

Electoral Area Services Committee

Thursday, October 11, 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) October 11, 2018

Recommendation: That the October 11, 2018 Electoral Area Services Agenda be adopted.

3. MINUTES

A) September 20, 2018

[Electoral Area Services Committee - 20 Sep 2018 - Minutes - Pdf](#)

Recommendation: That the September 20, 2018 Electoral Area Services meeting minutes be adopted.

4. DELEGATIONS

5. UNFINISHED BUSINESS

A) **Cannabis Legalization - Zoning Bylaw Considerations
Electoral Area 'A'**

RDKB File: C-56

[2018-10-05 Cannabis EAS](#)

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

[ToEndOfSeptforOct2018](#)

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

6. NEW BUSINESS

A) **Deyanne Davies**

RE: MOTI Subdivision

455 Malde Creek Road

RDKB File: B-Twp9A-10948.100

[2018-10-11-Sub-Davies](#)

B) **Village of Fruitvale**

RE: Subdivision Referral

1883 Green Road, Fruitvale

RDKB File: F-1

[2018-10-11 Fruitvale-Sub EAS](#)

C) **Revitalization of the ALR and the ALC**

(Director Gee discussion)

[Minister-Advisory-Committee-Interim-Report-to-Minister-of-Agriculture-...](#)

D) **Environmental Services Department**

RE: Work Plans

2019 Noxious Weed Control Specified Area 'A' - Columbia Gardens

2019 Noxious Weed Control - Area 'D' & 'E'

2019 Noxious Weed Control - Christina Lake Milfoil

2019 Mosquito Control - Christina Lake

[2019 Work Plan 090 Weed Control Area A \(October2018\)](#)

[2019 Work Plan 092 Weed Control Areas D and E \(October2018\)](#)

[2019 Work Plan 091 Christina Lake Milfoil \(October2018\)](#)

[2019 Work Plan 081 Mosquito Control Christina Lake \(October2018\)](#)

Recommendation: That the Environmental Services Department Work Plans including the 2019 Noxious Weed Control Specified Area 'A' - Columbia Gardens, 2019 Noxious Weed Control - Area 'D' & 'E', 2019 Noxious Weed Control - Christina Lake Milfoil and 2019 Mosquito Control - Christina Lake be received.

E) **Gas Tax Update**

[Gas Tax Agreement EA Committee](#)

Recommendation: That the Gas Tax update be received.

F) **Grant in Aid Update**
[2018 Grant in Aid](#)

Recommendation: That the Grant in Aid update be received.

G) **Planning and Development Department**
RE: Work Plans
will be available in a revised agenda

7. [LATE \(EMERGENT\) ITEMS](#)
8. [DISCUSSION OF ITEMS FOR FUTURE AGENDAS](#)
9. [CLOSED \(IN CAMERA\) SESSION](#)
10. [ADJOURNMENT](#)



Electoral Area Services Committee Minutes

Thursday, September 20, 2018
RDKB Board Room, 2140 Central Ave.,
Grand Forks, BC

Directors Present:

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

Other Directors Present:

Director Frank Konrad

Staff Present:

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

CALL TO ORDER

Chair Worley called the meeting to order at 4:40 p.m.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

September 20, 2018

An addition to the agenda regarding ALR changes was made as a discussion item for a future agenda.

Moved: Director Russell

Seconded: Director McGregor

That the September 20, 2018 Electoral Area Services Agenda be adopted as amended.

Carried.

MINUTES

April 12, 2018 and May 17, 2018

Moved: Director McGregor

Seconded: Director Gee

That the April 12 and May 17, 2018 Electoral Area Services meeting minutes be adopted.

Carried.

DELEGATIONS

UNFINISHED BUSINESS

Memorandum of EAS Committee Action Items

There was discussion regarding bylaw enforcement and various possible models to deliver bylaw enforcement and the challenges of enforcement of bylaws. The Committee members agreed they would like to see bylaw enforcement included in the budgeting process and would like to move the adjudication process along by hiring a contractor.

Moved: Director McGregor

Seconded: Director Russell

That the Memorandum of Committee Action Items be received and that the process to secure external assistance to deliver bylaw adjudication proceed.

Carried.

NEW BUSINESS**Chinook Scaffolding****RE: Development Permit**

1140 Lower China Creek Road, Genelle

RDKB File: B-7187-08838.500

Donna Dean, Manager of Planning and Development, briefly reviewed the application with the Committee members. It was mentioned that the Advisory Planning Commission had no concerns with the application.

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the Development Permit application submitted by WSA Engineering, on behalf of North Country Holdings Ltd., to add a structure and increase the size of an existing building on a property within the Industrial Development Permit Area on the parcel legally described as Lot 2, District Lot 7187, Plan NEP12287, KD, Electoral Area 'B'/Lower Columbia-Old Glory, be received.

Carried.

Stella Jones Canada Inc.**RE: Marijuana Production Facility**

775 Highway 395, Christina Lake, BC

RDKB File: C-312-02632.315

Donna Dean reviewed the application and mentioned that any issues were addressed by the applicant. The Electoral Area 'C'\Christina Lake Advisory Planning Commission supports this application.

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the Development Permit application submitted by Jason Taylor of Smokey Mountain Craft Cannabis on behalf of Stella Jones Canada Inc., to construct a 20,000ft² building to propagate, dry, process and store cannabis within the Industrial Development Permit Area on the parcel legally described as Lot 2, District Lot 312, Plan KAP39263, SDYD, Except Plan KAP60786, KAP 80226, Electoral Area C/Christina Lake, be received.

Carried.

Judith Campbell

RE: MOTI Subdivision

48 Kingsley Road, Christina Lake

RDKB File: C-970-04413.000

Donna Dean reviewed the application with the Committee members.

Moved: Director McGregor

Seconded: Director Russell

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision on the parcel legally described as Lot 11, Plan KAP5313, DL 970, SDYD, Electoral Area C/Christina Lake, be received.

Carried.

Cannabis Legalization - Zoning Bylaw Considerations

RDKB File: C-56

The Committee members discussed this at length. The main issues were cement based production on ALR lands; retail sales; and manufacturing. Chair Worley, Director McGregor and Director Gee are in favour of proceeding with the bylaws in their respective areas. Directors Grieve and Russell have deferred the item back to their Advisory Planning Commissions for further discussion.

Moved: Director Russell

Seconded: Director Gee

Electoral Area 'B' / Lower Columbia-Old Glory

That the following bylaw amendments be supported: amend the Electoral Area 'B' / Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470 to add a policy regarding the prohibition of cement based, cannabis production on ALR land and add a policy outlining the requirements of a zoning bylaw amendment to allow cannabis retail sales and to amend the Area 'B' / Lower Columbia-Old Glory Zoning Bylaw No. 1540 to prohibit cannabis retail sales and cement based cannabis production as a prohibited use and further that staff be directed to draft amendment bylaws for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed amendment bylaws.

Electoral Area 'C'/Christina Lake

That the following bylaw amendment be supported: amend the Electoral Area 'C'/Christina Lake Official Community Plan Bylaw No. 1250 to add a policy regarding the prohibition of cement based, cannabis production on ALR and to amend the Electoral Area 'C'/Christina Lake Zoning Bylaw No. 1300 to prohibit cement based cannabis production in the ALR and that staff be directed to draft amendment bylaws for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed amendment bylaws.

Electoral Area 'E' – Jewel Lake

That the following bylaw amendments be supported: amend the Electoral Area 'E' Jewel Lake Bylaw No. 855 to add a policy regarding the prohibition of cement based, cannabis production on ALR land and add a policy outlining the requirements of a zoning bylaw amendment to allow cannabis retail sales, and to prohibit cannabis retail sales and cement based cannabis production in the ALR and further that staff be directed to draft the amendment bylaw for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed amendment bylaw.

Electoral Area 'E' – Mt. Baldy

That the following bylaw amendments be supported: amend the Electoral Area 'E'/ Mt. Baldy Ski Resort Official Community Plan Bylaw No. 1335 to add a policy outlining the requirements of a zoning bylaw amendment to allow for cannabis retail sales and to amend the Electoral Area 'E'/ Mt. Baldy Ski Resort Zoning Bylaw No. 1340 to prohibit cannabis retail sales and further that staff be directed to draft the amendment bylaws for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed amendment bylaws.

Electoral Area 'E' / - Big White

That the following bylaw amendments be supported: amend the Electoral Area 'E'/ Big White Ski Resort Official Community Plan Bylaw No. 1125 to add a policy outlining the requirements of a zoning bylaw amendment to allow for retail sales and to amend the Electoral Area 'E'/ Big White Ski Resort Zoning Bylaw No. 1166 to prohibit cannabis retail sales and further that staff be directed to draft the amendment bylaws for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed amendment bylaws.

Carried.

Electoral Area 'C'/Christina Lake
RE: Zoning Amending Bylaw 1680

RDKB File: C-49

The proposed zoning bylaw amendments will address a number of regulations including setbacks and size for accessory buildings, parcel coverage definition, height definition clarification, minimum parcel area exceptions, minimum floor area for a dwelling unit, density regulations to include secondary suites, single family dwellings versus dwelling units and map amendment to show roads.

Moved: Director McGregor

Seconded: Director Gee

That the proposed amendments presented in this staff report "Options to Consider Amending the Electoral Area C/Christina Lake Zoning Bylaw No. 1300" be supported and further that staff be directed to draft an amendment bylaw for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendments.

Carried.

Gas Tax Update

There was a question on the Boundary museum gas tax application since an earlier recommendation was that the application be considered by the EAS Committee at a future meeting. It was confirmed that the recommendation went directly to the Board of Directors since a number of EAS Committee meeting were cancelled.

Moved: Director Russell

Seconded: Director Grieve

That the Gas Tax update be received.

Carried.

Grant in Aid update

Moved: Director Grieve

Seconded: Director Gee

That the Grant in Aid update be received.

Carried.

LATE (EMERGENT) ITEMS

There were no late or emergent items.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

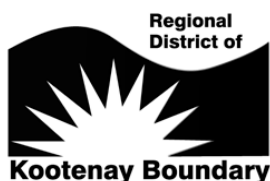
Revitalization of the ALR: Director Gee described how a number of astounding changes to the ALR are being suggested and all agreed that a report to the EAS Committee at a future date would be beneficial.

CLOSED (IN CAMERA) SESSION

An in camera session was not required.

ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 5:41 p.m.



Electoral Area Services (EAS) Committee Staff Report

Date:	October 11, 2018	File #:	C-56
To:	Chair Worley and Members of the EAS Committee		
From:	Carly Rimell, Senior Planner		
RE:	Cannabis Legalization – Zoning Bylaw Considerations for Electoral Area 'A'		

ISSUE INTRODUCTION

At the September 10th EAS meeting Director Grieve requested that the proposed amendments to the Area 'A' Official Community Plan and Zoning Bylaw in preparation of cannabis legalization be deferred in order to allow the Advisory Planning Commission (APC) to review the staff recommendations.

This report includes the comments from the APC from their October 2, 2018 meeting.

BACKGROUND INFORMATION

The Planning and Development Department provided the following comments which were reviewed by the Area 'A' APC.

1. Prohibit cement based, industrial style, cannabis production bunkers on ALR land.

The new framework from the ALC allows local governments to make decisions regarding cannabis production in the ALR which align with local planning and priorities in their communities.

Specifically for example, local governments are now able to prohibit cannabis production when grown in ways that do not preserve the productive capacity (cement based, industrial style, cannabis production bunkers) in the ALR. Amending the bylaws to align the policies to restrict these operations should be considered while clarifying that cannabis production in the ALR cannot be prohibited if grown lawfully:

- In an open field;
- In a structure that has a soil base;
- In a structure that was either fully constructed or under construction, with required permits in place, prior to July 13th, 2018; or
- In an existing licensed operation.

Staff suggests implementing a policy within the OCP and regulations within the associated land use bylaw in order to prohibit cement based, industrial style, cannabis production bunkers on ALR land.

2. Allow commercial cannabis production where agriculture is a permitted use.

When the *Cannabis Act* comes into force on October 17th commercial cannabis production would be permitted anywhere where agriculture is listed as a permitted use within RDKB Bylaws.

This would align with the current definition of agriculture and interpretation of our bylaws. Therefore staff suggests that there is no need to amend the bylaws to restrict production of cannabis in areas which already permit agriculture.

3. Allow retail sales of cannabis in selected areas only.

When the *Cannabis Act* comes into force on October 17th the retail sale of cannabis would be permitted anywhere where retail sales are listed as a permitted use within RDKB Bylaws.

The approach to prohibit retail sales in the land use bylaws would allow the opportunity to evaluate impacts on the subject property, impacts on neighbouring properties, community members, service availability and incorporate tools (increased setbacks, development permit area guidelines) to mitigate any associated concerns with such proposals on a case by case basis as part of a rezoning application.

4. Allow manufacturing of cannabis where light manufacturing or manufacturing is a permitted use.

When the *Cannabis Act* comes into force on October 17th the manufacturing of cannabis would be permitted anywhere where light manufacturing or manufacturing are listed as a permitted use within RDKB bylaws.

Based on the feedback staff has received we recommend allowing manufacturing of cannabis in all zones which currently permit manufacturing. For the most part manufacturing is permitted within Rural Resource and Industrial zones.

We will still have the opportunity to review where retail sale can operate through the LCRB referral process.

Staff reviewed the bylaws and feel that the manufacturing of cannabis is not anticipated to be an overly invasive use considering most of the bylaws require light manufacturing take place within a wholly enclosed building. Even if the definition of manufacturing does not require manufacturing take place within a wholly enclosed building due to the processing requirements it is anticipated it would take place indoors. Manufacturing is currently permitted within some Industrial and some Rural Resource zones.

Industrial Development Permit Areas exist within Electoral Area 'A', which would also provide additional oversight regarding development on these lands related to dust, glare and odour.

ADVISORY PLANNING COMMISSIONS COMMENTS

The Electoral Area 'A' APC provided the following comments:

1. Cement based, industrial style, cannabis production. It was agreed that this style of operation was prohibited.
2. Agree to allow commercial cannabis production where agriculture is permitted.
3. Retail sales of cannabis in commercial areas be restricted, with the opportunity to rezone on a case by case basis.
4. Manufacture of cannabis where light manufacturing or manufacturing is a permitted use. It was agreed that no restrictions were required."

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

Staff suggests that the proposed bylaw amendments proceed with the following recommendation.

RECOMMENDATIONS

That the following bylaw amendments be supported: amend the Electoral Area 'A' Official Community Plan Bylaw No. 1410 to add a policy regarding the prohibition of cement based cannabis production on ALR land and add a policy outlining the requirements of a zoning bylaw amendment to allow cannabis retail sales and to amend the Area 'A' Zoning Bylaw No. 1460 to prohibit cannabis retail sales and cement based cannabis production in the ALR and further that staff be directed to draft amendment bylaws for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed amendment bylaws.

**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
June 15/17	0980131 BC Ltd. - MoTI Subdivision	Dedication of cash in lieu of park land-Monashee – previously known as High Forest	IP
Jan. 12/18	Service budgets on web	Staff to initiate	IP
	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
Feb. 15/18	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

Tasks from Electoral Area Services Committee Meeting September 20, 2018

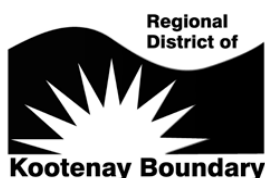
Date	Item/Issue	Actions Required/Taken	Status – C / IP
Sept 20/18	Bylaw Enforcement	Secure external assistance to deliver bylaw adjudication	IP
	Cannabis-Zoning Bylaw considerations	Sent to Board for 1 st /2 nd Rdgs & set up Public Hearing (except Areas A & D)	IP
	Bylaw 1680-Area C	Sent to Board for 1 st /2 nd Rdg & set up Public Hearing	IP
	Revitalization of ALR	Discussion item for Oct. 11 th EAS meeting	IP

Page 1 of 1

Memorandum of Committee Action Items

Electoral Area Services to the End of September 2018

Y:\COMMITTEE Action Items UnFinished Business\ELECTORAL AREA SERVICES\2018\ToEndOfSeptforOct2018.docx



ELECTORAL AREA SERVICES COMMITTEE (EAS) STAFF REPORT

Date:	October 2, 2018	File #:	B-TWP9A-10948.100
To:	Chair Worley and members of the EAS Committee		
From:	Ken Gobeil, Planner		
RE:	Ministry of Transportation and Infrastructure – Subdivision Referral		

ISSUE INTRODUCTION

We have received a subdivision referral from the Ministry of Transportation and Infrastructure (MoTI) for a proposed subdivision of 455 Malde Creek Road, in Electoral Area 'B' / Lower Columbia-Old Glory (see Site Location Map; Subject Property Map; Proposed Subdivision Plan).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	Edward and Deyanne Davies
Agent	Peter Muirhead, Muirhead Land Development Solutions
Location:	455 Malde Creek Road
Electoral Area:	Electoral Area 'B' / Lower Columbia-Old Glory
Legal Description(s):	Plan NEPX63, Subsidy Lot 181, Except Plan 17164, TWP9A, KD
Area:	17.5 hectares
Current Use(s):	Residential
Land Use Bylaws	
OCP Bylaw No. 1470	South Belt Rural Residential
DP Area	NA
Zoning Bylaw No. 1540	Rural Residential 3 RR3
Minimum Parcel Size	4 hectares
Other	
Waterfront / Floodplain	NA
ALR	NA

455 Malde Creek Road has frontage to Malde Creek Road, Galesz Road, and Drake's Road. Portions of the property are separated by road right of way. There is a residence and accessory buildings near the centre of the property. There are also mineral claims, easements and rights of way that run through the property.

The subject property was removed from the Agricultural Land Reserve (ALR) in November 2015. In 2016 the Official Community Plan (OCP) and Zoning Bylaws were amended accordingly.

In 2017 the RDKB received a referral from the Ministry of Transportation and Infrastructure (MoTI) for a subdivision application for this parcel to transfer an approximately 1 hectare portion of 455 Malde Creek Road to 200 Galesz Road. The APC supported this application. In February 2018 this application was given Preliminary Layout Approval (PLA) from the MoTI, however, the applicant decided not to follow through with the application.

PROPOSAL

The applicant has applied to amend the approved subdivision plan from 2017. Instead of transferring a portion of the subject property from 400 Malde Creek Road to 200 Galesz Road, the applicant would like to subdivide a 5.2 hectare portion of the northern end of the subject property. Access for the proposed new parcel would be from Drake's Road on the north east corner of the subject property.

It was noted that the purpose of this application to amend the PLA is due to the high survey costs that make the 2017 application too costly to continue. This is due to the various rights of way, easements and mineral claims registered on title that would need to be addressed.

IMPLICATIONS

This amendment will allow the owners to subdivide an acreage for their daughter. This was noted as a plan for the property by the applicant during their 2017 subdivision application.

The proposed subdivision is compliant with the minimum size for new parcels created in the RR3 Zone. The proposed subdivision does not affect bylaw compliance for the residual parcel and the existing buildings.

ADVISORY PLANNING COMMISSION (APC)

During the October 2, 2018 APC meeting, the proposed subdivision alteration was supported.

RECOMMENDATION

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as Plan NEPX63, TWP9A, KD in Electoral Area 'B'/Lower Columbia-Old Glory be received.

ATTACHMENTS:

Site Location Map

Subject Property Map

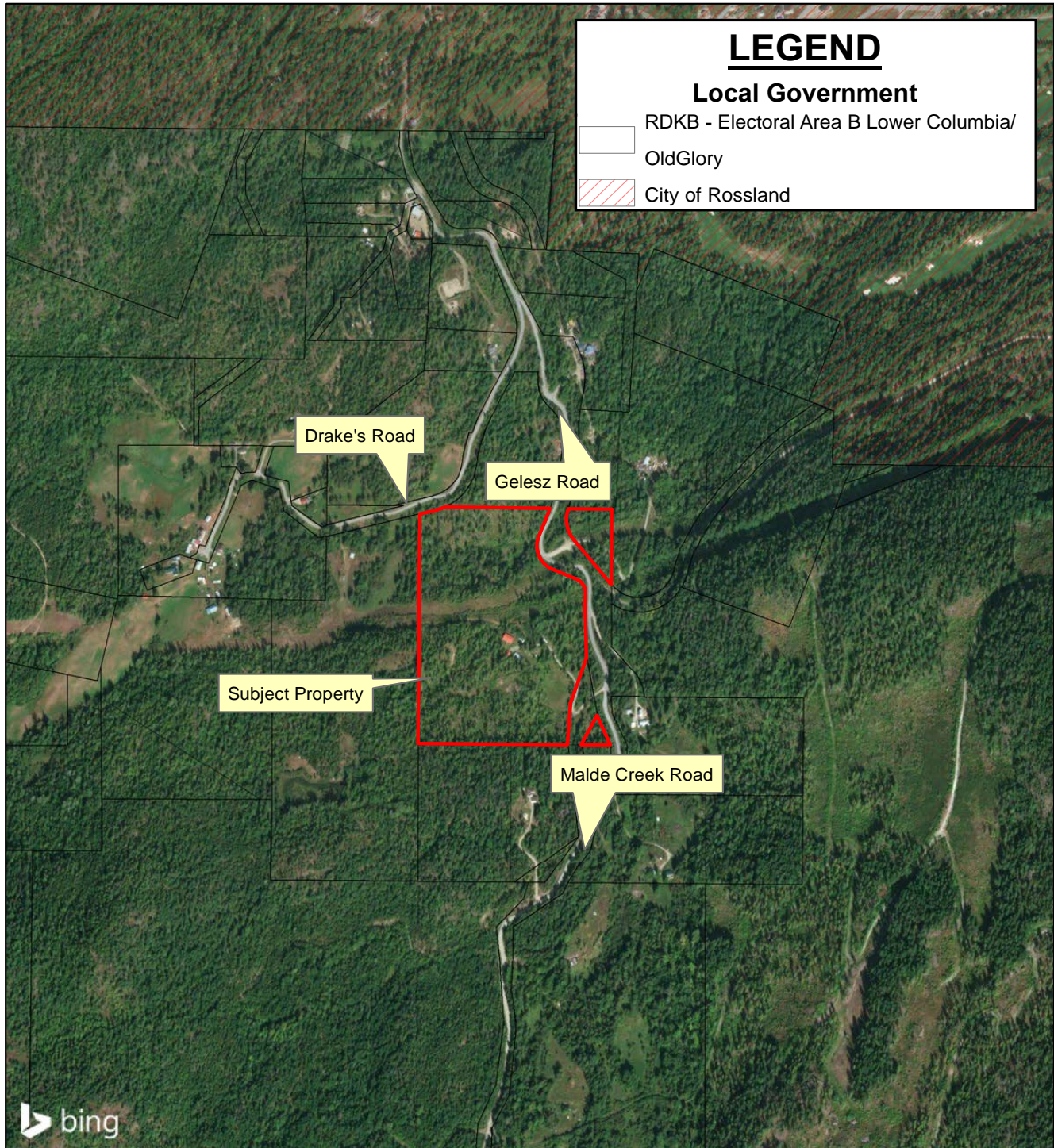
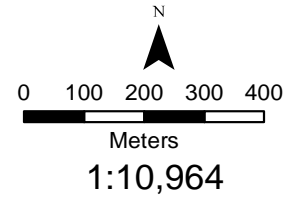
Applicant's Submission



Date: 2018-09-19

Site Location Map

PLam NEPX63, TWP 9A, KD



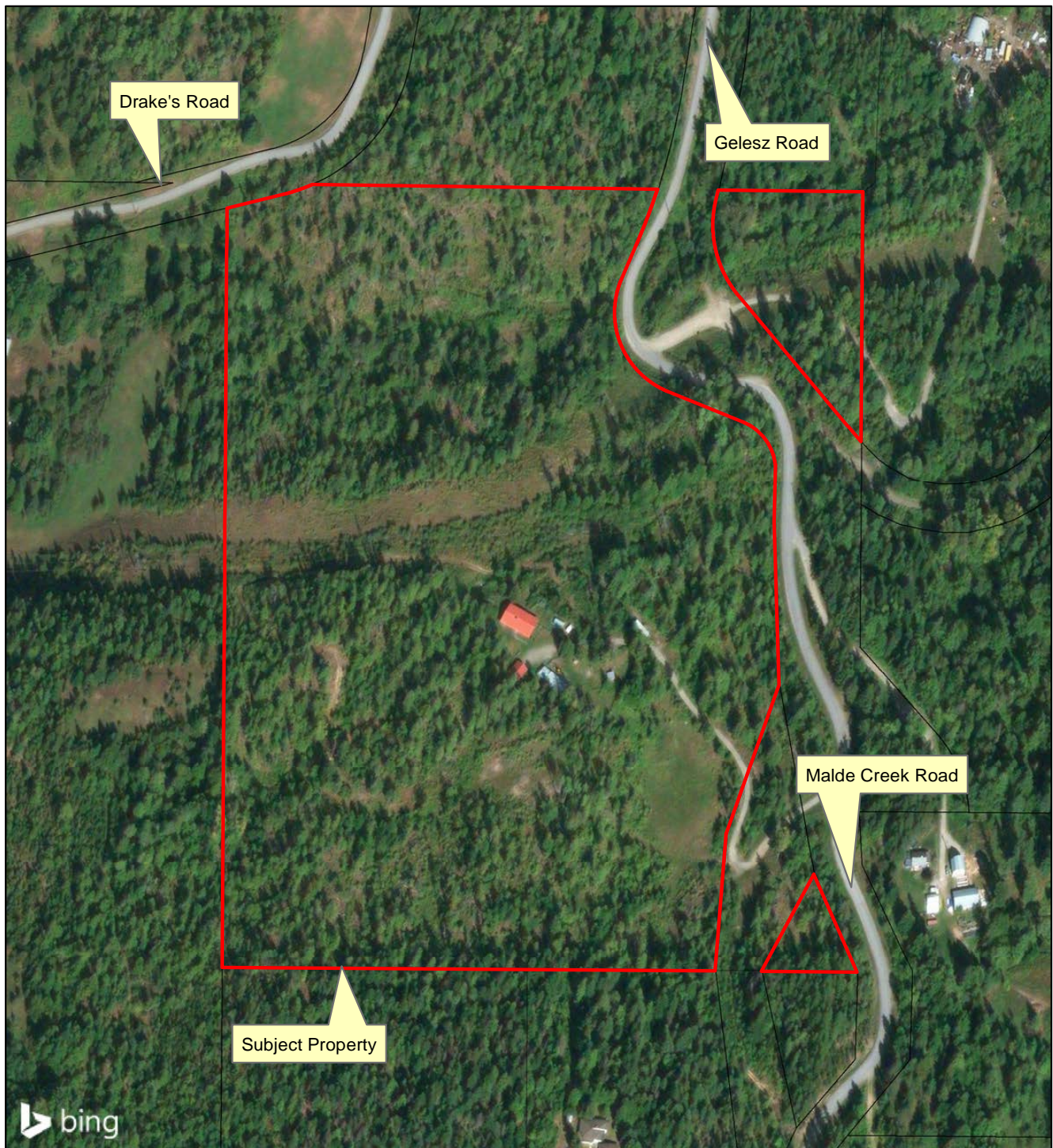
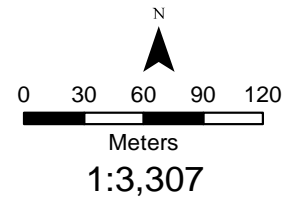
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Date: 2018-09-19

Subject Property Map

PLam NEPX63, TWP 9A, KD



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Applicant Submission

From: [Nichol, Christine TRAN:EX](#)
To: ["Peter"](#)
Cc: [BC MOT WKD TRAN:EX](#)
Subject: FW: 2017-07218 Davies Revised PSub.
Date: Tuesday, July 24, 2018 5:52:08 PM
Attachments: [5.2 ha application layout.pdf](#)
[Access permit 03-009-12462.pdf](#)
[Water license Emile Creek C057322.pdf](#)
[Water account for water license C059489 Devanne Creek and C057322 Emile Creek.pdf](#)

Thank you Peter, I have forwarded to the main inbox for upload and will do a site visit in the next few weeks to see the upper access.

Christine

From: Peter [mailto:peter.mhead@gmail.com]
Sent: Tuesday, July 24, 2018 5:50 PM
To: Nichol, Christine TRAN:EX
Cc: fatquartersstudio@hotmail.com
Subject: 2017-07218 Davies sub.

Hello Christine

As you know we wish to revise the above referenced subdivision to the layout shown above. The previous layout was simply too expensive to survey with costs in the \$25K range. This layout is 5.2ha +/- and will provide a lot for the daughter. It conforms to the RDKB minimum lot size and has many areas available for sewage disposal. Access will be from Drakes Road. I have enclosed an access permit for the access. Please see sketch map for location of Drakes Road access. As well please find two water licenses for the property.

Thank you for your help and we will await your reply.

Sincerely

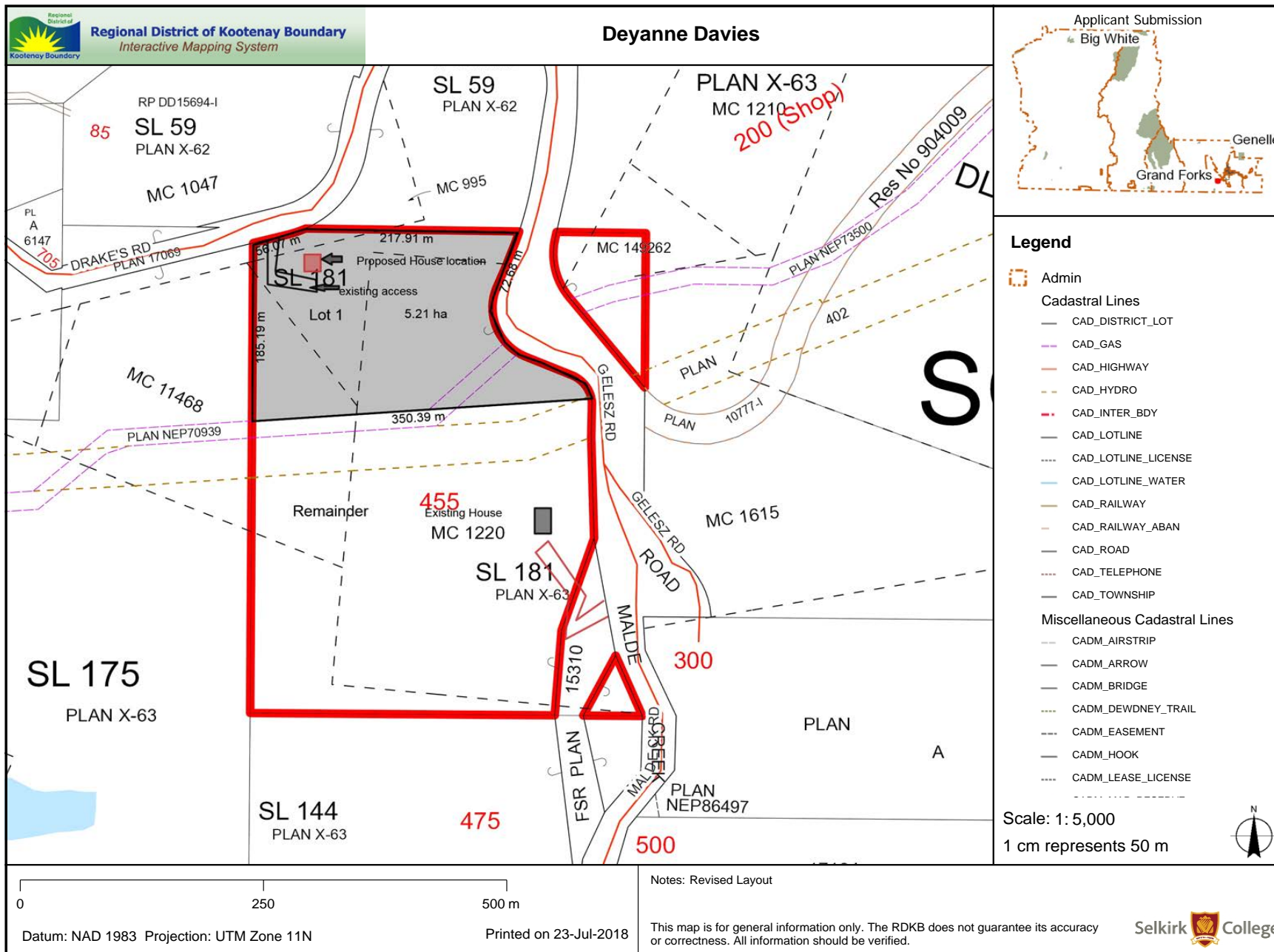
Peter Muirhead

Muirhead Land Development Solutions Ltd.

918 Sproat Drive, Nelson BC

www.bcsubdivider.ca

250.354.9341





ELECTORAL AREA SERVICES (EAS) COMMITTEE STAFF REPORT

Date:	October 11, 2018	File #:	F-1
To:	Chair Worley and Members of the EAS Committee		
From:	Ken Gobeil, Planner		
RE:	Village of Fruitvale Referral – Subdivision		

ISSUE INTRODUCTION

The RDKB has received a referral from the Village of Fruitvale regarding a subdivision application for 1883 Green Road, in Fruitvale, adjacent to Electoral Area 'A' (see Site Location Map, Applicant Submission).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	Wanda J. Flack
Location:	1883 Green Road, Fruitvale
Legal Description:	Lot 2, Plan NEP4628, DL 1236, KD
Area:	6,394m ² (1.58 acres)
Local Government:	Village of Fruitvale
Land Use Bylaws	
OCP Bylaw No. 835	Residential (one and two family)
Zoning Bylaw No. 846	Single and Two Family Residential

The subject property is at the end of Cedar Avenue in Fruitvale. The property also has frontage on Green Road at the rear of the property, although it is not used. The border between the Village of Fruitvale and Electoral Area 'A' in the RDKB is Green Road.

The subject property is part of the service areas for the Beaver Valley Water System for potable water, and the Columbia Pollution Control Centre for sewer. Both are regional services owned by the RDKB. The water system is owned by the RDKB and operated by the Village of Fruitvale, while the sewer system is owned/operated by the Village of Fruitvale.

PROPOSAL

The applicant is proposing to subdivide the parcel into 2 new lots, with a 9.14 metre road allowance to extend Cedar Road. The proposed lot sizes would be:

- Proposed Lot A would be 2,420m²
- Proposed Lot B would be 3,020m²
- The proposed extension of Cedar Avenue would be 495.6m²

IMPLICATIONS

Due to the timeline requested by the Village of Fruitvale, RDKB comments will not be returned by the deadline. This report is for information only.

The RDKB has no policies or regulations regarding the subdivision or development within another local government's boundaries.

When the proposed lots are developed, new connections may be required to the Beaver Valley Water System for water service and the Columbia Pollution Control Centre for sewer service.

ADVISORY PLANNING COMMISSION (APC)

The APC provided the following comments from their October 2, 2018 meeting:

"The application was submitted for information only as it is within the Village and adjacent to Area A. It was noted that the address of 1692 Columbia Gardens Road was incorrect. The water system is operated by the RDKB and the sewage system is operated by the Village of Fruitvale.

The committee requested that future application in fringe areas consider the APC's meeting dates to ensure that there is adequate time to respond."

REFERRALS

This application was also reviewed by the Environmental Services Department. The following comment was made regarding the proposed subdivision:

"To receive a letter from the RDKB BV Water Service to approve the subdivision. I would recommend that the new property be connected to water and acquire any RoW associated with the water service. All costs associated to connecting the water and acquiring the RoW would be the responsibility of the land owner applying for the subdivision."

RECOMMENDATION

That the staff report regarding the Village of Fruitvale referral for a proposed subdivision, for the parcel legally described as Lot 2, Plan NEP4628, DL 1236, KD, Fruitvale be received.

ATTACHMENTS

Site Location Map

Applicant Submission

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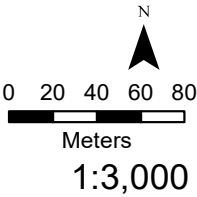
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Date: 2018-09-19

Site Location Map

Lot 2, Plan NEP10135, DL 1236, KD



LEGEND

Local Government Name

	RDKB - Electoral Area A
	Village of Fruitvale



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**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE OF PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act,

Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

1. BC LAND SURVEYOR: (Name, address, phone number)

Surveyor General Certification

2. PLAN IDENTIFICATION:

Control Number:

Plan Number:

This original plan number assignment was done under Commission #:

LTO Document Reference:

3. CERTIFICATION:

Form 9

Explanatory Plan

Form 9A

The field survey was completed on:

(YYYY/Month/DD)

The checklist was filed under ECR#:

The plan was completed and checked on:

(YYYY/Month/DD)

I am a British Columbia land surveyor and certify that

this plan was completed and checked on:

(YYYY/Month/DD)

that the checklist was filed under ECR#:

and that the plan is correct in accordance with Land Title Office records.

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of (YYYY/Month/DD)

None

Strata Form S

None

Strata Form U1

Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date:

(YYYY/Month/DD)

I am a British Columbia land surveyor and certify:

1. That the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan subject to clause 2 of this endorsement

2. That certain parts of the buildings are not within the external boundaries but appropriate and necessary easements of other interests are registered as set out in section 244 (1)(f) of the Strata Property Act.

Registered Charge Number(s):

Certification Date:

(YYYY/Month/DD)

Arterial Highway

I am a British Columbia land surveyor and certify that I am authorized by the Minister of Transportation and Infrastructure under section 44.1 of the Transportation Act to show certain lands identified on this plan dedicated as Arterial Highway.

4. ALTERATION:

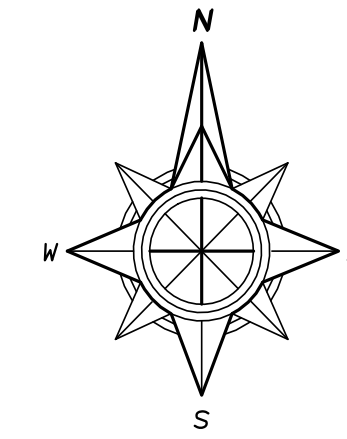
LTO Document Reference:

This is an alteration to a previous version of this plan identified by control number:

DESCRIPTION OF ALTERATION:

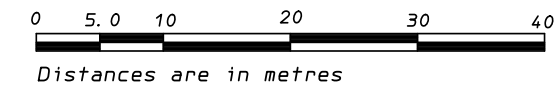
PLAN OF SUBDIVISION OF
LOT 2, DISTRICT LOT 1236, KOOTENAY DISTRICT,
PLAN 10135, EXCEPT PLAN NEP60362

BCGS 82F 013



LEGEND

Scale 1: 500



	<i>found</i>	<i>placed</i>
<i>Denotes standard iron post</i>	●	○
<i>Denotes metal reference post</i>		MRP

Bearings are astronomic derived from Plan NEP 60362

The intended plot size of the plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:500



*Inspected under the Land Title Act,
this 14th day of May, 2013
Milos Hinterberger, BCLS*

This plan lies within the jurisdiction of the Approving Officer for the Village of Fruitvale.

The field survey represented by this plan was completed by
Milos Hinterberger, BCLS, on the 20th Day of July, 2011

This plan lies within the Kootenay Boundary Regional District

Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission

Interim Committee Report to the
Minister of Agriculture

Prepared by
**B.C. Minister of Agriculture's Advisory Committee for
Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission**

July 31, 2018

Acknowledgements

The Minister of Agriculture's Advisory Committee for Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission (the Committee) includes the following members:

- Vicki Huntington (Chair);
- Irmi Critcher;
- Arzeena Hamir;
- Chris Kloot;
- Chief Byron Louis;
- Lenore Newman;
- Shaundehl Runka; and
- Brian Underhill.

Ministry of Agriculture staff serves as the Committee's Secretariat: Martha Anslow and Britney Irvine. Agricultural Land Commission staff serves as advisors to the Committee: Kim Grout, Liz Sarioglu and Lindsay McCoubrey. The Committee is grateful for the high value these staffs bring to the Committee's work.

The Committee wishes to thank the many individuals and organizations, too numerous to name, who provided input, expert advice and support in the development of the Committee's Interim Report. The report could not have been completed without their significant contribution, and the Committee wishes to express its gratitude.

The Committee would like to especially recognize the efforts of the current ALC Chair and former Chair of the Committee, Jennifer Dyson, whose dedication and vision set the path for much of the Committee's work.

Finally, the Committee wishes to thank the Honourable Lana Popham, BC Minister of Agriculture, for the opportunity to lead this important initiative and to be able to bring forward this Interim Committee Report.

Executive Summary

On January 4, 2018, the Honourable Lana Popham, B.C. Minister of Agriculture, appointed an independent Advisory Committee (hereafter “the Committee”; see Appendix A Terms of Reference) to lead stakeholder and public engagement and to deliver to the Province interim and final recommendations for legislative, regulatory and/or administrative changes that would revitalize the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC) now and for the future benefit of all British Columbians.

This interim report has been prepared to support the development of a bill for legislative change needed to address province-wide risks to the ALR and the work of the ALC. Additional recommendations will be made as part of the Committee’s final report later this fall.

This report focuses on three sets of recommendations for immediate action:

- Changes to the *Agricultural Land Commission Act* to address key impediments to a strong ALR and ALC;
- Provincial actions to ensure that the federal legalization of cannabis does not have an irrevocable impact on the value and integrity of the ALR; and
- Development of a strategy for the Northeast to promote responsible resource extraction while protecting the ALR and providing support for a strong farming sector.

In developing this report, the Committee considered the results of its nine community stakeholder meetings and other public engagement, including a survey of more than 2,300 online respondents, over 275 written submissions, and numerous expert presentations and reports.

This input led to the Committee’s identification of two critical concerns they considered core to the development of recommendations to strengthen and revitalize the ALR:

The urgent need for province-wide shift to an ‘agriculture-first’ focus in the ALR

- The Committee’s interim recommendations reflect the pressing need for strong provincial leadership and a government wide shift to an ‘agriculture-first’ policy approach to all government actions and decision-making in the ALR. It is the Committee’s considered opinion that unless the provincial government raises the profile of agriculture across all provincial ministries/agencies, the erosion of the ALR and the decline of British Columbia’s (B.C.’s) agricultural industry is a certainty.

The urgent need to curb speculation in the ALR

- As urban land prices increase and population grows, the pressure to develop agricultural land continues to build and prime agricultural land is being taken out of production by investors and speculators or converted to support non-farm uses.
- The Committee believes speculation on agricultural land must be curtailed if the long term viability of agriculture in B.C. is to be realized.

The recommendations contained in this report are organized into three parts:

Part I: Recommendations for Immediate Legislative and Regulatory Change

The need for immediate legislative and regulatory change is focused on four targeted areas:

- i. Protecting the ALR land base into the future;
- ii. Preserving the productive capacity of the ALR;
- iii. Improving governance of the ALR; and
- iv. Supporting farmers and ranchers in the ALR.

Part II: Recommendations for Immediate Action to Protect the ALR

Mitigating the impacts of oil and gas activity in the ALR:

The Committee is recommending the immediate establishment of a Deputy Minister level taskforce with internal and external agriculture partners and stakeholders from the natural resource sector. The Committee recommends that the taskforce be directed to develop a strategy to address the significant resource extraction issues impacting the ALR and its farmers and ranchers in B.C.'s Peace River region.

The development of the important and expanding provincial oil and gas resources in the North has exceeded the capacity of the current regulatory environment to protect farmland. The Committee believes there is a policy imbalance so acute that the productive agricultural land base of the area is threatened.

Restricting cannabis production in the ALR:¹

The Committee has significant concerns about the future regulation and production of cannabis in the ALR and is recommending actions be taken to better protect the ALR. The Committee did not seek specific comments from stakeholders and the public on cannabis: however the issue was a common and urgent concern heard throughout the engagement process. The Committee notes that the Minister of Agriculture recused herself from provincial cannabis-related decisions but was committed to bringing this key ALR-related concern to the Province's attention.

Part III: Key Issues Under Consideration for Final Report

As stated earlier, this report summarizes interim findings only and the Committee continues to examine issues that are important to stakeholders. This report should not be considered a complete list of recommendations put forward by the Committee, especially given the Committee has not yet had the opportunity to review the Agricultural Land Reserve Use, Subdivision and Procedure Regulation. As such, Part III presents other issues that are still to be considered for the final report.

¹ Although the Minister of Agriculture recused herself from cannabis-related decisions, the Committee has made recommendations on cannabis production in the ALR for forwarding to the Minister of Forests, Lands, Natural Resource Operations and Rural Development, who has assumed the Minister's role in cannabis-related decisions.

Some of the issues that the Committee continues to examine fall into themes that are interconnected with the recommendations set out in Parts I and II of this report. These recommendations are viewed also as potential policy actions that will support and complement the purposes of the ALR and work of the ALC. These include:

- Regulatory changes needed to preserve the productive capacity of the ALR;
- The encouragement of farming and ranching in the ALR; and
- Administrative and program changes.

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Interim Report

Introduction

The Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC) were put in place in the early 1970's to preserve the limited agricultural land resource in British Columbia (B.C.) at a time when urban development was starting to have a serious negative impact. The legislation is unique and viewed around the world as visionary.

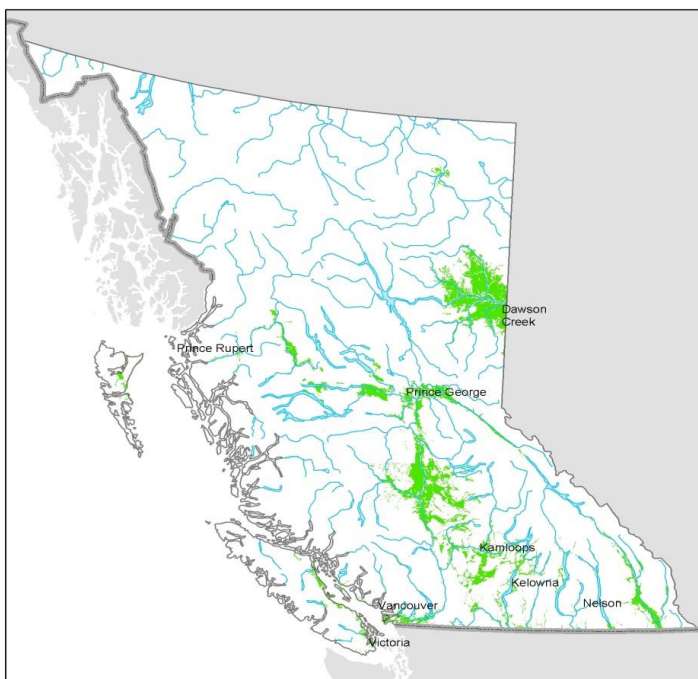
The ALR is a provincial zone in which agriculture is recognized as the priority use, farming is encouraged and non-agricultural uses are restricted. The ALR comprises just five per cent of B.C.'s total land base and is the area with the greatest agricultural capacity.

The ALR is a working landscape where the business of agriculture takes place and upon which farmers and ranchers rely to make a living and grow food for both local consumption and export. More than 17,500 farms operate within the ALR, employing more than 44,500 workers and producing more than 200 different agricultural products. Total farm capital in B.C. in 2016 was more than \$37.5 billion.

Agriculture is a strong component of the B.C. economy and a stable industry in many parts of the province. In 2016, B.C. agriculture generated \$2.5 billion in exports and \$1.3 billion in GDP.²

The work of the Minister of Agriculture's Advisory Committee (the Committee) is

Agricultural Land Reserve in BC



² Statistics were drawn from the "Sector Snapshot 2016: B.C. Agriculture", Ministry of Agriculture, https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/statistics/industry-and-sector-profiles/sector-snapshots/bc_agriculture_sector_snapshot_2016.pdf, August, 2017 and from "Agriculture in Brief", Ministry of Agriculture, https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/statistics/census/census-2016/aginbrief_2016_all_province_region_regional_districts.pdf, 2016

centered on the revitalization of the ALC and the ALR. The objective is not just about agricultural land and the people today, but is meant to be forward looking, resilient and poised for the future.

The Committee recognizes that the ALC needs to be innovative and flexible to adjust, while keeping the mandate as its compass and agriculture as its priority.

The ALR is based on the biophysical capacity of the soil and climate to produce agricultural products. Agricultural soils can be used again and again; however, agricultural land is an irreplaceable, non-renewable resource. Since its inception in 1973, the ALC has considered over 45,000 ALR land use applications.

The pressures on the ALR are significant and inevitably lead to a reduction in the amount of existing, agriculturally capable land within the ALR. They threaten the physical capacity and availability of ALR land to adequately support B.C. farmers and ranchers now and in the future. They impact B.C.'s option to grow its own food. They include:

- Natural limitations: portions of the ALR are covered by lakes, wetlands, waterways and other natural obstructions that impact agricultural production;
- Infrastructure and jurisdictional limits: portions of the ALR include or are impacted by roads, railways, rights of way, and other built or jurisdictional impediments (i.e. federally regulated lands), which impact the potential for agricultural production;
- Intensive non-farm use: land owner activities that do not support agriculture include large scale residential development, commercial activities and resource extraction. All impact the productive capacity of ALR parcels;
- Increasing agricultural land prices that arise from speculation and non-farm use impacts both the ability of existing farmers to expand their farm businesses, and for new entrant farmers to purchase farmland;
- Extensive operations that may or may not be ancillary to agriculture 'pave over' large sections of ALR parcels, rendering them un-farmable and thereby undermining the purpose and intent of the ALR;
- Proliferation of unauthorized and illegal activity, including the illegal dumping of fill and urban waste disposal, severely impacts the agricultural capacity of the soil; and
- Uses permitted in the regulation are being conducted with little or no connection to on-farm agricultural production.

The ALC works with local governments at the municipal and regional level to ensure that an agriculture lens is presented and that land use planning is consistent and supportive of the ALR. The ALC also works with provincial government agencies and ministries to ensure agricultural land is a priority and the function of the ALC is understood by a wide array of stakeholders.

Despite the success of the ALR, the nature of pressures has been changing and remains significant and relentless. Many of the pressures have little to do with the business of agriculture but everything to do with urban expansion. The pressure threatens the physical capacity and availability of ALR land to adequately support B.C. farmers and ranchers now and in the future.

The Committee's Interim Report addresses many of these pressures through recommendations to better protect and revitalize the ALR, to reduce physical impacts to the ALR's productive capacity, and to ensure strong governance of the ALR well into the future. It is the hope of the Committee that the recommendations for legislative and regulatory changes will not only inform and support the Minister as

she proceeds with the revitalization of the ALR and ALC, but will also set the stage for effective, final recommendations from the Committee.

ALR and ALC Revitalization Objectives

To better understand ALR pressures and opportunities, the Committee undertook stakeholder and public engagement from February 5 to April 30, 2018, and prepared a [Discussion Paper](#) focused on ten common ALR and ALC themes and three broad revitalization objectives:

1. Preserve the productive capacity of land in the ALR;
2. Encourage farming of land in the ALR for uses related to agriculture and food production; and
3. Strengthen the administration and governance of the ALR and ALC to both increase public confidence and to ensure that land use regulation and land use decisions are about preserving agricultural land and encouraging farming and ranching in the ALR.

Over the course of its nine-community stakeholder consultations, broad online public engagement, and research and reporting from sector experts, it became clear to the Committee that these objectives are also fundamental principles for effective revitalization and that they have broad and deep public support. They have guided the Committee's work, and the resulting principle and objectives-based approach to revitalization is reflected in the Committee's interim recommendations. They will also be integral to the Committee's final report.

Urgent Need for a Province-wide Shift to an 'Agriculture-first' Priority Focus in the ALR

The Committee's interim recommendations reflect the pressing need for an 'agriculture-first' policy shift based on strong provincial leadership and a commitment not only to preserve and protect farmland, but also to support farming and ranching in B.C.

The Committee is of the opinion that unless the Province raises the profile of agricultural land and agriculture across all provincial agencies, an erosion of the ALR and a decline of B.C.'s agriculture industry is likely to continue. An across-government policy shift that perceives agriculture as a sustainable resource industry is critical.

Indeed, throughout the Committee's stakeholder and public engagement, the need for an 'agriculture-first' priority approach was a key message of farmers, ranchers, local governments, agricultural organizations, partner organizations, and experts across the agricultural spectrum. This message has guided the development of the Committee's Interim Report. It is the Committee's strong opinion that an 'agriculture-first' approach to all government actions and decision-making in the ALR is necessary going forward.

Urgent Need to Curb Speculation in the ALR

As urban land prices increase and population grows, the pressure to develop agricultural land continues to build. Agricultural land is being taken out of production and investors and speculators are being allowed to exploit tax system incentives intended only for those who farm.

The permissive nature of the ALC Act and regulations, that include very few, if any, limits on the size and scale of permitted farm and non-farm uses, including both mega-homes, and regulations that allow anyone to apply to remove land or develop non-farm uses in the ALR regardless of how long they have owned a property or farmed it, contributes to the perception that the ALR is “open for development”.

The Committee believes speculation on agricultural land must be curtailed if the long term viability of agriculture in B.C. is to be realized. The ALC was intended to protect and encourage the agricultural use of land. It was not intended to be a rationing board tasked with regulating the slow release of agricultural land from the reserve or the conversion of the land base to support non-farm uses.

Committee Engagement and Research

Throughout the development of the interim recommendations, the Committee considered previous analyses of the ALR and ALC; the current and past authority and functions of the ALC; farmland protection in other jurisdictions; and the results of stakeholder meetings and public responses. The Committee reviewed and considered all written submissions, a significant body of research, expert presentations, and advice from recognized industry, academic and other agriculture sector leaders. Please see the Appendix 2 Bibliography for more information.

The Committee’s consultation process took place from February 5 to April 30, 2018, and included stakeholder meetings in nine communities, public engagement via an online survey, and mail and email responses. More than 2,300 British Columbians responded to the online survey, including more than 750 farmers; 115 agriculture specialists; and more than 1,400 responses from the general public. There were also 240 responses from people representing an agricultural industry or interest group. South Coast residents completed 900 surveys, while submissions topped 800 from the Island, 200 from the Okanagan, and more than 100 from each of the North, Kootenay and Interior regions. Over 270 direct email and regular mail submissions were also received by the Committee.

Part I: Recommendations for Immediate Legislative and Regulatory Change

The Committee's interim recommendations include changes to the legislative and regulatory framework under the authority of the Minister of Agriculture.

Recommendation 1: Strengthen the Act to prioritize agriculture by better defining the ALR, including the purposes of the ALR, and establishing 'agriculture-first' criteria for consideration in all ALC decisions

Issue/Rationale:

The ALC Act (the Act) currently includes the purposes of the ALC, but does not include the purpose of the ALR. Putting renewed emphasis on the nature and longevity of the land reserve itself and committing to actions that effectively preserve it for farming now and into the future is the single-most important action the Province can take to revitalize B.C.'s ALR and instill additional meaning into its administrative structure.

The existing purposes of the ALC are often interpreted differently (and at times incorrectly) by local governments, ALR landowners and other stakeholders and, sometimes unwittingly, result in an attempt to use the ALR for non-agricultural purposes. Given the significant challenges and pressures impacting the ALR at this time, it is critical to focus ALC decision-making on protections that sustain the scope, scale and productive capacity of B.C.'s agricultural land and uses that are strongly connected to agriculture and supportive of farming.

The Committee heard from stakeholders throughout the province that revitalization of the ALR and ALC is not possible without strong, stated provincial government leadership. Despite the important role of the ALC, agricultural land continues to be targeted for uses other than farming, and farmers receive increasingly fewer supports and incentives to actively farm. Clear statutory direction/authority for the ALC to consider priority factors and considerations that ensure a farmable, sustainable ALR is essential. Stakeholders emphasized the need to focus on agricultural land preservation and protection in the interest of farming and farmers.

Acting upon this recommendation will build greater clarity, enhanced transparency, and improved consistency of ALC decision-making. These changes will require the ALC and Ministry of Agriculture to not only take leadership in shifting provincial agencies to an 'agriculture-first' model, but will also require an on-going public education program to solidify support for the ALR.

Recommendation 2: Increase the autonomy, independence and effectiveness of the ALC by ensuring that merit based Commission appointments are made in consultation with the Chair and by increasing the oversight role of the Chair in the selection of both Commission members and the CEO

Issue/Rationale:

Strong, stable governance is critical to the long-term success of ALC revitalization. The ALR must be preserved and positioned to support and sustain agricultural production into the future—across the province. To do this, the ALC must be an independent, administrative tribunal able to make strong, sound and final decisions on agricultural land use within the ALR.

Previous policy decisions to move away from merit-based Commission appointments, and remove active Chair participation in the selection of Commissioners and the ALC Chief Executive Officer, have eroded the ALC's credibility and its capacity to reflect agriculture sector interests and effectively lead and guide

appropriate ALC decisions, programs and services. At times, government interference in the appointment process and in ALC governance, contributed to an erosion of public trust.

ALC Commissioners should be appointed as set out in the *Administrative Tribunals Act* and with the same rigour as other administrative tribunals in B.C. The Committee heard strong support for ALC independence; merit-based Commission appointments; well-managed and timely decision-making structures and processes; and responsive programs and services.

Recommendation 3: Ensure province-wide decision making that is consistent and fair with an ALC governance structure that is flexible, locally-informed, regionally-representative, and puts 'agriculture-first'

Issue/Rationale:

Based on the need for strong, stable governance and a provincial-level understanding and approach to ALR decision making, the Committee considered whether the current panel structure supports the revitalization of a strong and defensible ALR and ALC into the future. It is the Committee's opinion that:

- The current structure of one Chair, six Vice Chairs and 12 Commissioners (for a total of 19 Commission members), operating in six statutorily-prescribed regional panels with an Executive Committee reviewing decisions, is costly in many ways;
- While the panels provide for regional views, panel decisions have been overturned by the Executive Committee because of issues and inconsistencies respecting Commission purposes and ALC policies;
- The prescribed regional panel structure and function do not support an over-arching provincial vision and approach to protection of the provincial ALR. The existing governance structure has what amounts to six 'regional commissions'—with little evidence the panels can maintain a provincial ALR focus. A lack of provincial perspective (particularly at the local government level) was one of the primary reasons for creating a provincial body in the first place. The issue remains just as important and relevant today; and
- The existing structure provides limited opportunity for the training and education of the Commissioners so they better understand the provincial focus, let alone other regions of the province.

It is the Committee's view that the existing statutorily-prescribed regional panel structure makes what should be provincial-scale values and decision-making vulnerable to local perspectives and influence. A flexible, locally informed, regionally representative and 'agriculture-first' ALC structure allows for the ALC to determine how best to deploy its government-appointed Commissioners to meet the Commission's operational and legislative requirements. Operational flexibility is an important component of managing the Commission workload, utilizing the expertise of individual Commissioners and maintaining a provincial perspective during the consideration of regional interests.

The Committee heard arguments both for, and against, the current panel structure from stakeholders and members of the public across the province. Most stakeholders supported some form of regional representation. Many stakeholders were frustrated with the current process for panel decisions; with review by the ALC Executive Committee; and with the added time required for the full review process to be complete. Other stakeholders were concerned about the integrity of the ALR given the inherent potential for disparate views and approaches to decision-making in the ALR by six separate three-

member panels. There was also concern expressed that panel members could, unwittingly or otherwise, make locally-biased and/or expedient decisions.

Recommendation 4: Safeguard agricultural values across the province by reinstating a one-zone ALR decision-making model across B.C.

Issue/Rationale:

The Committee heard strong support from stakeholders and the public for the removal of the artificial distinction between ALR land in Zones 1 and 2. The majority of respondents strongly felt that the objective of allowing other economic activities and non-farm considerations to be on par with—and in some cases, to supersede—agriculture in Zone 2, weakened the Act and created expectations that the ALR was open for non-farm development.

It is important to emphasize that lands in Zone 2 are some of the best agriculturally capable soil in the province, and large areas that may be viewed as lower quality are the best lands for extensive ranching activities. Currently, Zone 1 comprises 353,000 hectares of Agricultural Capability Class 1-4 land, while Zone 2 comprises 2,072,000 hectares of Class 1-4 land.

The majority of stakeholders felt the two-zone ALR was unfair, and undermined the concept of a province-wide ALR, with the same law and regulation. The Committee believes a two zone ALR system weakens the purposes of the ALC to preserve agricultural land and to encourage farming across the province and diminishes the priority of agriculture in 90 per cent of the ALR for no discernible benefit. Zone 2 appears to have been established solely to support economic development and other community interests in the ALR and impacts the credibility and stability of decision-making across the ALR.

Reinstating a single zone will provide a strong, stable and consistent legislative and administrative framework for governance across the ALR at a time of significant and rapidly growing pressures and challenges. It will support more consistent and equitable agricultural land use, and ensure agriculture remains the central focus of decision-making in the ALR.

Recommendation 5: Strengthen ALC compliance and enforcement tools, and capacity, to better protect the ALR

Issue/Rationale:

Stakeholders and the public are very supportive of stronger ALC compliance and enforcement tools, particularly for obvious instances of non-compliance such as unauthorized uses, non-farm uses, and mega-home residential development.

ALC compliance and enforcement efforts struggle to be effective due to both the vastness of the ALR across the province and the lack of legislative authority for low and mid-level penalties that would support and enforce compliance. The ALC advises that its compliance and enforcement must be enhanced by increasing Commission resources, and by developing the capacity to effectively use additional legislative tools and instruments.

Smaller scale, immediate enforcement options, on a par with other provincial enforcement officers and mechanisms, would enable the ALC to appropriately address minor non-compliance issues. These enforcement options would also help develop greater public awareness of inappropriate activity on the ALR. Consistency between the Act and other legislation in the arena of enforcement would enable the ALC to properly exercise its responsibility to decrease the incidence of unauthorized uses in the ALR. Over three-quarters of stakeholders (78 per cent) surveyed in the ALC's 2018 Local Government

Engagement Survey indicated that more enforcement from the ALC would be an effective strategy to reduce non-compliant activity in the ALR.

Recommendation 6: Protect the ALR from residential speculation by establishing a maximum total floor area for all primary residences in the ALR (e.g. Minister's Bylaw Standards) and providing local government flexibility to zone below the maximum. Enable new regulations for residential siting, secondary dwellings, and home plate size.

Issue/Rationale:

The Committee heard unanimous support across the province for prohibiting 'estate-style homes' in the ALR and for restricting residences over an established size. The promotion and building of large homes for non-farmers in the ALR is a serious speculation issue in parts of the ALR. Purchase of ALR land by non-farmers, coupled with no provincial limits on the scale and size of residential development, is pushing the cost of land out of the reach of farmers. These property owners are also able to take advantage of lower tax rates on ALR land. This supports neither provincial ALR objectives nor consistency with the Act.

'Estate-style homes' directly impact the land base due to size and required infrastructure. There can be significant impacts where siting choices place homes in the middle of a parcel. Often owners choose not to farm the remainder of the parcel or make it available for other farmers to lease. Estate owners who lease their land to farmers are able to exploit tax advantages meant exclusively for those who farm. Additionally, rural/urban issues tend to increase.

During stakeholder and public engagement, the Committee heard the following:

- Speculation associated with large homes significantly overvalues farmland, restricts new entrants, and undermines the value and viability of farming across B.C.;
- Local governments are struggling to establish bylaws and are looking for clear provincial rules around house size limits in the ALR;
- There is a perception and reality of unfairness and inconsistency in the way different local governments/communities zone and manage residential size in the ALR;
- As farms are bought and converted by non-farmers to support large residential and estate development, the remaining productive farmland is becoming smaller and less usable, and short-term leases are increasingly the only option;
- Lease arrangements provide very limited security for lessees and do not support the long-term viability of farming in B.C.; and
- The regulation of housing in the ALR is currently a local government authority. Local governments across the province appear pressured to allow large-scale residential development in the ALR and the Committee heard from over 40 local governments about the need for clear provincial rules in the ALR—including the need for rules on maximum house size.

To promote consistency, fairness and an 'agriculture-first' lens in the ALR, the Committee recommends the total area for all primary residences be based on the Minister of Agriculture's Bylaw Standards.

The Ministry consulted extensively with local governments in the development of the standards, which assist local governments in developing bylaws supportive of agriculture in farming areas. Local governments are encouraged but not required to adopt the Minister's Bylaw Standards, unless they are

a 'regulated community'. A number of local governments have successfully passed bylaws modeled on the standards, while some have found it difficult to implement them. Others do not have zoning bylaws.

The Committee is of the opinion that provincial rules on house size and the home plate in the ALR are necessary. Local governments surveyed in 2018 by the ALC considered 'additional dwellings necessary for farm help' the most difficult permitted use to regulate: over half of the local governments surveyed (56 per cent) identified it as a challenge, and one-third (30 per cent) ranked it as their top challenge.

Recommendation 7: End the impact of illegal fill on the agricultural capability of the ALR by redefining and restricting fill throughout the ALR

Issue/Rationale:

The placement of fill is a non-farm use that is allowed in the ALR as it is specifically provided for in the Act and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (the Regulation). Illegal fill—fill that is not allowed under the Act and the Regulation, or approved by the ALC—is a substantial issue in the ALR. Each year broken glass, drywall, asphalt, concrete, boulders, and many other types of construction and demolition waste are dumped in the ALR, often in a paid arrangement with a landowner. Fill is defined in the Act as "any material brought on land in an agricultural land reserve other than materials exempted by regulation." The rules surrounding fill are confusing, which makes enforcement a challenge.

The concern over illegal fill in the ALR is two-fold:

1. Land owners who state fill is necessary for their farm operations are not required to seek approval from the ALC (as outlined in the Regulation). The volumes then brought onsite frequently exceed, to a significant extent, what would be an acceptable amount under normal farm practice; and
2. If a land owner does get approval from the ALC through a non-farm use application, the amount actually brought on typically exceeds the approved volume, sometimes significantly.

Fill often affects large tracts of land and seriously degrades the capability and utility of the land. The land lost to fill is considerable and rarely results in any practical benefit to the agricultural land base. Fill placement in excess of what might be needed for farming in most cases is financially motivated, and can be a lucrative business for ALR landowners. In the South Coast Region, for example, landowners are paid \$50 to \$200 per truck load to take fill. According to the ALC, *the average volume of fill deposited onto a property in the ALR is 43,000 m³ (equivalent to 6,000 truckloads), generating anywhere from \$300,000 to \$1,200,000 in revenue for an ALR landowner.*

An ALC review of the issue notes that illegal fill represents approximately 42 per cent of all ALC compliance and enforcement case files.

Fill was raised as an important concern throughout the Committee's stakeholder consultation and prohibiting fill in the ALR was a common suggestion for revitalization. Defining the type and volume of fill legitimately required by farmers for agricultural activities is a critical issue. Left unchecked, the current dumping practice in the ALR will render significant portions of farmland unproductive and will permanently change the soil quality and capability.

Defining thresholds for fill will protect ALR capability and will support local governments who are trying to deal with fill issues via local bylaws. It will provide needed clarity and support improved consistency

of application of fill rules across the ALR. The Committee will provide recommendations on fill thresholds in the final report to the Minister.

Recommendation 8: Address speculation through better land use planning by only considering exclusion of ALR land through a joint local government-ALC land use planning process

Issue/Rationale:

The current ability for ALR landowners to apply to exclude (permanently remove) land from the ALR is likely a significant contributor to speculation and the increasing cost of land in the ALR. Land is purchased or optioned for residential, port, industrial, and other uses unrelated to agriculture, with the idea that it might eventually be excluded. The resulting land values are placing agricultural land well beyond the reach of farmers.

Although applications for exclusion by individual landowners represent a smaller portion of applications received by the ALC when compared to subdivision and non-farm use applications, the perception that the ALR is open to individual, one-off exclusions has an incalculable impact on the long-term resilience of the ALR.

A landowner may currently apply to have land excluded from the ALR as soon as it is purchased. Individual landowners often make the case that parts of their land are not capable of growing an agricultural product and should be excluded. However, during the initial establishment of the ALR, smaller areas of lower capability land were intentionally included within the ALR boundaries to support compatible uses, reduce potential conflicts with adjacent land, and to ensure a contiguous ALR.

In many instances today, applications for exclusion are not about the quality of the land but about the financial benefits of converting ALR land to a more lucrative use. This was not the intention of the application process and is the antithesis of the ALC mandate. Internationally, successful agricultural land preservation regimes are planned by government, and the ones that last do not include individual exclusion routes.

Collaboration on land use planning processes between local governments and the ALC have been successful in the past in identifying lands for future exclusion based on a regional planning perspective and quantifiable need by the local government. Focusing on this more proactive approach is necessary to ensure that the haphazard development associated with individual landowner exclusions no longer negatively impacts the ALR. Directing exclusions through a joint local government-ALC planning process will also:

- Help eliminate speculative purchasing and holding of ALR land for uses other than agriculture;
- Help maintain a contiguous ALR within the boundaries to avoid infiltration of non-agricultural uses that conflict with the surrounding agricultural landscape;
- Reduce the potential of impacting the ALR via ‘death by a thousand cuts’; and
- Create a defensible and rationalized ALR boundary with a long-term land use planning lens.

Recommendation 9: Make the ALR application review process more efficient by prescribing acceptable non-farm use and subdivision applications

Issue/Rationale:

Approximately 80 per cent of applications to the ALC are for subdivision and non-farm uses, *and the vast majority of the applications are not from farmers or ranchers*. These types of applications are for uses

where the land remains in the ALR but is used for non-agricultural purposes. Significant ALC resources are spent processing these applications that often have nothing to do with farming in the ALR.

This high volume and application-heavy focus limits the ALC time and resources needed to focus on other key aspects of its mandate, including collaboration with both other governments and government entities to encourage farming in B.C. The ability of landowners to apply for such a wide range of activities, which ALC has experienced as quite literally any type of land use activity, further drives speculation and land costs based on the perception of what is possible in the ALR.

The intent of non-farm use applications was for the ALC to exercise discretion related to uses that were not permitted in the Regulation but might still be compatible with agriculture. The primary purpose of subdivision applications, however, is to create a new lot for residential purposes. The impacts and conflicts that arise from adding strictly residential uses in the ALR can negatively impact agricultural land and businesses. The cumulative nature of ALC decisions for subdivision and non-farm uses is significant.

Opportunities for narrowing the range of applications to the ALC to uses complimentary, compatible and/or supportive of agriculture include:

- Creating an application framework that considers proposals compatible with the ALR;
- Ensuring the ALC, and not local government or the approving officer, is the decision-maker for all non-farm uses in the ALR;
- Eliminating the speculative nature of purchasing or holding agricultural land in hopes of using it for something other than agriculture; and
- Instilling an 'agriculture-first' lens to applications and potential changes to land use.

Recommendation 10: Improve clarity around the two ALC reconsideration processes

Issue/Rationale:

Reconsideration of ALC application decisions consists of two distinct processes, a decision reconsideration requested by an applicant and a decision reconsideration requested by the Chair, which can be confusing to the public and take up considerable ALC resources. ALC decision-making will be improved by ensuring the two reconsideration processes are clearer, less cumbersome, and less confusing.

Reconsideration of a decision requested by an applicant:

Regardless of whether an application is refused or approved, an applicant may ask that a decision be reconsidered. The purpose of this reconsideration is to allow the Commission to revisit decisions if they were fundamentally flawed due to consideration of incorrect information or, if subsequent to a decision, compelling information is provided that would have significantly contributed to the Commission's understanding of the facts at the time of its original deliberation. A request for reconsideration is not intended to provide an applicant with an opportunity to periodically revisit the Commission's decision in perpetuity. However, at times this is how it has been interpreted and used by applicants.

The Regulation does not define a length of time a reconsideration request must be submitted within, define how many requests can be submitted per application decision, or outline what can be submitted in a reconsideration request as 'evidence'.

In 2017/18, the ALC received 78 requests to reconsider applications. Of those, only 18 were referred for reconsideration and of those only three were reversed.

The Committee recommends improving the criteria for reconsideration requests by:

- Establishing submission timeframes;
- Putting limits on the number of requests that can be made per decision; and
- Providing clarity with respect to the expected substance of a request.

These improvements will reduce the number of unsubstantiated requests that require a considerable amount of ALC resources. This would bring the ALC in line with other B.C. laws that define specific criteria for reconsideration.

Reconsideration of a decision as directed by the Chair of the ALC

Regardless of whether an application is refused or approved, the ALC Chair has the authority to direct the Executive Committee to reconsider an application decision made by a regional panel that the Chair considers may not fulfill the mandate of the Commission or adequately consider Zone 2 criteria. The purpose of this authority is to provide the Chair with oversight to ensure consistency of decision considerations according to the Act.

The Committee heard from stakeholders and the public that the Chair-directed reconsideration process is not clear. Local government representatives spoke about concern and frustration raised by the public regarding the fairness of decisions and the perception of unfairness when decisions are provided to applicants, but then some time later they receive a notice of a Chair-directed reconsideration.

In 2017/18, the Chair directed the Executive Committee to review 19 of the 391 decisions made.

A review of the current legal process of Chair-directed reconsiderations is needed such that the Chair retains the important ability to review and direct decisions for review to ensure consistency with the ALC mandate, but there is a reduction in the uncertainty of a decision for the applicant and local government.

Recommendation 11: Ensure a province-wide agricultural perspective by removing the ALC's capacity to delegate subdivision and non-farm use decision-making authority to local governments

Issue/Rationale:

Section 26 of the Act enables the ALC to enter into an agreement with a local government to delegate the ALC's decision-making authority for subdivision and for non-farm use. Under a delegated agreement, local government elected officials take on the decision-making role of the ALC. The provision for the ALC to enter into voluntary delegation agreements with local governments was established in 1994. The intention was to enable sharing of the ALC's application processing workload and to bring more local community planning knowledge and responsibility into the decision making process. In the early 2000's, government direction was to promote delegation agreements to local governments; however, most local governments were not interested in taking on this responsibility.

Delegating decision-making to a local government creates significant potential for inconsistency in application processing, decision consideration, and decision rationale around the province. To assess the delegated decision process and decisions, the ALC must audit decisions made by delegated local governments. Managing an agreement with local government requires ongoing audits of the decisions being made, administrative law training for the delegated decision makers and local government staff, and other decision making training specific to the ALC mandate. This has created additional work for the ALC and for local governments. There is also an increased potential for bias for delegated decision-

makers, as they fill both the role of an elected local government representative and that of an ALC decision maker.

In total, only three delegation agreements were established with the ALC, of which only one is active (with the Regional District of Fraser Fort George, established in 2001). According to the ALC, the Regional District of Fraser Fort George has made an average of 10 delegated decisions per year since 2002. Given the number of delegated decisions being made, the ALC's review of agreement decisions, and the recommendation in the Auditor General's 2010 "Audit of the Agricultural Land Commission", the Committee believes that the ALC should be the independent body that considers and decides applications submitted under the Act.

Removing the ability for delegation to local government ensures: arms-length, independent decision-making with an 'agriculture-first' focus; province-wide consistency of decision making; adherence to administrative law; and review with a provincial perspective. Since 2002, there has been very limited interest across the province in taking on the added responsibilities of a delegation agreement.

The Committee believes that maintaining a resource-heavy program for minimal delegations is not an effective use of the ALC's resources. The ALC would be better suited to achieve its mandate to concentrate its resources that are currently required to manage a local government delegation agreement on other more proactive aspects of working with local governments.

Recommendation 12: Build better planning and land use decisions for agriculture by requiring all local government bylaws that affects the ALR to be endorsed by ALC resolution

Issue/Rationale:

The ALC is charged with exercising a variety of duties under the Act. These duties include: planning; boundary reviews; compliance and enforcement; applications; delegation agreements; and policy development. The planning function includes review and comment on the development, amendment or repeal of an official community plan that might affect the ALR. It also involves ensuring that local government bylaws are consistent with the Act, the Regulation and the orders of the ALC.

Local governments and their planning documents are often the first and only place the public, land owners, developers and real estate agents look to for land use information, including information on the ALR. Bylaws that do not accurately reflect the permitted uses in the ALR misinform the public, create expectations and misperceptions, and impact the ability for the ALC to conduct compliance and enforcement.

It is currently the responsibility of local governments to ensure that their zoning bylaws, regional growth strategies, official community plans, and official development plans are consistent with the Act. If they are not consistent with the Act, they are considered to have no force or effect. Legally, local governments only have to refer official community plans to the ALC after first reading if the plan might affect land in the ALR.

The strength of local legislative frameworks for farmland protection can vary considerably across the approximately 150 local governments with land in the ALR, from very strong to very weak. In some areas of the province there are no zoning bylaws or there are dated bylaws that are inconsistent with the current Act and Regulation. Most ALC challenges are with the interpretation of the Act and the Regulation through zoning and building permit plan review. Bylaws inconsistent with the Act have no force and effect, but when used to allow for a land use inconsistent with the Act and the Regulation, the negative impact on the land base has already occurred. The ALC works to communicate with local governments regarding inconsistent bylaws and policies that are not supportive of agriculture under its

mandate to encourage consistency. However, in the absence of having the legislative authority to comment and/or approve of zoning that effects the ALR, it is an incremental, reactive and relatively ineffective way to try and ensure consistency.

It is essential that the ALC be involved officially and earlier in bylaw review and land use processes in order to ensure consistency with the Act and to maximize public clarity as to what is permitted in the ALR. Local governments are currently under no obligation to have the ALC confirm that non-statutory plans and bylaws are consistent with the Act and the Regulation.

Going forward, annual long term ALC resources towards improved education and communication are essential. This includes increasing efforts with local governments after municipal elections to ensure that zoning bylaws are consistent with the Act and the Regulation, similar to the structure and approach used for regional growth strategies.

Recommendation 13: Strengthen ALC administration by clarifying and updating the Act and Regulation to improve ALC's daily operation

Issue/Rationale:

The ALC occupies a distinctive role within the Canadian legal system. While it is part of “government” as broadly defined, it is a quasi-judicial body and is not part of any government Ministry. The ALC is instead part of the Canadian community of independent administrative tribunals, vested with important statutory powers, whose members are obliged to exercise those statutory powers in accordance with the law.

Over the last decade, the ALC has not been involved in the changes to the Act that have resulted in ALC operational challenges. This has rendered portions of the Act redundant or not clear, making day-to-day operations cumbersome. The result is that the Act is missing clarifying definitions and operational provisions that would greatly assist with implementation of the legislation. The ALC has identified a list of minor legislative amendments. The government is encouraged to work closely with the ALC to include these changes.

Part II: Recommendations for Immediate Action to Protect the ALR

Mitigating the Impacts of Oil and Gas Activity in the ALR

The Committee recognizes that the energy sector is vitally important to the British Columbian economy. But so too is the extraordinary soil capability and micro-climate of the Northeast of the province, both of which support a robust and large-scale agricultural industry.

The Committee has previously noted that it is imperative there be a government-wide policy shift in identifying agricultural land and industry as a resource equivalent to other resources, and oil and gas is no exception. It is essential an 'agriculture-first' approach be applied to the ALR in the Northeast.

The development of the energy sector has exceeded the capacity of the current regulatory environment to protect farmland. The impacts of oil and gas extraction on agricultural land and farm businesses in Northeast B.C. have reached a breaking point. Cumulative impacts over the last decade from accelerating oil and gas development have rendered portions of agricultural lands unusable and others difficult to farm. With continued changes in extraction and processing methods along with the pace and scale of development, these activities that were once considered temporary are no longer. Instead they are permanent industrial sites built on farmland and next to farm communities.

Responsible oil and gas development, as with all resource sector activities, is important to the preservation of agricultural land. The Committee encourages the government to ensure that the extraction of subsurface resources does not continue to permanently damage some of the best agricultural soils in the province and take precedence over farming, farm businesses, ranching and the agricultural industry. The ALR, and the farmers who make a living on it, should be treated equally and with respect in order for both activities to co-exist and benefit all British Columbians.

In an effort to strike a balance between the needs of the agricultural sector and the energy sector, the Committee makes the following recommendations:

Recommendation 1: Immediately form a senior executive led (Deputy Minister-level) multi-agency and multi-jurisdictional taskforce to develop a strategy focused on how a balance can be achieved between agriculture and oil and gas extraction.

The Committee is recommending the immediate establishment of a Deputy Minister-level taskforce with internal and external agriculture partners and stakeholders from the natural resource sector. The Committee recommends that the taskforce be directed to develop a strategy to address the significant resource extraction issues impacting the ALR and its farmers and ranchers in B.C.'s Peace River region.

The Committee recommends the taskforce review, among other considerations, the following issues:

- How to balance surface rights of the farmer/rancher with sub-surface rights of the extractor;
- How the farmer/rancher will be given authority to influence negotiations on the farm and location of oil and gas facilities and infrastructure;
- How the comments made to this taskforce by the farmers/ranchers will be accommodated in a balanced process;
- Determine whether the delegation agreement between the ALC and the B.C. Oil and Gas Commission is the correct approach or if there is an alternative approach that would better protect agricultural interests and restore confidence in the regulatory system over the long term;

- Complete a fulsome impact assessment of oil and gas activity within the ALR;
- Build a memorandum of understanding and operational agreement between the ALC and the B.C. Oil and Gas Commission for sharing impact assessments and other information so they can work more effectively together; and
- Determine how farmers can access ongoing professional, independent support.

Recommendation 2: Establish an increased ALC presence in the North.

- There is a need for a made-in-the-North approach to ensure solutions/responses are created in and benefit the North.
- The ALC needs to be given resources to increase its presence in the Northeast of B.C.

Issue/Rationale:

There is a growing incompatibility of agriculture and extraction activities due to the growth in the size and number of surface activities that are required to support subsurface extraction; the industrial creep into the ALR is increasingly noticeable.

Much of the oil and gas activity in Northeast B.C. is on actively farmed land in the ALR. ALR land in this area is some of the best in the province and supports large scale agriculture. For this reason, a stronger agricultural lens needs to be included in the extraction sectors' planning and decision making process and more resources need to be provided to the ALC and the land owner/farmer to help preserve and utilize as much of the farmland as possible.

With extensive legislative, regulatory, administrative and expert support and capital for oil and gas development, the energy sector is positioned to be successful. It is important to note that there is no institution or agency that singularly represents farmers and ranchers as they struggle to maintain their agricultural businesses in the face of a rapidly growing energy sector. Agriculture businesses are on their own. Unintended consequences of deregulation, including the delegation agreement between the ALC and the B.C. Oil and Gas Commission, and the extent and speed of development have outstripped the ability of regulation to ensure damage to the land base is not permanent.

The Committee heard clearly from stakeholders and the public that supports in place for oil and gas development do not exist for agriculture businesses or agricultural land protection. And where there are mechanisms and processes in place, they are difficult to access, cumbersome, time-consuming, and often do not result in a balanced approach.

Why is oil and gas development in the Northeast of B.C. such a significant concern in the ALR?

- Key impacts to agriculture include the nature of subsurface rights (oil and gas access to land is 'guaranteed'), changing technology, costs and profitability of the energy sector, and the exponent erosion of agriculture surface rights due to the increase in the scale and number of oil and case activities;
- The shift from a single well lift system to multi-pad well sites; exponential growth in numbers and increased physical impact on the land base;
- The increase in permanent, industrial infrastructure due to additional on-site processes;
- Well sites are no longer being reclaimed and put back into agricultural production. Wells are often abandoned, inactive or suspended for long periods of time meaning the land cannot be farmed;
- Due to the imbalance between subsurface and surface rights, and the compulsory aspect of the entry to the land, landowners have very little power to minimize the agricultural impact on their property when development occurs; and
- Signing a surface rights lease agreement enters the landowner into a contractual agreement with the operating company; conditions to minimize the surface or operational impacts can be put in this agreement; however compliance with these conditions lies with the willingness of the operating company. Further, the enforcement of these conditions is often too cumbersome, time consuming and costly for the landowner to pursue.

Northeast B.C.: The ALR and Montney Gas Basin

The Montney Gas Basin is a major shale gas formation extending from Northeast B.C. to Northwest Alberta. As is shown in Figure 1, there is a high degree of overlap between the ALR and areas of possible resource extraction. It is the source of much of the current oil and gas exploration, development, and production in B.C.'s Peace River Region. The neighborhood of Farmington, as shown in Figure 2, is a prime example of an area that is significantly impacted by oil and gas activity. Presently, there are 559 active wells within 15 kilometers of Farmington, with an additional 88 in development and 291 authorized, on approximately 150 well pads. In addition to these active wells, there are 73 facilities in the area. Thirty-eight (38) applications to develop additional wells are being processed, 32 of which are on private land, four on Crown land, and two on both Crown and private land. Of these applications, 30 belong to Encana, four to Arc Resources, three to Tormaline, and one to Plateau.

Within the Farmington neighbourhood, there are also 575 residences, of which approximately 50 are within 500 meters of an active well or facility site.³

Figure 1: Montney Gas Basin and the Agricultural Land Reserve

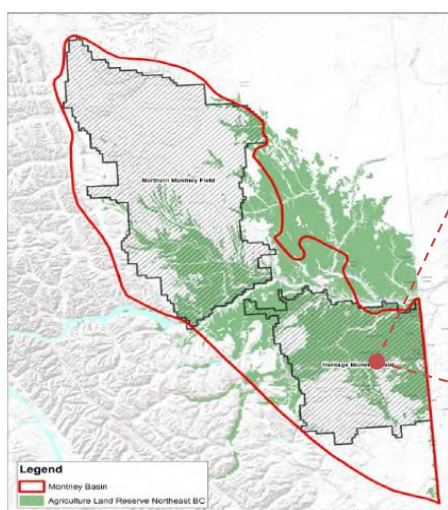
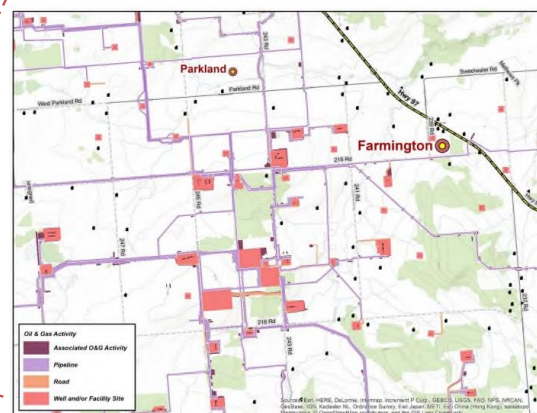


Figure 2: Farmington Oil and Gas Activity



³ Figures and statistics were drawn from the "Presentation to the PRRD," Paul Jeakins, BC Oil and Gas Commission, http://prrd.bc.ca/board/agendas/2018/2018-15-669138994/pages/documents/4.2BCOGC_000.pdf, May 23, 2018.

Restricting Cannabis Production in the ALR

The Committee's cannabis recommendations reflect significant concerns and recommend steps in the regulation of cannabis production in the ALR. The Committee did not seek specific comments from stakeholders and the public on cannabis, but the issue was a common and urgent concern throughout engagement. (The Committee notes the Minister of Agriculture recused herself from provincial cannabis-related decisions but was committed to bringing this key ALR-related concern to the Province's attention.)

Recommendation 1: Establish an immediate moratorium on all non-soil bound cannabis production and facilities in the ALR pending provincial-level analysis of impacts

Recommendation 2: Following a provincial level analysis, enable the ALC to establish rules/criteria for cannabis production throughout the ALR; permit cannabis production in the ALR only through application to the ALC

Issue/Rationale:

Federal legalization of non-medical cannabis will lead to land use issues not previously contemplated by the B.C. government and its agencies, including the ALC. The potential impacts to the ALR will likely be significant and are not yet fully understood. Advertisements for sale of ALR land and information provided to local governments across B.C. suggest there is currently significant promotion/speculation for cannabis production in the ALR. In early July 2018, the Union of B.C. Municipalities asked the provincial government to put a moratorium on the use of agricultural land to grow cannabis. They have asked that this moratorium remain in place until there is a comprehensive review and consultation with local governments.

The size and scale of cannabis facilities in the ALR is a growing concern across B.C. In Central Saanich on Vancouver Island, a proposal to build 21 greenhouses in the ALR for cannabis production resulted in a 1400-signature petition to the B.C. Legislature in March 2018. The petition requested a prohibition on cannabis production in the ALR. Several B.C. local governments have passed motions asking the Province to place a moratorium on cannabis production in the ALR.

The Committee did not include cannabis as a theme in its Discussion Paper, yet cannabis in the ALR was a commonly-raised concern of stakeholders and the public. The Committee is aware the public wants to provide the Province with feedback on where cannabis production should be allowed in B.C. This was not a question put to the public in B.C.'s 2017 engagement on cannabis. Regardless, the Committee heard near unanimous support from stakeholders and the public for significant restrictions, including an outright ban, on cannabis production in the ALR.

Why is cannabis production in the ALR such a significant concern?

- The ALR is a limited land resource and B.C. has limited prime agricultural land (agricultural land capability classes 1-4); many cannabis production facilities are expected to be both non-soil bound (i.e. cement-bottomed) and to cover large tracts of arable land—including some of the highest capability lands. The anticipated scale of these structures will damage the land base and permanently alienate large tracts of land from agricultural use.
- ALR land is cheaper and more expansive than industrial land. Competition for land for cannabis production is already impacting the ALR and compounding other speculative factors that are driving up the price of farmland in B.C. ALR land is being purchased and existing

greenhouses are being converted for cannabis production. Agriculture stakeholders are concerned about large cannabis operators with substantial financial resources squeezing out local farmers.

- Food production in the ALR is a key public interest. Displacement of vegetable crops for cannabis (conversion of greenhouses) is viewed by many as impacting B.C. food choice and security.
- Incompatibility of cannabis with other agricultural uses, including competition for resources (e.g. significant water requirements for cannabis production) is a key concern in many parts of the province.
- The business risk of large scale cannabis production has not been assessed, including the potential for cannabis enterprises to go bankrupt and leave abandoned structures on the ALR. Reclamation of greenhouse structures is a key concern.
- The extent of nuisance and non-compliance impacts from cannabis production in the ALR has not been assessed by the Province with either the ALC or local governments.
- Local governments are very concerned about cannabis production in the ALR. The Union of B.C. Municipalities asked the Committee to carefully examine the means of production of recreational cannabis to determine if the expected industrial-style production is the best use of B.C.'s limited agricultural land. Cannabis production is resource-intensive and local governments want the ability to manage where cannabis facilities can be built. Local government would prefer cannabis greenhouse production to be outside the ALR and in industrial and light industrial areas where municipal services already exist.
- Other impacts to the agricultural land base are unknown, including the interface with neighbouring farms, processing requirements, and commercial traffic in farm areas.
- Odour issues from cannabis production facilities are a key concern. Unlike livestock farmers who fertilize their land during certain times of the year, cannabis odour is pungent and intrusive and continuously creates a negative effect to those residing in the vicinity.

Part III: Key Issues under Consideration for Final Report

As has been pointed out, this report constitutes interim findings and will be followed in the fall by a second, final report to the Minister. There is still a great deal of ongoing work being done, particularly in the area of potential regulatory change.

At the centre of all future recommendations is the need for a broad government-wide recognition of agriculture as a key natural resource sector—and economic generator—in this province.

The Committee is intending to provide recommendations to the Minister that will further ensure the revitalization of both the ALR and of the ALC, and that will assist the Province in developing an “agriculture-first” mind-set throughout B.C. Many of these matters are regulatory in nature; some are policy oriented; and some involve new programs that will ensure the long term viability of the ALR.

Issues under further discussion and analysis generally fall into the following categories, but are not limited to:

Regulatory changes needed to preserve the productive capacity of the ALR

- Fill regulations on ALR
- Farm home plate
- Diversified Farm Use Area
- Greenhouse considerations
- Commercial composting

The Encouragement of farming and ranching in the ALR

- Government support for farmers and ranchers:
 - Access to credit;
 - Access to programs; and
 - Support for new entrants
- Access to land
- Agriculture extension services
- Examine the farm income threshold for farm property tax class
- The need for a provincial agriculture advisory council

Administrative and Program changes

- ALC outreach and education:
 - Province-wide communication plan;
 - Memorandum of understanding development with ministries and agencies; and
 - Real estate industry education outreach (regulations surrounding advertising in ALR and licensing course on ALR purpose and regulations)
- Ministry of Agriculture programming:
 - Cumulative impact assessments (e.g. Agricultural Land Use Inventories);
 - Agricultural impact assessments;

- Impact of climate change on productivity in ALR; and
 - Farm succession planning
- Memoranda of understanding to cover the working relationship between the ALC and the Ministry of Agriculture
- Funding and resource issues

This is not a complete list of current and future considerations by the Committee; the Committee continues to move forward on a number of important issues, in different sectors and regions. The Committee will also use results and analyses from public consultation, including the Committee's 'What We Heard Report,' to inform potential areas for recommendations in its final report.

Appendix 1: Terms of Reference

Minister of Agriculture's Advisory Committee - Terms of Reference

Purpose:

The Minister of Agriculture's Advisory Committee for the Agricultural Land Reserve (ALR) (Advisory Committee) will provide strategic advice and policy guidance to the Minister, and will be responsible for delivering recommendations on how to best achieve the mandate commitment of "Revitalizing the ALR and ALC" based on the outcome of a broad engagement process with stakeholders across the province.

Outcomes:

The Advisory Committee will provide recommendations to the Minister on matters related to revitalization of ALR and ALC; specifically, to inform potential changes to the current legislative, regulatory, and administrative framework. The Advisory Committee is not a decision-making body, all decisions rest with the Minister and the government.

Principles:

To ensure a focused review, the following principles provide additional parameters:

- Work will be forward looking, and focus on the future of the ALR and ALC;
- Recommendations will work towards improving the purposes of the ALR and ALC;
- Establish fair and unbiased evaluations of policy issues that are challenging the purposes of the ALR and ALC and also evaluate what is working well;
- Recommendations will come with clear identification of the problem, goals (desired end state), objectives (end-results that contribute to goals, rationale and a proposed solution or strategy (how to achieve and objective).
- Where possible, data/information to validate magnitude and the impacts (both positive and negative) will be included with recommendations.
- Recommendations need to be legally sound, and achievable.

Membership and Governance:

The Advisory Committee will report directly to the Minister and will have an appointed Chair to provide neutral and unencumbered leadership.

Membership is determined by the Minister, and includes representatives from across the province that has knowledge and experience of the ALR and understands the ALC.

Deliverables:

- Detailed work plan, budget and engagement plan to be approved by Minister;
- Monthly reports on progress to implement work plan and achievement of expected deliverables;
- Provide input on a discussion paper to be used to guide broad public engagement;
- Conduct regional engagement in seven communities across the province;

- Early recommendation report on proposed legislative amendments to be considered by the Minister based on consultations and research findings (due in April 2018); and,
- Final recommendation report.

Term:

Advisory Committee members are requested to commit for a one year term from the date of the initiation meeting.

Confidentiality:

The Advisory Committee members are expected to hold their conversations in confidence. Members must not discuss or disclose the nature or content of these conversations with the public or the media as Cabinet confidentiality applies to advice and recommendations to be considered by a Minister or by the Executive Council (Cabinet). Similarly, written submissions and background materials prepared to inform discussions must not be disclosed publicly, without prior permission. All deliverables must be submitted to the Minister for approval on a schedule of check-in points up to the final deliverable due dates.

Meetings:

The Advisory Committee is expected to meet at least once per month, and organize face to face meetings to coincide with engagement face to face sessions in seven communities across the province.

Roles and Responsibilities:

Chair

- Responsible for ensuring all deliverables are fully completed on time and presented to the Minister according to the timelines.
- Responsible for ensuring that all deliverables are: of good quality, clear, based on verified information, unbiased and address the purpose of the Advisory Committee.
- Sets agenda for meetings and ensures meetings achieve their purposes.
- Makes decisions on allocating specific work to the members.
- Requests advice from Ministry staff on aspects of the work that relate to government processes to ensure that recommendations can be implemented.
- Attends and participates in meetings.
- Provides policy and strategic advice to guide the initiative.
- Participate and/or lead regional engagement sessions.
- Contribute to the development of early and final recommendations for the Minister.
- Identifies issues or conflicts as they arise for the Minister.
- Works with the ministry staff to support coordination of the overall initiative.

Members

- Attend and participates in meetings.
- Provides policy and strategic advice to guide the initiative.

- Participate in regional engagement sessions.
- Contribute to the development of early and final recommendations for the Minister.

Remuneration:

Members will volunteer their time, and be reimbursed travel expenses as per the provincial government guidelines for public servant travel.

Secretariat Support:

The Advisory Committee will be supported by ministry staff, which will be responsible for secretariat support.

Ministry Involvement:

The Ministry will be responsible for, and will need input from the Advisory Committee on the following items:

- Creating the final, overall engagement strategy and plan.
- The discussion paper for January 2018 that will launch engagement.
- Conducting targeted stakeholder and the online portions of the engagement process.
- Preparing any documents related to legislative changes, program changes or policy changes.

The Ministry may also provide a representative to accompany the Advisory Committee at the regional meetings as needed.

Appendix 2: Bibliography

Minister of Agriculture's Advisory Committee for ALR and ALC Revitalization Interim Report to Minister – Bibliography – July 2018

Throughout the development of these recommendations, the Committee considered previous analyses of the ALR and ALC, the current and past authority and functions of the ALC, farmland protection in other jurisdictions, and the results of stakeholder meetings and public responses along with expert reports and other government reference documents. The following documents, reports and submissions were received and reviewed by the Committee:

Note: *** denotes where a report is available in hard copy form only.

Key Readings and Background Documents:

The Committee reviewed the following documents as background prior to embarking on its consultation process.

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Noxious Weed Control Specified Area 'A' - Columbia Gardens

2019 Work Plan



Noxious Weed Control Specified Area 'A' - Columbia Gardens

2018

Janine Dougall, General Manager, Environmental Services



Noxious Weed Control Specified Area 'A' - Columbia Gardens

2019 Work Plan

Service Name: Noxious Weed Control Specified Area 'A' - Columbia Gardens

Service Number: 090

Committee Having Jurisdiction: Board of Directors

General Manager/Manager Responsible: Janine Dougall, General Manager of Environmental Services

Description of Service:

The service provides noxious weed control services to Area 'A' - Columbia Gardens. The program is coordinated by the Central Kootenay Invasive Species Society (CKISS).

The species of weeds controlled is extensive, however a few species detrimental to agriculture and ecology comprise the majority of the control activities. Targeted invasive species include hoary alyssum, spotted knapweed, sulphur cinquefoil, hawkweeds, thistles, hoary cress, oxeye daisy, and burdock.



Hoary Alyssum



Spotted Knapweed



Sulphur Cinquefoil

*Oxeye Daisy**Orange Hawkweed**Hoary Cress*

Weeds are controlled on private, public and industrial lands. The Central Kootenay Invasive Species Society also provides noxious control services on public and industrial lands, but this work is completed through direct contractual relationships between the province or industry with CKISS.

The monies collected through tax requisition for the service are utilized to provide noxious plant control on private properties as well as education and outreach programs. Education and outreach include activities such as generating media releases, face-to-face meetings with landowners and liaison with other noxious weed agencies/committees including the Invasive Plant Council of BC and the Boundary Invasive Species Society.

The main method of control is contracted herbicide spraying. Some manual control (hand pulling weeds) takes place in areas where spraying cannot be done, within 30 metres of a well for example. In some areas, bio-control agents (insects that kill targeted noxious species) have been utilized and success rates range from almost total eradication to little effect.

The program does not enforce noxious weed eradication requirements. Instead the focus has been on education and voluntary compliance.

Establishing Authority:

Authority to provide service is Bylaw 391 adopted September 30, 1982. Bylaw No. 1466, which converted Bylaw No. 391 to a service governed by a service establishment bylaw was adopted February 24, 2011. Bylaw No. 1466, establishes a service, to be known as "Electoral Area 'A' Noxious Weed Control" to provide noxious weed control services in Electoral Area 'A'.

Requisition Limit:

As outlined in Bylaw No. 1466 the maximum amount to be requisitioned annually shall be \$0.3167/\$1000 of net taxable value of land and improvements or \$30,000 (thirty thousand dollars) whichever is greater. The costs of the service shall be apportioned amongst the participants based on the participant's relative share of net taxable value of land and improvements. Maximum tax requisition is \$30,000.

2018 Requisition / Budgeted Expenditures / Actual Expenditures:

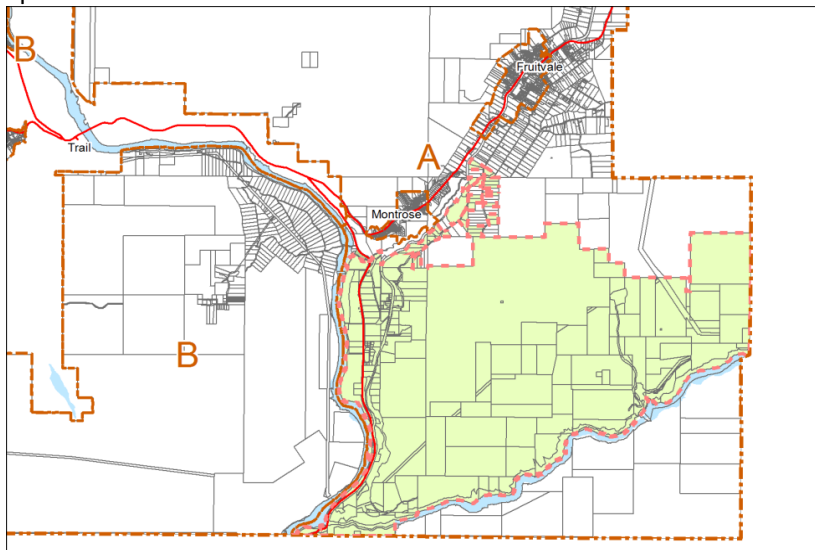
Requisition - \$21,789 / Budgeted Expenditures - \$43,014 / Estimated Actual Expenditures - \$24,050

Regulatory or Administrative Bylaws:

Not Applicable

Service Area / Participants:

Specified Area within Electoral Area 'A'

**Service Levels:**

Weed control as needed within resource and time limitations.

Human Resources:

GM of Environmental Services (0.7% FTE), contracted coordination and control services to Kootenay Invasive Species Society.

2018 Accomplishments:

In 2018 regular activities were carried out and included noxious weed control on 24 properties.

Significant Issues and Trends:*Enforcement*

The Province of BC *Weed Control Act* is enabling legislation that provides Regional Districts with an option to assume legal powers to compel property owners to remove noxious weeds and allows the imposition of financial penalties for non-compliance. Enforcement has been discussed for many years and to date, no significant work has been carried out in this area, with the preference on voluntary control and education. There will be continued calls from some for the RDKB to begin enforcement.

2019 Proposed Program / Projects

The 2019 proposed activities are to provide services at similar levels to those in 2018. Over the last number of years there has been a transition from the RDKB acting as a flow through of monies for work conducted for provincial and industrial partners. Provincial agencies and industry are now directly contracting with CKISS. The 2019 budget has recognized the shift in financing.



Noxious Weed Control - Area 'D' & 'E'

2019 Work Plan



Noxious Weed Control - Areas 'D' and 'E'

2018

Janine Dougall, General Manager, Environmental Services



Noxious Weed Control - Area 'D' & 'E'

2019 Work Plan

Service Name: Noxious Weed Control - Area 'D' & 'E'

Service Number: 092

Committee Having Jurisdiction: Board of Directors

General Manager/Manager Responsible: Janine Dougall, General Manager of Environmental Services

Description of Service:

The service controls noxious weeds in Electoral Areas 'D' & 'E'. The species of weeds controlled is extensive, however a few species detrimental to agriculture and ecology comprise the majority of the control activities. Weeds are controlled on private, public and industrial lands. Targeted invasive species include common bugloss, common tansy, field scabious and leafy spurge.



Common Bugloss



Common Tansy



Field Scabious



Leafy Spurge

The monies collected through tax requisition for the service are utilized to provide invasive plant control on private properties as well as education and outreach programs. Control work completed on public and industrial land is paid for by the province and industry respectively and these costs are not included in the tax requisition for the service.

Taxpayer generated revenue is subsequently provided by the RDKB to the coordinating agency, Boundary Invasive Species Society. The following are the programs associated with the service:

- New Invaders Program – Provides treatment of up to 5 acres of priority invasive plants with herbicide at no charge to the landowner.
- Cost Share Program – Program for private landowners that will cover half the cost of herbicide treatment by an approved contractor up to 5 acres for treatment of widespread invasive plants. Program pays 50% of the costs up to a maximum of \$500.
- Equipment Loan-Out Program – Provides specialized spray equipment to landowners free of charge to encourage landowner treatment activities. The landowners provide the herbicide and operate the equipment. This service is delivered by a contractor based in Area 'D'.
- Education and outreach activities such as generating media releases, face-to-face meetings with landowners and liaison with other noxious weed agencies/committees including the Invasive Plant Council of BC and the Central Kootenay Invasive Species Society. The program also participates in the "Weeds Cross Borders" international weed control coordination program.

The main method of control is contracted herbicide spraying. Some manual control (hand pulling weeds) is done on private land for species with the regional goal of eradication or on properties where a coordinated management plan is in place for common bugloss. In some areas, bio-control agents (insects that kill targeted noxious species) have been utilized and success rates range from almost total eradication to little effect.

The program does not enforce noxious weed eradication requirements. Instead the focus has been on education and voluntary compliance.

Establishing Authority:

Authority to provide service is Bylaw 166 adopted October 28, 1976 and Supplementary Letters Patent dated April 13, 1978. The purpose of the bylaw is "*control of noxious weeds*" in the specified area.

Requisition Limit:

Tax requisition limit is \$0.129 per \$1000 on net taxable assessed value of assessments taxable for Hospital Purposes within Electoral Areas 'D' & 'E', (pre-converted), on Land and Improvements. Maximum tax requisition is \$206,235.

2018 Requisition / Budgeted Expenditures / Actual Expenditures:

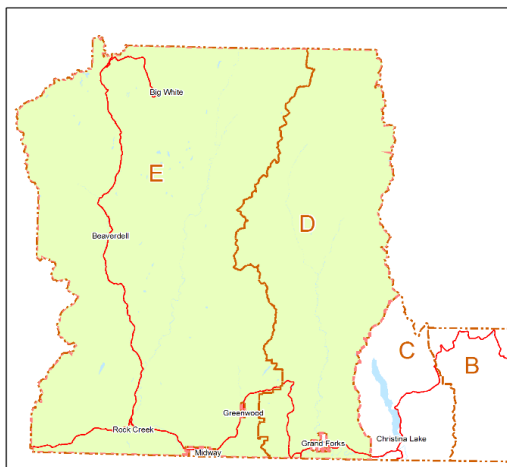
Requisition - \$76,002 / Budgeted Expenditures - \$248,265 / Estimated Actual Expenditures - \$239,556

Regulatory or Administrative Bylaws:

Not Applicable

Service Area / Participants:

Electoral Areas 'D'/Rural Grand Forks and 'E'/West Boundary

**Service Levels**

Weed control as needed within resource and time limitations.

Human Resources:

GM of Environmental Services (4.0% FTE) and contracted coordination through Boundary Invasive Species Society.

2018 Accomplishments:

In 2018 regular weed control activities were carried out, which included invasive plant control on private properties, coordination of work with adjacent jurisdictions, education, equipment loan-out program and cost share program.

The education program attended 16 public events, interacting with over 300 people directly and handing out information to additional people. Thirteen articles were put into local papers along with regular Facebook posts. Full details on the education program will be provided in the annual report.

The New Invaders Program has focussed treatment on common bugloss and common tansy which are two species where it is difficult for the landowner to purchase effective herbicides in small quantities themselves. Leafy spurge, field scabious, scotch thistle and some hoary cress sites were treated under the program. The balance of resources were spent on hoary alyssum control with most of the work completed in the fall. Hoary alyssum is a species where the landowner can more easily purchase effective herbicides themselves which makes it a lower priority for a contractor to assist landowners. This approach with resource allocation has been used since there are far more requests for the program than resources to complete each year. Some requests remain on the list for the following year.

In 2018, common bugloss was added to cost share program species list to enable landowners that have more than 5 acres to use the New Invaders Program for the first 5 acres, then cost share on the next 5 acres. There are several properties where infestations are larger than 5 acres and since this species has limited effective herbicide options, having the contractor treat more of the sites will provide long-term benefits.

Significant Issues and Trends:

Herbicide Availability

This year it has become more difficult for a landowners to purchase the most effective herbicide for hoary alyssum control, Dyvel DSP, since the herbicide suppliers in the Okanagan are not stocking it. There are other herbicide options for landowners with more than 5 acres to spray but this issue has made it more difficult particularly for landowners with less than 5 acres to conduct treatment activities themselves. In some cases, the landowners decided to use the cost share program instead, which has impacts to contractor availability.

An option for dealing with this issue is to establish a herbicide rebate program where landowners purchase herbicide, apply it to regional priority species (with very strict criteria for how and where and only on non-cropped areas) and then they can apply for a rebate for a portion of the herbicide cost. When treating common bugloss or common tansy the preferred herbicide costs about \$1,100 for a 10 litre jug to treat 20 acres. Very few landowners are willing to pay more than \$500 for a jug of herbicide and many only have a few acres to treat, not 20 acres. By cost sharing on the herbicide, landowners may be more willing to do more on their properties themselves. The liability associated with this option would have to be investigated in more detail before commencing with a herbicide rebate program.

Insurance/Liability

The RDKB terrestrial weed control programs act as a central funding program, receiving funds from various departments of the provincial government and industry partners which is used to hire contractors and carry out control work. The funds are received under formal agreements. In recent years, the agreements have shifted greater levels of liability to the RDKB, to the point where some agreements have been rejected due to the inability of the RDKB to meet insurance requirements according to Municipal Insurance Association agents. Should the trend continue with greater levels of liability to the RDKB, the RDKB will need to consider restructuring the program.

Alternative Treatment Methodologies

In some areas of the Boundary, the use of chemicals to control weeds is viewed unfavourably. Some tests were done using alternate control methods, specifically, using goats trained to eat invasive weeds. The tests have proven marginally successful for smaller, contained areas; the feasibility of using the method for larger is untested. There will likely be calls to expand the use of alternate control methods.

Enforcement

The Province of BC *Weed Control Act* is enabling legislation that provides Regional Districts with an option to assume legal powers to compel property owners to remove noxious weeds and allows the imposition of financial penalties for non-compliance. Enforcement has been discussed for many years and to date, no significant work has been carried out in this area, with the preference on voluntary control and education. There will be continued calls from some for the RDKB to begin enforcement.

2019 Proposed Program / Projects

In 2019, similar service levels to those in 2019 are currently proposed. The RDKB website will be updated to ensure accurate and reliable information is presented.

Overall, the program is helping many landowners but does not have capacity to address the need each year. The RDKB could consider increasing the budget to address more requests and regional priority sites or establish enforcement to require control of regional priority species.



Noxious Weed Control - Christina Lake Milfoil

2019 Work Plan



Noxious Weed Control - Christina Lake Milfoil

2018

Janine Dougall, General Manager, Environmental Services



Noxious Weed Control - Christina Lake Milfoil

2019 Work Plan

Service Name: Noxious Weed Control Area 'C' - Christina Lake Milfoil

Service Number: 091

Committee Having Jurisdiction: Board of Directors

General Manager/Manager Responsible: Janine Dougall, General Manager of Environmental Services

Description of Service:

Eurasian water milfoil (milfoil) is an invasive aquatic plant. Once established it outcompetes beneficial native plant species and negatively impacts the ability of native fish species to spawn in gravel beds.

The service provides milfoil control in Christina Lake which protects and enhances the valuable regional, provincial, national and international recreational amenity that Christina Lake provides.

Milfoil is removed from the bottom of Christina Lake in the littoral zone, generally considered the portion of the lake less than 4 metres in depth, which is the optimal growing zone for Eurasian water milfoil. Two crews of commercial divers remove the milfoil by pulling individual plants from the lake bottom, literally weeding the lake bottom fronting private and public property.

Establishing Authority:

Service is established by Bylaw 531 adopted May 30, 1987, amended by Bylaw 817 adopted July 28, 1994. The purpose of the service establishment bylaw is, *"to undertake and carry out or cause to be carried out and provide eurasian water milfoil control for the said specified area and to do all things necessary in connection therewith"*.

Requisition Limit:

Tax requisition not to exceed \$.50/1000 of net taxable assessed value of Land and Improvements, (pre-converted), as per Bylaw 817, current maximum requisition is \$336,881.

2018 Requisition / Budgeted Expenditures / Actual Expenditures:

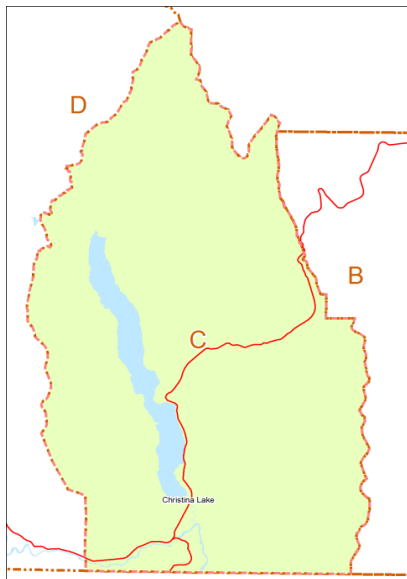
Requisition - \$288,324 / Budgeted Expenditures - \$327,504 / Estimated Actual Expenditures - \$327,051

Regulatory or Administrative Bylaws:

Not Applicable

Service Area / Participants:

Electoral Area 'C' - Christina Lake

**Service Levels**

Remove milfoil from Christina Lake as resources, time and conditions permit.

Human Resources:

GM Environmental Services (4.2% FTE), 1 Dive Supervisor, 1 Lead Hand, 5 Divers

2018 Accomplishments:

2018 saw 6 returning divers and a new member was hired in the spring for a total of 7 on crew, which was the same as in 2017. Start date for the program was April 30 for contracts and initial paperwork, with diving activities initiated on May 1. Crews worked for two and a half weeks, and then due to flooding, the program was put on hold until the end of May.

For the 2018 work plan the lake was divided into 7 distinct sectors with each sector having its own control times dependent on milfoil density, boat traffic activity and safety concerns. The south properties on both sides of the public beach continue to be a challenge, as the depth of water stays shallow for about 100m away from the low water line, and as such, there are hockey rink sized patches of milfoil growing in this area. These patches of milfoil are situated around mooring anchors, and as boats rotate around the anchors in the wind, they chop up and break off the tops of the milfoil plants

and perpetuate the growth around the mooring balls. The clay in the lake bottom in this area makes picking roots particularly difficult, and the fine grain size makes visibility very limited.

Given the delay at the beginning of the season it is estimated that diving operations will end around Oct 27, 2018. It is anticipated that by the end of the 2018 dive season, a full two laps around the lake as well as additional work in the south and around the resorts will be completed.



Significant Issues and Trends:

There are a number of new aquatic invasive species showing up in Christina Lake, for example, a non-native water lily. Many residents, particularly owners of lake front property have requested that the milfoil crews do control work on the non-milfoil species. This request has regulatory and legal issues as well as practical considerations (species identification and removal that does not harm native species).

In the fall of 2018, through the coordination with Provincial Government representatives and funding provided by FLNRORD Kootenay Region – Ecosystem Section, a pilot project is planned to be completed to test the effectiveness of removal of the non-native fragrant water lily using dive crew members. The results of this trial will aid in determining appropriate control methodologies and planning regarding potential future control work. It is anticipated that the issue of control of other aquatic invasive species will become a larger issue over the next few years.

Another consideration in the overall program funding is ensuring that sufficient monies are placed in reserve to allow for the replacement of the outboard motors that were transitioned to the new dive boat. It is anticipated that the replacement cost for these motors will be approximately \$30,000 and based on the number of hours used per year, the motors will require replacement within the 2019-

2023 budget timeframe. Currently this expense has been budgeted for 2020 with costs to be covered by reserve monies.

2019 Proposed Program / Projects

The program proposed for 2019 is similar to that completed in 2018.

In advance of the 2019 work season commencing, the RDKB will be applying for a 5 year Provincial authorization to work in and around water bodies. This authorization is required for the milfoil program and normally is issued on an annual basis. In special cases, the Province will consider multi-year permits of up to five years. Discussions with provincial officials suggest that the RDKB milfoil program is an ideal candidate for extended term permits. Acquiring a five year permit will streamline regulatory compliance.



Mosquito Control - Christina Lake

2019 Work Plan



Mosquito Control - Christina Lake

2018

Janine Dougall, General Manager, Environmental Services



Mosquito Control - Christina Lake

2019 Work Plan

Service Name: Mosquito Control - Christina Lake

Service Number: 081

Committee Having Jurisdiction: Board of Directors

General Manager/Manager Responsible: Janine Dougall, General Manager of Environmental Services

Description of Service:

Service controls nuisance mosquitos in Electoral Area 'C'. Service is completely contracted out to a specialist contractor.

Control methods include aerial and ground based applications of larvaecide to kill mosquitos in the larvae stage. Contract work also includes monitoring, mapping as well as public education and response to complaint calls.

Establishing Authority:

Bylaw 766 adopted November 25, 1993. Bylaw 766 was established *"for the purpose of funding a mosquito and pest control service"*.

Requisition Limit:

Maximum tax requisition included in Bylaw 766 is \$25,000 or \$0.20/1000 of Net Taxable assessed value of Land and Improvements taxable for Hospital Purposes within Electoral Area 'C', (pre-converted), whichever is greater. The maximum calculated tax requisition is \$134,744.

2018 Requisition / Budgeted Expenditures / Actual Expenditures:

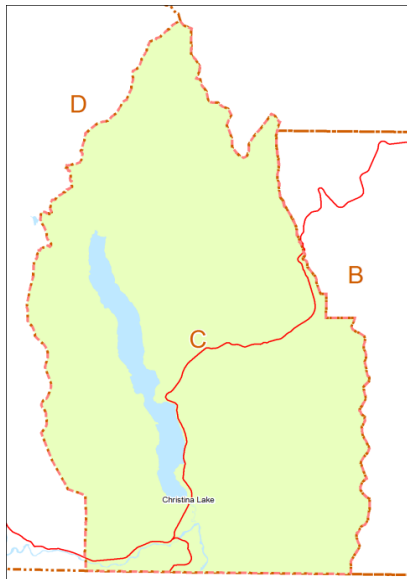
Requisition - \$18,835 / Budgeted Expenditures - \$34,359 / Estimated Actual Expenditures - \$30,818

Regulatory or Administrative Bylaws:

Not Applicable

Service Area / Participants:

Electoral Area C - Christina Lake

**Service Levels**

Control nuisance mosquitos at Christina Lake as resources, time and conditions permit.

Human Resources:

GM of Environmental Services (0.9% FTE), contracted control work (Morrow Bioscience Ltd.).

2018 Accomplishments:

2018 was a very challenging year for mosquito control work due to the flooding that significantly impacted the area, access and timing of treatment. The Kettle River reached record high levels in 2018, peaking on the 10th of May. These historically high river levels led to mosquito development sites that were spread out over large and unpredictable areas. Despite considerable aerial and ground reconnaissance events, some sites unfortunately were undetected which resulted in high levels of adult mosquito populations.

Ground treatments started on April 20, 2018 with aerial treatments initiated in May. Monitoring and mapping activities occurred throughout the mosquito control season. In low-water years, the aerial application portion of the Christina Lake mosquito program becomes less important because field staff can access most sites throughout the season. However, once the Kettle River levels approach flood stage and when local ambient temperatures are sufficiently high, certain sites become harder to treat by hand. Additionally, this year most sites became active with high mosquito abundance at the same point, making multiple large-scale aerial campaigns a necessity.

Images below were taken during an aerial treatment conducted five days following the peak in the Kettle River. Historically high flooding greatly hindered the ability to monitor sites due to road closures or unsafe access.



IMAGES NEAR CHRISTINA LAKE MOSQUITO DEVELOPMENT SITES NEAR THE KETTLE RIVER PEAK (MAY 2018) SHOWING HISTORICAL FLOODING SEVERITY AND STANDING WATER IN EXCESS OF ANY PREVIOUSLY RECORDED. PHOTOS COURTESY OF MORROW BIOSCIENCE LTD.

Drone technology was tested in the Granby area as a methodology for aerial application of larvaecide. It is predicted that the use of drone technology will reduce costs and yet be as effective as the use of helicopters. Unfortunately, although the test initially went well, the use of the drone was shut down by the Pest Management Regulatory Agency (Federal body that regulates pesticides and labels) due to a labelling issue. The Pest Management Regulatory Agency ruled that since drones are not specified on the label for the larvaecide, they could not be used to apply the product. Morrow Bioscience Ltd. is looking into avenues to obtain permission for the use of the drone technology in 2019.

Significant Issues and Trends:

Over the past three years high water levels and flooding events have impacted mosquito control work. The flooding in 2018 significantly changed water flow paths and sites not previously identified as mosquito habitat were flooded and dormant eggs hatched. The changes in weather patterns suggest that the flooding of mosquito habitats is becoming less predictable and this will result in greater challenges in conducting control work.

To test alternate control methods, over the past two seasons, the RDKB has installed bat and sparrow boxes to supplement the larvaeciding work. Observations of the installed boxes suggests that few individuals from the target species are living in the boxes. The habits of the target species suggest that

it will take a few seasons for the installed boxes to be fully occupied at which time the effectiveness in controlling mosquitos may be improved. It is concluded that presently, the efficacy of the alternate control methods is poor, however it is likely that there will be stakeholders that will wish to pursue these methods further.

2019 Program/Projects:

The 2019 mosquito control program will be dependent on weather patterns. At this time the draft budget has assumed a similar program and level of effort as that in 2018.

In 2018 West Nile Virus was detected in the Cranbrook area which may result in future changes to the RDKB program. It is anticipated that in 2019 this issue will be monitored and be considered in the development of subsequent contracts and future work plans.

The current contract with Morrow Bioscience Ltd. expires on January 31, 2020. As such, a project for 2019 will be a procurement process to allow for contract work to be initiated in the spring of 2020.

<p align="center">Regional District of Kootenay Boundary Status Report - Gas Tax Agreement September 30, 2018</p>
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Revenue:

Area A	\$ 1,026,175.81
Area B	\$ 759,181.95
Area C	\$ 751,766.74
Area D	\$ 1,714,576.39
Area E	\$ 1,131,606.30

TOTAL AVAILABLE FOR PROJECTS

\$ 5,383,307.19**Expenditures:**

Area A	\$ 689,155.48
Area B	\$ 675,181.13
Area C	\$ 491,210.17
Area D	\$ 804,701.54
Area E	\$ 802,212.03

TOTAL SPENT OR COMMITTED

\$ 3,462,460.35**TOTAL REMAINING****\$ 1,920,846.84**

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
September 30, 2018**

**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)	Completed	70,000.00
		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
September 30, 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	Pending or		
190-16	Booster Pumps)	Committed		88,159.66
221-16	Area 'B' Recreation - RDKB (Rivervale Shed)	Completed		8,632.00
	Rossland Historical Museum and Archive			
152-17	Association (Rossland Museum Upgrades)	Completed		25,000.00
	Visions for Small Schools Society (Broadband			
296-17	Installation)	Funded		13,381.80
	Birchbank Golf Club (Upgrade Irrigation			
111-18	Satellite Controller)	Funded		37,500.00
	Birchbank Golf Club (Upgrade Irrigation	Pending or		
	Satellite Controller)	Committed		12,500.00

TOTAL SPENT OR COMMITTED

\$ 675,181.13

TOTAL REMAINING

\$ 84,000.82

Status Report - Gas Tax Agreement Electoral Area 'C' / Christina Lake			
271-16	RDKB (Boundary Agricultural & Food Project)	Funded	1,714.76
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	414.95
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	4,963.21
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	6,340.12
TOTAL SPENT OR COMMITTED			\$ 491,210.17
TOTAL REMAINING			\$ 260,556.57

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	4,963.23
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	6,340.10
112-18	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Funded	37,500.00
	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Pending or Committed	12,500.00
258-18	Boundary Museum Society (Black Hawk Livery Addition (40' x 60') Phase 1)	Funded	45,000.00
	Boundary Museum Society (Black Hawk Livery Addition (40' x 60') Phase 1)	Pending or Committed	15,000.00
298-18	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Pending or Committed	2,225.00
	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Pending or Committed	6,675.00
TOTAL SPENT OR COMMITTED			\$ 804,701.54
TOTAL REMAINING			\$ 909,874.85

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	11,461.94
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	2,771.20
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	4,963.24
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	6,340.10
153-18	Westbridge Recreation Society (Door Upgrades/ LED Conversion/Curtains & Tracking System)	Funded	5,675.03
	Westbridge Recreation Society (Door Upgrades/ LED Conversion/Curtains & Tracking System)	Pending or Committed	1,891.67
154-18	Bridesville Community Club (Hall Addition)	Funded	52,500.00
	Bridesville Community Club (Hall Addition)	Pending or Committed	17,500.00
296-18	Rock Creek & Boundary Fair Association (Assembly Hall Upgrades)	Pending or Committed	20,000.00
297-18	Kettle River Museum (Bunkhouse Upgrades)	Pending or Committed	20,000.00
TOTAL SPENT OR COMMITTED			\$ 802,212.03
TOTAL REMAINING			\$ 329,394.27

Director Ali Grieve, Electoral Area 'A'			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
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
			Assist with funding for Special Olympics	
156-18		Special Olympics BC - Trail	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
170-18	Mar-18	Trail Minor Baseball	2018 Little League Provincials	\$ 500.00
170-18		Village of Montrose	Montrose Family Fun Day	\$ 500.00
180-18		Village of Fruitvale	Senior's Gym	\$ 3,100.00
180-18		Beaver Valley Blooming Society	Filling the flower tubs	\$ 2,000.00
222-18	Apr-18	BV Avalanche Hockey Club	KBRH Health Foundation Fundraising	\$ 1,000.00
222-18		Trail Curling Association	BC Senior Games	\$ 1,000.00
253-18	May-18	Beaver Valley Dynamic Aging Society	Sips & Sparkles	\$ 2,000.00
253-18		Nelson & Fort Sheppard Railway Co.	To assist with 2018 community train rides	\$ 2,000.00
		Rally in the Beaver Valley - Generation to		
386-18	Aug-18	Generation and Women in Need	Assist with charity work	\$ 250.00
420-18	Sep-18	Fruitvale Community Chest	To assist with the Christmas Hamper Program	\$ 1,500.00
Total				\$ 28,235.00
Balance Remaining				\$ 998.68

Electoral Area 'B' /Lower Columbia-Old Glory			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 Trail Special Olympics	
156-18	Mar-18		Programming	\$ 2,500.00
156-18		JL Crowe	2018 Grad Scholarship	\$ 750.00
170-18	Mar-18	Trail Minor Baseball	2018 Little League Provincials	\$ 500.00
170-18	Mar-18	West Kootenay Smoken Steel Car Club	Food, promotions, etc...	\$ 4,000.00
222-18	Apr-18	Trail Curling Association	BC Senior Games	\$ 2,000.00
253-18	May-18	Holy Trinity Parish	To assist with Skool-Aid	\$ 1,800.00
253-18		Rossland Golden City Days	To assist with Golden City Days	\$ 1,000.00
253-18		Woodstove Exchange Top Up	Tyler Hwalstad	\$ 250.00
253-18		Woodstove Exchange Top Up	Deb Borsato	\$ 250.00
306-18	Jun-18	Castlegar Skating Club	To assist with competition	\$ 500.00
341-18	Jul-18	Kootenay Columbia Learning Centre	Assist with 2018 Class Scholarships	\$ 750.00
341-18		Silver City Trap & Skeet Club	Assist with the Re-design of Shooting Field	\$ 4,500.00
		Rally in the Beaver Valley - Generation to Generation and		
386-18	Aug-18	Women in Need	Assist with charity work	\$ 250.00
386-18				
386-18		Columbia and Western Trail Society	To assist with wheelchair access picnic table	\$ 1,875.00
			To assist with the Trail Creek Interpretive Signs project	
420-18	Sep-18	Rossland Society for Environmental Action		\$ 1,000.00
			To assist with Trail Creek Watershed	
420-18	Sep-18	Rossland Society for Environmental Action	Temperature Monitoring	\$ 500.00
420-18	Sep-18	United Way of Trail & District	To assist with the LIFE Kit program	\$ 380.00
Total				\$ 24,180.00
Balance Remaining				\$ (368.38)

Electoral Area 'C'/Christina Lake		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
170-18	Mar-18	Boundary Country Regional Chamber of	Networking, training, workshops, etc...	\$ 2,500.00
222-18	Apr-18	Christina Lake Tourism Society	Business and Visitor Service Training Sessions	\$ 2,300.00
253-18	May-18	Christina Lake Ladies Golf	To assist with annual golf tournament	\$ 500.00
253-18		Christina Lake Elementary School	To assist with the swim program	\$ 3,000.00
253-18		Christina Lake Gateway Community Development Association	To assist with the Herb Hammond presentation	\$ 200.00
253-18		Christina Lake Gateway Community Development Association	To assist with the Homecoming Summerfest	\$ 10,000.00
253-18		Kootenay Robusters Team	To assist with the Dragon Boat team fundraising	\$ 300.00
306-18	Jun-18	Boundary Girls Fastpitch	To assist with tournament	\$ 200.00
306-18		Christina Lake Arts & Artisans Society	To assist with Summer Concert Series	\$ 3,500.00
306-18		Christina Lake Boat Access Society	To assist with annual dump campaign	\$ 400.00
306-18		Christina Lake Community Association	To assist with pancake breakfast	\$ 450.00
306-18		Christina Gateway Community Development Association	To assist with Homecoming	\$ 3,000.00
341-18	Jul-18	Cops For Kids c/o Joan Hiram	To assist with lunch and a donation	\$ 1,000.00
386-18	Aug-18	Christina Lake Community Association	To assist non-profit groups	\$ 1,500.00
386-18		Columbia & Western Trail Society	To assist with wheelchair access picnic table	\$ 1,875.00
387-18		Boundary Country Geocoin Challenge	To assist with Geocoin Challenge	\$ 200.00
387-18		Boundary Community Futures	To assist with Community Centre Study	\$ 2,000.00
420-18	Sep-18	Christina Lake Fire Fighters Society	To assist with Halloween 2018	\$ 3,000.00
420-18	Sep-18	Christina Lake Health Care Auxiliary	To assist with annual Christmas tea fundraiser	\$ 1,000.00
420-18	Sep-18	Christina Lake Stewardship Society	To assist with an Archaeological Assessment	\$ 2,000.00
Total				\$ 57,960.95
Balance Remaining				\$ 18,521.32

Electoral Area 'D'/Rural Grand Forks		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
SOLUTION #	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
156-18	Mar-18	British Columbia Conservation Foundation	To expand the WildSafe BC program	\$ 500.00
156-18		Boundary Musical & Theatre Society	Assist with Beauty and the Beast Production	\$ 500.00
156-18		Boundary Wood Workers Guild	Assist with Upgrading of Lighting	\$ 1,000.00
156-18		Rotary Club of Grand Forks	Assist with funding of 2017 Fireworks	\$ 2,000.00
156-18	Mar-18	British Columbia Conservation Foundation	Cancelled as unable to provide program in GF	-\$ 500.00
222-18	Apr-18	Grand Forks Art Gallery - Gallery 2	Assist with telephone system replacement	\$ 5,000.00
222-18		Boundary Country Regional Chamber of Commerce	Workshops, seminar, training	\$ 2,500.00
222-18		Grand Forks Junior Ultimate Program	Grand Forks Junior Ultimate Program	\$ 400.00
253-18	May-18	Boundary Invasive Species	To assist with education and monitoring	\$ 750.00
253-18		Christina Lake Gateway Community Development Association	To assist with the Herb Hammond presentation	\$ 200.00
253-18		Grand Forks & Boundary Regional Agricultural Society	To assist with the Grand Forks Learning Garden	\$ 500.00
306-18	Jun-18	Boundary Girls Fastpitch	To assist with team expenses	\$ 250.00
386-18	Aug-18	Kettle River Watershed Coordinator Authority	To assist with coordinator training	\$ 1,655.00
387-18		Boundary Country Geocoin Challenge	To assist with Geocoin Challenge	\$ 200.00
387-18		Boundary Community Futures	To assist with Community Centre Study	\$ 4,000.00
420-18	Sep-18	Grand Forks & District Fall Fair	To assist with fencing rental	\$ 1,600.00
420-18	Sep-18	Kettle Valley Food Co-op	To assist with Harvest Festival	\$ 500.00
Total				\$ 25,372.00
Balance Remaining				\$ 38,332.00

Electoral Area 'E'/West Boundary			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
Column1	Column2	Column3	Column4	Column5
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		Bristish Columbia Conservation Foundation	To expand the WildSafe Bc program	\$ 1,000.00
		Bristish Columbia Conservation Foundation	Cancelled as unable to provide program in Area	
113-18				-\$ 1,000.00
222-18	Apr-18	Boundary All Nations Aboriginal Council	Celebration of National Indigenous Day	\$ 1,000.00
222-18		West Boundary Sustainable Foods and Resources Society	To assist with seed savings in the West Boundary	\$ 500.00
253-18	May-18	Big White Mountain Community Development	To assist with movie nights	\$ 1,500.00
253-18		Big White Mountain Community Development	To assist with volunteer t-shirts	\$ 450.00
253-18		Boundary Central Secondary School	To assist with Red Cross certifications	\$ 1,000.00
253-18		Christina Lake Gateway Community Development	To assist with Herb Hammond presentation	\$ 850.00
253-18		Discover Rock Creek	To assist with economic development	\$ 3,000.00
253-18		Greenwood Board of Trade	To assist with Founder's Day	\$ 1,500.00
253-18		Greenwood Board of Trade	To assist with tent purchase	\$ 1,000.00
			To assist with Halloween and Christmas celebrations	
253-18		Midway Community Association		\$ 500.00
253-18		Parkview Manor	To assist with Food Safe celebrations	\$ 120.00
253-18		Rock Creek & boundary Fair Association	To assist with projector screen purchase	\$ 400.00
253-18		West Boundary Elementary School	To assist with trip to Vancouver & Victoria	\$ 1,000.00
306-18	Jun-18	Boundary Invasive Species	To assist with education & monitoring	\$ 750.00
306-18		Boundary Woodlot Association	To assist with emergency preparedness	\$ 885.13
306-18		Greenwood & District Public Library	To assist with Summer Reading Club	\$ 300.00
306-18		Midway Public Library	To assist with opening membership to Area 'E'	\$ 4,000.00
306-18		Parkview Manor	To assist with Emerg. First Aid Training	\$ 120.00
306-18		Trails to Boundary Society	To assist with website & Insider project	\$ 9,100.00
386-18	Aug-18	Big White Mountain Community Development	To assist with community needs assessment	\$ 5,000.00
386-18		Big White Mountain Community Development	To assist with insurance	\$ 1,500.00
386-18		Big White Mountain Community Development	To assist with storage unit	\$ 3,000.00
386-18		Boundary Habitat Steward - Grandby Wilderness Society	To assist with West Boundary Wildlife Count	\$ 600.00
386-18		Greenwood Fire Department	To assist with Food safe training	\$ 120.00
386-18		Jewel Lake Environmental Protection	To assist with meeting costs	\$ 100.00
386-18		Kettle River Food Share Society	To assist with food safe course	\$ 60.00
386-18		Kings of New Testament Church	To assist with food safe training	\$ 120.00
387-18		City of Greenwood	To assist with municipal swimming pool	\$ 1,750.00
Total				\$ 42,225.13
Balance Remaining				\$ 65,832.38