

Electoral Area Services Committee

Thursday, October 12, 2017 - 4:30 pm

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

A G E N D A

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

A) October 12, 2017

Recommendation: That the October 12, 2017 Electoral Area Services Agenda be adopted as presented.

3. MINUTES

A) September 14, 2017

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

[Electoral Area Services - September 14 2017 - Minutes](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

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

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

[ToEndOfSeptemberForOctober2017](#)

6. NEW BUSINESS

A) **Edwards Capital Corp.**

RE: Development Permit

1785 Homegoods Road, Genelle, Electoral Area 'B'/Lower Columbia-Old Glory

RDKB File: B-2404-07311.110

Recommendation: That the staff report regarding the Development Permit application submitted by Doreen Lewkowich for Canada Culvert Inc. on behalf of Edwards Capital Corp. to construct an office building in the Industrial Development Permit Area and the Genelle Aquifer Development Permit Area on the parcel legally described as Lot A, District Lot 2404, Plan NEP66980, KD, Genelle, Electoral Area 'B'/Lower Columbia-Old Glory, be received.

[2017-10-03 Edwards Capital Corp DP EAS](#)

B) **Village of Warfield**

RE: Referral - New Official Community Plan

Village of Warfield

RDKB File: W-5

Recommendation: That the referral from the Village of Warfield regarding their draft new Official Community Plan be forwarded to the Regional District of Kootenay Boundary Board of Directors with a recommendation to forward a letter of support.

[2017-10-12-Warfield OCP EAS](#)

C) **Grant in Aid Update**

Recommendation: That the Grant in Aid report be received.

[2017 Grant in Aids](#)

D) **Gas Tax Update**

Recommendation: That the Gas Tax report be received.

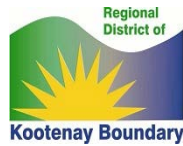
[Gas Tax Agreement EA Committee \(September 29 2017\)](#)

7. LATE (EMERGENT) ITEMS

8. DISCUSSION OF ITEMS FOR FUTURE AGENDAS

9. CLOSED (IN CAMERA) SESSION

10. ADJOURNMENT



Electoral Area Services Minutes

Thursday, September 14, 2017, 4:30 p.m.
RDKB Board Room
843 Rossland Ave., Trail, BC

Directors Present:

Director Linda Worley, Chair
Director Vicki Gee, Vice-Chair
Director Ali Grieve
Director Grace McGregor
Director Roly Russell

Directors Absent:

Staff Present:

Mark Andison, General Manager of Operations/Deputy CAO
Donna Dean, Manager of Planning & Development
Jennifer Kuhn, Recording Secretary

Guests:

Bill Edwards, Alternate Director Electoral Area 'B'/Lower Columbia-Old Glory

CALL TO ORDER

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

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

September 14, 2017

The agenda for the September 14, 2017 Electoral Area Services Committee was presented.

Moved: Director McGregor

Seconded: Director Russell

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

Carried.

MINUTES

June 15, 2017

The Minutes of the June 15, 2017 Electoral Area Services Committee meeting were presented.

Director Gee advised there were errors in the Minutes. Director Gee is recorded as questioning whether Director Managed Pro-D had been added to the budget. Rather, Director Gee stated that CAO MacLean advised that Director Managed Pro-D is noted in the budget. Regarding the Site Specific Exemption to the Floodplain Bylaw by David Turner and Janice Westlund, Director Gee is recorded as stating that the responsibility for disaster response lies with the property owners rather than government if someone chooses to build in the floodplain. The corrected statement is that potential impacts on emergency responses should be considered as part of the approval process for site specific exemptions.

Moved: Director Grieve

Seconded: Director McGregor

That the minutes of the June 15, 2017 Electoral Area Services Committee meeting be adopted as amended.

Carried.

DELEGATIONS

There were no delegations in attendance.

UNFINISHED BUSINESS**Director Managed Professional Development Discussion**

The Directors agreed that most Professional Development can remain as self-directed with assistance from staff and if there is a question it can be brought to the EAS Committee.

Memorandum of Committee Action Items

The Electoral Area Services Committee Memorandum of Action Items for the period ending June 2017 was presented.

Director Gee advised that the Area 'E' Heritage Service Establishment item should be removed from the Action Items as this matter is now on the Board Action Item List. As well, the Turner Floodplain Exemption has now been completed.

Moved: Director McGregor

Seconded: Director Grieve

That the Electoral Area Services Committee Memorandum of Action Items for the period ending June 2017 be received as amended.

Carried.

NEW BUSINESS**a) Shaunna Zeidler****Re: Development Variance Permit**

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

RDKB File: C-317-02595.080

Director Russell requested clarification as to why a permit is required as it is not a permanent building. Manager of Planning and Development, Donna Dean explained the shed meets the definition of a building and has to meet setback requirements.

Moved: Director McGregor

Seconded: Director Grieve

That the Development Variance Permit application submitted by Shaunna Zeidler to allow a reduced front yard setback from 7.5 metres to 0.0 metres – a 7.5 metre variance, 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 RDKB Board of Directors for consideration, with a recommendation of support, subject to approval from the Ministry of Transportation and Infrastructure.

Carried.

b) Gary George

Re: Development Variance Permit

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

RDKB File: BW-4176s-07385.231

Donna Dean explained this property receives snow from the neighbour's roof and its own roof onto the lower deck, which can be a safety issue. The Big White APC did not support this application because they did not think it would solve the problem. The Snow Pines Strata Council expressed concern it would set a precedent, neighbours would have concerns and would not be good aesthetics. The Directors discussed safety concerns, and advised asking the applicant to provide a plan for retaining snow. Director Grieve proposed the approval should be subject to engineering drawings. Mark Anderson stated that the building inspector will follow the requirements of the BC Building Code.

The Committee had concerns regarding safety and other unforeseen impacts although those issues could be addressed through the building permit process.

Moved: Director McGregor

Seconded: Director Gee

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.

Carried.

Director Russell opposed.

c) Douglas and Patricia Patton – Strata Lot 14**Milan and Sanja Vracarevic – Strata Lot 9****RE: Development Permit & Development Variance Permit**

SL 14, 7475 Porcupine Road, Big White

SL 9, 7475 Porcupine Road, Big White

SL 14, DL 4109s, Plan KAS1324, SDYD, Electoral Area 'E'/West Boundary

SL 9, DL 4109S Plan KAS1324, SDYD, Electoral Area 'E'/West Boundary

Development Variance Permit Application:

Donna Dean explained the application is for projection of two uncovered decks into the 4 metre setbacks for Units 14 and 9. The APC was opposed because they thought it was not a hardship, and the applicants could build smaller decks. There was also concern for potential impact on the adjacent lot in the future. Staff recommended support as the impact on the adjacent property owner would be minor. Director Gee expressed concern for fire safety as the decks are close to trees. Director Russell asked for clarification as to whether the setback requested is for the outer edge of the deck or the posts.

Moved: Director McGregor Seconded: Director Russell

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 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 to deny.

Directors McGregor and Russell approved.

Directors Gee and Grieve opposed.

Chair Worley tiebreaker vote – opposed. Application Denied.

Development Permit Application:

There was discussion as to whether there would be disturbance to soil surface from placement of posts. Development Permit would require any disturbed areas to be seeded with grass to prevent erosion.

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.

Carried.

d) Daragh and Anne Horgan

RE: Development Permit

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

RDKB File: BW-4222-07500.685

Donna Dean reviewed the application with the Committee members. Director Gee questioned the possibility that any imported top soil be checked for invasive species.

Moved: Director Russell

Seconded: Director Grieve

That the staff report regarding the Development Permit application submitted by Jenny Geisbrecht, Weninger 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.

Carried.

e) Andrew and Ellen Hill

RE: Development Permit

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

RDKB File: BW-4222-07500.670

Director Russell requested clarification regarding the fact that the landscape plan does not include retaining walls. Donna Dean confirmed the permit would not exempt the applicants from the requirement to prevent erosion on the property.

Moved: Director McGregor

Seconded: Director Gee

That the staff report regarding the Development Permit application submitted by Jenny Geisbrecht, Weninger 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.

Carried.

**f) Community Input on Planning and Culture Issues for Electoral Area
'E'/West Boundary**

A discussion was held regarding Advisory Planning Commissions and how much weight should be given to their recommendations. Director Gee expressed concern that their recommendations are sometimes not followed at the Electoral Area Committee or Board of Directors level. Director Gee's Advisory Planning Commissions usually wish that the Official Community Plans and Zoning Bylaws be followed and Development Variance Permits to be allowed only in exceptional circumstances. Mark Andison explained that allowing Development Variance Permits is not unusual where the variance does not affect others' use and enjoyment of their property. Some suggestions were made regarding discussion of the decision-making process with the local APC's. Director McGregor recommended discussing issues with the APC members prior to the Electoral Area Services or Board of Directors Meetings.

g) Marketing of Town Hall Meetings

Director Grieve began the discussion with the possibility that it may be time to change the format and marketing of Town Hall Meetings. Director McGregor suggested that once the Corporate Communications Officer position is filled it will be a more appropriate time to discuss any changes in marketing of Town Hall Meetings. Director Gee asked if it was a legal requirement to hold Town Hall Meetings and Mark Andison advised that there is a legal requirement to communicate the Five-Year Financial Plan to the communities. Chair Worley agreed with changing the format of the Town Hall Meetings in the future once a Corporate Communications Officer is in place.

h) Bylaw Enforcement

A discussion was held regarding bylaw enforcement. Director McGregor would like the possibility of hiring a bylaw enforcement officer to be placed on a referendum for the next election. There have been many complaints and issues resulting from the lack of a bylaw enforcement officer. Director Gee agreed and would like more information about bylaw enforcement, and expressed some reservation about the possibility of having a referendum question for Kettle River Watershed Authority funding at the same time.

Director McGregor asked for a recommendation for staff to look into a bylaw enforcement referendum at the time of the next election. Director Grieve would like to find out if a bylaw enforcement service could be partnered with local municipalities to share the expense. Mark Andison stated it could be partnered with local municipalities and function in the same manner as animal control.

Director Russell asked if a separate service is necessary for bylaw enforcement or if it could be partnered with a present service. Mark Andison responded that it depends on what bylaws are being enforced. Director Grieve suggested that a financial penalty is an effective way to get compliance.

i) Phone Meeting Procedures

This issue was mentioned at the last Electoral Area Services Meeting. This matter will be tabled for now.

j) Proposed 'Right to Roam' Act

Director Gee brought this matter to Committee as the proposed Act would provide access to the public across private lands that are uncultivated. Ranchers are concerned about public access across their lands. Director Russell recommended the Committee wait until the Provincial Government releases more information about the status of this Act.

k) Riparian Area Protection

Director Gee brought this matter to the table as she has received comments from the Electoral Area 'E' APC about development and structures along the Kettle River. Director Gee wanted to know if the Regional District should have a Riparian Area Protection Bylaw. Director Gee asked if the floodplain bylaw would cover riparian area protection but Mark Andison confirmed that the floodplain bylaw only covers structures.

l) Soil Management and Drainage Issues as Related to Development

Director Grieve questioned whether the Development Permit process can include consideration of soil management and drainage issues. Electoral Area 'A' experienced spring flooding this year in the Industrial Park area because creeks were diverted when the area was developed. Mark Andison mentioned that the OCP at Big White requires a drainage management plan for property development for multi-family dwellings and condominiums. Generally, drainage issue complaints in the Regional District result when an owner changes drainage on their property, which affects drainage on their neighbor's property.

m) Grant in Aid Update

The Grant in Aid report was presented.

Moved: Director Grieve

Seconded: Director Gee

That the Grant in Aid report be received.

Carried.

n) Gas Tax Update

The Gas Tax report was presented.

Moved: Director Russell

Seconded: Director McGregor

That the Gas Tax report be received.

Carried.

LATE (EMERGENT) ITEMS

There were no late/emergent items

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

There was no discussion of items for future agendas.

QUESTION PERIOD FOR PUBLIC AND MEDIA

There was no Media in attendance.

CLOSED (IN CAMERA) SESSION

There was no in-camera meeting.

ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 6:06 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 |
| | 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 |
| 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 | C |

Tasks from Electoral Area Services Committee Meeting September 14, 2017

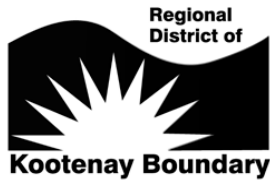
| Date | Item/Issue | Actions Required/Taken | Status – C / IP |
|-------------|---------------------------------|--|-----------------|
| Sept. 14/17 | Zeidler DVP | Sent to Board for approval, subject to MOTI approval | C |
| | George DVP | Sent to Board for approval | C |
| | Patton & Vracarevic DVP | Sent to Board with recommendation to deny | C |
| | Marketing of Town Hall Meetings | Deferred until Corporate Communications Officer in place | IP |

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Memorandum of Committee Action Items

Electoral Area Services to the End of September 2017

Y:\COMMITTEE Action Items UnFinished Business\ELECTORAL AREA SERVICES\2017\ToEndOfSeptemberForOctober2017.doc



Electoral Area Services Staff Report

Prepared for meeting of October 2017

| Development Permit | | | |
|--|---|-------------------------------------|--|
| Owners: Edwards Capital Corp | | File No: B-2404-07311.110 | |
| Applicant: Doreen Lewkowich for Canada Culvert Inc. | | | |
| Location: 1785 Homegoods Road, Genelle | | | |
| Legal Description: Lot A, District Lot 2404, Plan NEP66980, KD | | Area: 1.2 ha (3.0 acres) | |
| OCP Designation: Industrial | Zoning: Light Industrial 1 (IND1) | ALR status: NA | DP Area: 1. Industrial 2. Genelle Aquifer |
| Report Prepared by: Ken Gobeil, Planner | | | |

ISSUE INTRODUCTION

Doreen Leukowich of Canada Culvert Inc. has applied for an Industrial Development Permit and a Genelle Aquifer Development Permit to replace an existing office trailer at 1785 Home Goods Road in Genelle (*see Site Location Map, Subject Property Map, and Applicant's Submission*).

HISTORY / BACKGROUND FACTORS

The subject property is designated as 'Industrial' in the *Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw 1470, 2012*. The subject property is also within the Industrial Development Permit Area and the Genelle Aquifer Development Permit Area and is zoned 'Light Industrial 1' (IN1) in the *Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw 1540, 2015*.

The subject property, which is rectangular in shape, fronts Home Goods Road on the east and the Canadian Pacific Railway on the west. The property is 1.2 hectares and was created in 2000 as subdivision Plan NEP66980. All properties on the west and southern end of Home Goods Road are zoned 'Light Industrial 1'. Properties on the east side of Home Goods Road are within the 'Residential 2' zone. Special screening and fencing

regulations for the industrial properties are included in section 404 of the Zoning bylaw to help reduce land use conflicts between the industrial and residential properties.

Currently the property is used by Canada Culvert Inc. as a regional location for the manufacturing/assembly and distribution of their products. Canada Culvert's products include: corrugated steel pipe, structural steel pipe, bin-walls, HDPE pipe, geotextiles, road dividers and barriers as well as water control gates and beaver controls for drainage systems. This business utilizes a shop and an office trailer. Outdoor storage on the subject property is used for supplies, and finished products. Employee parking is on a gravel pad in front of the office building.



Figure 1: Existing Office Building

Within the 'Light Industrial 1' zone the manufacturing of steel or geotextile products is not specifically included in the list of permitted principal uses. However, they do meet the definition of "Light Manufacturing" which is also a permitted use.

Within the 'Light Industrial 1' zone, the maximum parcel coverage permitted is 40%, there are no restrictions to building height, and parking must include a minimum of 1 space per 3 employees on a maximum working shift but not fewer than 5 spaces per establishment. Setbacks for buildings and structures are as follows:

| Property Boundary | Setback (in metres) |
|-------------------|---------------------|
| Front | 15 |
| Exterior Side | 15 |
| Interior Side | 3.0 |
| Rear | 3.0 |

PROPOSAL

The applicant wishes to replace the existing office trailer with a new model and construct a new on-site sewage disposal system. Due to this an Industrial Development Permit and a Genelle Aquifer Development Permit are required. No variances are required and there is no expansion upon, or change of use.

This application triggers the submission of a Site Profile to the Ministry of Environment due to the industrial uses taking place on the parcel. The Site Profile has been forwarded to the Ministry of Environment for review to determine if further assessment of the parcel for contaminants, is required prior to issuance of a Development Permit.

IMPLICATIONS

Zoning

The proposed structure will be compliant with the zoning, parking, landscaping, setbacks and site coverage regulations set in the Zoning Bylaw.

Genelle Aquifer Development Permit

The Genelle Aquifer Development Permit Area was implemented in order to protect the drinking water for the Genelle Improvement District, which operates multiple wells in the vicinity of the subject property. Prior to the issuance of a Development Permit, the RDKB must be satisfied that any existing or proposed sewage disposal system will not adversely impact the quality of the water in the Genelle Improvement District. This must be demonstrated in a report prepared by a qualified professional with suitable expertise and experience in sewage disposal, design and construction. Development Permits are required for new construction that has plumbing and any renovation or addition that will require improvements to an existing sewage disposal system.

As part of their application, the applicant has hired Fourways Environmental to design the septic system and WSA Engineering (2012) Ltd. to provide an assessment of the proposed sewage system. The system proposed by Fourways Environmental is a conventional Type 1 system with a septic tank and seepage bed due to the compact footprint and ease of construction. The assessment of this proposal by WSA engineering concludes that there will be no adverse impacts on the Genelle Improvement District's water supply and that the large volume of available water in the aquifer is sufficient to dilute any nitrates or any contaminants and still be well below the drinking water standards.

Industrial Development Permit

The Industrial Development Permit Area was implemented as a way to ensure the form and character of industrial developments fit with the surrounding land uses. The guidelines for an Industrial Development Permit include the following:

- Revegetation of disturbed areas
- Landscaping
- Screening and fencing
- Access to roads and parking
- Building colours
- Lighting and illuminated signs
- Noise and vibration mitigation

When evaluating this application only the office building has been considered. The applicants do not expect to have any disturbed areas for the office building as it will be in the same location as the existing office. Landscaping and parking around the office building will not change. The only disturbance will be for the septic system which recommends removal of poplar trees as the roots can damage septic tanks and pipes. Landscaping of the site is completed with a privacy fence along Homegoods Road, and berms on the north interior parcel line separating the neighbouring property. The proposed building colour will be a neutral tone. There is no signage and exterior lights will be minimal. There is not expected to be any noise or vibration emitted from this building.

ADVISORY PLANNING COMMISSION (APC)

The Electoral Area 'B'/Lower Columbia-Old Glory APC met on October 2, 2017. The application was discussed and there were no concerns.

RECCOMENDATION

That the staff report regarding the Development Permit application submitted by Doreen Lewkowich for Canada Culvert Inc. on behalf of Edwards Capital Corp. to construct an office building in the Industrial Development Permit Area and the Genelle Aquifer Development Permit Area on the parcel legally described as Lot A, District Lot 2404, Plan NEP66980, KD, Genelle, Electoral Area 'B'/Lower Columbia-Old Glory, be received.

ATTACHMENTS:

Site Location Map

Subject Property Map

Applicant's Submission





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

SPECIFICATION

ROOF:
1:12 MONO-SLOPE, NO OVERHANG
5" STRUCTURAL INSULATED PANEL (24GA-24GA)
RIDGE BEAM & COLUMNS
TEXTURED PAINTED FINISH

FLOOR:
W8x18 SKID FLOOR FRAME
5" STRUCTURAL INSULATED PANEL (24GA-24GA)
SUBFLOOR
VINYL FLOORING
FINISHED FLOOR HEIGHT = 14" FROM BOTTOM OF SKID FRAME

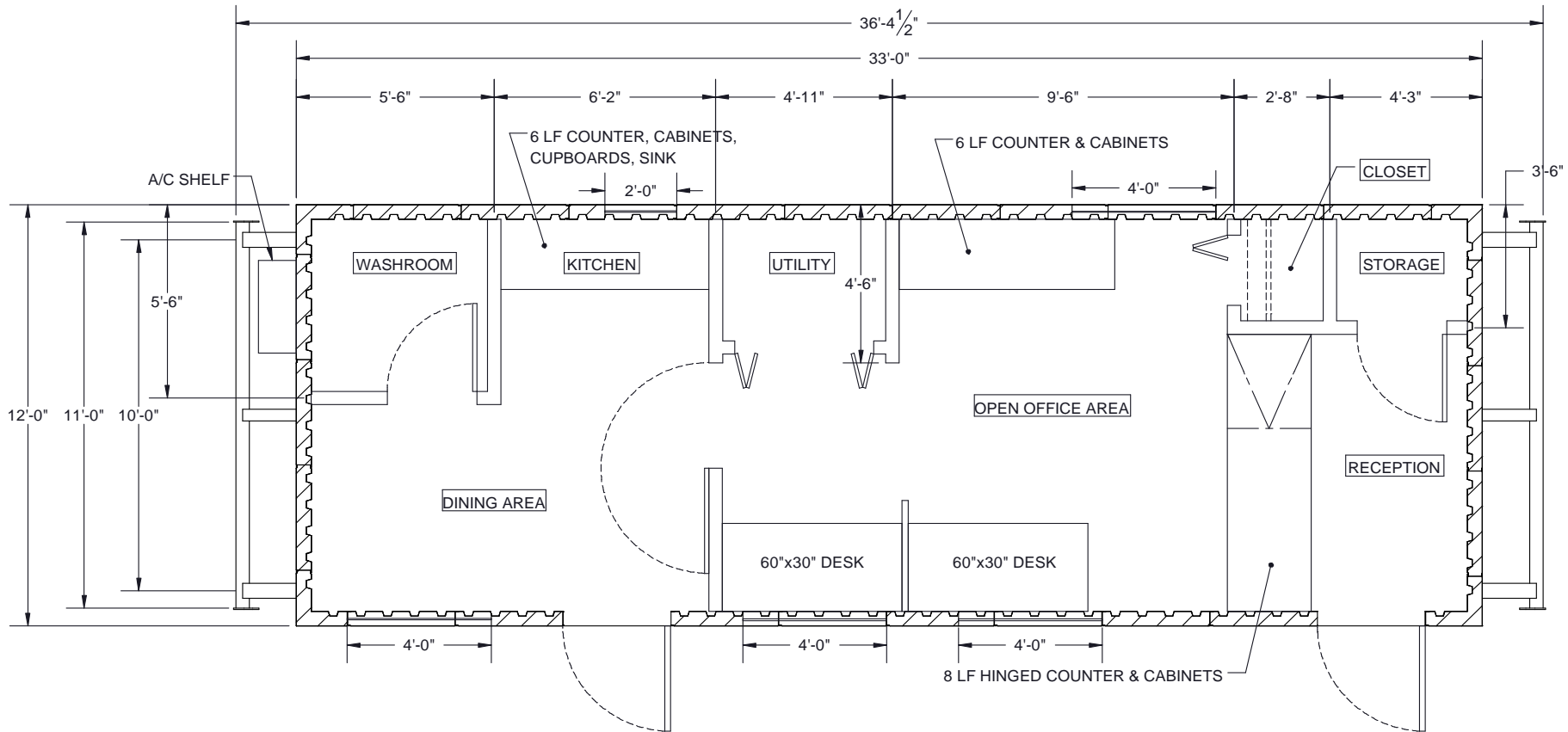
WALLS - EXTERIOR:
8'-0" WALL HEIGHT
5" STRUCTURAL INSULATED PANEL (24GA-24GA)
TEXTURED PAINTED FINISH
(2) 3'-0"x6'-8" STEEL DOOR & LOCKSET
(4) 48"x36" DUAL PANE PVC WINDOW
(1) 24"x36" DUAL PANE PVC WINDOW
MOULDINGS
BASEBOARD

WALLS - INTERIOR:
8'-0" WALL HEIGHT
LIGHT GAUGE STEEL STUDS
PREFINISHED DECORATIVE WALL PANEL
MOULDINGS
BASEBOARD
(1) 3'-0"x6'-8" VINYL WRAPPED HOLLOW CORE DOOR
(2) 2'-6"x6'-8" VINYL WRAPPED HOLLOW CORE DOOR
(3) 2'-0"x6'-8" HOLLOW CORE WOOD BI-FOLD DOOR

MILLWORK:
PLASTIC LAMINATED POST-FORMED COUNTERTOP
6 LF COUNTER WITH ENCLOSED SHELIVING
8 LF COUNTER WITH OPEN SHELIVING, 4'-0" HINGED OPENING
ENCLOSED VANITY 30" LONG x 32" HIGH
6 LF KITCHEN CABINETS WITH SHELF AND DOORS
3 LF KITCHEN CUPBOARDS WITH SHELF AND DOORS
COAT HOOK BOARD WITH NO. 3 HOOKS

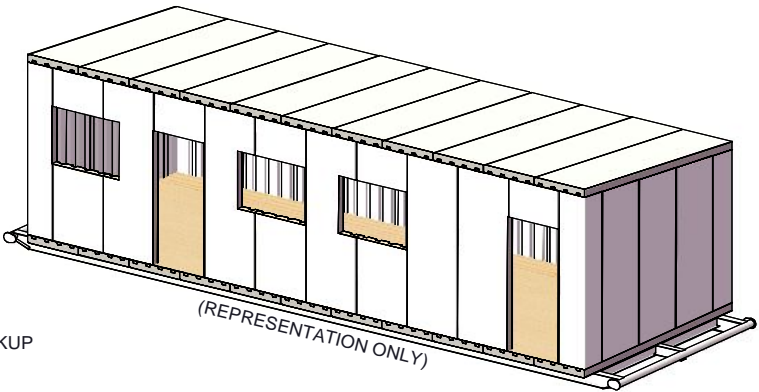
FURNISHINGS:
TOILET PAPER HOLDER
18"x24" MIRROR
PAPER TOWEL DISPENSER
SOAP DISPENSER
(2) 30"x60" OFFICE DESKS WITH DIVIDER

MECHANICAL:
SPLIT SYSTEM AC COIL & CONDENSER 2TON??
HEATING/COOLING PROGRAMMABLE THERMOSTAT
(1) 500W ELECTRIC BASEBOARD - WASHROOM
(2) 1000W ELECTRIC BASEBOARD
(1) 2500W ELECTRIC BASEBOARD
HEAT RECOVERY VENTALATOR



PLUMBING:
DRAINAGE DROPS THROUGH FLOOR IN RECESSED BOX
PEX WATER SUPPLY LINES
ABS DRAINAGE & VENT LINES
WATER CLOSET
LAVATORY BASIN
400 GAL WATER SUPPLY TANK
WATER SUPPLY PRESSURE SYSTEM
LOW WATER INDICATOR LIGHT
6GAL ELECTRIC WATER HEATER
STAINLESS STEEL KITCHEN SINK (SINGLE)

ELECTRICAL:
120 / 240 VOLT MAIN PANEL, 24 CIRCUIT - 100 AMP
LUMEX WIRING
SURFACE MOUNTED T-5 FLOURESCENT LIGHTING
EXTERIOR WALL LIGHTS (LOCATED AT EXTERIOR DOORS)
ILLUMINATED "EXIT" SIGN AND EMERGENCY LIGHTS WITH BATTERY BACKUP
STANDARD SWITCHES AND DUPLEX OUTLETS
GFI RECEPTACLES AT WASHROOM, 20AMP T-SLOT GFI AT KITCHEN
WEATHERPROOF EXTERIOR GFI RECEPTACLES (AT EXTERIOR DOORS)
50CFM EXHAUST FAN (AT WASHROOM)
DISCONNECT SWITCH (AT AC)
FIRE ALARM SYSTEM



174 George Avenue
Winkler, Manitoba
R6W 3M4

(204) 331-1800
www.emsips.com
office@emsips.com

PROJECT
**CANADA CULVERT
12'x33'x8'
SKIDDED DESIGNER OFFICE**

| DWG | TITLE | |
|-----|----------------|---------------|
| | PLAN & SPEC | |
| 1.1 | Drawn By JH | Project 00 |

| REV. | DESCRIPTION | DATE | BY |
|------|-------------|-----------|----|
| 0 | FOR REVIEW | 6/12/2016 | JH |

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REMAINDER PARCEL 'A' (SEE MBG1)

PLAN 8723

PLAN 1150

LOT A
PLAN NEP 66980
3.00 acres

PLAN 60995

PLAN 60996

COVENANT
PLAN NEP 60996

PLAN 23201

PLAN 18122

CANADIAN PACIFIC RAILWAY

HOME GOODS ROAD

SCALE 1:750

• Denotes iron post found
All distances in metric

DRAWN BY: STUART GRAVE
SURVEY TECHNICIAN (BCIT)
DEC. 4, 2015

APPLICANT SUBMISSION**WSA ENGINEERING (2012) LTD**2248 Columbia Avenue Castlegar, BC V1N 2X1 e-mail: mail@wsaeng.ca Tel. 1-888-617-6927

September 14, 2017

WSA File No. C17001-066

Doreen Lewkowich, Branch Manager
Canada Culvert
Homegoods Road
Genelle, BC
V0G 1G0

**RE: *ASSESSMENT OF NEW SEWERAGE FIELD INSTALLATION ON GENELLE
AQUIFER WATER QUALITY***

LOT INFORMATION

Registered Owner: WGI Westman Group Inc.

Owner Contact Information: Tel. (250) 693-2215

PO Box 159 Genelle, BC V0G 1G0

Email: info@canadaculvert.com

Legal Description: Lot A District Lot 2404 Kootenay District Plan NEP66980

Street Address: Homegoods Road Genelle, BC

Folio Number: 21-711-07311-110

PID Number: 024-801-470

INTRODUCTION

WSA Engineering (2012) Ltd. has been requested to provide an assessment of the consequence to the Genelle Aquifer and the quality of the Genelle Improvement District water supply if a proposed new sewerage treatment and disposal field is installed on the property owned by Canada Culvert on Homegoods Road in Genelle.

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File #C17001-066

APPLICANT SUBMISSION

BACKGROUND

Genelle is an unincorporated community located on the west bank of the Columbia River approximately 10 kilometres south of the City of Castlegar and administered by the Regional District of Kootenay/Boundary (RDKB). Highway 22, immediately to the west of the community, provides transportation access north to the City of Castlegar and south to the City of Trail, resulting in a light industrial corridor along the highway with residential areas to the east, between Highway 22 and the Columbia River.

Water service to the residential and light industrial lots is provided by the Genelle Improvement District (GID), which administers 3 wells within the service area. There are also wells licensed for domestic and light industrial use scattered throughout the community.

Figure 1: Registered Well Locations In the Genelle Area (source: BC Water Resources Atlas)



Sewerage disposal for the community is provided by septic tanks and disposal fields for each individual lot, with effluent being treated in the tanks and filtered through the subsoil before reaching the water table in the Genelle Aquifer. The soils in the area are unconsolidated sands and gravels which offer little protection to the aquifer from surface contamination.

A study prepared for the RDKB by Golder Associates Ltd. (Golder) in 1994 identified protective measures to be undertaken to preserve the quality of the water provided by the GID and the wells in the surrounding area. Values and calculations for this assessment have been derived from Golder's publication (*Report on Hydrogeological Assessment: Suitability Review For Septic Systems, 1994*).

APPLICANT SUBMISSION**SITE DESCRIPTION**

The subject property is located on Homegoods Road at the north end of Genelle in a light industrial/commercial area. The lot slopes gently (3% average) from northwest to southeast and has been almost completely cleared and leveled with aggregate for product stockpiling and storage.

There are no slope breaks creating breakout areas on the property.

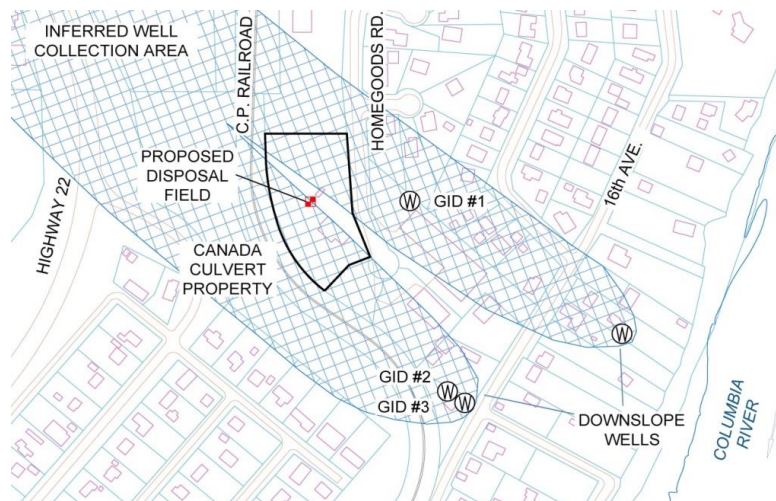
The lot is not within a mapped floodplain area and lies more than 30m from any creek or standing water so water feature setbacks and flood construction levels are not applicable.

There are no registered domestic wells within 30m of the lot perimeter. GID Well #1 is 100m from the proposed disposal field location but located at approximately 40° to the inferred direction of aquifer flow and less likely to be influenced. There are three wells are located downslope of the proposed sewerage disposal area: GID #2 at 245 m, GID #3 at 250 m and a domestic well at 315 m distance.

Static water depths for downslope wells range from 10m to 21m in sand and gravel.

The lot is rectangular, approximately 150m north-south and 85m east-west, with a curving west boundary adjacent to the Canadian Pacific Railway right-of-way and an area of approximately 1.196 hectares (2.96 acres). The proposed sewerage disposal field is located north of the centre of the property.

Figure 2: Property and Well Location Plan



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APPLICANT SUBMISSION**SEWERAGE TREATMENT AND DISPOSAL SYSTEM DESIGN**

Site suitability assessment and design of the proposed treatment and disposal system have been completed by Phillip Jackson, R.O.W.P. of Fourways Environmental in accordance with the BC *Sewerage System Standard Practice Manual, Version 3 September, 2014* (SSPM). The Record of Sewerage System application to the Interior Health Authority is available under separate cover.

ASSESSMENT OF EFFECT ON WATER QUALITY IN DOWNSLOPE WELLS

Treated wastewater (effluent) with an approximate composition described in Figure 1.1 will be disposed of by subsurface infiltration. The SSPM requirement for vertical separation between the infiltration area and groundwater is 1.5 m; there is a minimum of 20 m vertical separation at the disposal site indicating sufficient depth for particle capture, decrease of chemical concentrations and oxidation of waste to take place.

Calculations from Golder's report indicate saturated field conductivity (water movement through the soil) is approximately 1.75 m per day, or 137 days from the disposal site to the nearest 2 wells at a GID community water supply site. Figure 4 – Inferred Capture Zones of the report yields a capture area of 10.8 ha. for the affected wells; given an average aquifer depth of 40 m, soil porosity of 30% and assumed 100% mixture (Golder) the volume available to the wells is approximately 1,250,000 cubic metres, sufficient to dilute the filtered effluent to meet drinking water standards.

Table 1: Type 1 Effluent Specification From SSPM

| | | |
|----|---|------------|
| 1 | BOD ₅ | 300 mg/L |
| 2 | Suspended solids | 350 mg/L |
| 3 | Total sulphide (expressed as H ₂) | 5 mg/L |
| 4 | Phenolic compounds | 2 mg/L |
| 5 | Oil and grease | 50.0 mg/L |
| 6 | Total cyanide (expressed as HCN) | 0.2 mg/L |
| 7 | Total copper (expressed as Cu) | 1.0 mg/L |
| 8 | Total chromium (expressed as Cr) | 1.0 mg/L |
| 9 | Total nickel (expressed as Ni) | 1.0 mg/L |
| 10 | Total lead (expressed as Pb) | 1.0 mg/L |
| 11 | Total zinc (expressed as Zn) | 1.0 mg/L |
| 12 | Total cadmium (expressed as Cd) | 0.05 mg/L |
| 13 | Total phosphorus (expressed as P) | 15.0 mg/L |
| 14 | Total arsenic | 0.5 mg/L |
| 15 | Total mercury | 0.006 mg/L |
| 16 | Total silver | 1.0 mg/L |

APPLICANT SUBMISSION

The nitrogen component of the effluent also requires assessment. A conservative estimate of 58.5 g of nitrogen daily (as nitrate in the effluent: Golder), equating to the design load from a 3-bedroom house, is assumed to be produced by the site. The nitrogen-rich plume from the proposed disposal area is on the edge of the capture area of 2 GID wells in the aquifer, however the large calculated volume of available water is sufficient to dilute the nitrate to concentrations of approximately 10mg per litre (Golder), well below the maximum limit allowed for drinking water.

CONCLUSION

Domestic drinking water supplied by the Genelle Improvement District is monitored on a regular basis for metals, nitrogen compounds, pH, turbidity, chloride, fluoride, cyanide and bacteria. The quality of the groundwater is considered very good and meets current drinking water standards for all parameters tested. Installation of a new septic field on the Canada Culvert property will not adversely impact water quality in the Genelle Improvement District domestic water distribution system or in the Genelle Aquifer.

CLOSURE

This report has been prepared for the exclusive use of Doreen Lewkowich on behalf of Canada Culvert and their authorized representatives and is in accordance with generally accepted engineering principles and practice. No other warranty, either expressed or implied is made. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSA Engineering (2012) Ltd., accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust that the information provided above meets with your current requirements. If you have any questions, or require further information, please contact the undersigned.

Respectfully submitted,
WSA ENGINEERING (2012) LTD.



Sean Costain

Civil/CADD Technician



Reviewed by: Dan Sahlstrom, P.Eng

Senior Civil Engineer

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APPLICANT SUBMISSION



FOURWAYS
ENVIRONMENTAL
septic and water systems design

3698 Sabrina Rd, Bonnington, BC V0G2G3 250-551-2159 Fourwaysenvironmental@shaw.ca

September 14, 2017

SEWERAGE SYSTEM DESIGN

Owner: Canada Culvert

Location: 1785 Homegoods Road, Genelle, BC

Legal Description: Lot A, Plan NEP66980, DL 2404, Kootenay Land District

Tax Assessment Roll Number: 21 711 07311.110

P.I.D. : 024-801-470

This sewerage system is designed in accordance with the criteria of the BC Ministry of Health *Sewerage System Standard Practice Manual* Version 3, (Sept 2014)

Overview

This sewerage system is designed to service a small office trailer (12' x 33') with one employee. There will be a toilet and sink, (no shower), and another sink to make coffee, etc.

As there may occasionally be other people using the facilities or more employees in future, we feel it is good practice to oversize the sewerage system. We will size the system based on 4 employees, rather than just one. In reality this does not make a lot of difference to the size or cost of the system.

Treatment Method: Type 1 (septic tank)

Discharge area type: Seepage bed (gravity dispersal)

RATIONALE

We have chosen to use a seepage bed because of its compact footprint and ease of construction.

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APPLICANT SUBMISSION

SOIL PROFILE

| Test Pit #1 | | Location: site of proposed seepage bed | | | | | | Date: Sept 8/17 | |
|-------------|----|--|-----------|-------|-------------|-------|-------------|-----------------|-------|
| Depth (in) | | Texture | Structure | | Consistence | CF% | Colour | Mottles | Notes |
| From | To | | Type | Grade | | | | | |
| 0 | 6 | Loamy sand | | | soft | 15-35 | Dark brown | No | |
| 6 | 12 | Sandy loam | Gran | Weak | Soft | <15 | Light brown | No | |
| 12 | 40 | Cobbly loamy sand | | | Loose | 35-60 | Light brown | No | |
| 40 | 72 | Fine sand | | | Soft | <15 | Grey | No | |

SOIL PERMEABILITY

The field saturated hydraulic conductivity (Kfs) is estimated at greater than 1000 mm/day. This is similar to a percolation rate of less than 15 min/in.

Interpretation: We used Tables II-21 to II-23 in the Standard Practice Manual to choose a hydraulic loading rate (HLR). We have chosen to use a conservative HLR of 23 l/m²/day.

CALCULATIONS

Daily Design Flow (DDF) for 1 office worker (no shower): 75 litres
(from Table III-11 in the Standard Practice Manual).

As mentioned above, we will size the system for 4 workers, i.e. 300 litres/day

Septic tank size = 3 x DDF = 900 litres. We will use the smallest septic tank available locally: 3410 litres (750 Imp gal)

Hydraulic Loading Rate (HLR) = 23 l/m²/day

Area of Infiltrative Surface Required = DDF/HLR = 13 m² = 140 ft²

Seepage bed dimensions: 10 ft by 15 ft (150ft²)

APPLICANT SUBMISSION

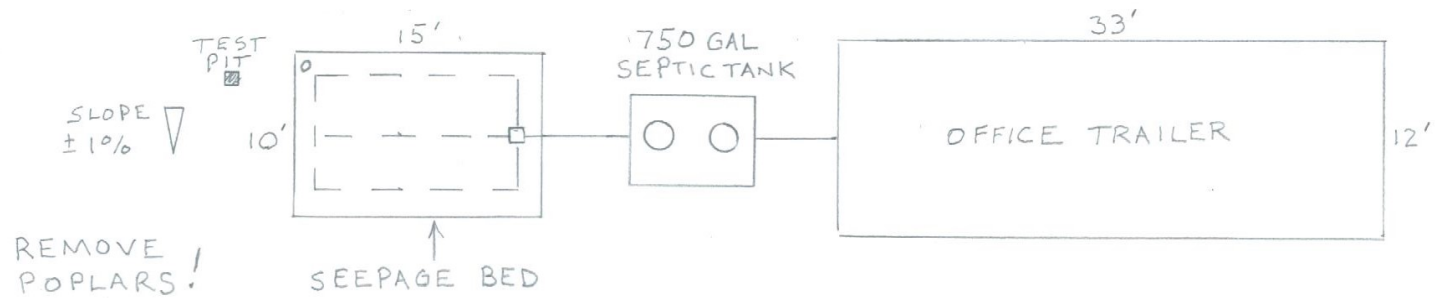
CONSTRUCTION NOTES

- Volume of drain rock required: 12 yd³ is plenty
- Septic tank to be Premier Plastics STS 750S or 750D
- Tank manholes are to be fitted with Polylok risers and lids.
- Effluent filter to be Polylok PL-122
- Installer will need to enlarge hole in tank lid to allow filter to pass thru
- Pipes to meet CSA standard B182.1 (4-inch diameter)
- Minimum slope of solid pipe: 1/8 inch per foot (1%)
- Maximum slope of perforated pipe: 1 inch in 50 ft
- Distribution box is to have a riser to grade
- Install flow equalizers in all 3 distribution box outlets
- Install observation port (1), as per plan
- Geotextile must be non woven, lightweight and allow water to pass easily through
- Remove poplar trees in the area near the seepage bed, as the roots will tend to invade the pipes.

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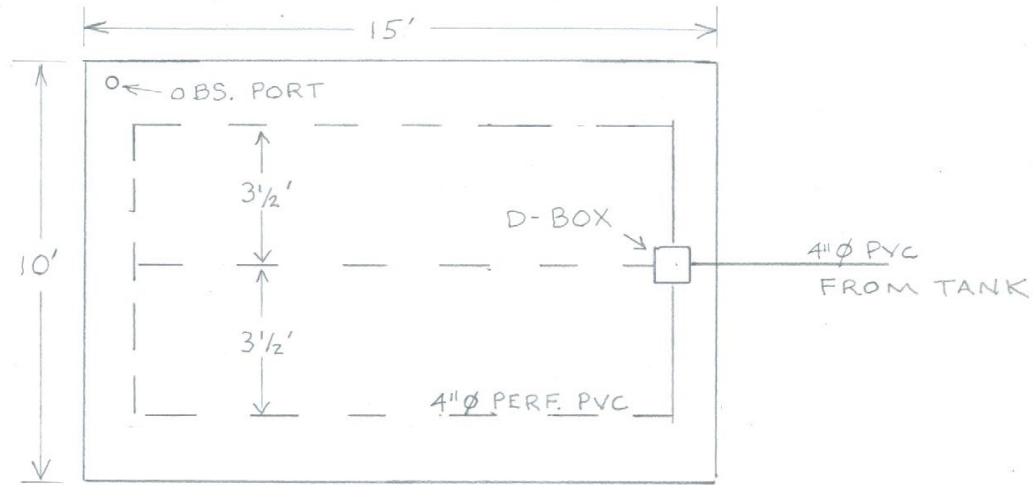

APPLICANT SUBMISSION



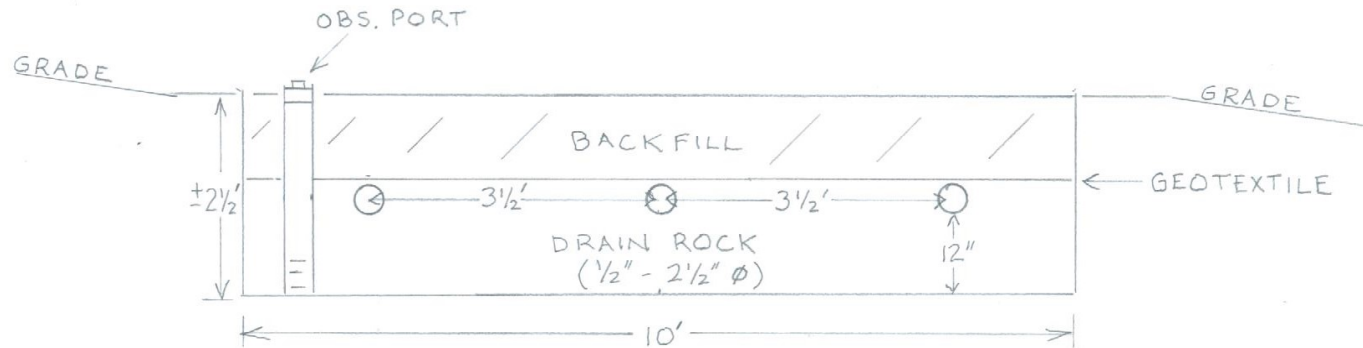
| | | | |
|--|--|-----------------------------------|-----------|
| Title | | OFFICE BUILDING & SEWERAGE SYSTEM | PLAN VIEW |
| Client: Canada Culvert | | | |
| Location: 1785 Homegoods Road, Genelle | | Scale: 1 IN. = 10 FT. | |
| Drawn by: P. Jackson | | Date: September 14, 2017 | |

Fourways Environmental

APPLICANT SUBMISSION

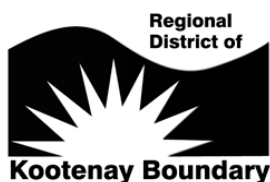


PLAN
1 in. = 4 ft.



SECTION
1 in. = 2 ft.

| Title | |
|--|--------------------------|
| SEEPAGE BED DETAILS | |
| Client: Canada Culvert | |
| Location: 1785 Homegoods Road, Genelle | Scale: As Shown |
| Drawn by: P. Jackson | Date: September 14, 2017 |



Electoral Area Services Committee Staff Report

Prepared for meeting of October 12, 2017

| Village of Warfield Referral: New Official Community Plan | |
|---|------------------------|
| Location: Village of Warfield | File No: W-5 |
| Report Prepared by: Ken Gobeil, Planner | |

ISSUE INTRODUCTION

The Regional District of Kootenay Boundary (RDKB) received a referral from the Village of Warfield regarding a proposed new Official Community Plan (OCP) bylaw for the municipality.

BACKGROUND

Village of Warfield Imagine 2040 Integrated Official Community Plan Draft 1 (see attached *Warfield Draft OCP*) was created in August of 2017. The Plan was created with community input from two online questionnaires, public events, and a community advisory committee. The Village does not have an Official Community Plan at this time.

The proposed Official Community Plan has been distributed to several organizations for comment and comments from the Electoral Area Services Committee will be forwarded to the RDKB Board for consideration at their October 26th meeting.

PLANNING AND DEVELOPMENT COMMENTS / IMPLICATIONS

The proposed Official Community Plan will help ensure that developments are consistent with the goals of the municipality. No boundary changes are proposed, and population growth is projected to only regain population lost after the 2006 census. The draft bylaw appears to coincide with the current zoning of each property.

Most of the boundary of Warfield is shared with the City of Trail, however, the west side of the village shares a boundary with Electoral Area 'B'/Lower Columbia-Old Glory. Within the *Electoral Area 'B'/Lower Columbia-Old Glory OCP Bylaw No. 1470*, lands around Warfield are designated mostly as 'Conservation' with a small portion of lands around the south western corner of Warfield designated as 'Rural Resource 1'.

The Wagon Road Trail that connects Rossland to Trail goes through Warfield. Warfield and the RDKB have both designated this trail in their Official Community Plans. A new trail, developed and maintained by the Kootenay Columbia Trails Society (KCTS), known

as 'Green Door (Lower)', also crosses between Electoral Area 'B'/Lower Columbia-Old Glory although it is not noted in the document.

The draft Plan recognizes the RDKB's role regarding provision of services for solid waste management, liquid waste management and water. The overall nature of the Warfield draft Official Community Plan does not appear to conflict with any policies of the RDKB.

ADVISORY PLANNING COMMISSION (APC) COMMENTS

The Electoral Area 'B'/Lower Columbia-Old Glory APC met on October 2, 2017. The APC did not express any concerns with the referral.

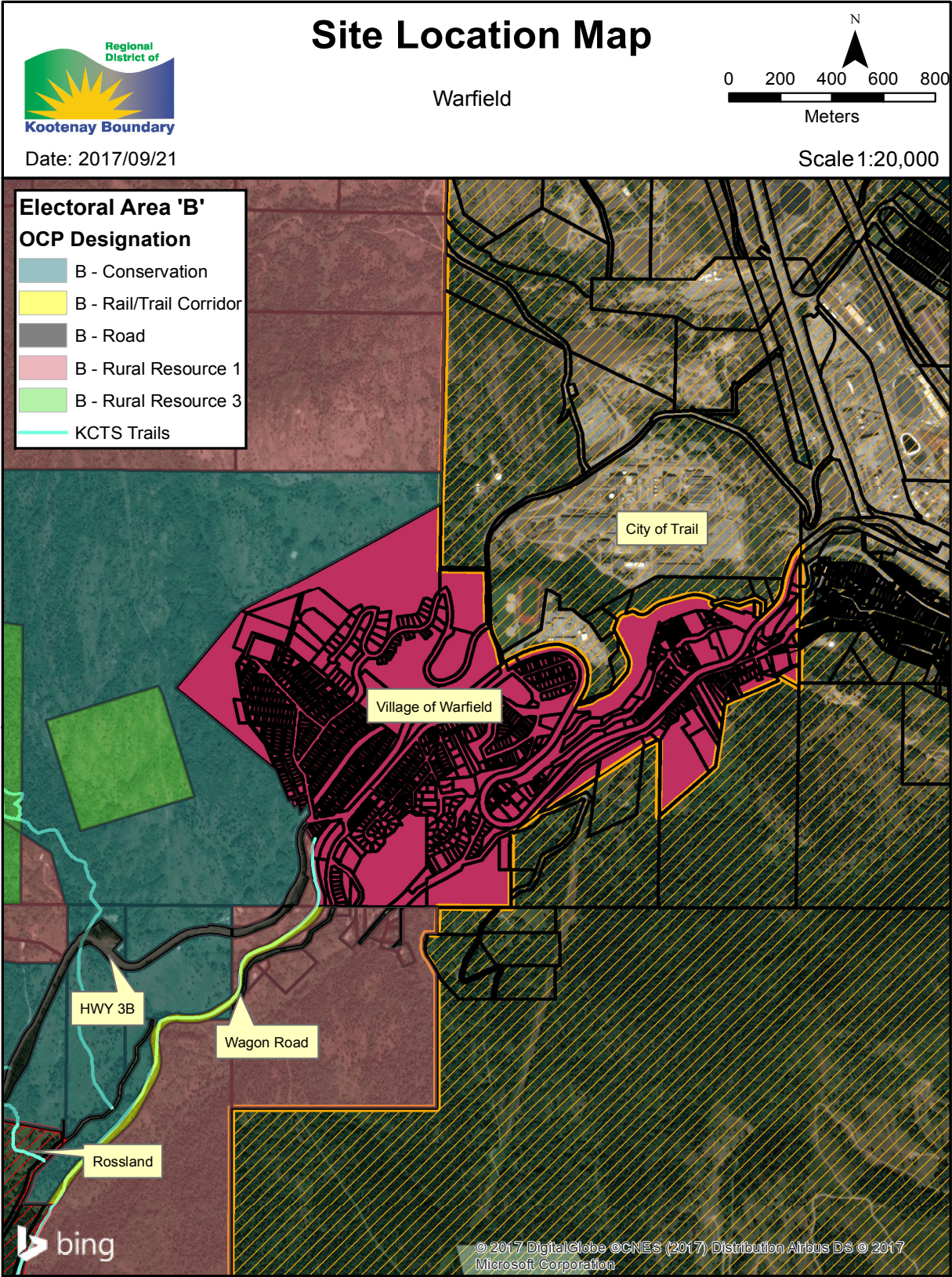
RECOMMENDATION

That the referral from the Village of Warfield regarding their draft new Official Community Plan be forwarded to the Regional District of Kootenay Boundary Board of Directors with a recommendation to forward a letter of support.

ATTACHMENTS

Site Location Map

Warfield Draft OCP





Village of Warfield
Imagine 2040
Integrated Official
Community Plan

Draft 1, August 2017

<< Bylaw document to be inserted>>

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Introduction

Imagine Warfield 2040, our Integrated Official Community Plan (IOCP), sets the direction for the future of our community. It can be used as guide that directs us toward the future we want for our community and it can be used in all decision-making to ensure we choose the path that will take us where we want to go.

Imagine Warfield 2040 articulates broad goals and policies that regulate land use and other community systems. Other municipal policies and zoning bylaws must also align with the OCP.

OCPs generally have a focus on land use. By regulating the use of land in the community, we can effectively manage growth and change, ensuring each occurs in such a way that achieves the desirable community that we envision in the future.

Our IOCP also goes well beyond land use – it covers all aspects of our community, with seven ‘focus areas’ providing structure for the plan. However, these focus areas should not be treated in isolation; they are interconnected systems that must be planned for and managed in an integrated holistic way.

The seven focus areas for the plan are:

1. Land Use and Natural Areas
2. Residential Areas and Housing
3. Commercial, Industrial and Institutional Areas
4. Infrastructure
5. Recreation, Culture and Learning
6. Individual and Community Health
7. Governance and Capacity

The key elements of the plan are:

- **Guiding principles** describe the science-based requirements of sustainable development – what Warfield will need to achieve in the longer-term to create a sustainable community.
- **Vision and goals** articulate success for our community – what we want Warfield to look and be like as we move toward 2040 and the longer-term principles. Trade-offs

What is an Integrated OCP?

An Integrated OCP meets all the regulatory requirements for an OCP under the Local Government Act. It includes a long-term vision and goals integrated with social, environmental and economic considerations, which are reflected in policies guiding all land use decisions. Each policy area includes relevant sustainability-based goals, rather than the OCP having a separate chapter or section on sustainability. Policy areas in an Integrated OCP are based on a more connected community perspective, rather than on individual, separate issues, leading to complete policies and a more efficient process for effective planning and decision making.

What is sustainability?

Sustainability is about ensuring humans can continue forever into the future. According to the United Nations Commission on Sustainable Development, sustainable development means “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” See our guiding principles for more about sustainability.

Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

between the goals will sometimes occur and will have to be weighed. See Our Vision and Goals section for more about trade-offs.

- **Policies** direct and enable Council to make decisions aligned with the community's vision and goals as opportunities arise and resources become available. Council decision-making must be aligned with the policies and cannot conflict with the direction set out within them; however, the policies are not a check-list of 'must do' actions or projects.
- **Maps** are an important component of an OCP; they identify what exists in the community now and in some cases note potential uses in the future.

There are four maps included in the Warfield IOCP.

1. **Land Use (Map 1):** This map categorizes the land according to land use designations, which then provide a reference point for the policies that articulate the desired direction for each one.
2. **Wild Fire Risk (Map 2):** Includes the results of a risk assessment of wild fire hazard, which is the only natural hazard in Warfield according to provincial data sources.
3. **Archaeology (Map 3):** This maps areas of significant archaeological potential
4. **Transportation, Sand and Gravel (Map 4):** Includes Warfield roads; there are no deposits of sand/gravel within Warfield's borders.

Note: Other than potential grizzly habitat, which covers the entire region, Warfield does not contain any sensitive habitat areas according to provincial sources.

Glossary of terms: Technical terms in *blue* [will be] defined in the Glossary in Appendix X.

Plan Development & Acknowledgements

The plan was developed with community input collected through two online questionnaires, public events, and a community advisory committee. Thanks to all those who participated; your contributions provided important information, inspiration and input throughout the process.

The advisory committee members were the 'eyes and ears' of the community, representing the community's interests in the project and working closely with the Whistler Centre for Sustainability team and the Village. A special thanks goes to the committee members for all their hard work, time and commitment to the future of our community.

<<insert list of committee members>>

More information about the engagement activities used to develop the plan is included in Appendix C.

We would also like to acknowledge the funding received for this project from the Union of BC Municipalities and their willingness to support the planning efforts of small communities across BC.

Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

Plan Purpose & Requirements

An OCP is a municipal bylaw that articulates the long-term direction for the community. At a minimum, it must include goals and policies to guide municipal decisions on land use, and may include other aspects of the community.

The Local Government Act sets out the elements that must and may be included in an OCP. These elements are listed below along where they can be found in the document.

| Elements that must be included | Where to find them |
|--|---|
| The approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years | Residential Areas and Housing > Current Context section, final paragraph |
| The approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses | Land Use Map (Map 1) |
| The approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction | Map 4 – Transportation, Gravel and Water |
| Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development | Wild fire risk areas are included on Map 2. There are no sensitive habitat areas in Warfield according to provincial sources. |
| The approximate location and phasing of any major road, sewer and water systems; | Map 4 – Transportation, Gravel and Water |
| The approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites | Land Use Map (Map 1), areas marked 'Civic/Institutional' |
| Housing policies of the local government respecting affordable housing, rental housing and special needs housing | Residential Areas and Housing policies |
| Targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets | Infrastructure, policies related to energy and greenhouse gas emissions; for actions see the Implementation Guide |

| Elements that may be included | Where to find them |
|---|--|
| Policies of the local government relating to social needs, social well-being and social development | Individual and Community Health policies |
| A regional context statement, consistent with the rest of the plan, of how matters referred to in section 429 (2) (a) to (c) [required content for regional growth strategy], and other matters dealt with in the plan, apply in a regional context | Introduction > Planning Context |

Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

| | |
|--|---|
| Policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan | Individual and Community Health > Food policies |
| Policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity | Land Use and Natural Areas policies |

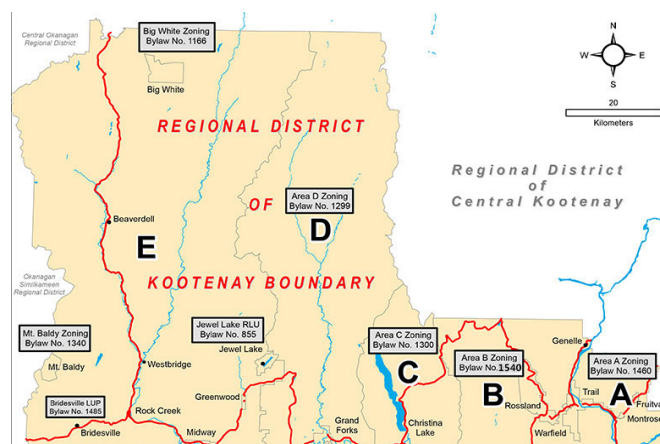
Planning Context

Regional Context

The Village of Warfield is situated in the Regional District of Kootenay Boundary (RDKB), whose population is approximately 30,000. The RDKB comprises eight municipalities and five electoral areas. Warfield is situated at the south-eastern area in the region. The RDKB government agency is contracted to manage Warfield's development and building permit processes, and sub-division plans, such as the Emerald Ridge development.

The RDKB also governs land use and growth management surrounding the Village and other incorporated areas within the region. The West Kootenay-Boundary Land Use Plan (WKBLUP) established a vision for regional land and resource use in the region, whose principles still hold today in guiding land use decisions. The Kootenay-Boundary Higher Level Plan Order was created to reflect the required balance of social, economic and environmental values, setting out specific zones and objectives for resource and environmental management on Crown land.

While these regional plans do not apply directly to the Village of Warfield, they do result in the protection of natural, resource and recreation in the surrounding areas that are so important to the region.



Source: rdkb.com/Services/Planning/Zoning.aspx

Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

Warfield – Yesterday & Today

Knowing where we've come from and where we are today helps us plan for the future we want to see. This section provides an overview of our community as it is today and takes a brief look at our history. More detailed information about Warfield today is included within each of the policy sections, highlighted assets, strengths and potential opportunities for each focus area of our community.

Where we are today

The Village of Warfield, incorporated in 1952, is located in southern British Columbia in the West Kootenay region. Warfield covers 1.8 square kilometers and borders the City of Trail to the east and the City of Rossland to the west. In a region surrounded by the Selkirk and Monashee Mountains, the Village of Warfield is an ideal location for outdoor enthusiasts.

The incorporated communities that make up the Lower Columbia area in the West Kootenay region include Rossland, Warfield, Trail, Montrose and Fruitvale. They are very close neighbours, located within 10 minutes by vehicle of each other along Highway 22.



They are part of the same regional economy and they share schools, recreation amenities and other services. Trail is the largest of them and provides most of the commercial and industrial area and activity for the region. Located in Trail, the main employers for the regional are Teck Resources and the Kootenay Boundary Regional Hospital.

The Village of Warfield is a small family-focused community. Warfield's community amenities include an elementary school, an outdoor summertime pool, recreation trails and neighbourhood parks, a community hall, a liquor store, a delicatessen and a gas station.

Nicknamed The Jewel of the Kootenays, Warfield is readily identified by the distinguished style of homes, unique trees, beautiful gardens and well-kept properties in Upper Warfield resulting from the 1938 construction of 150 low-cost homes in this area by Cominco. The houses shared similar features; bright colors, sharp sloped peaked roofs, small windows and small doors. These homes resembled houses featured

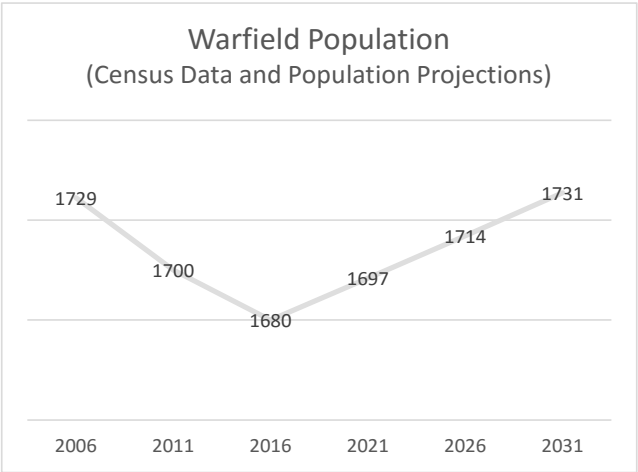
in Mickey Mouse cartoons. It is the unique architecture of these early company built homes of Upper Warfield that earned Warfield its other nickname: Mickey Mouse Town.



Population – Today and Future Projections

Warfield’s population has declined slightly (1.2%) from 1,700 people in 2011 to 1,680 in 2016. Over this time period the population of BC grew by 5.6%.

The RDKB Liquid Waste Management Plan (January 2016 draft) sets out population projections for the region’s communities, including Warfield. It assumes annual population growth from 2011 to 2031 at 1%. While Warfield’s trend is currently showing a downward trajectory, should Warfield’s population follow the same 1% growth projection as estimated for the region, the population would only rebound to just above 2006 levels by 2031.



Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

Warfield's median age is 45, which is slightly higher than the median age in BC of 43 according to the 2016 Census data. According to 2011 Census, 55% of Warfield's population was in the primary labour force (ages 25-64). The majority of households live in single-detached dwellings, and there are some duplex and low-rise apartments as well.

Where we've come from (a brief history)

The first property in Warfield was purchased in Annable (later to become a neighbourhood of the Village of Warfield) in 1897. In 1899, the Annables started the Hintz Dairy and by 1910 a post office was established. In 1912, the Annable School on Montcalm Road was opened and in 1931 the Annable Hall was constructed.

The Cominco Mining & Smelting Company (now Teck Resources Resources) purchased the Hintz farm and proceeded to build 150 low cost, colourful 'Mickey Mouse homes' in Upper Warfield in 1938. In 1949, the current JL Webster School was opened and in 1952, the Village of Warfield was incorporated. The Warfield Community Hall was opened in 1955, and the Warfield Centennial Pool opened in 1967.



Where we're going

Our Guiding Principles

The guiding principles describe the science-based requirements (or definition) of sustainable development – what Warfield will need to achieve in the very long-term to create a sustainable community. The guiding principles are embedded within the goals to ensure they remain top of mind in decision-making within each focus area.

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs (based on the United Nations Commission on Sustainable Development definition), with more clarity articulated by these four, more specific principles:

- **Environmental Sustainability:** Ensuring ecosystems are healthy by avoiding continuous encroachment into natural areas, and by reducing and eventually eliminating the ongoing build-up of synthetic materials, toxins, metals and fossil fuels in nature. (Based on the Natural Step sustainability principles 1-3)
- **Social Sustainability:** Being inclusive and free of barriers for all people, so they can meet their physical and emotional needs, regardless of age, ability, income or ethnicity. (Based on the Natural Step sustainability principle 4)
- **Economic Sustainability:** An economic system that is strong, resilient, adaptable and more localized; one that avoids undermining the social and ecological systems on which it is dependent.
- **Smart Growth:** Development that supports our overall sustainability objective by prioritizing infill, redevelopment, and densification strategies, which aim to enhance quality of life, avoid continuous encroachment into the natural environment, maintain ecological integrity, and save money over time. (Based on the Smart Growth BC principles)

Our Vision and Goals

Our vision and goals for Warfield’s future provide the compass for *where* we want to go as a community – the picture of *what* we want Warfield to look and be like in the future. Together, the vision and goals provide a compass for discussions and dialogue about *how* best to move forward.

The vision and goals are written in the present tense with the intent to place the reader in the future and paint the picture of what Warfield will look and be like by 2040 in a successful and sustainable future.

A note about trade-offs between the goals

All goals are equally important and inter-dependent; everything that is undertaken in Warfield should ultimately support all seven goal areas. However, short-term trade-offs between them may sometimes be necessary, where steps closer to some of the goals may mean steps away from another. Ultimately, we should make progress toward all goals collectively, in the long-term.

Our Vision: Warfield is a beautiful community that enjoys a quiet small-town character and the vibrancy created by its people and their passion for the place and their connection to each other. Moderate development has brought new residents and small businesses, while natural areas and scenery have been protected. Trails better connect neighbourhoods to each other and to places beyond Warfield. The community has maintained its distinct character and works collaboratively within the region.

<<insert vision and goals in plan on page format for the final draft>>

Land Use Designations

OCPs set direction for land use, and the areas of land within the municipality are categorized according to land use designations, which are then shown on the Land Use Map (map X). A land use designation describes an area of land within which a specific set of policies apply. More detailed requirements and restrictions on the land use designations are then regulated through a range of more detailed land-use zones in a zoning by-law. While the zoning by-law is more detailed, it must conform to the policies in the OCP.

Residential

Residential areas are intended to accommodate the community's residential population, and may accommodate visitors and home-based businesses in locations identified as suitable by the community. Residential areas may include detached/single-family dwellings, duplexes, secondary suites and multi-family dwellings (e.g., townhomes, apartments, condominiums); variety that helps meet the needs of residents of different ages and incomes.

Comprehensive Residential Development

Comprehensive residential areas are larger parcels of land where a variety of land uses and development approaches are permitted as per a comprehensive development plan. The comprehensive plan guides the type and manner of development in order to achieve a number of potential objectives such as minimizing visual impacts, ensuring that infrastructure capacity can accommodate the added load, minimizing exposure to hazards, and protecting natural areas and parks.

Commercial Core

Warfield's primary commercial core area is located along Highway 22. This gateway area provides some commercial and highway-oriented services for the community and those using the highway. Uses may include retail, restaurants, and other commercial services. This designation also permits one or more residential dwelling units above the principal commercial use. It has a pedestrian-oriented character with buildings close to the street.

Comprehensive Commercial

Commercial land use is intended to provide the area for development to service the convenience and day to day needs of Warfield residents. Commercial uses found in this area are generally cafes, professional uses, personal services and studio space as well as light industrial uses such as automobile service and transportation depot. The Village cannot accommodate heavy industrial uses due to the lack of suitable sites within the municipal boundaries; some light industry is included in the Comprehensive Commercial land use in appropriate locations such as along Highway 22 at the north-east gateway to Warfield, where adequately buffered from residential uses.

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Institutional

Parcels with this designation are intended to provide areas for community services and facilities such as schools, cemeteries, and civic buildings. Key institutional uses in Warfield include the Community Hall, Webster Elementary School, the Fire Hall and Warfield Village Office.

Parks and Green Space

Parks and Green Space land uses are intended to provide areas for passive and active recreation and leisure (e.g., parks and trails), as well as the protection of natural and sensitive areas. These areas are not intended for development beyond facilities required to support recreation activities.

Rail Right of Way

The 'Rail Right of Way' Land Use designation includes the extent of the rail beds through Warfield. These tracts of lands may be used to provide continuous green space and active transportation corridors through the community; subdivision is discouraged.

Roads and Utility Corridors

The Roads and Utility Corridors land use designation includes the highway right of way through Warfield, all other roads, and Trail Creek, which provides the utility corridor carrying the wastewater outflow pipe to the treatment plant in Trail.

Our Policies

Our policies direct and enable us to make decisions aligned with the community's vision and goals as opportunities arise and resources become available. Village decision-making must be aligned with the policies and cannot conflict with the direction set out within them; however, the policies are not a check-list of 'must do' actions or projects.

In some cases we include policies that we are not in direct control of but that affect our community – matters beyond our jurisdiction. In these cases, we use broad statements that begin with 'advocate for,' 'work with,' etc. with the intent to influence the outcomes we want for our community.

Land Use and Natural Areas

Natural areas are important to protect for their intrinsic value, for the basic services they provide to human beings (the provision of air, water, food), and for areas for recreation and leisure that are essential for quality of life and overall wellbeing. Land use decisions (i.e. the location and type of development that occurs) impact natural areas and the overall character of our community.

This section covers growth management, the protection of and access to natural areas, resource management, and land use considerations related to natural hazard areas. Land use related specifically to residential and commercial areas of our community are included in separate sections.

Current Context

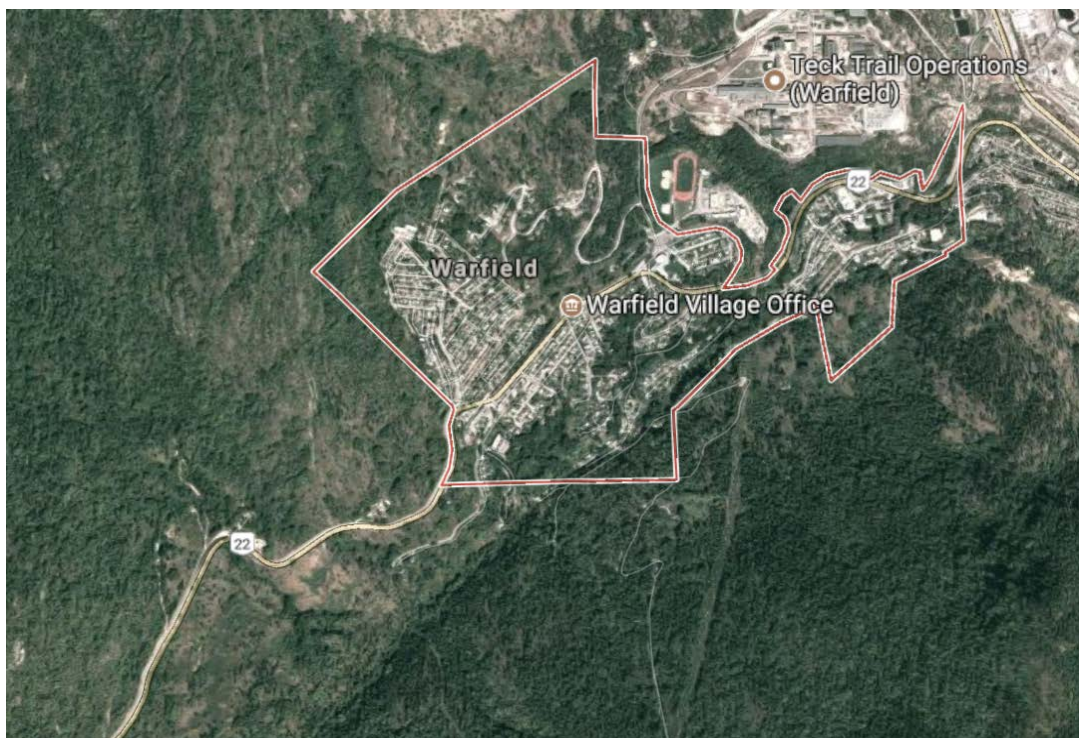
Warfield's current pattern of land use is characterized by its historical development as a single family residential area for Teck Resources smelter employees. Warfield is bisected by Highway 22 and a small commercial area has been developed along it at the centre of town, although residents still rely predominantly on neighboring communities for amenities and services. There is little opportunity for sprawl in Warfield due to constraints of the village boundaries as well as the steepness of adjacent hill sides. The addition of a new comprehensive development (Emerald Ridge) continues the single family residential vernacular and allows for additional housing opportunities.

Most of the land within Warfield's borders has already been developed. There are still some undeveloped parcels within the Comprehensive Residential Development area (see Land Use Map 1); however, this area is characterized by steep slopes, which lessens its development potential.

Warfield is surrounded by natural and green areas on most of its edges, other than the western border with Trail and Teck Resources. These areas provide residents with access to natural areas for recreation via a number of walking, hiking and biking trails. There are some larger natural areas in some residential zones in Warfield, especially in lower-lying areas along Trail Creek, which provides a beautiful greenway through lower Warfield and the neighbourhood of Annable.

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These surrounding natural areas are within the RDKB, which governs land use and growth management in the unincorporated areas of the region. The Kootenay Boundary Land Use Plan (KBLUP) articulates the objectives for these areas, including the area that surrounds Warfield that is Crown Land.



The Kootenay Boundary region is abound with wildlife and fauna and there are 125 known species at risk, including 44 species on the BC Red list (endangered) and 72 on the Blue list (special concern). These species include the Grizzly Bear, Woodland Caribou, Wolverine, American Badger, Short-eared Owl and the Western Rattlesnake.

The small, protected nature of the Village of Warfield shelters it from many natural hazards to which other BC communities are exposed. The main natural hazards facing Warfield include: wildfire, wildlife grazing and conflicts, and avalanche hazards in the mountain areas surrounding Warfield. There is also a risk of earthquakes, similar to most interior communities in BC, but much less than the risk on the coast.

However, with increasing climate change impacts on all communities, the risk of climatic extremes such as heat waves, drought, high intensity rainstorms/flooding, windstorms, lightning storms, ice/hail storms and early spring heat or late frost are all potential hazards that may affect life in Warfield in the coming years.

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Our Goals for the Future

- **GROWTH MANAGEMENT:** Warfield is compact, connected and walkable; development has been located to meet community needs, maintain the small-town character, and avoid continuous encroachment into natural areas.
- **EFFICIENT LAND USE:** Development has occurred in locations to minimize energy use, reduce greenhouse gas emissions, and use infrastructure systems efficiently.
- **NATURAL AREAS:** Natural and sensitive areas are protected as key community assets, essential for well-being, clean air, water, and local biodiversity.
- **ACCESS TO NATURE:** Natural areas, green spaces and trails give Warfield residents and visitors ample access points to easily escape into nature.
- **LOCATION/BUFFERS:** Land uses are appropriately located and buffered to avoid negative impacts on surrounding areas.
- **HAZARDS:** Development is located and land is responsibly managed to protect people and property from natural hazards.
- **STEWARDSHIP:** Community members care about Warfield's natural areas and resources, understanding their connection to the current and long-term health of the community and economy.

Policies

GROWTH MANAGEMENT/PROTECTION OF NATURAL AREAS AND GREEN SPACES

1. Encourage infill and cluster development as much as possible to protect green spaces.
2. Identify and protect areas with potential for future parks, recreation, and open space uses.
3. Encourage new development to retain original natural areas and features, and to incorporate green spaces as much as possible.
4. Ensure appropriate buffers are established between incompatible land uses.
5. Encourage property owners and developers to follow provincial Best Stormwater Management Practices to protect water courses from adjacent surface disturbance and development.
6. Support strategies to control invasive plants as described in the BC Weed Control Act.
7. Restrict the use of nonessential and cosmetic pesticides on public lands.

HAZARDS¹

8. Discourage the development of land that may be subject to natural hazards.

¹ The Local Government Act list includes: flooding, mud flows, torrents of debris, erosion, land slip, rock falls, subsidence, avalanche and wildfire.

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9. Restrict development on slopes greater than 40% and minimize the impact of grading steep slopes by retaining the natural and topographic character of the site.
10. Encourage awareness and use of FireSmart Canada practices on private property, and apply the practices on municipal properties in fire interface areas.

STEWARDSHIP

11. Encourage and educate Warfield residents to actively participate in programs and to engage in behaviour that reduces environmental impacts.
12. Support partners to educate the community about wildlife attractants and WildSafeBC principles, considering food production and waste management goals.
13. Support other organizations that are working to establish a conservation ethic and a culture of sustainability in the region.

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Residential Areas and Housing

The character of our neighbourhoods and the housing available within them are important aspects of our community; they impact the quality of life of residents and the 'feel' that our community portrays to visitors. This section covers residential neighbourhood character, as well as housing types and affordability.

Current Context

Warfield's residential areas are comprised primarily of single detached homes. The total number of occupied private dwellings by type in Warfield according to the 2016 Census was: 620 single detached homes and 145 other dwellings including; 105 low rise apartments, 15 duplexes, and 5 semi-detached houses.

There is no specific seniors housing in Warfield. Secondary suites, which help with housing affordability, are restricted to certain areas to manage parking. There are some mobile homes in lower Annable. One commercial building along the Highway includes privately owned residential apartments on the second floor, and there are a few other apartment buildings through Warfield; one is ownership, the rest are rental.

| | Total Private Households (2011) | Owner Occupied Dwellings | Owner Occupied Dwellings | Rented Dwellings | Rented Dwellings |
|-------------|---------------------------------|--------------------------|--------------------------|------------------|------------------|
| FRUITVALE | 810 | 703 | 86.8% | 107 | 13.2% |
| MONTROSE | 430 | 405 | 94.2% | 25 | 5.8% |
| TRAIL | 3675 | 2771 | 75.4% | 904 | 24.6% |
| WARFIELD | 770 | 634 | 82.4% | 136 | 17.6% |
| ROSSLAND | 1470 | 1217 | 82.8% | 253 | 17.2% |
| AREAS A & B | 1385 | 1202 | 86.8% | 183 | 13.2% |
| LCR | 8540 | 6932 | 80.1% | 1608 | 19.9% |

Source: 2011 Census data from Lower Columbia Regional Profile 2015-2016. Census 2016 data not yet available.

As for the affordability of housing, the total number of owner and tenant households spending less than 30% of household total income on shelter costs was 89%; compared to a provincial rate of 70%, indicates housing is relatively affordable. In 2011, the average monthly shelter costs for owned dwellings was \$652, and rented dwelling \$701.

Given declining overall population in recent years, the demand for new residential development in Warfield is currently low. If the one percent increase in population projected by the RDKB for the region is applied to Warfield, this will mean the population will only rebound to just above the 2006 population of 1,729 by 2031; therefore, current residential areas will likely continue to meet the needs of the community for years to come. What may be more likely is a shift in the type of housing needed by the community, particularly options that are more suitable for an aging population than the current single family detached dwelling stock.

Our Goals for the Future

- **NEW DEVELOPMENT:** New residents have been attracted to the community, and new housing is predominantly located in already developed areas to protect green spaces, views and trails.

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- **HOUSING DIVERSITY:** Housing options meet the community's needs, including various ages, abilities and incomes.
- **NEIGHBOURHOOD CHARACTER:** Warfield neighbourhoods have maintained their vibrant yet quiet, small-town character; they are, welcoming, walkable and safe.
- **HOME CONSTRUCTION:** Homes are healthy, more sustainable and increasingly energy-efficient.
- **NEIGHBOURHOOD CONNECTIONS:** Neighbourhoods are connected to each other and to community amenities by accessible trails that make it easy and safe for all to get around.

Our Policies

GENERAL

1. Ensure new commercial development can be accommodated within current infrastructure system capacity.

HOUSING DIVERSITY

1. Allow secondary suites and ensure that they are registered with the Village of Warfield.
2. Encourage the development of a variety of housing options, such as multi-family housing (e.g., apartments, condos and townhomes) and rental options.
3. Encourage the development of housing for seniors, prioritizing locations within walking distance of community amenities where possible.
4. Consider density bonusing as per Local Government Act Section 877 or other development incentives in return for delivering more diverse housing types or other community amenities.

NEIGHBOURHOOD CHARACTER

1. Enhance the character and sense of place in the neighbourhood of Annable.
2. Improve connections between Annable and the rest of Warfield, especially connections from Annable to Webster Elementary School.
3. Seek opportunities to create spaces for gathering, recreation, leisure, and food production in Warfield neighbourhoods.
4. Encourage development that enhances and maintains Warfield's small-town character.
5. Explore the community appetite and appropriate locations for bed and breakfast operations provided the facility is appropriately located, meets current regulations and respects and is not intrusive to the neighbourhood as per Zoning Amendment Bylaw 635.
6. Regulate nightly rentals in residential areas.

HOME CONSTRUCTION & RENOVATION

7. Encourage the use of green and healthy building materials and design, especially the use of energy efficient building design and water conservation features.

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8. Endeavour to use green/healthy building practices in municipal buildings as a model for other development.

Commercial, Industrial and Institutional Areas

The nature and location of our economic activities and the types of activities themselves impact our community's character, prosperity and sustainability. Ensuring these areas are appropriately located and encouraging those operating within them are aligned with our community goals will benefit the entire community. This section covers land uses, the commercial core, economic development, local employment and training, and tourism.

Current Context

Of the Warfield residents that are over the age of 15, 66% were in the labour force in 2011. Approximately 25% of Warfield residents are employed in sales and service occupations; 16% are in trades, transport and equipment operators and related occupations; and approximately 12% are in each of these three labour categories: business, finance and administration; health occupations; and education, law, community and government services. Teck Resources and the Interior Health Authority are the largest employers for Warfield residents.

The median income in Warfield in 2010 was \$33,411, with income for males at \$64,635 and females at \$24,146. This large discrepancy in incomes between the genders is likely due to the nature of employment, with more males working in trades, manufacturing and natural and applied sciences, and more females in sales and service, administrative and art and culture occupations. Over one-third of households in Warfield earns \$60,000 - \$100,000 and a quarter of households earn over \$100,000.

There are a number of organizations in the Lower region working to advance regional economic objectives. The Lower Columbia Community Development Team Society works to advance the social and economic strength of the Lower Columbia region and the Lower Columbia Initiatives Corporation is focused on growing and diversifying the regional economy by attracting new business, retaining and expanding existing businesses, and actively supporting and leading on priority initiatives identified as regional economic drivers. Further, the Columbia Basin Trust, provides extensive funding to support regional economic, social and environmental initiatives.

A Work BC Employment Services Centre serves Warfield and surrounding areas, providing skills training, employment counselling, job postings, research and innovation funding, and other skills and employment related services. Selkirk College has campuses in Trail and Castlegar providing academic programs, community education and workplace training, co-op education and employment services, and distance education.

Our Goals for the Future

- **BUSINESS MIX/SERVICES:** Warfield has attracted a diversity of small businesses that contribute to a more complete mix of local products and services; they are supported by residents and contribute to the vibrancy and appeal of the commercial area.
- **COMMERCIAL CORE AND CIVIC CHARACTER:** Warfield's commercial core and other public areas are welcoming, vibrant and safe, helping to attract residents and visitors to the area.

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- **COMMERCIAL/LIGHT INDUSTRIAL CHARACTER:** Commercial and light industrial areas meet the needs of the community, are well-maintained, appropriately located and buffered from adjacent land uses.
- **INSTITUTIONAL:** Civic and institutional buildings are accessible, welcoming and centrally located; they are well used and facilitate community participation, engagement and connections.
- **PRACTICES:** Business activities use land, resources and energy efficiently and occupants are working toward eliminating impacts to air, water and soil.

Our Policies

GENERAL

1. Encourage more small businesses to locate in Warfield.
2. Encourage redevelopment of underutilized lands and the development of vacant lands.
3. Encourage and support new and existing associations that support small businesses, in connection with neighbouring municipalities where appropriate.
4. Support local employment and business opportunities by permitting home businesses provided that the business does not have a detrimental effect (e.g., traffic, parking, signs, outdoor storage, lighting or noise) on existing residential neighbourhoods.
5. Discourage new commercial land uses in residential neighbourhoods.
6. Work with land owners to move commercial operations out of residential areas to more appropriately located commercial zones over time.
7. Discourage marijuana dispensaries, and the sale and cultivation of marijuana in Warfield. NOTE

COMMERCIAL CORE

8. Concentrate commercial activity in the commercial area along Highway 22, maintaining this as the commercial core of the community providing shopping, business and social opportunities.
9. Require property owners to maintain their buildings and properties in a tidy manner.
10. Encourage pedestrian-oriented development and maintain the walkability and accessibility of the Commercial Core.
11. Consider repurposing existing commercial spaces and/or buildings to allow for compatible uses that meet community needs.

CHARACTER

12. Enhance the sense of arrival, sense of place and the quality of the commercial core area that complement the character of Warfield.
13. Require property owners to mitigate impacts on neighbouring properties and the natural environment.

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14. Locate civic and institutional buildings and spaces in central locations that are readily and safely accessible.

Infrastructure

Infrastructure systems provide us with services that are so important, yet they are not always front and centre in peoples' minds. These systems include energy, water and wastewater, waste management, transportation, and communications and are included within this section of the plan.

Current Context

Energy and Greenhouse Gas Emissions

Warfield's community-wide energy use decreased between 2007 and 2010, and then increased between 2010 and 2012. The data is sensitive to seasonal temperatures, and some of the change may have resulted from colder or warmer seasons between the years.

Greenhouse gas (GHG) emissions have dropped slightly between both periods. While energy use increased between 2010 and 2012, total GHG emissions actually declined. The Community Energy and Emissions Inventory data for Warfield suggests that although Warfield's waste production went up in that period, the GHGs from waste production decreased; something that might be attributed to a change in waste diversion practices by the RDKB in that timeframe.

| | 2012 | % change | 2010 | % change | 2007 |
|---------------------|-------------|---------------------|-------------|---------------------|-------------|
| Total energy | 112,206 | 3.10% | 108,831 | -6.63% | 116,553 |
| Total GHG | 4,621 | -5.96% | 4,914 | -7.23% | 5,297 |

Source: Community Energy and Emissions Inventory data

While the CEEI data does not include emissions from transportation sources, these are typically the largest source of emissions for communities. The majority of Warfield's energy use is in the form of natural gas in buildings (48%), followed by electricity use (35.4%), wood (9.5%), propane (4.3%) and heating oil (2.4%).

Transportation

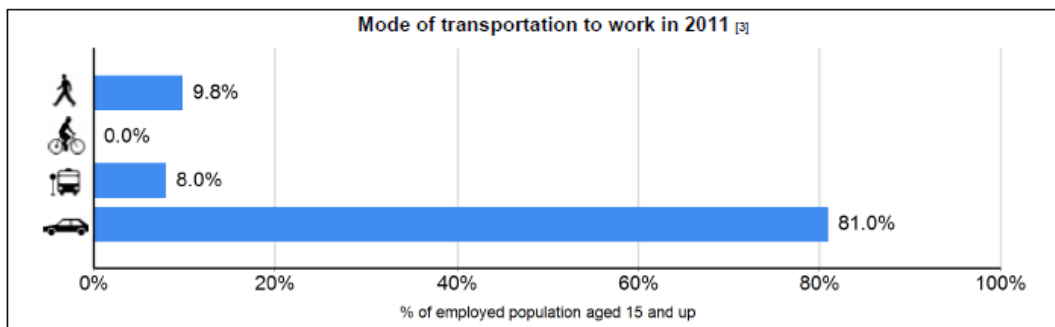
Warfield spans across Highway 22, also known as the Schofield Highway, which provides quick access from Castlegar to the Canada-U.S. border and on to Spokane, Washington. In 2012, annual average daily traffic on Highway 22 traveling over the Victoria Street Bridge was reported as 21,190 vehicle trips per day. Over the calendar year this represents 7,734,350 vehicles per year traveling through Warfield. The highway presents safety issues for the community related to excessive speeding and the steep incline with potential for brake failures at a location where Warfield residents must cross to access friends, family, amenities and the elementary school.

In 2011, driving was the predominant mode of transportation to work for residents of the Village of Warfield, as it was across the province. Just over 81% of Warfield residents commuted to work by private vehicle, compared to 77% of B.C. residents. A higher proportion of Warfield residents walked to work (9.8%) as compared to the rest of the province (7%).

The West Kootenay Transit System provides public bus service between the communities in the Lower Columbia region, including Rossland, Warfield, Trail, Montrose, Fruitvale and Castlegar. A lower proportion of Warfield residents (8%) used public transit compared to the rest of the province (13%). Cycling is not an

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option used by Warfield residents: 0% cycled to work as compared to 2% of BC residents overall.



The West Kootenay Regional Airport in Castlegar has daily flights to and from Vancouver and Calgary, resulting in 12,500 annual aircraft movements and 74,000 passengers annually. The Trail Regional Airport is owned by the City of Trail and serviced by Pacific Coastal Airlines with twice daily flights to Vancouver. Car rentals are available and a shuttle provides service from both airports to the rest of the region's destinations.

Water and Wastewater System

Warfield, Trail, Teck Resources Resources and the RDKB are partnered when it comes to water and wastewater treatment and distribution in the area. Teck Resources pumps water up from the Columbia River to the Warfield treatment facility that is operated by the RDKB on a contract basis. The water distribution system within Warfield is managed by the Village. The agreement with Teck Resources to pump water to Warfield expires in 2025 and alternatives are currently being explored in preparation for this date.

The RDKB owns the Columbia Pollution Control Center (CPCC). Located in Trail, the CPCC is a primary level sewage treatment facility that provides regional wastewater treatment and disposal for approximately 14,000 people residing in the municipalities of Trail, Rossland and Warfield, as well as the two smaller adjacent communities of Oasis and Rivervale. Each of these areas pays for the treatment based on flow volume and they retain the responsibility for wastewater collection at the local level.

Warfield's water and wastewater distribution system (the pipes and pumps) are nearly XXX years old, reaching the end of their lifespan and experiencing leaks and breaks that cause service disruptions and operational challenges for staff.

Warfield has developed an infrastructure management policy and is working on an infrastructure management plan and securing funding to undertake upgrades, focusing first on those that achieve safety improvements.

Waste

Residents of Warfield are provided with garbage, recycling and yard waste pick-up service. The RDKB manages solid waste services for the region according to a solid waste management plan and provides landfill services, recycling programs, transfer stations and education on reduce and reuse opportunities to residents in the Lower Columbia area. All garbage is sent to the McKelvey Creek Landfill.

The Village of Warfield produces 830 t of solid waste annually, equating to approximately 460 kg/person, which is lower than the BC average of 520 kg/person and the Kootenay Boundary average of 682 kg/person.

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Technology

The CRTC has set minimum broadband Internet speeds of at least 50 Mbps for downloads and 10 Mbps for uploads to be accessible to all Canadian homes and businesses by the end of 2021. According to the online information from a Warfield service provider, Internet speeds of up to 750 Mbps are achieved in Warfield, with average download speeds up to 200 Mbps.

Our Goals for the Future

- **MEET NEEDS/MINIMIZE IMPACT:** Infrastructure systems meet the community's needs safely, reliably and affordably; they protect air, water and soil quality, and they use resources efficiently.
- **TRANSPORTATION:** Transportation modes and infrastructure move people and goods around conveniently and safely within and beyond Warfield, doing so in a way that contributes the health of residents and reduced emissions.
- **ENERGY:** Warfield's energy supply is reliable and affordable, and our community is increasingly energy efficient and transitioning to cost-effective local renewable sources of energy that contribute to local economic activity, cost savings, and low greenhouse gas emissions.
- **WATER:** Water is conserved and the water system provides high quality, safe and affordable drinking water to residents.
- **WASTEWATER:** Wastewater and biosolids are managed efficiently and effectively to protect human health and the natural environment.
- **WASTE/DIVERSION:** Waste sent to the landfill is approaching zero through education about responsible purchasing choices, and cost-effective management and diversion strategies that are convenient and affordable.
- **COMMUNICATION:** Communication systems are affordable, reliable and meet CRTC standards for small communities.

Policies

GENERAL

1. Update and follow an infrastructure/asset management strategy.
2. Apply an ongoing approach of preventative maintenance, which focuses on reliability and safety for both people and property.
3. Seek provincial and federal sources of funding to reduce the financial impacts of infrastructure costs on taxpayers.

ENERGY & GREENHOUSE GAS EMISSIONS

4. Reduce greenhouse gas emissions by 80% by 2050 from 2007 levels, continuing to identify and implement initiatives to meet this target and reduce energy costs.

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5. Discourage vehicle idling in Warfield to protect air quality.
6. Support the replacement of inefficient wood burning stoves and traditional fireplaces in residential dwellings that emit high levels of particulate matter and reduce air quality.
7. Continue the LED street lighting retrofit program to reduce costs and save energy, including the additional objective of reducing light pollution.

TRANSPORTATION

8. Improve active transportation connections within and beyond Warfield, guided by the Active Transportation Plan (2009), ensuring the connections are safe and accessible and prioritizing the off-highway trail between Warfield and the City of Trail.
9. Ensure roads are well maintained and meet required standards.
10. Consider opportunities to reduce traffic speed and noise on Warfield roads.
11. Advocate to the Ministry of Transportation and Infrastructure for Highway 3B speed control, crossing, and run-away lane features that result in meeting or exceeding safety standards.

WATER AND WASTEWATER

12. Ensure an adequate and efficient supply of high quality drinking water to Warfield, working with neighbouring local governments, Regional District of Kootenay Boundary (RDKB) and Teck Resources to achieve maximum efficiencies and cost-savings.
13. Develop and promote community-wide water conservation initiatives, which will not only save water, but will also reduce energy use related to the water supply system.
14. Consider the capacity of the water and wastewater systems when considering new development.
15. Collaborate with the RDKB, City of Rossland and City of Trail to ensure the treatment plant and main sewage line meet current and future community needs and effluent standards, and to ensure Warfield shares the costs of the system equitably.
16. Minimize storm water inflows into the wastewater treatment system, which helps to minimize Warfield's costs for wastewater treatment.

WASTE

17. Continue to work with the Regional District of Kootenay Boundary on the provision of waste management services to Warfield residents.
18. Continue to support the regional landfill ban on all materials that are accepted in local recycling programs.
19. Continue to work with the Regional District of Kootenay Boundary to improve waste diversion practices as practical and financially feasible.
20. Advocate the Regional District of Kootenay Boundary and Lower Columbia communities for regional composting.
21. Explore options and funding to 'wildlife-proof' the waste collection system.

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COMMUNICATIONS

22. Support development of improved and expanded broadband/Internet infrastructure, using the CRTC minimum speed standards as the targets.

Recreation, Learning and Culture

Recreation, arts, culture and learning opportunities are important for health and wellbeing and enable residents and visitors to enjoy the place, people and peacefulness of a community. Included in this section are the activities and amenities related to: active and passive recreation; arts, culture and heritage; and informal learning and formal education.

Current Context

As with many small communities, offering the diversity of recreation, arts and culture, and learning programs and facilities is challenging, and partnerships and external sources of funding are often needed to deliver them.

Recreation

The Warfield Community Hall, Village Square Park and the Warfield Centennial Pool and Spray Park (an outdoor facility that is open during the summertime) are the cornerstone community amenities in Warfield.



The Village of Warfield has a number of other community parks available to the public: Kootenay Savings Water Park, Dickens Street Park, Muzzin Park, French Street and Byron Street Park. With funding from the Columbia Basin Trust, the community created an all-sport court at French Street Park that accommodates a variety of court uses. Nancy Greene Provincial Park is located at the intersection of Highway 3B and 3. This 203 hectares park is a popular overnight stop for tourists and also provides day use opportunities for local residents wishing to escape the summer heat of the valley. Haley Field, right on Warfield's border with Trail offers running tracks and several ball diamonds. Warfield backs onto Redstone Resort Golf Course in Rossland which offers cross country and bike trails, such as the Railgrade Trail, a 7.2 km trail connecting Warfield and Rossland. Nearby Red Mountain Resort in Rossland offers skiing and snowboarding, cat and heli backcountry access, dog-sledding, skating, touring, hiking, biking, camping and cross-country skiing.

Linking the parks of the Village of Warfield is a network of trails and pathways. Arnold Lauriente Way, Wagon Trail Road, Beaver Bend and the Rail Bed are walking routes connecting Lower and Upper Warfield, Emerald Ridge and Annable. The Trans Canada Trail bisects the Village of Warfield, winding its way from Annable to the Wagon Road. These trails make it fairly easy to get around the community by foot, bike, cross-country skiing or snowshoeing. Warfield's Active Transportation Plan (2009) has identified a number of trail network improvements to be made, including the important connection from lower Warfield to West Trail. Improvements between Annable and the rest of Warfield, especially for school children attending Webster, are also important considerations.

Learning

Warfield has one elementary school, James L. Webster Elementary, which is operated by the Kootenay-

Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

Columbia School District No. 20. Warfield high school kids travel to the school in Trail, as do all other Lower Columbia kids of that age. Selkirk College has a campus in the Greater Trail Community Centre.

Education attainment levels in Warfield were higher than the B.C. average in the 2011 census. Only 12% of people did not have a high school education compared to 14% for the province as a whole. Of those aged 25 to 64, 77% had a postsecondary certificate, diploma, or degree, compared to 37% throughout B.C. The most popular fields of study for people living in Warfield include: architecture, engineering, health, and business management.

Culture

The Greater Trail Community Centre houses a community art gallery, a seniors' centre, the Bailey Theatre and the Trail and District Arts Council.

Construction is almost complete for the Trail Riverfront Centre Library and Museum, which Warfield contributes to through the recreation agreement with Trail. This integrated library and museum will be a community hub, offering easy-to-access interactive, hands-on learning experiences with modern technology.

Warfield hosts a number of community events such as the Warfield Community Day in May that includes a pancake breakfast, parade, BBQ and lots of family activities. Other community events focus on Christmas celebrations, including a craft fair, a seniors tea, breakfast with Santa, and a Christmas lights tour for seniors.

Goals

- PROGRAMS/OFFERINGS (SOFT): Warfield residents of all ages, abilities and incomes have access to a diversity of year-round activities, which are accessed regionally or offered locally within the financial means of the community.
- LOCAL FACILITIES (HARD): Warfield parks, trails, facilities and amenities meet community recreational and cultural needs; they are well maintained and supported, and they are delivered within the financial means of the community.
- REGIONAL PARTNERSHIPS: Warfield collaborates with regional partners to meet additional/enhanced recreation, culture and learning needs of Warfield residents.
- EDUCATION/SCHOOL: The elementary school is supported and maintained as an essential part of the community, and other educational needs/offering are conveniently and safely accessed beyond Warfield.
- CULTURE/HERITAGE: Reflections of Warfield's heritage and other forms of public art are featured through the community; they are well-maintained and visually appealing.

Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

Our Policies

GENERAL

1. Continue to deliver recreation, cultural and learning offerings and amenities collaboratively through regional partnerships, and ensure Warfield shares the costs of the program equitably.

RECREATION OFFERINGS

(See the Land Use and Natural Areas section and the Infrastructure/Transportation section for other policies relating to parks and trails.)

2. Maintain and enhance the seasonal swimming pool facility as a key community asset.
3. Work to create a network of year round trails and green spaces, guided by the Active Transportation Plan (2009).
4. Maintain the rail right of way as green space through the community, providing opportunities for active transportation, gardens and other recreation uses.
5. Install appropriate signage at trailheads, parks and recreational areas as part of coordinated community way-finding program.
6. Work with regional partners to minimize use conflicts on trails in and around Warfield.
7. Support agreements that allow trail/path easements and access on private lands.
8. Ensure adequate parking and access at trailheads.

ARTS/CULTURE/HERITAGE

9. Encourage the display of public art, some of which is connected to Warfield's cultural, natural, human and industrial heritage.
10. Explore providing community and economic incentives (such as property taxation) for property owners to assist with the protection and rehabilitation of heritage buildings and sites.

LEARNING/EDUCATION

11. Support the development of and programming at the Trail Riverfront Centre Library and Museum.
12. Collaborate with School District 20 to maintain Webster Elementary in Warfield as a key community asset, essential for attracting and retaining families.
13. Work with School District 20 to continue to plan for the needs of current and future students, and to share the use of facilities where possible.
14. Support the offering of continuous learning and post-secondary opportunities in or close to Warfield.

Community and Individual Health

The health of a community is made up of the social connection between people within the community, and the health of each individual within it – both impact and influence each other and are critically important. This section covers the health of our residents – their physical, mental, emotional and spiritual health, and the overall wellbeing of our community, including community safety and social connections.

Current Context

Social wellbeing

Warfield enjoys a community well-being index of 85; for comparison the City of Rossland scores at 87 and City of Trail at 81 (2011 data). Statistics Canada measures the community well-being index by combining various indicators of socio-economic well-being including education, labour force activity, income and housing.

Community safety

The Lower Columbia region is a relatively safe area. In 2012, the Trail Local Health Area serious violent crime rate was 1.5 per 1000 population (BC 3.3), serious property crime was 3.4 (BC 7.8), total serious crime was 4.9 (BC 11.1), and the number of serious crimes per police officer was 4.3 (BC 7.7).

Food security

Food insecurity rates for the Village of Warfield are not expected to be significantly different from the national or provincial averages. According to Statistics Canada, food security rates have remained relatively stable over time. From 2007 to 2012, approximately 5% of Canadian children and 8% of Canadian adults lived in food insecure households meaning they did not have sufficient access to a variety or quantity of food due to lack of money. Among various household types, lone-parent families with children under 18 reported the highest rate of household food insecurity, at 22.6% in 2011–2012. There are many backyard gardens in Warfield and there is a regional farmers market that occurs bi-monthly in Trail during the summer months.

Individual health

The average life expectancy in the Trail Local Health Area (LHA) from 2007 to 2011 was 79.0, while the provincial average was 82.0. Among males the life expectancy in the LHA was 76.6 years and 79.8 years provincially, while among females it was 81.3 years compared to 84.1 years provincially. In 2014, it was reported that chronic disease prevalence in the LHA was slightly below provincial averages.

The Trail LHA had an average of 242 physicians per 100,000 population in 2009-2010, which was higher than the provincial average of 110. The LHA had an average of 190 specialists per 100,000, also higher than the provincial average of 94.



Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

Goals

- **SOCIAL FABRIC:** Residents feel a strong sense of connection to the people and the sense of place that is Warfield; they are proud of the community and engaged in community life.
- **RESPECT/DIVERSITY:** There is respect and understanding amongst people of all ages, incomes and backgrounds, and people deal honestly, openly, and directly with each other.
- **AGE-FRIENDLY:** Community members are able to grow, mature and age in place safely and comfortably.
- **HEALTHY:** Warfield residents are able and motivated to live healthy lifestyles, they can produce healthy food locally, and they enjoy good local air, water and soil quality.
- **HEALTH CARE SYSTEM:** Regional health and social services, including the regional hospital, are easily accessed by timely and convenient transportation options.
- **EMERGENCY PREPAREDNESS:** Systems and procedures are in place for emergencies, effectively managing risks to people and property from natural and other disasters.

Our Policies

SOCIAL/COMMUNITY HEALTH

1. Support access to information about programs that help residents, particularly seniors, youth, people with disabilities, and those on low incomes, meet their needs.
2. Incorporate accessibility and crime prevention principles into the design of public infrastructure, buildings and spaces.
3. Enable the creation of community gathering spaces.

PHYSICAL/INDIVIDUAL HEALTH

4. Support efforts to retain the regional hospital in Trail, including the level and quality of services provided there.
5. Advocate for the provision of specialist health services regionally, whether on a permanent or periodic basis, to minimize the need for residents to leave the region for treatment and care.
6. Support and advocate for high standards for regional air, water and soil quality, monitoring and systems to protect public and ecological health, doing so in collaboration with local, regional, provincial and federal partners.
7. Restrict yard debris burning to help improve air quality.

AGE-FRIENDLY

8. Integrate age-friendly features into Village facilities and amenities over time as much as possible to enable all members of the community to access and enjoy them, regardless of age or physical ability.

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9. Create rest places and ensure safe sidewalks in Warfield's commercial core to support easier mobility of seniors.
10. Encourage home care program availability for Warfield seniors.

FOOD

11. Enable and support community gardens, while also minimizing the potential for wildlife conflicts.
12. Promote farmers' markets in the region as local sources of food and other goods for residents and as an economic generator.

EMERGENCY

13. Work with Teck Resources and the RDKB to ensure the necessary emergency plans and systems are in place and up to date, and that residents are informed about them and what to do during emergency events.

Governance and Capacity

In order to make progress toward achieving our community vision, goals and policies of this IOCP, we must have the governance systems in place and the community capacity needed. This section is about ensuring we can achieve what we have set out for the future of Warfield, and it includes the resources, partnerships, values and governance principles for the community to be able to deliver on the other IOCP areas.

Current Context

The Village is governed by a Mayor and Council, and administered by staff, and must adhere to all relevant provincial and federal regulations. Council elections are held every four years, and financial statements and progress on community initiatives must be submitted to the province and released publicly every year.

The Village of Warfield is an active member amongst regional partners in the Lower Columbia, including the member municipalities, the RDKB, Teck Resources, Interior Health, School District 20, and others.

Lower Columbia communities are interconnected through friends and family, and shared amenities, infrastructure and services. Maintaining strong connections is critical for achieving mutual goals given that resources are limited and more can be achieved together.

Community volunteers are invaluable for delivering programs, events and more to our community, and they are recognized at an annual dinner.

Our Goals for the Future

- **INTEGRITY:** Decision-makers are honest, transparent and accountable; they pursue the community's best interests, and treat everyone fairly and with respect.
- **LEADERSHIP/VISION:** Community leaders model and encourage collaboration, innovation, and decision-making that is aligned with the community vision and goals.
- **ENGAGEMENT:** Decision-makers engage stakeholders in decisions that affect them, while ensuring that decisions are made effectively and in a timely manner.
- **TAX BASE:** Additional residents and businesses have been attracted to Warfield, growing the tax base to support enhanced community services and amenities, while maintaining the small-town character enjoyed for so long by residents.
- **FINANCIAL MANAGEMENT:** Municipal finances are well managed and the costs of community amenities and infrastructure are planned for and shared equitably within the community and with other partners beyond Warfield.
- **PARTNERSHIPS:** The Village develops and maintains strong partnerships and strategic alliances with local, regional and provincial partners, proactively seeking opportunities to collaborate and achieve mutual goals, yet maintaining its unique identity and community character.
- **HUMAN RESOURCES:** People in Warfield have the knowledge, skills and community commitment needed to deliver on Warfield's vision and goals.

Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

- GOVERNANCE: Warfield's governance and administration structures and systems meet community needs efficiently, effectively and affordably.

Our Policies

COMMUNITY ENGAGEMENT

1. Ensure community members are provided meaningful and accessible opportunities to engage in decisions that affect them, in a manner and magnitude that matches the nature of the decision.
2. Enable all ages to participate in community life and decisions.
3. Encourage and recognize volunteers and long-time residents as key community resources.

GOVERNANCE

4. Monitor municipal and regional government structures and systems for efficiencies and cost-saving opportunities.
5. Use the Warfield IOCP community goals to guide Village strategic planning and related progress reporting.

COLLABORATION

6. Work with regional organizations, municipalities and other levels of government to achieve mutual goals.

Plan Amendments and Implementation

Amendments

If any amendments are to be made to the IOCP, they must be done through a formal Council review and approval process, which must include a formal public hearing and the necessary public notifications.

Implementation

The IOCP articulates a shared vision and goals for the future success and sustainability of Warfield, and identifies the policies for how we continue on our journey. Developing the IOCP is just the first step of many on the journey toward the desired future for our community.

Achieving this future articulated in the IOCP will require ongoing and widespread commitment and contributions toward its implementation. It is essential that all planning, decision-making and on-the-ground action becomes aligned with the IOCP.

One of the first steps in implementing the Imagine Warfield 2040 IOCP is to update Warfield's zoning bylaws to align with the IOCP policies.

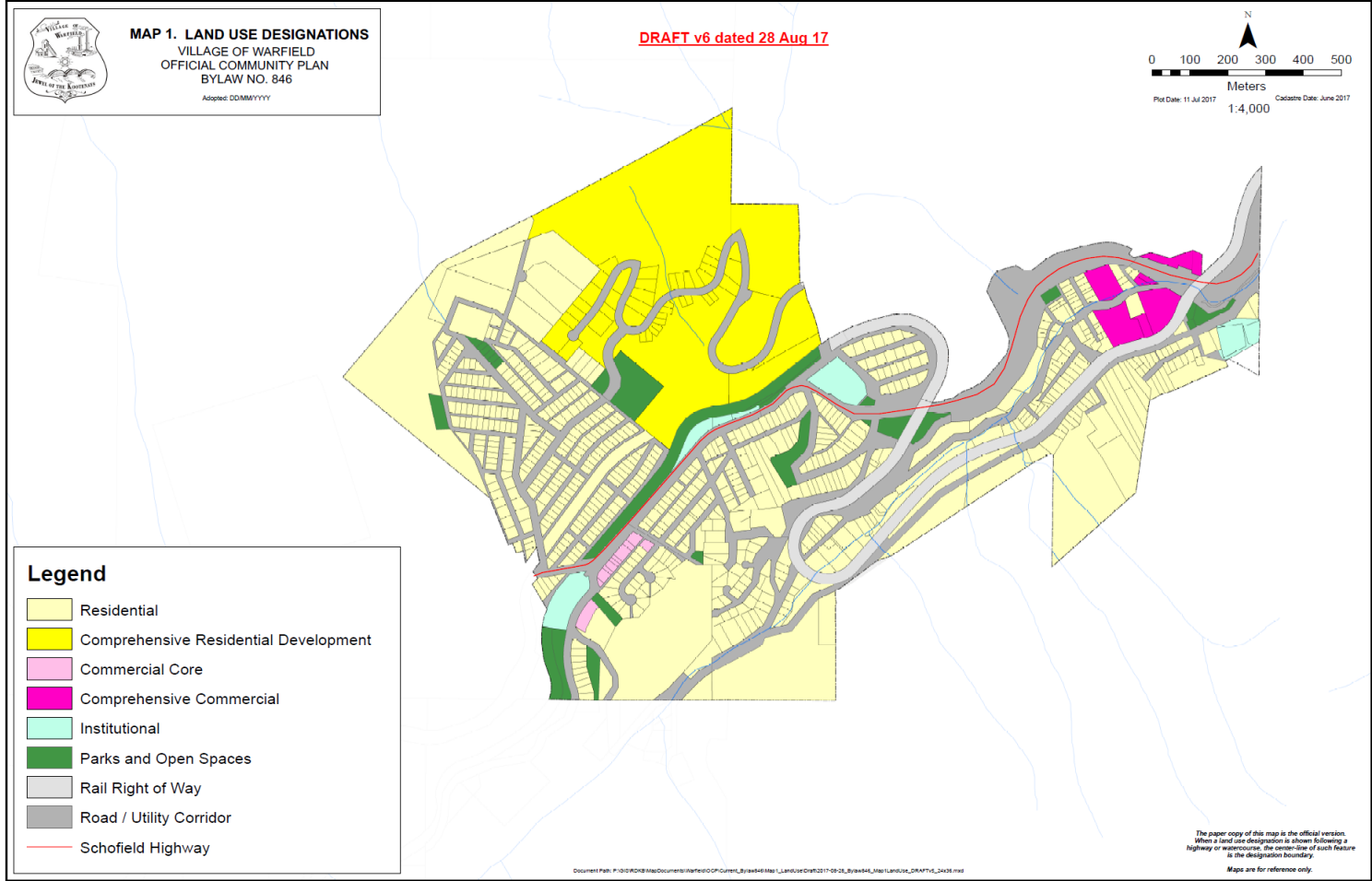
The IOCP Implementation Guide (under separate cover) provides guidance on these key elements of the ongoing IOCP implementation process:

1. Planning and decision-making
2. Strategic planning
3. Community action planning
4. Engaging partners
5. Monitoring, evaluation and reporting
6. Updating the IOCP

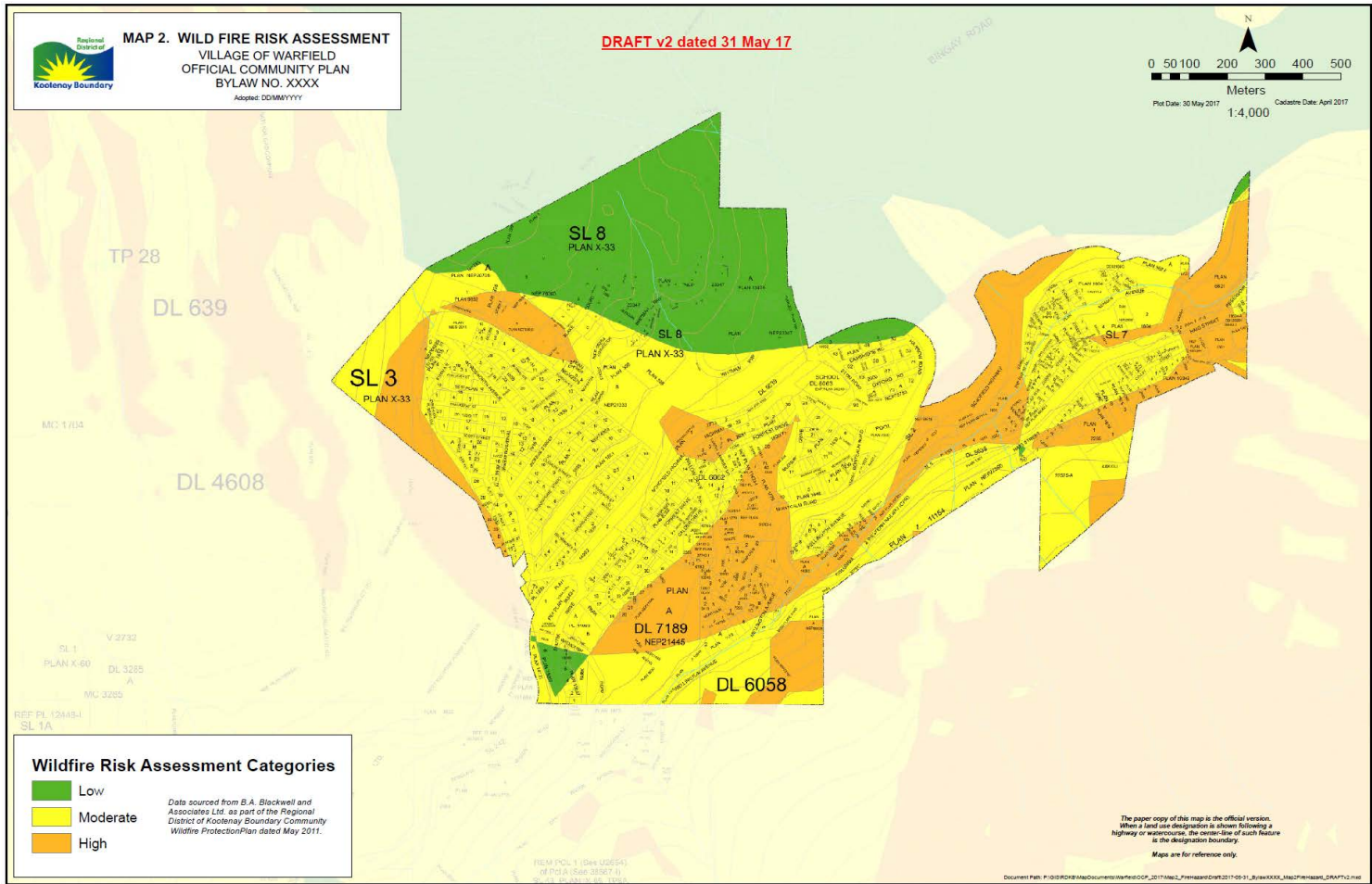
Appendices

Appendix A: Maps

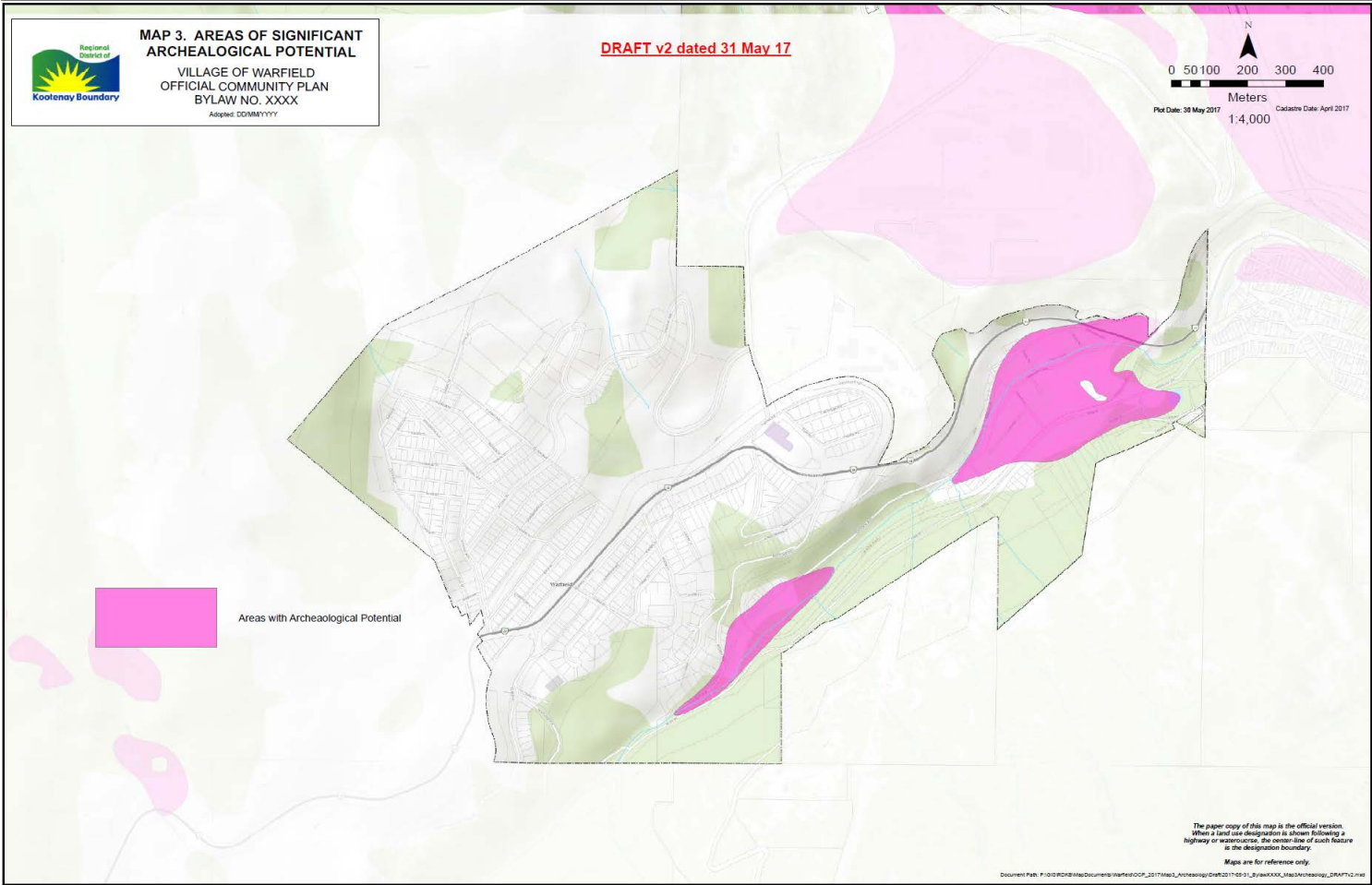
Map 1 – Land Use



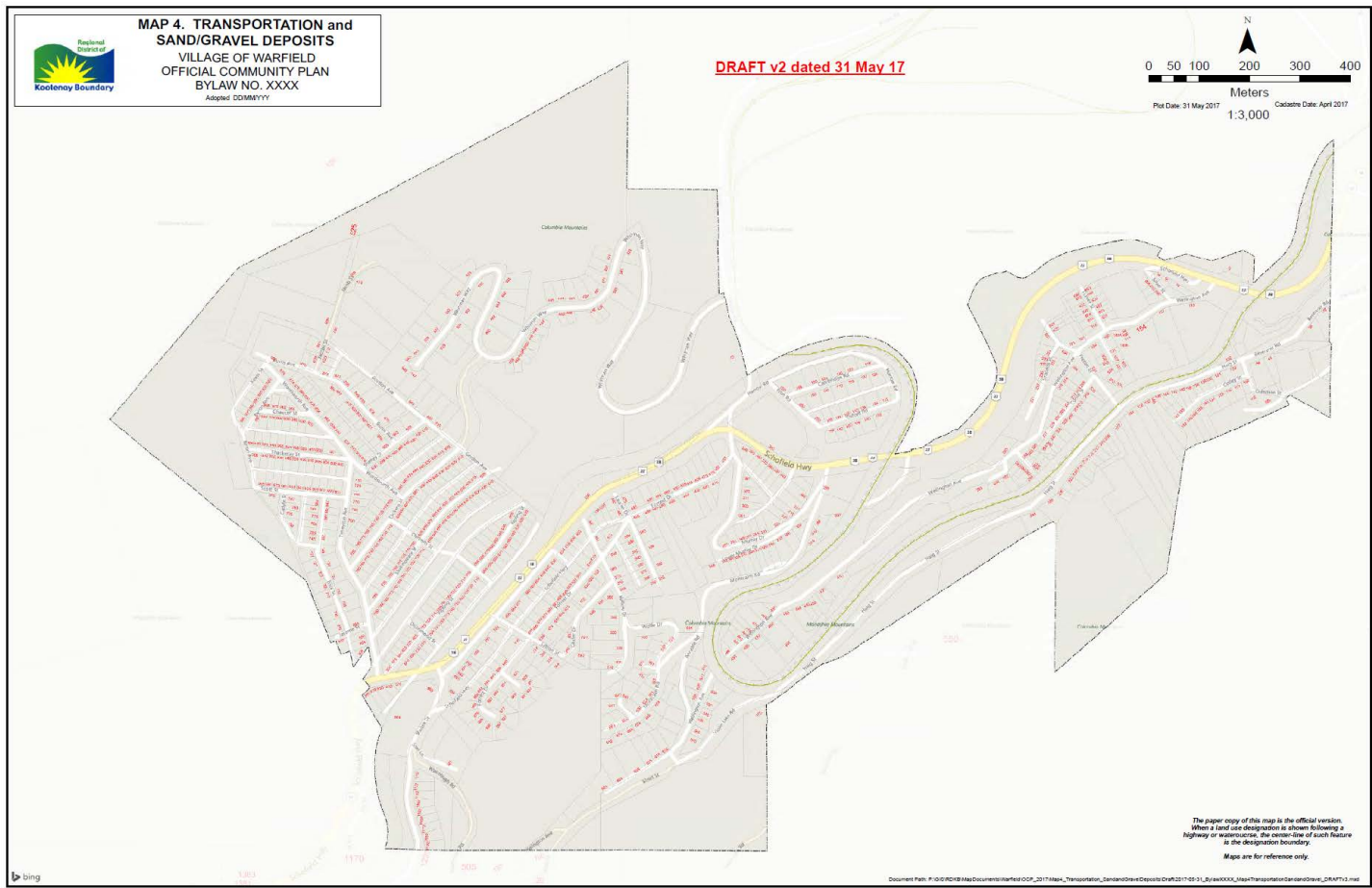
Map 2 – Fire Hazard



Map 3 – Archaeology



Map 4 – Transportation, Sand and Gravel



Appendix B: Glossary

To be completed

Riparian: Riparian areas link water to land; they border streams, lakes, and wetlands. The blend of streambed, water, trees, shrubs and grasses in a riparian area provides fish habitat, and directly influences it.

Infill: In the urban planning and development industries, infill has been defined as the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management program or as part of smart growth. It focuses on the reuse and repositioning of obsolete or underutilized buildings and sites. (Wikipedia)

Protected Area designation in the KBRLUP is to protect viable representative examples of natural diversity and special natural, cultural heritage and recreational features, consistent with the provincial protected area strategy. Land use within protected areas emphasizes resource conservation to the degree that resource extraction is excluded and other land uses may be limited or excluded. Land use and management within protected areas is guided by existing park master plans, or interim management direction statements which provide temporary management direction for new protected areas, pending development of comprehensive park master plans.

Village of Warfield, Integrated Official Community Plan (Draft 1, August 2017)

Appendix C: Community Engagement Summary

At the start of the project, a community engagement strategy was developed to guide the delivery of the engagement opportunities that would inform the development of the Imagine 2040 IOCP. The goals of the strategy were to: provide multiple methods of engagement; target a range of residents and stakeholder groups; communicate through a diversity of channels.

The project advisory committee consisted of XX community members representing Warfield stakeholder groups with a diversity of knowledge and areas of expertise. It was created to be the 'eyes and ears' of the community, representing the community's interests in the project and working closely with the Whistler Centre for Sustainability team and the Village of Warfield on the IOCP structure, content and community engagement process.

To engage the broader community, in-person and online options were provided to ensure residents could connect with the project in the manner that best suited them. Local business gift certificates were used to encourage attendance and responses.

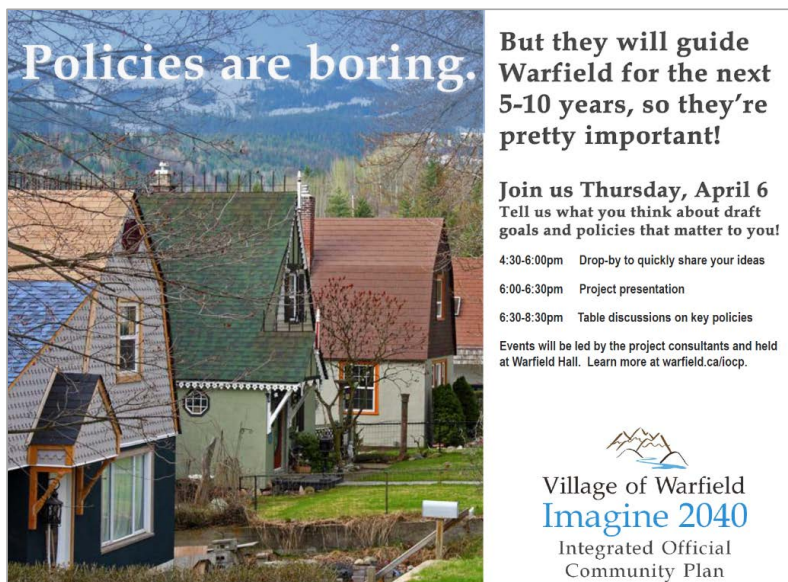
The first opportunity for community engagement focused on gathering input on resident support for potential directions/ideas for Warfield's future that would inform the development of the vision and goals. A public event and online questionnaire were offered in tandem, and there were approximately 25 attendees at the event and 194 respondents to the questionnaire.

The second round of community engagement asked residents to provide input on the draft vision and goals themselves. This round also included a public event and online questionnaire, with eight attendees and 80 respondents respectively.

For the public review of the draft IOCP, drop-in 'coffee chat' sessions were held in place of a single public event and these sessions were attended by XX (TBD in September) community members. An online opportunity was also provided and XX (TBD in September) community members provided feedback using this tool.

Community input summaries were developed following the first two rounds of community engagement and released to the public on the project webpage.

A number of communication channels were used to notify the community of the engagement opportunities, including a project webpage and blog posts, the Village Facebook page, the Village Scoop newsletters, and posters and postcards around town.




Policies are boring.

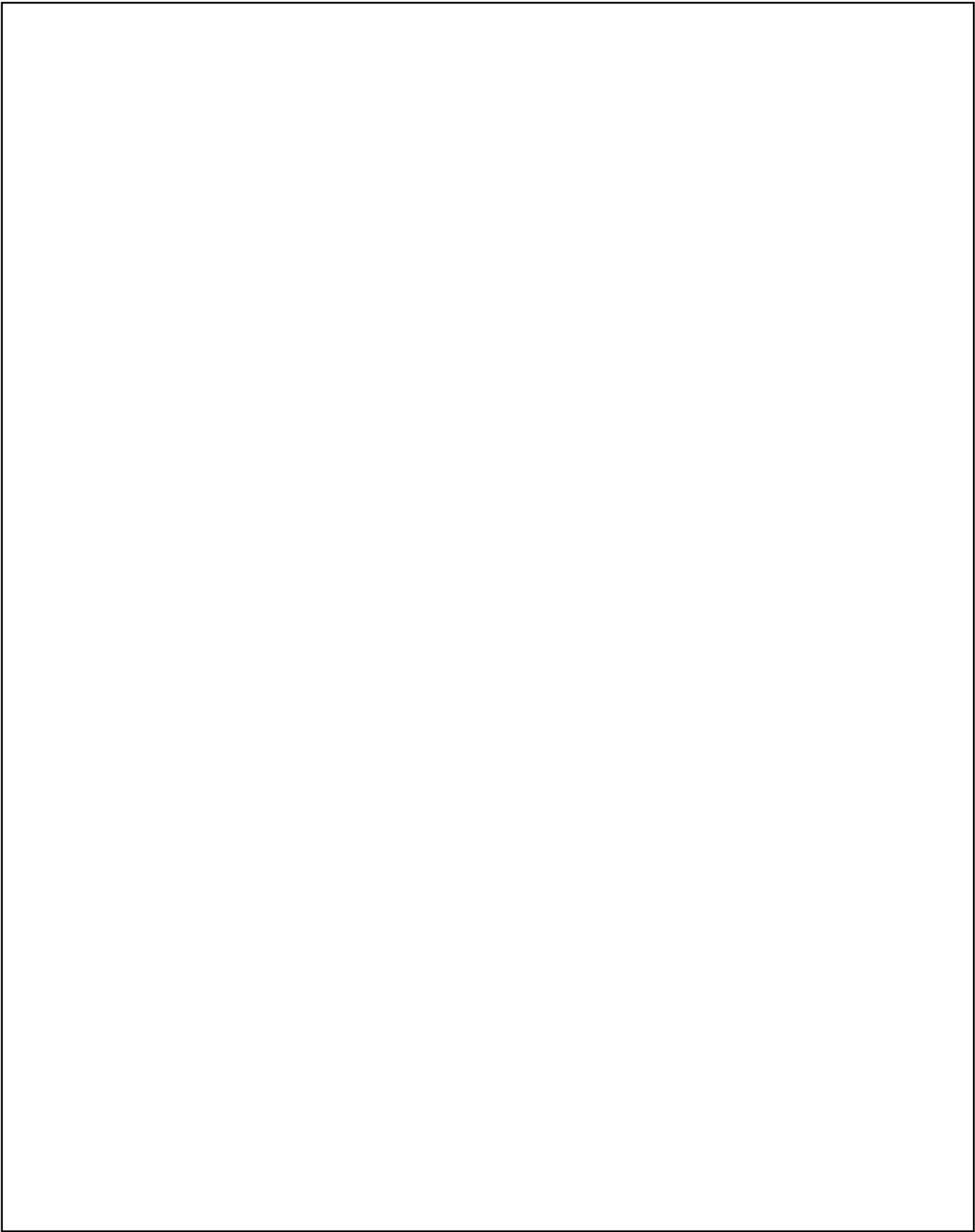
But they will guide Warfield for the next 5-10 years, so they're pretty important!

Join us Thursday, April 6
Tell us what you think about draft goals and policies that matter to you!

4:30-6:00pm Drop-by to quickly share your ideas
6:00-6:30pm Project presentation
6:30-8:30pm Table discussions on key policies

Events will be led by the project consultants and held at Warfield Hall. Learn more at warfield.ca/iocp.


Village of Warfield
Imagine 2040
Integrated Official
Community Plan



| 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 Hocky Club | Annual Tournament - KBRH Foundation | \$ 1,000.00 |
| 167-17 | | BV Nitehawk Society | Travel Expenses to Manitoba - Cyclone Taylor Cup | \$ 2,000.00 |
| 167-17 | | West Kootenay Smoke'n Steel Auto Club | Holding 'drive-in' movie - Annual Car Show | \$ 2,000.00 |
| 167-17 | | Nelson & Ft. 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 | Jun-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 |
| 296-17 | Jul-21 | Seven Summit Centre for Learning | Furnishing Facility | \$ 4,000.00 |
| | | | | |
| Total | | | | \$ 17,750.00 |
| | | | | |
| Balance Remaining | | | | \$ 6,220.79 |

| 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 Tournament | 500.00 |
| 239-17 | Jun-17 | Christina Lake Artisan Society | Concerts, classes, workshops | 2,750.00 |
| 266-17 | Jun-17 | 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" signage | 250.88 |
| 327-17 | | Piranhas Swim Club | "Matching Sponsor" for swim-a-thon | 2,000.00 |
| 351-17 | Sep-17 | Christina Lake Firefighters Society | Annual community Halloween fireworks | 2,500.00 |
| 351-17 | | Kettle Valley Food Co-Op | Banner/musicians for Harvest Festival | 500.00 |
| 351-17 | | Boundary Invasive Species Society | Education/monitoring of aquatic plants & animals | 500.00 |
| 351-17 | | Columbia Basin Alliance for Literacy | Funding for new outreach programs & increase drop in sessions | 1,000.00 |
| | | | | \$51,992.88 |
| Total | | | | \$ 18,432.27 |
| Balance Remaining | | | | |

| MEMORANDUM | | | | |
|-----------------------------|---|--|---|--------------|
| | | | | |
| | | | | |
| 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 | Jun-17 | 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 |
| 351-17 | Sep-17 | Kettle Valley Food Co-Op | Banner/musicians for Harvest Festival | \$ 500.00 |
| 351-17 | | Kettle Valley Food Co-Op | Consulting session faciliated by Eden Yesch & Zoe Willa | \$ 500.00 |
| 351-17 | | Boundary Invasive Species Society | Education/monitoring of aquatic plants & animals | \$ 500.00 |
| 351-17 | | Columbia Basin Alliance for Literacy | Funding for new outreach programs & increase drop in sessions | \$ 1,000.00 |
| | | | | |
| Total | | | | \$29,390.00 |
| | | | | |
| Balance Remaining | | | | \$ 34,254.00 |

| 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 | Jun-17 | 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 | | Lifeguard Outreach Society | Teaching swimming survival | \$ 500.00 |
| 296-17 | Jul-17 | Rock Creek Community Medical Society | Mental health first aid course | \$ 100.00 |
| 296-17 | | Kettle River Seniors Association | Mental health first aid course | \$ 100.00 |
| 296-17 | | Rock Creek Community Medical Society | Canada Day community BBQ | \$ 677.00 |
| 296-17 | | West Boundary Senior Housing Society | Mental health first aid course | \$ 150.00 |
| 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 |
| 351-17 | Sep-17 | Kettle River Food Share Society | Reimbursement for 4 members to attend food safe course | \$ 265.00 |
| 351-17 | | Beaverdell Community Club & Recreation Commission | Reimbursement for 3 members to attend food safe course | \$ 205.00 |
| 351-17 | | Main River Women's Institute | Reimbursement for 1 member to attend food safe course | \$ 60.00 |
| 351-17 | | City of Greenwood | Reimbursement for transportation for Red Cross Swimming Lessons | \$ 2,520.00 |
| Total | | | | \$ 70,842.38 |
| Balance Remaining | | | | \$ 48,254.81 |

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 29, 2017**

A

ELECTORAL AREA 'A'

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

Revenue:

Per Capital Allocation of Gas Tax Grant:

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

TOTAL AVAILABLE FOR PROJECTS

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

Expenditures:

Approved Projects:

| | | | | |
|--------|---|------------|----|------------|
| 2009 | Columbia Gardens Water Upgrade | Completed | \$ | 250,000.00 |
| 2011 | South Columbia SAR Hall | Completed | | 2,665.60 |
| 281-13 | BV Family Park - Solar Hot Water | Completed | | 16,684.00 |
| 451-13 | Beaver Valley Arena - Lighting | Completed | | 69,000.00 |
| 26-14 | LWMP Stage II Planning Process | 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 29, 2017**

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY



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

Revenue:

Per Capital Allocation of Gas Tax Grant:

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

TOTAL AVAILABLE FOR PROJECTS

\$ 688,394.03

Expenditures:

Approved Projects:

| | | | |
|---------|---|----------------------|--------------|
| 8547 | GID - Groundwater Protection Plan | Completed | \$ 10,000.00 |
| 11206 | GID - Reducing Station (Advance)2008 | Completed | 16,000.00 |
| 2009 | GID - Reducing Station (Balance) | Completed | 14,000.00 |
| 2009 | GID - Upgrades to SCADA | Completed | 22,595.50 |
| 2009 | Casino Recreation - Furnace | Completed | 3,200.00 |
| Phase 1 | GID - Pipe Replacement/Upgrades | Completed | 60,000.00 |
| Phase 2 | Looping/China Creek | Completed | 18,306.25 |
| 2012 | Rivervale Water SCADA Upgrade | Completed | 21,570.92 |
| 2013 | Rossland-Trail Country Club Pump | Completed | 20,000.00 |
| 261-14 | Rivervale Water & Streetlighting Utility | Completed | 20,000.00 |
| 262-14 | Genelle Imp. District - Water Reservoir | Completed | 125,000.00 |
| 263-14 | Oasis Imp. District - Water Well | Completed | 34,918.00 |
| | Castlegar Nordic Ski Club (Paulson Cross 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 |
| | 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 |
| | Rossland Historical Museum and Archive Association (Rossland Museum Upgrades) | Funded | 18,750.00 |
| 152-17 | Rossland Historical Museum and Archive Association (Rossland Museum Upgrades) | Pending or Committed | 6,250.00 |
| | Visions for Small Schools Society (Broadband Installation) | Funded | 11,250.00 |
| 296-17 | Visions for Small Schools Society (Broadband Installation) | Pending or Committed | 3,750.00 |

TOTAL SPENT OR COMMITTED

\$ 626,799.33

TOTAL REMAINING

\$ 61,594.70

| 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 29, 2017



ELECTORAL AREA 'E' / WEST BOUNDARY

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

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 |
|------------------------------|----|--------------|

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 | | 9,615.13 | |
| | Kettle River Watershed Study | Pending or Committed | | 8,131.87 | |
| 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 |