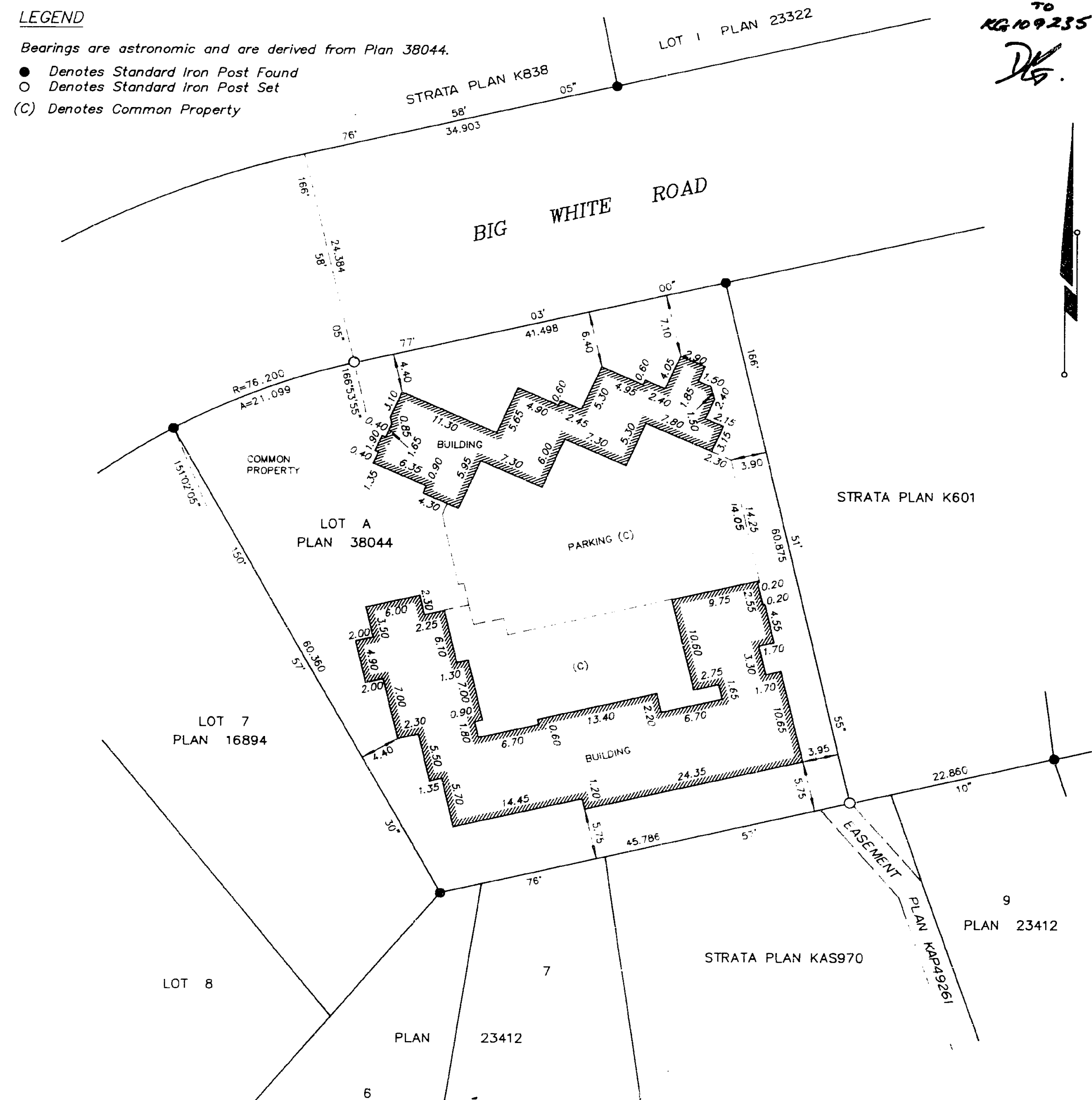
LEGEND

Bearings are astronomic and are derived from Plan 38044.

● Denotes Standard Iron Post Found

○ Denotes Standard Iron Post Set

(C) Denotes Common Property

**STRATA PLAN KAS 1324**Deposited and Registered in the Land Title Office at Kamloops, B.C., this 2nd day of NOVEMBER, 1993.
Registrar

KG109232

KG109235

DK.

CIVIC ADDRESSSNOWCREST VILLAGE BUILDING
BIG WHITE ROAD
BIG WHITE MTN.**THE ADDRESS FOR SERVICE
OF DOCUMENTS ON THE
STRATA CORPORATION IS**c/o #203-347 Leon Avenue
Kelowna, B.C. V1Y 8C7
R. R. RUNNALLS B.C.L.S.**R. R. RUNNALLS & ASSOCIATES
B. C. LAND SURVEYORS**No. 2 - 1470 WATER STREET KELOWNA, B. C.,
V1Y 1J5 PH 763 7322

DWG. No.: 9406-1.DWG

FILE: 9406

This plan lies within the Regional District of Kootenay Boundary.

SHEET 2 OF 12 SHEETS

CONDOMINIUM ACT

STRATA PLAN KAS 1324

LOT No.	SHEET No.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	FORM 3 SCHEDULE OF VOTING RIGHTS NUMBER OF VOTES
1	6,7,9	199	1920	1
2	9,9	189	1890	1
3	4,9	185	1885	1
4	4,9	199	1895	1
5	4,9	203	1930	1
6	4,9	211	1940	1
7	4,9	176	1860	1
8	4,9,10	205	1960	1
9	5,10	196	1915	1
10	5,10	112	1860	1
11	6,7,8	210	1800	1
12	6,7,8,10	199	1925	1
13	6,7,8,9	200	1920	1
14	7,8,9,10	188	1880	1
AGGREGATE		2671	26180	14

I, the undersigned do solemnly declare that:

1. I, the undersigned am a duly authorized agent for the Owner-Developer.
 2. The strata plan is entirely for residential use.
- I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me this 24th day of September, 1993.

A Commissioner for taking affidavits for British Columbia

Agent for the Owner-Developer

Accepted as to forms 1, 2 and 3 this 27 day of October, 1993.

Superintendent of Real Estate

MORTGAGEE: BANK OF MONTREAL
by its attorneys.

AUTHORIZED SIGNATORY I. N. TUCHO S.M.C. (PRINT NAME)

AUTHORIZED SIGNATORY V. D. LENKE A.M. (PRINT NAME)

WITNESS (PRINT NAME)

COMMISSIONER OF LANDS AND FOREST

PROVINCE OF BRITISH COLUMBIA

E. GARDNER KTS

4425 SWAN ROAD

KELOWNA, B.C.

EXPIRES FEB 29, 1994

OWNER: ARTHUR GEORGE BARNES

WITNESS Grant Shirreff (PRINT NAME)

#200-537 Leon Ave

Kelowna B.C.

Solicitor

OCCUPATION

OWNER: STEPHANIE BARNES

WITNESS Veronica Carson (PRINT NAME)

#200-537 Leon Ave

Kelowna B.C.

Secretary

OCCUPATION

OWNER: BRUCE LEPETICH

WITNESS Grant Shirreff (PRINT NAME)

#200-537 Leon Ave

Kelowna B.C.

Solicitor

OCCUPATION

I, hereby certify that the construction of the building situated on LOT A-PLAN 38044, D. L. 4109s, S.D.Y.D., has been approved for strata plan development.

Supervising Authority.

September 13, 1993.

B. C. L. S.

DWG. No.: 9406-2

FILE: 9406

SHEET 3 OF 12 SHEETS

CONDOMINIUM ACT

STRATA PLAN KAS 1324

OWNER: HUGH JARVIN
WITNESS JOHN McCORMACK (PRINT NAME)

2395 Rhondla Cres

Kelowna BC

CA

OCCUPATION

OWNER: ARTHUR GEORGE BARNES
WITNESS JOHN McCORMACK (PRINT NAME)

2395 Rhondla Cres

Kelowna BC

CA

OCCUPATION

OWNER: GARY MUNG CAIRNS
WITNESS JOHN McCORMACK (PRINT NAME)

2395 Rhondla Cres

Kelowna BC

CA

OCCUPATION

OWNER: LILY LEGATTO
WITNESS JOHN McCORMACK (PRINT NAME)

2395 Rhondla Cres

Kelowna BC

CA

OCCUPATION

OWNER: ROLFE MCEWAN
WITNESS Grant Shirreff (PRINT NAME)

#200-537 Leon Ave

Kelowna B.C.

Solicitor

OCCUPATION

OWNER: VALERIE JAMINI
WITNESS JOHN McCORMACK (PRINT NAME)

2395 Rhondla Cres

Kelowna BC

CA

OCCUPATION

OWNER: ARTHUR GEORGE BARNES
WITNESS JOHN McCORMACK (PRINT NAME)

2395 Rhondla Cres

Kelowna BC

CA

OCCUPATION

OWNER: GARY MUNG CAIRNS
WITNESS JOHN McCORMACK (PRINT NAME)

2395 Rhondla Cres

Kelowna BC

CA

OCCUPATION

OWNER: JOAN MCCORMACK
WITNESS Susan McEwan (PRINT NAME)

1112 Trezor Dr. Kelowna

BC

H.W.

OCCUPATION

OWNER: BRIAN S. WRIGHT
WITNESS JOHN McCORMACK (PRINT NAME)

2395 Rhondla Cres

Kelowna BC

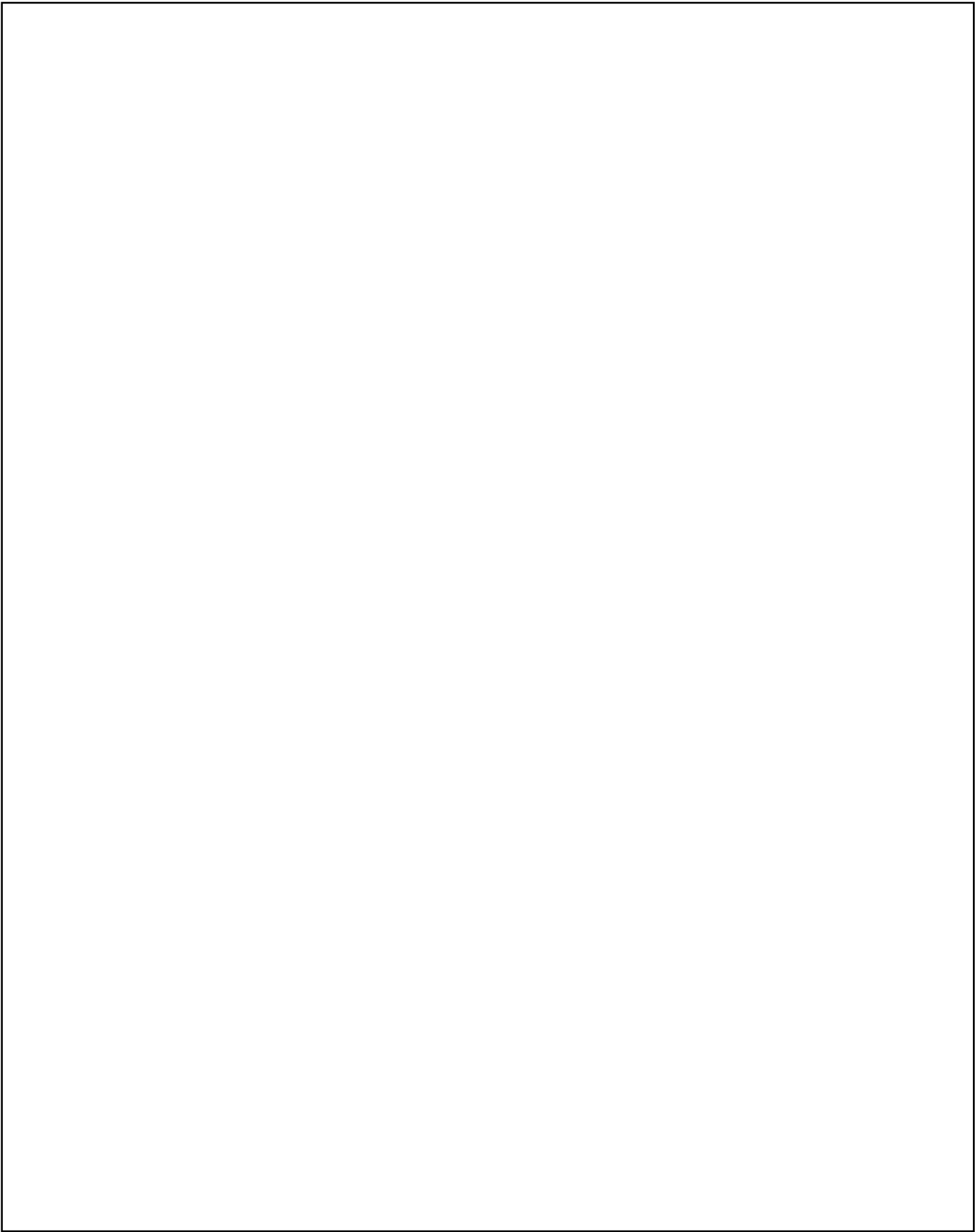
CA

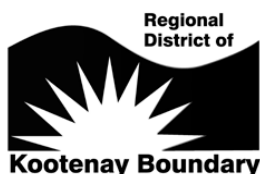
OCCUPATION

DATE September 13, 1993
DWG. No.: 9406-3

B.C.L.S.

FILE: 9406





Electoral Area Services Committee Staff Report

Prepared for meeting of September 14, 2017

Development Permit			
Owners: Daragh and Anne Horgan			File No: BW-4222-07500.685
Agent: Jenny Geisbrecht, Wenniger Construction & Design			
Location: 715 Feathertop Way, Big White			
Legal Description: Stata Lot 17, Plan KAS3134, District Lot 4222, SDYD			Area: 0.395 acres (1599 m²)
OCP Designation: Chalet Residential 3 (R3)	Zoning: Medium Density Residential	ALR status: N/A	DP Area: Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1
Report Prepared by: Ken Gobeil, Planner			

ISSUE INTRODUCTION

Daragh and Anne Horgan, through agent Jenny Geisbrecht of Wenniger Construction & Design, have applied for a Development Permit to build a single family dwelling on 715 Feathertop Way, Big White (*see Site Location Map; Subject Property Map; Applicant's Submission*). To obtain a building permit, the applicants must first submit a Landscape Plan for approval of a Development Permit for the Alpine Environmentally Sensitive Landscape Reclamation Area. Approval of the landscaping must occur prior to the issuance of a Certificate of Final Occupancy.

HISTORY / BACKGROUND FACTORS

The subject property, which is at the end of Feathertop Way on the eastern side of the subdivision, is an undeveloped residential parcel that is free of vegetation. The property is designated as 'Medium Density Residential' in the *Big White Official Community Plan Bylaw No. 1125, 2001* and zoned 'Chalet Residential 3' in the *Big White Zoning Bylaw No. 1166, 2001*.

While the property is within the 'Big White Alpine Environmentally Sensitive/Commercial & Multiple Family Development Permit Area' 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 715, Feathertop Way at Big White. The Landscape Reclamation Plan has been submitted by Wenniger Construction and Design.

IMPLICATIONS

The single family dwelling proposed is a permitted use within the *Big White Zoning Bylaw No. 1166, 2001*. The proposed plans are compliant with the floor area ratio, site coverage, building height, setbacks and parking requirements of the R3 zone.

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 1 snow storage area, and plans to plant a variety of species that grow naturally in the area and are accustomed to high altitudes. The details of vegetation such as quantity and variety of species are included on the Landscape Plan. There are no retaining walls or rocks in the plan to help with erosion control or ground stability (*see Applicant's Submission*).

REFERRALS

The application has been referred to the Big White Fire Services Department. As of the date this report was written, no response has been received.

ADVISORY PLANNING COMMISSION

The Big White Advisory Planning Commission (APC) met on September 5, 2017. The APC supported the proposed development with attention to the setbacks that are non-conforming, and that there is appropriate groundcover near the driveway.

PLANNING DEPARTMENT COMMENTS

Staff discussed the setback requirements with the applicant. As a result of these discussions the plans were amended to be compliant with RDKB bylaws. Groundcover concerns have also been relayed to the applicant.

RECOMMENDATION

That the staff report regarding the Development Permit application submitted by Jenny Geisbrecht, Wenniger Construction & Design on behalf of the owners Daragh and Anne Horgan to construct a single family dwelling on the parcel legally described as Stata Lot

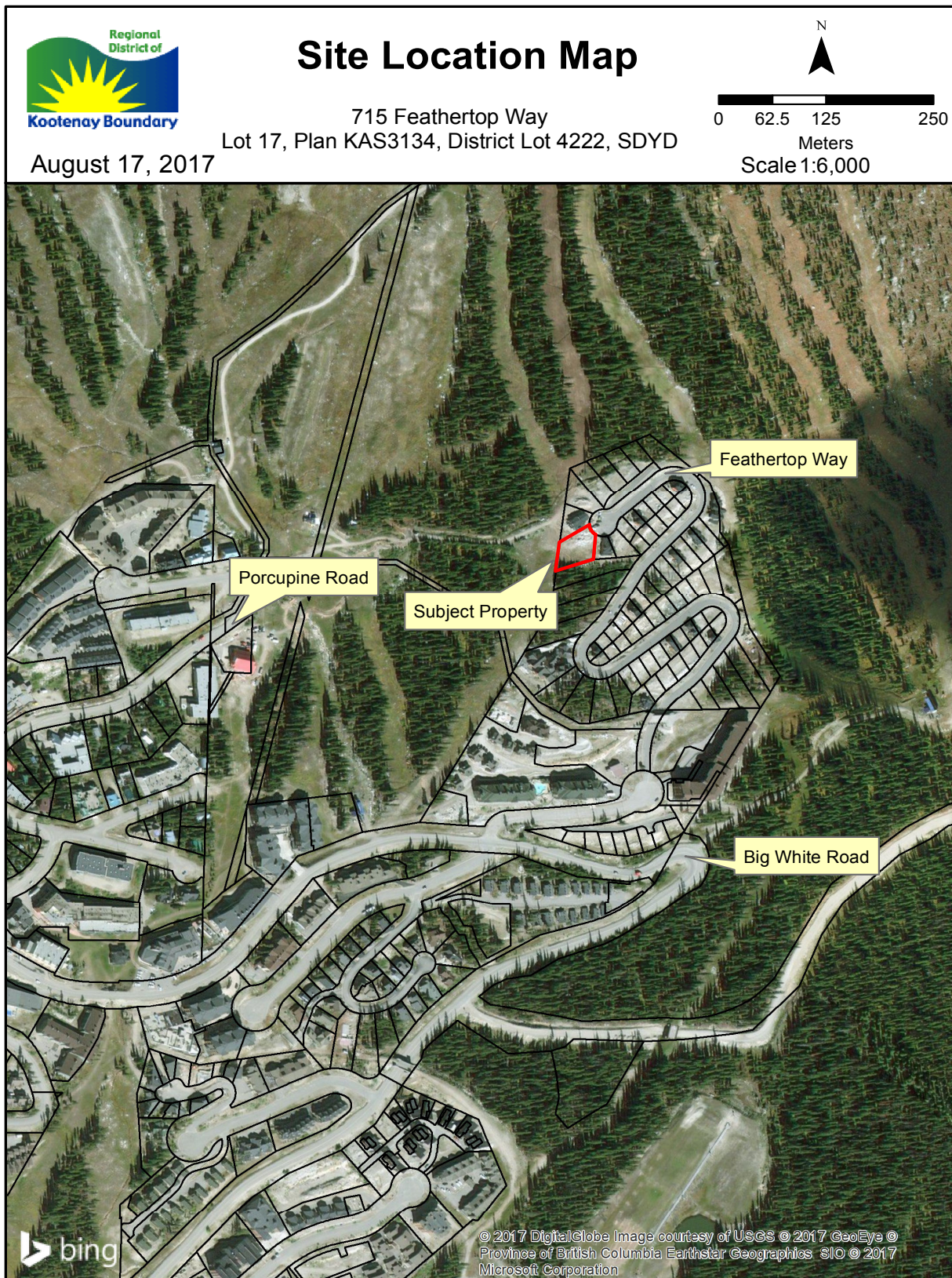
17, Plan KAS3134, District Lot 4222, SDYD Big White, Electoral Area 'E' / West Boundary, be received.

ATTACHMENTS

Site Location Map

Subject Property Map

Applicant's Submission



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APPLICANT SUBMISSION



August 3rd, 2017

RE: Development Application for Lot 17, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The building site in which are requesting a development permit for, currently has no vegetation. It was completely cleared at the time of road construction. As there is no existing vegetation, there is nothing to preserve or reuse.

The vegetation that will be planted on the site is exclusively composed of species that grow naturally in the area and are accustomed to high altitudes. Because of this, maintenance of this vegetation will only be required for the first few years until it is firmly established. The necessary maintenance is minimal and only includes watering by hand as necessary. This maintenance will be completed by the owner. After the vegetation has established on the site, no further maintenance will be required.

Every effort will be made to use the existing topsoil, however we have not yet determined if there is enough topsoil remaining on the site after the road construction to suffice for our proposed vegetation. If more is required, then we will bring it in.

This site does have a slight slope to it, but because we are working with the natural incline there will be no drainage or bank stabilization required.

Sincerely,

Josette Genest, Business Administrator
Weninger Construction & Design Ltd

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

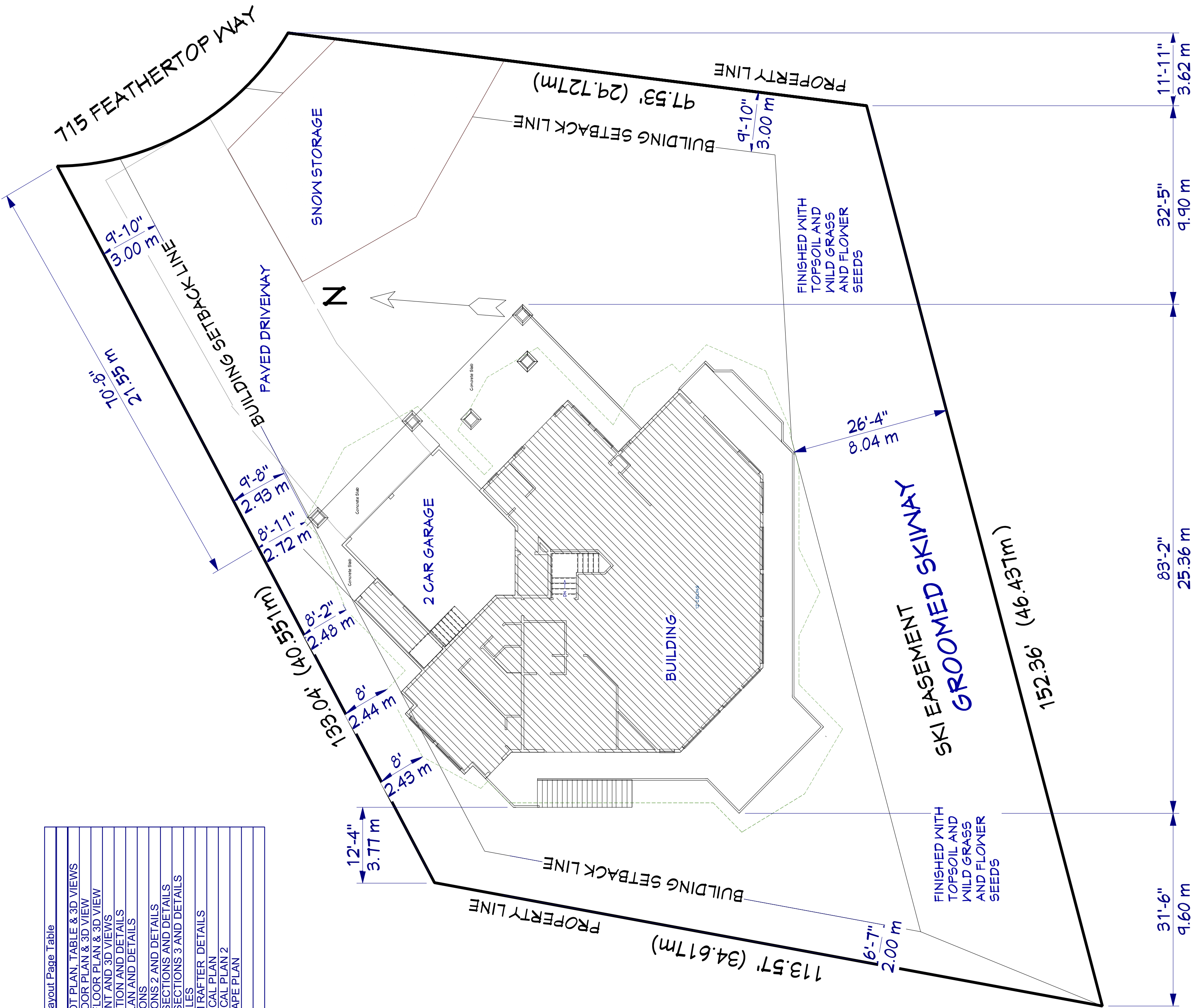
(250)765-6898

Fax(250)765-6078

#10 – 220 Neave Road, Kelowna, BC V1V 2L9

APPLICANT SUBMISSION

Label	Title
1	SITE PLOT PLAN, TABLE & 3D VIEWS
2	MAIN FLOOR PLAN & 3D VIEW
3	SECOND FLOOR PLAN & 3D VIEW
4	BASEMENT AND 3D VIEWS
5	FOUNDATION AND DETAILS
6	ROOF PLAN AND DETAILS
7	ELEVATIONS
8	ELEVATIONS 2 AND DETAILS
9	CROSS SECTIONS AND DETAILS
10	CROSS SECTIONS 3 AND DETAILS
11	CUSTOM PARTER DETAILS
12	CUSTOM PARTER DETAILS
13	ELECTRICAL PLAN 2
14	ELECTRICAL PLAN 2
15	LANDSCAPE PLAN
16	



LEGAL DESCRIPTION
LOT 17
D.L. 4222
S.D.Y.D., STRATA PLAN KA53134

Coverage
Floor Area Coverage Ratio = 0.45
Allowed coverage = 0.8
Site coverage = 35 percent
Allowed coverage = 50 percent

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION
A	25/05/2017	MMJF
B	30/06/2017	MMJF
C	31/07/2017	MMJF
D	09/08/2017	MM
		PERMIT SET-REV

PROJECT LOCATION	FEATHERTOP WAY
DESIGNED BY	John Fuchs
DRAWN BY	Martin Weininger
Weininger Construction & Design Ltd. Unit# 102B-300 Douglas Road North, Kelowna, BC V1X 3K5 Tel: (250) 765-6898 Fax: (250) 765-6078	

PROJECT TITLE	LOT 17 CHALET
SHEET TITLE	NEW HOME BUILD
SITE PLAN & 3D VIEWS	



DATE:	23/08/2017
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SCALE:	1" = 10' 0"
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SHEET:	1
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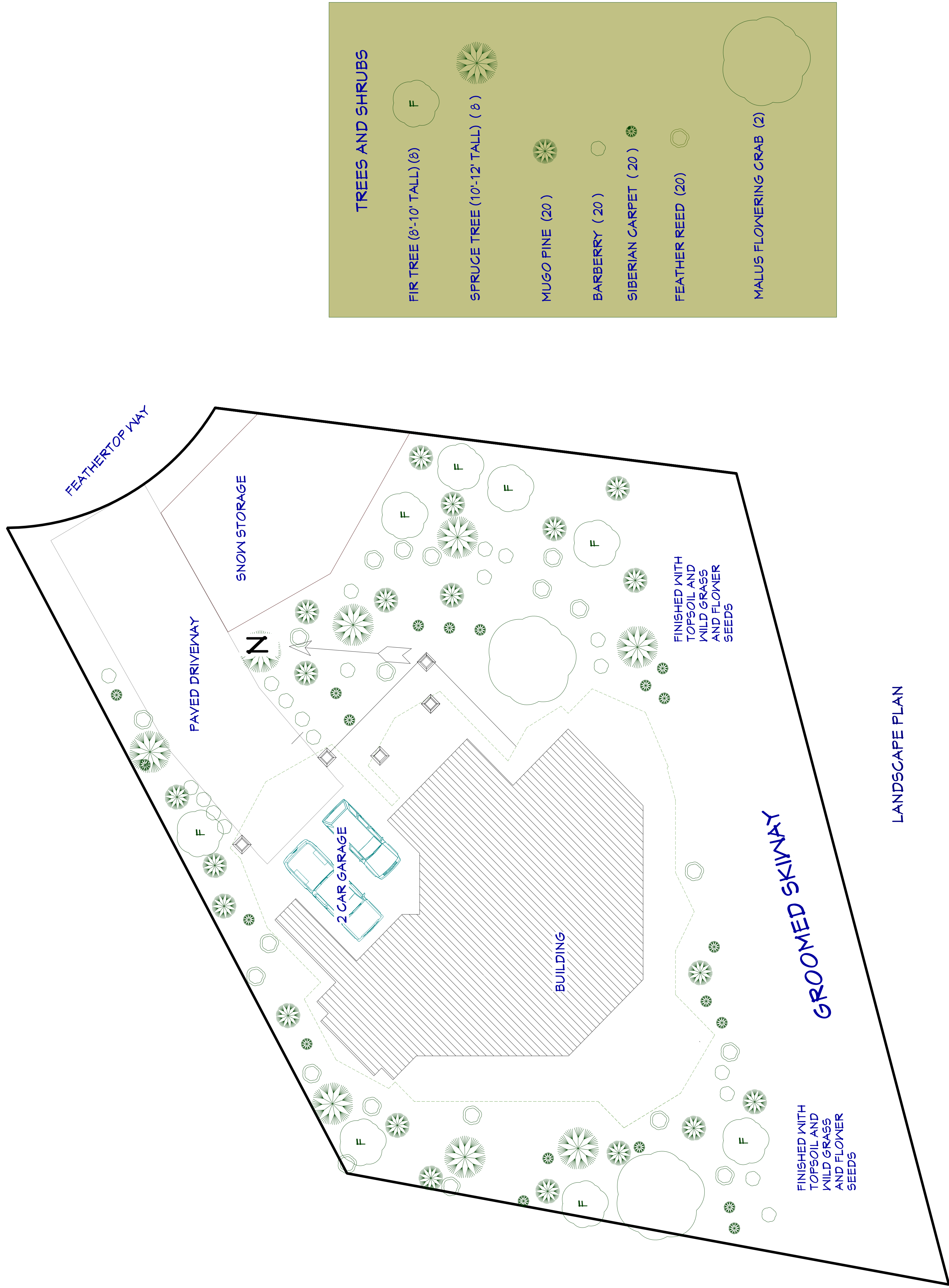
VIEW FROM SKI-RUN



VIEW FROM ROAD

715 Feathertop Way

APPLICANT SUBMISSION



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION
A	25/05/2017	WM	PRELIM SET
B	30/06/2017	WM/JF	BUDGET SET
C	31/07/2017	WM/JF	PERMIT SET
D	04/08/2017	WM	PERMIT SET-REV

DUBLIN, IRE Marlin Weninger John Fuchs	PROJECT LOCATION FEATHERTOP WAY
Weninger Construction & Design Ltd. Unit#11 102B-200 Dougall Road North, Kelowna, BC V1X 3K5 Tel: (250) 765-6848 Fax: (250) 765-6078	

<p>PROJECT TITLE</p> <p>LOT 17 CHALET</p> <p>NEW HOME BUILD</p>	<p>SHEET TITLE</p> <p>LANDSCAPE</p>
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WENINGER
CONSTRUCTION
& DESIGN LTD.

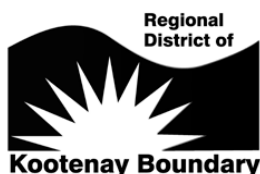
WCD

DRAWINGS PROVIDED BY:

DATE: 18/08/2017

SCALE:
1/8" = 1'

SHEET:
15



Electoral Area Services Committee Staff Report

Prepared for meeting of September 14, 2017

Development Permit			
Owners: Andrew and Ellen Hill			File No: BW-4222-07500.670
Agent: Jenny Geisbrecht, Wenniger Construction & Design			
Location: 545 Feathertop Way, Big White			
Legal Description: Lot 14, Plan KAS3134, District Lot 4222, SDYD			Area: 0.405 acres (1639 m²)
OCP Designation: Chalet Residential 3 (R3)	Zoning: Medium Density Residential	ALR status: N/A	DP Area: Alpine Environmentally Sensitive DP2/Commercial & Multi Family DP1
Report Prepared by: Ken Gobeil, Planner			

ISSUE INTRODUCTION

Andrew and Ellen Hill, through agent Jenny Geisbrecht of Wenniger Construction & Design, have applied for a Development Permit to build a single family dwelling on 545 Feathertop Way, Big White (*see Site Location Map; Subject Property Map; Applicant's Submission*). To obtain a building permit, the applicants must first submit a Landscape Plan for approval of a Development Permit for the Alpine Environmentally Sensitive Landscape Reclamation Area. Approval of the landscaping must occur prior to the issuance of a Certificate of Final Occupancy.

HISTORY / BACKGROUND FACTORS

The subject property which is near the middle of Feathertop Way on the western side of the subdivision, is an undeveloped residential parcel that is heavily treed. The property is designated as 'Medium Density Residential' in the *Big White Official Community Plan Bylaw No. 1125, 2001* and zoned 'Chalet Residential 3' in the *Big White Zoning Bylaw No. 1166, 2001*.

The property is within the 'Big White Alpine Environmentally Sensitive/Commercial & Multiple Family Development Permit Area.' The proposed development, of a single family dwelling, 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 545, Feathertop Way at Big White. The Landscape Reclamation Plan has been submitted by Wenniger Construction and Design.

IMPLICATIONS

The single family dwelling proposed is a permitted use within the *Big White Zoning Bylaw No. 1166, 2001*. The proposed plans are compliant with building height, the floor area ratio, setbacks, site coverage, and parking requirements of the R3 zone.

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 reference (*see Applicants' Submission*).

The Landscape Plan submitted identifies 4 snow storage areas, and plans to leave much of the parcel in its natural state. The details of vegetation such as quantity and variety of species are included on the Landscape Plan. There are no retaining walls or rocks in the plan to help with erosion control or ground stability (*see Applicant's Submission*).

A letter submitted with the application references intent to leave as much of the property as possible in its natural state, by removing a minimal amount of trees and planting species that naturally grow in the area (*see Applicants' Submission*). By using these tactics, minimal mandatory watering is required, which will help conserve water.

REFERRALS

The application has been referred to the Big White Fire Services Department. As of the date this report was written, no response had been received.

ADVISORY PLANNING COMMISSION

The Big White Advisory Planning Commission (APC) met on September 5, 2017. The APC supports the proposed development. But suggested that the building height be reviewed.

PLANNING DEPARTMENT COMMENTS

Staff discussed the Building height requirements with the applicant. As a result of these discussions the plans were amended to be compliant with RDKB bylaws.

RECOMMENDATION

That the staff report regarding the Development Permit application submitted by Jenny Geisbrecht, Wenniger Construction & Design on behalf of the owners Andrew and Ellen Hill to construct a single family dwelling on the parcel legally described as Lot 14, Plan KAS3134, District Lot 4222, SDYD Big White, Electoral Area 'E' / West Boundary, be received.

ATTACHMENTS

Site Location Map

Subject Property Map

Applicant's Submission





APPLICANT SUBMISSION



August 16th, 2017

RE: Development Application for Lot 14, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The building site in which we are requesting a development permit for is heavily treed. We will cause as little disturbance as possible to clear trees for our building site and driveway. Trees will be cleared on the building site itself and extending 10 feet beyond the building footprint. The driveway will have as few trees removed as possible while allowing for vehicle access to the residence.

The vegetation that will be planted on the site is exclusively composed of species that grow naturally in the area and are accustomed to high altitudes. Because of this, maintenance of this vegetation will only be required for the first few years until it is firmly established. The necessary maintenance is minimal and only includes watering by hand as necessary. This maintenance will be completed by the owner. After the vegetation has established on the site, no further maintenance will be required.

Every effort will be made to use the existing topsoil, however we have not yet determined if there is enough topsoil remaining on the site after the road construction to suffice for our proposed vegetation. If more is required, then we will bring it in.

This site does have a slight slope to it, but because we are working with the natural incline there will be no drainage or bank stabilization required.

Sincerely,

Josette Genest, Business Administrator
Weninger Construction & Design Ltd

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

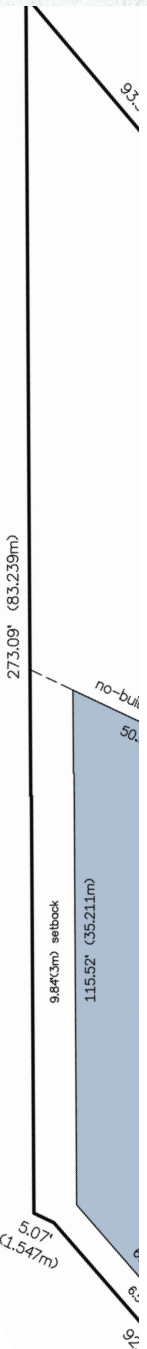
#10 – 220 Neave Road, Kelowna, BC V1V 2L9

APPLICANT SUBMISSION

SHEET	TITLE
1	SITE PLAN & 3D VIEW
2	MAIN FLOOR PLAN
3	UPPER FLOOR PLAN
4	BASEMENT FLOOR PLAN
5	FOUNDATION PLAN
6	ROOF PLAN & ROOF PLAN
7	ELEVATIONS
8	CROSS SECTIONS
9	DETAILS
10	MECHANICAL 1 OF 2
11	MECHANICAL PLANS 2 OF 2
12	ENERGY EFFICIENCY & STRUCTURAL ASSEMBLIES
13	LANDSCAPE PLAN

FEATHERTOP
CUSTOM LOT BUILDING ENVELOPE

STRATA LOT 14
Lot Size: 17,658 sf 1,640 m² 0.405 Ac. Building Envelope Area: 6,010 sf 558 m²



PROJECT TITLE
HILL Chalet
NEW HOME BUILD

PROJECT TIME
2017

DESIGNER PROVIDED BY:
WCD
WENINGER CONSTRUCTION & DESIGN LTD.

DATE:
18/08/2017

SCALE:
1/8" = 1'

SHEET:
1

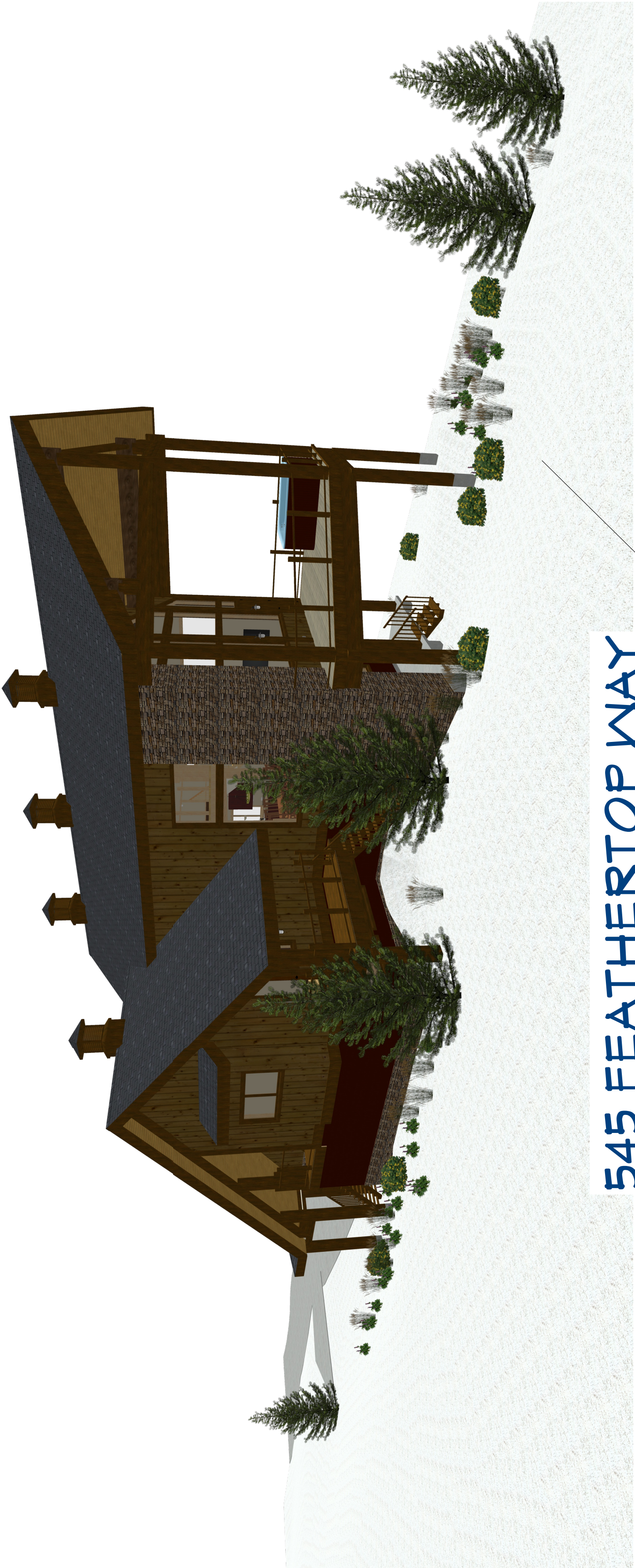
REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION
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2	15/08/2017	MW/JF	PERMIT SET

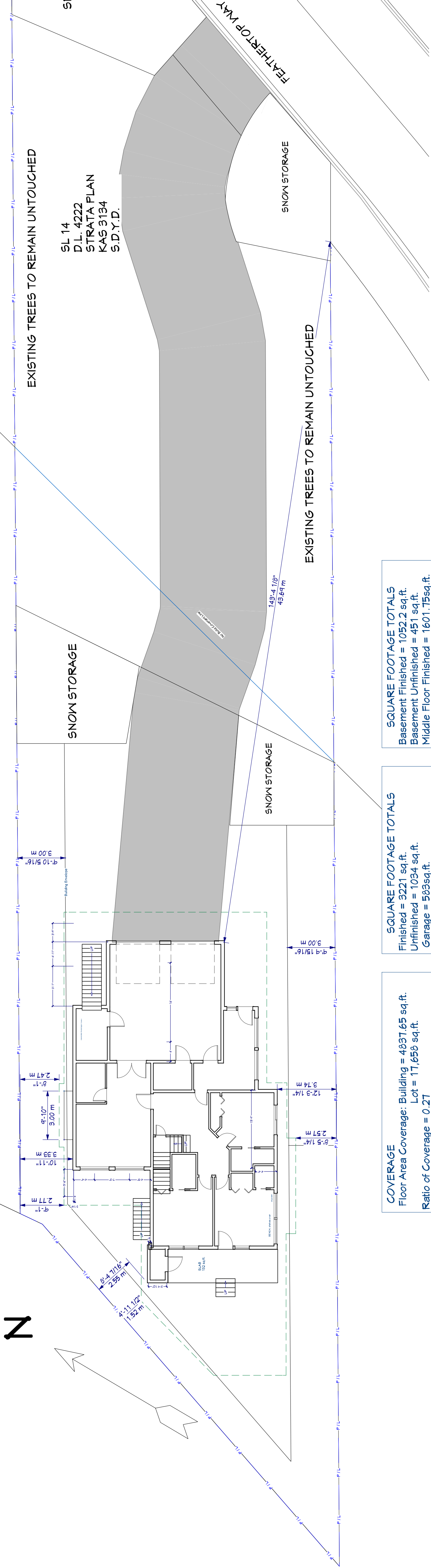
SKANBY BY
Martin Weninger
John Fuchs

PROJECT
LOT 14, FeatherTop Way, Big White, BC

Weninger Construction & Design Ltd.
Unit # 10
220 Neave Road, Kelowna, BC V1Y2L4
Tel: (250) 765-6898 Fax: (250) 765-6076



545 FEATHERTOP WAY



SITE PLAN
SCALE: 1"=10'

SQUARE FOOTAGE TOTALS
Basement Finished = 1052.2 sq.ft.
Basement Unfinished = 451 sq.ft.
Middle Floor Finished = 1601.75sq.ft.
Middle Floor Unfinished = 582.7sq.ft.
Top Floor Finished = 567sq.ft.
Garage = 583sq.ft.
TOTAL = 4837.65sq.ft.
Covered Patios and Balconies = 977

SQUARE FOOTAGE TOTALS
Finished = 3221 sq.ft.
Unfinished = 1034 sq.ft.
Garage = 583sq.ft.
Covered Patios and Balconies = 977

COVERAGE
Floor Area Coverage: Building = 4837.65 sq.ft.
Lot = 17,659 sq.ft.
Ratio of Coverage = 0.27
Allowed coverage = 0.8
Lot coverage: Building and driveway = 1663.74sq.ft
Lot = 17659sq.ft.
Percentage of coverage = 49.4 percent
Allowed coverage = 50 percent

Disclaimer: Square footages and minor modifications to plans may be required due to site conditions, local building codes, neighborhood building schemes, strata bylaws, supply of materials, etc. The Owners will be advised of modifications if required. Some finishing and design details will be finalized during the building process and may vary from plans.

[illegible]

M E M O R A N D U M				
TO:	Director Ali Grieve, Area "A"			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2017			
Balance Remaining from 2016				\$ 5,140.00
2017 Requisition				\$ 31,492.00
Less Board Fee 2017				\$ (1,192.00)
Total Funds Available:				\$ 35,440.00
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
32-17	Jan-17	B.V. Recreation	Senior's Dinner	\$ 1,600.00
32-17		Scouts Canada - 1st Beaver Valley	2017 Canadian Jamboree - Nova Scotia	\$ 2,000.00
85-17	Feb-17	ANKORS	Creating Caring Communities workshop	\$ 1,500.00
85-17		BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$ 500.00
85-17		Beaver Valley May Days Society	2017 B.V. May Days event	\$ 4,000.00
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 Hockey Club	Annual Tournament - KBRH Foundation	\$ 1,000.00
167-17		BV Nitehawk Society	Travel Expenses to Manitoba - Cyclone Taylor Cup	\$ 2,000.00
167-17		West Kootenay Smoke'n Steel Auto Club	Holding 'drive-in' movie - Annual Car Show	\$ 2,000.00
167-17		Nelson & Ft. Sheppard Railway Co.	2017 Community Trail Rides - Jingle Down Main Street and BV May Days events	\$ 2,000.00
167-17		Canadian Tire-JumpStart Charity Golf	Support Kids in organized sports and recreation	\$ 500.00
167-17		Montrose Recreation Commisision	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
266-17	Jul-17	Selkirk Rock and Minerals	Visi Vests for members searching for rocks	\$ 200.00
327-17	Aug-17	Beaver Valley Dynamic Aging	Fundraising support for Sips & Sparkles	\$ 2,000.00
Total				\$ 28,247.14
Balance Remaining				\$ 7,192.86

M E M O R A N D U M				
TO:	Director Linda Worley, Electoral Area 'B' / Lower Columbia-Old Glory			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2017			
Balance Remaining from 2016				\$ 2,070.79
2017 Requisition				22,762.00
Less Board Fee 2017				(862.00)
Total Funds Available:				\$ 23,970.79
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
32-17	Jan-17	Rossland Youth Action Network	Renovations on yan location	\$ 1,500.00
85-17	Feb-17	Ankors	Creating Caring Communities workshop	\$ 1,500.00
85-17		BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$ 750.00
114-17	Mar-17	Rossland Society for Environmental Action	Completion of digital fabrication of Trail Creek Watershed	\$ 550.00
114-17		J.L. Crowe Secondary School	2017 Scholarship - In Memory of Fallen Firefighters	\$ 750.00
115-17	Mar-17	Bike to Work Week Kootenays	Bike to Work Week costs	\$ 1,000.00
	Apr-17	Louie DeRosa	Woodstove exchange top-up	\$ 250.00
167-17	Apr-17	Canadian Tire-JumpStart Charity Golf	Support Kids in organized sports and recreation	\$ 500.00
167-17		West Kootenay Smoke'n Steel Auto Club	Holding 'drive-in' movie - Annual Car Show	\$ 2,500.00
209-17	May-17	Arthritis Foundation	Support "Walk to Fight Arthritis"	\$ 200.00
209-17		Kootenay Columbia Learnikng Centre	2017 Graduating Class	\$ 750.00
209-17		Rossland Golden City Days	Annual Rossland Golden City Days events	\$ 1,000.00
209-17		Silver City Trap & Skeet Club	Grounds keeping maintenance & upgrades	\$ 2,500.00
Total				\$ 13,750.00
Balance Remaining				\$ 10,220.79

M E M O R A N D U M				
TO:	Director Grace McGregor, Electoral Area 'C'/Christina Lake			
FROM:	Deep Sidhu, Financial Services Manager			
RE:	Grants-In-Aid 2017			
Balance Remaining from 2016				\$ 12,125.15
2017 Requisition				60,594.00
Less Board Fee 2017				(2,294.00)
Total Funds Available:				\$ 70,425.15
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
32-17	Jan-17	Boundary Emergency & Transition Housing	Staff First Aid & Special training	\$ 2,250.00
32-17		Piranhas Swim Club	Subsidize cost of pool fees	\$ 300.00
32-17		Grand Forks Flying Association	SnowBirds Airshow	\$ 2,000.00
85-17	Feb-17	BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$ 500.00
85-17		Boundary Woodlot Association	Natural Resource Mang.	\$ 342.00
85-17		Boundary Youth Soccer Association	Equipment/admin/tournaments/etc	\$ 2,000.00
85-17		Christina Lake Community Association	Rental of Hall by non-profits	\$ 1,500.00
85-17		Christina Lake Tourism	Canada 150 Celebrations	\$ 1,000.00
85-17		Christina Lake Tourism	2017 Homecoming celebrations	\$ 10,000.00
116-16	Mar-16	Candida Palmer	Cancelled cheque /no response	(250.00)
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 Presentation 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	500.00
239-17	Jun-17	Christina Lake Artisan Society	Concerts, classes, workshops	2,750.00
266-17	Jul-13	Columbia and Western Trail Society	Urgent wash out repairs	4,000.00
266-17		Kootenay Robusters Dragon Boat Team	Calender Fundraising support	200.00
327-17	Aug-17	Cops for Kids	Lunch for annual fund raising ride	500.00
327-17		Christina Lake Citizens on Patrol	"Fire Ban In Effect" siganage	250.88
327-17		Piranhas Swim Club	"Matching Sponsor" for swim-a-thon	2,000.00
				\$47,492.88
Total				
				\$ 22,932.27
Balance Remaining				

M E M O R A N D U M				
TO:	Roly Russell - Acting Director, Electoral Area 'D'/Rural Gr.			
FROM:	Deep Sidhu - Financial Services Manager			
RE:	Grants-In-Aid 2017			
Balance Remaining from 2016				\$26,644.00
2017 Requisition				38,456.00
Less Board Fee 2017				(1,456.00)
Total Funds Available:				\$63,644.00
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
32-17	Jan-17	Boundary Museum Society	Final installatlin - Solar Panel Project	\$ 6,000.00
32-17		City of Grand Forks	Family Day costs	\$ 1,000.00
32-17		Boundary Emergency Transistion Housing	Staff - First Aid & Special Training	\$ 2,250.00
32-17		Piranhas Swim Club	Subsidize cost of pool fees	\$ 1,200.00
32-17		Grand Forks Flying Association	SnowBirds Airshow	\$ 2,000.00
85-17	Feb-17	BC Seniors' Games - Zone 6	2017 Seniors' Games in Vernon	\$ 500.00
85-17		Grand Forks Secondary School	Avalanche Safety Training	\$ 1,300.00
85-17		Granby Wilderness Society	Encouraging Stewardship for Species at Risk	\$ 1,000.00
85-17		Selkirk College - Grand Forks	Rural Community Develop. Workshop	\$ 420.00
85-17		Boundary Youth Soccer Association	Equipment/admin/tournaments/etc	\$ 2,000.00
209-17		Grand Forks & District Public Library	Kids' Summer Reading Club	850.00
239-17	Jun-17	Sean Noble Curling (Paul Plamondon)	60 plus men's curling	150.00
239-17		G.F Merchants Ladies Fastball	Softball insurance	500.00
266-17	Jul-13	Grand Forks BC Parade Committee	Santa Parade 2017	1,000.00
266-17		Grand Forks Ultimate Frisbee Club	New Team Jerseys	\$ 300.00
327-17	Aug-17	Grand Forks & District Fall Fair	Renting porta potties, fences & entertainment	\$ 3,500.00
327-17		Piranhas Swim Club	"Matching sponosor" for swim-a-thon	\$ 2,000.00
327-17		Grand Forks ATV	Recreation sites improvement/over crowding issue	\$ 920.00
Total				\$26,890.00
Balance Remaining				\$ 36,754.00

M E M O R A N D U M				
TO:	Director Vicki Gee, Electoral Area 'E'/ West Boundary			
FROM:	Deep Sidhu, Financial Services Manager			
RE:	Grants-In-Aid 2017			
Balance Remaining from 2016				\$ 35,697.19
2017 Requisition				\$ 86,682.00
Less Board Fee 2017				(3,282.00)
Total Funds Available:				\$ 119,097.19
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
32-17	Jan-17	Rock Creek Community Medical Society	Public open house - new residents	\$ 278.31
32-17		Rock Creek Community Medical Society	2016 Rental space for Area E meetings	\$ 160.00
32-17		Midway Community Association	Assist with 16 yoga classes	\$ 500.00
32-17		BC Snowboard Association	Costs of Bibs for "PARA" Event at Big White	\$ 500.00
85-17	Feb-17	B.W. Mountain Community Development Assoc.	Community Notice Board	\$ 500.00
85-17		B.W. Mountain Community Development Assoc.	Interlocking Fencing for special events	\$ 2,800.00
85-17		Boundary Woodlot Association	Natural Resource Mang.	\$ 342.00
85-17		Midway Public Library	Opening up membership to Area E residents	\$ 4,000.00
114-17	Mar-17	Boundary Martial Arts Club	Uniforms, Personal Protection Equipment, etc.	\$ 1,000.00
114-17		Rock Creek & Boundary Fall Fair	Supply & Install 3x WIFI Access points	\$ 1,243.20
114-17		Greenwood Public Library	Bring contribution back up to \$3,500 for 2017	\$ 500.00
114-17		Bridesville Community Club	Purchasing of 16 tables & table/chair dollies	\$ 2,405.05
114-17		Boundary Youth Soccer Association	Administration, equipment, gym rental costs, etc.	\$ 2,000.00
-	Apr-17	Keating, Larry	2 - Woodstove exchange top -up	\$ 200.00
167-17	Apr-17	Kettle Valley Fire Service	Start-up capital costs for new fire service	\$ 25,000.00
167-17		Granby Wilderness Society	Purchase of native trees and shrubs, etc.	\$ 2,000.00
167-17		Trails to the Boundary Society	Trail signs for Big White Loop	\$ 904.47
209-17	May-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	Founders' Day	\$ 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
239-17	Jun-17	The Village of Midway	Canada 150 celebration	\$ 1,500.00
239-17		Kettle River Food Share Society	Recovering start up costs	\$ 900.00
239-17		Boundary All Nations Aboriginal Council	Food for National Aboriginal Day	\$ 1,000.00
239-17		Discover Rock Creek	Public address system	\$ 1,776.27
239-17		Kettle River Museum	Website design	\$ 843.92
266-17	Jul-13	Big White Mountain Community Development Association	Childrens toys/ craft supplies	\$ 1,500.00
266-17		Big White Mountain Community Development Association	Outdoor Cinema	\$ 3,500.00
266-17		Lifegaard Outreach Society	Teaching swimming survival	\$ 500.00
327-17	Aug-17	City of Greenwood	Purchase of float belts for deep water aquafit	\$ 410.41
327-17		Boundary C 4H Club	4H members helping serve food at Westbridge Hall	\$ 200.00
327-17		Rock Creek Women's Institute	Cost to send 3 ladies to the Mental Health First Aid course	\$ 150.00
Total				\$ 66,765.38
Balance Remaining				\$ 52,331.81

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 4, 2017**

A

ELECTORAL AREA 'A'

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

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

TOTAL AVAILABLE FOR PROJECTS

\$ 933,346.43

Expenditures:

Approved Projects:

2009	Columbia Gardens Water Upgrade	Completed	\$	250,000.00
2011	South Columbia SAR Hall	Completed		2,665.60
281-13	BV Family Park - Solar Hot Water	Completed		16,684.00
451-13	Beaver Valley Arena - Lighting	Completed		69,000.00
26-14	LWMP Stage II Planning Process	Completed		805.88
		Pending or		
17-15	Beaver Creek Park - Band Shell/Arbour	Committed		100,000.00
61-17	Fruitvale Elementary Playground -PAC LEAP Project	Funded		15,000.00
		Pending or		
	Fruitvale Elementary Playground -PAC LEAP Project	Committed		5,000.00
126-17	RDKB BVPART (Electrical Upgrade BV Family Park)	Funded		5,327.25
		Pending or		
	RDKB BVPART (Electrical Upgrade BV Family Park)	Committed		4,672.75
153-17	Village of Fruitvale (Fruitvale RV Park)	Funded		52,500.00
		Pending or		
	Village of Fruitvale (Fruitvale RV Park)	Committed		17,500.00

TOTAL SPENT OR COMMITTED

\$ 539,155.48

TOTAL REMAINING

\$ 394,190.95

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 4, 2017**

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY



	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,049.93
Allocation to Dec 31, 2008	Received	33,116.46
Allocation to Dec 31, 2009	Received	64,912.00
Allocation to Dec 31, 2010	Received	64,017.00
Allocation to Dec 31, 2011	Received	64,010.00
Allocation to Dec 31, 2012	Received	65,936.00
Allocation to Dec 31, 2013	Received	65,907.41
Allocation to Dec 31, 2014	Received	64,169.02
Allocation to Dec 31, 2015	Received	64,169.02
Allocation to Dec 31, 2016	Received	66,329.94
Allocation to Dec 31, 2017	Estimated	66,777.25

TOTAL AVAILABLE FOR PROJECTS

\$ 688,394.03

Expenditures:

Approved Projects:

8547	GID - Groundwater Protection Plan	Completed	\$ 10,000.00
11206	GID - Reducing Station (Advance)2008	Completed	16,000.00
2009	GID - Reducing Station (Balance)	Completed	14,000.00
2009	GID - Upgrades to SCADA	Completed	22,595.50
2009	Casino Recreation - Furnace	Completed	3,200.00
Phase 1	GID - Pipe Replacement/Upgrades	Completed	60,000.00
Phase 2	Looping/China Creek	Completed	18,306.25
2012	Rivervale Water SCADA Upgrade	Completed	21,570.92
2013	Rossland-Trail Country Club Pump	Completed	20,000.00
261-14	Rivervale Water & Streetlighting Utility	Completed	20,000.00
262-14	Genelle Imp. District - Water Reservoir	Completed	125,000.00
263-14	Oasis Imp. District - Water Well	Completed	34,918.00
251-15	Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade)	Completed	10,000.00
252-15	Black Jack Cross Country Ski Club Society (Snow Cat)	Completed	10,000.00
253-15	Rivervale Water & Streetlighting Utility (LED Streetlights)	Completed	14,417.00
254-15	Rivervale Oasis Sewer Utility (Flow Meters)	Completed	90,000.00
190-16	Rivervale Oasis Sewer Utility - RDKB (Wemco Booster Pumps)	Pending or Committed	88,159.66
221-16	Area 'B' Recreation - RDKB (Rivervale Shed)	Completed	8,632.00
152-17	Rossland Historical Museum and Archive Association (Rossland Museum Upgrades)	Funded	18,750.00
	Rossland Historical Museum and Archive Association (Rossland Museum Upgrades)	Pending or Committed	6,250.00
296-17	Visions for Small Schools Society (Broadband Installation)	Funded	15,000.00
	Visions for Small Schools Society (Broadband Installation)	Pending or Committed	3,750.00

TOTAL SPENT OR COMMITTED

\$ 630,549.33

TOTAL REMAINING

\$ 57,844.70

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

	Christina Lake Boat Access Society (Redesign Texas Point Boat Launch Parking)	Pending or Committed	7,500.00
80-16	Christina Lake Community Association (Installation Make-Up Air System Shortfall)	Completed	6,263.75
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

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

Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 4, 2017



ELECTORAL AREA 'E' / WEST BOUNDARY

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	108,785.28
Allocation to Dec 31, 2008	Received		52,173.61
Allocation to Dec 31, 2009	Received		102,266.68
Allocation to Dec 31, 2010	Received		100,857.14
Allocation to Dec 31, 2011	Received		100,846.00
Allocation to Dec 31, 2012	Received		93,112.00
Allocation to Dec 31, 2013	Received		93,073.54
Allocation to Dec 31, 2014	Received		90,618.62
Allocation to Dec 31, 2015	Received		90,618.62
Allocation to Dec 31, 2016	Received		93,670.24
Allocation to Dec 31, 2017	Estimated		99,795.41

TOTAL AVAILABLE FOR PROJECTS	\$	1,025,817.14
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Expenditures:

Approved Projects:

283	Greenwood Solar Power Project	Completed	\$	3,990.00	
8548	Kettle Valley Golf Club	Completed		20,000.00	
8546	West Boundary Elementary School Nature Park	Completed		13,500.00	} 28,500.00
8546E	2010 WBES - Nature Park (expanded)	Completed		15,000.00	
2009/10	Kettle Wildlife Association (heat pump)	Completed		35,000.00	
2010	Rock Creek Medical Clinic (windows/doors)	Completed		18,347.56	
2010	Kettle Valley Golf Club (Pumps)	Completed		24,834.63	} 41,368.00
2011	Kettle Valley Golf Club (Pumps)	Completed		10,165.37	
2011	Kettle Valley Golf Club (Pumps)	Completed		6,368.00	
2010	Rock Creek Fairground Facility U/G	Completed		14,235.38	} 44,000.00
2011	Rock Creek Fairground Facility U/G	Completed		22,764.62	
2011	Rock Creek Fairground Facility U/G	Completed		7,000.00	
2010/11	Beaverdell Community Hall Upgrades	Completed		47,000.00	
2010	Kettle River Water Study	Funded		25,000.00	
2012-1	Kettle River Watershed Study	Funded		15,000.00	
2012-2	Kettle River Watershed Study	Funded		40,000.00	
2013	Kettle River Watershed Project	Funded		49,799.31	
2014	Kettle River Watershed Study	Funded		33,201.82	
2015	Kettle River Watershed Study	Funded		10,946.27	
2016	Kettle River Watershed Study	Funded		5,805.60	
2017	Kettle River Watershed Study	Funded		9,432.72	
	Kettle River Watershed Study	Pending or Committed		8,314.28	
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00	
145-14	Rock Creek & Boundary Fair Association (Electrical Lighting & Equipment Upgrade)	Completed		35,122.00	
221-15	Greenwood Heritage Society (Zee Brick Replacement)	Completed		6,000.00	
222-15	Big White Chamber of Commerce (Tourist Trails Information Sign)	Funded		2,085.70	
	Big White Chamber of Commerce (Tourist Trails Information Sign)	Pending or Committed		695.23	
255-15	Rock Creek & Boundary Fair Association (Irrigation Upgrades)	Completed		20,866.89	
341-15	Greenwood Heritage Society (Install 2 Electric Car Charging Stations)	Completed		2,527.56	
342-15	Kettle River Museum (Install 2 Electric Car Charging Stations)	Completed		2,743.50	

Status Report - Gas Tax Agreements Electoral Area 'E' / West Boundary			
343-15	Trails to the Boundary Society (Trans-Canada Trail Between Mcculloch 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)	Funded	7,178.90
	Beaverdell Community Club & Recreation Commission (Bleachers Beaverdell Ball Park)	Pending or Committed	2,392.96
	Westbridge Recreation Society (Replace Kitchen Westbridge Hall)	Funded	15,524.56
198-17	Westbridge Recreation Society (Replace Kitchen Westbridge Hall)	Pending or Committed	5,174.85
TOTAL SPENT OR COMMITTED			\$ 653,341.99
TOTAL REMAINING			\$ 372,475.15