

Electoral Area Services Committee

Thursday, April 12, 2018 - 4:30 pm

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

A G E N D A

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

A) **April 12, 2018**

Recommendation: That the April 12, 2018 Electoral Area Services Agenda be adopted as presented.

3. MINUTES

A) **March 15, 2018**

Recommendation: That the March 15, 2018 Electoral Area Services Minutes be adopted as presented.

[Electoral Area Services Committee - 15 Mar 2018 - Minutes - Pdf](#)

4. DELEGATIONS
5. UNFINISHED BUSINESS

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

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

[ToEndOfMarchforApril2018](#)

B) **Bylaw Enforcement Considerations**
RPT-1208

A staff report from Mark Andison, Chief Administrative Officer, providing information regarding the potential for enhanced bylaw enforcement services for the Regional District of Kootenay Boundary.

Recommendation: That the staff report from Mark Andison, CAO, regarding Bylaw Enforcement considerations be received.

[Bylaw Enforcement Considerations - Pdf](#)

C) **"Share Your Ideas for Revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC)"**
<https://engage.gov.bc.ca/agriculturallandreserve/>

6. NEW BUSINESS

A) **Braeden and Melina Black**
RE: Development Variance Permit

1692 Columbia Gardens Road, Electoral Area 'A'
RDKB File: A-1236-05301.010

Recommendation: That the Development Variance Permit application submitted by Braeden and Melina Black to allow for a 2.5 metres side yard and 1.0 metre rear yard variance to construct a garage on the property legally described as Lot 2, Plan NEP4628, DL 1236, KD, Electoral Area 'A' be deferred to allow the applicant to address the concerns raised by the APC.

[2018-04-04 Black DVP EAS](#)

B) **Big Whiskey Guest Ranch**
Brock Pendergraft - Pendergraft Professional Land Surveying Inc.
RE: MoTI Subdivision

12300 Brown Creek Road, Electoral Area 'D'/Rural Grand Forks
RDKB Files: D-3292-07129.005 and D-3292-07132.005

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcels legally described as Lot A, Plan KAP55440, SDYD, and Lot 1, Plan KAP55440, SDYD, Electoral Area 'D'/Rural Grand Forks, be received.

[2018-04-04 Sub Big Whiskey Guest Ranch EAS](#)

C) **David and Diana Veitch**
Chad Nugent - Nugent Contracting and Design
Development Variance Permit

371 Rock Ridge Road, Big White, Electoral Area 'E'/West Boundary
RDKB File: BW-4109s-07909.415

Recommendation: That the Development Variance Permit application submitted by Chad Nugent of Nugent Contracting and Design, on behalf of David and Diana Veitch to allow an increase to the siting exception for the roof and eaves from 0.6 metres to 1.06 metres - a 0.46 metre variance, on the parcel legally described as Lot 3 Plan KAS2476 District Lot 4109s, SDYD, Big White, Electoral Area 'E' / West Boundary, be forwarded to the Regional District of Kootenay Boundary Board of Directors, with a recommendation of support.

[2018-04-05 DVP Veitch EAS](#)

D) **David and Diana Veitch**
Chad Nugent - Nugent Contracting and Design
RE: Development Permit

371 Rock Ridge Road, Big White, Electoral Area 'E'/West Boundary
RDKB File: BW-4109s-07909.415

Recommendation: That the Staff Report regarding the Development Permit application submitted by Chad Nugent of Nugent Contracting and Design, on behalf of David and Diana Veitch to construct a single family dwelling in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Lot 3 Plan KAS2476 District Lot 4109s, SDYD, Big White, Electoral Area 'E' / West Boundary, be received.

[2018-04-05 DP Veitch EAS](#)

E) **Grant in Aid Report**

Recommendation: That the Grant in Aid Report be received.

[2018 Grant in Aid Update as of March 14 Board Meeting](#)

F) **Gas Tax Update**

Recommendation: That the Gas Tax Update be received.

[Gas Tax Agreement EA Committee \(March 31 2018\)](#)

7. LATE (EMERGENT) ITEMS

8. DISCUSSION ITEMS

A) **Occupancy Permits - Director Grieve**

9. CLOSED (IN CAMERA) SESSION

10. ADJOURNMENT



Electoral Area Services Committee

Minutes

**Thursday, March 15, 2018
RDKB Board Room
2140 Central Ave., Grand Forks, BC**

Directors Present:

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

Directors Absent:

Other Directors:

Staff Present:

Mark Andison, CAO
Donna Dean, Manager of Planning and Development
Jennifer Kuhn, Recording Secretary

Guests:

Judy Rosen and Lance Varhanik via phone conference

1. CALL TO ORDER

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

2. **ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)**

March 15, 2018

The agenda for the March 15, 2018 Electoral Area Services Committee was presented. Chair Worley moved item 6(C) Judy Rosen and Lance Varhanik Development Variance Permit Application to item 4(A). Director Gee requested the addition of two late items to the Agenda under item 7 – Communication Budget and Area E/West Boundary APC Issues.

Moved: Director McGregor

Seconded: Director Gee

That the March 15, 2018 Electoral Area Services Agenda be adopted as amended.

Carried.

3. **MINUTES**

February 15, 2018

The minutes of the February 15, 2018 Electoral Area Services Committee meeting were presented.

Moved: Director McGregor

Seconded: Director Gee

That the February 15, 2018 Electoral Area Services Minutes be adopted as presented.

Carried.

4. A) **Judy Rosen and Lance Varhanik**

RE: Development Variance Permit

595 Feathertop Way, Big White, Electoral Area 'E'/West Boundary

RDKB File: BW-4222-07500.950

Donna Dean explained the application for a Development Variance Permit on Feathertop Way at Big White. Two variances are requested: an extension into the 3-metre side yard setback for a closet; and a variance for a retaining wall for an entranceway at the back of the house. The recommendation is to deny: the APC was not in support and

felt the owners purchased the property knowing what the setbacks are and should stick to the setbacks.

Three letters were received from adjacent property owners expressing concerns about skier access and the look and feel of the development.

Director Gee commented that the APC is consistent in its recommendation that setbacks should be complied with. Regarding new buildings – the biggest concern is snow load and where to place the snow.

Lance Varhanik commented that when they purchased the lot, they knew of the setback conditions; that the designer knew of the setback conditions, and said the design was fine and a variance would not be needed.

Moved: Director Russell

Seconded: Director McGregor

That the Development Variance Permit application submitted by Judy Rosen and Lance Varhanik, to allow for a 1.5 metre interior side yard variance – a decrease from 3 metres to 1.5 metres – on the property legally described as Lot 70 Plan KAS3134 District Lot 4222, SDYD, Big White, Electoral Area 'E'/West Boundary, be presented to the Board of Directors with a recommendation to deny.

Carried.

Judy Rosen and Lance Varhanik left the meeting.

5. **DELEGATIONS** – None

6. **UNFINISHED BUSINESS**

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

The Electoral Area Services Committee Memorandum of Action Items for the period ending February 2018 was presented.

Director Gee requested that information packages regarding retail sale of cannabis be prepared for the four Area 'E'/West Boundary areas with zoning.

Moved: Director McGregor

Seconded: Director Russell

That the Memorandum of Committee Action Items be received.

Carried.

B) **Bylaw Enforcement Statistics**

A discussion was held regarding the bylaw enforcement statistics for 2017. The Directors requested bi-annual updates regarding the status of new and ongoing bylaw enforcement files.

Director Gee asked if the Planning Department keeps track of calls outside the RDKB authority. Donna Dean advised that the department keeps track of some of those types of calls but not all.

Director Russell suggested that for those calls that are not in the RDKB's jurisdiction, and an immediate referral to another agency is not clear, that the Planning Department staff can refer these calls to the elected officials.

Director Gee stated that the main category of calls received by her are people wanting to know about building, what they're allowed to do, and complaints received by her are about where vehicles are parked on road rights of way.

Mark Andison reiterated that staff takes complaints that are not in the RDKB's jurisdiction, like a Ministry of Transportation issue, and will contact the appropriate person, as sometimes a ministry can be more responsive to RDKB personnel.

Moved: Director Russell

Seconded: Director McGregor

That the Bylaw Enforcement Statistics Report be received and further that staff provide a biannual report on bylaw enforcement.

Carried.

7. **NEW BUSINESS**

A) **RDCK Electoral Area 'G' Land Use Bylaw Referral RE: Electoral Area 'A'**

RDKB File: C-23

*Page 4 of 8
Electoral Area Services Committee
March 15, 2018*

Donna Dean explained that the Kelly Creek Watershed is in RDCK's Electoral Area 'G' and is a source of drinking water for the Village of Fruitvale and part of Electoral Area 'A'. It is proposed to be designated Environmental Reserve and placed in a development permit area.

If anyone wants to build within 30 metres of the creek, they would have to get an environmental professional to prepare a report.

Director Gee stated there were no restrictions on land use in that area. Donna Dean explained that forestry operations on Crown land would have to adhere to the *Forest and Range Practices Act*.

The Electoral Area 'A' supported the referral and noted that the provincial regulations for forestry practices would protect the watershed.

Moved: Director McGregor

Seconded: Director Russell

That the referral from the Regional District of Central Kootenay for proposed Land Use Bylaw No. 2452 be forwarded to the Regional District of Kootenay Boundary Board of Directors for consideration with a recommendation that the Regional District of Kootenay Boundary supports the provisions in Land Use Bylaw No. 2452 that include measures to protect the Kelly Creek Community Watershed which is a source of drinking water for the Village of Fruitvale and Electoral Area 'A'.

Carried.

B) Evelyn and Allan Uphill

RE: MoTI Subdivision

2704 Nicholson Creek Road, Electoral Area 'E'/West Boundary

RDKB File: E-2704-06737.500

This parcel, which is located northeast of Rock Creek, has no zoning. The owners wish to create one additional parcel.

The proposed parcel line does not cross the ALR boundary.

Moved: Director Gee

Seconded: Director Grieve

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel described as Plan KAP1186 DL 2704, SDYD, Electoral Area 'E'/West Boundary, be received.

Carried.

C) Big White Ski Resort Ltd.

Brent Harley and Associates Inc.

RE: Bylaw Amendment Application

Unsurveyed Crown Land south east of Big White Road and
Black Forest Way, Electoral Area 'E'/West Boundary

RDKB File: BW-4253 Temp

Donna Dean described the location of the subject property in relation to the parcel that was rezoned for staff housing in 2017. Big White Resort has applied to rezone the subject parcel to the R6A Zone and add hostel to the list of permitted uses.

The R6A Zone includes a concession on the covered parking since the zone was created for employee housing. This application is asking for the same concession but staff feels that because this application introduces the commercial use of a hostel this concession should not be included. Staff suggests that the parking requirements in the Zoning Bylaw should be different for the two uses; that is, only include the concession on covered parking if the use is employee housing.

A secondary plan was done for the Black Forest area a number of years ago. Staff has asked for additional information regarding drainage and utilities information since the Plan did not include the subject property.

Director Gee questioned what would stop Big White from making a hostel out of staff housing. Donna Dean explained that local governments can require a bylaw or a covenant on title that requires the property to be kept as staff housing in perpetuity. Director Gee asked if this requirement could be framed so that it is a seasonal requirement that the building could be used as a hostel in summer but not in winter. Donna Dean replied that a requirement for seasonal staffing/summer hostel use could go into a housing agreement. Director Russell questioned if the RDKB has the authority to prescribe who is able to occupy accommodation. Donna Dean explained that there is special provision in the *Local Government Act* with regard to special use housing.

Moved: Director Russell

Seconded: Director McGregor

That the application submitted by Brent Harley and Associates Inc. on behalf of Big White Resort Ltd. to amend the Big White Official Community Plan Bylaw No. 1125 and the Big White Zoning Bylaw No. 1166 to allow for a Hostel on unsurveyed Crown Land south east of Big White Road and Black Forest Way, be deferred until additional information is provided by the applicant.

Carried.

D) Grant in Aid Report

Moved: Director Grieve

Seconded: Director McGregor

That the Grant in Aid Report be received.

Carried.

E) Gas Tax Update

Director Grieve questioned why the Village of Fruitvale Park monies were still pending as the project has been completed. Mark Andison replied that the RDKB has not been invoiced yet. Director Grieve will follow up with Director Cecchini.

Moved: Director McGregor

Seconded: Director Russell

That the Gas Tax Update be received.

Carried.

8. LATE (EMERGENT) ITEMS

A) Communication Budget

Director Gee noticed there were three items in her Communication Budget (002) that should not have been: the APC dinner, town hall meeting expenses and someone else's education fund. There was a Black Press ad that was assigned to hers that was not her expense, and this has been resolved.

The APC dinner receipts can be forwarded to Donna Dean and she will ensure they are assigned to the correct budget.

B) Area E APC Issues

Director Gee commented that Donna Dean had talked to APC and later communicated with APC members and Director Gee; things are in order and thanks to Donna Dean for making the responsibilities and limitations clear to the members.

9. **DISCUSSION ITEMS**

"Share Your Ideas for Revitalizing the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC)" - Director Gee

<https://engage.gov.bc.ca/agriculturallandreserve/>

Director Gee wanted to bring this issue to the meeting to see if the Directors would like a common discussion or would like to provide their thoughts individually. The deadline to provide comments is April 30th.

Director Russell thought that perhaps the best avenue is for everyone to contribute their ideas in the next couple of weeks, and bring them back to the Electoral Area Services meeting in April, which can then go to the Board. The Directors mentioned that there is an information video on the ALR website. Director Russell mentioned the white paper, which is on the same website. After some discussion, it was agreed that digital information gathering might not result in enough information pertinent to the RDKB. Director Gee suggested that this item should be placed on the BAFAAC agenda. The Directors agreed and Donna Dean will place it on the agenda for the next BAFAAC meeting.

10. **CLOSED (IN CAMERA) SESSION**

There was no Closed (In Camera) Session.

11. **ADJOURNMENT**

There being no further business to discuss, Chair Worley adjourned the meeting at 5:25 pm.

**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
Mar. 16/17	New funding streams for projects that don't Qualify for Gas Tax or GIA	CAO Mark Andison (staff) will look into options	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
June 15/17	Service budgets on web	Staff to initiate	IP
Sept. 14/17	George DVP	Sent to Staff to discuss with applicant	IP
Nov. 16/17	Darbyshire (OCP & Zoning Amendments)	Present Bylaws to Board and hold Public Hearing pending ALC decision	IP
Jan. 12/18	Logging in Watersheds	Staff to contact forestry companies operating in the Kelly Creek Watershed to request referrals	IP
	RDKB Swag	Incorporate use of swag into Corporate Communications Plan	IP
	Planning Agreements	Add wording from Agreements to invitations to municipal directors	IP
Feb. 15/18	Preston DVP	Present DVP to Board for consideration	C
	643249 BC/Strege – MoTI Subdivision	Staff forward comments to MoTI and discuss park dedication requirements with applicant	IP
	Browne-Clayton – MoTI Subdivision	Staff work with applicant re park dedication	IP
	Rosen-Varhanik DP	Application was withdrawn	C
	Marijuana Issue	Staff forward information packages to Area A, B, C and E APC's	IP

Tasks from Electoral Area Services Committee Meeting March 15, 2018

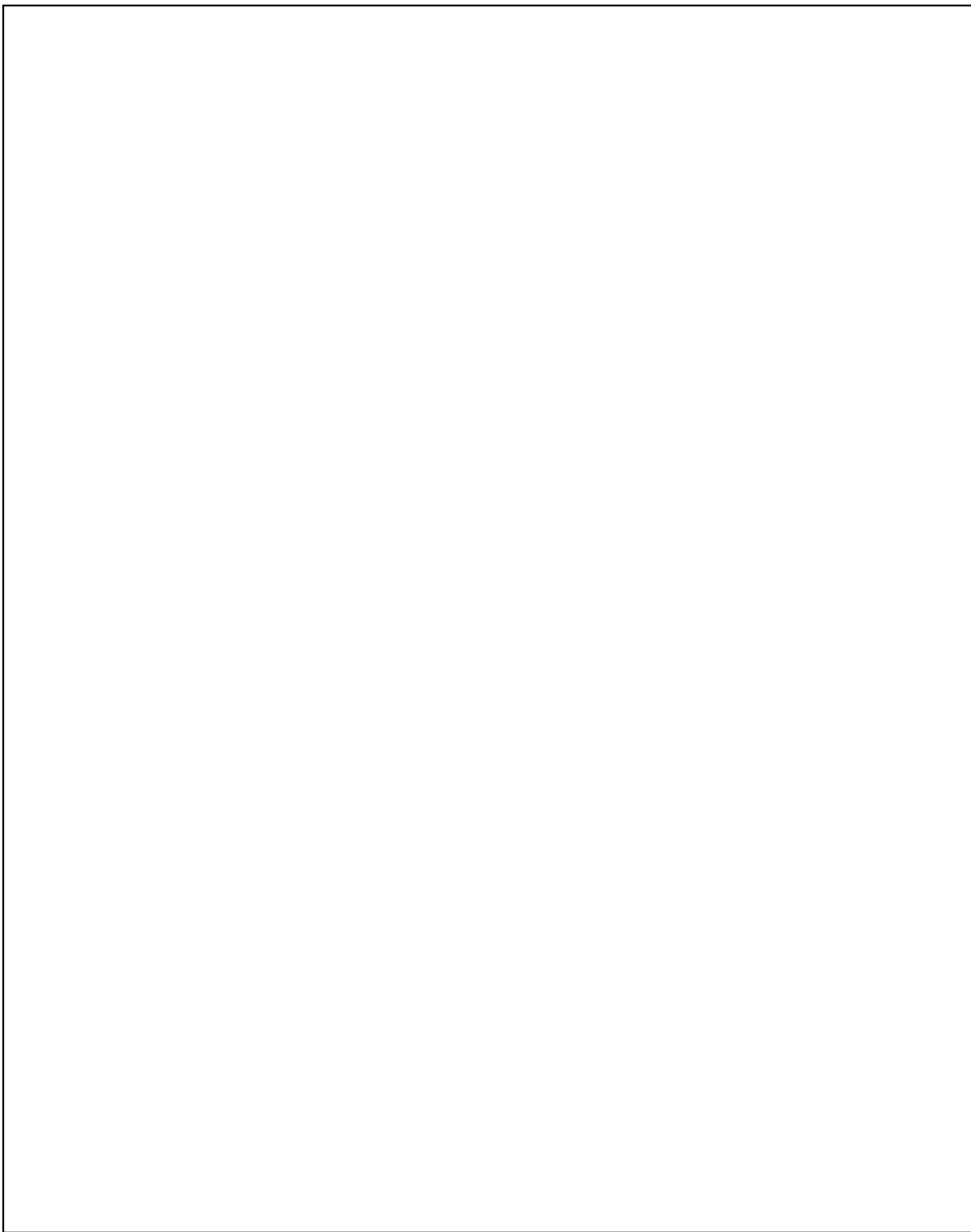
Date	Item/Issue	Actions Required/Taken	Status – C / IP
March 15/18	Bylaw Enforcement Statistics	Staff to create biannual reports to EAS	IP

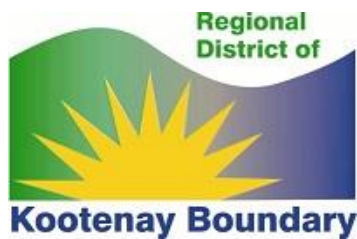
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Memorandum of Committee Action Items

Electoral Area Services to the End of March 2018

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STAFF REPORT

Date: 04 Apr 2018
To: Chair Worley and Electoral Area Services Committee Members
From: Mark Andison, Chief Administrative Officer
Re: Bylaw Enforcement Considerations

File Bylaw Enforcement

Issue Introduction

A staff report from Mark Andison, Chief Administrative Officer, providing information regarding the potential for enhanced bylaw enforcement services for the Regional District of Kootenay Boundary.

History/Background Factors

The purpose of this report is to provide some information for the consideration of the Electoral Area Services Committee regarding bylaw enforcement in the regional district context and some options available to expand the Regional District of Kootenay Boundary's bylaw enforcement capacity.

Current Regulatory Bylaws

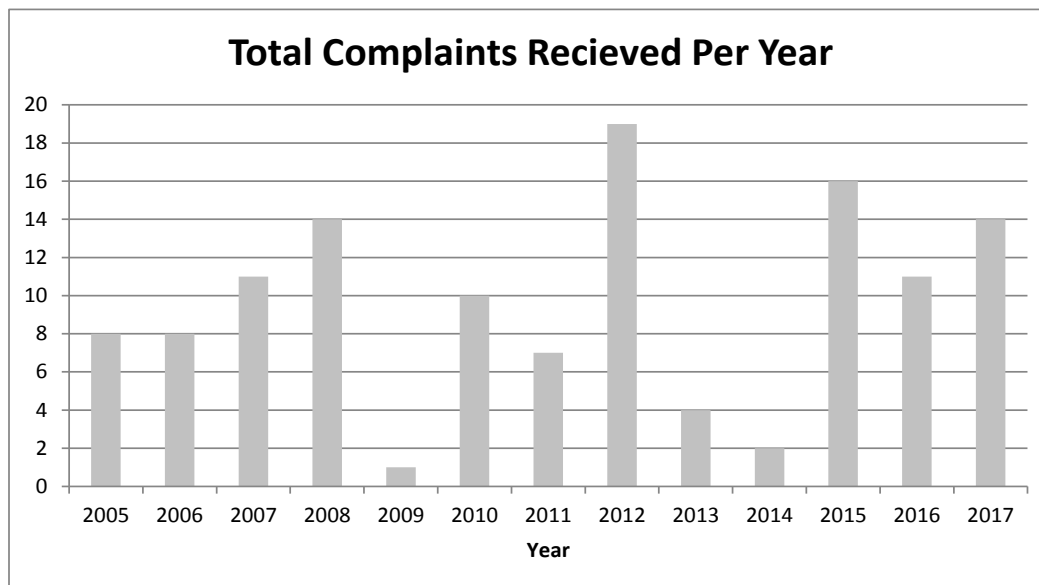
The Regional District is entitled to enforce any regulatory bylaws that it has adopted to levy penalties and/or require compliance with those bylaws. The regulatory bylaws currently in effect in the RDKB that are currently enforceable include:

- Electoral Area 'A' Zoning Bylaw No. 1460, 2014;
- Electoral Area 'B' Zoning Bylaw No. 1540, 2015;
- Electoral Area 'C' Zoning Bylaw No. 1300, 2007;
- Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1299, 2005;
- Electoral Area 'E'/ Big White Ski Resort Zoning Bylaw No. 1166, 2001;
- Electoral Area 'E'/Mount Baldy Ski Resort Zoning Bylaw No. 1340, 2010;
- Electoral Area 'E'/Jewel Lake Zoning Bylaw No. 855, 1995;
- Electoral Area 'E'/Bridesville Townsite Rural Land Use Bylaw No. 1485, 2012;
- Electoral Area 'A' OCP Bylaw No. 1410, 2010 (Development Permit Provisions);

- Electoral Area 'B'/Lower Columbia-Old Glory OCP Bylaw No. 1470, 2012 (Development Permit Provisions);
- Electoral Area 'C'/Christina Lake OCP Bylaw 1250, 2004 (Development Permit Provisions);
- Electoral Area 'E'/Big White Ski Resort OCP Bylaw No. 1125, 2001 (Development Permit Provisions);
- Electoral Area 'E'/Mount Baldy Ski Resort OCP Bylaw No. 1335, 2007 (Development Permit Provisions);
- Regional District of Kootenay Boundary Heritage Designation Bylaw No. 1236, 2004;
- Regional District of Kootenay Boundary Floodplain Management Bylaw No. 677, 1995;
- Regional District of Kootenay Boundary Building and Plumbing Bylaw No. 449, 1985;
- Regional District of Kootenay Boundary Mobile Home Park Bylaw No. 97, 1975;
- Regional District of Kootenay Boundary Electoral Area 'A' and 'B' Dog Control and Licensing Bylaw No. 1117, 2000;
- Regional District of Kootenay Boundary Animal Control Bylaw No. 1550, 2014;
- Big White Noise Control Bylaw No. 1431, 2009
- Solid Waste Management Facilities Regulatory Bylaw No. 1605, 2016

Most of the regulatory bylaws that the RDKB currently has in place are land use bylaws. Bylaw enforcement work is regularly undertaken by Planning Department staff with respect to the various land use bylaws that the department administers. Staff work with property-owners, on a complaint basis, to seek compliance relating to variety of land use matters. The legal tools currently available to the RDKB to penalize non-confirming property-owners, or to achieve compliance, are either long-form prosecution or court-ordered injunction. The tool generally utilized, when all other avenues available to seek compliance have failed, is to pursue a court injunction. If successful, an injunction can result in the non-compliant situation being remedied, whereas a long-form prosecution may simply result in a fine to the property-owner. The threat of the costs and legal consequences associated with the RDKB initiating injunctive proceedings is often sufficient motivation for property-owners to comply with the bylaw.

As shown below, the number of land use bylaw complaints varies from year to year, from a high of 19 complaints received in 2012 to a low of 1 complaint in 2009.



Further information and breakdowns of the land use complaints managed by the Planning Department are included in the attached report from Ken Gobeil, Planner, that was reviewed by the Electoral Area Services Committee at its March meeting.

As the Committee members know, the Building Inspection Department regularly enforces RDKB Building and Plumbing Bylaw No. 449, 1985. There is a statutory tool available to local governments under Section 57 of the Community Charter that provides authority for local governments to register a notice on the title of properties to warn prospective purchasers and interest holders that construction activity has occurred on the property in contravention of a building bylaw. While this tool is intended alert prospective purchasers of problems associated with a property, it also has the effect of facilitating compliance - as it makes it more difficult for the owner to sell the property as purchasers, and the financial institutions that provide mortgage funding to those purchasers, are often reluctant to invest in a non-conforming property.

The two animal control bylaws listed above are also a regular source of bylaw enforcement activity, through the RDKB's two contracted animal control service providers - the BC SPCA in the east end and the Commissionaires in parts of the Boundary. The main enforcement tool available to animal control officers is the impoundment of animals and the fees associated with impoundment. As with other types of regulatory bylaws, the implementation of the Bylaw Dispute Adjudication System will provide animal control officers with a significantly improved bylaw enforcement tool, as they will be able to issue "bylaw notices" with the associated

finest for a range of offenses identified in the animal control bylaws (eg, having a dog off leash in a public space, not picking up after a dog).

Most of the other RDKB regulatory bylaws listed above have very little enforcement demand. The Big White Noise Bylaw is the exception, as there are regularly noise complaints during the winter season at Big White. The RDKB's current community security contractor appears to have been fairly successful in achieving compliance with noisy occupiers of residences simply by notifying them of the noise bylaw and requesting compliance. A regular security presence and monitoring appears to be working, in most cases.

Potential Regulatory Bylaws

There is a range of other regulatory bylaws that the RDKB may wish to consider adopting, if it is deemed that there is a need to regulate those issues. Many of these fall under Part 9, Division 6 of the Local Government Act - Noises, Nuisances, and Disturbances. For any of these issues to be regulated, the RDKB would first need to establish a service specifically for the control of those issues, as was done with the adoption of the Big White Noise Control Service Establishment Bylaw No 1386, 2008. Once a service establishment bylaw is adopted, the Regional District would have the authority to regulate and enforce bylaws enacted under that service. Typical bylaws would be noise control bylaws, unsightly premises bylaws, nuisance bylaws (controlling smoke, dust, odour, etc.), and fireworks bylaws. The assent of electors is required to establish any of these regulatory services. Once a service establishment bylaw is adopted, the Board would then have to turn its attention to drafting and adopting a regulatory bylaw which, once adopted, would be enforceable.

Implications

Electoral Area Services Committee members have expressed an interest in improved bylaw enforcement. The Bylaw Dispute Adjudication System, when implemented, will provide the Regional District with a significantly improved tool for enforcing regulatory bylaws. But, the system will apply only to those regulatory bylaws that we currently have in place (above). If there is an interest in enacting additional regulatory bylaws that control noise, unsightly premises, and nuisances, the Board will be required to seek the assent of electors to adopt new service establishment bylaws relating to those new regulatory services.

Attached to this report (below) is some information from some neighbouring regional districts websites that outline their bylaw enforcement programs including the bylaws that are managed by their bylaw enforcement staff. Also below, for information purposes, are the results of a survey conducted by Comox Valley Regional District of other regional districts' approaches and experiences relating to noise control bylaws.

One notable point in looking at other regional districts' bylaw enforcement programs is that they all appear to have dedicated bylaw enforcement staff to coordinate their bylaw enforcement programs. Resourcing of the Regional District's bylaw enforcement program will need to be a key consideration as we look at options for improving the level of service, particularly if there is an interest in expanding the regulatory bylaws that the RDKB administers to include noise bylaws, unsightly premises bylaws, etc.. Currently, the bylaw enforcement work that is done by staff is largely secondary to other primary responsibilities of their work.

The implementation of the Bylaw Dispute Adjudication System will provide significantly improved bylaw enforcement tool for all of the Regional District's regulatory services. The ability to issue bylaw notices, with the associated fines, will constitute a powerful bylaw enforcement tool. However, there will need to be someone dedicated to coordinating the system (delivering notices, establishing timelines, acting as the screening officer, referring contested notices to an adjudicator, drafting compliance agreements, etc.).

Advancement of Strategic Planning Goals

Reviewing considerations associated with improving the Regional District's approach to bylaw enforcement advances the Board's strategic goal of "...continuing to focus on good management and governance."

Background Information Provided

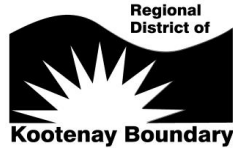
1. Bylaw Enforcement Statistics Staff Report from Ken Gobeil, Planner, March 9, 2018
2. RDCK Bylaw Enforcement and Dog Control Information (from website)
3. RDOS Bylaw Enforcement Information (from website)
4. RDEK Bylaw Enforcement Information (from website)
5. Comox Valley Regional District Survey Results Regarding Regional District Noise Bylaws

Alternatives

1. Receive staff report.
2. Receive staff report and provide direction for further action.

Recommendation(s)

That the staff report from Mark Andison, CAO, regarding Bylaw Enforcement considerations be received.



ELECTORAL AREA SERVICES (EAS) COMMITTEE STAFF REPORT

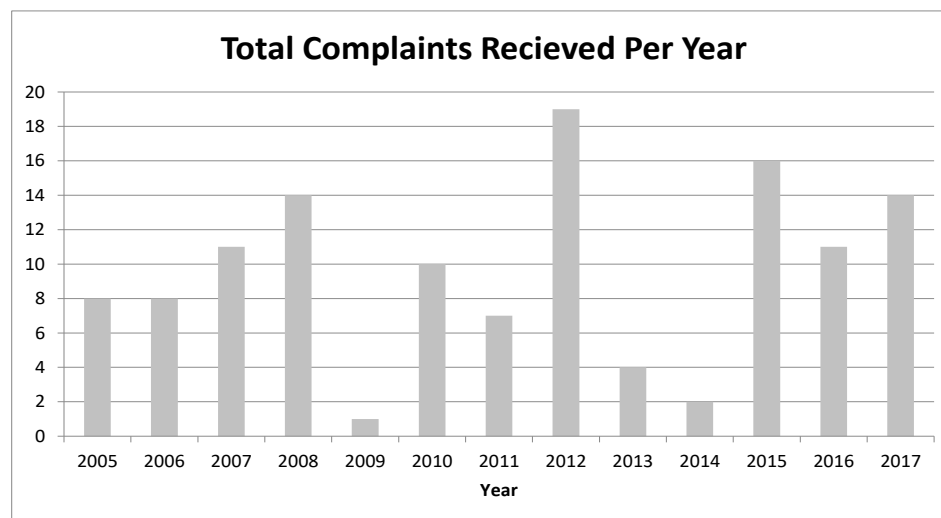
Date:	March 9, 2018	File #:	—
To:	Chair Worley and Members of the EAS Committee		
From:	Ken Gobeil, Planner		
RE:	Bylaw Enforcement Statistics		

ISSUE INTRODUCTION

The Planning and Development Department has been asked to provide an overview of the bylaw enforcement statistics to date. The work plan presented some preliminary information regarding the number of files handled in 2017 while this report provides greater detail. The Planning and Development Department is responsible for bylaw enforcement as an ancillary role to regular planning responsibilities. This summary does not include 2018 complaints or building bylaw enforcement.

PER YEAR COMPLAINTS

Bylaw enforcement is based off of complaints, or a request basis. Staff do not patrol areas looking for non-compliance issues. The chart below shows the number of complaints received per year between 2005 and 2017:



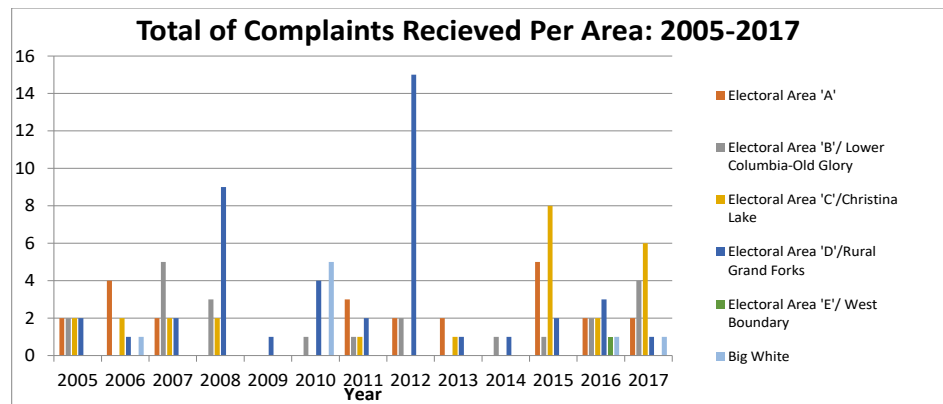
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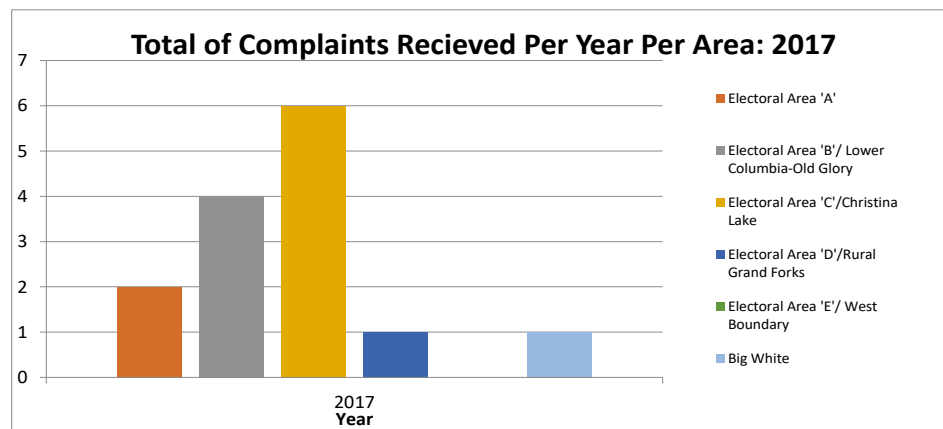
Recent trends indicate a regular increase in the complaints received. Since 2015 there have been an average of 14 complaints per year. Prior to 2015 an average of 7 complaints per year were received, although the lower average may be caused by 2009, and 2013-14, which are considerably lower than all other years.

ELECTORAL AREAS

The number of complaints received per electoral area are fairly balanced, Electoral Area 'D'/Rural Grand Forks has received the most complaints. This is largely due to a higher than average number of complaints in 2008, and 2012. Electoral Area 'E'/West Boundary has no zoning for much of its area, and as a result, the RDKB does not receive many complaints that we can enforce. Unenforceable complaints are not tracked.



In 2017, Electoral Area 'C'/Christina Lake received the most complaints.



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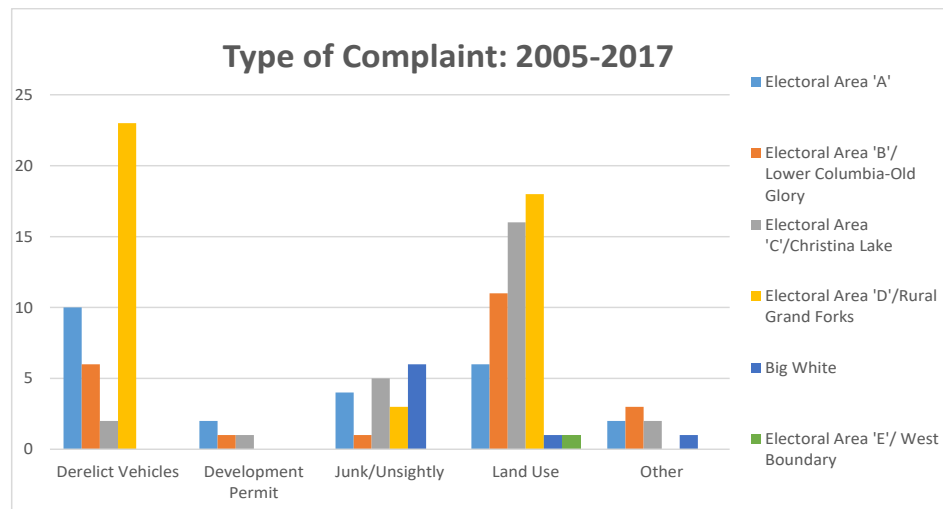
TYPES OF COMPLAINTS

Complainants often share multiple concerns when they contact staff. The primary concerns raised can be characterised into 5 different categories. These categories are:

Complaint	Definition
Derelict Vehicles	Unlicensed vehicles parked on a property
Development Permit	An activity or structure not compliant with the terms of a development permit or variance
Junk/Unsightly*	A property storing waste and refuse, or one that is in disrepair or unsightly
Land Use	A use of a property that is not permitted
Other	Other complaints not covered by the categories above

*Unsightly properties are not enforceable with current bylaws. However, upon further investigation of a property, it may be that the principal use of that property is not permitted or other aspects of the zoning bylaw are non-compliant.

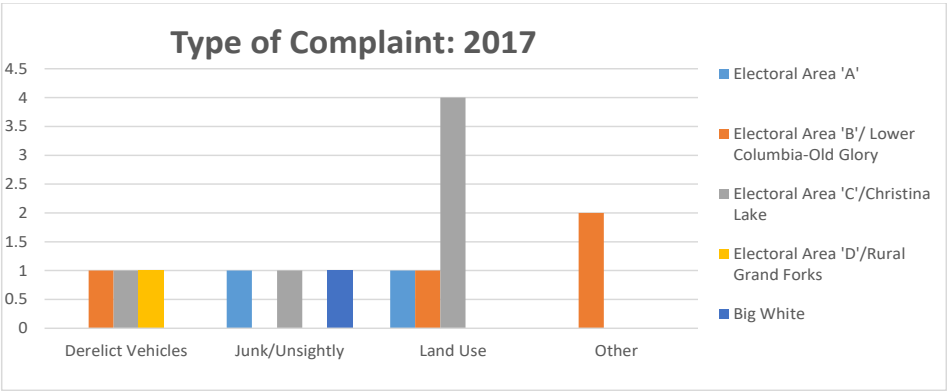
Often the additional concerns that are raised are not enforceable by the Regional District (such as issues of provincial jurisdiction, vehicle noise, and trespassing) but are added to support or justify their request. All complaints are addressed by staff, even to inform the complainant of the correct path for registering complaints outside of our jurisdiction. A single complaint may require follow up regarding multiple items. The common complaints received are:



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Some complaints may fit into multiple categories; these are assigned to the category the primary concern is most affiliated with. These complaints were not recounted. In 2017 land use complaints in Christina Lake were the most common.

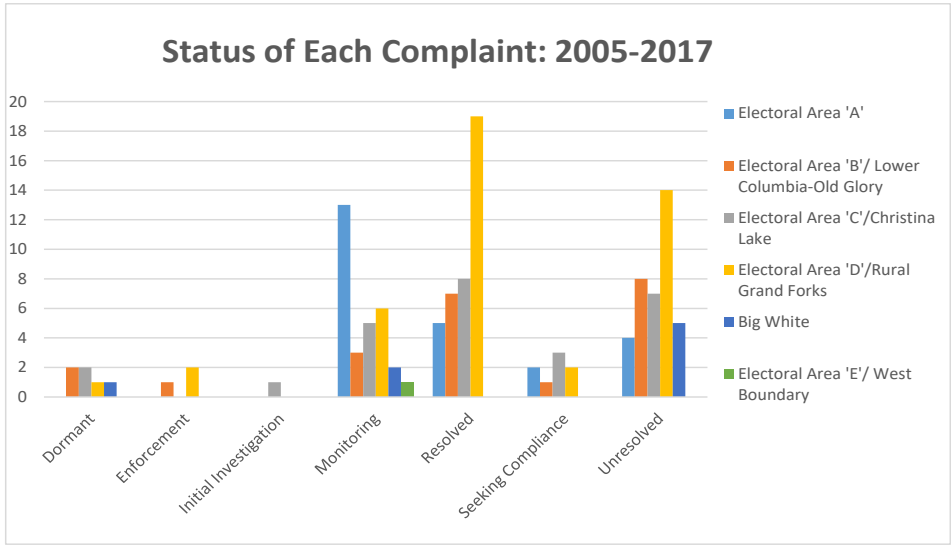


STATUS OF COMPLAINTS

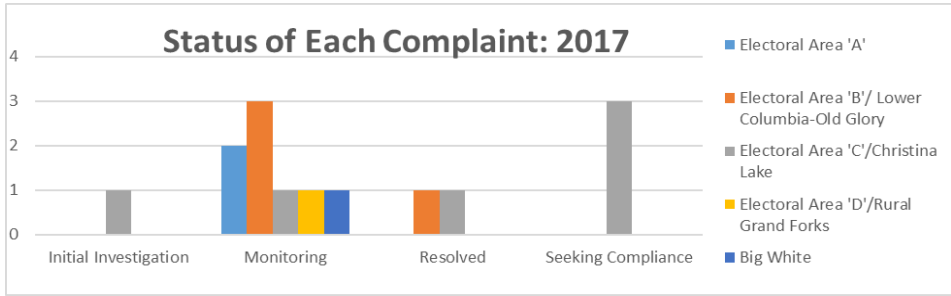
Each complaint is in a separate stage of completion. The goal of each complaint is to have it resolved. However, given time, resources and other restraints, many complaints can remain unresolved for extended periods. The stage of completion is given a specific status to outline status given to each file include:

Status	Definition
Initial Investigation	Collecting information up to first site visit
Seeking Compliance	Letters phone calls and site visits
Monitoring	Occasionally observing property for updates
Enforcement	RDKB has sent an official order, or RDKB has obtained legal advice for the non-compliance.
Dormant	No additional complaint or action has been taken (first 5 years)
Unresolved	Inactive for over 5 years, no action being taken by the non-compliant party or pursued by the RDKB
Resolved	Compliance was achieved

Due to limited resources, a complaint that is within the monitoring stage may be resolved. However, it might not be possible to confirm right away. In particular, some files require site inspections that are weather dependant.



In 2017 most complaints received are currently in the monitoring stage and many of these may be able to be resolved upon further investigation.



4/4/2018

Bylaw Enforcement & Dog Control | Regional District of Central Kootenay



REGIONAL DISTRICT OF
CENTRAL KOOTENAY

Representing Diverse Communities in the Kootenays

Bylaw Enforcement & Dog Control

This page contains information about the following Bylaw Enforcement related items: [Overview](#), [Complaint Anonymity](#), [General Information](#), [Dog Control](#), [Municipal Ticketing Information](#), [Bylaw Enforcement Notice and Dispute Adjudication System](#), [Frequently Asked Questions](#) and [How to Reach Us](#).

Overview

Our Bylaw Enforcement Officers are responsible for enforcing RDCK bylaws, including those regulating Unightly Premises, Noise, Zoning and Soil Removal & Deposit (where such bylaws are in place).

For Electoral Areas A, B and C (Creston Valley), Bylaw Officer Taylor Savage can be reached at our Creston Office, 531B - 16th Ave S., or at 236-532-2018 (toll free: 833-223-2663) (tsavage@rdck.bc.ca). For more information about Creston Valley Bylaw Enforcement services, click [here](#) [PDF - 130 KB].

Bylaw enforcement action will be initiated:

- upon receipt of a signed complaint (letter, petition, verified fax or email, or complaint form);
- upon request of a Regional District Director; or
- upon receipt of a staff report relative to a possible bylaw infraction.

NOTE: Noise complaints require two independent complainants

Complainant Anonymity

Complainant information is considered confidential and will not be released to the person whose property is being investigated, unless under an order by the Provincial Freedom of Information Act. Each request is looked at individually and decisions may vary accordingly.

General Information

Not all regulatory bylaws are in effect region-wide. For instance, at this time:

- **UNSLIGHTLY PROPERTY BYLAWS** are in place in Electoral Areas B, C, E, F, G, I, J and K, but, not in Electoral Areas A, D, or H. However, in some cases, there are provisions under certain Zoning bylaws that can address concerns of this nature, IE: storage of derelict vehicles. [Unightly Property Bylaw No. 1687, 2004 \(consolidated\)](#). [PDF - 593 KB]
- **ZONING** is in place as follows:
 - Areas C, F, I, J and K in their entirety;
 - Portions only of Electoral Area A, B, C, D and G;
 - No zoning in place in Areas E and H;[See Zoning bylaws page](#)
- **NOISE BYLAW** is in effect in Electoral Areas A, C, E, F, G and J; [Noise Control Bylaw No. 2440, 2015 \(consolidated, 2063\)](#) [PDF - 187 KB]

<http://www.rdck.ca/EN/main/services/bylaw-enforcement-animal-control.html>

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Bylaw Enforcement & Dog Control | Regional District of Central Kootenay

- **SOIL REMOVAL and DEPOSIT BYLAW** in Areas I and J;
[Soil Removal and Deposit Bylaw No. 1183, 1996 \[PDF - 98 KB\]](#)
- **NUISANCE BYLAW** in Areas C, E, F, G and J.
[Nuisance Bylaw No. 2043, 2009 \[PDF - 136 KB\]](#)

Dog Control Bylaws

Animal Control bylaws are in place in 'defined areas' of Electoral Areas I, J and K and all of Areas E and F only.

- Areas E & F contact **Pamela Guille (contractor)** - (250) 505-8112, dogcontrolofficer@gmail.com
- Areas I & J contact **Pamela Guille (contractor)** – (250) 365-9463, dogcontrolofficer@gmail.com
- Area K contact **Jackie Kilburn (contractor)** - (250) 265-1580

[Dog Control, Bylaw No. 2387, 2014 \(Electoral Areas E and F\) \[PDF - 1 MB\]](#)

[Dog Control, Bylaw No. 2388, 2014 \(portions of Electoral Areas I and J\) \[PDF - 1.1 MB\]](#)

[Dog Control, Bylaw No. 2389, 2014 \(specified Electoral Areas of K\) \[PDF - 1.2 MB\]](#)

Municipal Ticketing Information System

The Regional District Board at its August 21, 2014 meeting adopted the new Municipal Ticketing Information Bylaw No. 2423, 2014 to enhance the Municipal Ticketing System within the Regional District of Central Kootenay.

[Municipal Ticketing Information System Bylaw No. 2423, 2014 \(consolidated 2499\) \[PDF - 1.1 MB\]](#)

Bylaw Enforcement Notice and Dispute Adjudication System

The Regional Board at its February 12, 2015 meeting adopted the Bylaw Enforcement Notice and Dispute Adjudication System Bylaw No. 2423, 2015 to have any issued fines addressed in a timely manner. The bylaw also has incorporated a Compliance Agreement where persons who were issued a fine can enter into an agreement to bring any outstanding issues into compliance at which time the fines issued may be waived.

[Bylaw Enforcement Notice and Dispute Adjudication System Bylaw No. 2441, 2015 \(consolidated 2500\) \[PDF - 1.6 MB\]](#)

Frequently Asked Questions (FAQ)

Read [FAQ about Bylaw Enforcement](#)

How To Reach Us

Grace Allen

Team Leader, Bylaw Enforcement

250-352-8174

gallen@rdck.bc.ca

Pamela Guille

Bylaw Enforcement

250-352-8159

pguille@rdck.bc.ca

Regional District of Central Kootenay

Box 590, 202 Lakeside Drive

Nelson, B.C. V1L 5R4

<http://www.rdck.ca/EN/main/services/bylaw-enforcement-animal-control.html>

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Bylaw Enforcement: RDOS - Regional District of Okanagan-Similkameen



Departments

[Development Services > Bylaw Enforcement](#)

Bylaw Enforcement

Zoning Bylaw/Land Use Complaints (Electoral Areas, A, C, D, E, F and H only):

All complaints must be in writing and signed. Contact information for the complainant must be provided and is kept confidential to protect the identity of the complainant. There are currently no criteria as to who may lodge a complaint. All zoning bylaws are posted online and we encourage you to review the bylaw applicable to your area to ensure that you are aware of zoning restrictions that apply to your property and those of your neighbours.

[Electoral Area "A" Osoyoos Rural Zoning Bylaw](#)

[Electoral Area "C" Oliver Rural Zoning Bylaw](#)

[Electoral Area "D" Kaleden-Apex Southwest Sector Zoning Bylaw](#)

[Electoral Area "D" East Skaha, Vaseux Zoning Bylaw](#)

[Electoral Area "E" Naramata Area Zoning Bylaw](#)

[Electoral Area "F" Okanagan Lake West/West Bench Zoning Bylaw](#)

[Electoral Area "H" Princeton Rural Zoning Bylaw](#)

Untidy and Unightly Premises Bylaw (Electoral Areas C, D, E, F and G only):

All complaints must be in writing and filed on the appropriate form which can be downloaded from our website. All complainants must be willing to appear as a witness in the event the matter proceeds to enforcement in the courts. Criteria for filing a complaint differ between areas and are as follows:

Area C: Four (4) unrelated complainants from within Electoral Area C or the RCMP; OR 1 complaint where the complainant is directly impacted, and located within 30 metres from the subject property.

[Complaint Form, Electoral Area C](#)

Area D: Three (3) unrelated complainants from within the Electoral Area D.

[Complaint Form, Electoral Area D](#)

Area E and Area F: Two (2) unrelated complainants where the complainants are directly impacted and located within 30 metres of the subject property.

[Complaint Form, Electoral Area E and F](#)

Area G: Two (2) unrelated complainants within the Electoral Area.

[Complaint Form, Electoral Area G](#)

We suggest that you review the standards of "untidy/unightly" as set out within the bylaw to determine that the property that you wish to complain about meets these standards. In addition, take a look at surrounding properties in the vicinity prior to lodging your complaint. The Bylaw Enforcement Officer considers this when making a determination as to whether the property is untidy or unsightly.

Untidy and Unightly Premises - Bylaws

[Electoral Area "C" Oliver Rural, Bylaw 2393, 2007](#)

[Electoral Area "D" - Kaleden/Okanagan Falls, Bylaw No. 2326, 2004](#)

[Electoral Area "E" - Naramata, Bylaw No. 2391, 2006](#)

[Electoral Area "F" - Okanagan Lake West/West Bench, Bylaw 2438, 2008](#)

[Electoral Area "G" - Keremeos Rural/Hedley, Bylaw No. 2521, 2010](#)

[Electoral Area "H" - Princeton, Bylaw No. 2637, 2013](#)

Noise Control (Areas C, D, E and F):

<http://www.rdos.bc.ca/departments/development-services/bylaw-enforcement/>

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Bylaw Enforcement: RDOS - Regional District of Okanagan-Similkameen

Is your neighbour, or a dog, making noise which disturbs the quiet peace, rest, enjoyment, comfort or convenience of the neighbourhood or in the vicinity? Are contractors waking you up too early or are they working too late? Check out the bylaw online and see if they are breaking this bylaw. If so, call our Bylaw Enforcement Officer on contract 24/7 at 250-492-0911.

Noise Control Bylaws

[Electoral Area "C" - Oliver Rural, Bylaw 2397, 2007](#)

[Electoral Area "D" - Kaleden/OK Falls/Apex, Bylaw 1527.01, 2007](#)

[Electoral Area "E" - Naramata, Bylaw 2386, 2006](#)

[Electoral Area "F" - Okanagan Lake West/West Bench, Bylaw No. 1526, 1994](#)

[Electoral Area "H" - Princeton, Bylaw 2628, 2013](#)

Contact the RDOS Bylaw Coordinator if you have any concerns about this service.

Animal Control (Areas A, B, C, D, E, F and G):

All calls and complaints with respect to animals at large are fielded by calling 1-250-490-4113 and complaints can be emailed to raylwin@rdos.bc.ca. All dogs 24 weeks of age or older require that the owner obtain a dog tag. Dogs must be on a leash in all public places. Dogs found at large (not under control of the dog owner) may be impounded or a ticket/fine issued. All impoundment fees must be paid and the dog must have a current dog tag prior to being released.

[Dog License Application](#)

Animal Control Brochure

Animal Control Bylaws

[Electoral Area "B" and "G" Animal Control bylaw No. 2763, 2017](#)

[Electoral Area's "A" "B" "C" "D" "E" "F" and "G"- Dog Control Bylaw No. 2671](#)

Contact the RDOS Bylaw Coordinator if you have any concerns about this service.

Bylaw Enforcement Coordinator: 250-490-4130

Noise Complaints: 250-492-0911

Dog Control: 250-490-4113

[BYLAW NOTICE ENFORCEMENT BYLAW NO. 2507, 2010](#) - consolidated July 7, 2016

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Bylaw Enforcement | RDEK



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Bylaw Enforcement

The main drive behind the RDEK's Bylaw Enforcement Program is to seek compliance with our bylaws. Our Compliance Officer, Debbie Pighin is responsible for enforcing Regional District Regulatory Bylaws, including but not limited to:

- Nuisances and Unsightly Premises
- Noise Control
- Zoning
- [Special Events](#)

In addition, she enforces the Building Bylaw and Weed Control Bylaw in cases of non-compliance.

Making a Complaint

All complaints must be made in writing to the Compliance Officer, Debbie Pighin. To make a complaint, you can print off the appropriate form below, fill it out, and mail, fax or email it to dpighin@rdek.bc.ca. For other complaints, please submit a letter. *Note: you will need Acrobat Reader to view the following files.*

Forms:

- [Noise Complaint Form](#)
- [Unsightly Premise/Nuisance Complaint Form](#)

Bylaws:

- [Bylaw 2750 - Nuisance, Rubbish, and Unsightly Property](#)
- [Bylaw 1396 - Noise Regulation](#)

<http://www.rdek.bc.ca/departments/bsp/bylawenforcement/>

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Bylaw Enforcement | RDEK

Mapping &
AddressingPlanning &
Development

- [Bylaw 1735 - Building Regulation Bylaw](#)

Frequently Asked Questions

Will My Neighbour Find Out I'm Reporting Him/Her?

Many people are concerned about this issue. Although complaints must be made in writing, all complaints are confidential. The Compliance Officer requires your contact information to follow up, to get more details and keep you informed about the progress of a file. If you are concerned about your privacy, we will be happy to take you through the process step by step.

How Do I Know If You Can Help Me?

If you are having a problem that you think falls into one of the above categories, please email Debbie Pighin, Compliance Officer or call the RDEK office in Cranbrook at 489-2791 or toll-free 1-888-478-7335. We will review your information and let you know whether or not there is anything the RDEK can do to assist you.

I'm Having a Problem With a Dog in My Neighbourhood. Can You Help?

Noise from barking dogs falls under the Noise Control Bylaw in all areas of the Regional District. The Regional District also provides dog control services in Electoral Areas F and G. However, if you are having a problem with what you consider to be a vicious dog in any of the other electoral areas, contact Damien Richard to find about provincial legislation that allows the police to take action.

What Happens After I Make a Complaint?

Once a complaint has been submitted in writing, you will likely be contacted to confirm details. If the file requires the action of the Compliance Officer, she begins the process of trying to reach a resolution. The most important step in the process is the first step which involves the public writing or faxing to bring the problem to our attention. Our Compliance Officer, Debbie Pighin, can be e-mailed at dpighin@rdek.bc.ca or faxed at 250-489-1287. If you would like, contact the office at 489-2791 or 1-888-478-7335. All complaints remain confidential.

<http://www.rdek.bc.ca/departments/bps/bylawenforcement/>

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Noise Bylaw Research Results

Participants: Squamish-Lillooet Regional District
 Comox Valley Regional District
 Regional District of East Kootenay
 Regional District of Central Okanagan
 Regional District of North Okanagan
 Cowichan Valley Regional District
 Fraser Valley Regional District

Does your Regional District currently have a Noise Control and/Good Neighbour Bylaw in effect?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes

Electoral Areas covered by this Bylaw:

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
3 out of 4	3 out of 3	n/a	6 out of 6	2 out of 2	5 out of 5	9 out of 9	1 out of 8

Population of electoral areas covered by this Bylaw (numbers reflect total population for all electoral areas covered by this Bylaw)

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
5,989	22,165	n/a	56,600	5,442	18,250	86,000	1,614

Bylaws were established in:

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
2011*	2000	Repealed by Board in 2016	1998	1990	1981**	1987	1989

*Area "D" 2011, Area "C" 2015, Area "B" 2016

**Bylaw 415 est. 1984, Bylaw 603 est. 1988, Bylaw 908 est. 1990, Bylaw 2551 est. 2013

Provide a short comment on the effectiveness of the bylaw:

Squamish-Lillooet	-provides a starting point for discussion towards resolving complaints -bylaw enforcement notice promotes working towards a resolution in most cases -bylaw is effective in dealing with noise complaints and frivolous complaints
Comox Valley	n/a
Mount Waddington	-for the most part, it seems to be fairly effective -pet owners deny there is an issue with barking dogs -pet owners are unwilling to find a way to deal with the issue as they don't believe there is an issue with their dogs but with the neighbours
East Kootenay	-action is taken on very few complaints because of our approach of reconciliation between neighbours -enforcement area is a vast rural area involving many large holdings which limits the amount of noise people experience
Central Okanagan	-the RDNO Board Policy states that "2 or more complaints need to be received prior to responding to complaints of excessive noise"
North Okanagan	-useful as a deterrent mostly -has a decibel reader which can be used
Cowichan Valley	-the policy associated with the bylaw permits staff flexibility of enforcement of frivolous complaints and neighbour vs neighbour disputes
Fraser Valley	

Is the Bylaw beneficial to have this tool in your toolkit in relation to enforcement?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
Yes	Yes	n/a	Fairly effective	Yes	Yes	Yes	Yes

Do you have a policy on bylaw enforcement?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
Yes	Yes	n/a	Yes	No - pending 2017	Yes	Yes	Yes
Bylaw 1447	Not provided		Resolution No. 29102		Policy No. 66014	Bylaw Compliance and Enforcement Policy	Bylaw 0799

Bylaws/Enforcement Policies – attached

Is there an associated Municipal Ticket information bylaw in effect?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
No	Yes	No	No	Yes	Yes	Yes	No

Does your Regional District utilize the Bylaw Adjudication Program?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
Yes	No	Information not provided	No	Yes	No	No	Yes

If so, are your bylaw enforcement officers the sole designates for issuing tickets?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
No	No	n/a	No	No	No	No	Yes

Is the RCMP designated to issue tickets?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
Yes	Yes	n/a	No	Yes	Yes	Yes	Yes

Is the RCMP actively issuing tickets on noise (or Good Neighbour) bylaw offences?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
No	Seldom	n/a	No	No	No	Rarely	No

What are the challenges faced in enforcing a Noise and/or Good Neighbour bylaw in your jurisdiction?

Squamish-Lillooet	-in rural areas, property owners host civic events that cause disturbances to neighbouring residents -majority of complaints generally involve late-night or early-morning hours
Comox Valley	-verifying the complaints as there is usually underlying disputes (with noise and dogs) -do not have contractors to deal with these compliance issues
Mount Waddington	-having special bylaws for specific areas should be done as part of service bylaw as these types of regulatory bylaws create an extra burden on staff resources -need to pay for the resources to properly enforce them
East Kootenay	-most offences happen at night or on weekends; no way to verify the complaints -having more than one complainant raising an issue
Central Okanagan	-obtaining adequate evidence from the complainants who are opposed to keeping a record of dates and times of the infractions -having cooperation from the complainant to go before an Adjudicator
North Okanagan	-usually happenings when office is closed, evenings and weekends -sound-sensitive individuals in the community
Cowichan Valley	-subjectivity of the call, drunken parties may not be the appropriate time to issue a MTI -neighbour issues include lighting, noise from engines/machinery, music
Fraser Valley	-staff hours are not the usual hours for noise nuisance -complainants unwilling to provide their own contact information -complainants want active enforcement (not complaint basis)

Are changes to a Noise and/or Good Neighbour Bylaw anticipated (ie, to remove any impractical sections and/or sections that are difficult to enforce)?

Squamish-Lillooet	Comox Valley	Mount Waddington	East Kootenay	Central Okanagan	North Okanagan	Cowichan Valley	Fraser Valley
No	Information not provided	n/a	Only if ticketing proceeds	No	Yes	Yes	No

Provide an example (good or bad) of a particularly troublesome/repetitive type of complaint that was (or was not) effectively dealt with through the Noise and/or Good Neighbour Bylaw:

Squamish-Lillooet	-residence operating as an Air B&B (weekly/nightly rental) with various people occupying the home, police attended on numerous occasions and is not the same people creating the noise; the positive aspect is that the ticketing process is directed towards the registered owner, rather than those that have rented the property, since RCMP were provided with tickets there has been a noticeable improvement, complaints decreased; no ticket was issued, however, communications in relation to the ticketing system being in place were held with the property owner
Comox Valley	Information not provided
Mount Waddington	n/a
East Kootenay	Barking dogs – hard to deal with
Central Okanagan	-one complainant with a lengthy history of badgering her neighbours had complaints that were often unfounded. -the noise bylaw requires “persons” in the vicinity to be disturbed, we do not action on a sole complaint, we state she will need a second complainant to validate her complaint
North Okanagan	-complaints of sound from motorbikes, ATVs, snowmobiles etc, is difficult if the factory exhaust systems have not been modified -what is excessive?
Cowichan Valley	-high powered spotlight that was aimed at a neighbour’s property in response to children playing in the garden; no regulation to enforce aiming the light to hit the property line or prevent it being left on all night
Fraser Valley	-the bylaw/policy supports stratas to utilize their own authority -in an effort to avoid becoming involved in civil disputes, a minimum of two complaints from two different complainants will be required prior to investigating a noise or disturbance

How many bylaw enforcement officers are on staff at your Regional District?

Squamish-Lillooet 1 (part-time)	Comox Valley 2	Mount Waddington Information not provided	East Kootenay 1	Central Okanagan 1	North Okanagan 1	Cowichan Valley 2	Fraser Valley 2
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Organizational Charts (provided by some Regional Districts) - attached

What is the annual budget for bylaw enforcement?

Squamish-Lillooet \$37,000	Comox Valley \$518,160	Mount Waddington Information not provided	East Kootenay \$107,000	Central Okanagan \$8,000 (for Noise only)	North Okanagan \$125,000	Cowichan Valley \$400,00	Fraser Valley \$161,550
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ELECTORAL AREA SERVICES (EAS) COMMITTEE STAFF REPORT

Date:	April 4, 2018	File #:	A-1236-05301.010
To:	Chair Worley and Members of the EAS Committee		
From:	Ken Gobeil, Planner		
RE:	Development Variance Permit Application		

ISSUE INTRODUCTION

The RDKB has received an application for a Development Variance Permit for the placement of a garage in the rear corner of 1692 Columbia Gardens Road, in Electoral Area 'A' (see Site Location Map; Subject Property Map; Applicant Submission).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	Braeden and Melina Black
Location:	1692 Columbia Gardens Road
Legal Description:	Lot 2, Plan NEP4628, DL 1236, KD
Area:	688 square metres (0.17 acres)
Current Use(s):	Single Family Dwelling
Land Use Bylaws	
OCP Bylaw No. 1410	Rural Residential 1
DP Area	NA
Zoning Bylaw No. 1460	Rural Residential 1 (R1)
Other	
ALR:	NA
Waterfront / Floodplain	NA

The subject property is adjacent to the Village of Fruitvale on the east side of Columbia Gardens Road near the intersection of Columbia Gardens Road and Tamarac Road. There is one dwelling and a small shed on the property (see Site Location Map; Subject Property Map). This property is within the Fruitvale Planning Agreement Area.

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PROPOSAL

The applicant is proposing to place a 63 square metre 2-car garage in the south-east corner of the property. The application requests that the walls of the building be placed 1 metre from the rear and interior side property lines and the proposed roof overhang will be 0.5 metres beyond the walls (see Applicant's Submission). The requested variances are as follows:

- To decrease the interior side setback for an accessory building from 3.0 metres to 1.0 metres – a 2.0-metre variance
- To decrease the rear yard setback for an accessory building from 1.5 metres to 1.0 metres – a 0.5-metre variance.

The siting exceptions in section 307.3 of the Zoning Bylaw will apply to the roof overhang because the proposed protrusion into the setback is less than 0.7 metres as noted in the bylaw.

IMPLICATIONS

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

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

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

- a) Two hardships were identified by the applicants:
 1. The placement of this building in the back corner of the property will not interfere with the existing septic system that is in the back yard of the property.
 2. The placement of the building with as much separation from the house as possible will allow for easier vehicle access to park vehicles in the building.
- b) Improvements were not identified by the applicants.
- c) The applicant claims that there will be no negative effect on nearby property owners.

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

ADVISORY PLANNING COMMISSION (APC)

The Electoral Area 'A' APC reviewed this item during their April 3, 2018 meeting. The following concerns were noted:

- Snow shedding onto other properties.
- Relocation of a septic field should the existing field fail.

Page 2 of 3

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The APC deferred making a recommendation regarding this application due to the concerns noted above. The APC noted that building and roof design plans may help to determine if snow shedding would be a problem for surrounding properties.

PLANNING DEPARTMENT COMMENTS

The Planning Department had asked the applicant to respond to the concerns noted by the APC. The applicant noted that building plans have not been completed at this time. However, their intent is that the roof would hold snow and gutters would be installed to manage water runoff. They plan to have the roof slopes pointed to the front and back of the property.

Within this application, the current septic system will not be affected by the proposed building. The applicant has noted that they have no plans to replace or add onto the septic tank or absorption field at this time.

In the event a septic system fails, the existing tank that was noted in the applicant's submission can be replaced in the same location. The location of potential future absorption fields would depend on the type of system chosen and needs of the property.

Staff suggests giving the applicant an opportunity to share more about their plans with the APC.

RECOMMENDATION

That the Development Variance Permit application submitted by Braeden and Melina Black to allow for a 2.5 metres side yard and 1.0 metre rear yard variance to construct a garage on the property legally described as Lot 2, Plan NEP4628, DL 1236, KD, Electoral Area 'A' be deferred to allow the applicant to address the concerns raised by the APC.

ATTACHMENTS

Site Location Map
Subject Property Map
Applicant Submission





APPLICANT SUBMISSION

- Rear parcel line setback variance of 0.5m - from 1.5m to 1m
- Interior side parcel line setback variance of 2m - from 3m to 1m

This variance solves two hardships and has no negative impact on our neighbours. First the rear setback allows a second vehicle to enter the double car garage with greater ease, since without it the garage would be too close to the primary structure. Second the interior setback allows the double car garage to not interfere with the existing septic tank, as well as improving vehicle access. There are no negative effects to the three neighbouring properties, primary due to lot sizes and primary building locations on those lots.

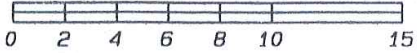
APPLICANT SUBMISSION

B.C. LAND SURVEYOR'S
CERTIFICATE OF LOCATION OF:

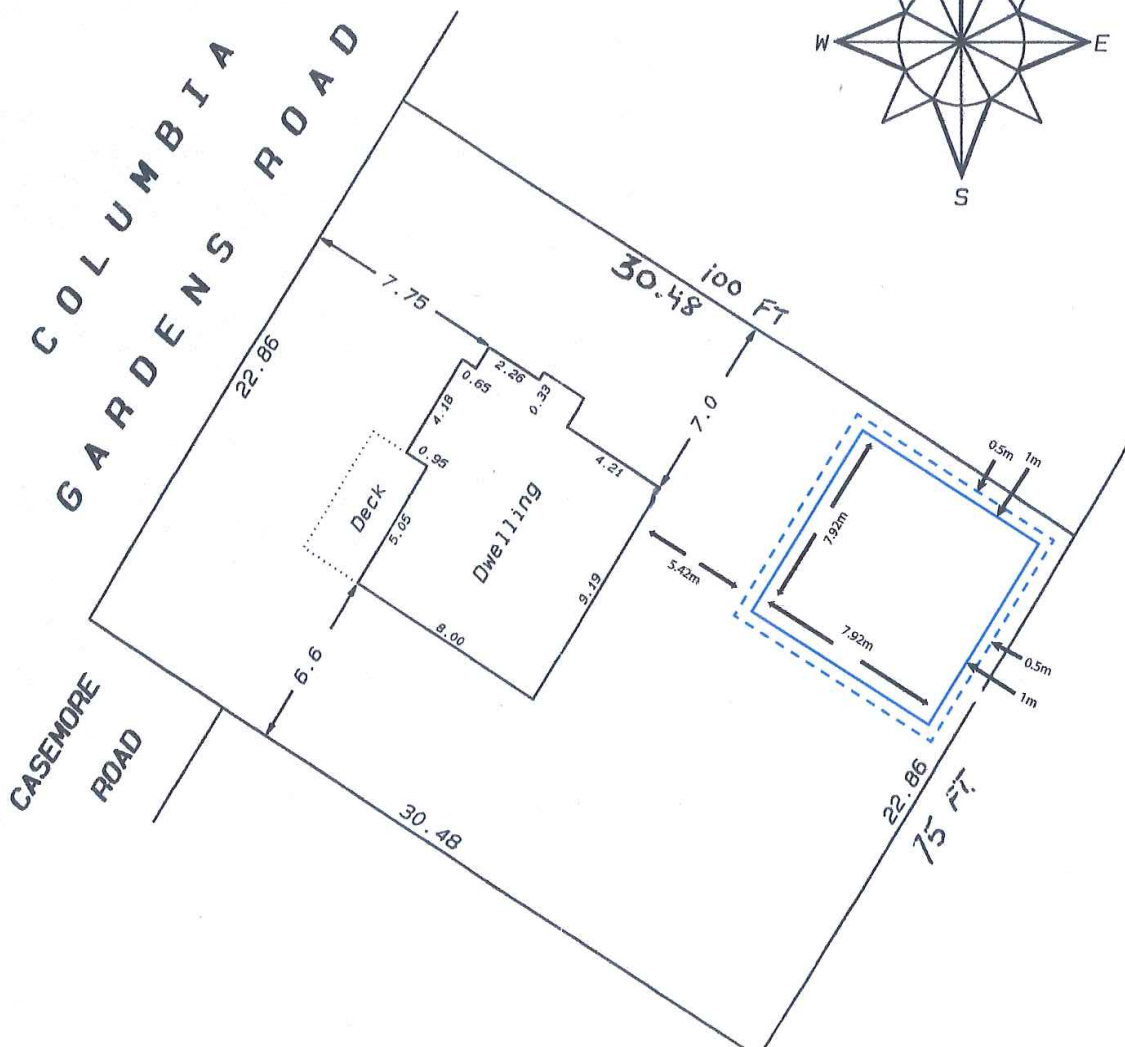
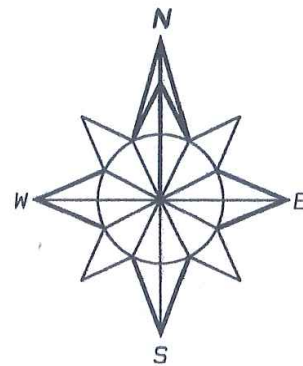
LOT 2,
DISTRICT LOT 1236,
KOOTENAY DISTRICT,
PLAN 4628

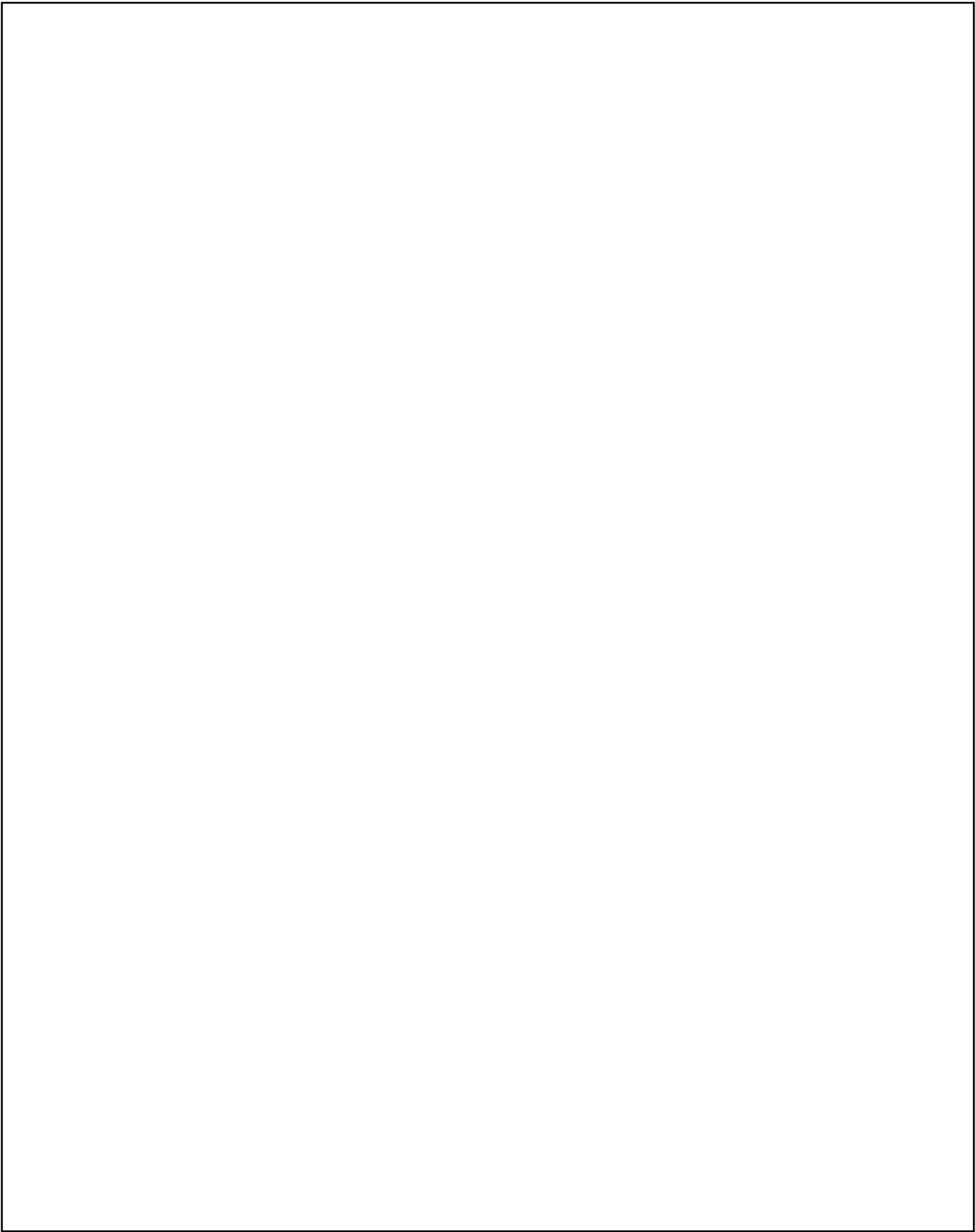
CIVIC ADDRESS: 1692 Columbia Gardens Rd.
Fruitvale, B.C.

Scale 1: 250



All distances are in metres.







ELECTORAL AREA SERVICES (EAS) COMMITTEE STAFF REPORT

Date:	April 4, 2018	File #:	D-3292-07129.005 D-3292-07132.005
To:	Chair Worley and Members of the EAS Committee		
From:	Ken Gobeil, Planner		
RE:	MoTI Subdivision Referral – Big Whiskey Guest Ranch		

ISSUE INTRODUCTION

We have received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a parcel line adjustment on Brown Creek Road north of Grand Forks in Electoral Area 'D'/Rural Grand Forks (see Site Location Map; Subject Property Map; Applicant Submission).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	Big Whiskey Guest Ranch
Applicant(s)	Brock Pendergraft Pendergraft Professional Land Surveying Inc.
Location:	12300 Brown Creek Road
Electoral Area:	Electoral Area 'D'/Rural Grand Forks
Legal Description(s):	Lot A, Plan KAP55440, SDYD Lot 1, Plan KAP55440, SDYD
Area:	Lot A: 28.7 hectares (70.9 acres) Lot 1: 58.4 hectares (144.2 acres)
Current Use(s):	Lot A: Single Family Dwelling & Agriculture Lot 1: Agriculture

Page 1 of 4

P:\PD\EA_'D'\D-3292-07129.005 Big Whiskey Guest Ranch\2018-03-12-Subdivision\EAS\2018-04-04_Sub_EAS.docx

Land Use Bylaws	
Official Community Plan (OCP) Bylaw No. 1555	Agricultural Resource 2
Designation	Significant Archaeological Potential
DP Area	NA
Zoning Bylaw	Zoning Bylaw No. 1299
Zone	Agricultural Resource 1 (AGR 1)
Other	
Agricultural Land Reserve (ALR):	Completely within
Soil Capability	Lot A: 6:5WA, 4:5WAI (6:3W, 4:4WI) Lot 1: 5A (2A)
Waterfront / Floodplain	Granby River

The subject properties are north of Grand Forks along the Granby River. Access to each property is by Brown Creek North Road and Brown Creek Road. The subject properties are within the Agricultural Land Reserve (ALR). Much of the properties have also been identified to have potential archeological significance. The province protects both private and public lands through the *Heritage Conservation Act* and the Archaeology Branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

A single-family dwelling currently exists on the south east corner of Parcel A. In 2017, a building permit was issued for a new single family dwelling on the property. This residence is currently under construction. The existing home is currently inhabited while the new residence is under construction. Removal or decommissioning of the existing residence is a requirement of the terms of the building permit.

PROPOSAL

The applicant proposes to adjust the property lines to create a 14.9-hectare parcel in the north and a 72.0-hectare parcel in the south. No additional parcels are being created by this application (see Applicant's Submission).

IMPLICATIONS

Since the property is within the ALR, subdivisions, and interior parcel line adjustments must also meet the *Agricultural Land Commission Act* and the *Agricultural Land Reserve*

Page 2 of 4

P:\PD\EA_'D'\D-3292-07129.005 Big Whiskey Guest Ranch\2018-03-12-Subdivision\EAS\2018-04-04_Sub_EAS.docx

Use, Subdivision and Procedure Regulation. Section 10 of the Regulation authorizes an approving officer (MoTI) to approve a plan if the proposed plan can achieve the following:

- A. consolidates 2 or more parcels into a single parcel by elimination of common lot lines;*
- B. resolves a building encroachment on a property line and creates no additional parcels;*
- C. involves not more than 4 parcels, each of which is a minimum of 1 ha, and results in all of the following:*
 - (i) no increase in the number of parcels;*
 - (ii) boundary adjustments that, in the opinion of the approving officer, will allow for the enhancement of the owner's overall farm or for the better utilization of farm buildings for farm purposes;*
 - (iii) no parcel in the reserve of less than 1 hectare;*
- D. establishes a legal boundary along the boundary of an agricultural land reserve.*

The applicant has noted that the proposed subdivision will separate a portion of land that is not productive for their farm operations because it cannot be covered by the existing irrigation system. The applicant also notes that the proposed parcel adjustment will separate the property and provide opportunity for another farm operation to utilize the lands. The MoTI has confirmed with the applicant that proposed subdivision complies with section 10(c)(ii) and will not require approval from the ALC (see Applicants Submission).

The proposed subdivision will meet the 10-hectare minimum size requirement of the AGR1 zone. Parkland dedication is not required for this subdivision. The existing residence and the residence under construction will still be on the same property.

The proposed subdivision will not affect the bylaw compliance with setbacks of buildings on the properties. The conditions of the building permit to remove the existing house, or render it uninhabitable still apply.

ADVISORY PLANNING COMMISSION (APC)

The Electoral Area 'D'/Rural Grand Forks APC reviewed and discussed this subdivision referral during their April 3, 2018 meeting. The APC agreed that section 10(c) ii of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*. The subdivision application was supported.

RECOMMENDATION

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcels legally described as Lot A, Plan KAP55440, SDYD, and Lot 1, Plan KAP55440, SDYD, Electoral Area 'D'/Rural Grand Forks, be received.

ATTACHMENTS

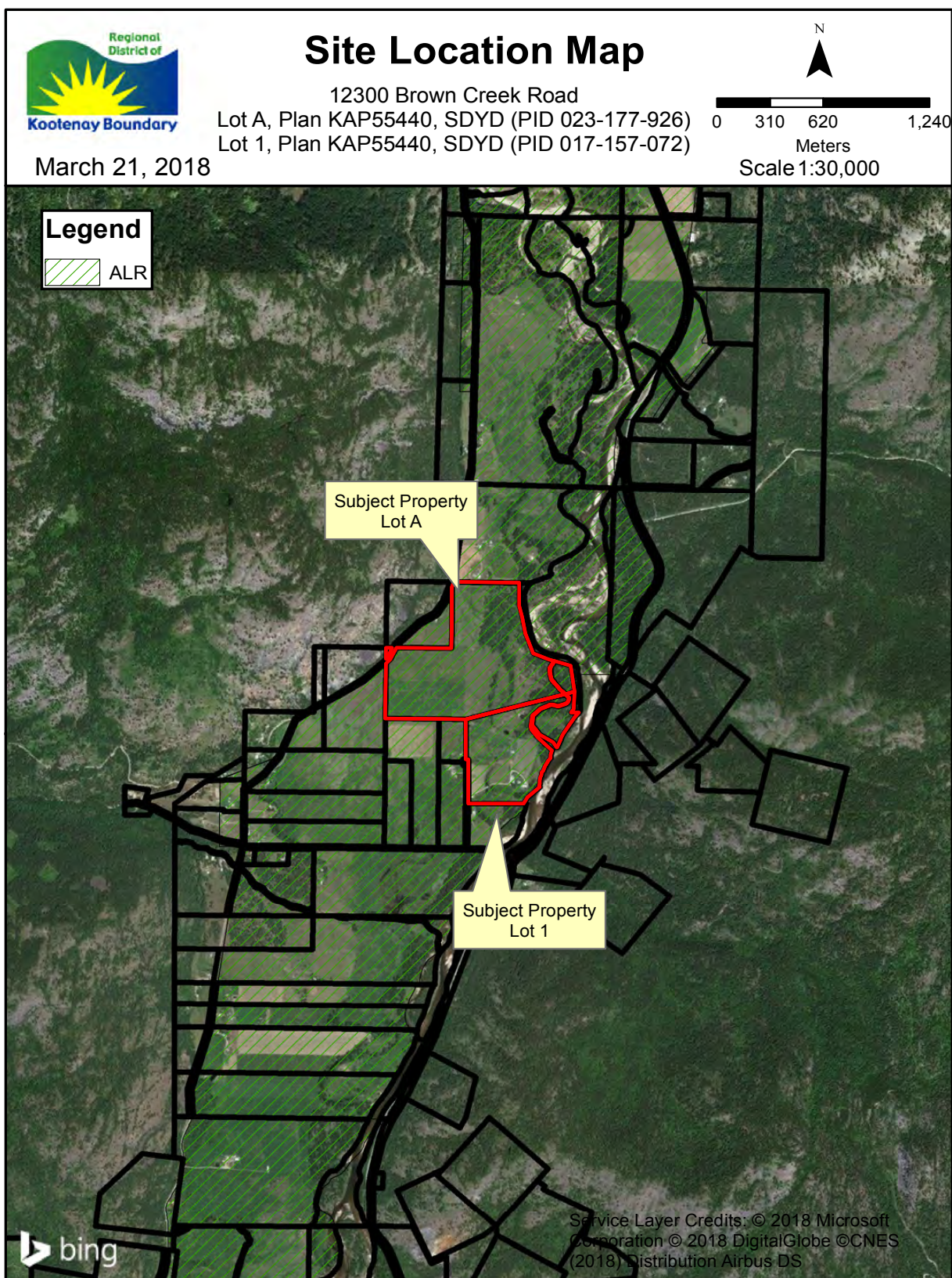
Site Location Map

Subject Property Map

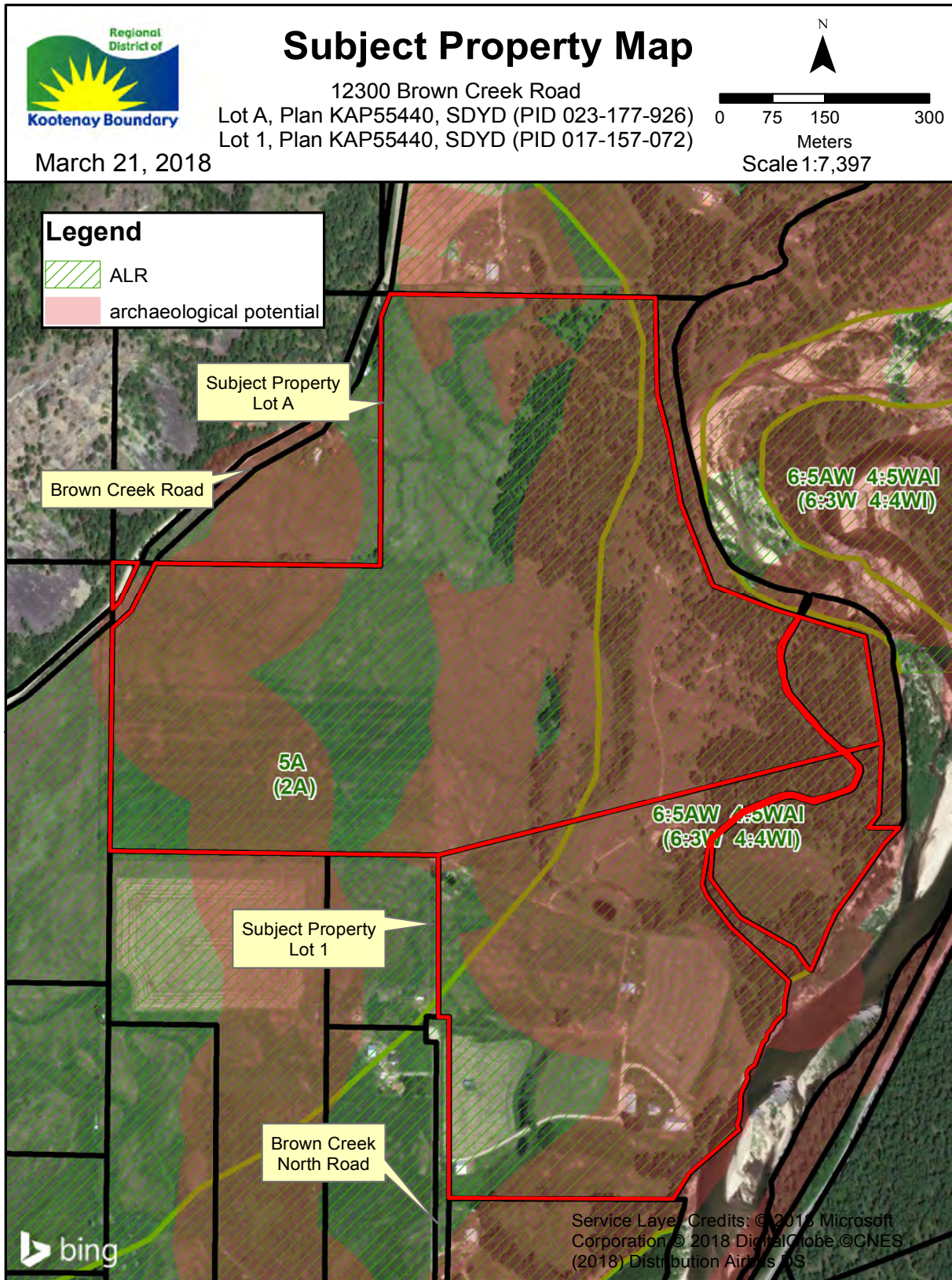
Applicant's Submission

Page 4 of 4

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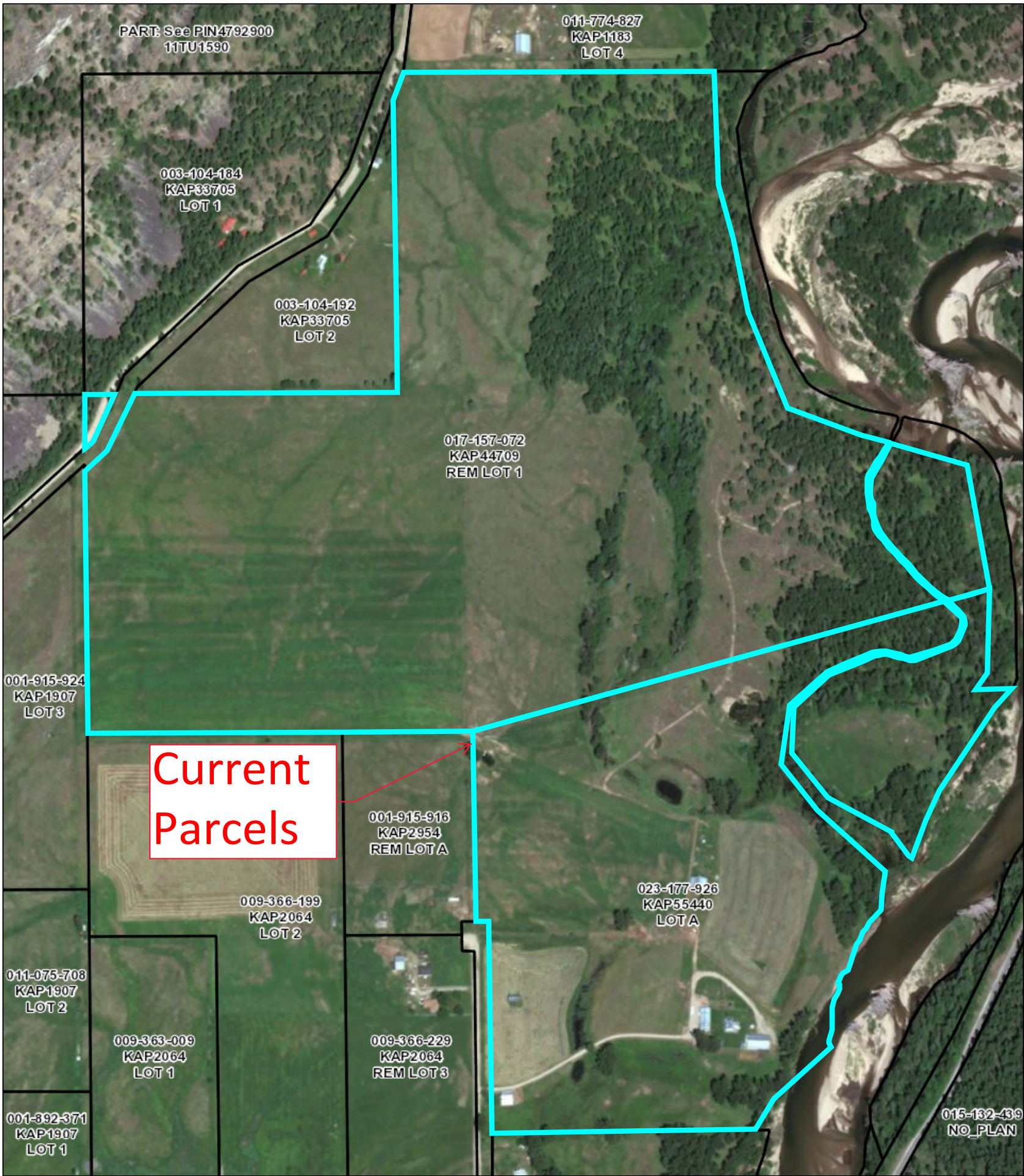
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Big Whiskey Ranch Proposed Subdivision

APPLICANT SUBMISSION



February 20, 2018

Survey Control

- GEODETIC, GOOD
- GEODETIC, ANOMALOUS
- GEODETIC, DESTROYED
- SURVEY
- OTHER

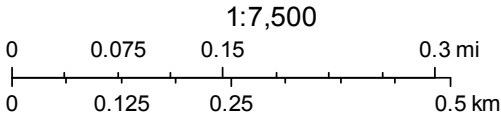
Interest Parcels

- Interest

Parcel Boundaries

- Ownership
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

Citations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Cadastral data from
Copyright 2016 LTSAa

APPLICANT SUBMISSION

PROPOSED

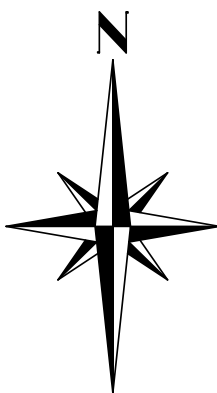
SUBDIVISION PLAN OF:

- (1) LOT A, DLs 3292 AND 4158s, SDYD, PLAN KAP55440.
- (2) LOT 1, DLs 3292 AND 4158s, SDYD, PLAN KAP44709 EXCEPT PLAN KAP55440.

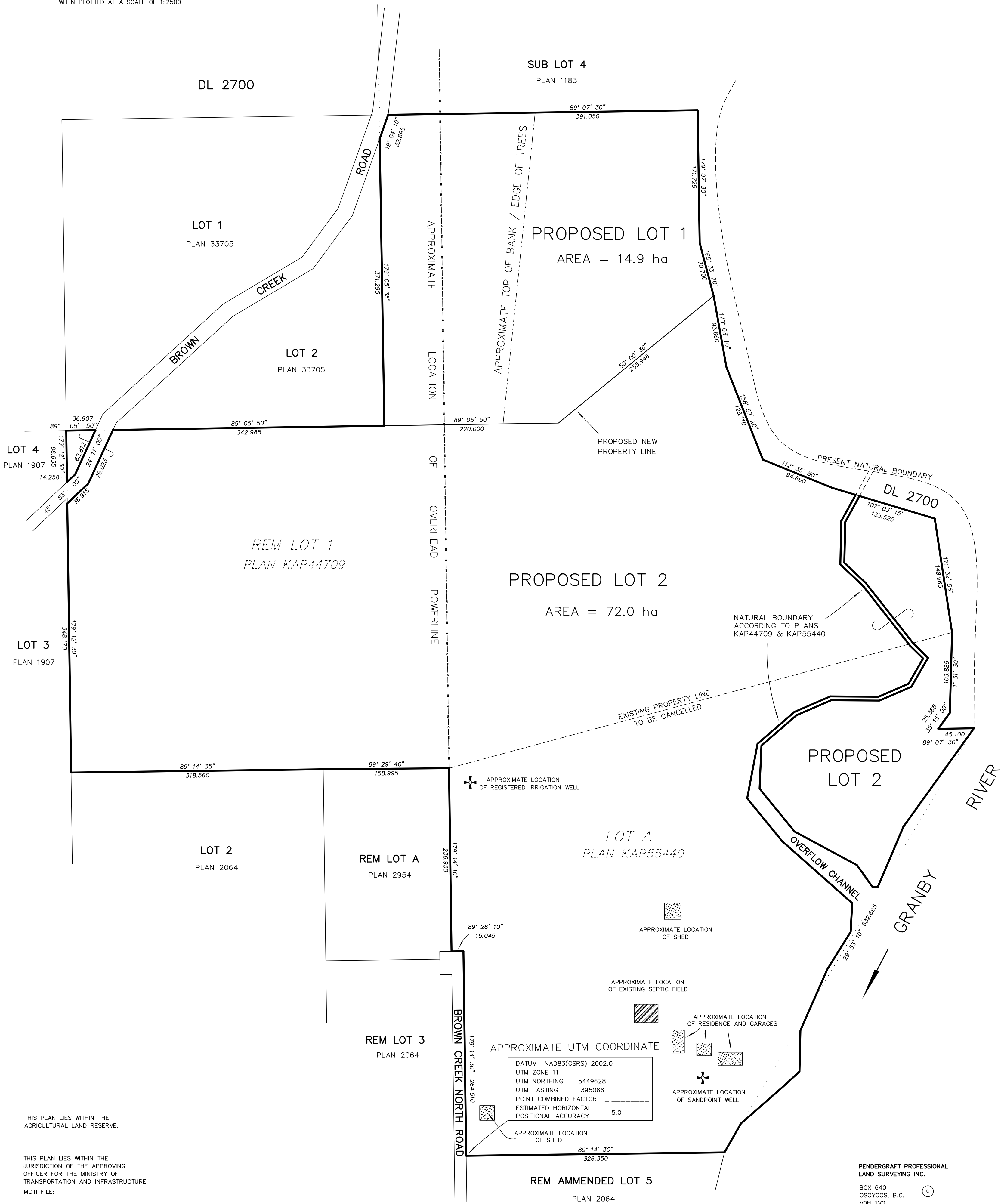
PURSUANT TO SECTION 67 L.T.A.
BCGS 82E.018

PIDS: 023-177-926 AND 017-157-072
CHARGES: RIGHT OF WAY 98960E
UNDERSURFACE RIGHTS KC78599

SCALE 1:2500
ALL DISTANCES SHOWN ARE IN METRES
THE INTENDED SIZE OF THIS PLAN IS 560 mm
IN WIDTH BY 864 mm IN HEIGHT (D SIZE)
WHEN PLOTTED AT A SCALE OF 1:2500



NOTES:
VERSION 2, DATE MARCH 6, 2018
V2: ADDED APPROXIMATE LOCATIONS OF BUILDINGS, WELLS, & SEPTIC
CIVIC ADDRESS:
12300 - BROWN CREEK NORTH ROAD, GRAND FORKS
CLIENT: JAMES HALL
BIG WHISKEY RANCH
LOT BOUNDARIES SHOWN ARE DERIVED FROM PLANS KAP44709 AND KAP55440
AND ARE SUBJECT TO CHANGE UPON A COMPLETE NEW LEGAL SURVEY.
BEARINGS ARE ASTRONOMIC, DERIVED FROM PLANS KAP44709 AND KAP55440.
THIS SKETCH PLAN WAS PREPARED FOR
SUBDIVISION APPLICATION PURPOSES
ONLY AND IS FOR THE EXCLUSIVE
USE OF THE CLIENT SHOWN.
DIMENSIONS SHOWN ARE NOT TO BE USED TO
DEFINE BOUNDARIES OR PROPERTY CORNERS.
LANDS ARE WITHIN ALR
SUBDIVISION TO BE PURSUANT TO BC REG 171/2002



APPLICANT SUBMISSION

Application for Lot Line Adjustment

To whom it may concern,

We have been operating a ranch at 12300 Brown ck East, for the last 15 years. In this time we have utilized our land to raise cattle and grow hay. This property has 2 land titles and we would like to adjust the lot line between them to make the most of the airable land and sell off what we cannot utilize in our operation.

Most notably, the majority of the land we would like to sell off is forested with large swells and old channels that go through it. The cleared portion of this property has the Fortis power line transecting the property. Therefore irrigation is not productive as it does not allow for adequate coverage. Further more, this piece of property has very sandy soil making it very difficult to grow a forage crop, without heavy irrigation. Given the distance this acreage is from our existing infrastructure, we cannot sustain it in a productive manner. The adjusted parcel would be best appropriated as a small farm. It would be an adequate amount of hay land for a small sheep/goat or large scale vegetable operation. We would in turn put the earnings back into our farm infrastructure, bolstering our own production through upgrading irrigation and fencing.

Thank you for your time and consideration,

James Hall

RE: Proposed Subdivision Query - BC Reg 171/2002

APPLICANT SUBMISSION

Subject: RE: Proposed Subdivision Query - BC Reg 171/2002
From: "Ihas, Michele D TRAN:EX" <Michele.Ihas@gov.bc.ca>
Date: 2/20/2018 2:50 PM
To: "Brock Pendergraft" <brock@pendergrafterveysing.ca>
CC: "Brad Pendergraft" <brad@pendergrafterveysing.ca>

Hi Brock,

I fully support having these early discussions regarding proposed subdivisions in any circumstance including applications under BC Regulation 171/2002.

In terms of the proposed boundary adjustment along Brown Creek and Brown Creek North Roads, after review of the attachments, I don't feel application to the ALC is necessary as I conceptually agree that this is a proposal well suited to an application under BC Reg 171/2002, Section 10(1)(c).

Kind regards,

Michele Ihas

Provincial Approving Officer

West Kootenay District, BC MOT, 310 Ward Street, Nelson BC V1L 5S4; Ph: 250.354.6526 Fax: 250.354.6547

From: Brock Pendergraft [mailto:brock@pendergrafterveysing.ca]
Sent: Tuesday, February 20, 2018 1:47 PM
To: Ihas, Michele D TRAN:EX
Cc: Brad Pendergraft
Subject: Proposed Subdivision Query - BC Reg 171/2002

Michele,

We are helping a client with a (Lot line adjustment) subdivision application of ALR lands. We would like to proceed under BC Reg 171/2002.

Semi-recently, in the Okanagan-Shuswap district, the MOTI approving officer Bill Sparkes has created a new step/policy in the process which has us approach the approving officer directly to see if the BC Reg is viable before a full application is made.

Here, we now run the proposed subdivision by him (through an email) and he evaluates it purely on the basis of if he believes he can sign based on the BC Reg.

If his opinion is it is allowable under the BC Reg we proceed with a full subdivision application to MOTI.

If it is not, then it gives us a chance to re-evaluate the application with the client and decide whether to continue pursuing the subdivision with a full ALR application, prior to approaching MOTI formally with an application.

This extra step helps to avoid the full spectrum of consultations and fees which occur with a formal application that may ultimately become moot if you believe the BC Reg does not apply. Thus saving a lot of work for everyone.

RE: Proposed Subdivision Query - BC Reg 171/2002

APPLICANT SUBMISSION

I am hoping that we can adopt a similar process/policy to this for proposed BC Reg subdivisions in your West Kootenay District.

For the subdivision I would like to ask you about today:

the subdivision would be pursuant to BC Reg 171/2002, particularly Section 10(1)(c)(ii) *a boundary adjustment that, in the opinion of the approving officer, will allow for the enhancement of the owner's overall farm or for the better utilization of farm buildings for farm purposes;*

I have attached:

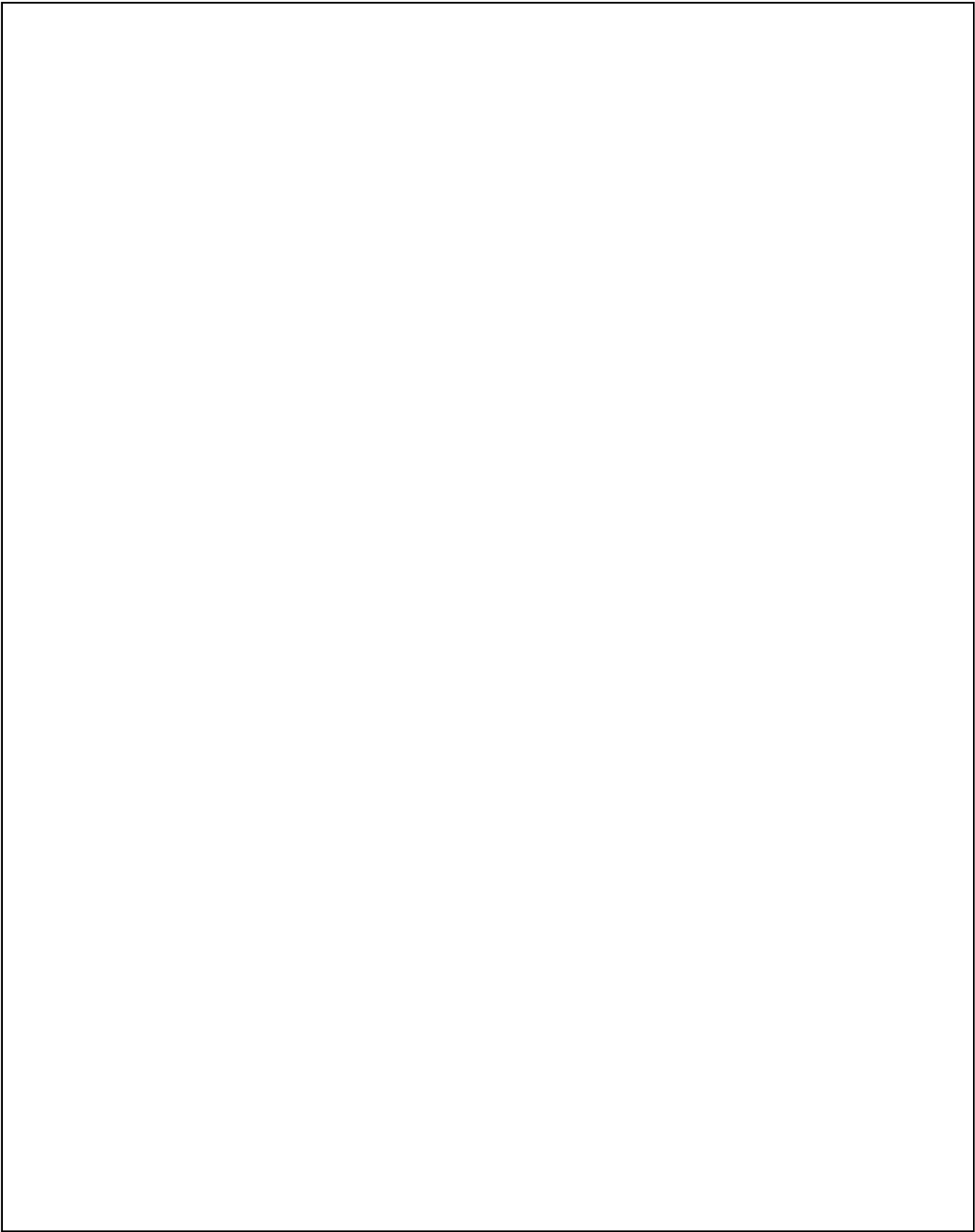
- Application sketch plan showing the proposed new boundaries
- Orthophoto overlay map (showing existing property lines) from Parcel Map BC
- Google Earth KML file with the proposed new linework (PDF snapshot also included)
- A letter from the owner (James Hall of Big Whiskey Ranch), explaining his rationale and why this land would have enhanced agricultural usage over what currently happens on the particular parcel.

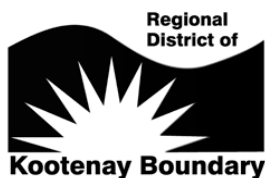
If you review and conceptually approve of this particular condition, please let me know, so that I can notify the owners and file a formal application, thus having it circulate out for all usual referrals.

Regards,

--







ELECTORAL AREA SERVICES (EAS) COMMITTEE STAFF REPORT

Date:	April 5, 2018	File #:	BW-4109s-07909.415
To:	Chair Worley and Members of the EAS Committee		
From:	Ken Gobeil, Planner		
RE:	Development Variance Permit Application – Veitch		

ISSUE INTRODUCTION

The RDKB has received applications for a development permit and a development variance permit for a single family residence on Feathertop Way in Big White (*see Site Location Map; Subject Property Map; Applicant Submission*). This report is for the Development Variance Permit application.

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	David and Diana Veitch
Applicant	Chad Nugent (Nugent Contracting and Design)
Location:	371 Rock Ridge Road, Big White
Electoral Area:	Electoral Area 'E' / West Boundary
Legal Description(s):	Lot 3 Plan KAS2476 District Lot 4109s, SDYD
Area:	469 square meters (5,048 square feet)
Land Use Bylaws	
Official Community Plan Bylaw No. 1125	High Density Residential Medium Density Residential
Development Permit Areas	Commercial and Multiple Family
	Alpine Environmentally Sensitive Landscape Reclamation
Zoning Bylaw No. 1166	Medium Density Residential 4 (R4)

The subject property is located south of the business core of Big White Village. The Official Community Plan land use designations are evenly split on the property. The western half of the property is within the 'High Density Residential' designation and the

Page 1 of 3

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eastern half of the property is within the 'Medium Density Residential' designation. The land use designations of the Official Community Plan appear to have been drawn separately from the subdivision that had created the property. This will be addressed upon review of the Big White Official Community Plan.

PROPOSAL

The applicant is requesting a Development Permit to construct a single-family dwelling on 371 Rock Ridge Road at Big White. The variance requested is as follows:

- To increase the maximum projection permitted in section 303.1(a)(ii) of unenclosed steps, eaves, sunlight control projections, canopies, balconies, porches, decks, bay windows, chimneys and cantilevered sections of buildings within an interior side yard setback by from 0.6 metres to 1.06 metres - a 0.46 metre variance.

IMPLICATIONS

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

The guidelines for development in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Areas are defined within the Big White OCP. This Development Permit Area intends to protect the natural environment and prevent erosion of the landscape. A letter from the applicant addresses the criteria (*see Applicant Submission*).

The Landscape Plan submitted identifies one snow storage area and proposes a variety of plant species. The details of vegetation such as quantity and species are included on the Landscape Plan. There is no groundcover such as grass proposed in this plan; however, there are many shrubs and plants distributed across the property. The plan also includes two rock retaining walls to help with erosion control and ground stability (*see Applicant's Submission*).

One of the rooflines on the west side of the proposed house is not compliant with side yard setback requirements. The applicant has applied for a variance to adjust the maximum projection that is permitted in the section 307 (Siting Exceptions) of the Zoning Bylaw. In considering applications for Development Variance Permits, we generally consider whether the proposed variance will:

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

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

- a) The hardship noted is the inferior designs for their proposed residence if the applicants were to follow the setback requirements of the Zoning Bylaw.
- b) The improvements include the architectural aesthetics of the proposed building and overall improvements of the property by having a residence and landscaped yard.
- c) The applicant claims that there will be no negative effect on nearby property owners.

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

The single-family dwelling proposed is a permitted use in the R4 zone. Other than the implications noted above with regard to the interior side parcel lines the proposed plans are compliant with the floor area ratio, site coverage, building height and parking requirements.

REFERRALS

The application has been referred to the Big White Fire Services Department. No concerns were noted regarding this application.

ADVISORY PLANNING COMMISSION (EAS)

The Big White APC discussed the Development Permit and Development Variance Permit application during their April 3, 2018 meeting. During that meeting both the Development Permit and Development Variance Permit Application were supported because there would be minimal snow bumped out onto neighbouring properties from this design.

RECOMMENDATION

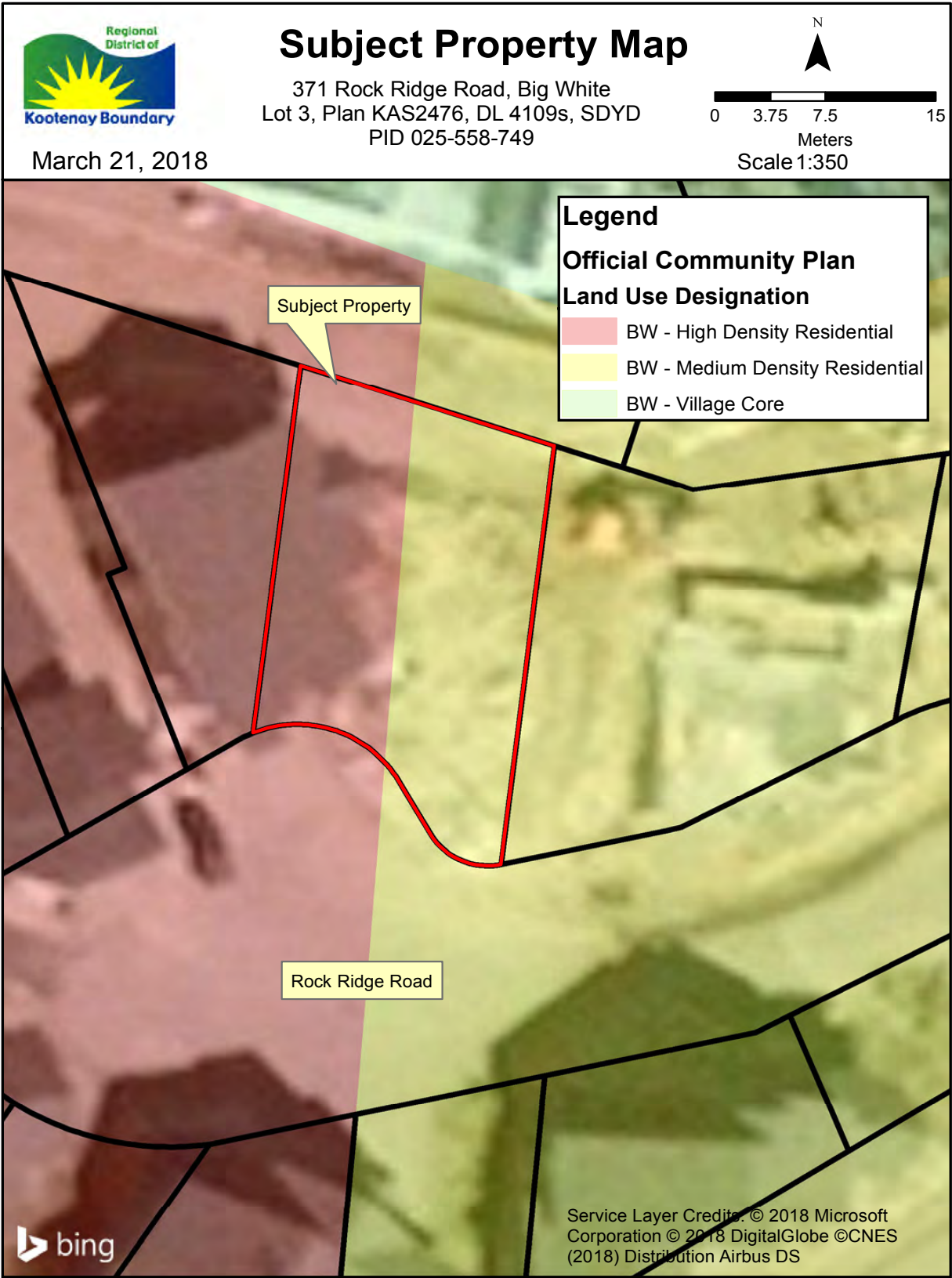
That the Development Variance Permit application submitted by Chad Nugent of Nugent Contracting and Design, on behalf of David and Diana Veitch to allow an increase to the siting exception for the roof and eaves from 0.6 metres to 1.06 metres - a 0.46 metre variance, on the parcel legally described as Lot 3 Plan KAS2476 District Lot 4109s, SDYD, Big White, Electoral Area 'E' / West Boundary, be forwarded to the Regional District of Kootenay Boundary Board of Directors, with a recommendation of support.

ATTACHMENTS

Site Location Map
Subject Property Map
Applicant Submission



Document Path: P:\KG\Maps\YYYY-MM-DD_SLM_EA-DL-Roll-template.mxd



APPLICANT SUBMISSION

March 21, 2018
371 Rock Ridge Road
Big White BC

Request for Variance,

We are requesting a Variance to the West siting exception setback.

Our proposal is to increase the allowable Eave line (roof projection or overhang) on the west side of the property by 0.46m (1'6").

The current siting exception allows for Eaves to extend 0.6m (2') beyond the Interior Lot Line Setback of 4m. Therefore, we are requesting a total roof projection of 1.06m (3'6").

The sole purpose of our request is to improve the development by enhancing the Architectural Aesthetic. Our proposal is for a 3.5 story building and our goal is to create visual interest along the west elevation. The added roof projection is designed to accommodate the timber knee brace detail as well as give the tall slender dimension of the building a grounded and more proportional look. The end concept and goal for the design is to enhance the neighborhood in line with the Chalet character of the Big White Ski Village.

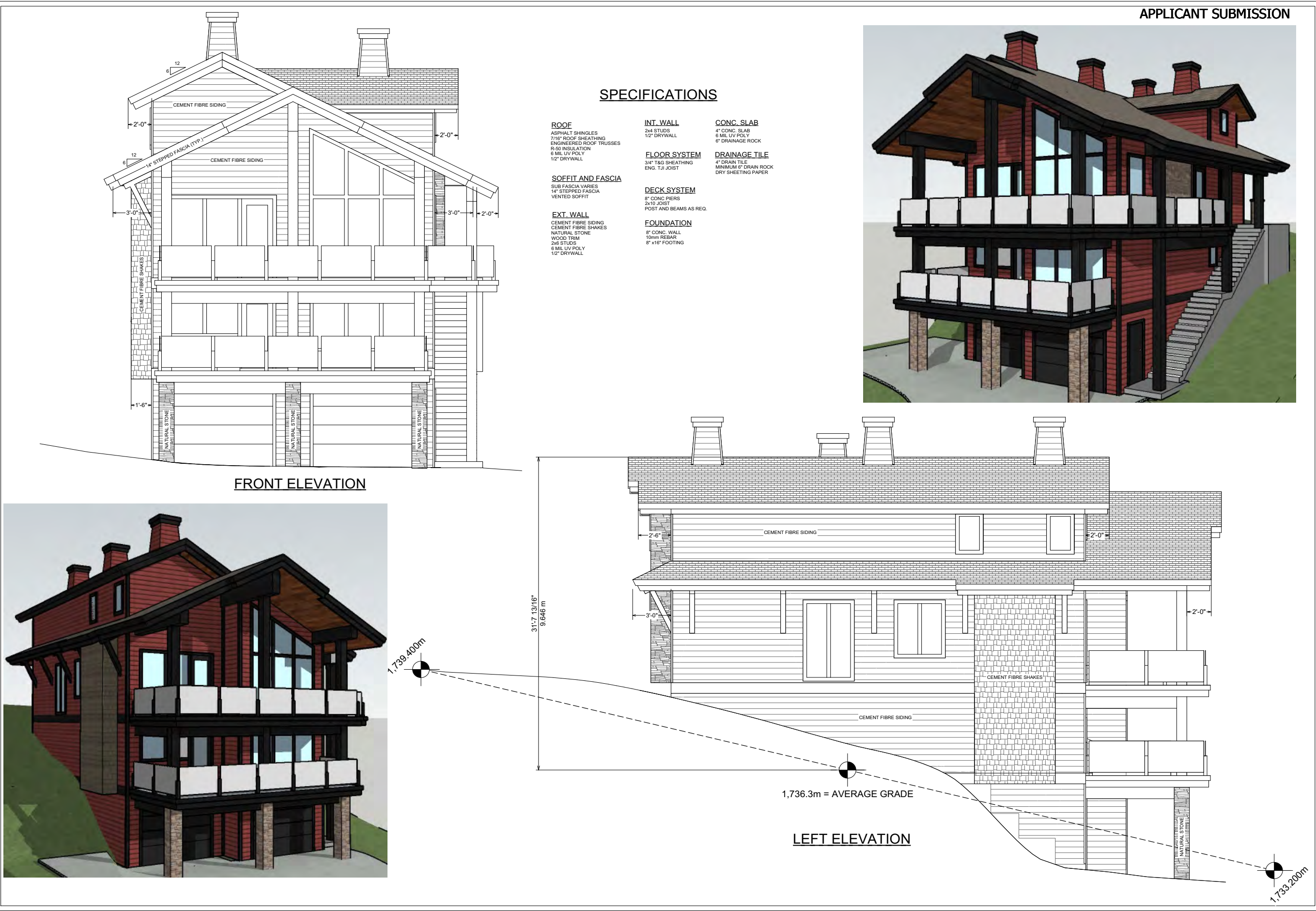
It is of our opinion that this Variance will in no way negatively impact the neighboring property. Our proposed low angle roof pitch of 6/12 accompanied with a snow clip system is designed to retain 100% of the snow pack.

Thank you for taking the time to consider our proposal.

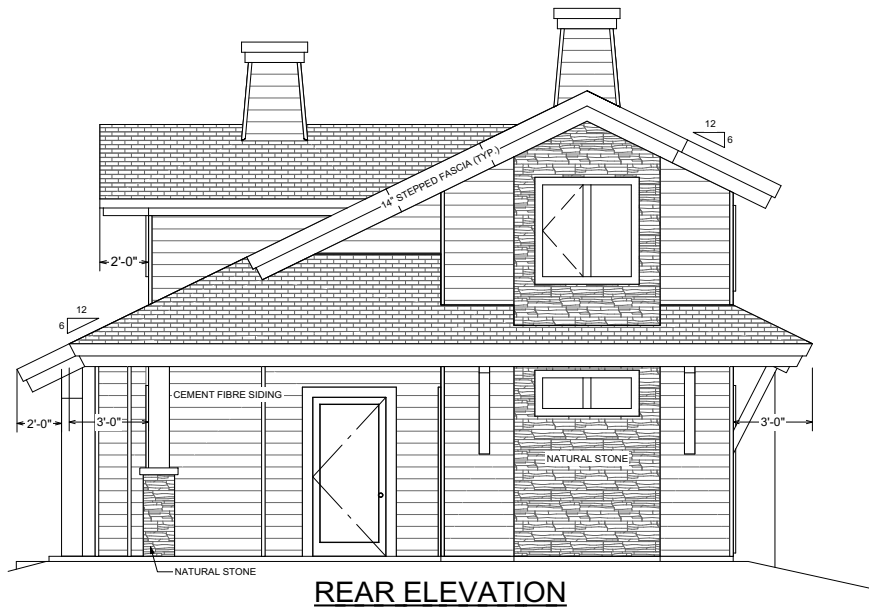
Sincerely,



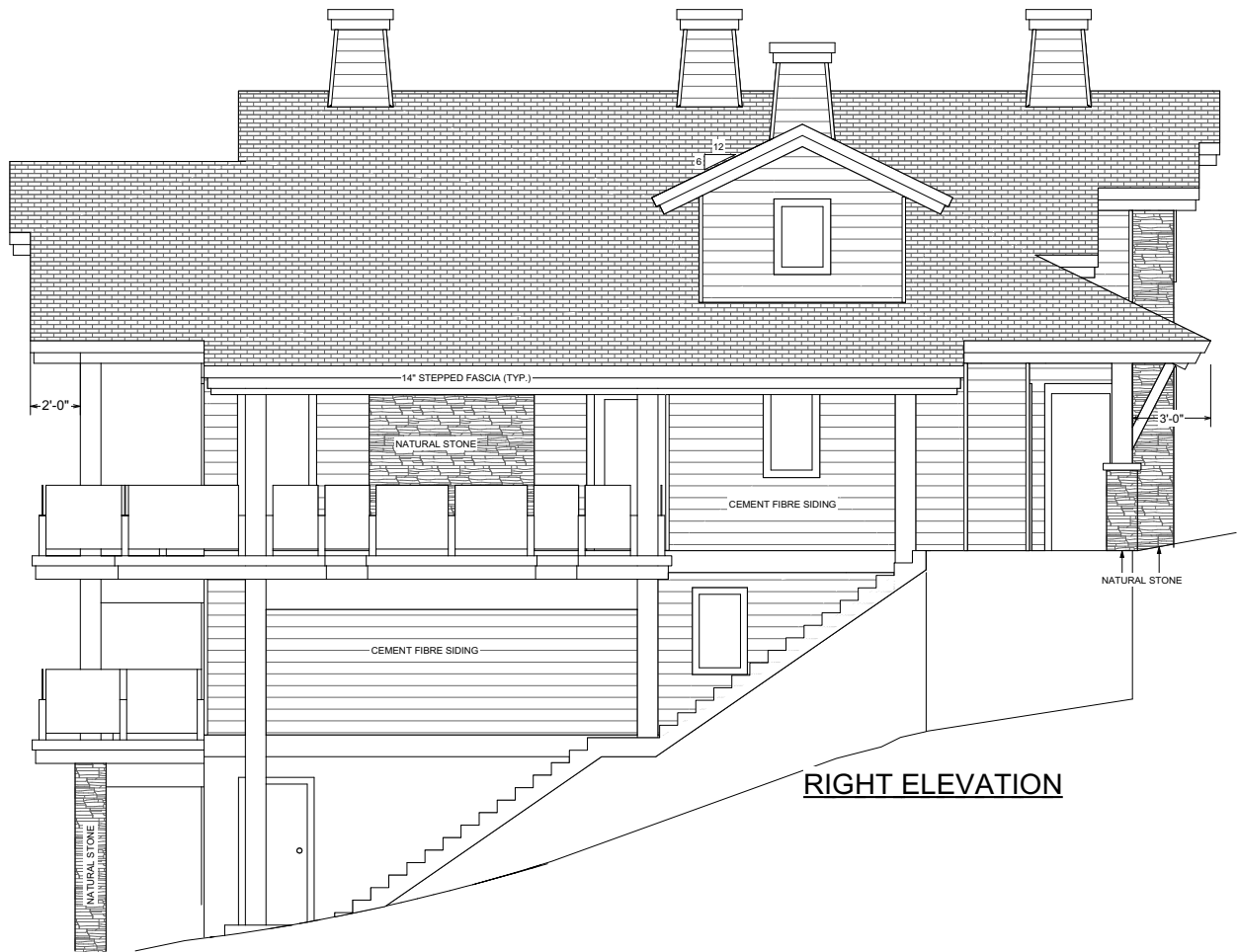
Chad Nugent
Nugent Contracting & Design
Authorized Agent for property owners Dave & Diana Veitch



DRAWN BY: CHAD NUGENT BEHN BRISCOE	
PROJECT: VEITCH CHALET LOT 59 ROCKRIDGE ROAD BIG WHITE SKI RESORT BRITISH COLUMBIA	NUGENT CONTRACTING
	CHAD NUGENT 250 808 6843
DATE: 3/13/2018	
SCALE: 1/4"=1'-0"	
SHEET: 1/4	



REAR ELEVATION



RIGHT ELEVATION

DRAWN BY:
CHAD NUGENT
BEHN BRISCOE

NUGENT CONTRACTING
CHAD NUGENT 250 808 6843

PROJECT:
VEITCH CHALET
LOT 59 ROCKRIDGE ROAD
BIG WHITE SKI RESORT
BRITISH COLUMBIA

DATE:
3/13/2018

SCALE:
1/4"=1'-0"

SHEET:
2/4



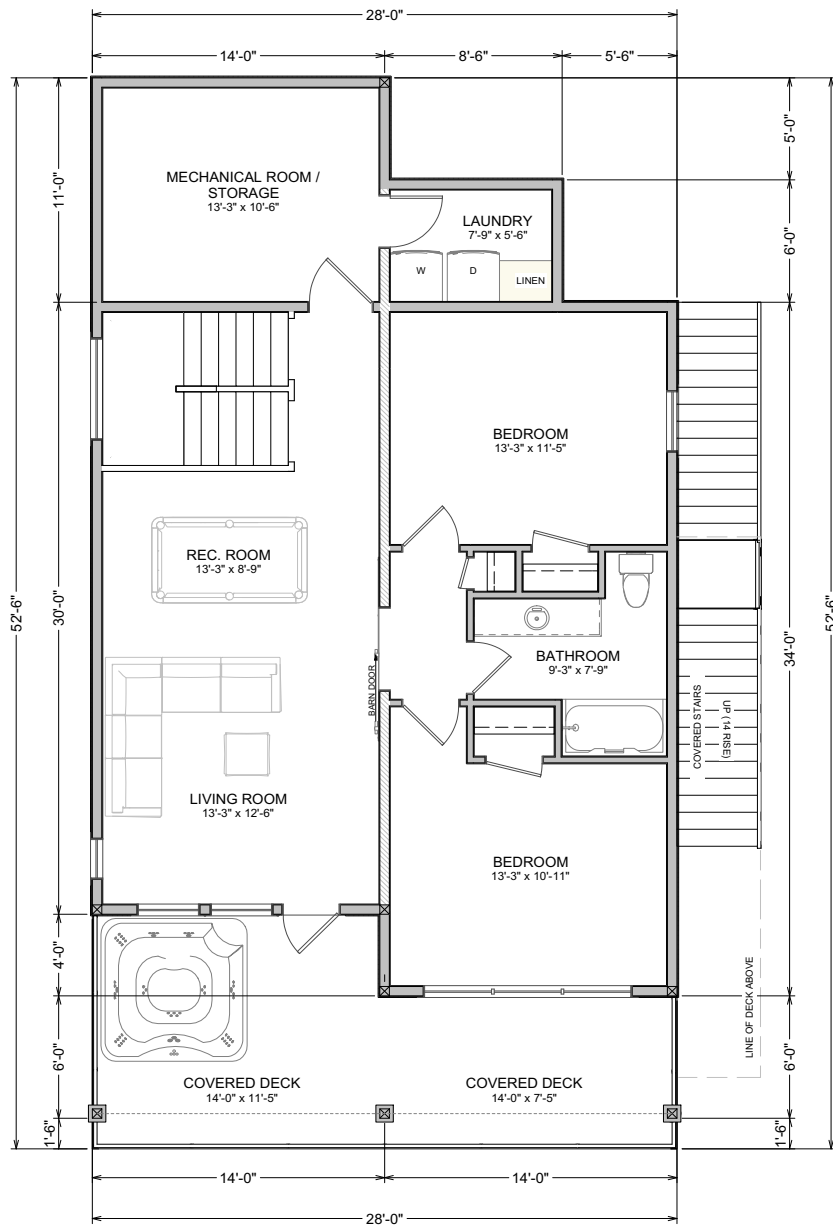
NUGENT CONTRACTING
CHAD NUGENT 250 808 6843

PROJECT:
VEITCH CHALET
LOT 59 ROCKRIDGE ROAD
BIG WHITE SKI RESORT
WESTERN CANADA

DATE:
3/13/2018

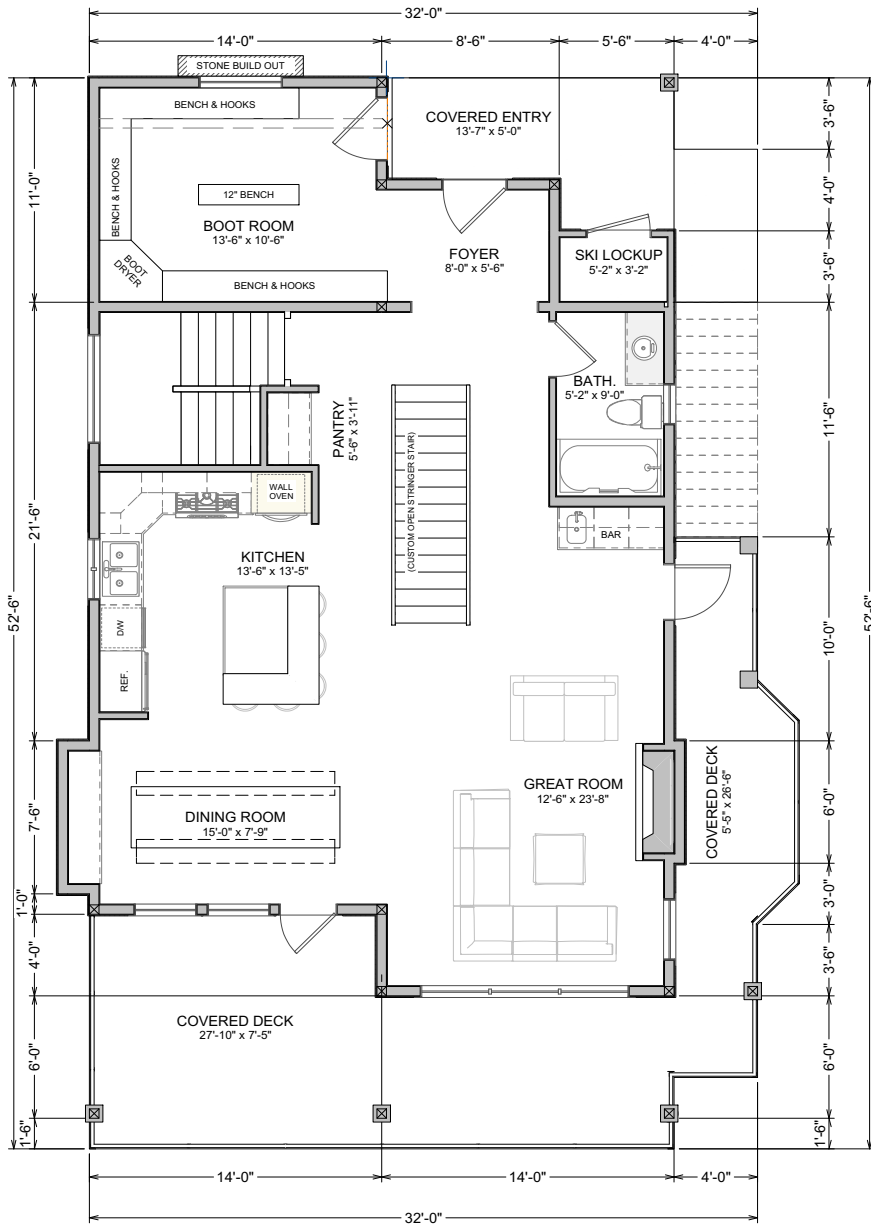
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SHEET:
3/4



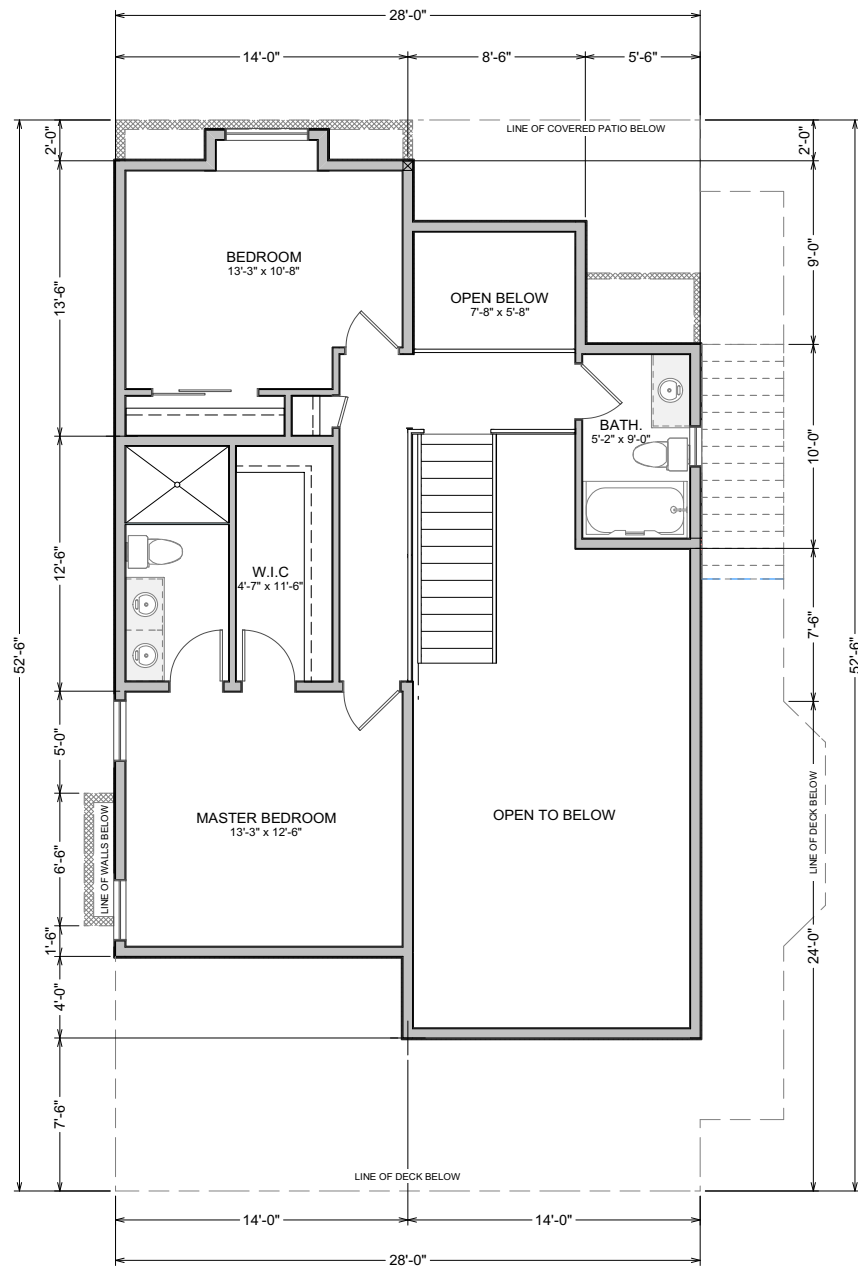
SECOND FLOOR

LIVING AREA: 1,106 SQ.FT.



THIRD FLOOR

LIVING AREA: 1,106 SQ.FT.



FOURTH FLOOR

LIVING AREA: 580 SQ.FT.

APPLICANT SUBMISSION

DRAWN BY:
CHAD NUGENT
BEHN BRISCOE

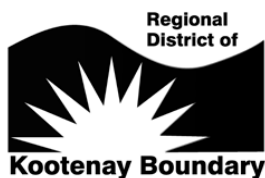
NUGENT CONTRACTING
CHAD NUGENT 250 808 6843

PROJECT:
VEITCH CHALET
LOT 59 ROCKRIDGE ROAD
BIG WHITE SKI RESORT
BRITISH COLUMBIA

DATE:
3/13/2018

SCALE:
1/4"=1'-0"

SHEET:
4/4



ELECTORAL AREA SERVICES (EAS) COMMITTEE STAFF REPORT

Date:	April 5, 2018	File #:	BW-4109s-07909.415
To:	Chair Worley and Members of the EAS Committee		
From:	Ken Gobeil, Planner		
RE:	Development Permit Application – Veitch		

ISSUE INTRODUCTION

The RDKB has received applications for a development permit and a development variance permit for a single family residence on Feathertop Way in Big White (*see Site Location Map; Subject Property Map; Applicant Submission*). This report will speak to the Development Permit application.

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	David and Diana Veitch
Applicant	Chad Nugent (Nugent Contracting and Design)
Location:	371 Rock Ridge Road, Big White
Electoral Area:	Electoral Area 'E' / West Boundary
Legal Description(s):	Lot 3 Plan KAS2476 District Lot 4109s, SDYD
Area:	469 square meters (5,048 square feet)
Land Use Bylaws	
Official Community Plan Bylaw No. 1125	High Density Residential Medium Density Residential
Development Permit Areas	Commercial and Multiple Family
	Alpine Environmentally Sensitive Landscape Reclamation
Zoning Bylaw No. 1166	Medium Density Residential 4 (R4)

The subject property is located south of the business core of Big White Village. The Official Community Plan land use designations are evenly split on the property. The western half of the property is within the 'High Density Residential' designation and the

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P:\PD\EA 'E' Big White\BW-4109S-07909.415-Veitch\2018-03-Development Permit\EAS\2018-04-05_DP_EAS.docx

eastern half of the property is within the 'Medium Density Residential' designation. The land use designations of the Official Community Plan appear to have been drawn separately from the subdivision that had created the property. This will be addressed upon review of the Big White Official Community Plan.

PROPOSAL

The applicant is requesting a Development Permit to construct a single-family dwelling on 371 Rock Ridge Road at Big White. The Landscape Reclamation Plan has been submitted by the owners and drafted by Nugent Contracting and Design.

IMPLICATIONS

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

The guidelines for development in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Areas are defined within the Big White OCP. This Development Permit Area intends to protect the natural environment and prevent erosion of the landscape. A letter from the applicant addresses the criteria (*see Applicant Submission*).

The Landscape Plan submitted identifies one snow storage area and proposes a variety of plant species. There is a second snow retention area on the plan; however, it is not labelled. The details of vegetation such as quantity and species are included on the Landscape Plan. There is no groundcover such as grass proposed in this plan. Instead, there are many shrubs and plants distributed across the property. The plan also includes two rock retaining walls to help with erosion control and ground stability (*see Applicant's Submission*). The applicant has been made aware that groundcover will be required we are waiting for a revised Landscape Plan that will indicate groundcover.

One of the rooflines on the western side of the proposed house is not compliant with side yard setback requirements. The applicant has applied for a variance to adjust the maximum projection that is permitted in the section 307 (Siting Exceptions) of the Zoning Bylaw. The separate report regarding the Development Variance Permit application will speak to this in more detail.

The single-family dwelling proposed is a permitted use in the R4 zone. Other than the implications noted above with regard to the interior side parcel lines, the proposed plans are compliant with the floor area ratio, site coverage, building height and parking requirements.

REFERRALS

The application has been referred to the Big White Fire Services Department. The Big White Fire Department advised that fire smart principles should be considered when performing landscaping and site preparation work.

ADVISORY PLANNING COMMISSION (EAS)

The Big White APC discussed the Development Permit and Development Variance Permit application during their April 3, 2018 meeting. During that meeting both the Development Permit and Development Variance Permit Application were supported because there would be minimal snow bumped out onto neighbouring properties from this design.

RECOMMENDATION

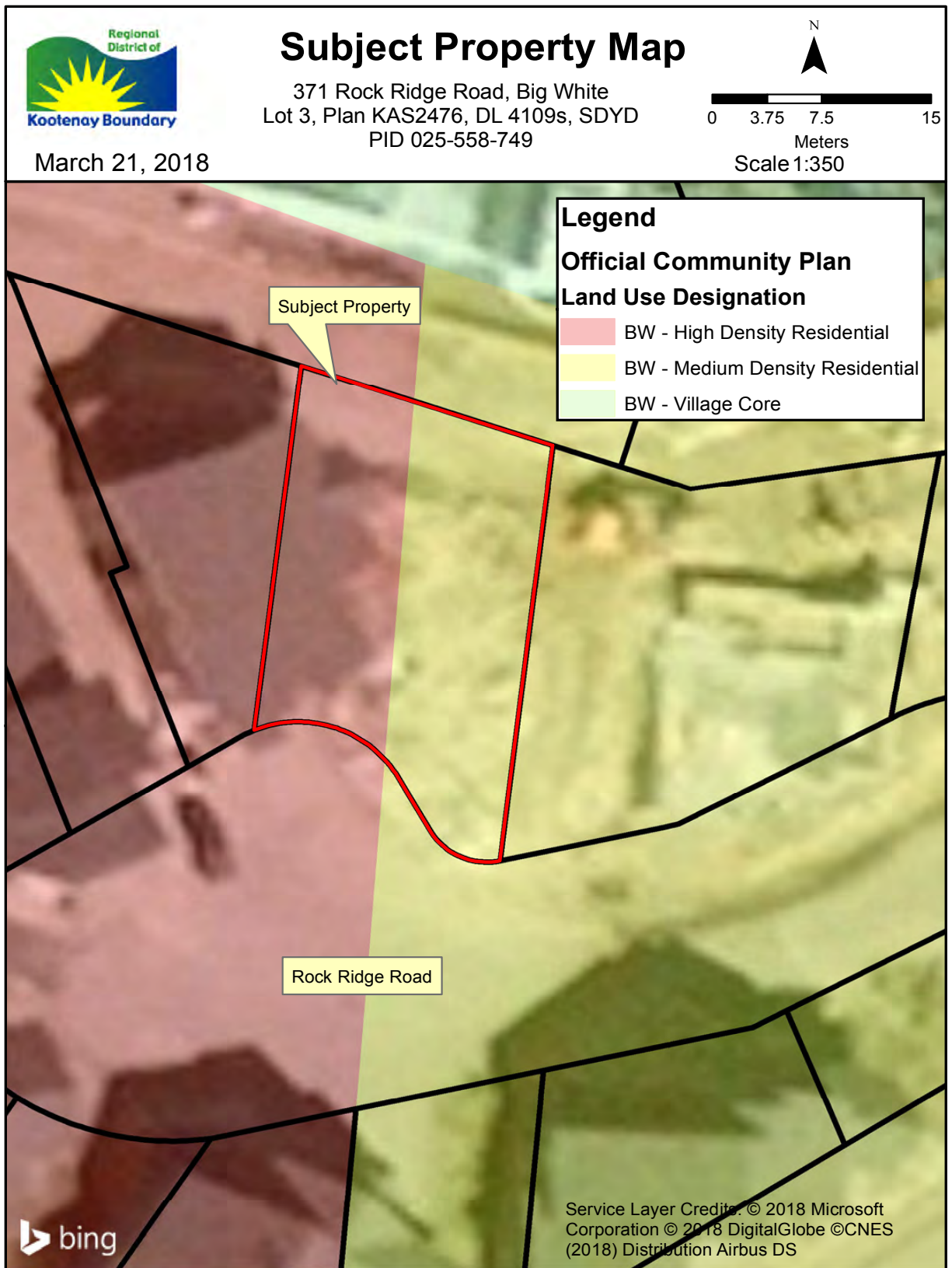
That the Staff Report regarding the Development Permit application submitted by Chad Nugent of Nugent Contracting and Design, on behalf of David and Diana Veitch to construct a single family dwelling in the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Lot 3 Plan KAS2476 District Lot 4109s, SDYD, Big White, Electoral Area 'E' / West Boundary, be received.

ATTACHMENTS

Site Location Map
Subject Property Map
Applicant Submission



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Document Path: P:\KG\Maps\YYYY-MM-DD_SLM_EA-DL-Roll-template.mxd

APPLICANT SUBMISSION

Damaged Land Reclamation Plan

371 Rockridge Road
Big White BC

In our plan for this proposed Single Family home, we intend to keep disruption to the native landscape to a minimum, preserving all native vegetation where possible.

In order to maintain the appearance of the physical and natural environment found at Big White and promote water conservation, we intend to plant native, drought tolerant plants where disruption has occurred. We plan to transplant trees and shrubs where we are able, away from the edges of the driveway where we intend to store cleared snow.

We are also committed to removing all construction debris from the site once the project is complete.

In order to mitigate the possible threat of wildfire we plan to use a solid surface driveway and walks, along with crushed rock surrounding the house as a fire barrier.

Our plan is to have low-maintenance, natural landscaping to emphasize the natural beauty of our surroundings.

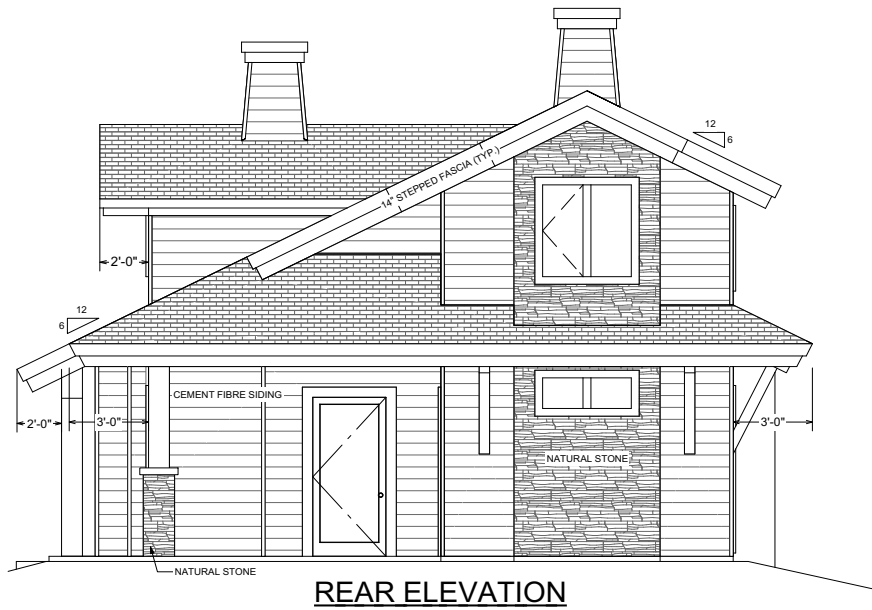
Thank you for your consideration,

Chad Nugent
Nugent Contracting & Design

A handwritten signature in black ink, appearing to read 'Chad Nugent', written in a cursive style.



DRAWN BY: CHAD NUGENT BEHN BRISCOE	
PROJECT: VEITCH CHALET LOT 59 ROCKRIDGE ROAD BIG WHITE SKI RESORT BRITISH COLUMBIA	NUGENT CONTRACTING
	CHAD NUGENT 250 808 6843
DATE: 3/13/2018	
SCALE: 1/4"=1'-0"	
SHEET: 1/4	



REAR ELEVATION



RIGHT ELEVATION

DRAWN BY:
CHAD NUGENT
BEHN BRISCOE

NUGENT CONTRACTING
CHAD NUGENT 250 808 6843

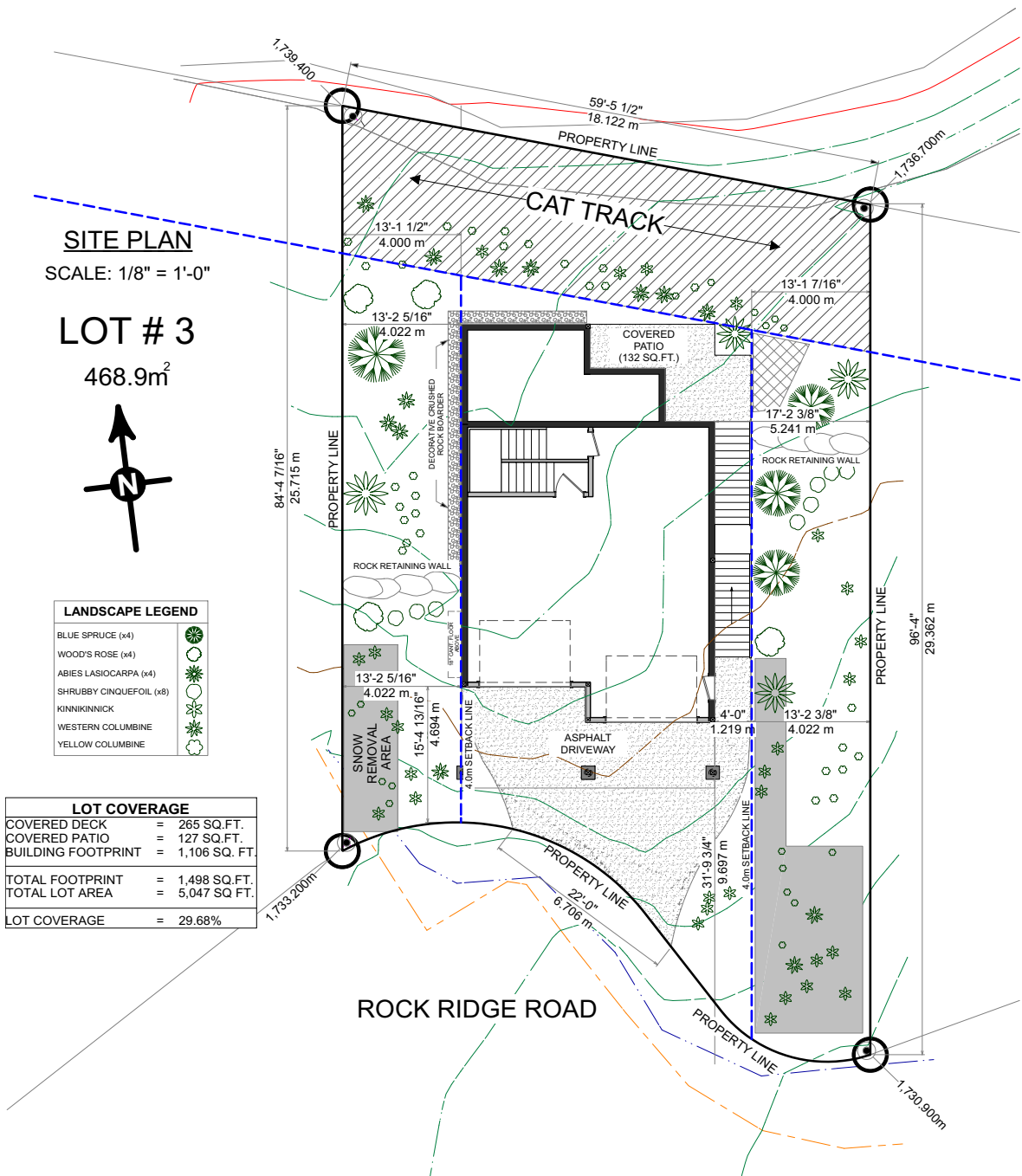
PROJECT:
VEITCH CHALET
LOT 59 ROCKRIDGE ROAD
BIG WHITE SKI RESORT
BRITISH COLUMBIA

DATE:
3/13/2018

SCALE:
1/4"=1'-0"

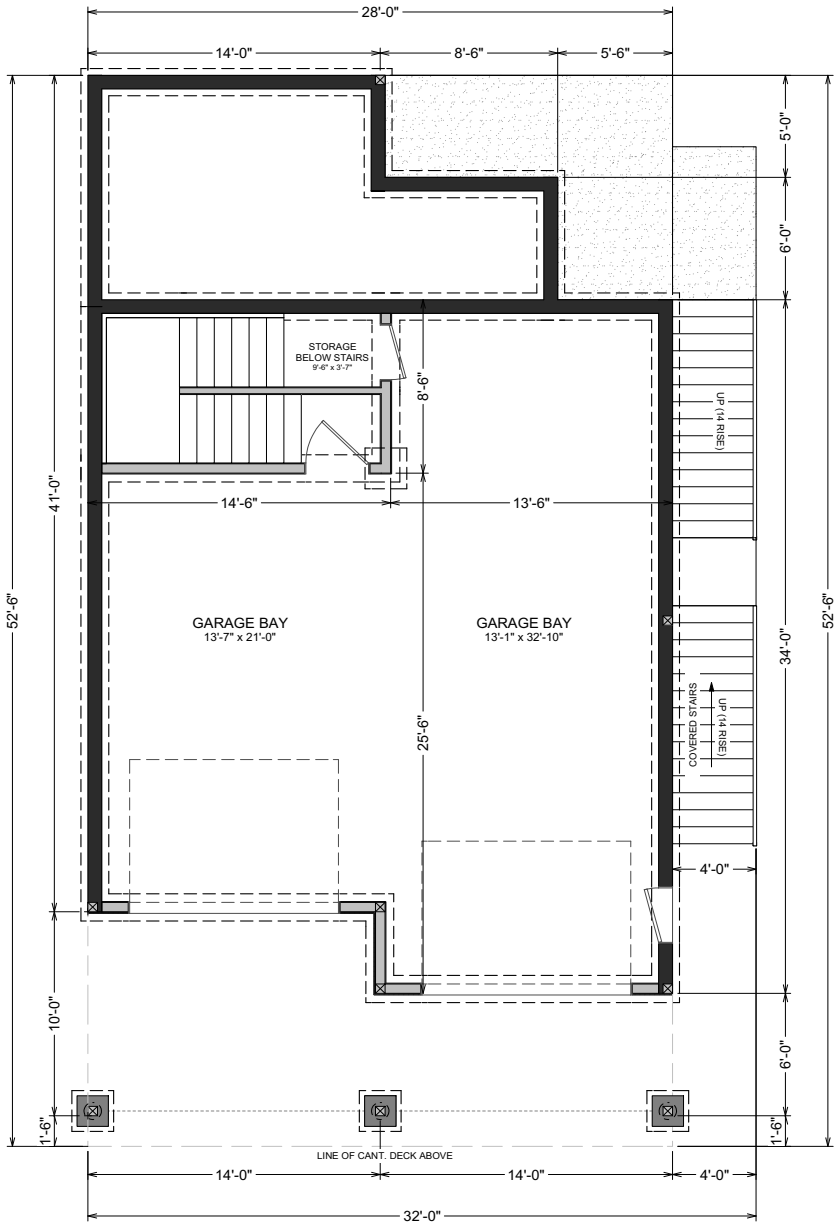
SHEET:
2/4

APPLICANT SUBMISSION



SPECIFICATIONS

ROOF ASPHALT SHINGLES 7/16" ROOF SHEATHING ENGINEERED ROOF TRUSSES R-50 INSULATION 6 MIL UV POLY 1/2" DRYWALL	INT. WALL 2x4 STUDS 1/2" DRYWALL	CONC. SLAB 4" CONC. SLAB 6 MIL UV POLY 6" DRAINAGE ROCK
SOFFIT AND FASCIA SUB FASCIA VARIES 1 1/4" STEPPED FASCIA VENTED SOFFIT	FLOOR SYSTEM 3/4" TAG SHEATHING ENG. TJI JOIST	DRAINAGE TILE 4" DRAIN TILE MINIMUM 6" DRAIN ROCK DRY SHEETING PAPER
EXT. WALL CEMENT FIBRE SIDING CEMENT FIBRE SHAKES NATURAL STONE WOOD TRIM 2x6 STUDS 6 MIL UV POLY 1/2" DRYWALL	DECK SYSTEM 8" CONC. PIERS 2X10 JOIST POST AND BEAMS AS REQ.	FOUNDATION 8" CONC. WALL 10mm REBAR 8" x16" FOOTING



FIRST FLOOR
GARAGE AREA: 773 SQ.FT.
(EXCLUDES: STAIRS AND STORAGE)

DRAWN BY:
CHAD NUGENT
BEHN BRISCOE

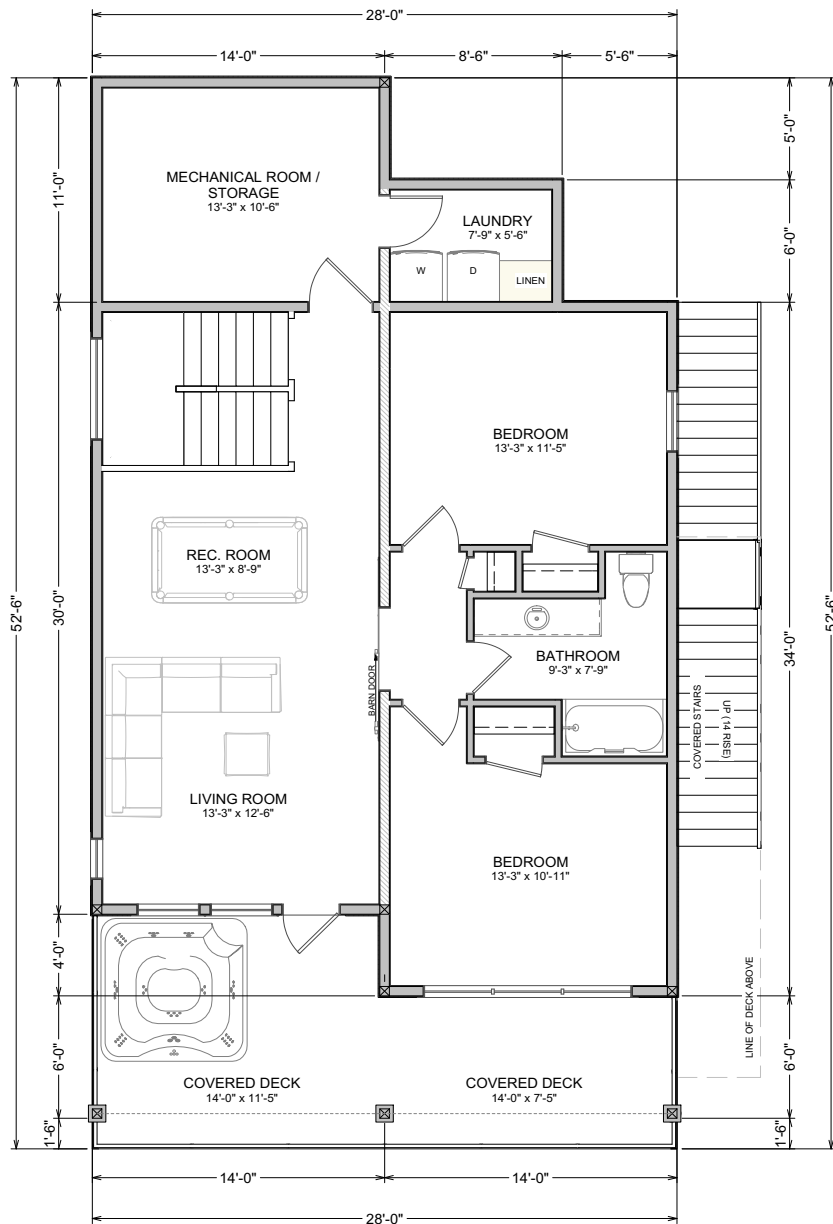
NUGENT CONTRACTING
CHAD NUGENT 250 808 6843

PROJECT:
VEITCH CHALET
LOT 59 ROCKRIDGE ROAD
BIG WHITE SKI RESORT
BRITISH COLUMBIA

DATE:
3/13/2018

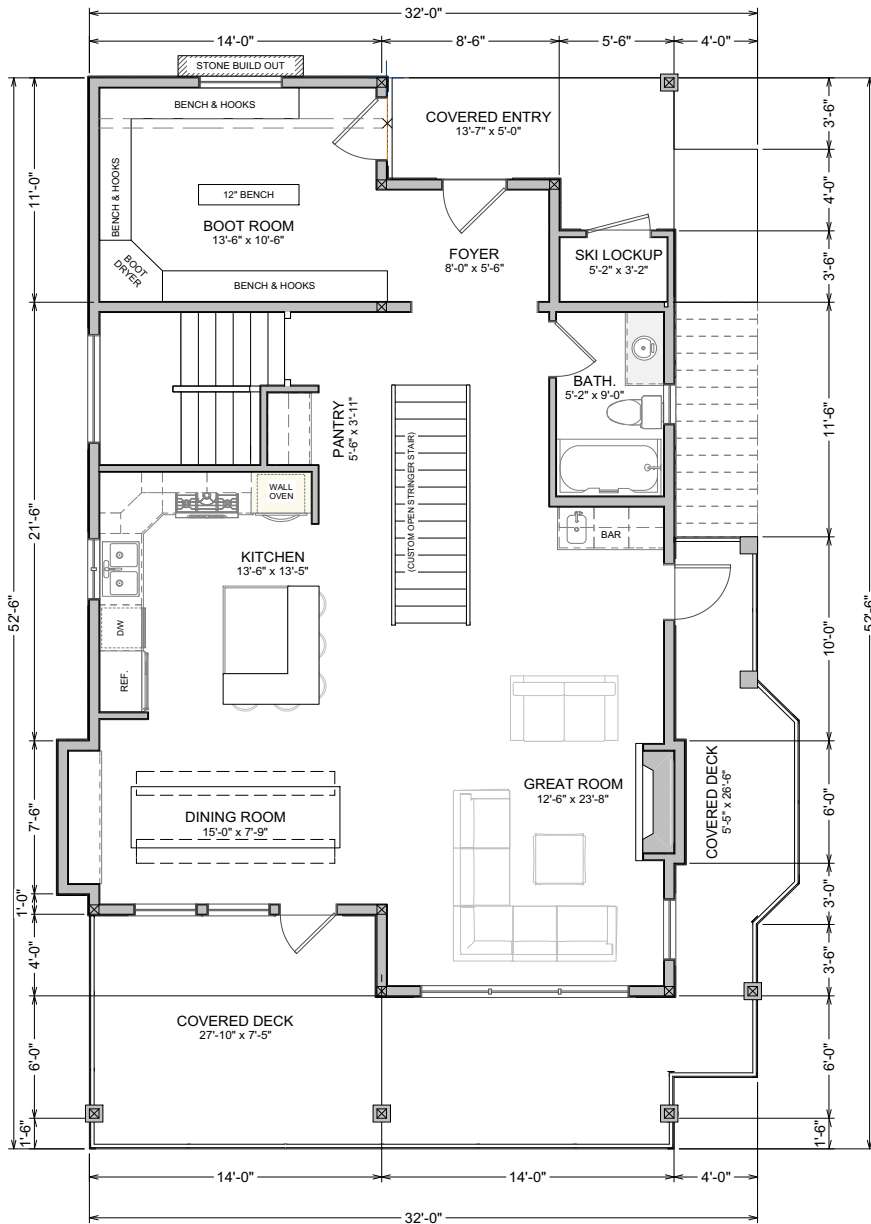
SCALE:
1/4"=1'-0"

SHEET:
3/4



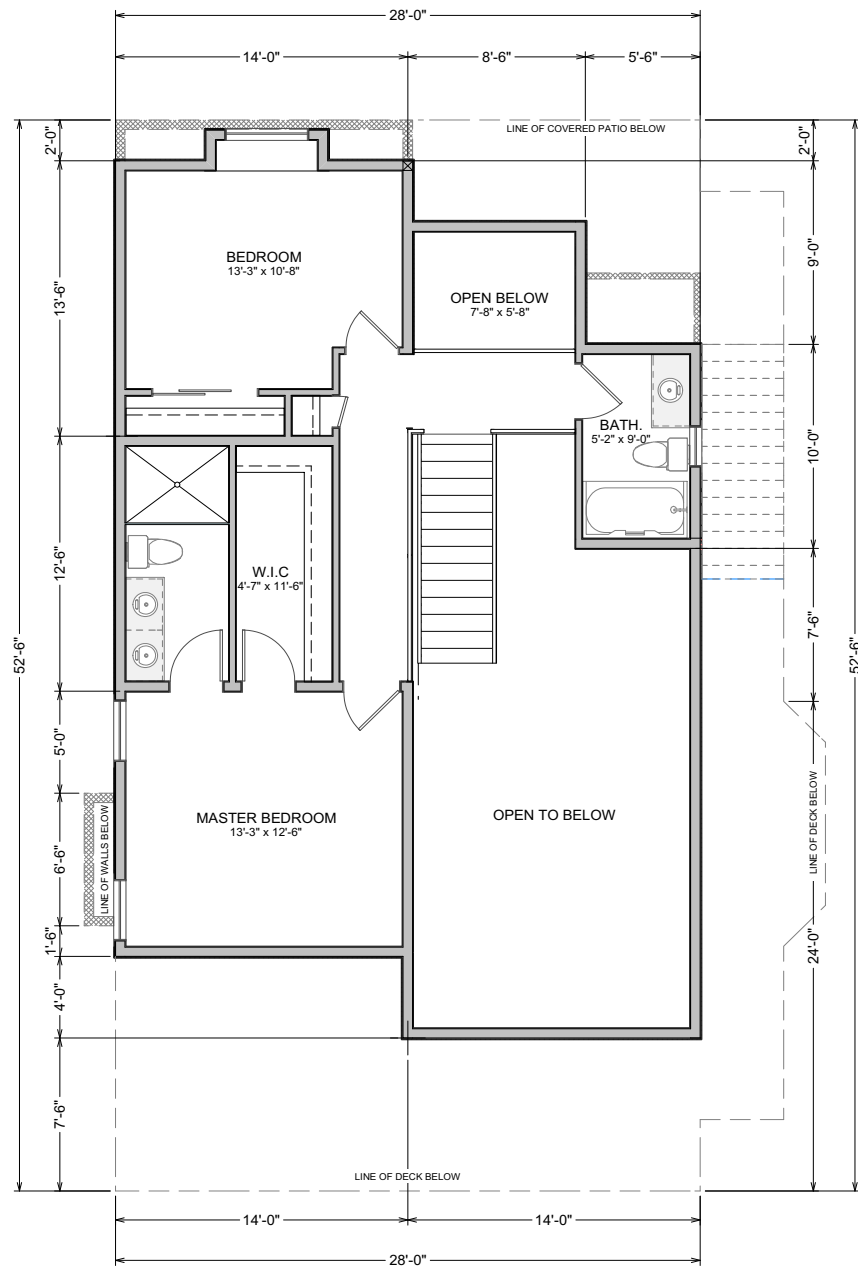
SECOND FLOOR

LIVING AREA: 1,106 SQ.FT.



THIRD FLOOR

LIVING AREA: 1,106 SQ.FT.



FOURTH FLOOR

LIVING AREA: 580 SQ.FT.

APPLICANT SUBMISSION

DRAWN BY:
CHAD NUGENT
BEHN BRISCOE

NUGENT CONTRACTING
CHAD NUGENT 250 808 6843

PROJECT:
VEITCH CHALET
LOT 59 ROCKRIDGE ROAD
BIG WHITE SKI RESORT
BRITISH COLUMBIA

DATE:

3/13/2018

SCALE:

1/4"=1'-0"

SHEET:

4/4

M E M O R A N D U M

TO: Director Ali Grieve, Electoral Area 'A'

FROM: Melissa Zahn - Accounting Clerk

RE: Grants-In-Aid 2018

Balance Remaining from 2017	-\$	1,066.32
2018 Requisition	\$	31,516.00
Less Board Fee 2018	\$	(1,216.00)

Total Funds Available:	\$	29,233.68
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RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
405-17	Oct-17	Beaver Valley Nitehawks	Cost of repairs to bus	\$ 1,500.00
28-18	Jan-18	Tourism Rossland Society	Donation level advertising on Ski Bus	\$ 100.00
28-18		Beaver Valley May Days Society	May Day events	\$ 4,000.00
28-18		Village of Fruitvale	Annual Jingle Down Main events	\$ 1,500.00
78-18	Jan-18	Diane Langman	"Us and Them" movie	\$ 250.00
78-18		Beaver Valley Nitehawks	Assist with operating budget	\$ 1,300.00
78-18		Village of Montrose	BC Family Day events	\$ 300.00
78-18		Zone 6 Kootenay Boundary 55+ Games	Assist with preparation/participation costs	\$ 500.00
113-18	Feb-18	Beaver Valley Recreation	Senior's dinner & dance catering	\$ 1,600.00
113-18		Arthritis Society	Assist with cost of Arthritis Walk	\$ 375.00
156-18	Mar-18	Community Futures Development Corp. Trail	Assist with costs of the 4th Junior Dragon Den	\$ 500.00
156-18		Special Olympics BC - Trail	Assist with funding for Special Olympics Programming	\$ 500.00
156-18		Champion Lakes Golf Course	Assist with improvement to patio	\$ 1,000.00
156-18		Beaver Valley Golf & Country Club	Renewal of one year of fee box advertisement	\$ 210.00
156-18		JL Crowe Secondary	2018 Grad Scholarship	\$ 750.00

Total	\$	14,385.00
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Balance Remaining	\$	14,848.68
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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 2018

Balance Remaining from 2017	\$	1,911.62
2018 Requisition	\$	22,779.00
Less Board Fee 2018	\$	(879.00)

Total Funds Available: \$ 23,811.62

RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
78-18	Jan-18	Diane Langman	"Us and Them" movie	\$ 250.00
78-18		Zone 6 Kootenay Boundary 55+ Games	Assist with preparation/participation costs	\$ 750.00
113-18	Feb-18	Arthritis Society	To assist with cost of Arthritis Walk	\$ 375.00
		Special Olympics BC - Trail	To assist with funding for Special Olympics	
156-18	Mar-18		Programming	\$ 2,500.00
156-18		JL Crowe	2018 Grad Scholarship	\$ 750.00

Total \$ 4,625.00

Balance Remaining \$ 19,186.62

M E M O R A N D U M

TO: Director Grace McGregor, Electoral Area 'C'/Christina Lake

FROM: Melissa Zahn - Accounting Clerk

RE: Grants-In-Aid 2018

Balance Remaining from 2017	\$ 18,182.27
2018 Requisition	\$ 60,640.00
Less Board Fee 2018	\$ (2,340.00)

Total Funds Available: \$ 76,482.27

RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
28-18	Jan-18	Boundary Family & Individual Services Society	Help support the BF Café	\$ 1,000.00
78-18	Jan-18	Boundary Youth Soccer Association	Assist with operational costs	\$ 2,000.00
78-18		Zone 6 Kootenay Boundary 55+ Games	Assist with preparation/participation costs	\$ 750.00
113-18	Feb-18	Christina Lake Tourism Society	Assist with redesign of website	\$ 2,500.00
113-18		Boundary Museum Society	Assist with cost to upgrade basement office	\$ 4,000.00
156-18	Mar-18	Christina Lake Stewardship Society	Purchase of full size billboard	\$ 1,785.95
156-18		Christina Lake Stewardship Society	Assist with 18th annual lake Clean Up Day	\$ 1,500.00
156-18		Christina Lake Stewardship Society	Assist with Christina Lake Watershed Management Plan Annual Review Meeting	\$ 2,500.00
156-18		Christina Lake Stewardship Society	Assist with Christina Lake Northern Pike Challenge	\$ 500.00
156-18		Little Lakers Learning Centre Society	Assist with Little Lakers Learning Centre Society	\$ 2,500.00
Total				<u>\$ 19,035.95</u>

Balance Remaining **\$ 57,446.32**

M E M O R A N D U M

TO: Director Roly Russell, Electoral Area 'D'/Rural Grand Forks

FROM: Melissa Zahn - Accounting Clerk

RE: Grants-In-Aid 2018

Balance Remaining from 2017	\$	26,704.00
2018 Requisition	\$	38,485.00
Less Board Fee 2018	\$	(1,485.00)

Total Funds Available:	\$	63,704.00
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RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
28-18	Jan-18	Boundary Family & Individual Services Society	Help support the BF Café	\$ 1,000.00
78-18	Jan-18	Grand Forks & District Fall Fair	Storage area remedial work	\$ 1,317.00
113-18	Feb-18	Boundary Youth Soccer Association	Assist with operational costs	\$ 2,000.00
		British Columbia Conservation Foundation	Assist with delivery of WildsafeBC Program	
156-18	Mar-18			\$ 500.00
		Boundary Musical & Theatre Society	Assist with Beauty and the Beast Production	
156-18				\$ 500.00
156-18		Boundary Wood Workers Guild	Assist with Upgrading of Lighting	\$ 1,000.00
156-18		Rotary Club of Grand Forks	Assit with funding of 2017 Fireworks	\$ 2,000.00

Total	\$	8,317.00
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Balance Remaining	\$	55,387.00
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M E M O R A N D U M

TO: Director Vicki Gee, Electoral Area 'E'/West Boundary

FROM: Melissa Zahn - Accounting Clerk

RE: Grants-In-Aid 2018

Balance Remaining from 2017	\$ 24,657.51
2018 Requisition	\$ 86,748.00
Less Board Fee 2018	\$ (3,348.00)

Total Funds Available: **\$ 108,057.51**

RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
28-18	Jan-18	Trails to Boundary Society	Support website administrator	\$ 1,000.00
113-18	Feb-18	Boundary Central Secondary School	Foodsafe training for 20 students	\$ 1,000.00
113-18		British Columbia Conservation Foundation	To expand the WildSafe Bc program	\$ 1,000.00

Total **\$ 3,000.00**

Balance Remaining **\$ 105,057.51**

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
March 31, 2018**

A

ELECTORAL AREA 'A'

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	96,854.94
Allocation to Dec 31, 2008	Received		46,451.80
Allocation to Dec 31, 2009	Received		91,051.00
Allocation to Dec 31, 2010	Received		89,796.00
Allocation to Dec 31, 2011	Received		89,788.04
Allocation to Dec 31, 2012	Received		87,202.80
Allocation to Dec 31, 2013	Received		87,167.87
Allocation to Dec 31, 2014	Received		84,868.70
Allocation to Dec 31, 2015	Received		84,868.70
Allocation to Dec 31, 2016	Received		87,726.69
Allocation to Dec 31, 2017	Received		88,649.64
Allocation to Dec 31, 2018	Estimated		91,749.63

TOTAL AVAILABLE FOR PROJECTS

\$ 1,026,175.81**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		20,000.00
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
		Pending or		
77-18	Village of Fruitvale (Construction of Replica Train Static	Committed		150,000.00

TOTAL SPENT OR COMMITTED

\$ 689,155.48

TOTAL REMAINING

\$ 337,020.33

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
March 31, 2018**

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,049.93
Allocation to Dec 31, 2008	Received	33,116.46
Allocation to Dec 31, 2009	Received	64,912.00
Allocation to Dec 31, 2010	Received	64,017.00
Allocation to Dec 31, 2011	Received	64,010.00
Allocation to Dec 31, 2012	Received	65,936.00
Allocation to Dec 31, 2013	Received	65,907.41
Allocation to Dec 31, 2014	Received	64,169.02
Allocation to Dec 31, 2015	Received	64,169.02
Allocation to Dec 31, 2016	Received	66,329.94
Allocation to Dec 31, 2017	Received	67,600.62
Allocation to Dec 31, 2018	Estimated	69,964.55

TOTAL AVAILABLE FOR PROJECTS

\$ 759,181.95

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		
251-15	Country Ski Trail Upgrade)	Completed	10,000.00
	Black Jack Cross Country Ski Club Society		
252-15	(Snow Cat)	Completed	10,000.00
	Rivervale Water & Streetlighting Utility (LED		
253-15	Streetlights)	Completed	14,417.00
254-15	Rivervale Oasis Sewer Utility (Flow Meters)	Completed	90,000.00
	Rivervale Oasis Sewer Utility - RDKB (Wemco		
190-16	Booster Pumps)	Pending or	
221-16	Area 'B' Recreation - RDKB (Rivervale Shed)	Committed	88,159.66
	Rossland Historical Museum and Archive		
152-17	Association (Rossland Museum Upgrades)	Completed	8,632.00
	Rossland Historical Museum and Archive		
	Association (Rossland Museum Upgrades)	Funded	18,750.00
	Visions for Small Schools Society (Broadband	Pending or	
296-17	Installation)	Committed	6,250.00
	Birchbank Golf Club (Upgrade Irrigation		
111-18	Satellite Controller)	Funded	13,381.80
		Pending or	
		Committed	50,000.00

TOTAL SPENT OR COMMITTED

\$ 675,181.13

TOTAL REMAINING

\$ 84,000.82

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

Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
March 31, 2018



ELECTORAL AREA 'C' / CHRISTINA LAKE

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,877.75
Allocation to Dec 31, 2008	Received	33,513.49
Allocation to Dec 31, 2009	Received	65,690.00
Allocation to Dec 31, 2010	Received	64,785.00
Allocation to Dec 31, 2011	Received	64,778.00
Allocation to Dec 31, 2012	Received	65,746.00
Allocation to Dec 31, 2013	Received	65,718.43
Allocation to Dec 31, 2014	Received	63,985.02
Allocation to Dec 31, 2015	Received	63,985.02
Allocation to Dec 31, 2016	Received	66,139.74
Allocation to Dec 31, 2017	Received	62,678.25
Allocation to Dec 31, 2018	Estimated	64,870.04

TOTAL AVAILABLE FOR PROJECTS	\$ 751,766.74
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Expenditures:

Approved Projects:

11207	Christina Lake Community and Visitors Centre	Advanced	\$ 50,000.00
2009	CLC&VC	Advanced	25,000.00
2010	CLC&VC	Advanced	25,000.00
2010	Living Machine	Advanced	80,000.00
2012	Kettle River Watershed Study	Funded	5,000.00
2013	Kettle River Watershed Project	Funded	9,959.86
2014	Kettle River Watershed Project	Funded	3,548.77
2015	Kettle River Watershed Project	Funded	1,371.07
2016	Kettle River Watershed Project	Funded	754.04
2017	Kettle River Watershed Project	Funded	2,068.54
2018	Kettle River Watershed Project	Funded	228.57
	Kettle River Watershed Study	Pending or Committed	69.15
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00
2011	Solar Aquatic System Upgrades	Completed	7,325.97
418-13	Christina Lake Chamber of Commerce (Living Arts Centre Sedum/Moss Planting Medium)	Completed	20,697.00
106-14	Christina Gateway Community Development Association	Funded	20,000.00
264-14	Christina Lake Solar Aquatic System Upgrades	Completed	4,227.29
16-15	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Funded	32,072.33
	Christina Lake Nature Park - Riparian and Wetland Demonstration Site and Native Plant Nursery	Pending or Committed	10,690.78
18-15	CL Elementary Parent Advisory Council - Hulitan/Outdoor Classroom	Funded	36,880.00
256-15	Christina Lake Recreation Commission (Pickle Ball & Pump Bike Park)	Completed	65,235.18
360-15	Christina Lake Community Association (Design & Installation Make-Up Air System)	Completed	17,000.00

Status Report - Gas Tax Agreement Electoral Area 'C' / Christina Lake			
361-15	Christina Lake Boat Access Society (Redesign Texas Point Boat Launch Parking)	Funded	22,500.00
	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)	Funded	711.36
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	1,418.35
269-16	RDKB C.L. Solar Aquatic System (Plant Rack)	Completed	7,384.83
404-17	RDKB CL PARTS (New Washrooms @ Pickleball/Tennis Courts)	Funded	15,000.00
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Funded	1,550.65
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	9,752.68
TOTAL SPENT OR COMMITTED			\$ 491,210.17
TOTAL REMAINING			\$ 260,556.57

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

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
March 31, 2018**



ELECTORAL AREA 'D' / RURAL GRAND FORKS

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 154,656.26
Allocation to Dec 31, 2008	Received	74,173.40
Allocation to Dec 31, 2009	Received	145,389.00
Allocation to Dec 31, 2010	Received	143,385.00
Allocation to Dec 31, 2011	Received	143,370.00
Allocation to Dec 31, 2012	Received	150,634.00
Allocation to Dec 31, 2013	Received	150,571.27
Allocation to Dec 31, 2014	Received	146,599.76
Allocation to Dec 31, 2015	Received	146,599.76
Allocation to Dec 31, 2016	Received	151,536.57
Allocation to Dec 31, 2017	Received	151,187.25
Allocation to Dec 31, 2018	Estimated	156,474.12

TOTAL AVAILABLE FOR PROJECTS

\$ 1,714,576.39

Expenditures:

Approved Projects:

8549	City of GF - Airshed Quality Study	Completed	\$ 5,000.00
2010	Kettle River Water Study	Funded	25,000.00
2012-1	Kettle River Watershed Study	Funded	15,000.00
2012-2	Kettle River Watershed Study	Funded	10,000.00
2013	Kettle River Watershed Project	Funded	24,899.66
2014	Kettle River Watershed Study	Funded	41,490.99
2015	Kettle River Watershed Study	Funded	7,857.50
2016	Kettle River Watershed Study	Funded	4,237.38
2017	Kettle River Watershed Study	Funded	11,377.02
2018	Kettle River Watershed Study	Funded	1,257.14
	Kettle River Watershed Study	Pending or Committed	380.31
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded	2,000.00
		Pending or Committed	
2010	Boundary Museum Society - Phase 1	Completed	13,000.00
2011	Boundary Museum Society - Phase 2	Completed	30,000.00
2012	Boundary Museum Society - Phase 2	Completed	8,715.00
2011	Phoenix Mnt Alpine Ski Society	Completed	63,677.00
2012	Phoenix Mnt Alpine Ski Society	Completed	1,323.00
2012	Phoenix Mnt Alpine Ski Society	Additional	12,600.00
2012	Grand Forks Curling Rink	Completed	11,481.00
27-14	Boundary Museum	Funded	77,168.50
178-15	Grand Forks Rotary Club (Spray Park)	Completed	25,000.00
426-15	Jack Goddard Memorial Arena (LED Lights)	Completed	40,000.00
7-16	RDKB (Hardy Mountain Doukhobor Village)	Funded	38,165.19
	Grand Forks Aquatic Center (LED Lights for Natatorium)		
144-16		Completed	10,565.83
180-16	Grand Forks BMX Society (Track Upgrade)	Completed	5,000.00
246-16	RDKB (Kettle River Heritage Trail)	Funded	100,000.00
271-16	RDKB (Boundary Agricultural & Food Project)	Funded	2,252.65
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	4,491.50
268-16	Grand Forks Community Trails Society (New Surface Trans Canada Trail Westend Station)	Completed	24,648.45

Status Report - Gas Tax Agreement Electoral Area 'D' / Grand Forks Rural			
293-16	Grand Forks Aquatic Center (Underwater LED Light Replacement)	Funded	11,508.76
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed	20,512.33
467-17	RDKB (Boundary Transit Capital Funding)	Funded	5,889.00
468-17	RDKB (Boundary Trails Master Plan)	Funded	13,108.73
	RDKB (Boundary Trails Master Plan)	Pending or Committed	6,891.27
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Funded	1,550.65
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	9,752.68
112-18	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Pending or Committed	50,000.00
TOTAL SPENT OR COMMITTED			\$ 735,801.54
TOTAL REMAINING			\$ 978,774.85

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)	Funded	4,754.10
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	9,479.04
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
198-17	Westbridge Recreation Society (Replace Kitchen Westbridge Hall)	Funded	20,699.41
468-17	RDKB (Boundary Trails Master Plan)	Funded	13,108.74
	RDKB (Boundary Trails Master Plan)	Pending or Committed	6,891.26
76-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Funded	1,550.65
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	9,752.69
153-18	Westbridge Recreation Society (Door Upgrades/ LED Conversion/Curtains & Tracking System)	Pending or Committed	7,566.70
154-18	Bridesville Community Club (Hall Addition)	Pending or Committed	70,000.00
TOTAL SPENT OR COMMITTED			\$ 762,212.03
TOTAL REMAINING			\$ 369,394.27