



Electoral Area Services Committee

Thursday, June 13, 2019 - 4:30 pm

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

A G E N D A

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

A) **June 13, 2019**

Recommendation: That the Electoral Area Services Committee meeting agenda be adopted as presented.

3. MINUTES

A) **May 16, 2019**

[Electoral Area Services Committee - 16 May 2019 - Minutes - Pdf](#)

Recommendation: That the Electoral Area Services Committee meeting minutes from May 16, 2019 be adopted as presented.

4. DELEGATIONS

5. UNFINISHED BUSINESS

A) **Casey and Lori Hudson**

RE: Development Permit

2122 West Lake Drive, Electoral Area 'C'/Christina Lake

RDKB File: C-3989s-09104.110

[2019-05-23 DP Hudson EAS](#)

Recommendation: That the staff report regarding the Development Permit application submitted by Kyle Phillips on behalf of Casey and Lori

Hudson to construct a single-family dwelling in the Environmentally Sensitive Waterfront Development Permit area on the parcel legally described as Block B, DL 3989s, SDYD, Electoral Area 'C'/ Christina Lake, be received.

- B) **ALC Response Letter (Underwood)**
RE: Concerns regarding transition to new land use regulations
[2019-05-24-ALCResponseLtr](#)

Recommendation: That the letter dated May 24, 2019 from the Agricultural Land Commission be received.

6. NEW BUSINESS

- A) **Doug and Norine Edlund**
RE: Development Variance Permit
1320 Bonavista Road, Electoral Area 'C'/Christina Lake
RDKB File: C-268-02384.440
[2019-05-22_DVP_Edlund_EAS](#)

Recommendation: That the Development Variance Permit application submitted by Douglas Edlund, to allow for a variance of the maximum height for an accessory building from 4.6 metres to 6.4 metres – a 1.8 metre variance, to construct a garage on the property legally described as Lot 5, Plan KAP84635, DL268, SDYD, Electoral Area 'C'/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors, with a recommendation of support.

- B) **Ed Vergeer**
RE: Development Variance Permit
7865 McRae Road, Electoral Area 'C'/Christina Lake
RDKB File: C-4037s-07285.060
[2019-05-22_DVP_Vergeer_EAS](#)

Recommendation: That the Development Variance Permit application submitted by Ed Vergeer, to allow for a variance of the maximum height for an accessory building from 4.6 metres to 6.1 metres – a 1.5 metre variance, and a variance to the permitted gross floor area for storage buildings on a parcel that does not have a principal use or building from 60 m² to 169.1 m² – a variance of 109.1 m², to construct a storage building on the property legally described as Lot 12, Plan KAP31906, DL4037s, SDYD, Electoral Area 'C'/Christina Lake, be presented to the

Regional District of Kootenay Boundary Board of Directors, with a recommendation of support.

C) **Crawford Truck & Equipment**

RE: Development Permit

1010 Commercial Way, Electoral Area 'B'/Lower Columbia-Old Glory

RDKB File: B-2404-06181.330

[2019-05-21 DP Crawford EAS](#)

Recommendation: That the staff report regarding the Development Permit application submitted by Paula and Trevor Crawford, Crawford Truck and Equipment Repair Ltd. to construct a 2400 square feet (223.3 m²) addition to the front of their garage in the Industrial Development Permit Area on the parcel legally described as Lot 6, Plan NEP75381, DL 2404, KD, Genelle, Electoral Area 'B'/Lower Columbia-Old Glory, be received.

D) **Lakefront Enterprises Ltd.**

RE: Development Permit

450 Feathertop Way, Big White

RDKB File: BW-4222-07500.860

[StaffReport-LakeFront-EAS-June 2019](#)

Recommendation: That the staff report regarding the Development Permit application submitted by Shauna Wizinsky, of Weninger Construction, on behalf of Lake Front Enterprises Inc, to construct a single family dwelling in the Alpine Environmentally Sensitive Development Permit area on the parcel legally described as Strata Lot 52, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area 'E'/West Boundary, be received.

E) **Andrea Horan**

RE: Development Permit

590 Feathertop Way, Big White

RDKB File: BW-4222-07500.925

[StaffReport-Horan-EAS-June 2019](#)

Recommendation: That the staff report regarding the Development Permit application submitted by Shauna Wizinsky, Weninger Contruction, on behalf of Andrea Horan, to construct a single family dwelling in the Alpine Environmentally Sensitive Development Permit area on the parcel legally described as Strata Lot 65, DL 4222, SDYD,

Plan KAS3134, Big White, Electoral Area 'E'/West Boundary, be received.

F) **North Grove Homes Ltd.**

RE: Development Permit

420 Feathertop Way, Big White

RDKB File: BW-4222-07500.845

[StaffReport-NorthGroveHomes-EAS-June 2019](#)

Recommendation: That the staff report regarding the Development Permit application submitted by Joshua Wiebe, on behalf of North Grove Homes Inc, to construct a single family dwelling in the Alpine Environmentally Sensitive Development Permit area on the parcel legally described as Strata Lot 49, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area 'E'/West Boundary, be received.

G) **James Neal & Christie Bowman**

RE: Development Permit

505 Feathertop Way, Big White

RDKB File: BW-4222-07500.650

[StaffReport-Neal-Bowman-EAS-June 2019](#)

Recommendation: That the staff report regarding the Development Permit application submitted by Shauna Wizinsky, Weninger Contruction, on behalf of James Neal & Christie Bowman, to construct a single family dwelling in the Alpine Environmentally Sensitive Development Permit area on the parcel legally described as Strata Lot 10, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area 'E'/West Boundary, be received.

H) **Brent Harley & Associates, Agent**

RE: Development Permit

300 Happy Valley Road, Big White

RDKB File: BW-4216-Happy Valley Guest Services

[2019-06-03 EAS-Happy Valley Guest](#)

Recommendation: That the staff report regarding the Development Permit application submitted by Matt Bakker, of Brent Harley and Associates, on behalf of Big White Ski Resort, to construct a guest-services and central reservations building in the Commercial and Multiple Family Development Permit area on the parcel legally described as DL 4216, SDYD, Big White, Electoral Area 'E'/West Boundary, be received.

I) **Joan Bartlett**

RE: MOTI Subdivision

1800 Highway 3, Electoral Area 'C'/Christina Lake

RDKB File: C-750-04045.000

[2019-05-06 Bartlett MOTI EAS](#)

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as Lot 6, Plan KAP2164, DL750, SDYD, Electoral Area 'C'/Christina Lake, be received.

J) **Kim Drake**

RE: MOTI Subdivision

85 Gobat Road S, Electoral Area 'B'/Lower Columbia-Old Glory

RDKB File: B-Twp9A-10882.100

[2019-05-07 MOTI EAS Drake](#)

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a subdivision, for the parcel legally described as Parcel A, Plan NEPX62, Sublot 59, Township 9A, KD, Electoral Area 'B'/Lower Columbia-Old Glory, be received.

K) **Local Government Barriers to Cannabis Production and Sales**

(Director Grieve)

[Cannabis Barriers and Solutions Pope Presentation](#)

L) **Review of Town Hall Meeting Process**

[StaffReport2019TownHalls](#)

Recommendation: That the Staff Report by Frances Maika, Corporate Communications Officer, regarding 2019 Town Hall Meetings - Review of the process, be received. Further that the Electoral Area Committee provide direction to staff on how to proceed.

M) **Grand Forks Rural Fire Protection Services**

RE: Work Plan Update

[EAS June 4 2019 - Staff report - Grand Forks Fire Work Plan update](#)

Recommendation: That the Staff Report by James Chandler, General

Manager of Operations/Deputy CAO, titled Grand Forks Rural Fire Protection Services - Work plan update, be received for information.

N) **Christina Lake Fire Rescue**

RE: Work Plan Update

[EAS June 4 2019 - Staff report - Christina Lake Fire Rescue](#)

Recommendation: That the Staff Report by Joe Geary, Fire Chief Christina Lake Fire Rescue, titled Christina Lake Fire Rescue - Work Plan Update be received for information.

O) **Grant in Aid Letter**

(Director Russell)

[GIA LtrTemplate](#)

P) **Grant in Aid Report**

[2019 Grant in Aid May](#)

Recommendation: That the Grant in Aid report be received.

Q) **Gas Tax Report**

[Gas Tax Agreement EA Committee \(May 30, 2019\)](#)

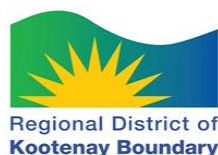
Recommendation: That the gas tax report be received.

7. LATE (EMERGENT) ITEMS

8. DISCUSSION OF ITEMS FOR FUTURE AGENDAS

9. CLOSED (IN CAMERA) SESSION

10. ADJOURNMENT



Electoral Area Services Committee Minutes

Thursday, May 16, 2019, 4:30 p.m.
RDKB Board Room, 843 Rossland Ave., Trail, BC

Directors Present:

Director Linda Worley
Director Ali Grieve
Director Roly Russell
Director Vicki Gee
Alternate Director Donna Wilchynski

Staff Present:

Janine Dougall, General Manager of Environmental Services
Donna Dean, Manager of Planning and Development
Maria Ciardullo, Recording Secretary

CALL TO ORDER

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

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

May 16, 2019

There were questions regarding which workplans go on this agenda vs. the Boundary Community Development Committee agenda.

Moved: Director Grieve

Seconded: Director Wilchynski

That the Electoral Area Services Committee meeting agenda be adopted as presented.

Carried.

MINUTES

April 11, 2019

Moved: Director Gee

Seconded: Director Wilchynski

That the Electoral Area Services Committee meeting minutes from April 11, 2019 be adopted as presented.

Carried.

DELEGATIONS

Dave Hubbs

RE: Bylaw Enforcement

Chair Worley welcomed Mr. Hubbs to the meeting. He discussed his concerns regarding derelict vehicles and unsightly premises in Electoral Area 'C'/Christina Lake. He brought up the issue of no bylaw enforcement in the area and expressed concern that more than 1 recreational vehicle (R.V.) is being placed on a residential lot which he feels is negatively impacting property values in the area. He suggested that R.V. storage be looked into as a possible solution.

Donna Dean, Manager of Planning and Development, explained to Mr. Hubbs that a Bylaw Enforcement Coordinator position is being created with a potential start date in the summer 2019. She assured him that current zoning bylaws will be enforced and when a bylaw adjudication process is in place, the RDKB will have ticketing authority.

Chair Worley thanked Mr. Hubbs for his attendance.

UNFINISHED BUSINESS

Update to 2019 Work Plan for Planning and Development 005

A Staff Report from Donna Dean, Manager of Planning and Development which provides an update on the Planning and Development Work Plan 005

Moved: Director Russell

Seconded: Director Grieve

That the staff report regarding the progress to date on the 2019 Planning and Development Department's Annual Work Plan be received.

Carried.

Update to 2019 Work Plans for Services 081 and 091

A Staff Report from Janine Dougall, General Manager of Environmental Services which provides an update on the implementation of projects included in the 2019 Work Plans for the 081 and 091 Services.

Moved: Director Grieve

Seconded: Director Gee

That the Electoral Area Services Committee receive the report from Janine Dougall, General Manager of Environmental Services titled "2019 Work Plans for Services 081 and 091 – May Update" and dated May 16, 2019.

Carried.

Janine Dougall left the meeting following this presentation

Update to 2019 Work Plan for Christina Lake Parks & Recreation 023

A Staff Report from Tom Sprado, Manager of Facilities and Recreation – Grand Forks and District Recreation Department, which provides an update on the work plan for Christina Lake Parks & Recreation 023.

Moved: Director Wilchynski

Seconded: Director Russell

That the Electoral Area Services Committee receive the Christina Lake Parks & Recreation Commision – Program Service 2019/2020 Work Plan.

Carried.

Update to 2019 Work Plan for Electoral Area Administration Service

A staff report from Mark Andison, Chief Administrative Officer, providing an update on the status of projects and action items identified in the 2019 Electoral Area Administration Service Work Plan.

Topics of discussion included the recruitment of a bylaw enforcement coordinator and municipal ticketing system.

Moved: Director Grieve

Seconded: Director Russell

That the staff report from Mark Andison, Chief Administrative Officer providing an update on the projects and action items identified in the 2019 Electoral Area Administration Service Work Plan be received.

Carried.

NEW BUSINESS

Ian & Susan Wallis

RE: Development Variance Permit

7265 Ranken Road, Electoral Area 'D'/Rural Grand Forks

RDKB File: D-700-03668.030

Moved: Director Russell

Seconded: Director Grieve

That the Development Variance Permit application submitted by Ian and Susan Wallis, to allow for a reduced front parcel line setback from 7.5 m to 6.5 m – a 1.0 m variance to construct a garage on the property legally described as Lot 1, Block 10, Plan EPP86067, DL 700, SDYD, Electoral Area 'D'/Rural Grand Forks, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

Carried.

Casey & Lori Hudson

RE: Development Permit

2122 West Lake Drive, Electoral Area 'C'/Christina Lake

RDKB File: C-3989s-09104.110

There was discussion regarding the distance between the well and sewer system. The committee deferred the application back to the Advisory Planning Commission for further review.

Moved: Director Wilchynski

Seconded: Director Russell

That the staff report regarding the Development Permit application submitted by Kyle Phillips on behalf of Casey and Lori Hudson to construct a single-family dwelling in the Environmentally Sensitive Waterfront Development Permit area on the parcel legally described as Block B, DL 3989s, SDYD, Electoral Area 'C'/ Christina Lake, be deferred back to the Electoral Area 'C'/Christina Lake Advisory Planning Commission for further discussion.

Carried.

Donna DeCicco & Monica Jaehrlich

RE: MOTI Subdivision

1325 and 1338 Thompson Road, Electoral Area 'C'/Christina Lake
RDKB File: C-316-02534.010

Moved: Director Wilchynski

Seconded: Director Gee

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as that portion of DL316 which lies west of the westerly boundary of Plan H746, except plan KAP72166, SDYD, Electoral Area 'C'/Christina Lake, be received.

Carried.

Tom & Maureen Feeney

RE: MOTI Subdivision

4095 Feeney Road E, Electoral Area 'B'/Lower Columbia-Old Glory
RDKB File: B-Twp28-10995.000

Moved: Director Grieve

Seconded: Director Gee

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as NEPX60, Sublot 29, Township 28, KD, Electoral Area 'B'/Lower Columbia-Old Glory, be received.

Carried.

Electoral Area 'D'/Rural Grand Forks Zoning Bylaw

Moved: Director Russell

Seconded: Director Gee

That the Electoral Area 'D'/Rural Grand Forks OCP amendment Bylaw No. 1674, and that the new Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1675 be supported, and further that staff be directed to present the bylaws to the Regional District of Kootenay Boundary Board of Directors for first and second readings; and to schedule and hold a public hearing on proposed amendment Bylaw No. 1674 and Zoning Bylaw No. 1675.

Carried.

Cannabis Public Meetings at Big White

There was discussion about providing clarity regarding a meeting vs. a public hearing; soliciting and receiving input from the general public; and putting a cap on the number of cannabis retail outlets at Big White.

Requests for Official Community Plan work from municipalities

There was discussion about the potential benefits of adding another project planner to the Planning & Development Department in order to provide additional services to member municipalities.

Grant in Aid Report

Moved: Director Gee

Seconded: Director Russell

That the Grant in Aid report be received.

Carried.

Gas Tax Report

Moved: Director Grieve

Seconded: Director Russell

That the gas tax report be received.

Carried.

LATE (EMERGENT) ITEMS

There were no late/emergent items.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

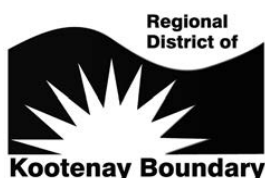
Barriers to Cannabis Production and Sales (Director Grieve)

CLOSED (IN CAMERA) SESSION

A closed (in camera) session was not required.

ADJOURNMENT

There being no further business to discuss, Chair Worley adjourned the meeting at 5:40 p.m.



Electoral Area Services (EAS) Committee Staff Report

RE:	Development Permit - Hudson		
Date:	June 13, 2019	File #:	C-3989s-09104.110
To:	Chair Worley and members of the EAS Committee		
From:	Elizabeth Moore, Planner		

Issue Introduction

We have received an application for a development permit from Kyle Phillips, acting as an agent for Casey and Lori Hudson, to relocate the existing dwelling, construct a single family dwelling, and install a septic system on a waterfront property on West Lake Drive in Electoral Area 'C'/Christina Lake (see Attachments). This application was previously reviewed by the Electoral Area 'C'/Christina Lake APC. The APC expressed problems with properly reviewing the application based upon the quality of graphics provided to them (See Attachments). The Electoral Area Services (EAS) Committee recommended that the application required a second review by the APC to ensure all information is available for them to make appropriate recommendations.

Property Information	
Owner(s):	Casey and Lori Hudson
Agent:	Kyle Phillips and/or Raymond Calabro
Location:	2122 West Lake Drive
Electoral Area:	Electoral Area C / Christina Lake
Legal Description(s):	Block B, DL 3989s, SDYD
Area:	0.92 ha (2.27 acr)
Current Use(s):	Single-family dwelling
Land Use Bylaws	
OCP Bylaw No. 1250:	Waterfront Residential
DP Area:	Environmentally Sensitive Waterfront
Zoning Bylaw No. 1300:	Waterfront Residential 2 (R2)
Other	
ALR:	NA
Waterfront / Floodplain:	Partial
Service Area:	NA
Planning Agreement Area:	NA

History / Background Information

This parcel is accessed along West Lake Drive and is split into two portions by the road. The lakeside portion is on the east side of West Lake Drive. There is currently a single-family dwelling on the property and a pit privy. The dwelling is 384 square feet (35 m²).

The whole parcel is within the Waterfront Environmentally Sensitive Development Permit Area. A small piece of the property, on the eastern edge, is within the 200-yr floodplain, though the location of the current dwelling and the proposed building site are not within the floodplain.

The property is designated as Waterfront Residential in the Electoral Area 'C'/Christina Lake OCP and zoned as Waterfront Residential 2 in the Electoral Area 'C'/Christina Lake Zoning Bylaw. Surrounding properties to the north and south share the same OCP designation and Zone. To the west, the land is designated as Natural Resource and zoned as Natural Resource 1.

Proposal

The applicants propose to move the existing dwelling and to construct a new single family dwelling in its place. The existing and proposed dwellings are sited on the eastern or lakefront side of the parcel (see Applicants Submission). The proposed dwelling is 2800 square feet (260 m²). The existing dwelling, referred to in the application as a cabin, will be relocated further south on the parcel, but will not have plumbing.

A septic system will be connected to the new dwelling and will also be located on the lakefront side of West Lake Dr. It is understood from the septic system drawings included in the application that the original cabin will not be connected to the septic system and the pit privy will remain on the property.

The applicant has retained Paul Kernan, P. Eng. of Highland Consulting Ltd. to provide a report on the proposed septic system and its compliance with the RDKB Development Permit guidelines. The applicant also provided the footprint of the proposed single family dwelling, the proposed placement for the relocated building, and the proposed septic system with the setbacks from parcel lines.

The professional report submitted by Highland Consulting Ltd. recommends the installation of a Type 2 treatment and disposal system as the most suitable sewerage system, based on a potential 3 bedroom dwelling. The report and recommendations are based on the review of soil logs and a site visit by Paul Kernan, P. Eng. of Highland Consulting Ltd. This system has been selected to meet requirements of the Province of British Columbia with regard to design flows, soil conditions, slope grade, surrounding water features and set backs as outlined in the *Sewerage System Standard Practices Manual, Version 3 September, 2014* (SSPM).

Implications

The OCP outlines guidelines for applications for development permits. Before construction takes place, the owner must submit a professional report that demonstrates, to the Board's satisfaction, that the method of sewage treatment and disposal for the subject parcel is

Page 2 of 4

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adequate to avoid undue impacts on the quality of water in adjoining lakes and watercourses. The professional report will suggest a method of sewage treatment that, wherever possible, exceeds the minimum standards required by Provincial regulation.

The level of detail provided in the report is sufficient to demonstrate how the recommendation was arrived at and that the recommendation is based upon the unique characteristics of the parcel. The report demonstrates that a Type 2 system would be the best option for this parcel.

This report does not establish how this sewerage system will exceed the minimum standards of provincial regulation, but it does demonstrate that the recommended system meets requirements. The report states that once installed, monitoring needs to occur monthly within the first six months and bi-annually following that to ensure requirements are being met.

The proposed septic system is at a distance greater than 100 ft. (30.5 m) from the well site, as shown on the Site Plan titled Proposed Plan for Relocation of Current Dwelling and Construction of New Dwelling, provided as part of the Applicant Submission. Paul Kernan, P.Eng. for Highland Consulting states that the closest diversion and well location is greater than 30 m from the proposed septic system's dispersal area.

Privies are not regulated by Interior Health. They provide non-enforceable guidelines to prevent health hazards caused by the proximity of privies to sources of drinking water and dwellings, including a 30 m setback from wells and natural waterbodies. Information has been requested from Mr. Kernan concerning the proximity of the privy to a well and how water quality may be impacted as a result.

Section 314 of the Electoral Area 'C' Zoning Bylaw establishes a setback distance of 30m for pit privies from the natural boundaries of any watercourse. The existing pit privy is within 30 m of the proposed well site, but is a distance greater than 30 m from the natural boundary of Christina Lake.

With regard to zoning requirements, the application states that the existing cabin is to be moved and a new single family dwelling constructed. The site plan for the proposed single family dwelling and the site for the relocated cabin meet all setback requirements outlined in the Waterfront Residential 2 Zone. In this zone a single family dwelling is permitted. A secondary suite, a sleeping quarter, and accessory buildings and structures are all secondary permitted uses. The existing cabin at 384 square feet (35 m²) in size is too large to be considered a sleeping quarter (limited to a 20 m² maximum size).

The original cabin fits the permitted size for a secondary suite, however, through discussions with the applicants following the original APC meeting, it was determined that they do not intend to install plumbing, a bathroom nor kitchen in the relocated dwelling. By the definition in the current zoning bylaw, this cannot be considered a secondary suite. The applicants have decided to use the relocated cabin as an accessory building and have amended their site plans accordingly.

Advisory Planning Commission (APC)

The Electoral Area 'C'/Christina Lake APC supported this application at their June 4, 2019 meeting.

Recommendation

That the staff report regarding the Development Permit application submitted by Kyle Phillips on behalf of Casey and Lori Hudson to construct a single-family dwelling in the Environmentally Sensitive Waterfront Development Permit area on the parcel legally described as Block B, DL 3989s, SDYD, Electoral Area 'C'/ Christina Lake, be received.

Attachments

Site Location Map

Subject Property Map

Applicants Submission

Privy Guidelines

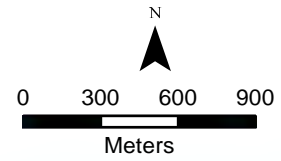


Regional District of
Kootenay Boundary

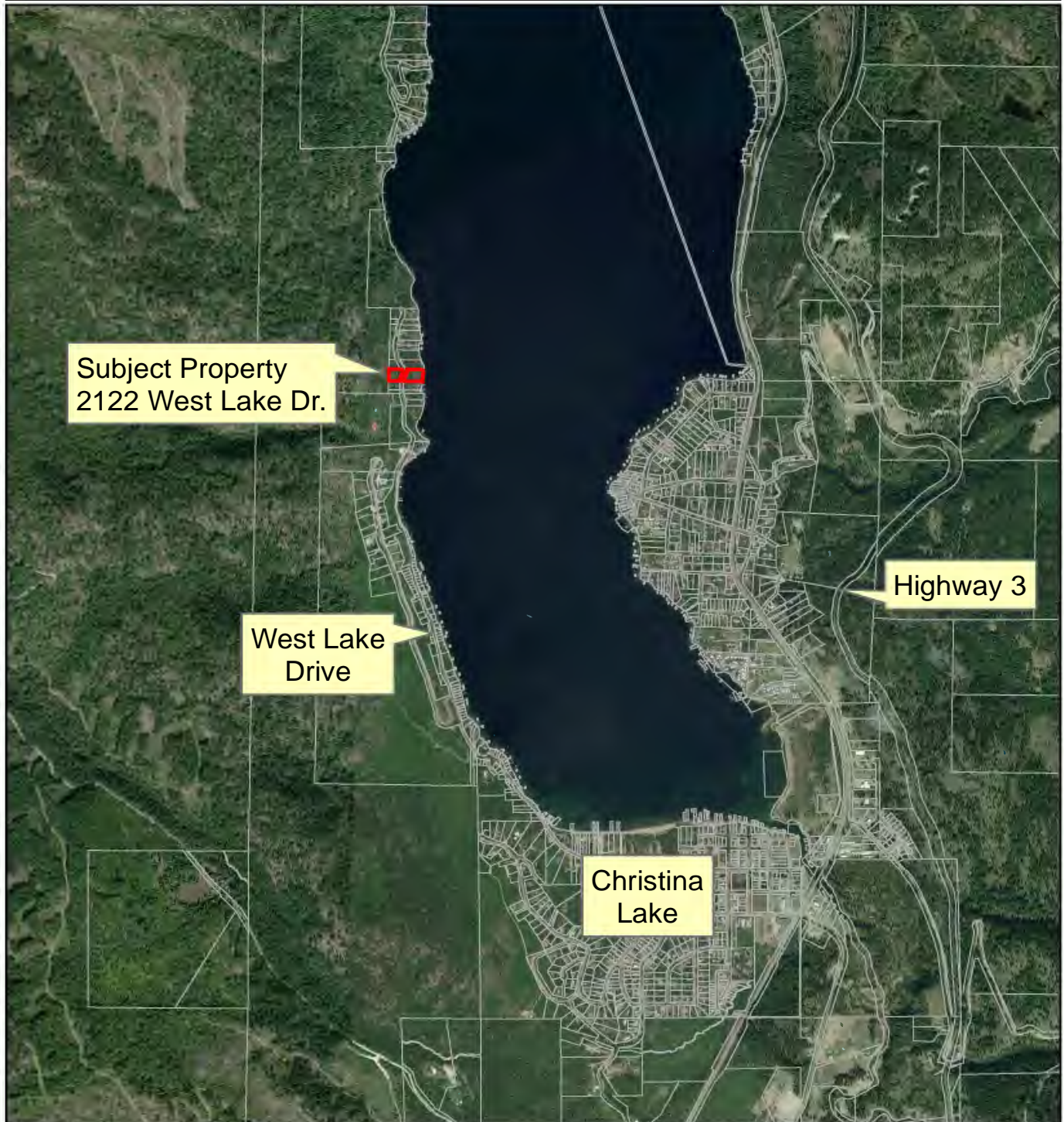
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Site Location Map

Block B, District Lot 3989s, SDYD



1:25,485



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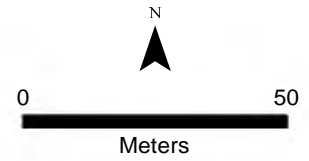


Regional District of
Kootenay Boundary

Date: 11/04/2019

Subject Property Map

Block B, District Lot 3989s, SDYD



1:1,250



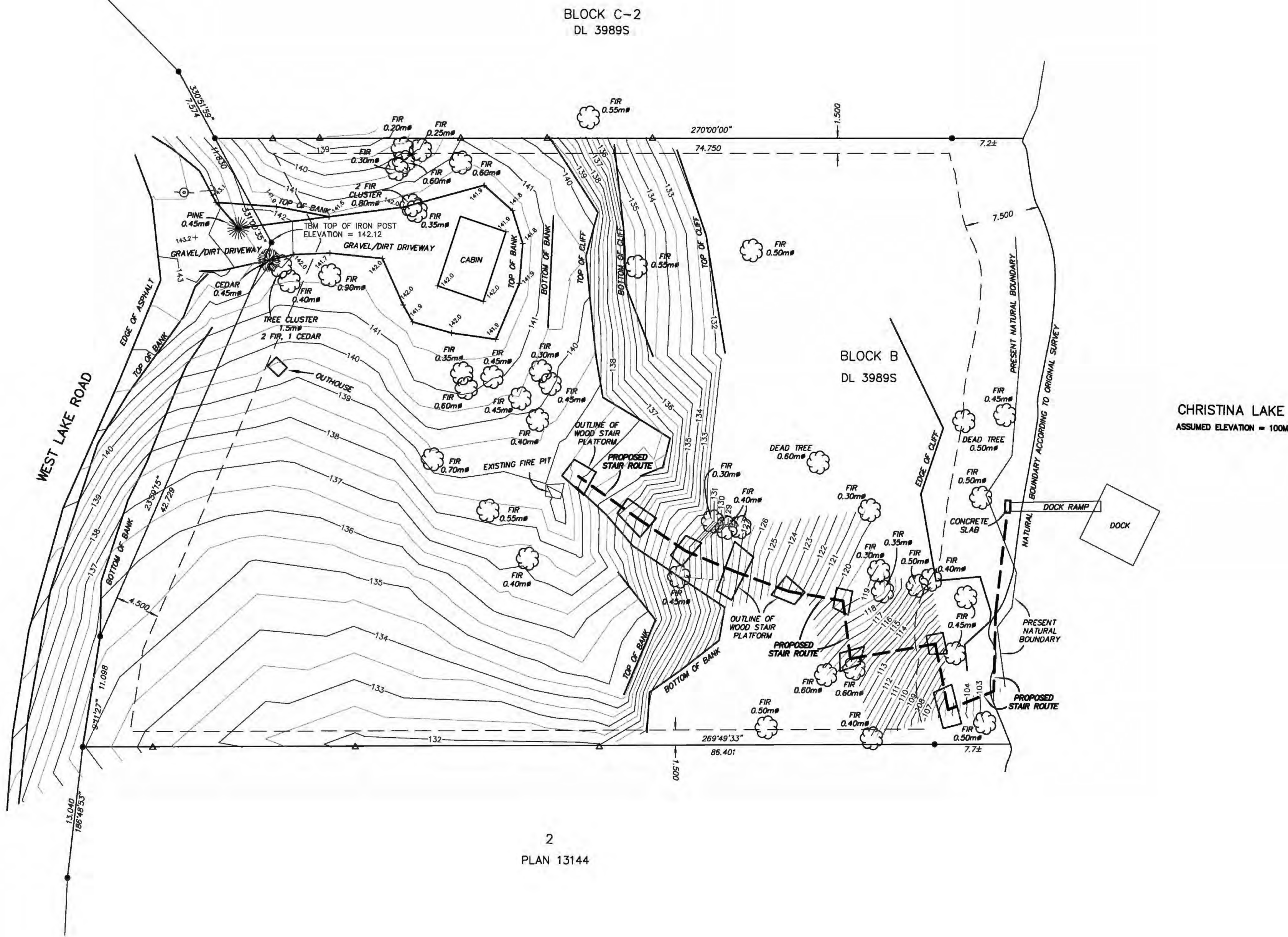
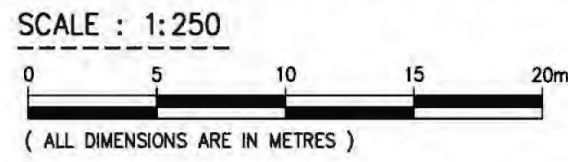
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Applicant Submission

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

Installation of improved asphalt driveway, access gate and parking. Relocation of existing cabin on new foundation within same property, including new electrical service. Construction of new 2800 square foot residence and related utilities and landscaping. Installation of new septic system and well serving new residence. Removal of select trees. Construction of new landscape stair to lake shore (improvements to occur outside of natural lake boundary).

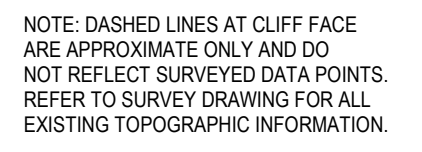
TOPOGRAPHIC SURVEY PLAN OF BLOCK B, DISTRICT LOT 3989S, SDYD.



**ALLTERRA
LAND SURVEYING LTD.**
264 WESTMINSTER AVENUE W.
PENTICTON, B.C. V2A 1J9
TEL: 250-492-5903
WWW.ALLTERRASURVEY.CA

OUR FILE NO. 200109-0
OUR DRAWING NO. 200109-0_TOPO_R1.DWG

Applicant Submission



1 SITE PLAN
A100 SCALE: 1" = 20'-0"

Casey and Lori Hudson
4832 MacTaggart Crest NW
Edmonton, AB T6R 0J7

Bohlin Grauman Miller Architects, Inc.
1932 1st Avenue, Suite 916
Seattle, WA 98101
v: 206.256.0862

Blackwell
736 Broughton Street, Suite 401
Victoria, BC V8W 1E1
www.blackwell.ca
v: 778.533.8016

RAMM CustomBuild, Ltd.
Nelson, BC
www.rammcustombuild.com
v: 250.551.2273

Highland Consulting, Ltd.
619 Front Street
Nelson, BC V1L 4B7
v: 250.551.1416

Seal

© 2019 Bohlin Grauman Miller Architects

CHRISTINA LAKE
RESIDENCE

SITE PLAN

Date MAY 17, 2019

BGM Project Number 18411

A100

Applicant Submission

SEPTIC SITE INVESTIGATION

HCL Project # 18360

Tax Role # 17-712-09104.110

2122 West Lake Drive
Christina Lake, BC



#

Prepared By:

Highland Consulting Ltd

#210 – 601 Front Street,

Nelson, BC

V1L 4B6

#

#

Revision

Rev A - Draft

Date Submitted

14th November, 2018

HIGHLAND CONSULTING LTD
CIVIL ENGINEERING





Applicant Submission

HIGHLAND CONSULTING LTD
CIVIL ENGINEERING

- 1. PROJECT BACKGROUND**
- 2. OBSERVATIONS**
- 3. EXISTING SEWAGE SYSTEM REVIEW**
- 4. FLOW RATES**
- 5. SEWAGE SYSTEM DESIGN**
 - 5.1. Hydraulic Loading Rate*
 - 5.2. Design Calculations*
 - 5.3. Critical Standards*
 - 5.4. Design Rational*
 - 5.5. Well Locations*
 - 5.6. Linear Loading Rate*
 - 5.7. Performance Based Approach*
- 6. SOIL PROFILES**
- 7. CONSTRUCTION NOTES**
- 8. CLOSURE**

APPENDICES

APPENDIX A – Drawings/Design Sketch

APPENDIX B - Soil Logs

APPENDIX C - Legal Information



HIGHLAND CONSULTING LTD CIVIL ENGINEERING

1. PROJECT BACKGROUND

It is Highland Consulting Ltd's (HCL) understanding that the owner is proposing to construct a 3 bedroom dwelling (< 280 sq.m) on the subject property Block B District Lot 3989S Land District 54, PID: 028-916-697. The design is to meet Interior Health Authority (IHA) guidelines as defined in the Standard Practice Manual (SPM) under the Sewerage System Regulation. In addition, as the subject property is classified as 'Environmentally Sensitive Waterfront' the system must comply with the Christina Lake 'Area 'C' Official Community Plan-Bylaw No. 1250, 2004.'

2. OBSERVATIONS

An initial site assessment was completed by Mr Paul Kernan, P.Eng of Highland Consulting Ltd on 18th July, 2018. The assessment consisted of two test pits at 150 below ground level and two permeameter tests. A full set of soil logs and associated percolation results can be found in appendix B. The location map (Appendix A) indicates the test pit locations. In addition to the above, assessment on slope grade, surrounding surface water features and relevant features such as buildings, existing septic systems, bedrock crops, potential break out points and existing/proposed wells were undertaken.

A site investigation report, soil assessment and detailed design of system is also required to be filed with IHA, prior to construction.

3. EXISTING SEWAGE SYSTEM REVIEW

There are no existing septic systems in the subject property.

4. FLOW RATES

The following flow rates are obtained from the Sewerage System Regulation, Standard Practice Manual Version 3.

Accommodation Type/Phase	#Units	Estimated Daily Design Flow
3 bedroom dwelling	1300 L/day	1300
		= 1300 L/day

Figure 1. Estimated Maximum Daily Flow



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5. SEWAGE SYSTEM DESIGN

5.1. Hydraulic Loading Rate

The soil stratum predominantly consists of a silt soils with poor (P) structure consistence category in the north area (please refer to Appendix B for soil data).

A HLR for the native soils are selected from a soil analysis of Favorable Loamy Sand for the soil within 30cm below the planned sand media to native soil infiltrative surface.

Treatment Standard	HLR
Type 2 (10/10 w/ nutrient removal)	30 L/sq.m/d
Type 3	50 L/sq.m/d

Figure 2. Hydraulic Loading Rates

Table II- 22. Maximum allowable HLR based on soil type

SOIL TEXTURE GROUP	STRUCTURE AND CONSISTENCE CATEGORY	TYPE 1 (L/DAY/M ²)	TYPE 2 (L/DAY/M ²)	TYPE 3 (L/DAY/M ²)
Very or Extremely Gravelly Sands	F or P	45	65	150
Gravelly Sands and Coarse Sand	F	40	65	130
	P	35	65	120
Sand, Loamy Sand	F	30	60	90
	P	27	50	80
Fine Sands, Loamy Fine Sands, Sandy Loams	F	27	50	80
	P	23	45	70
	VP	17	40	50
Loam, Silt Loam, Silt	F	23	40	70
	P	15	30	50
	VP	12	25	35
Clay Loam, Sandy Clay Loam, Silty Clay Loam	F	15	25	40
	P	12	15	20
	VP	NA	NA	NA
Sandy Clay, Silty Clay, Clay	F	12	15	20
	P	NA	15	15
	VP	NA	NA	NA



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Table II- 23. Maximum allowable HLR based on permeability or percolation rate

KFS RANGE (MM/DAY)	PERCOLATION TEST RANGE (MIN/INCH)	TYPE 1 (L/DAY/M ²)	TYPE 2 (L/DAY/M ²)	TYPE 3 (L/DAY/M ²)
> 8000	< 1.0	45	65	150
4000 – 8000	1 – 2	45	65	130
2000 – 4000	2 – 4	35	65	100
1000 – 2000	4 – 7.5	30	60	90
550 – 1,000	7.5 – 15	27	50	80
300 – 550	15 – 30	23	40	70
150 – 300	30 – 60	15	25	40
75 – 150	60 – 120	12	15	20
< 75	> 120	NA		

At 40cm bgl.

Table II- 4. Soil structure and consistence categories

MOIST CONSISTENCE	LOOSE TO FRIABLE	FIRM	VERY FIRM OR STRONGER
OR CEMENTATION	NON CEMENTED EXTREMELY WEAKLY CEMENTED	VERY WEAKLY CEMENTED	WEAKLY CEMENTED OR STRONGER
OR DRY CONSISTENCE	LOOSE TO SLIGHTLY HARD	MODERATELY HARD	HARD OR STRONGER
STRUCTURE			
Single grain (structure-less) soils	F	P	NA
Strong or moderate grade: Granular, Blocky or Prismatic	F	P	NA
Weak grade: Granular, Blocky or Prismatic	P	VP	NA
Weak grade Platy structure and Sandy Loam or Loam	P	VP	NA
Weak grade Platy structure and other soils	VP	VP	NA
Moderate or Strong grade Platy structure	NA	NA	NA
Massive (structure-less) soils	VP	VP	NA
F=Favorable, P=Poor, VP=Very Poor, NA=Not allowed.			

5.2. Design Calculations

The Hydraulic Loading Rate (HLR) of the native soils with proposed septic are selected as 30 L/sq.m/day for treated type 2 effluent, requiring a basal infiltration area of 43.33 sq.m. Based on the native soil HLR, the design consists of a Type 2 Waste Water Treatment Plant (WWTP) or Intermittent Sand Filter (ISF) with an area of 3m x 2 m. The vertical separation (VS) requirements are defined in the SPM as **45cm for Minimum VS in native soil** and **60 cm Minimum as constructed**, based on **timed dosing**.



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In general, the design will consist of:

- (i) 1125 Igal septic tank;
- (ii) 500 Igal pump tank;
- (iii) 600mm depth ISF sand media seepage bed. 3m x 20m;
- (iv) Drainage solutions above seepage bed area. Nilex Multiflow or similar;

The attached sewerage system design is based on a 1.3 m³/day. There will be no garburators, water softener or commercial operations. Waste water is residential type only

Plan set is based upon the expected flows and waste strengths provided herein for the purpose of serving 1300 L/DAY. Any change in usage that would affect flows or waste strength requires a review by the designer. Once a facility is placed into operation, the flows and waste strengths to the facility should be monitored to standard Practice Manual criteria. If flow or any of the effluent waste strengths exceed those listed in the design, measures should be taken to reduce these parameters to those listed on the plan set. Otherwise additional treatment capacity and plant expansion will be necessary.

The internal home plumbing system is to have water conservation devices in order to reduce flow rates, such as low flush toilets and flow restrictions on showers and faucets. The main water valve is to be turned off at the home when it is not occupied for extended periods, which is the case if the property is for recreation or seasonal use. Leaky faucets and toilets often cause premature failure of onsite disposal systems.

5.3. Critical Standards

The critical Standards are highlighted in the Standard Practice Manual (SPM) version 3.

MINIMUM HORIZONTAL DISTANCE TO	FROM DISPERSAL SYSTEM	FROM WATERTIGHT TREATMENT OR PUMP TANK
	METERS	METERS
Drinking water supply well ¹	30	30
High pumping rate Water Supply System well ¹	60	30
High pumping rate Water Supply System well in unconfined aquifer ²	90	30
Source of drinking water or water suction lines	30	15
Irrigation well	15	7.5
Monitoring well or geothermal well	3	3
Permanent fresh water body ⁴	30	10
Seasonal fresh water body ⁵	15	10
Break out point or downslope drain ¹	7.5	0
Marine water body ¹	15	10
Water lines (under pressure)	3	3



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5.4. Design Rational

Due to the size of the lot, shallow soil depth and location of the lake, an area has been identified on the west side of property at the toe of slope of west lake drive. As the soil type is silt with poor structure it is recommended to time dose effluent over an intermittent sand filter bed (ISF). This will treat effluent type 2 standard prior to infiltration to native soils. In addition drainage solutions are to be implemented around the ISF. Sewerage from the proposed development will typically be residential strength only.

5.5. Well Location

The closest point of Diversion and Wells Location is greater than 30 m from proposed dispersal area.

5.6. Linear Loading Rate (LLR)

The required LLR from SPM version 3 Table 27 is 1300/65 equating to 20m which can be met.

5.7. Performance Based Approach

As per *section 7.3 of the APEGBC Professional Practice Guidelines Onsite Sewerage Systems* a performance based approach should be used when a reduced separation distance is proposed. As defined in APEGBC guidelines 'Modern systems are designed following a performance based approach rather than the more traditional prescriptive approaches, and design is related to treatment and dispersal in the soil component rather than to "disposal" "to soil."'

The treatment selection has a dual barrier approach which includes primary treatment, advanced treatment and combined treatment and dispersal system (CTDS). Effluent will be treated to type 2 standards (45 mg/L BoD/TSS). The system will perform with a variation of flows and does not require a start-up period, therefore consistently meeting the effluent standards.

. The actual Constructed VS is 120cm with a minimum of 60cm. (refer to sketch).





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Pathogen reduction will be accomplished by the criteria being met for VS of native soils (and additional safety factory depth) as described and documented in the SPM 3. Nutrient attenuation is performed by the treatment process using the intermittent sand filter. ISF treatment technologies have been successful in the field and have documentation supporting the reliability of performance. Interceptor drains above the proposed discharge area are also to be implemented.

Monitoring

Monitoring to commence monthly for first 6 months of operation and bi-annually thereafter. It is recommended to establish a back ground receiving environment prior to discharge as a baseline.

	Parameter	Max Value
Monitoring - WWTP	TSS	<45mg/L
	BoD	<45mg/L
	Sludge levels	<80% of water level

6. SOIL PROFILES

Please refer to Appendix B for further details.

7. CONSTRUCTION NOTES

Construction of sewerage system is to comply with Standard Practice Manual, Version 3 and is required to be installed by a qualified Registered Onsite Wastewater Practitioner (ROWP) with the Installer designation. Installation must meet the requirements of the Standard Practice Manual, Version 3 and is solely the responsibility of the Installer. In addition please refer to design drawings for specific construction methods.

8. CLOSURE

This report has been prepared by Highland Consulting Ltd (HCL) for use by *the client* and includes distribution or reproduction as may be required for their purposes. The review, assessments, and evaluations contained herein have been carried out in accordance with generally accepted engineering practice. Engineering judgment based on similar experience has been applied in developing recommendations and conclusions. No other warranty is made, either expressed or implied. The disclosure of any information contained within report is the sole responsibility of the client. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. HCL accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.

Highland Consulting Ltd trusts that this report meets your requirements, however if you have any questions or require further information, please do not hesitate in contacting the undersigned.

Yours sincerely,

HIGHLAND CONSULTING LTD

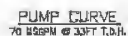
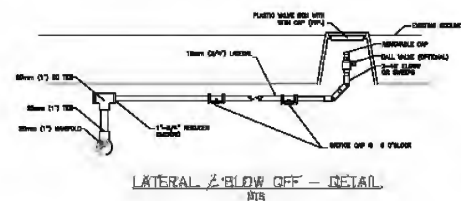
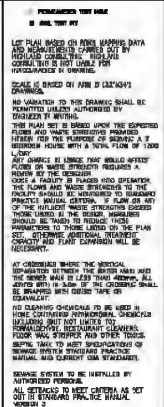
Paul Kernan, P.Eng, Civil Engineer

Applicant Submission

APPENDIX A

- *Drawings*





SIEVE NO.	PERCENT PASSING THE SIEVE - SPEC. SIZE		
	LEAKY C. SAND LUMP	NON-ROUND SAND	MADE IN THE COMPOUND SAND
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SAND FILTER COURSE SAND SPEC.

Applicant Submission

APPENDIX B
**- *Soil Logs/
Influent Specifications***

Applicant Submission

Observed Soil Conditions

Test Pit Logs

Date*:18 July 2018		Site: 2122 West Lake Drive				Logged by: PK				HLR
TP#01		Pit Location: 409697 / 5435329				Slope:5%				T1/T2
Soil Horizons (depths measured in cm)										
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage	
from	to									
		No Top soil								
0	10	Tan	Organics							
10	47	Tan	Sandy Loam	Blocky Weak	Mod-Firm	5	C/F	--	--	23/45
47	112	Tan	V.Grav Loam	Structurless	Firm	35	F/F	--	--	23/40
112	150	Tan	Silt	Structurless	V.Firm	5	--	--	--	15/30
Notes										
TP#02		Pit Location: 409713/5435330				483m +/-		Slope:5-8%		
Depth		Colour	Texture	Structure	Rupture resistance (or density)	Coarse gravel (%)	Roots depth & quantity	Mottles depth & quantity	Moisture seepage	
from	to									
3	0		Top Soil							
0	15	Tan	Silt Loam	Structurless	Friable	5	--	--	--	15/30
15	85	Tan	Silt	Blocky/wk	V.Firm	10	F/F	--	--	15/30
85		Hard Pan	Silt Clay		Ex. dense					
Notes										

Based on USDA *Field Book for Describing and Sampling Soils* (2002).

* Date water table measured

Applicant Submission

Percolation Tests

Civic Address: 2122 West Lake Drive _____ Date: 18th July 2018 ____

Legal Address: _____

Holes pre-soaked for __0.5__ hrs.

Perc. hole # 01
Location: near TP 1
32 min. / inch
min. / inch
min. / inch
min. / inch
Depth: ____ inches, 40 cm

Perc. hole #02
Location: near TP 2
29 min. / inch
min. / inch
min. / inch
min. / inch
Depth: ____ inches, 45 cm

Perc. hole #
Location:
min. / inch
min. / inch
min. / inch
min. / inch
Depth: ____ inches, 45 cm

Perc. hole #
Location:
min. / inch
min. / inch
min. / inch
min. / inch
Depth: ____ inches, 45 cm

Privy and Vault Privy Guideline

Privies

A privy (also called an outhouse or pit toilet) is generally not considered to be a suitable method of disposing human waste. An improperly constructed or located privy can cause a health hazard because animals and insects can spread disease from the waste material back to humans. Nitrates from sewage can seep into well water contributing to methemoglobinemia (blue-baby syndrome) or into swimming water. Additionally, the waste matter can contribute to the polluting of our lakes and creeks with phosphorous and nitrogen causing eutrophication and algal blooms.

There is no regulation in BC describing how or where to construct a privy, therefore a Public Health Inspector will not issue a permit and will not inspect the privy construction.

If a privy causes a health hazard, the Public Health Inspector has authority under the Health Act and Sanitary Regulations to order it corrected.

A privy is less likely to cause a health hazard if these guidelines are followed.

When is a privy suitable?

- Privies are constructed where water under pressure is not available or practical.
- The water table must be at least 1.6 to 2.1 metres below the surface of the ground in silty or clay soils, or 4 to 4.5 metres below the surface in sandy soils, deeper in gravel.

Where should a privy be placed? A minimum of:

- 30m from a lake, creek, pond, river, etc.
- 30m from wells
- 3m from property boundary
- 10m from own house/cottage
- 15m from neighbour's house/cottage

Please note that a number of non vault privies are periodically pumped out by pumper trucks and therefore should be accessible to these trucks.

How should a privy be constructed?

- See attached plans.
- Excavate pit 1 to 1.5 metres deep. Crib sides to prevent sloughing.
Bottom of pit must be:
 - at least 60cm above water table in silty or clay soil.
 - at least 3m above water table in sandy soil, more in gravel.
- Place privy structure so pit is not accessible or visible from the exterior.
- Mound excavated earth so rain water and runoff don't enter the pit.
- Screen all openings in outhouse building and put self-closing device on the door to exclude insects.



- If water is hauled inside a cabin/building by bucket, then one sink can have a waste pipe that empties into the privy pit. Alternatively, wash water can be collected in a bucket and dumped into the privy. No other discharges should be connected to a privy.
- A construction template is available.

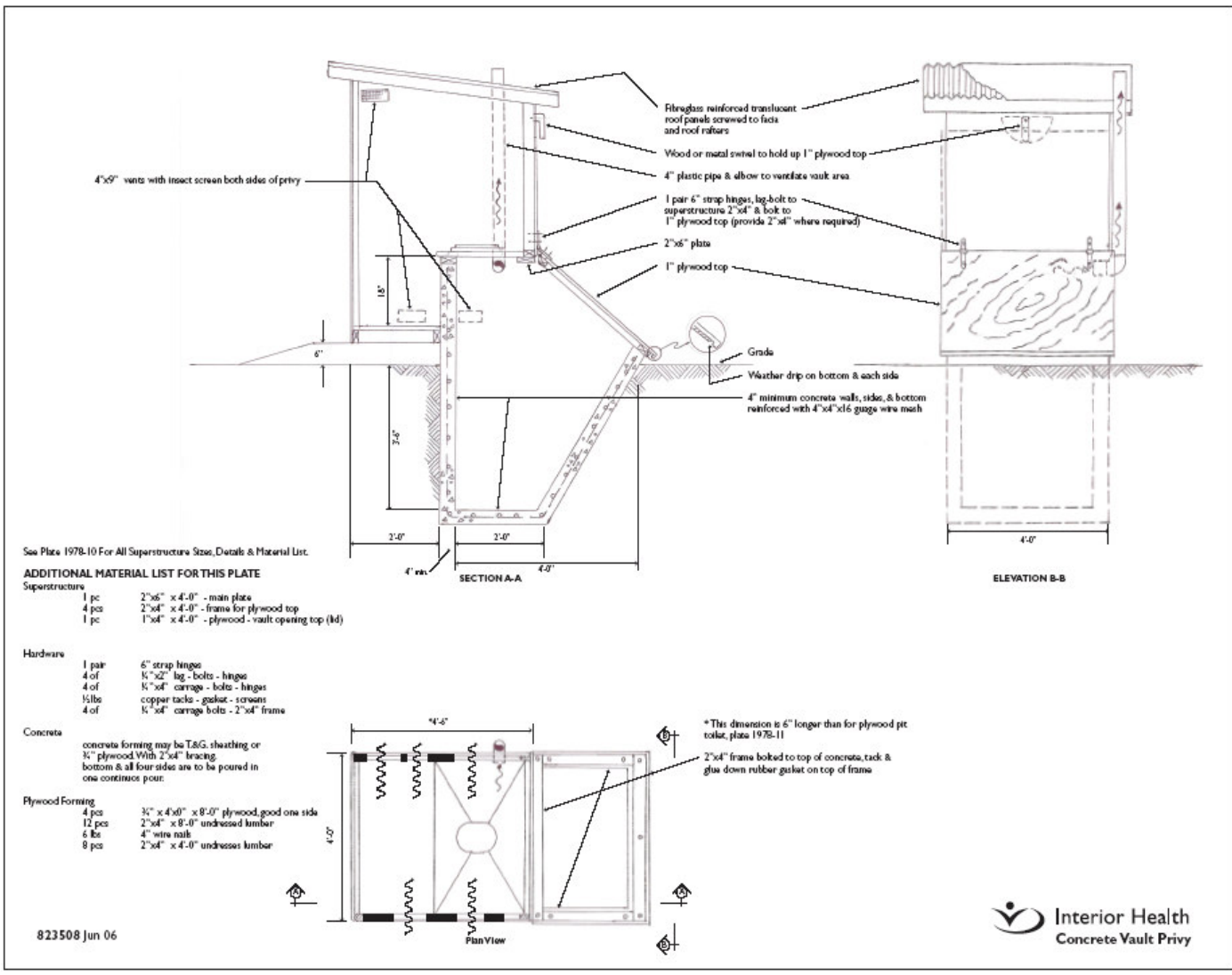
Vault Privies

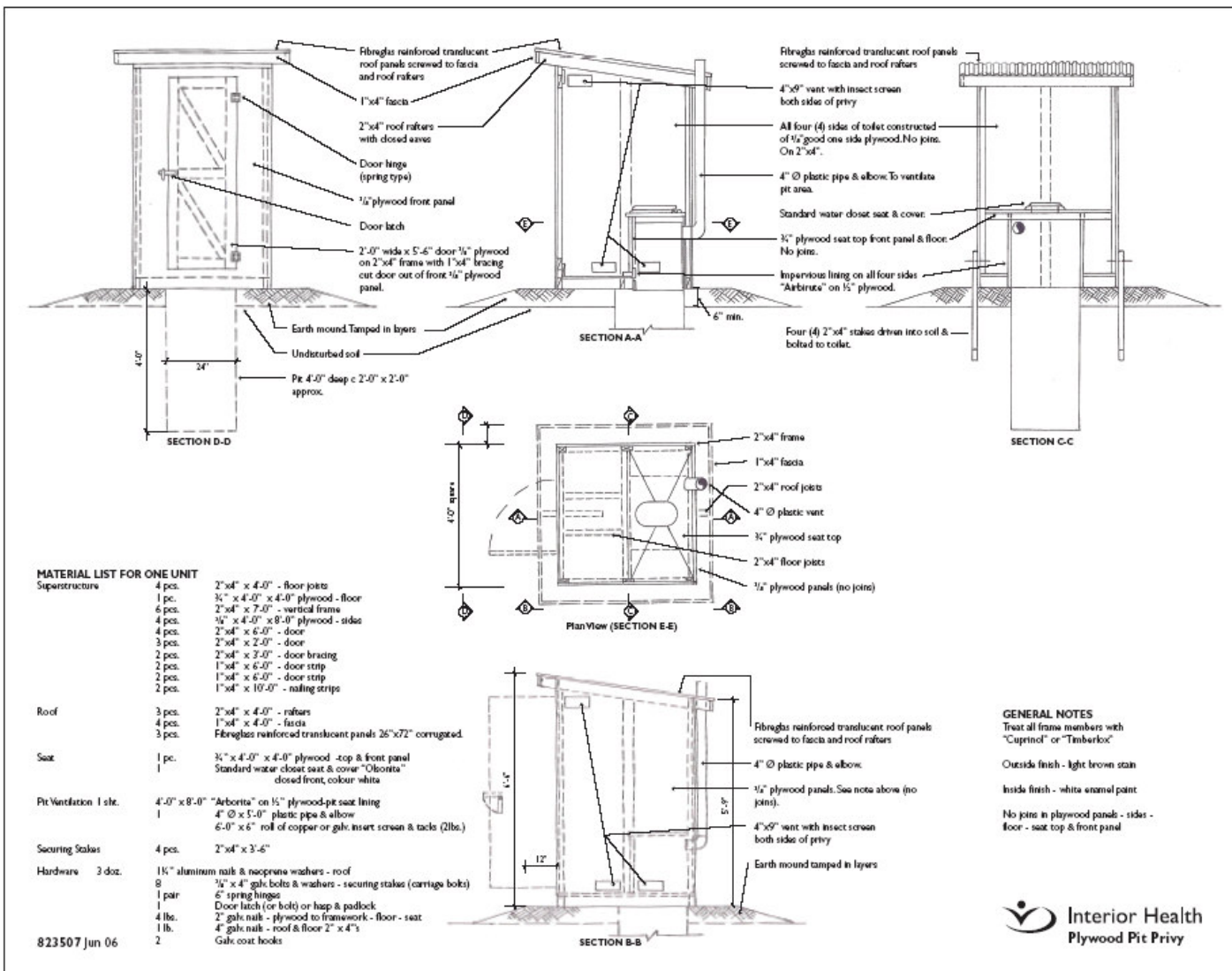
If the above construction guidelines cannot be met due to water table or setback to water, consider constructing a vault privy. A vault privy must be accessible for approved septic pumping truck to empty periodically. The location should be at least:

- 15m from lake, stream, etc.
- 15m from wells
- 3m from property boundary
- 10m from own house/cottage
- 15m from neighbour's house/cottage
- the bottom of the vault should be above the highest seasonal water table

Please note: Two privy construction templates are attached. Larger and clearer versions are available.

If you have any questions please contact your nearest Public Health Inspection office.





**Agricultural Land Commission**

201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
 www.alc.gov.bc.ca

REGIONAL DISTRICT OF
 KOOTENAY BOUNDARY

MAY 30 2019

REF. TO:.....
 CC:

May 24, 2019

Ms. Grace McGregor
 RDKB Board Vice Chair &
 Director for Electoral Area "C/"
 Christina Lake
 Regional District of Kootenay Boundary
 202 – 843 Rossland Avenue
 Trail, British Columbia V1R 4S8
gmcgregor@rdkb.com

Dear Ms. McGregor:

**Re: Concerns Regarding Transition to New Land Use Regulations
 Implemented on February 22, 2019**

Thank you for your letter dated April 24, 2019, outlining your concerns with the recent changes to the *Agricultural Land Commission Act* and Regulations, specifically as it relates to the removal of the outright provision for manufactured homes for family members.

As an administrative tribunal, the ALC doesn't have any formal role in the drafting of our Act and regulations and can appreciate the challenges that have resulted for residents caught in-process on the date the new legislation took force and effect.

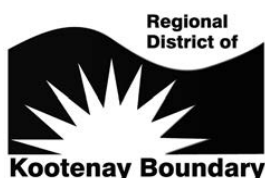
Residents caught by the legislative change can make application to the Commission for a non-adhering residential use which we will make every effort to process in a timely manner based on the merits of each individual case.

I trust that the above information has been helpful. If you have any questions, please feel free to contact me directly at your earliest convenience at 604-660-7028.

Yours truly,

Kim Grout
 Chief Executive Officer
 Agricultural Land Commission

KootenayBoundary.Grace McGregor



Electoral Area Services (EAS) Committee Staff Report

RE:	Development Variance Permit – Edlund		
Date:	June 13, 2019	File #:	C-268-02384.440
To:	Chair Worley and members of the EAS Committee		
From:	Elizabeth Moore, Planner		

Issue Introduction

We have received an application for a development variance permit from Douglas Edlund for a variance in height from 4.6 m to 6.4 m – a variance of 1.8 m, to construct an accessory building on a property in Electoral Area 'C'/Christina Lake (see attachments).

Property Information	
Owner(s):	Douglas and Norine Edlund
Location:	1320 Bonavista Rd
Electoral Area:	Electoral Area 'C'/Christina Lake
Legal Description(s):	Lot 5, Plan KAP84635, DL 268, SDYD
Area:	1.02 ha (2.52 acr)
Current Use(s):	Vacant
Land Use Bylaws	
OCP Bylaw No. 1250:	Rural Residential
DP Area:	NA
Zoning Bylaw No. 1300:	Rural Residential 3 (RR3)
Other	
ALR:	Partial
Waterfront / Floodplain:	NA
Service Area:	NA
Planning Agreement Area:	NA

History / Background information

The subject property is on Bonavista Rd off of River Road, south of Christina Lake. The property is currently vacant.

The property is designated as Rural Residential in the *Electoral Area 'C'/Christina Lake Official Community Plan* and zoned as Rural Residential 3 in the *Electoral Area 'C'/Christina Lake Zoning Bylaw*. Properties to the west and south share the same OCP designation and Zone, while properties to the north are designated as Future Residential Area and are zoned Rural 1. Properties to the east are designated as Rural and zoned as Rural 1. The OCP policies for rural and residential speaks to the protection

Page 1 of 3

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of Christina Lake's rural and small town character and how this character shall be preserved through encouraging buildings that are in scale with the existing neighbourhood.

The maximum height for accessory buildings in the Rural Residential 3 Zone is 4.6 m.

Proposal

The applicant proposes to construct an accessory building to be a garage and workshop, while also constructing a single family dwelling. They are requesting a height variance for the proposed accessory building of 1.8 m from 4.6 m to 6.4 m.

Implications

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

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

The applicant asserts that this development will be for their recreational vehicle to protect it from the elements as well as a workshop to work on their vehicles. An increase in the height will allow them to use a hoist in their workshop. They state that they have been planning to develop this property in this manner for many years as they have been preparing for retirement. The proposed height variance would resolve the hardship of being restricted in the intended use of the accessory building.

The applicant does not state how this construction will improve the development.

Regarding negative impacts to neighbouring properties, if the application proceeds, letters will be sent to neighbouring property owners advising them of the proposal and providing opportunity to comment.

Setback requirements, according to the site plan submitted by the applicant, are met by the proposed buildings. Setback requirements for principal buildings and an accessory building larger than 10m² are 1.5m from an interior parcel line and 4.5 m from the front parcel line. The proposed structures are at least 29 m from the front parcel line and are at least 20.33 m from the interior parcel line to the south and 10 m from the interior parcel line to the north.

Advisory Planning Commission (APC)

The Electoral Area 'C'/Christina Lake APC supported this application at their June 4, 2019 meeting.

Recommendation

That the Development Variance Permit application submitted by Douglas Edlund, to allow for a variance of the maximum height for an accessory building from 4.6 metres to 6.4 metres – a 1.8 metre variance, to construct a garage on the property legally described as Lot 5, Plan KAP84635, DL268, SDYD, Electoral Area 'C'/Christina Lake, be

Page 2 of 3

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presented to the Regional District of Kootenay Boundary Board of Directors, with a recommendation of support.

Attachments

Site Location Map

Subject Property Map

Applicant Submission

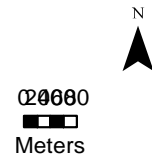


Regional District of
Kootenay Boundary

Date: 5/21/2019

Site Location Map

Lot 5, Plan KAP84635,
DL 268, SDYD



Meters

1:10,000



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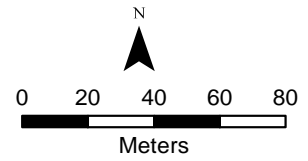


Regional District of
Kootenay Boundary

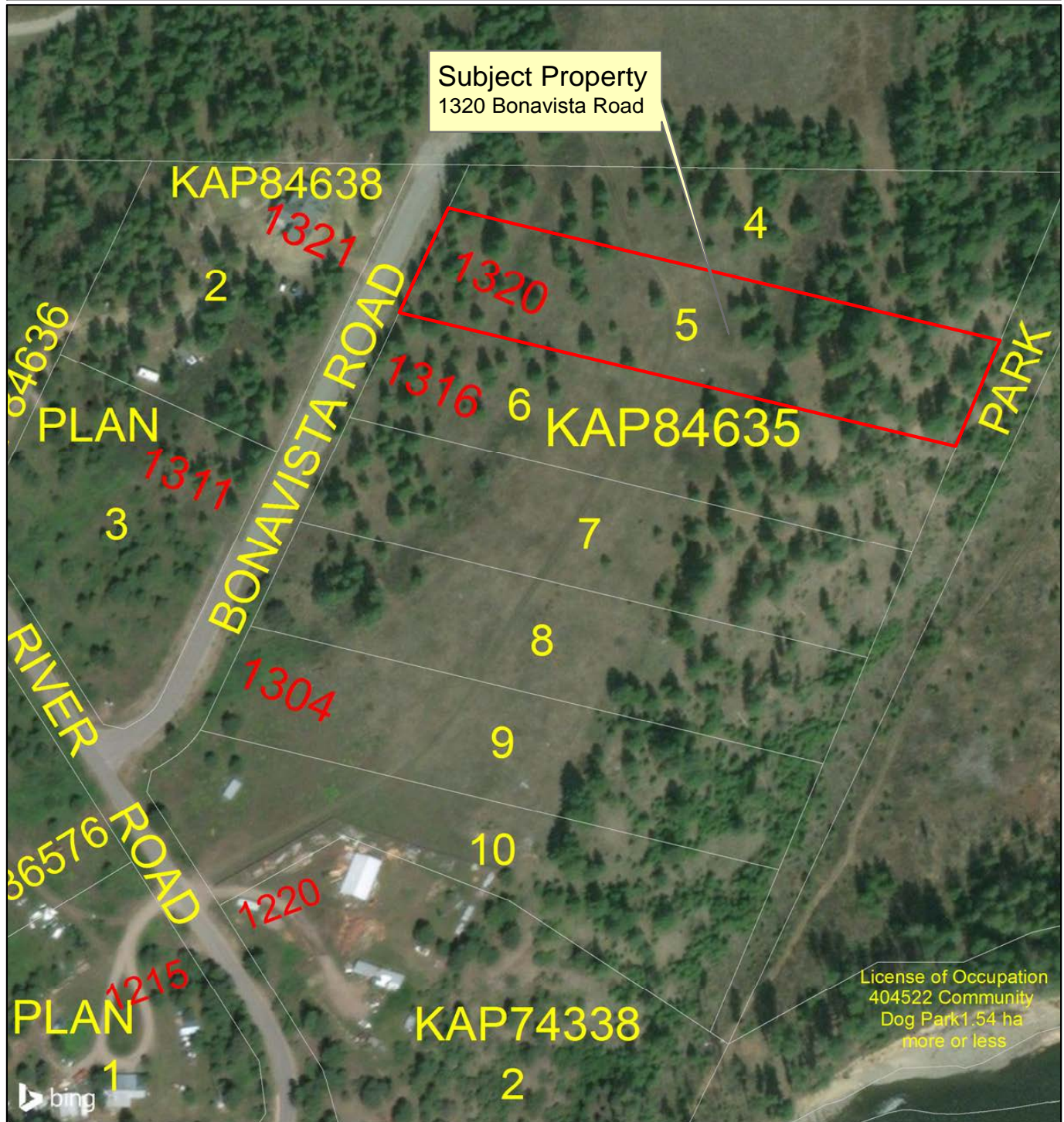
Date: 5/21/2019

Subject Property Map

Lot 5, Plan KAP84635,
DL 268, SDYD



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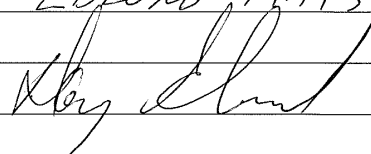
Applicant Submission

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

I, DOUGLAS EDLUND, AS OWNER OF PROPERTY AT 1320 BONAVISTA ROAD, CHRISTINA LAKE, AM REQUESTING A HEIGHT VARIANCE ON A PROPOSED ACCESSORY BUILDING WHICH I AM PLANNING TO BUILD AT THE SAME TIME AS A NEW HOUSE. THE DESIGNED HEIGHT OF ACCESSORY BUILDING IS 6.3 METERS TO PEAK FROM GRADE LEVEL, WHICH WOULD ALLOW 14' CEILING TO ACCOMMODATE A GARAGE ENTRANCE DOOR OF 12' AND THE ABILITY TO INSTALL A VEHICLE HOIST TO WORK ON MY VEHICLES. THE PLANNING DEPARTMENT IN GRAND FORKS NOTIFIED ME ON MAY 1ST THAT I WOULD ONLY BE ALLOWED A MAXIMUM HEIGHT OF 4.6 METERS, WHICH WOULD ONLY ALLOW A CEILING HEIGHT OF LESS THAN 9'. ALSO I WOULD LIKE TO PROTECT MY R.V FROM THE ELEMENTS AND USE THE BUILDING TO STORE THE R.V.

I HAVE PLANNED TO MOVE TO GRAND FORKS AREA FOR MANY YEARS AND IT HAS BEEN IN MY RETIREMENT PLANS TO PROCEED WITH THE BUILDING AS DESIGNED. THESE ARE PLANS I HAVE WORKED TOWARD AT MY RETIREMENT, AND TO BE A PART OF THIS COMMUNITY. AS IT STANDS, THE PLANNING DEPT'S RESTRICTION OF 4.6 WILL GREATLY AFFECT THE PROPOSED USE OF SAID ACCESSORY BUILDING. IN ORDER TO PROCEED WITH DESIGN PLANNED HEIGHT OF 6.3 M. I RESPECTFULLY REQUEST THAT A HEIGHT VARIANCE TO 6.3 METERS BE PERMITTED. THANK YOU

DOUG EDLUND MAY 3/2009



CIVIC ADDRESS:

Christina Lake

LEGAL DESCRIPTION:

LOT 5 DL 260 SDYD PLAN KAP84635

SITE RECONCILIATION:

SITE AREA: T.B.D.

ZONING: R/U3

SETBACKS:

ACCESSORY BUILDING:
SOUTH (FRONT) : REQ'D: T.B.D. PROPOSED: T.B.D.
NORTH (REAR) : REQ'D: T.B.D. PROPOSED: T.B.D.
EAST (RIGHT): REQ'D: T.B.D. PROPOSED: T.B.D.
WEST (LEFT): REQ'D: T.B.D. PROPOSED: T.B.D.

LOT COVERAGE: ALLOWED: PROPOSED RESIDENCE: 162.50 sq.m. (1170 sq.ft.)

BUILDING HEIGHT: ALLOWED: 9.00m (29.52')
PROPOSED: 6.13m (20'11")

AVERAGE GRADE: T.B.D.

GENERAL NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL OTHER LOCAL CODES AND BYLAWS OF THE CITY OF LANGLEY.
- THE CONTRACTOR AND ALL SUB TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START OF ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, OR ANY ERRORS OR DISCREPANCIES, TO D & D DESIGN IMMEDIATELY.
- ALL CONCRETE TO BE PLACED ON FIRM, UNDISTURBED SOIL, FREE OF ANY LOOSE, ORGANIC OR FROSTY MATERIAL.
- SITING OF BUILDINGS MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL BY-LAWS AND REGULATIONS.
- ALL TRUSSES TO BE PRE-ENGINEERED, AND SPANS AND DETAILS VERIFIED BY THE TRUSS SUPPLIER ON SITE PRIOR TO ANY FABRICATION.
- DRAWINGS ARE NOT INTENDED TO BE SCALED, AND LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- D & D DESIGN MUST BE GIVEN FULL ACCESS TO ALL THE WORK IN PROGRESS.
- THE CONTRACTOR SHALL SUPPLY THREE COPIES OF ALL SHOP DRAWINGS TO THE ARCHITECTURAL CONSULTANT FOR REVIEW.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT AND ROOF VENTS. SEE THE ROOF PLAN AND THE 2012 BUILDING CODE SECTION 9.19.1 THE VENTILATION MUST BE DISTRIBUTED WITH A MINIMUM 25 % AT THE TOP ON THE ROOF, AND 25 % AT THE EAVES.
- DOOR FRAMES TO OPENINGS FOR ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS AND DOORS BETWEEN DWELLING UNITS AND ATTACHED GARAGES SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEIGHT OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE.
- ALL GLASS IN DOORS, OR SIDELIGHTS TO WELDED WIRE GLASS OR SAFETY GLASS.
- ALL EXTERIOR HINGED DOORS SHALL HAVE HINGES AND PINS SUCH THAT THE DOORS CANNOT BE REMOVED FROM THE OUTSIDE IN THE CLOSED POSITION.
- EXTERIOR WALL DIMENSIONS IN PLAN ARE TO THE OUTSIDE FACE OF PLYWOOD SHEATHING OR TO THE OUTSIDE FACE OF FOUNDATION WALLS.
- PROVIDE A MINIMUM OF TWO HOSE BIBS PER UNIT, LOCATION TO BE DETERMINED BY THE DEVELOPER.
- RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER.
- THE DIMENSIONS FOR U.P.O. CALCULATIONS ARE 2" SMALLER IN EACH DIRECTION FROM THE GIVEN ON PLAN.
- APPROVED SMOKE ALARMS TO BE INSTALLED.
- THESE DRAWINGS COMPLY WITH 2012 B.C. BUILDING CODE INCLUDING 2014 REVISIONS.
- O.H. GARAGE DOOR TO BE WEATHER STRIPPED AROUND ENTIRE PERIMETER, IF HEATED, DOOR REQUIRED TO HAVE MIN. R VALUE OF 6.2
- ALL DUCTING RUNNING THROUGH UNCONDITIONED SPACE, TO BE INSULATED TO MIN. R16.
- ALL NON-GASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE PROVIDED WITH BACKING TO ALLOW SEALING OF SHEET POLY TO POLY.
- ATTIC ACCESS HATCH TO BE INSULATED WITH RIGID INSULATION & HAVE MIN. R15 VALUE.
- ALL WINDOWS & DOORS SHALL CONFORM TO AIAA 44/ NOKI 4/ CSA 101/ 1.5.2/ A440 NAFS FOR WINDOWS, SKYLIGHTS AND DOORS AND A440SI -09 CANADIAN SUPPLEMENTS TO AAMA/ AAMA/ CSA 101/ 1.5.2/ A440.
- ALL AIR BARRIER JOINTS ARE TO BE OVERLAPPED, SEALED & SECURED OVER STRUCTURAL MEMBERS.
- WINDOWS ARE TO HAVE A MAXIMUM U VALUE OF 1.0.
- SKYLIGHTS NEED TO MEET THE NEW ENERGY RATINGS OF U 2.4. SKYLIGHT SHAFTS ARE TO MEET THE NEW EFFECTIVE INSULATION LEVELS FOR THE WALL ASSEMBLIES.
- THE ATTIC INSULATION LEVEL CAN BE TAPERED FOR A MAX. OF 1.2M FROM THE EDGE OF THE OUTSIDE WALLS. HOWEVER THERE MUST BE A MIN. R20 VALUE AT THE JOINT OF THE TOP FLOOR WALL PLATES AND THE TRUSSES. TRUSS HEAL IS TO BE A MIN. OF 1.5" TO ALLOW FOR THE INSULATION AND VENTILATION BAFFLES.
- DUCTS LOCATED OUTSIDE OF THE INSULATED AREA ARE TO BE SEALED AND INSULATED TO THE WALL INSULATION LEVELS.
- WATER PIPING MUST BE INSULATED FOR 2.0M ON EITHER SIDE OF THE HOT WATER TANK TO A MIN. OF AT LEAST 12MM THICK.
- PIPING OUTSIDE THE HEATED ENVELOPE MUST BE INSULATED TO NOT LESS THAN THE EFFECTIVE R-VALUE OF THE EXTERIOR WALLS.
- HEATED GARAGE REQUIRES WEATHER STRIPPED GARAGE DOOR.
- GASKETED ELECTRICAL BOXES REQUIRE THE WIRES INTO THE BOX BE SEALED.
- METAL CHIMNEYS ARE TO BE SEALED WITH HIGH TEMPERATURE SEALANT AT THE VAPOR BARRIER LOCATION.
- HEATING AND AIR CONDITIONING EQUIPMENT MUST BE LOCATED IN THE CONDITIONED SPACE UNLESS IT IS DESIGNED TO BE LOCATED OUTSIDE. DOCUMENTATION WILL BE REQUIRED IF IT IS PROPOSED TO BE OUTSIDE.
- HEATING AND COOLING THERMOSTATS MUST BE ACCURATE TO 1.0 S/C.
- THE PRINCIPAL VENTILATION FAN IS TO RUN CONTINUOUSLY. IT IS PREFERRED THAT THE SWITCH FOR THE LOW SPEED IS LOCATED IN THE MECHANICAL ROOM AND IS LABELED PRINCIPAL VENTILATION EXHAUST FAN.
- BEDROOMS ARE REQUIRED TO BE VENTILATED CONTINUOUSLY.
- A 4" Ø OR A 6" FLEX DUCT IS TO BE TIED INTO THE RETURN AIR PLENUM A MIN. OF 10'-0" AND A MAX. OF 15'-0" FROM THE FURNACE.
- THE FURNACE FAN IS TO RUN CONTINUOUSLY.
- MIN. 60% OF WALL R VALUE IS REQUIRED BEHIND BEAMS IF THEY LAND ON AN OUTSIDE WALL.
- ALL PLUMBING FIXTURES ON EXTERIOR WALL TO HAVE WATER AND DRAIN LINES IN FLOOR.
- AIR BARRIER SYSTEM ON INTERIOR OF WALL.

DRAWING INDEX

SHEET	DRAWING TITLE
A - 1.1	SITE PLAN AND NOTES
A - 2.1	SHOP PLANS
A - 3.1	ELEVATIONS
A - 4.1	CROSS-SECTION A
A - 5.1	CONSTRUCTION DETAILS 1
A - 5.2	CONSTRUCTION DETAILS 2

WALL ASSEMBLY - HARD SIDING			
FRAMING FACTOR 22% (MIN. 2.15)			
MAKE UP	RSI	R	
OUTSIDE AIR FILM	0.03	0.11	
HARD SIDING	0.12	0.60	
BUILDING PAPER	0.011	0.6201	
4.5MM OSB	0.093	0.9311	
R20 PATH 2"x4" STUDS @ 16" O.C.	2.36	13.41	
INTERIOR AIR FILM @ 0.12	0.60		
12.7MM G/PLB	0.03	0.4560	
EFFECTIVE VALUE OF ASSEMBLY	2.854	16.810	

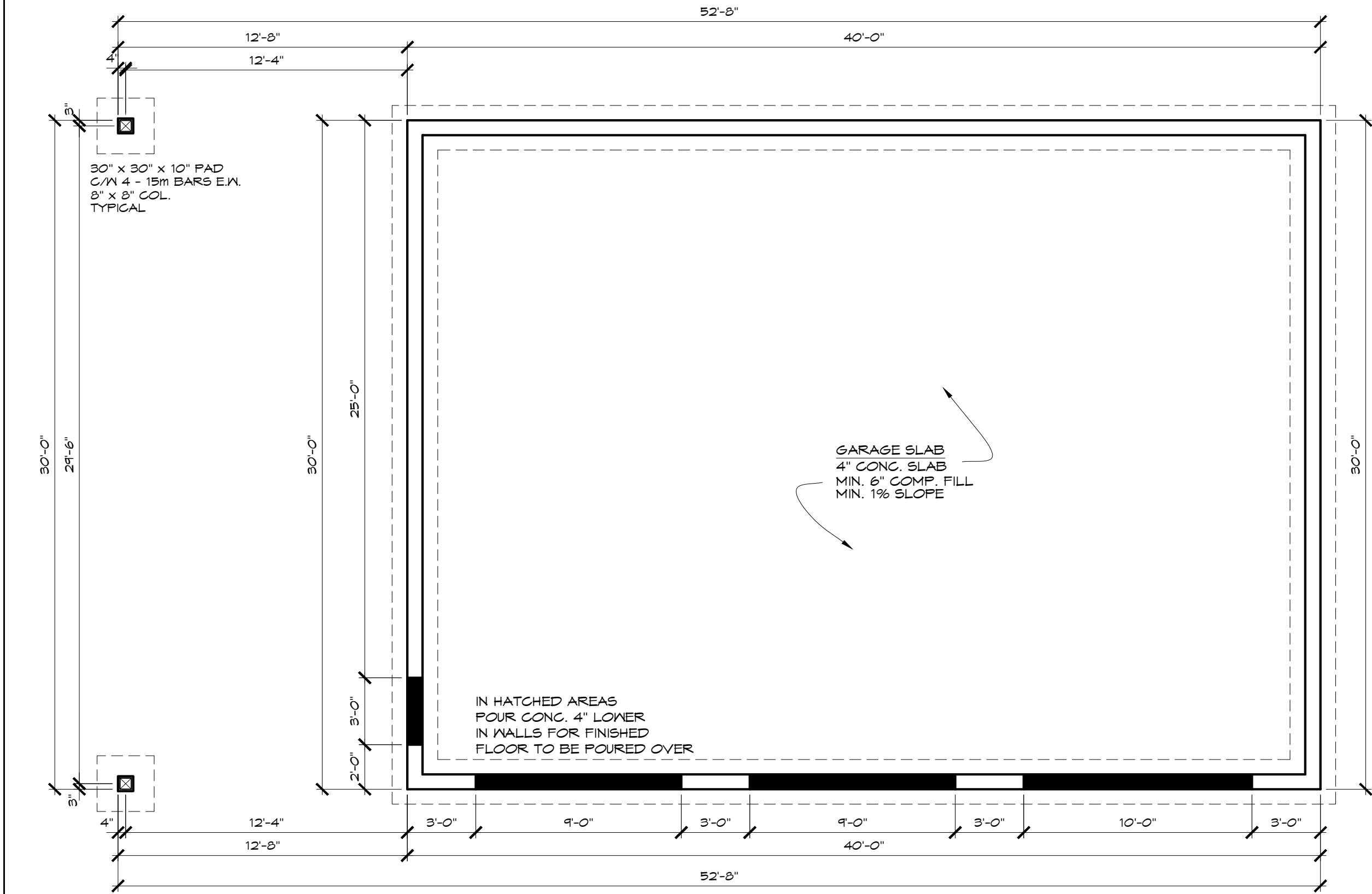
CEILING ASSEMBLY - FLAT ROOF			
FRAMING FACTOR 19% (MIN. 4.87)			
MAKE UP	RSI	R	
OUTSIDE AIR FILM	0.03	0.11	
10MM 2 PLY TORCH ON	0.06	0.3426	
ASPHALT SATURATED FELT	0.011	0.0620	
12.7MM PLYWOOD	0.104	0.0624	
R40 TRUSS @ 24" O.C.	6.763	34.343	
19.07MM G/PLB	0.0999	0.9104	
HEAT FLOW UP INTERIOR AIR FILM	0.11	0.6240	
EFFECTIVE VALUE OF ASSEMBLY	1.360	41.741	

EFFECTIVE FLOOR CALC. OVER GARAGE - CARPET			
R.S.I. (MIN. 4.87)			
MAKE UP	RSI	R	
HEAT FLOW UP INTERIOR AIR FILM	0.12	0.60	
CARPET FLOORING	0.22	1.28	
16 MM T&G	0.011	0.0624	
R32 INSULATION - 4"X8" X 87%.	4.204	24.293	
OUTSIDE AIR FILM	0.09	0.11	
19.07MM G/PLB	0.0999	0.9104	
OUTSIDE AIR FILM	0.03	0.11	
EFFECTIVE VALUE OF ASSEMBLY	4.740	28.712	

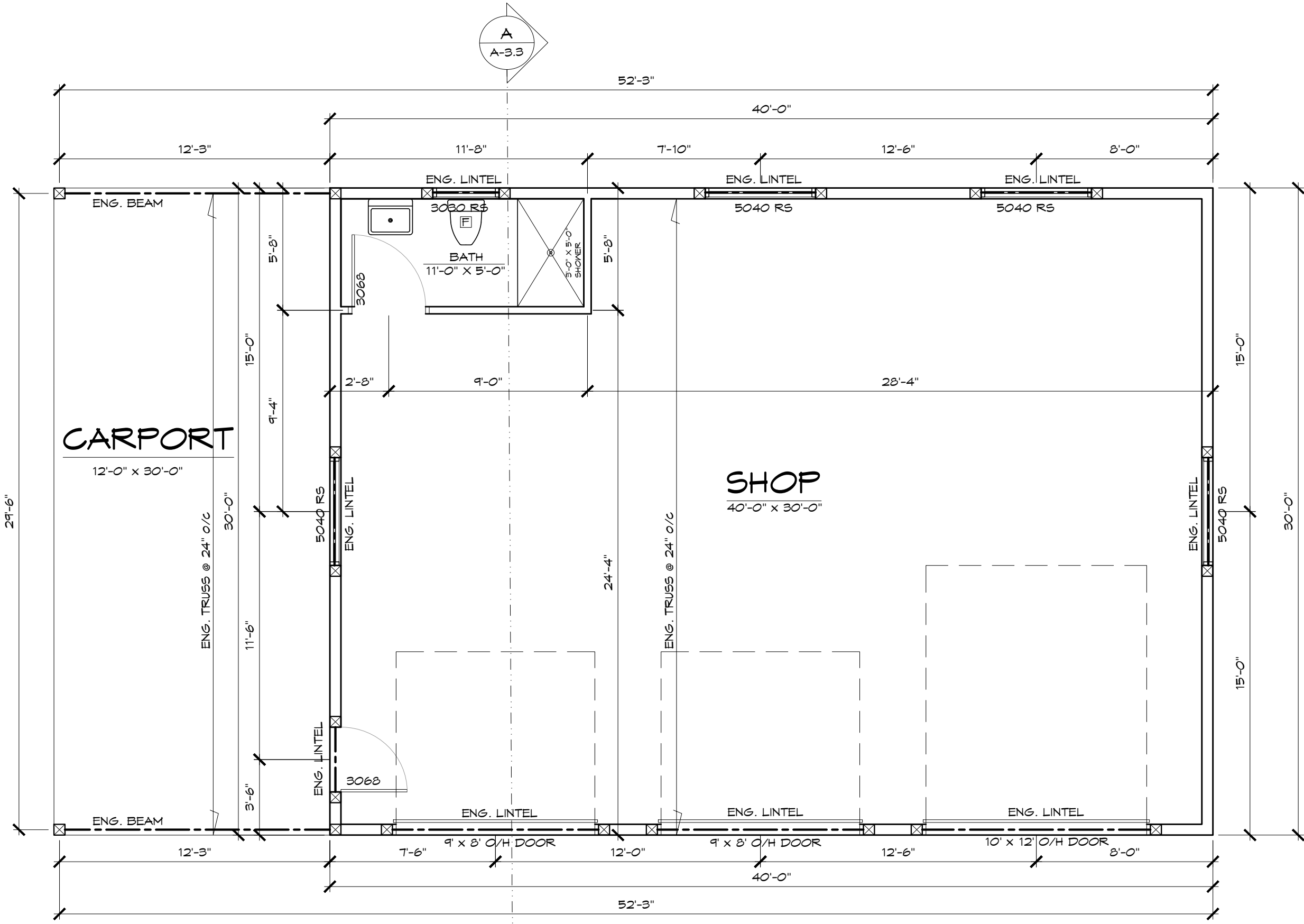
EFFECTIVE FLOOR CALC. FOR GARAGE OVER UNHEATED SPACE			
R.S.I. (MIN. 4.87)			
MAKE UP	RSI	R	
BONDED AIR FILM	0.03	0.11	
8" CONG. SLAB 0.0500/ 1M X 203	0.061	0.484	
3" PLY TORCH ON 0.06 EACH LAYER	0.12	0.601	
8" EPS INSULATION 0.9769/ 1' HIGH	4.370	24.280	
8" CONG. SLAB 0.0500/ 1M X 76.3	0.091	0.176	
GARAGE AIR FILM	0.03	0.11	
EFFECTIVE VALUE OF ASSEMBLY	4.910	28.914	

9.32.3.5. PRINCIPAL VENTILATION SYSTEM EXHAUST FAN						
FLOOR AREA m ²	MINIMUM AIR FLOW RATE L/S					
	NUMBER OF BEDROOMS					
	0-1	2-3	4-5	6-7	8	9-10
< 140	14	21	25	39	42	42
140-280	21	21	20	35	42	42
280-420	25	20	35	42	42	56
420-560	35	35	42	42	56	64
560-700	42	42	42	56	64	71
> 700	48	56	64	71	71	71

- PRINCIPAL EXHAUST FAN CAPACITY ≥ 80 PASCALES
- DESIGNED TO RUN CONTINUOUSLY
- TWO SETPOINTS ON OFF
- ACCESSIBLE FOR SERVICE
- IF CAPABLE OF RUNNING AT MULTIPLE FLOW RATES, MUST HAVE A
SEPARATE SWITCH ON LOW RATE NOT LESS THAN REQUIRED
- SOUND RATING MUST NOT EXCEED 1.0 ONE



FOUNDATION PLAN
SCALE- 1/4" = 1'-0"



FLOOR PLAN
SCALE- 1/4" = 1'-0"
1,200.00 SQ. FT.

Applicant Submission

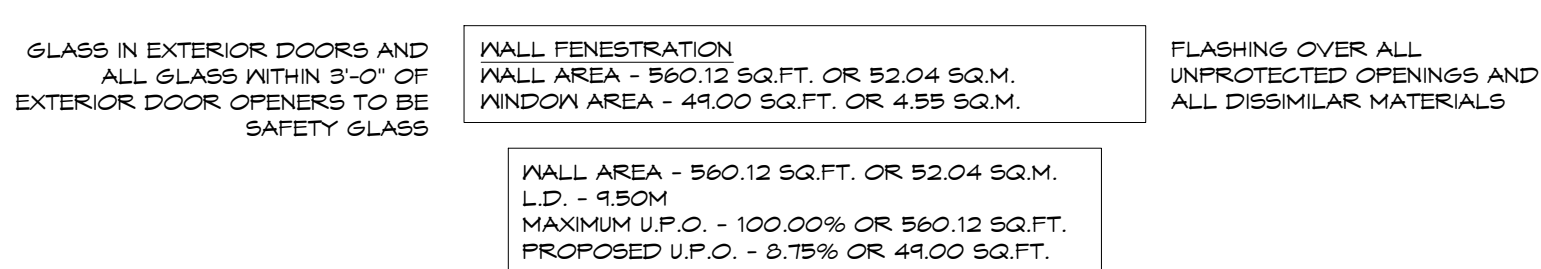
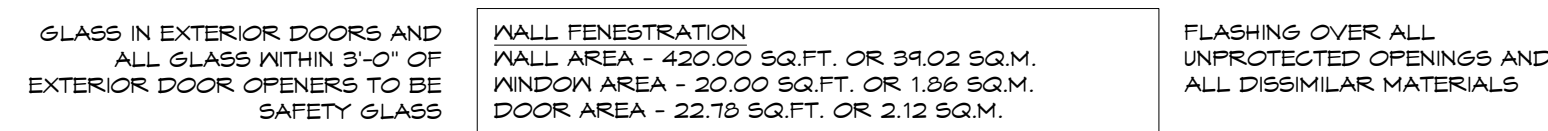
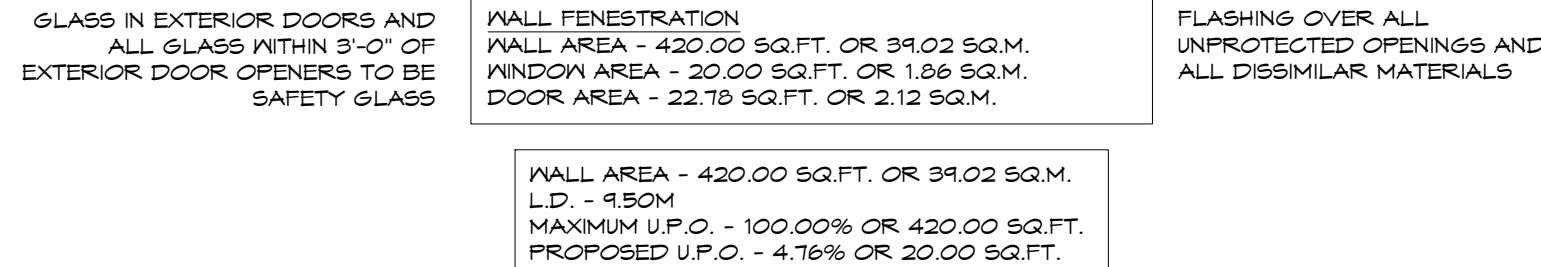
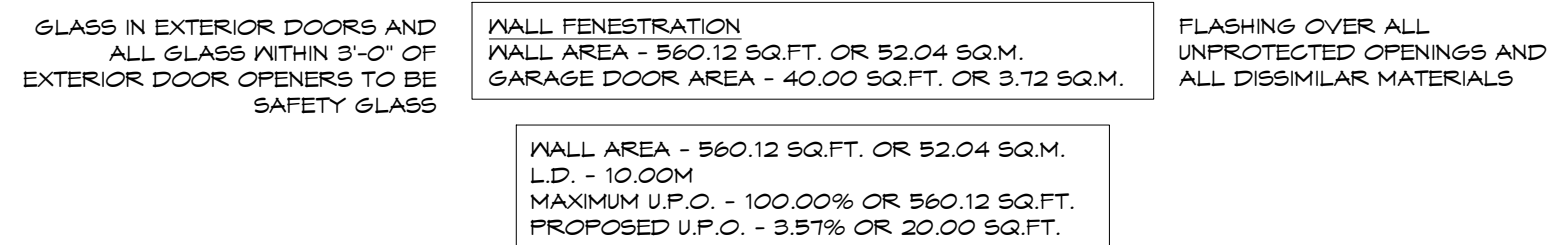
date: February 2019		project: CHRISTINA LAKE SHOP	
scale: AS NOTED		LOT 4 BONA VISTA ROAD	
drawn: D.H.		CHRISTINA LAKE, B.C.	
checked: D.H.			
project no. 218258		drawing: FLOOR PLANS	
sheet no.		A-2.1	

d&d

design

architectural planning
604-854-8175 www.dandddesign.ca
email: info@dandddesign
33633, Wildwood Dr. Abbotsford, B.C. V2S 4S2

ISSUE TABLE				ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE TO FIT JOB			
No.	Date (dd/mm/yyyy)	By	Description	No.	Date	By	Description
1		D.H.	ISSUED FOR BUILDING PERMIT				
REVISIONS							
No.	Date	By	Description				



d&d design
architectural planning
604.854.8175 www.danddesign.ca
email: info@danddesign
33623, Wildwood Dr. Abbotsford, B.C.

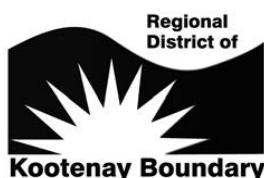
CHRISTINA LAKE SHOP
LOT 4 BONA VISTA ROAD
CHRISTINA LAKE, B.C.

ELEVATIONS & SECTION

ELEVATIONS & SECTION

A-3.1

C:\D and D Office\2018 Drawings\218275 - Christina Lake Shop\218275.dwg - plotted by Piercen @ Tuesday, February 26, 2019 11:03:39 AM



Electoral Area Services (EAS) Committee Staff Report

RE:	Development Variance Permit - Vergeer		
Date:	June 13, 2019	File #:	C-4037s-07285.060
To:	Chair Worley and members of the EAS Committee		
From:	Elizabeth Moore, Senior Planner		

Issue Introduction

We have received an application for a development variance permit from Edward Vergeer for both a variance in height from 4.6 m to 6.1 m – a variance of 1.5 m, and for a variance in the permitted area of a storage building located on a parcel that does not have a principal use or building from 60 m² to 169.1 m² – a variance of 109.1 m², to construct an accessory building on a property in Electoral Area 'C'/Christina Lake (see attachments).

Property Information	
Owner(s):	Edward Vergeer
Location:	7865 McRae Rd
Electoral Area:	Electoral Area C / Christina Lake
Legal Description(s):	Lot 12, Plan KAP31906, DL 4037s, SDYD
Area:	1.11 ha (5.562 acr)
Current Use(s):	Single family dwelling
Land Use Bylaws	
OCP Bylaw No. 1250:	Rural Residential
DP Area:	Waterfront Environmentally Sensitive
Zoning Bylaw No. 1300:	Rural Residential 3 (RR3)
Other	
ALR:	NA
Waterfront / Floodplain:	NA
Service Area:	Deer Ridge Water Association
Planning Agreement Area:	NA

History / Background information

The subject property is on McRae Rd off of Highway 3 on the east side of Christina Lake. Currently there is a storage building and a septic field on the parcel. This building is a 2 bay garage, which 25' by 25', which is 625 square feet (58.1 m²). There is no single family dwelling on the parcel.

The property is designated as Rural Residential in the *Electoral Area 'C'/Christina Lake Official Community Plan* and zoned as Rural Residential 3 in the *Electoral Area*

Page 1 of 3

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'C'/Christina Lake Zoning Bylaw. Surrounding properties share the same OCP designation and Zone. The OCP policies for rural and residential speaks to the protection of Christina Lake's rural and small town character and how this character shall be preserved through encouraging buildings that are in scale with the existing neighbourhood.

The maximum height for accessory buildings in the Rural Residential 3 Zone is 4.6 m.

Section 302.i) of the Area 'C' Zoning Bylaw, permits the construction of storage buildings, including garages, on a parcel that does not have a principal use or building with a maximum gross floor area of 60 m², provided that the building is not used for commercial or industrial purposes.

Proposal

The applicant proposes to construct a new accessory building, in the form of a pole barn to store the applicant's fifth wheel. He is requesting a height variance for the proposed accessory building of 1.5 m from 4.6 m (15'-1") to 6.1 m (20').

The applicant also requires a variance to the permitted gross floor area for storage buildings on a parcel that does not have a principal use or building. The proposed structure's dimensions are 14.6 m by 7.6 m, which is 111 m². In conjunction with the storage building already in place (58.1 m²), the total gross floor area would be 169.1 m². This would require a variance of 109.1 m² to construct the proposed storage building.

Implications

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

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

The applicant asserts that this development will provide protection for his fifth wheel from the elements. He states that the fifth wheel was a major investment.

The applicant does not state how this construction will improve the development.

Regarding negative impacts to neighbouring properties, if the application proceeds, letters will be sent to neighbouring property owners advising them of the proposal and providing opportunity to comment. The applicant states that the view shed of neighbours will not be impacted by the proposed building, as it will not be visible to current or future developments.

Setback requirements, according to the site plan submitted, are currently met by all buildings on site. Setback requirements for the proposed structure are 1.5m from an interior parcel line for an accessory building larger than 10m². The building is 42 m from

the neighbouring property to the north. The proposed building is setback 22 m from the front parcel line, well within the setback requirements of 4.5 m.

Advisory Planning Commission (APC)

The Electoral Area 'C'/Christina Lake APC supported this application at their June 4, 2019 meeting.

Planning Staff Comments

There are a few factors that should be taken into consideration for this application:

- *Whether the proposed development would be in scale with the existing neighbourhood.* The parcels in the McRae Road neighbourhood are larger, at 1 hectare, than the more densely populated neighbourhoods. The larger size can accommodate larger scale structures without obstructing views or being out of character.
- *Whether there are risks associated with allowing greater area for accessory buildings without a principal use.* The limit of 60m² is place to help prevent the use of those structures for commercial purposes. Staff does not believe that there is a risk of this owner using the buildings for commercial use although a future owner could do that.
- *Potential use of the 5th wheel for residential purposes.* The applicant states that the proposed building will be for storage of their RV; however they are permitted the non-commercial use of one recreational vehicle or tent for seasonal accommodation. Seasonal accommodation means occupancy for a period of less than 180 days per calendar year.

Considering the above points and the fact that the existing and proposed buildings are out of view, and the fact that adjacent property owners will have the opportunity to comment on the application, staff is recommending support of this application.

Recommendation

That the Development Variance Permit application submitted by Ed Vergeer, to allow for a variance of the maximum height for an accessory building from 4.6 metres to 6.1 metres – a 1.5 metre variance, and a variance to the permitted gross floor area for storage buildings on a parcel that does not have a principal use or building from 60 m² to 169.1 m² – a variance of 109.1 m², to construct a storage building on the property legally described as Lot 12, Plan KAP31906, DL4037s, SDYD, Electoral Area 'C'/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors, with a recommendation of support.

Attachments

Site Location Map
Subject Property Map
Applicant Submission

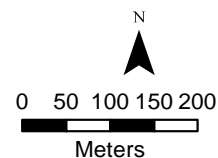


Regional District of
Kootenay Boundary

Date: 5/21/2019

Site Location Map

Lot 12, Plan KAP31906,
DL 4037S, SDYD



1:7,500



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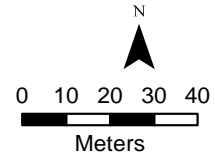


Regional District of
Kootenay Boundary

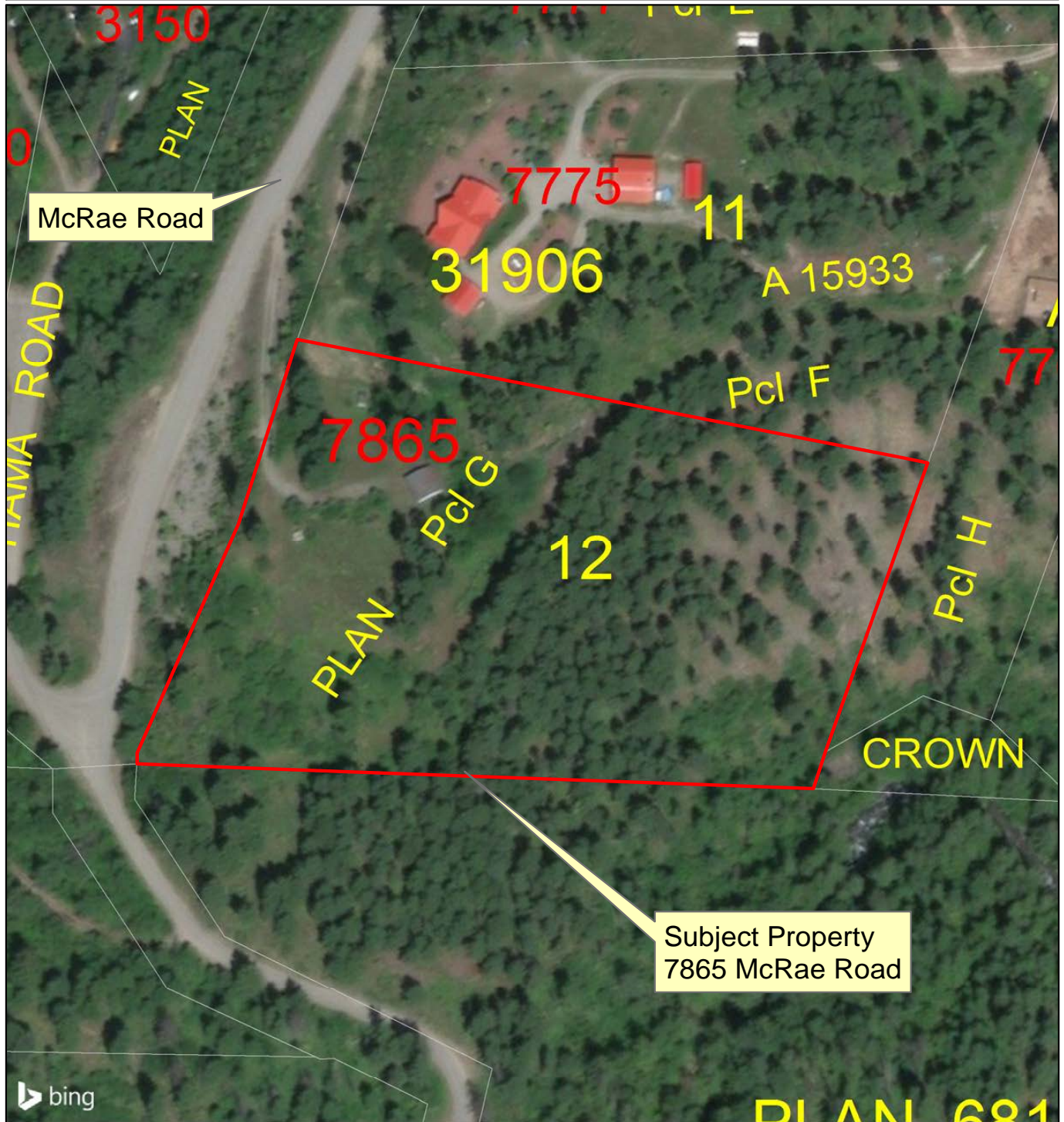
Date: 5/21/2019

Subject Property Map

Lot 12, Plan KAP31906,
DL 4037S, SDYD



1:1,500



Document Path: P:\PD\EA_C\C-4037s-07285.060 Vergeer\2019-06-DVP\2019-01-21_SPM_C-4037s-07285.060.mxd

I WOULD LIKE TO BUILD A POLE BARN SIMILAR TO THE ONE IN THE PICTURE PROVIDED TO COVER/PROTECT MY 5TH WHEEL FROM THE ELEMENTS. MY 5TH WHEEL WAS A MAJOR INVESTMENT OF \$150K CAD AND I WANT TO PROTECT IT FROM UV AND SNOW LOAD. THERE IS NO PERMINANT RESIDENCE ON THE PROPERTY. THERE IS CURRENTLY ONE PERMINANT STRUCTURE (2 BAY GARAGE) ON THE PROPERTY 25' X 25' = 625 sqft or 190.5 sqm. THE PROPOSED STORAGE STRUCTURE WOULD BE APPROX. 48' X 25' X 16' PEAK 20' or 14.6m X 7.6m X 4.6m

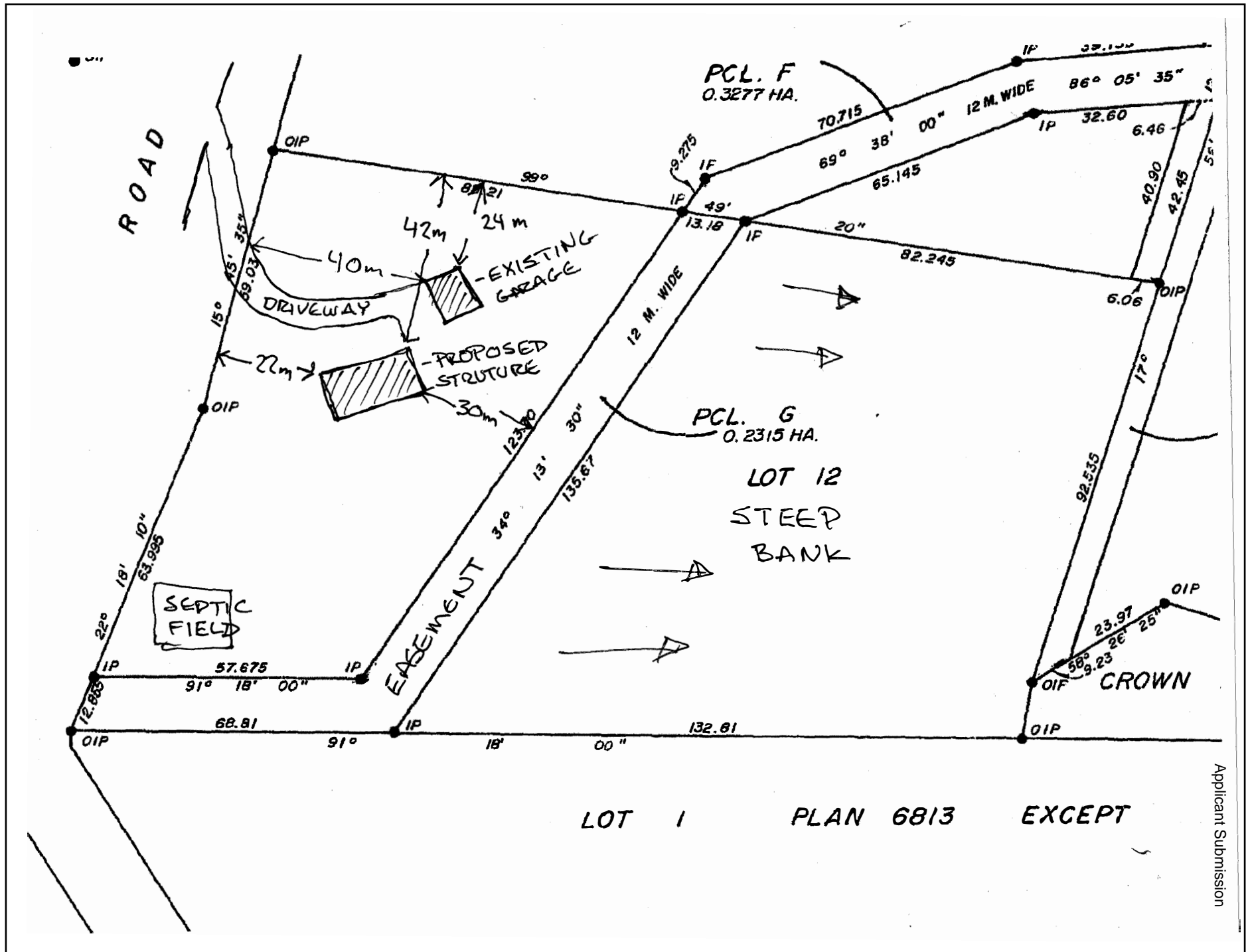
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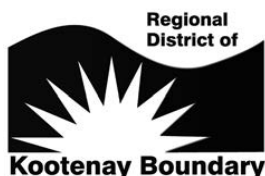
THERE WOULD BE NO IMPACT TO SURROUNDING PROPERTIES OR NEIGHBOURS AS IT IS NOT VISIBLE TO CURRENT OR POTENTIAL FUTURE DEVELOPMENTS.



INSIDE DIMENSIONS
L = 48 FT , 14.6 m
W = 25 FT , 7.6 m
H = 16 FT. , 4.6 m
PEAK = 20 FT , 6.1 m

Applicant Submission





Electoral Area Services (EAS) Committee Staff Report

RE:	Development Permit Amendment – Crawford Truck & Equipment		
Date:	June 13, 2019	File #:	B-2404-06180.330
To:	Chair Worley and members of the EAS Committee		
From:	Liz Moore, Planner		

Issue Introduction

We have received a development permit amendment application from Paula and Trevor Crawford, owners of Crawford Truck and Equipment Repair Ltd., to construct a building addition to extend the three service bays at their truck and equipment repair garage in Electoral Area 'B'/Lower Columbia-Old Glory (see Attachments).

Property Information	
Owner(s):	Crawford Truck and Equipment Repair Ltd.
Location:	1010 Commercial Way, Genelle
Electoral Area:	Electoral Area 'B'/Lower Columbia-Old Glory
Legal Description(s):	Lot 6, Plan NEP75381, DL 2404, KD
Area:	0.21 ha (0.52 acres)
Current Use(s):	Garage
Land Use Bylaws	
OCP Bylaw: 1470	Industrial
DP Area:	Industrial
Zoning Bylaw: 1540	Industrial 3
Minimum Parcel Size	0.2 ha
Other	
ALR:	NA
Waterfront / Floodplain:	NA
Service Area:	Genelle Improvement District
Planning Agreement Area:	NA

History/Background Information

The subject property is located west of Highway 22 in Genelle's industrial area. The property is located at the end of Commercial Way. The land to the northwest is a Teck owned utility corridor. The properties to the south and northeast are also industrial properties.

The Subject Property is designated as Industrial in the *Electoral Area 'B'/ Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470, 2013*. Within the *Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015*, the subject property

Page 1 of 5

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is zoned Industrial 3 (IN3). The permitted uses in this zone include vehicle and heavy equipment maintenance and repair, among other industrial and commercial activities. The minimum parcel size created by subdivision is 2000 m² when connected to a community water system.

The applicants were issued a development permit in 2015 for an addition. That addition was 32' by 50' (148.6 m²) and was to be used for office space and storage.

Proposal

The applicants have proposed an amendment to their Development Permit to construct an addition to the front of the three service bays of their garage. The addition will extend the service bays 40 feet (12.2 m) towards Commercial Way. The dimensions of the addition will be 40' (12.2 m) by 60' (18.3 m) for a total area of 2400 square feet (223.3 m²).

Implications

The subject property is in the Electoral Area 'B' OCP's Industrial Development Permit Area. Guidelines for this development permit area are listed below along with information from the applicants and the original development permit:

- a) *Re-vegetation of areas disturbed during construction activities is encouraged. Coverage by other permeable, dust free surfaces may be acceptable in some cases, however vegetation is preferred;*
 - There is limited vegetation on the property currently. Planters with decorative plants were installed in front of the previous addition. When planning staff discussed landscaping with the applicant, they mentioned that they intended to install new planters around the newest addition.
- b) *Landscaping comprised of plant material that is drought tolerant is encouraged;*
 - Planters were placed at front of office and storage area addition. Applicant mentioned their intention of putting plants that require less water in the planters for the proposed addition.
- c) *In addition to the screening regulations in the Area 'B' Zoning Bylaw, supplementary screening in the form of walls, landscaped berms, fencing, hedging, planting, other screening materials may be encouraged in the following areas to create an aesthetically pleasing environment:*
 - *Around outdoor storage areas;*
 - *Along parcel boundaries adjacent to roadways;*
 - *Adjacent to garbage bins; and*
 - *Adjacent to loading/unloading areas.*
 - Outdoor loading and unloading areas and garbage bins on the property were screened as part of the original development permit. The fence that surrounded the vehicle storage area in front of the service bays has been removed in anticipation of the addition. The addition to the service bays will enclose more vehicles on site.

- d) Access to and from parking and loading areas must not impede traffic flows on roadways and residential and rural areas;*
- The applicant states that the staff and customer parking will remain the same and there will be no impacts to traffic flow. There is limited traffic flow near this business as Crawford Truck and Equipment Repair Ltd. is located at the end of Commercial Way, which is a cul-de-sac.
- e) Access lanes and parking areas should be surfaced with a material which minimizes dust;*
- The applicant states that upon completion of the addition, they intend to pave the entire area in front of the addition to mitigate dust and mud.
- f) The use of landscaping islands to separate large expanses of parking into smaller subsections is encouraged;*
- This is not addressed in the application. There are not large expanses of parking on the subject property.
- g) Buildings and structures that are permanent in nature are encouraged;*
- The addition is permanent in nature.
- h) Buildings finished in natural, earth tone colours are encouraged, and that the use of more than two colours for fencing materials is discouraged;*
- The applicant states that they intend to finish the building in a similar manner to the previous addition, with exterior wall cladding being galvalume grey to match (see Figure 1 one below).



Figure 1: Crawford 2015 addition - galvalume cladding

- i) *Lighting and illuminated signage should be oriented so as not to create a direct glare on neighbouring buildings, residential areas, and roadways; and*
- The applicant intends to maintain the current lighting. There is a light above each of the service bay doors that they intend to move to above the bay doors on the extension. Figure 2 below show the current bay doors and lights.



Figure 2: Service bay doors in 2015 - lights above doors to be moved to above the doors of the proposed addition

- j) *Measures to mitigate the impact of noise and vibration on adjacent lands are encouraged. Examples of methods of mitigation include siting and orientation of buildings; and the use of building materials that absorb sound and vibration.*
- The applicant states that the permanent addition will mitigate noise, dust, vibration, and will provide appealing visual impacts to the current area and industrial park.

Crawford Truck and Equipment Repair has been operating on this property for several years. The extension of the service bays will provide a greater amount of interior storage and workspace, which will help contain noise associated with the business, while providing a more contained and aesthetically pleasing facility. This, in conjunction

Page 4 of 5

P:\PD\EA_'B'\B-2404-06180.330 Crawford Truck Lot 6\2019_06_DP\EAS\2019-05-21_DP_Crawford_EAS.docx

with a greater amount of dust control due to the paving of the front lot and the intention to finish the building in a similar material as the previous addition help meet a number of the development permit requirements. The proposed lighting will need to be assessed for its impact on neighbouring buildings and roadways, to ascertain whether glare will be a concern.

One further condition to be assessed by planning staff is whether the applicant intends to use the area in front service bays for storage of vehicles and materials. If this is the case, then fencing or screening may be a requirement for this area to meet the development permit requirements.

As part of the development permit application, the applicant submitted a Site Profile under section 40.1 of the *Environmental Management Act*. They submitted a Site Profile for their original development permit application in 2015 and the Ministry of the Environment (MOE) did not require a site assessment. A Development Permit cannot be issued until we receive confirmation from MOE that no further action is required.

Advisory Planning Commission (APC)

The Electoral Area 'B'/Lower Columbia-Old Glory APC supported this application at their June 3, 2019 meeting, with the following comments:

- Makes sense to have more of the equipment under cover.
- Encouraged with the note that front area of shop will be paved to mitigate dust.

Recommendation

That the staff report regarding the Development Permit application submitted by Paula and Trevor Crawford, Crawford Truck and Equipment Repair Ltd. to construct a 2400 square feet (223.3 m²) addition to the front of their garage in the Industrial Development Permit Area on the parcel legally described as Lot 6, Plan NEP75381, DL 2404, KD, Genelle, Electoral Area 'B'/Lower Columbia-Old Glory, be received.

Attachments

Site Location Map

Subject Property Map

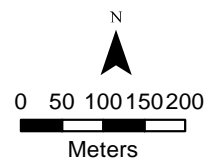
Applicant Submission

Regional District of
Kootenay Boundary

Date: 5/21/2019

Site Location Map

Lot 6, Plan NEP75381,
DL 2404, KD



1:8,000



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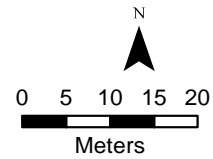


Regional District of
Kootenay Boundary

Date: 5/21/2019

Subject Property Map

Lot 6, Plan NEP75381,
DL 2404, KD



1:750

Subject Property
1010 Commercial Way



Document Path: P:\PD\EA_B\B-2404-06180.330 Crawford Truck Lot 6\2019_06_DP\2019-01-21_SPM_B-2404-06180.330.mxd

Applicant Submission

Zoning and Development Planning

RE: 1010 Commercial Way

Crawford Truck & Equipment Repair wishes to proceed with permit amendment application:

Addition to include 3 service bay extension, approx. 2400 sq ft (attached drawing)

Addition will retain service bay area 60' across, same as existing but add 40' extension in length.

Setbacks:

8.22 and 22.55 meters from front parcel line (attached site plan)

10.36 meters from interior parcel line (attached site plan)

Proposed addition will consist of metal frame construction. Front exposed exterior wall cladding will be galvalume grey to match parts department front.

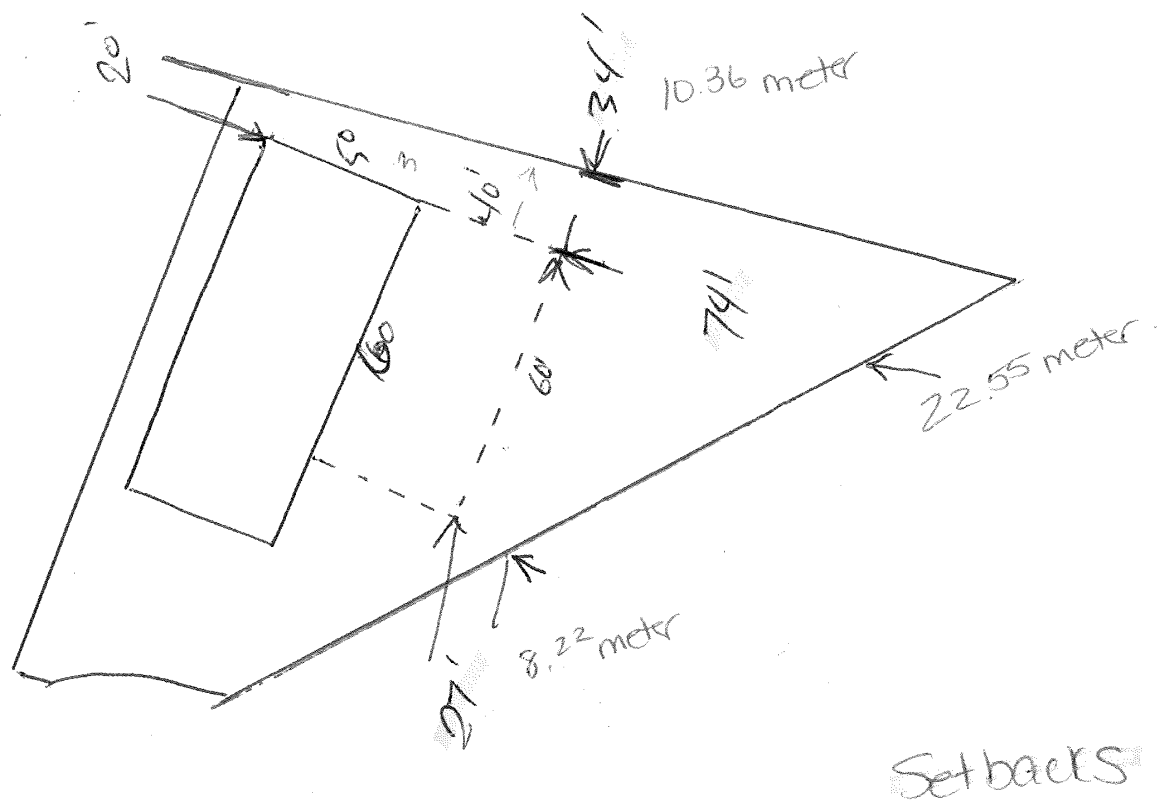
Staff and customer parking area to remain the same. No impacts to traffic flow.

Upon addition completion, paving of entire frontage is planned to mitigate dust, mud.

Lighting – exterior lighting to remain the same, three high bay light above each service bay door.
(Lighting photo attached)

This permanent addition mitigates noise, dust, vibration and provides appealing visual impact to the current area and industrial park in general.

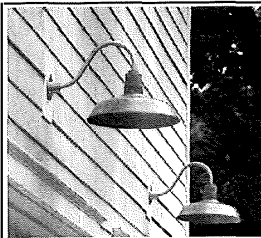
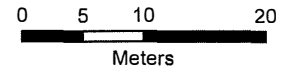
Applicant Submission



Site Plan



Schedule 2
DP #498-15D

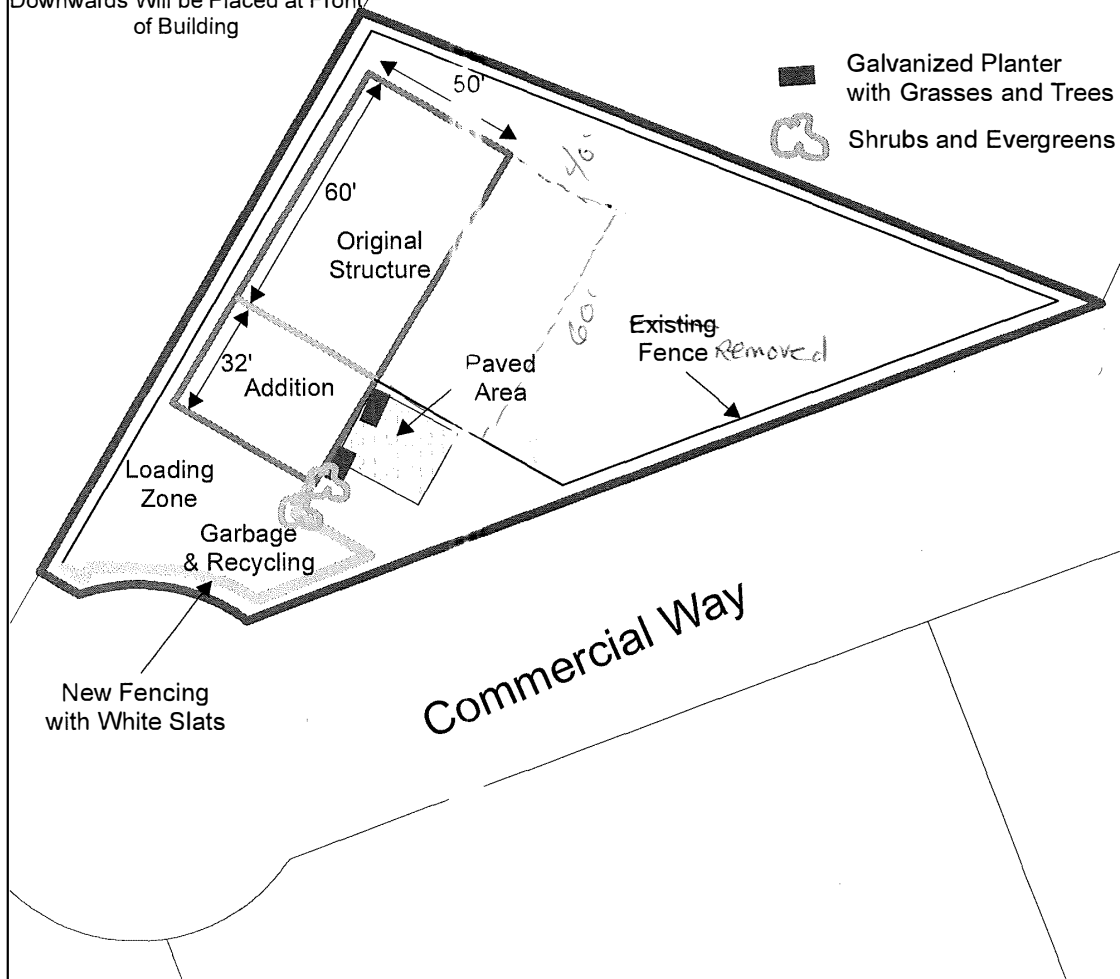
Applicant Submission



Gooseneck Lights that Project Downwards Will be Placed at Front of Building

Subject Property 1010 Commercial Way

-  Galvanized Planter with Grasses and Trees
-  Shrubs and Evergreens



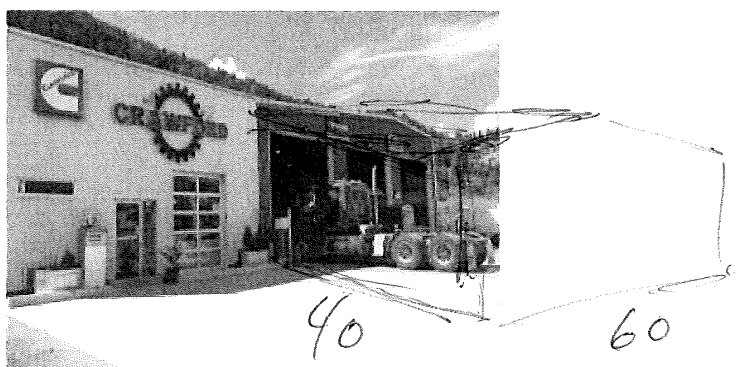
Projected Coordinate System:
NAD 83 UTM Zone 11N

Applicant Submission



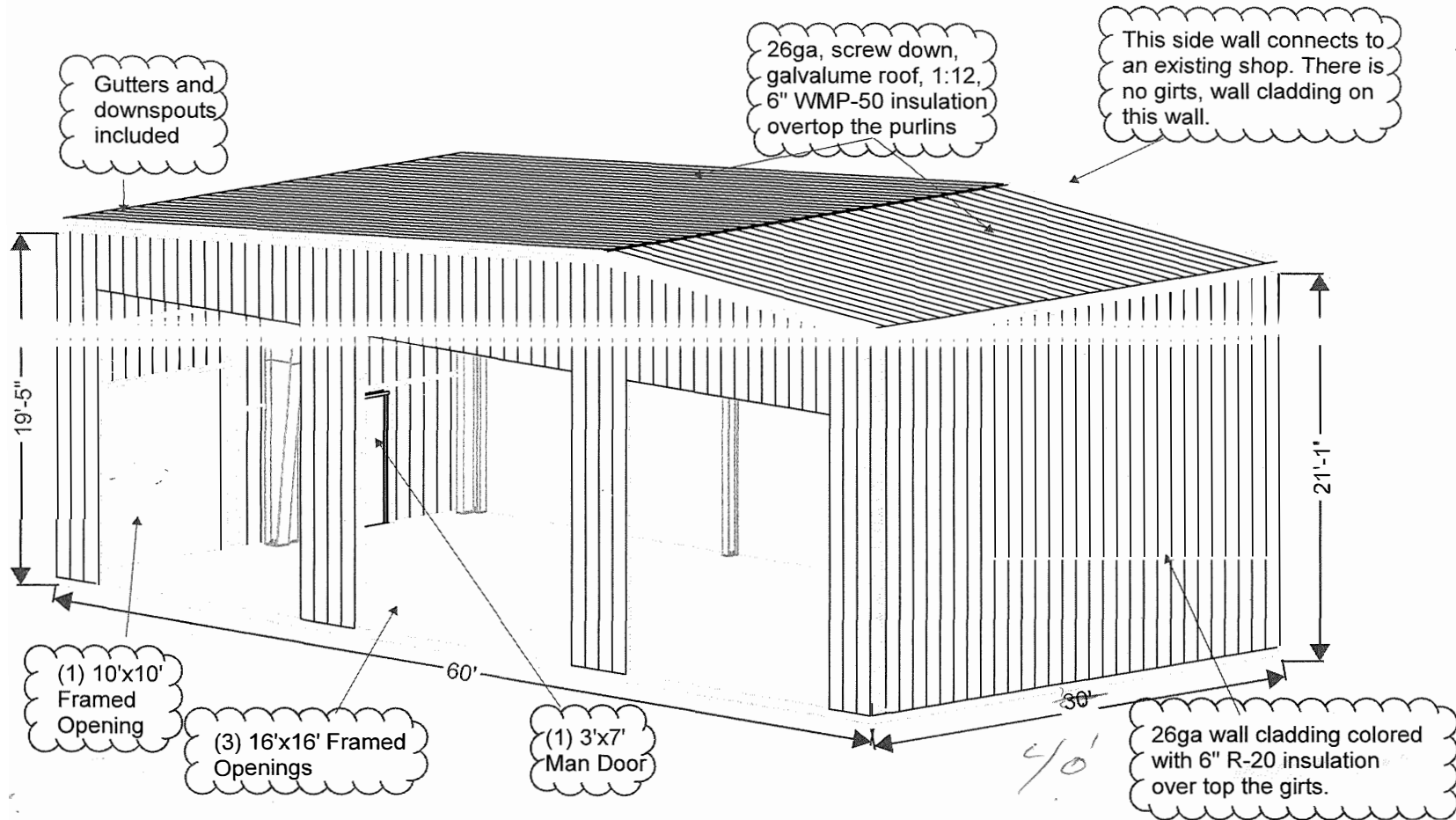
Lighting - three existing lights moved
to new front face, over
each bay door

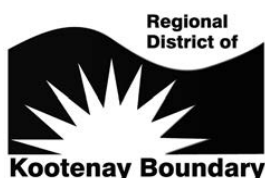
Applicant Submission



MSC Steel Inc.
Location: Genelle, BC

Applicant Submission





Electoral Area Services (EAS) Committee Staff Report

RE:	Development Permit Application – Lake Front Enterprises Inc.		
Date:	June 13, 2019	File #:	BW-4222-07500.860
To:	Chair Worley and members of the EAS Committee		
From:	Liz Moore, Planner		

Issue Introduction

The RDKB has received a development permit application for a single family dwelling at Big White Ski Resort (see Attachments).

Property Information	
Owner(s):	Lake Front Enterprises Inc.
Agent	Shauna Wizinsky, Weninger Construction
Location:	450 Feathertop Way
Electoral Area:	Electoral Area 'E' / Big White
Legal Description(s):	Strata Lot 52, DL 4222, SDYD, Plan KAS3134
Area:	236m ²
Land Use Bylaws	
Official Community Plan Bylaw No. 1125	Medium Density Residential
Development Permit Areas	Commercial & Multi Family DP1/Alpine Environmentally Sensitive DP2
Zoning Bylaw No. 1166	Chalet Residential 3 (R3)

History/Background Information

The property is near the centre of the Feathertop Subdivision. The property is sloped with the front of the property being the highest point. There is a ski access easement at the back of the property.

Most vegetation in Feathertop was removed to prepare the subdivision for development when roads and utilities were installed.

Proposal

The applicant wishes to build a single family dwelling on the property. In order to obtain a building permit, an Alpine Environmentally Sensitive Development Permit is required.

Implications

There is a supporting letter submitted with a landscape plan that provides the information on the proposed landscaping plans. Natural grasses and a variety of plants are proposed. Snow storage would be on the front, and side of the property. The supporting letter from the applicant also gives information on the property and landscaping plans. The letter notes that there is a "slight slope"; however the plans submitted indicate an approximate one-storey drop on the property. The Planning and Development Department is working with the applicant to address this issue.

Based on the plans submitted with this application, the height of the proposed building, floor area ratio, setbacks, and parcel coverage are compliant with the Chalet Residential (R3) Zone.

Referrals

This application has been referred to the Big White Fire Department.

Advisory Planning Commission (APC)

The Big White APC at their June 4, 2019 meeting, supported this application with the following conditions:

- Make sure easement is addressed and maintained.

Further comments included:

Encroaching on the ski-easement – Too close – Minimum setback requirements, must be maintained.

Need to be aware ski easement is also above their property and they must maintain the grade that exists. The ski easement is a Statutory Right of Way which protects it from the ground to the sky, as snow cats have to travel on this easement nothing should overhang it, (rooves or decks), and nothing should block their passing, (rock walls or structures).

Planning and Development Comments

The Big White Zoning Bylaw section 320 requires a setback of 2 metres from an interior side or rear lot line adjacent to a publicly owned ski trail. The ski access easement is within the parcel boundary lines, so these setbacks cannot be applied. The proposed house and its roof line are entirely outside of the ski easement. Wording can be included in the development permit regarding maintaining existing grades in the skier easement.

Recommendation

That the staff report regarding the Development Permit application submitted by Shauna Wizinsky, of Weninger Construction, on behalf of Lake Front Enterprises Inc, to construct a single family dwelling in the Alpine Environmentally Sensitive Development Permit area on the parcel legally described as Strata Lot 52, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area 'E'/West Boundary, be received.

Attachments

Site Location Map
Subject Property Map
Applicant Submission

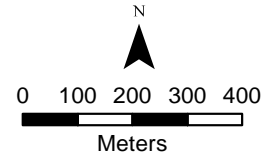


Regional District of
Kootenay Boundary

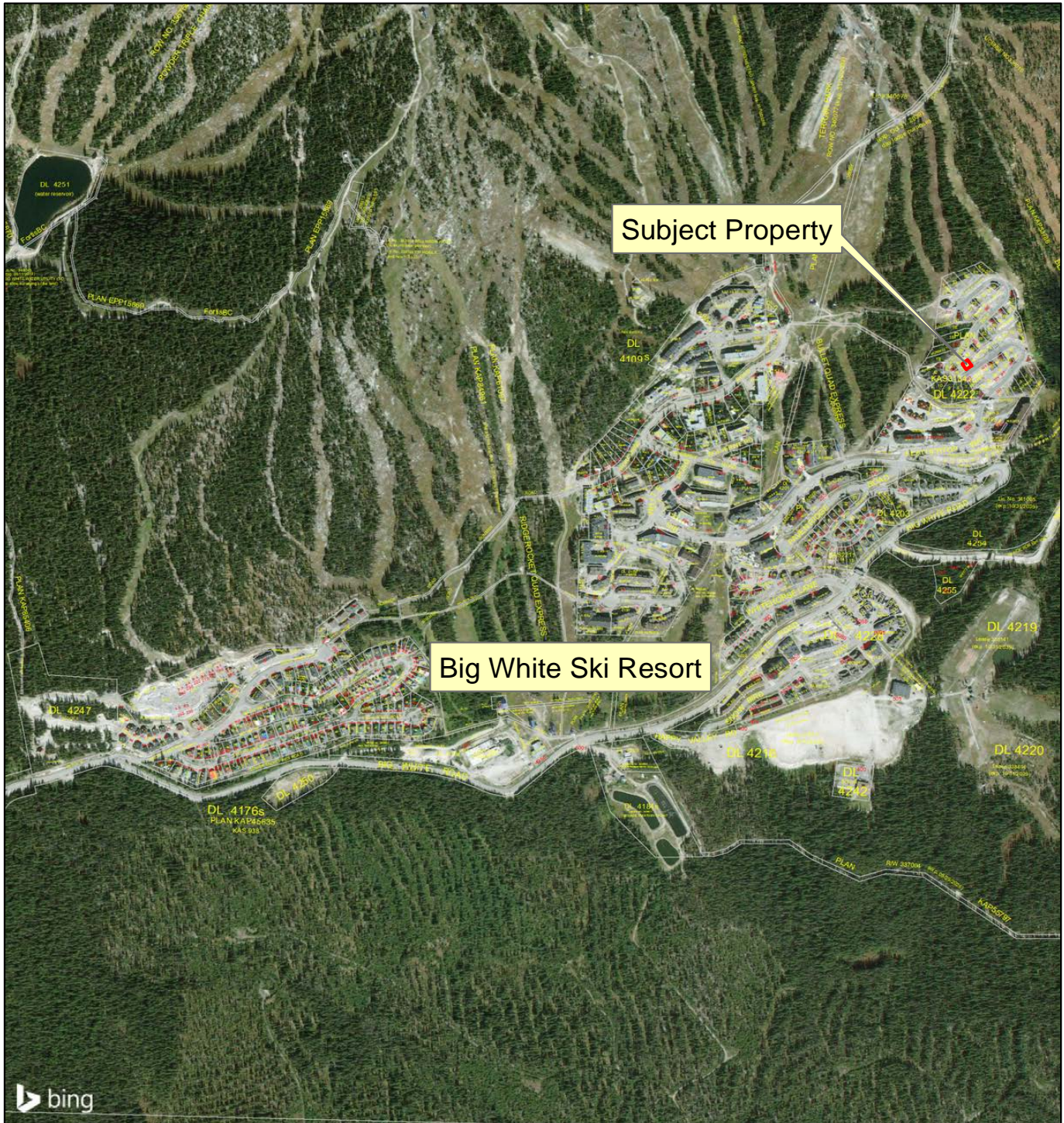
Date: 5/22/2019

Site Location Map

Strata Lot 52, Plan KAS3134,
DL 4222, SDYD



1:12,000



Document Path: P:\PD\EA_E\Big_White\BW-4222-07500.860 Lakefront Ent\June DP\2019-01-21_SLM_BW-4222-07500.860.mxd

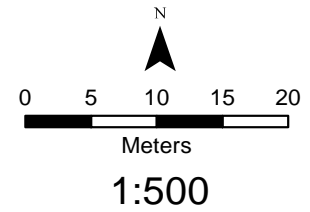


Regional District of
Kootenay Boundary

Date: 5/22/2019

Subject Property Map

Strata Lot 52, Plan KAS3134,
DL 4222, SDYD



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Applicant Submission



May 7, 2019

RE: Development Application for Lot 52, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The proposed dwelling is situated on an undeveloped parcel which was previously cleared of vegetation.

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

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

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

The selection of plants, as indicated on the enclosed plans, have been chosen to respect the short growing season. The proposed building will fill the envelope so the landscaping design includes the side areas, leaving the ski easement clear of large plants.

As the annual snowfall can be heavy, the designated snow storage areas are generally clear of plants that could be damaged and crushed by the weight of cleared snow.

The landscaping scheme planting arrangement is finished by site coverage of liberal seeding of native grass and wildflowers.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shauna Wizinsky', is written over a horizontal line.

Shauna Wizinsky, Project Manager
Weninger Construction & Design Ltd

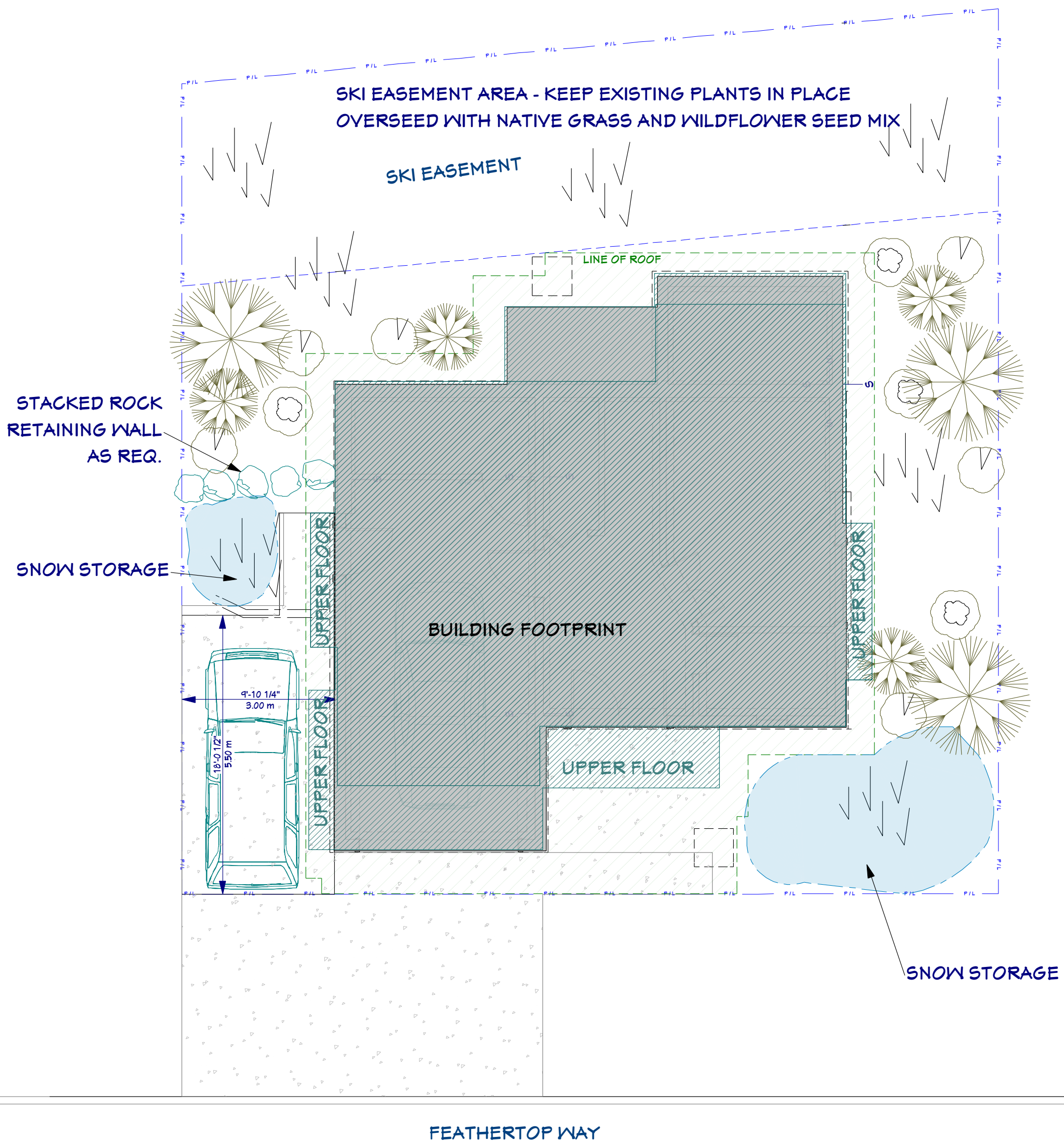
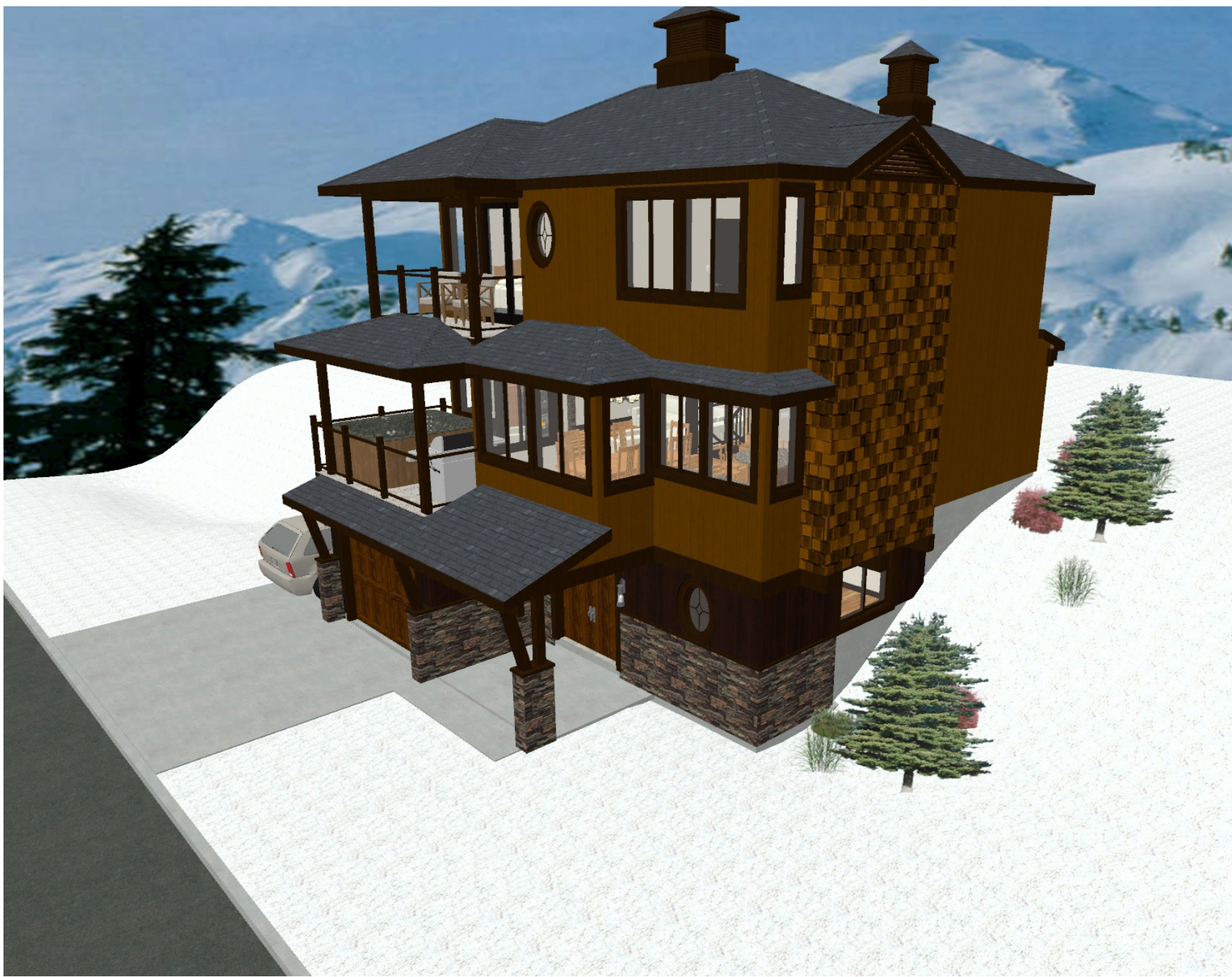
DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

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



1st Floor

PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION

REVISION TABLE	
NUMBER	DATE
1	MAY/14/19
2	MAY/21/19

DRAWN BY Marlin Weninger Shauna Mizinsky	
PROJECT LOCATION LOT 52 FEATHERTOP	
Weninger Construction & Design Ltd. #10-220 NEAVE RD. Kelowna, BC V1V 2L4 Tel: (250) 765-6848 Fax: (250) 765-6078	

SHULL CHALET
LOT 52
LANDSCAPING PLAN

DRAWINGS PROVIDED BY:

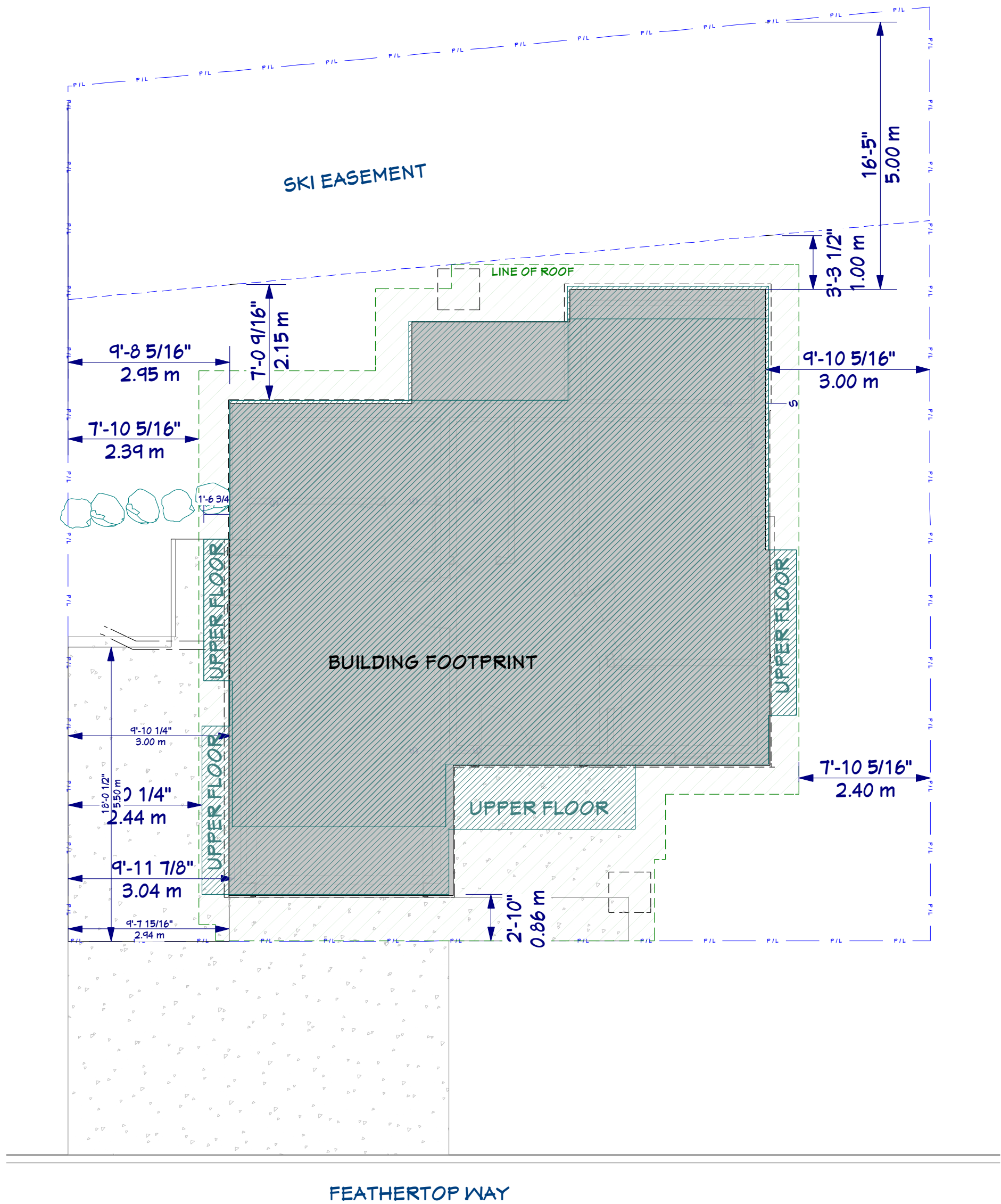


DATE:
5/3/2019

SCALE:

SHEET:
10

LAYOUT PAGE TABLE	
SHEET	TITLE
1	SITE PLAN & OVERVIEW
2	LOWER FLOOR PLAN
3	MAIN FLOOR PLAN
4	UPPER FLOOR PLAN
5	FOUNDATION & ROOF PLANS
6	ELEVATIONS
7	CROSS SECTIONS & DETAILS
8	ELECTRICAL
9	ENERGY EFFICIENCY & STRUCTURAL ASSEMBLIES
10	LANDSCAPING PLAN



SITE PLAN



Lot 52 Feathertop
Total Interior Area: 2,121 sq. ft.

Lower Floor 505 sq. ft.
Including Full Bathroom, Utility Room, Entry, and Flex Room
+ 302 sq. ft. Garage
+ 92 sq. ft. Covered Entry

Middle Floor 851 sq. ft.
Including Kitchen/Dining/Living Room, Powder Room,
Bootroom, Laundry
+ 141 sq. ft. Covered BBQ Deck
+ 48 sq. ft. Covered Entry
+ 15 sq. ft. Exterior Ski Storage

Top Floor 766 sq. ft.
Including 3 Bedrooms, and 2 Full Bathrooms
+ 77 sq. ft. Covered Deck



REVISION TABLE	
NUMBER	DATE
1	MAY/14/19
2	MAY/21/19

PROJECT LOCATION: LOT 52 FEATHERTOP
DRAWN BY: Martin Weninger
Shauna Mizinsky
Weninger Construction & Design Ltd.
#10-220 NEAVE RD.
Kelowna, BC V1V 2L4
Tel: (250) 765-6618 Fax: (250) 765-6078

SHULL CHALET
LOT 52
SITE PLAN & OVERVIEW

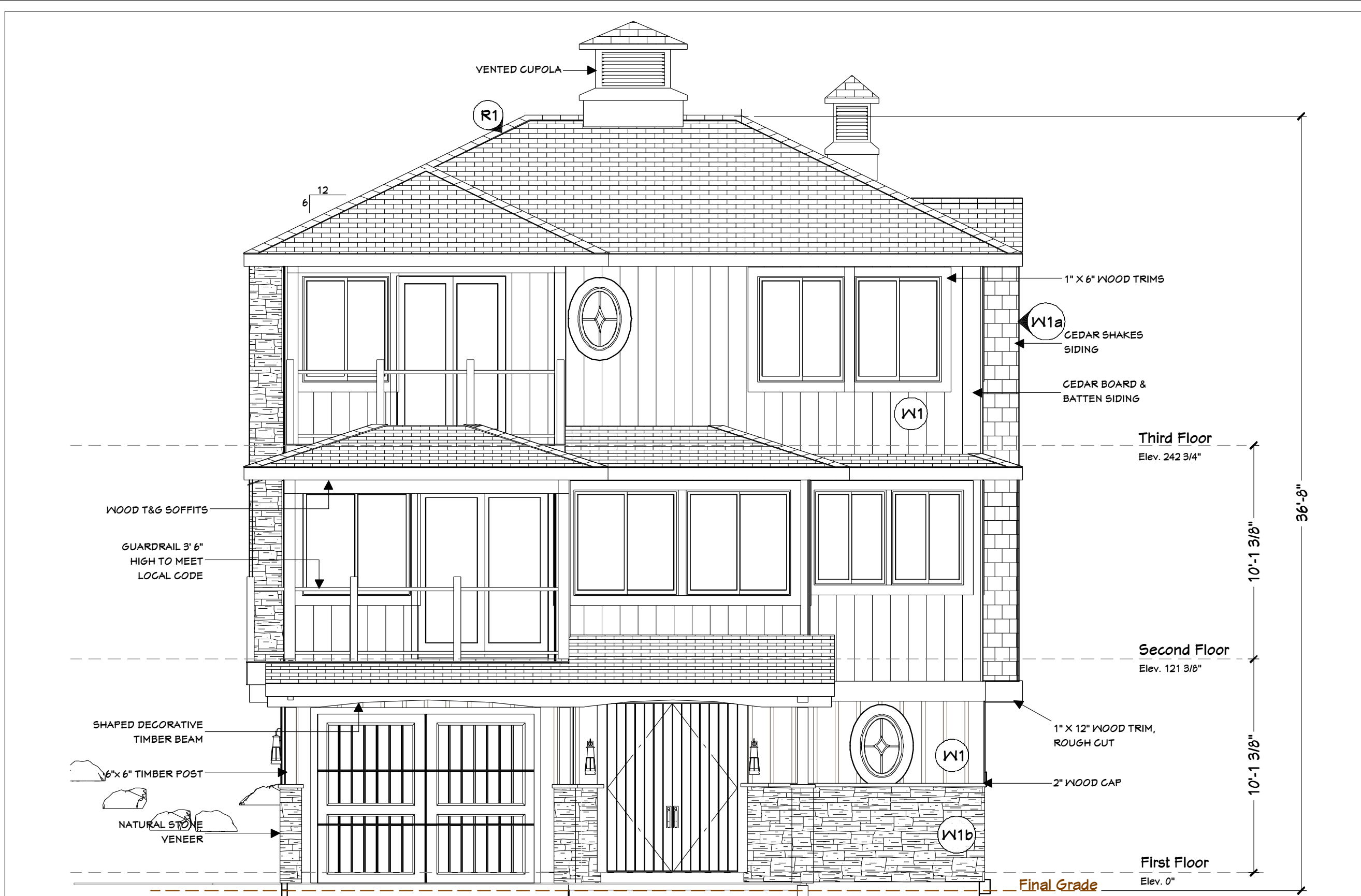
DRAWINGS PROVIDED BY:
WCD
WENINGER
CONSTRUCTION & DESIGN LTD.
CORALIT DESIGN

DATE:
5/3/2019

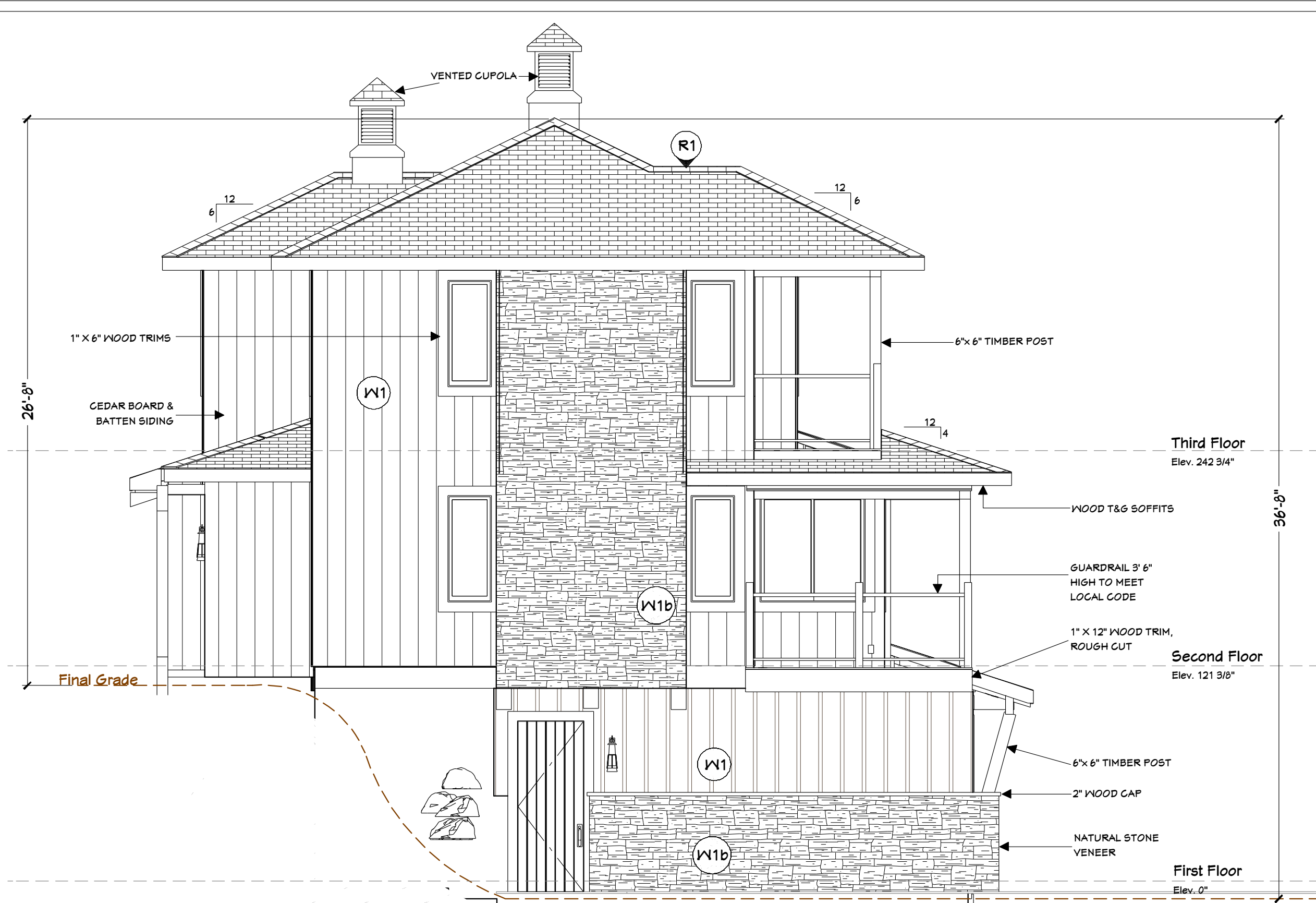
SCALE:
3/16" = 1'
0"

SHEET:
1

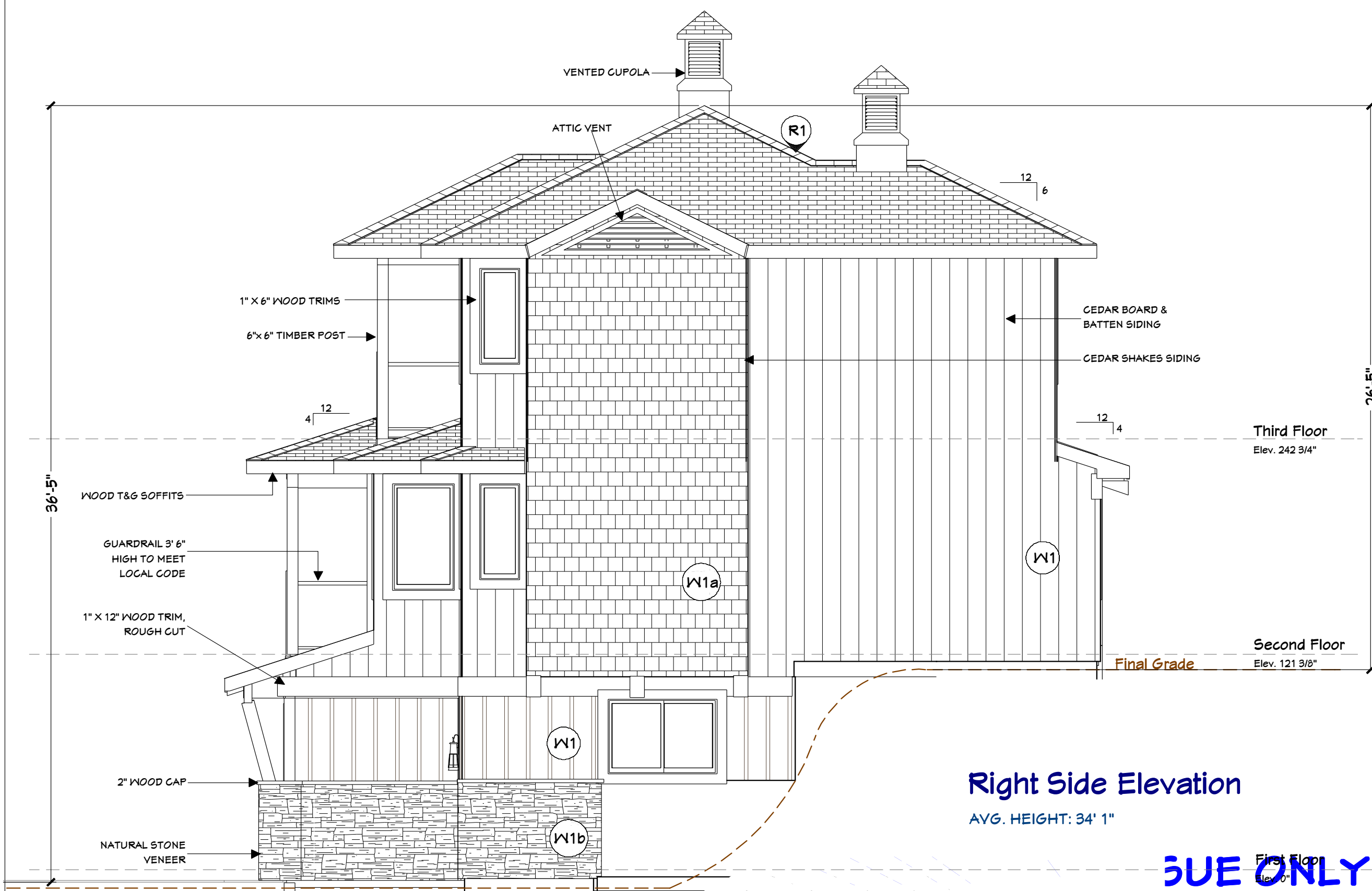
PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION



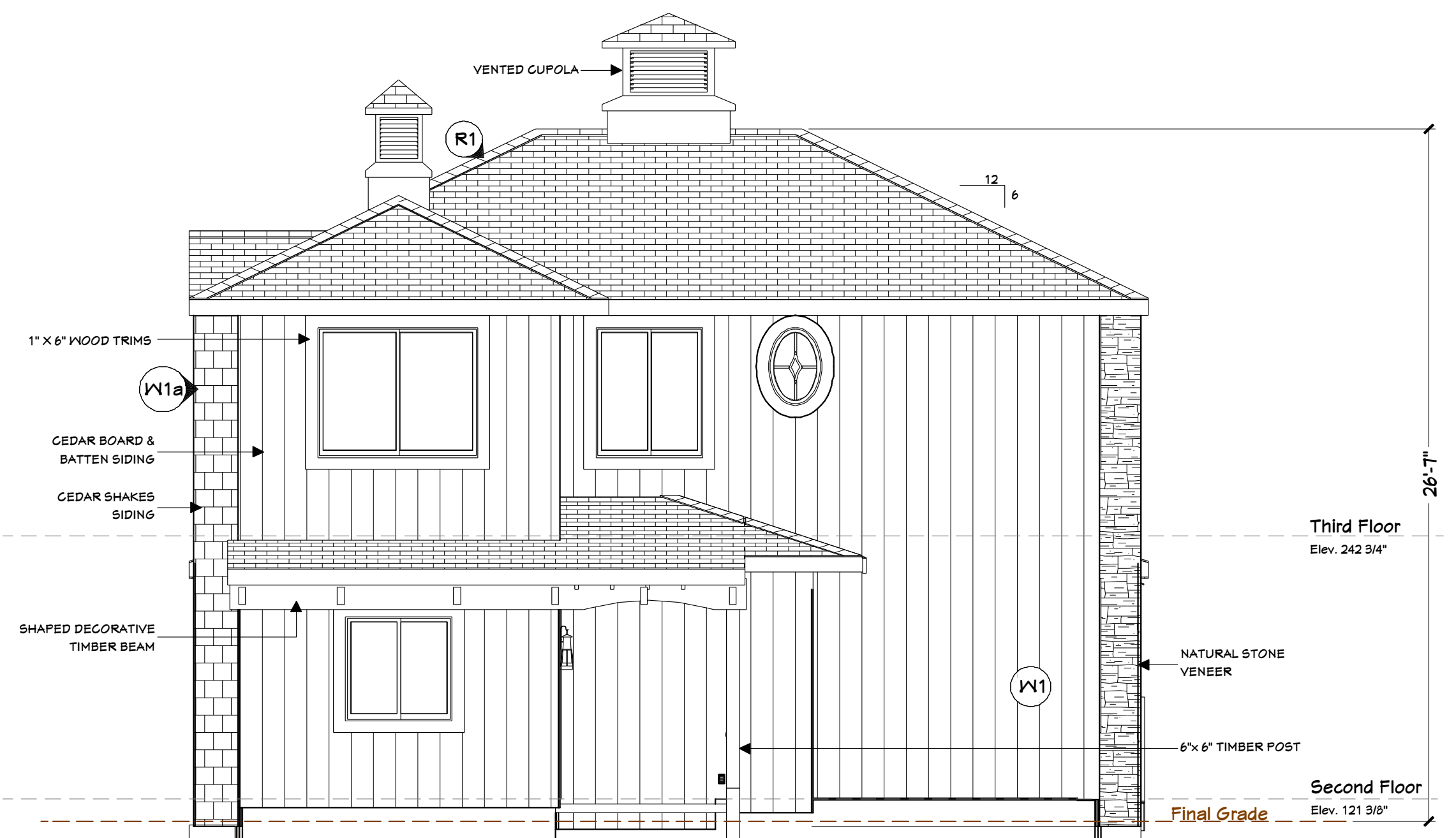
Front Elevation
AVG. HEIGHT: 36' 8"



Left Side Elevation
AVG. HEIGHT: 34' 1"



Right Side Elevation
AVG. HEIGHT: 34' 1"



Rear Elevation
AVG. HEIGHT: 26' 1"

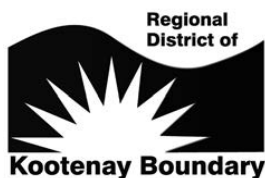
FOR REVIEW ONLY - NOT FOR CONSTRUCTION OVERALL AVERAGE HEIGHT ABOVE GRADE: 24' 4"

REVISION TABLE		
NUMBER	DATE	REVISION DESCRIPTION
1	MAY/14/19	PRELIM
2	MAY/21/19	PERMIT SET

PROJECT: **SHULL CHALET** LOT 52
DRAWN BY: **Marlin Weninger**
CHECKED BY: **Shauna Mizersky**
PROJECT LOCATION: **LOT 52 FEATHERTOP**
DESIGNED BY: **Weninger Construction & Design Ltd.**
#10-220 NEAVE RD.
Kelowna, BC V1V 2L4
Tel: (250) 765-6648 Fax: (250) 765-6078

DRAWINGS PROVIDED BY: **WCD** **WENINGER CONSTRUCTION & DESIGN LTD.**
CO **COMALT DESIGN**

DATE: **5/3/2019**
SCALE: **1/4" = 1"**
SHEET: **6**



Electoral Area Services (EAS) Committee Staff Report

RE:	Development Permit Application – Andrea Horan		
Date:	June 13, 2019	File #:	BW-4222-07500.925
To:	Chair Worley and members of the EAS Committee		
From:	Liz Moore, Planner		

Issue Introduction

The RDKB has received a development permit application for a single family dwelling at Big White Ski Resort (*see Site Location Map; Subject Property Map; Applicant Submission*).

Property Information	
Owner(s):	Andrea Horan
Agent	Shauna Wizinsky, Weninger Construction
Location:	590 Feathertop Way
Electoral Area:	Electoral Area 'E' / Big White
Legal Description(s):	Strata Lot 65, DL 4222, SDYD, Plan KAS3134
Area:	647m ²
Land Use Bylaws	
Official Community Plan Bylaw No. 1125	Medium Density Residential
Development Permit Areas	Commercial & Multi Family DP1/Alpine Environmentally Sensitive DP2
Zoning Bylaw No. 1166	Chalet Residential 3

History/Background Information

The property is near the centre of the Feathertop Subdivision. The property is sloped with the front of the property being the highest point. There is a ski access easement at the back of the property.

Most vegetation in Feathertop was removed to prepare the subdivision for development when roads and utilities were installed.

Proposal

The applicant wishes to build a single family dwelling on the property. In order to obtain a building permit, an Alpine Environmentally Sensitive Development Permit is required.

Implications

There is a supporting letter submitted with a landscape plan that provides the information on the proposed landscaping plans. The letter notes that there is a "slight slope" however, the plans submitted indicate a steep slope. Snow storage would be on the front, and side of the property.

Based on the plans submitted for this application, the height of the proposed building, floor area ratio, setbacks, and parcel coverage are compliant with the Chalet Residential (R3) Zone. However, only one parking space is shown on the plans.

The Planning and Development Department is working with the applicant to revise their plans, to address erosion control, and adding an additional parking space.

Referrals

This application has been referred to the Big White Fire Department.

Advisory Planning Commission (APC)

The Big White APC at their June 4, 2019 meeting, supported this application with the following comments:

- Landscaping acceptable.
- However, it should be noted that the property is steep and not a moderate slope as stated by the applicant.

Recommendation

That the staff report regarding the Development Permit application submitted by Shauna Wizinsky, Weninger Contruction, on behalf of Andrea Horan, to construct a single family dwelling in the Alpine Environmentally Sensitive Development Permit area on the parcel legally described as Strata Lot 65, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area 'E'/West Boundary, be received.

Attachments

Site Location Map
Subject Property Map
Applicant Submission

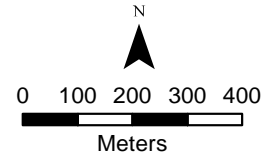


Regional District of
Kootenay Boundary

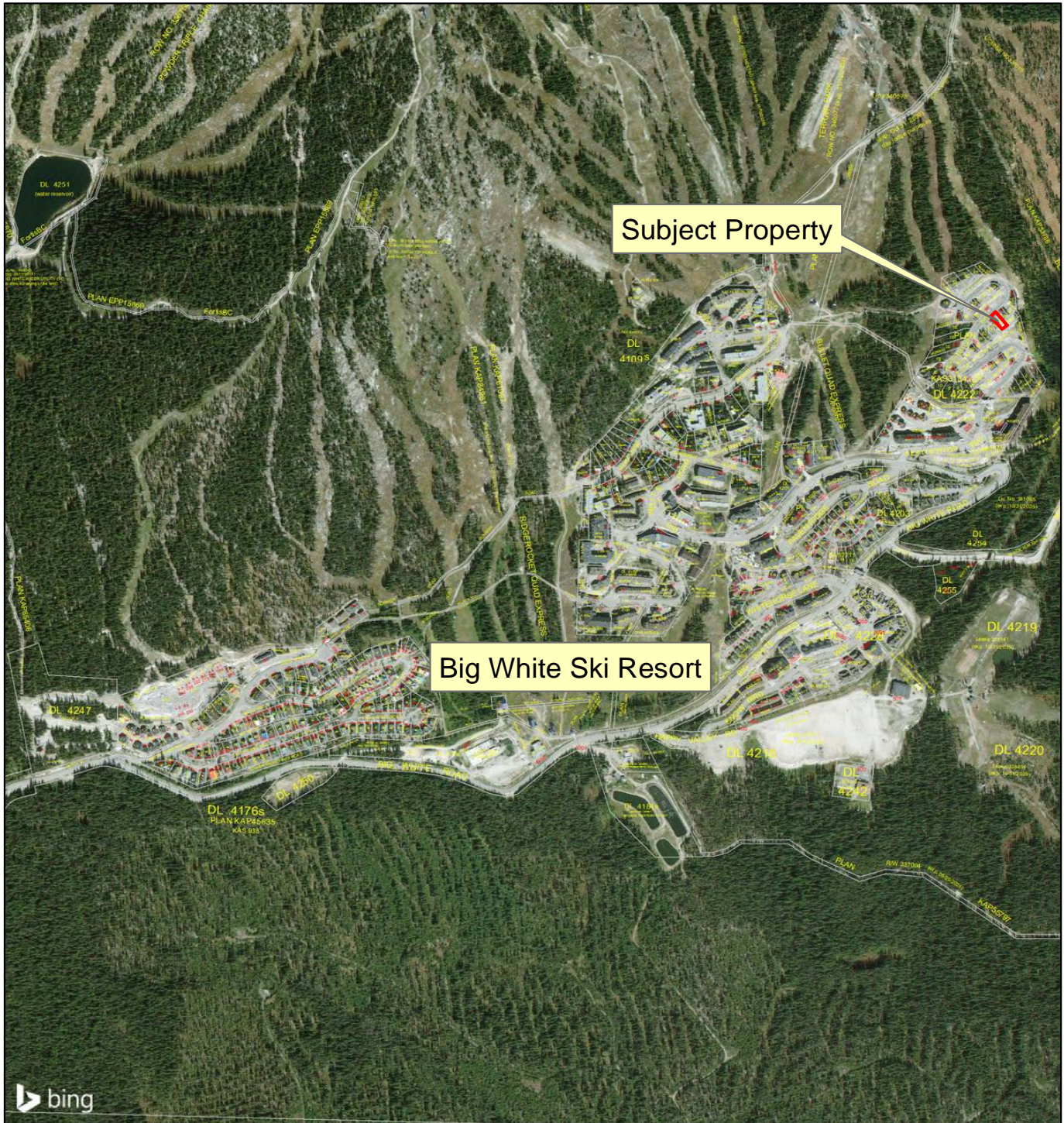
Date: 5/22/2019

Site Location Map

Strata Lot 65, Plan KAS3134,
DL 4222, SDYD



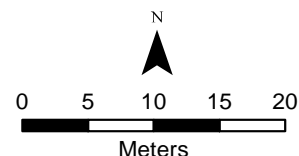
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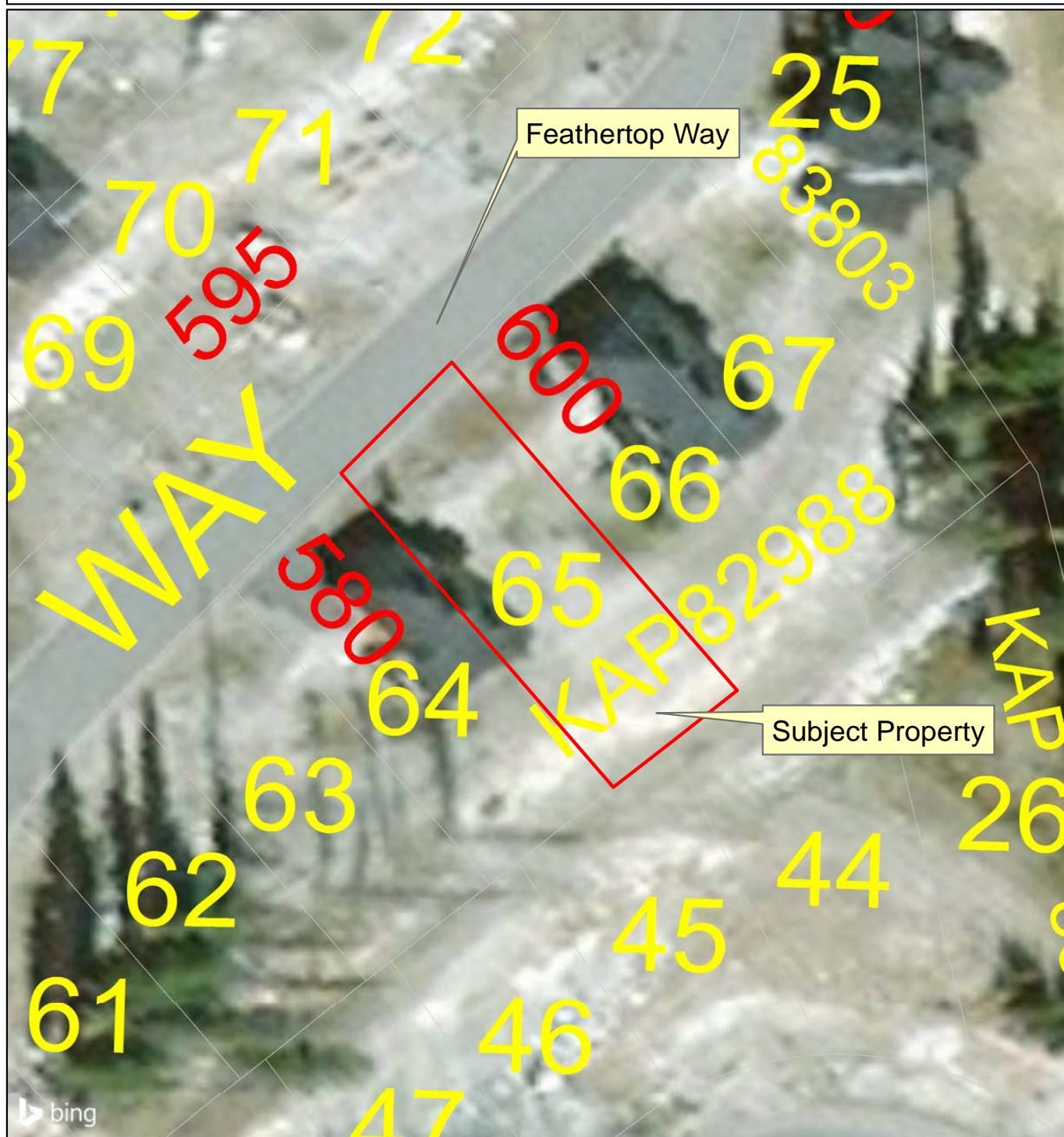
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Date: 5/22/2019

Strata Lot 65, Plan KAS3134,
DL 4222, SDYD



1:500



Document Path: P:\PD\EA 'E' Big White\BW-4222-07500.925 Horan\June 2019 DP\2019-01-21_SPM_BW-4222-07500.925.mxd

Applicant Submission



May 9, 2019

RE: Development Application for Lot 65, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The proposed dwelling is situated on an undeveloped parcel which has natural vegetation. Trees and plants will be cleared on the building site itself and extending 10 ft beyond the building footprint. As much existing vegetation and trees will be saved as possible, and every effort will be made to minimally disturb the site.

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

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

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

The selection of plants, as indicated on the enclosed plans, have been chosen to respect the short growing season. The proposed building will fill the envelope so the landscaping design includes the side areas, leaving the ski easement clear of large plants.

As the annual snowfall can be heavy, the designated snow storage areas are generally clear of plants that could be damaged and crushed by the weight of cleared snow.

The landscaping scheme planting arrangement is finished by site coverage of liberal seeding of native grass and wildflowers.

Sincerely,

Shauna Wizinsky, Project Manager
Weninger Construction & Design Ltd

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

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



Please note that all renderings are for illustrative purposes only.

LAYOUT PAGE TABLE	
SHEET	DESCRIPTION
A-1	SITE PLAN
A-2	LOWER FLOOR PLAN
A-3	MIDDLE FLOOR PLAN
A-4	UPPER FLOOR PLAN
A-5	FOUNDATION & ROOF
A-6	ELEVATIONS SHT. 1 OF 2
A-7	ELEVATIONS SHT. 2 OF 2
A-8	CROSS SECTIONS
A-9	FRAMING PLANS
A-10	DETAILS
A-11	ELECTRICAL
A-12	LANDSCAPE

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

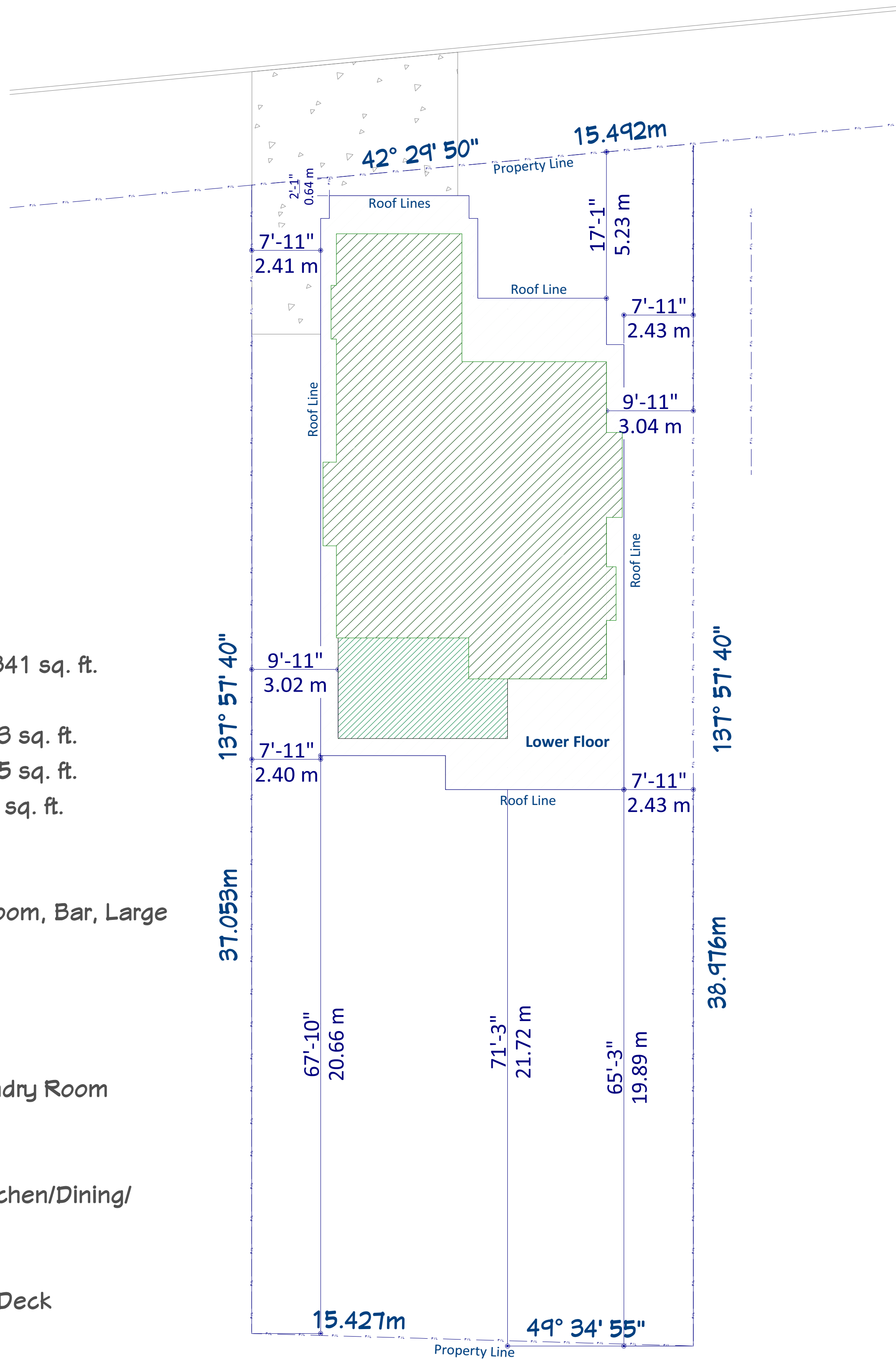
Lot 65, Feathertop

Total Interior Space: 3,341 sq. ft.
Plus
Garage: 333 sq. ft.
Exterior Covered Decks: 275 sq. ft.
Exterior Ski Storage: 32 sq. ft.

Lower Floor 1,073 sq. ft.
Bootroom, Full Bathroom, Games Room, Bar, Large
Bedroom, Utility Room
Covered Hot Tub Deck

Middle Floor 1,288 sq. ft.
4 Bedrooms, 3 Full Bathrooms, Laundry Room

Top Floor 980 sq. ft.
Entry, Powder Room, Greatroom Kitchen/Dining/
Living Combo
Spacious One Car Garage
Covered Front Entry, Covered BBQ Deck



DEVELOPMENT PERMIT ISSUE ONLY - NOT FOR CONSTRUCTION SITE PLAN

REVISION TABLE	
NUMBER	DATE
1	MAR/14/19
2	APRIL 8 5/19

PROJECT LOCATION	
940 FEATHERTOP WAY, BIG WHITE, BC	
DRAWN BY: Martin Meninger, Shauna Mizinsky	
Weninger Construction & Design Ltd. #10-220 NEAVE RD Kelowna, BC V1Y 2L4 Tel: (250) 765-6848 Fax: (250) 765-6078	

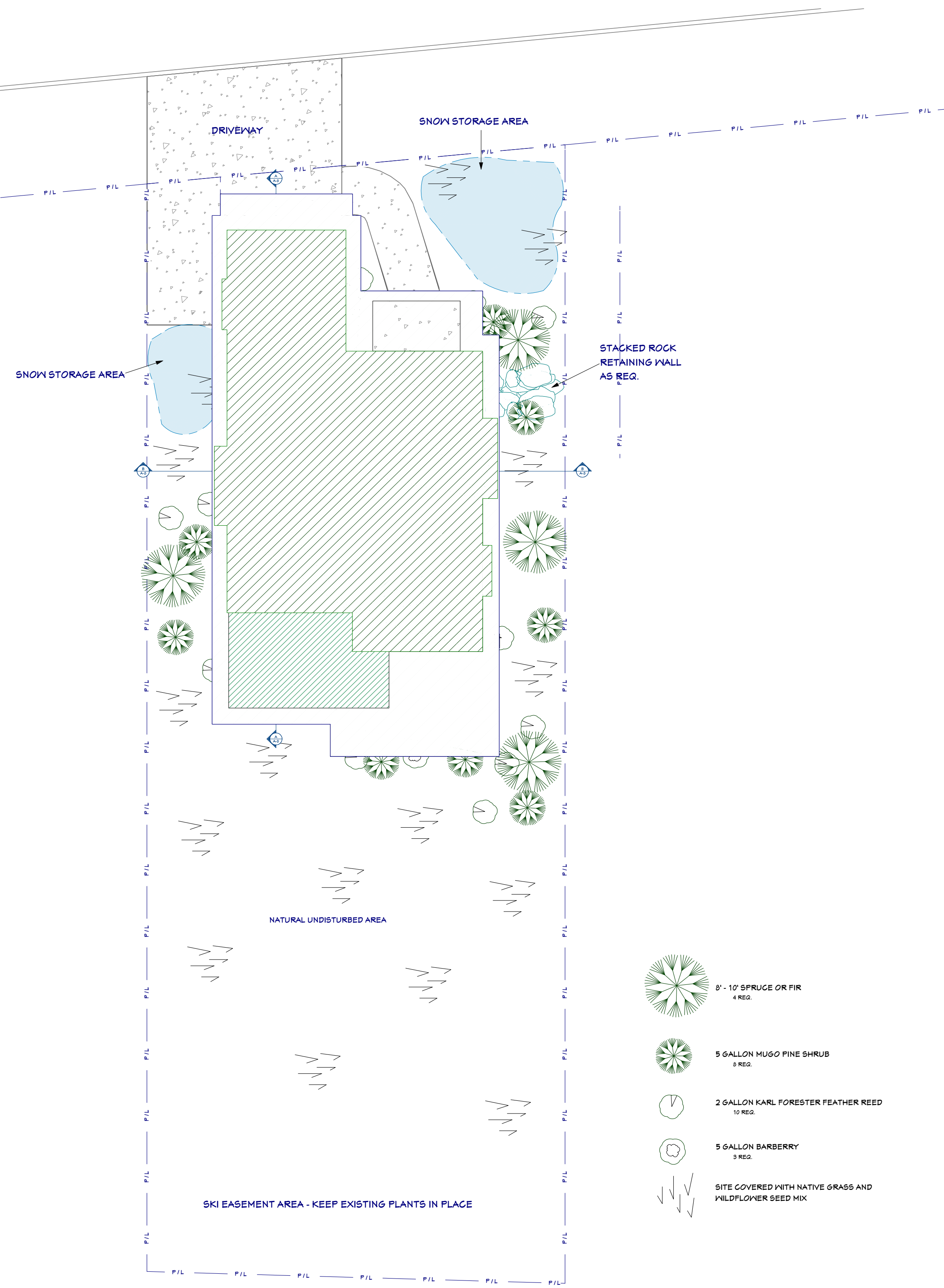
PROJECT TITLE	
HORAN CHALET LOT 65 FEATHERTOP	
SHEET TITLE	
SITE PLAN	

DRAWINGS PROVIDED BY:	
WCD WENINGER CONSTRUCTION & DESIGN LTD.	
COBALT DESIGN	

DATE:
5/14/2019

SCALE:
1/8" = 1'-0"

SHEET:
A-1



LANDSCAPING PLAN

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

DEVELOPMENT PERMIT ISSUE ONLY - NOT FOR CONSTRUCTION

REVISION TABLE	
NUMBER	DATE
1	MAR/14/19
2	APRIL 8 5/19

PROJECT LOCATION
890 FEATHERTOP WAY,
BIG WHITE, BC
DRAWN BY
Marlin Weninger
Shauna Mizinsky
Weninger Construction & Design Ltd.
#10-220 NEAVE RD
Kelowna, BC V1Y 2L4
Tel: (250) 765-6648 Fax: (250) 765-6078

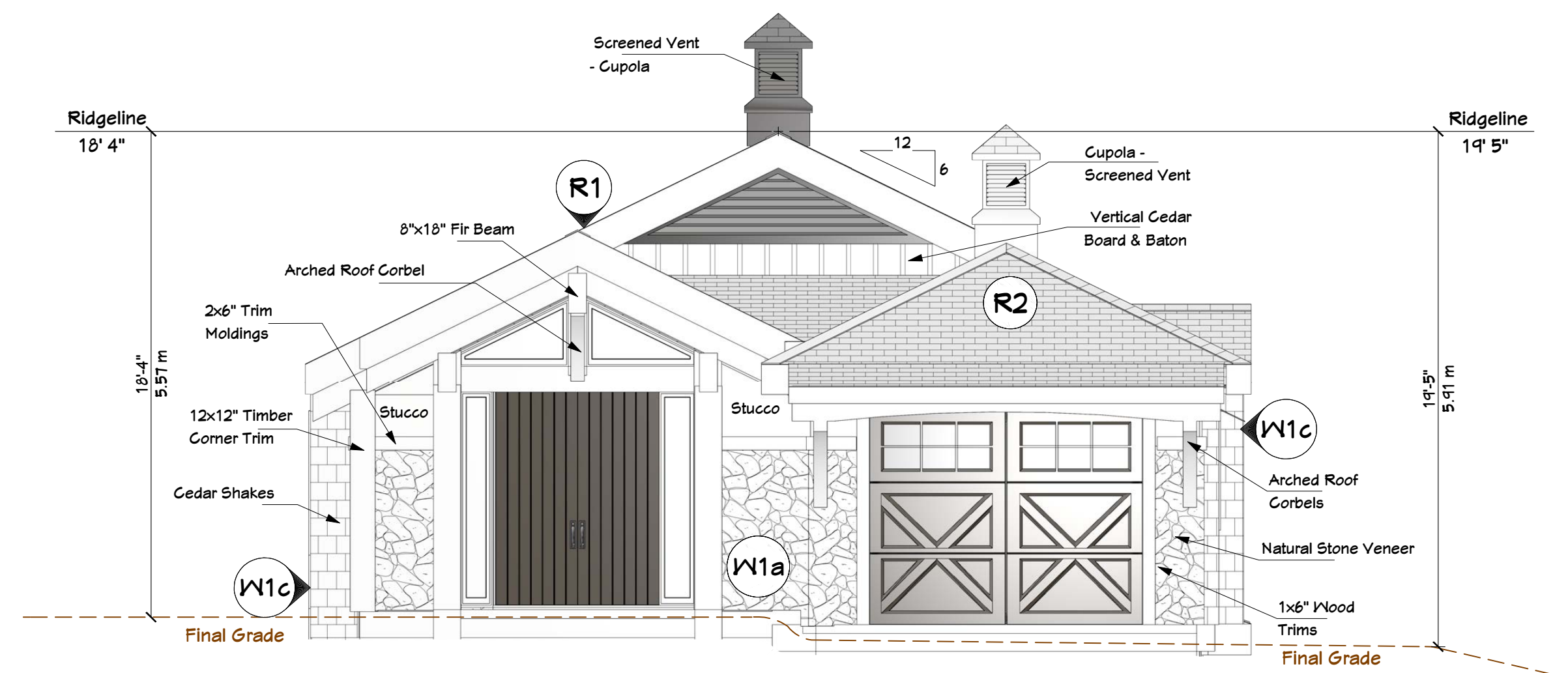
HORAN CHALET
LOT 65 FEATHERTOP
LANDSCAPING PLANS



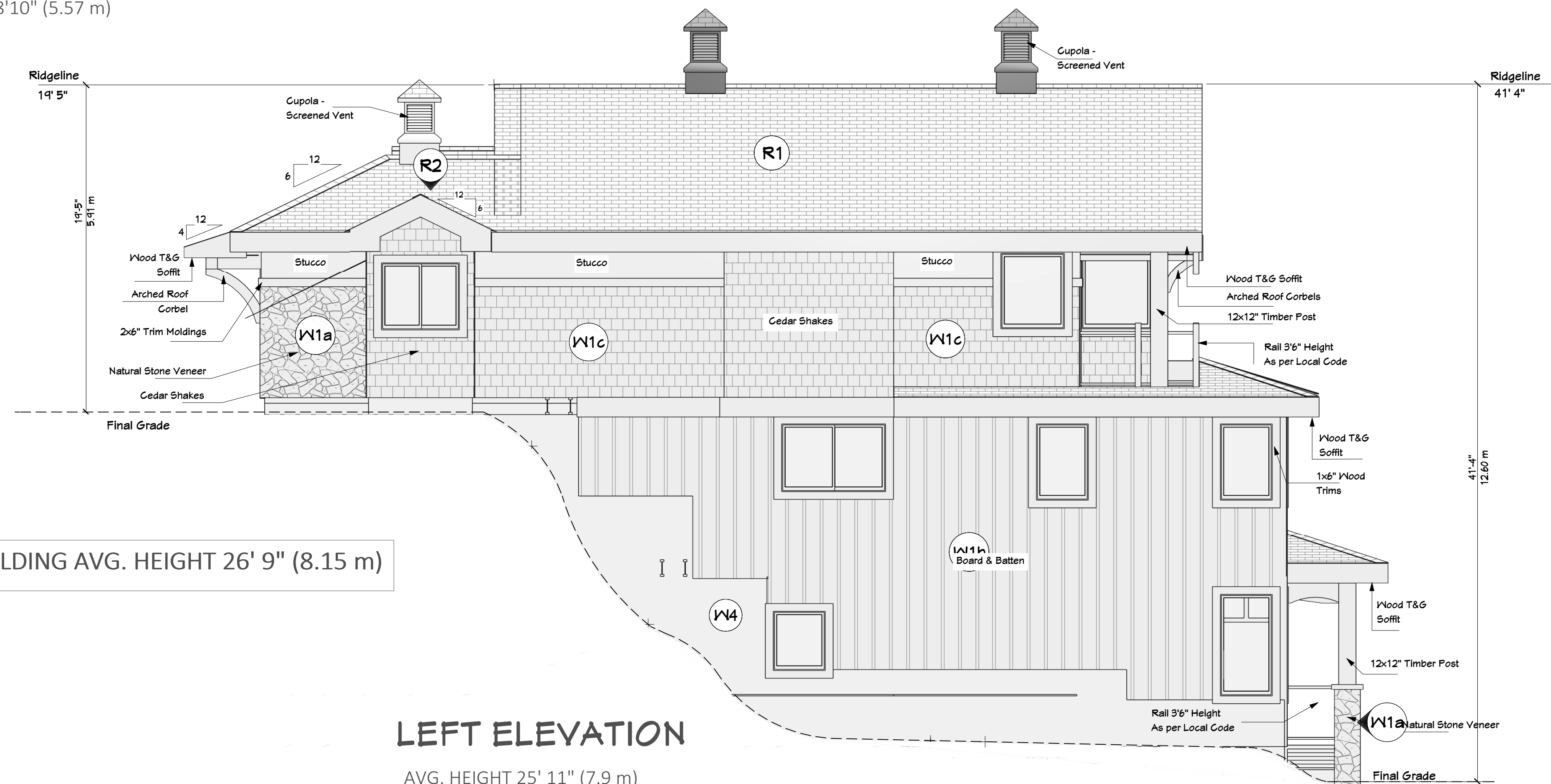
DATE:
5/14/2019

SCALE:
1/8" = 1'-0"

SHEET:
A-12



FRONT ELEVATION
AVG. HEIGHT 18' 10" (5.57 m)



LEFT ELEVATION
AVG. HEIGHT 25' 11" (7.9 m)

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

DEVELOPMENT PERMIT ISSUE ONLY - NOT FOR CONSTRUCTION

REVISION TABLE			
NUMBER	DATE	REVISION DESCRIPTION	
1	MAR/14/19	INITIAL	
2	APRIL 8 5/19	DEVELOPMENT PERMIT SET	

DRAWN BY Marlin Meninger Shauna Mizinsky	PROJECT LOCATION 940 FEATHERTOP WAY, BIG WHITE, BC
	Weninger Construction & Design Ltd. #10-220 NEAVE RD Kelowna, BC V1Y 2L4 Tel: (250) 765-6848 Fax: (250) 765-6078

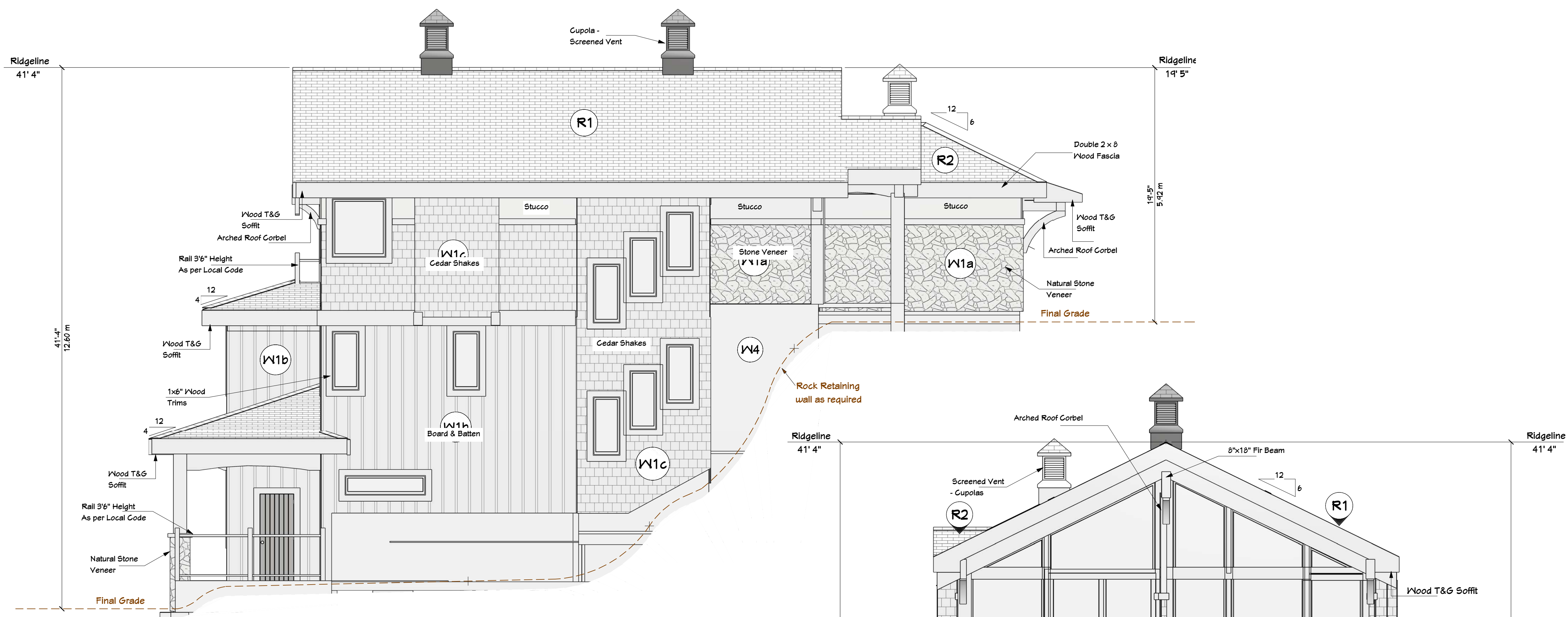
HORAN CHALET LOT 65 FEATHERTOP	
ELEVATIONS 1 of 2	

DRAWINGS PROVIDED BY:	
	

DATE:
5/14/2019

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

SHEET:
A-6

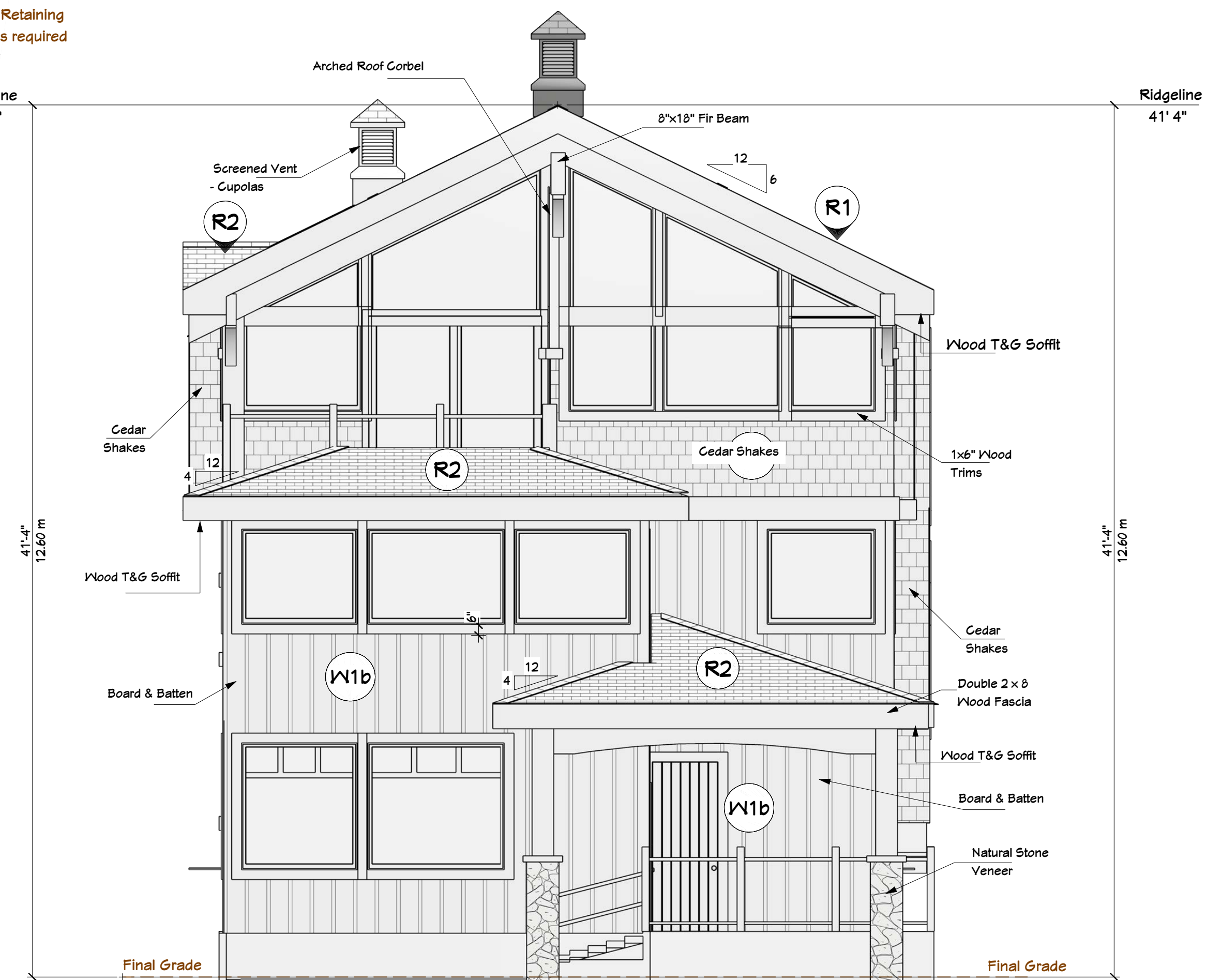


RIGHT ELEVATION

AVG. HEIGHT 25' 11" (7.9 m)

Elevation 2

TOTAL BUILDING AVG. HEIGHT 26' 9" (8.15 m)



BACK ELEVATION

Elevation 3

AVG. HEIGHT 26' 3" (11.06 m)

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

DEVELOPMENT PERMIT ISSUE ONLY - NOT FOR CONSTRUCTION

REVISION TABLE	
NUMBER	DATE
1	MAR/14/19
2	APRIL 8 5/19

PROJECT LOCATION	940 FEATHERTOP WAY, BIG WHITE, BC
DRAWN BY	Marlin Meninger Shauna Mizinsky
PROJECT TITLE	Weninger Construction & Design Ltd. #10-220 NEAVE RD Kelowna, BC V1Y 2L4 Tel: (250) 765-6848 Fax: (250) 765-6078

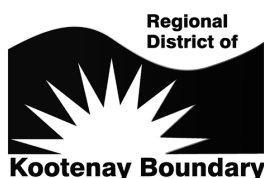
HORAN CHALET
LOT 65 FEATHERTOP
ELEVATIONS 2 of 2



DATE:
5/14/2019

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

SHEET:
A-7



Electoral Area Services (EAS) Committee Staff Report

RE:	Development Permit Application – North Grove Homes Inc.		
Date:	June 13, 2019	File #:	BW-4222-07500.845
To:	Chair Worley and members of the EAS Committee		
From:	Liz Moore, Planner		

Issue Introduction

The RDKB has received a development permit application for a single family dwelling at Big White Ski Resort (see Attachments).

Property Information	
Owner(s):	North Grove Homes Inc.
Agent:	Joshua Wiebe
Location:	420 Feathertop Way
Electoral Area:	Electoral Area 'E' / Big White
Legal Description(s):	Strata Lot 49, DL 4222, SDYD, Plan KAS3134
Area:	4047m ²
Land Use Bylaws	
Official Community Plan Bylaw No. 1125	Medium Density Residential
Development Permit Areas	Commercial & Multi Family DP1/Alpine Environmentally Sensitive DP2
Zoning Bylaw No. 1166	Chalet Residential 3 (R3)

History/Background Information

The property is in the centre of the Feathertop Subdivision. The property is sloped with the front of the property being the lowest point. There is a ski access easement at the back of the property.

There are no trees on the subject property. Most vegetation in Feathertop was removed to prepare the subdivision for development when roads and utilities were installed.

Proposal

The applicant wishes to build a single family dwelling on the property. In order to obtain a building permit, an Alpine Environmentally Sensitive Development Permit is required.

Implications

The Landscape Plan indicates most of the snow storage will be off of the property on the strata road (the common parcel for strata lots) in front of the house beside the front door. Our bylaws do not specify the amount of space required for snow storage. However, snow storage must be provided on the property.

There would be no landscaping or groundcover at the back, or the side of the house with the parking space. Rock and some vegetation will be used for groundcover in the strata road and parking space at the front of the property.

Based on the plans submitted with this application, the height of the proposed building, floor area ratio, and parcel coverage are compliant with the Chalet Residential (R3) Zone. In the R3 zone there is a 0m front yard setback for strata lots. While the building is compliant with setbacks, there is a roof overhang onto the strata road parcel, which is not permitted

The Planning and Development Department is working with the applicant to revise their plans.

Referrals

This application has been referred to the Big White Fire Department.

Advisory Planning Commission (APC)

The Big White APC at their June 4, 2019 meeting, did not support this application with the following comments:

- Rock riverbed needs to be re-thought. Not feasible for snow removal, nor should it be in the snow storage area once buried by snow it would be in danger of being damaged by snow removal equipment.
- Roof over strata road could be an issue.

Planning and Development Comments

Planning staff have worked with the applicant to address the concerns expressed above. They resubmitted a site plan with snow storage provided on the property, having moved landscaping features that would interfere with snow storage and snow removal equipment.

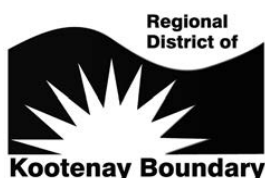
The applicant has stated that they are in the process of completing another revision to address the roof overhang onto the strata road parcel.

Recommendation

That the staff report regarding the Development Permit application submitted by Joshua Wiebe, on behalf of North Grove Homes Inc, to construct a single family dwelling in the Alpine Environmentally Sensitive Development Permit area on the parcel legally described as Strata Lot 49, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area 'E'/West Boundary, be received.

Attachments

Site Location Map
Subject Property Map
Applicant Submission



Electoral Area Services (EAS) Committee Staff Report

RE:	Development Permit Application – James Neal & Christie Bowman		
Date:	June 13, 2019	File #:	BW-4222-07500.650
To:	Chair Worley and members of the EAS Committee		
From:	Liz Moore, Planner		

Issue Introduction

The RDKB has received a development permit application for a single family dwelling at Big White Ski Resort (see Attachments).

Property Information	
Owner(s):	James Neal & Christie Bowman
Agent	Shauna Wizinsky, Weninger Construction
Location:	505 Feathertop Way
Electoral Area:	Electoral Area 'E' / Big White
Legal Description(s):	Strata Lot 10, DL 4222, SDYD, Plan KAS3134
Area:	1437 m ²
Land Use Bylaws	
Official Community Plan Bylaw No. 1125	Medium Density Residential
Development Permit Areas	Commercial & Multi Family DP1/Alpine Environmentally Sensitive DP2
Zoning Bylaw No. 1166	Chalet Residential 3 (R3)

History / Background Information

The property is on the south end of Feathertop Way near the Sundance development. The property is sloped with the front of the property being the highest point. There is a ski access easement at the back of the property.

The subject property is heavily treed unlike most properties in the Feathertop subdivision where most vegetation was removed to develop roads and install utilities for the subdivision.

Page 1 of 2

P:\PD\EA_'E'_Big_White\BW-4222-07500.650 Bowman-Neal\June 2019 Development Permit\EAS\StaffReport-Neal-Bowman-EAS-June 2019.docx

Proposal

The applicant wishes to build a single family dwelling on the property. In order to obtain a building permit, an Alpine Environmentally Sensitive Development Permit is required.

Implications

There is a supporting letter submitted with a landscape plan that provides the information on the proposed landscaping. Natural grasses and a variety of plants are proposed. Snow storage would be on the front and side of the property. The letter notes that there is a slope. However, the plans submitted indicate a one-storey drop on the property which has not been addressed. The Planning and Development Department is working with the applicant to address this issue.

Based on the plans submitted, the proposed development is compliant with the Chalet Residential (R3) Zone.

Referrals

This application has been referred to the Big White Fire Department.

Advisory Planning Commission (APC)

The Big White APC at their June 4, 2019 meeting, supported this application with the following comments:

- Landscaping acceptable, however any trees planted near the road allowance have a low chance of survival.
- There is an area of old forest on the property that would benefit from some fire mediation, remove some of the fuel load on the ground and any old trees.

Recommendation

That the staff report regarding the Development Permit application submitted by Shauna Wizinsky, Weninger Contruction, on behalf of James Neal & Christie Bowman, to construct a single family dwelling in the Alpine Environmentally Sensitive Development Permit area on the parcel legally described as Strata Lot 10, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area 'E'/West Boundary, be received.

Attachments

Site Location Map
Subject Property Map
Applicant Submission

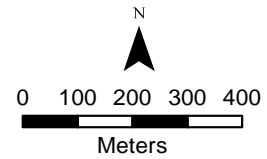


Regional District of
Kootenay Boundary

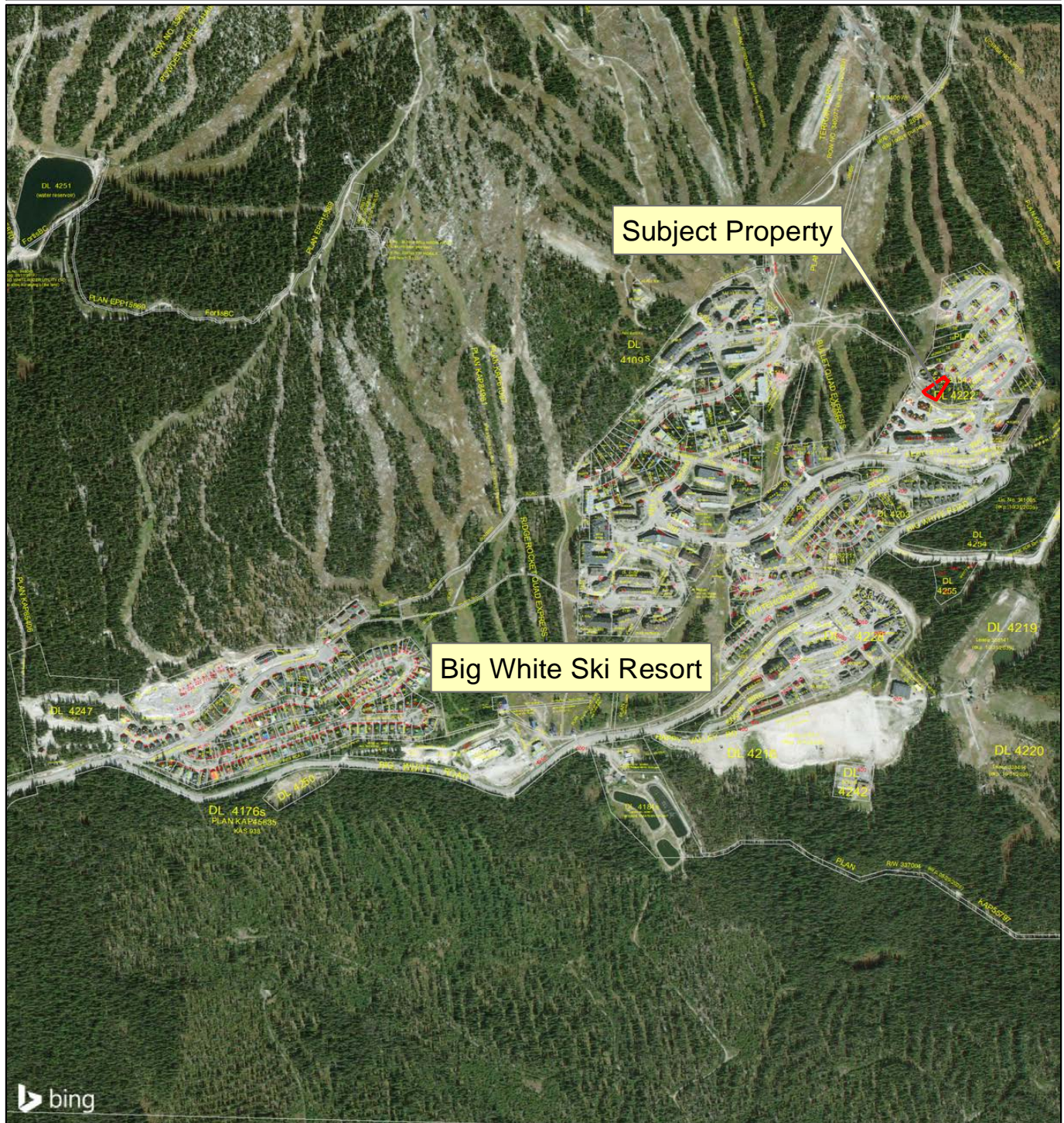
Date: 5/22/2019

Site Location Map

Strata Lot 10, Plan KAS3134,
DL 4222, SDYD



1:12,000



Document Path: P:\PD\EA_E\Big_White\BW-4222-07500.650 Neal-Bowman\June 2019 Development Permit\2019-01-21_SLM_BW-4222-07500.650.mxd

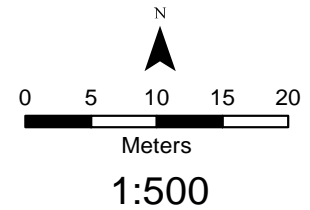


Regional District of
Kootenay Boundary

Date: 5/22/2019

Subject Property Map

Strata Lot 10, Plan KAS3134,
DL 4222, SDYD



Document Path: P:\PD\EA_E\Big_White\BW-4222-07500.650 Neal-Bowman\June 2019 Development Permit\2019-01-21_SPM_BW-4222-07500.650.mxd

Applicant Submission



May 14, 2019

RE: Development Application for Lot 10, Strata KAS 3134, DL 4222 SDYD

To Whom It May Concern,

The proposed dwelling is situated on an undeveloped parcel which has natural vegetation and is heavily treed. Trees and plants will be cleared on the building site itself and extending 10 ft beyond the building footprint. As much existing vegetation and trees will be saved as possible, and every effort will be made to minimally disturb the site.

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

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

This site does have a slope to it, but because we are working with the natural incline there will be no drainage or bank stabilization required. Excavated areas will receive a rock retaining wall as required.

The selection of plants, as indicated on the enclosed plans, have been chosen to respect the short growing season. As the annual snowfall can be heavy, the designated snow storage areas are generally clear of plants that could be damaged and crushed by the weight of cleared snow.

The landscaping scheme planting arrangement is finished by site coverage of liberal seeding of native grass and wildflowers.

Sincerely,

Shauna Wizinsky, Project Manager
Weninger Construction & Design Ltd

DESIGN ~ CONSTRUCT ~ DEVELOP

info@weningerconstruction.com

(250)765-6898

Fax(250)765-6078

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



LAYOUT PAGE TABLE	
SHEET	DESCRIPTION
1	Site Plan
2	Lower Floor Plan
3	Main Floor Plan
4	Top Floor Plan
5	Foundation & Roof Plans
6	Elevations
7	Cross Sections
8	Details
9	Electrical Plans
10	Energy Efficiency & Structural Assemblies
11	Landscaping Plan

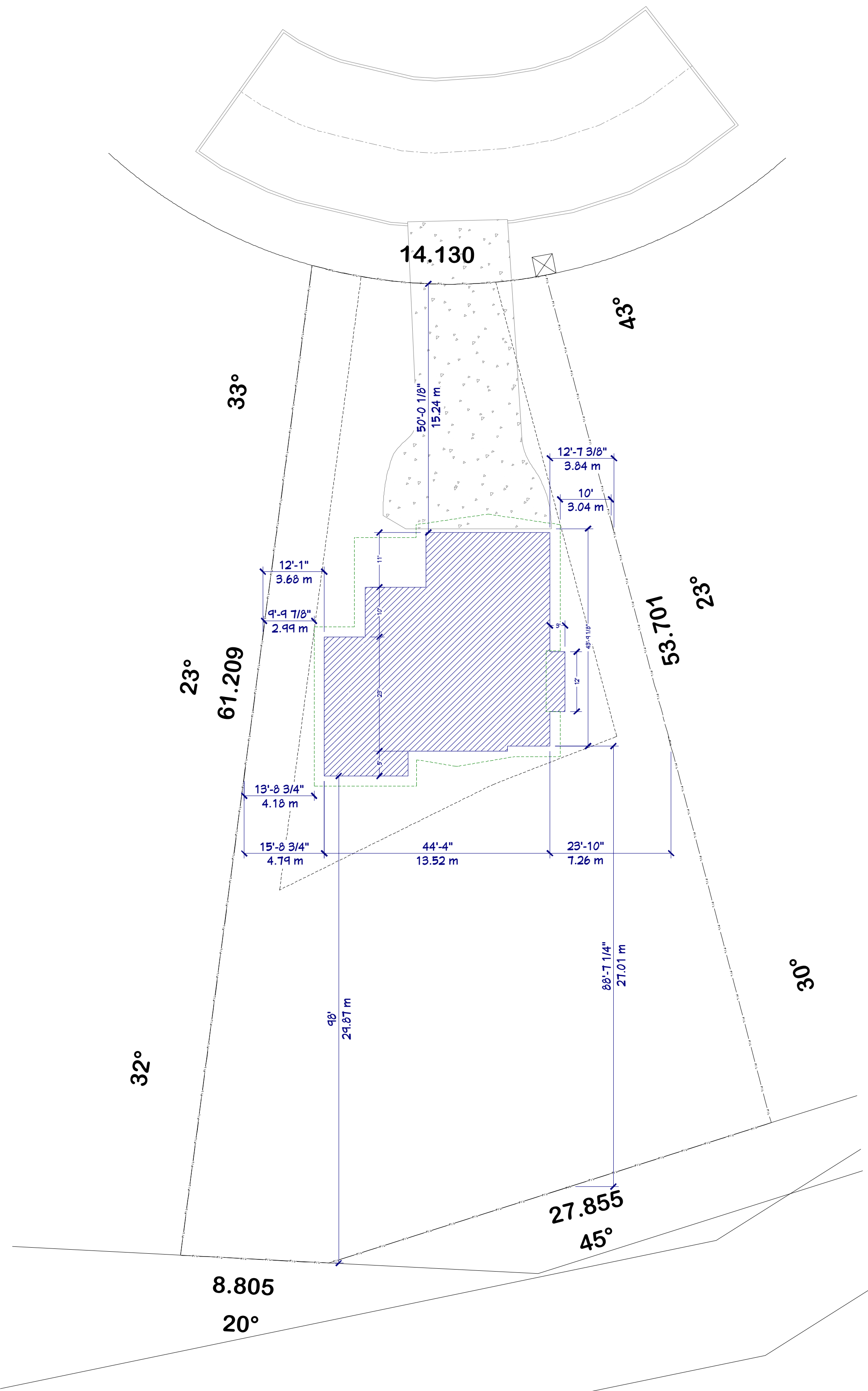
LOT 10, FEATHERTOP

Total Interior Space: 2,722 sq. ft.
Plus
Garage 516 sq. ft.
Exterior Covered 458 sq. ft.

Lower Floor 908sq. ft.
Bootroom, Family Room, Laundry Room, Full Bath, 2
Bedrooms
Covered Hot Tub Deck

Middle Floor 1,051 sq. ft.
Entry, Powder Room, Kitchen with Pantry, Dining,
Living Room
Garage
Covered Exterior Entry
Covered BBQ Deck

Top Floor 763 sq. ft.
Loft Area, 2 Master Bedrooms, 2 Ensuite Bathrooms
Covered Balcony



REVISION TABLE	
NUMBER	DATE
1	MAY 11/19
2	MAY 14/19

505 Feather Top May, Big White, BC	Weninger Construction & Design Ltd. #10-220 NEAVE RD. Kelowna, BC V1V 2L4 Tel: (250) 765-6818 Fax: (250) 765-6078
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NEAL CHALET LOT 10, FEATHERTOP	SITE PLAN & 3-D VIEWS
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WCD WENINGER CONSTRUCTION & DESIGN LTD.	CORANT DESIGN
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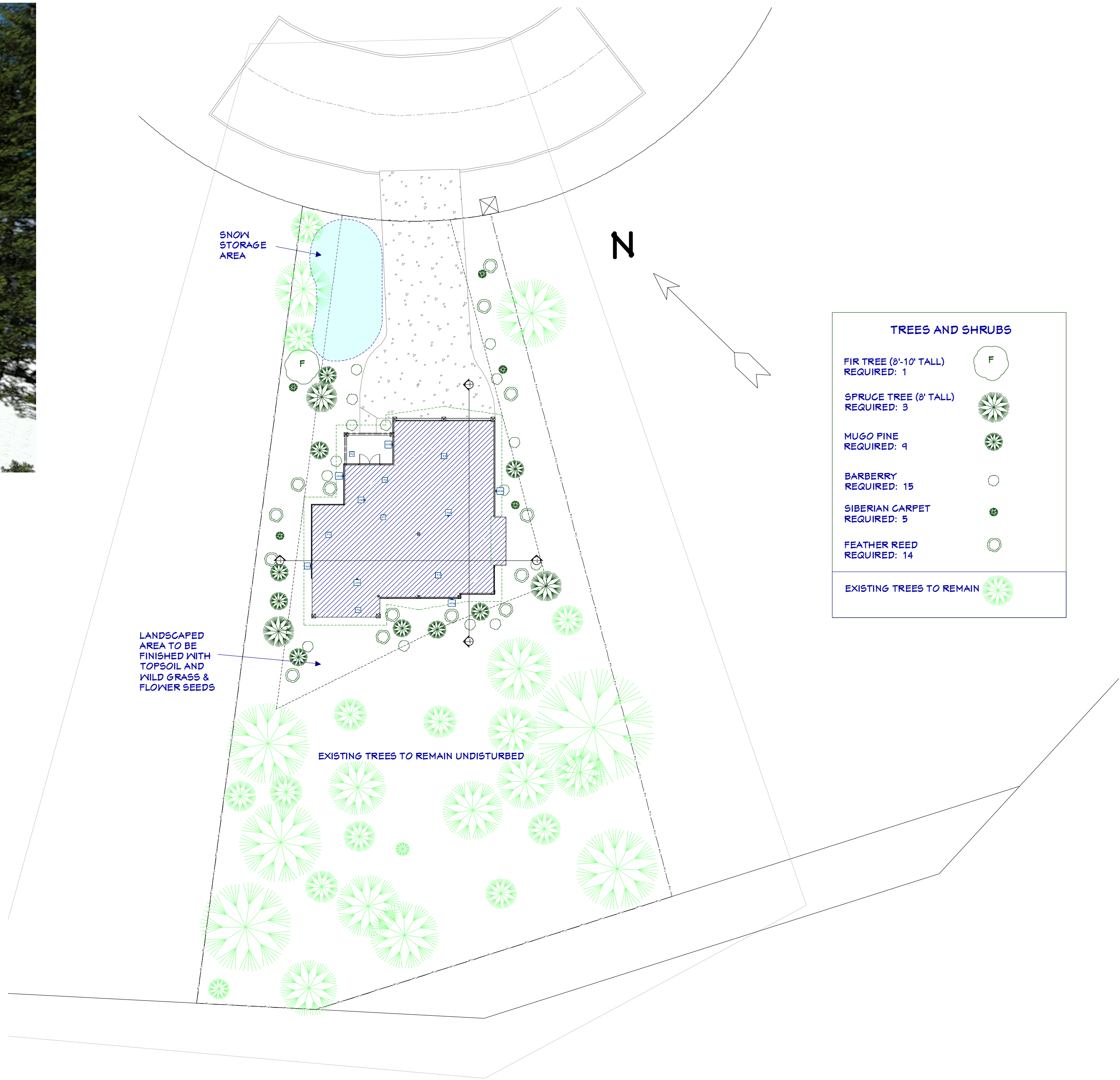
DATE: 5/14/2019

SCALE: 3/4" = 10'

SHEET: A-1

DEVELOPMENT PERMIT ISSUE ONLY - NOT FOR CONSTRUCTION

SITE PLAN



Landscaping Plan

DEVELOPMENT PERMIT ISSUE ONLY - NOT FOR CONSTRUCTION

REVISION TABLE	
NUMBER	DATE
1	MAY 14/19
2	MAY 14/19

505 Feathertop Way, Big White, BC	PROJECT LOCATION
Marlin Weninger Shauna Mizinsky	DRAWN BY
Weninger Construction & Design Ltd. #10-220 NEAVE RD. Kelowna, BC V1V 2L4	PROJECT LOCATION
Tel: (250) 765-6848 Fax: (250) 765-6078	

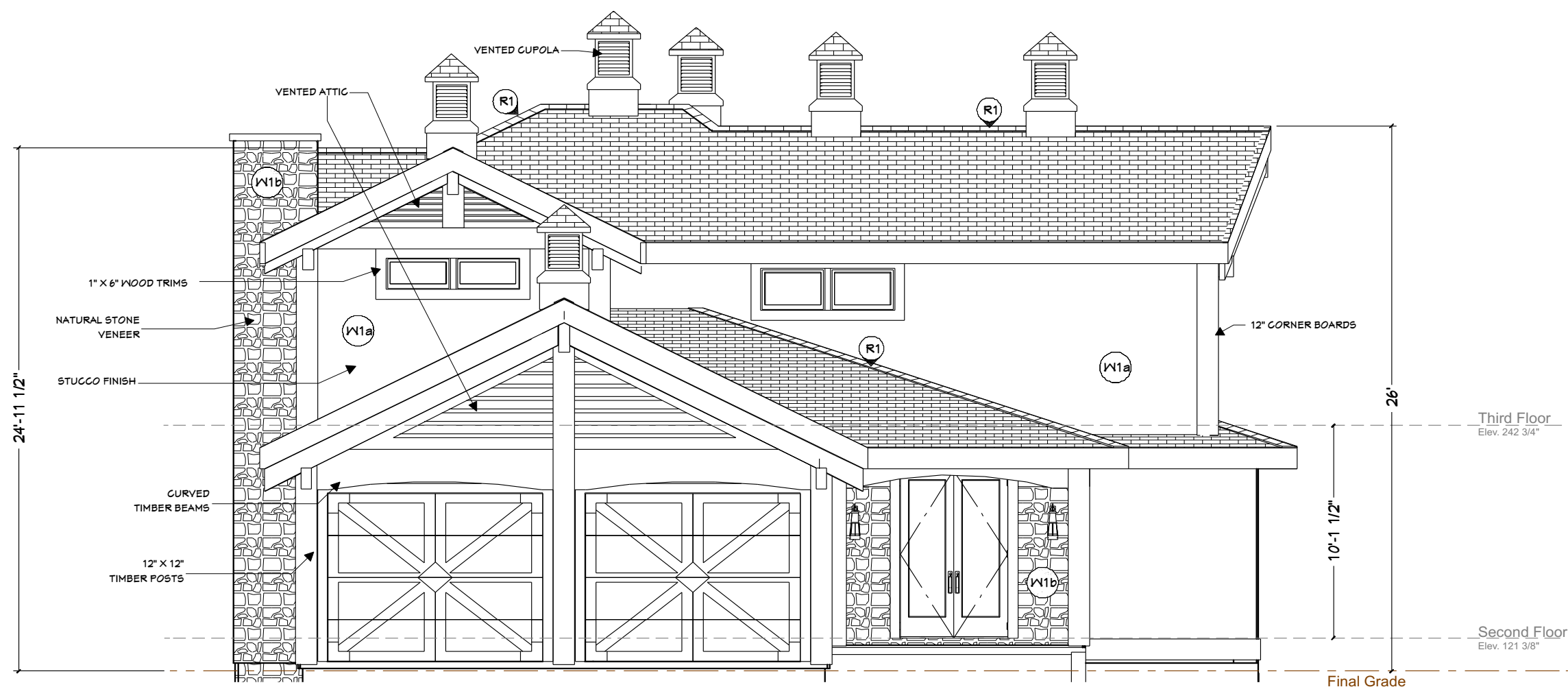
NEAL CHALET LOT 10, FEATHERTOP	PROJECT TITLE
LANDSCAPING PLANS	SHEET TITLE



DATE:
5/14/2019

SCALE:

SHEET:
A-II

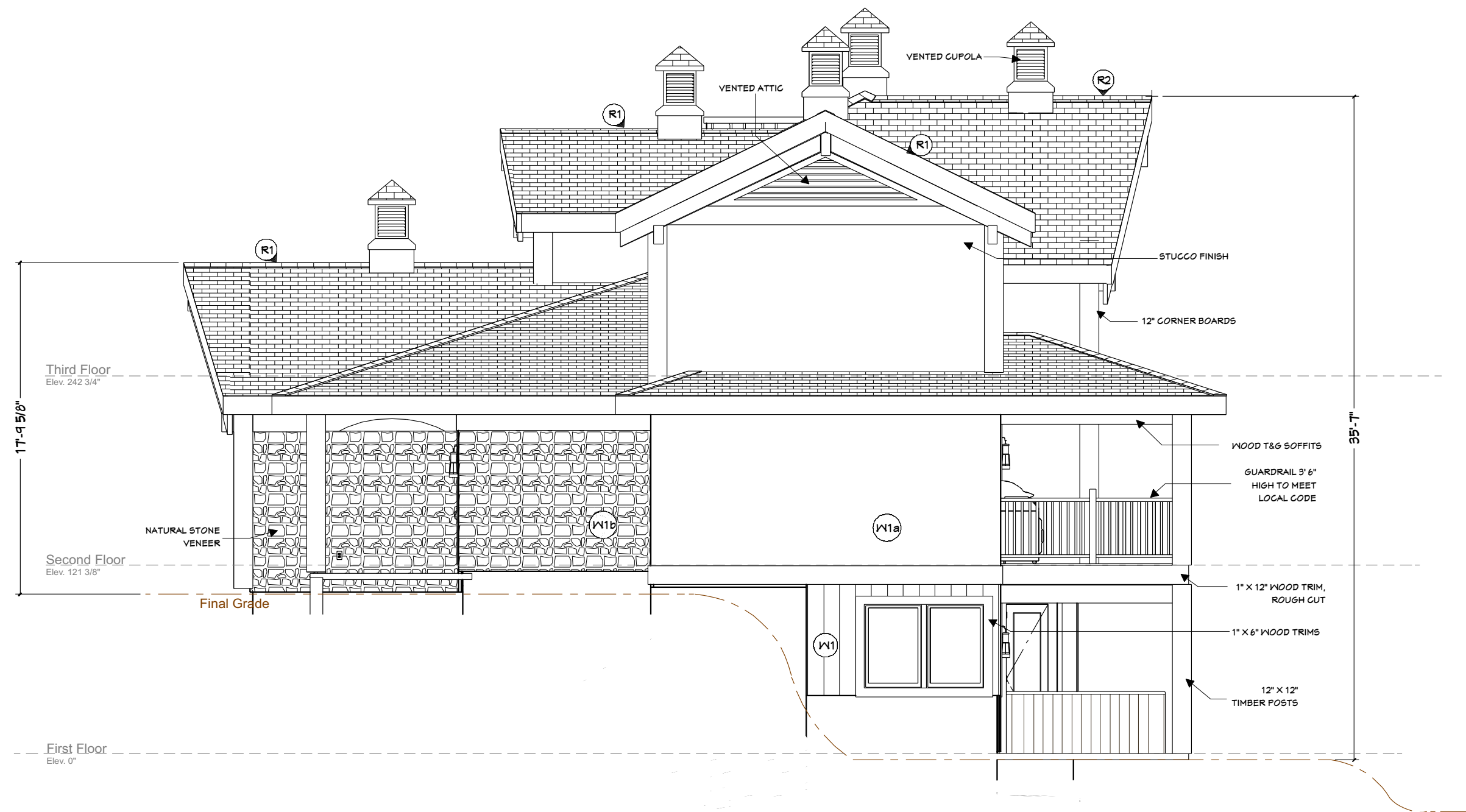


Front Elevation
Avg. Height 26'



Left Side Elevation
Avg. Height 26 '8"

TOTAL AVERAGE HEIGHT ABOVE GRADE:
28' 4" or 8.64m



Right Side Elevation
Avg. Height 26' 4"



Rear Elevation
Avg. Height 34' 11"

DEVELOPMENT PERMIT ISSUE ONLY - NOT FOR CONSTRUCTION

REVISION TABLE	
NUMBER	DATE
1	MAY 11/19
2	MAY 14/19

505 Feathertop May,
Big White, BC
Weninger Construction & Design Ltd.
#10-220 NEAVE RD.
Kelowna, BC V1V 2L4
Tel: (250) 765-6848 Fax: (250) 765-6078

NEAL CHALET
LOT 10, FEATHERTOP
ELEVATIONS



DATE:
5/14/2019
SCALE:
3/16" = 1' 0"
SHEET:
A-6



Regional District of
Kootenay Boundary

Electoral Area Services (EAS) Committee Staff Report

RE:	Development Permit Application – Big White		
Date:	June 13, 2019	File #:	BW-4216-Happy Valley Guest Services - Temp
To:	Chair Worley and members of the EAS Committee		
From:	Liz Moore, Planner		

Issue Introduction

We have received an application for a Development Permit for a proposed Guest Services facility in the Happy Valley parking lot in Big White (see Attachments).

Property Information	
Owner(s):	Big White
Agent	Matt Bakker (Brent Harley and Associates)
Location:	300 Happy Valley Road, Big White
Electoral Area:	Electoral Area 'E'/West Boundary
Legal Description(s):	DL 4216 covered by Crown Lands File #337977
Area:	1.79 hectares
Current Use(s):	Parking lot
Land Use Bylaws	
OCP Bylaw No. 1125	<u>Current:</u> Black Forest Future Growth Area
	<u>Bylaw amendment no. 1716:</u> Day Lodge Commercial
DP Area	<u>Current:</u> NA
	<u>Bylaw amendment no. 1716:</u> - Commercial and Multi Family - Alpine Environmentally Sensitive Reclamation
Zoning Bylaw No. 1166	Recreational Resource 1 (REC 1)
Other	
Waterfront / Floodplain	Unnamed Creek
ALR	NA

History/Background

The subject property has been used as the Happy Valley parking lot. The subject property is located between the Happy Valley Day Lodge, Big White School, and the waste-water treatment facility.

In April 2019, Big White applied for an amendment to the Official Community Plan to change the land use designation from 'Black Forest Future Growth' to 'Day Lodge Commercial'. A public hearing for the bylaw amendment took place on May 29, 2019. The bylaw is scheduled for consideration of final reading at the June 12, 2019 Board meeting. The purpose of the bylaw is to change the land use designation and add the subject lands to development permit areas.

Proposal

The applicant proposes to develop a guest-services and central reservations building. The proposed development is near the southwestern corner of the property, which will be close to the intersection of Big White Road and Happy Valley Road. The placement of the building will require an addition of land to lease no. 337977.

The building is intended to act as an initial point for visitors to check in or book rooms, provide a shuttle for equipment and luggage; sell lift tickets; and offer information and support services to guests. The building will also house Big White administration staff, a call-centre for reservations and public inquiries, and customer relations offices. The applicants propose to use the lower level for storage.

The applicant is applying for the Development Permit prior to the bylaw amendment being approved and enacted in order to try and begin construction this year. We cannot approve a Development Permit prior to the bylaw amendment taking effect. However, we can review the application in accordance with RDKB bylaws and arrange for the permit to be ready for approval at that time.

Under the current meeting schedule, the bylaw amendment could be brought into effect on June 12, 2019, and the Development Permit could be placed on the June 13, 2019 EAS meeting agenda.

Implications

Bylaw Amendment

As of the date this report was written (June 7, 2019), there have been no negative comments received regarding the bylaw amendment application.

The Osoyoos Indian Band has made a request for additional information and an extension to review the proposal. However, they did not give a formal response.

Commercial and Multi Family Development Permit Area

Access:

Vehicle access and parking – vehicles will enter the site from Happy Valley Road approximately 50 metres east of the intersection of Happy Valley Road and Snow Bird

Way. The subject property is designed for two-way traffic. There will be a service road that accesses the back of the building.

The back of the building is at a lower elevation and the service road will be at a 6% slope. There is a hammer head in the back of the building for large vehicles to turn around, and exit the site. This grade would not require any extra maintenance or extra snow removal for winter conditions.

Environmental Services - Solid waste will be stored in a separate building in the service area behind the building. Garbage trucks would have sufficient space to turn around in the service area using the hammer-head style turn around.

Emergency Services - The Big White Fire Department has reviewed the proposal and has no objections. The internal parking lot and service road to the back of the building are large enough for fire trucks to use. A fire hydrant would be installed in the parking lot with the final location determined under consultation with the Big White Fire Department.

Pedestrian access – the majority of visitors would be by tour/shuttle bus or private vehicle. However, a pedestrian/ski path is defined along the south-eastern edge of the parking lot to meet at the intersection of Happy Valley Road.

Form and character:

Design - The building is designed in a 'modern mountain' style, similar to the Black Forest Day Lodge. The building will be mostly stone and glass with wood features on the front side. The sides of the building will have less stone and smaller windows. However, there will be more wood features, and a textured metal siding. The back of the building will have a textured metal siding with no wood accents. Unlike the Black Forest Day Lodge, the proposed building would have a flat roof.

Roof form – The main part of the roof will have a slight inward slope so any melt water is drained without flowing over the sides. The inward slope will be accented by angled soffits at the front of the building to give the roof a slanted appearance.

The slightly angled roof would also limit the risk of damage caused by falling snow. There is also a roof overhang on the front and eastern side of the building to protect customers entering the building and bellhop staff. There is no roof overhang at the back of the building; however the staff entrances would have smaller roofs over the doors for protection of those entrances.

The applicant states that the modern style would not contrast the surrounding area. The subject lands are separated from other buildings more than most areas in the village core which makes the proposed building seem isolated. The earth tones and wood accents of the proposed building would be similar features to surrounding buildings.

Drainage:

The site is sloped and overland drainage is proposed, which would travel south and meet with existing natural watercourses.

Snow Management:

Snow storage is proposed around the parking lot and on the south side of the building. The flat roof is intended to hold all snow that accumulates on the building stay on the roof. A drain will be installed at the centre of the roof for melting water. There are also additional overhangs over public and staff entrances.

Alpine Environmentally Sensitive Reclamation Permit Area

Most of the site is currently used as overflow parking and very little vegetation would need to be removed for construction. Disturbed areas and embankments would be covered in a native grass and flower mix. Sloped areas would be covered with rock or seeded with a grass/wildflower mix.

Zoning Bylaw**Permitted Uses:**

The proposed development is intended for commercial activity related to the operation of a ski hill thereby meeting the definition of "Ski-Lodge" in the RDKB Zoning Bylaw.

Parking and loading:

The zoning bylaw requires a dust free surface for any parking lot with 10 or more spaces. We also require a durable dust free surface for off-street loading. The applicants propose to use gravel for the parking and service road surfaces. Water treatment would be used as dust suppressant as required.

The proposed development would require 30 spaces. The applicant has proposed 31 regular parking spaces in the front of the building. Two of these spaces would be disabled parking spaces. Disabled parking spaces are a requirement of the Building Bylaw. However, the zoning bylaw does not differentiate regular or disabled parking spaces for parking requirements.

Advisory Planning Commission (APC)

The Big White APC supported this application at their June 4, 2019 meeting.

Recommendation

That the staff report regarding the Development Permit application submitted by Matt Bakker, of Brent Harley and Associates, on behalf of Big White Ski Resort, to construct a guest-services and central reservations building in the Commercial and Multiple Family Development Permit area on the parcel legally described as DL 4216, SDYD, Big White, Electoral Area 'E'/West Boundary, be received.

Attachments:

Site Location Map

Applicant Submission

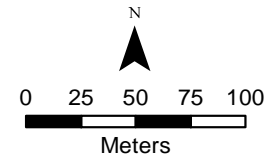


Regional District of
Kootenay Boundary

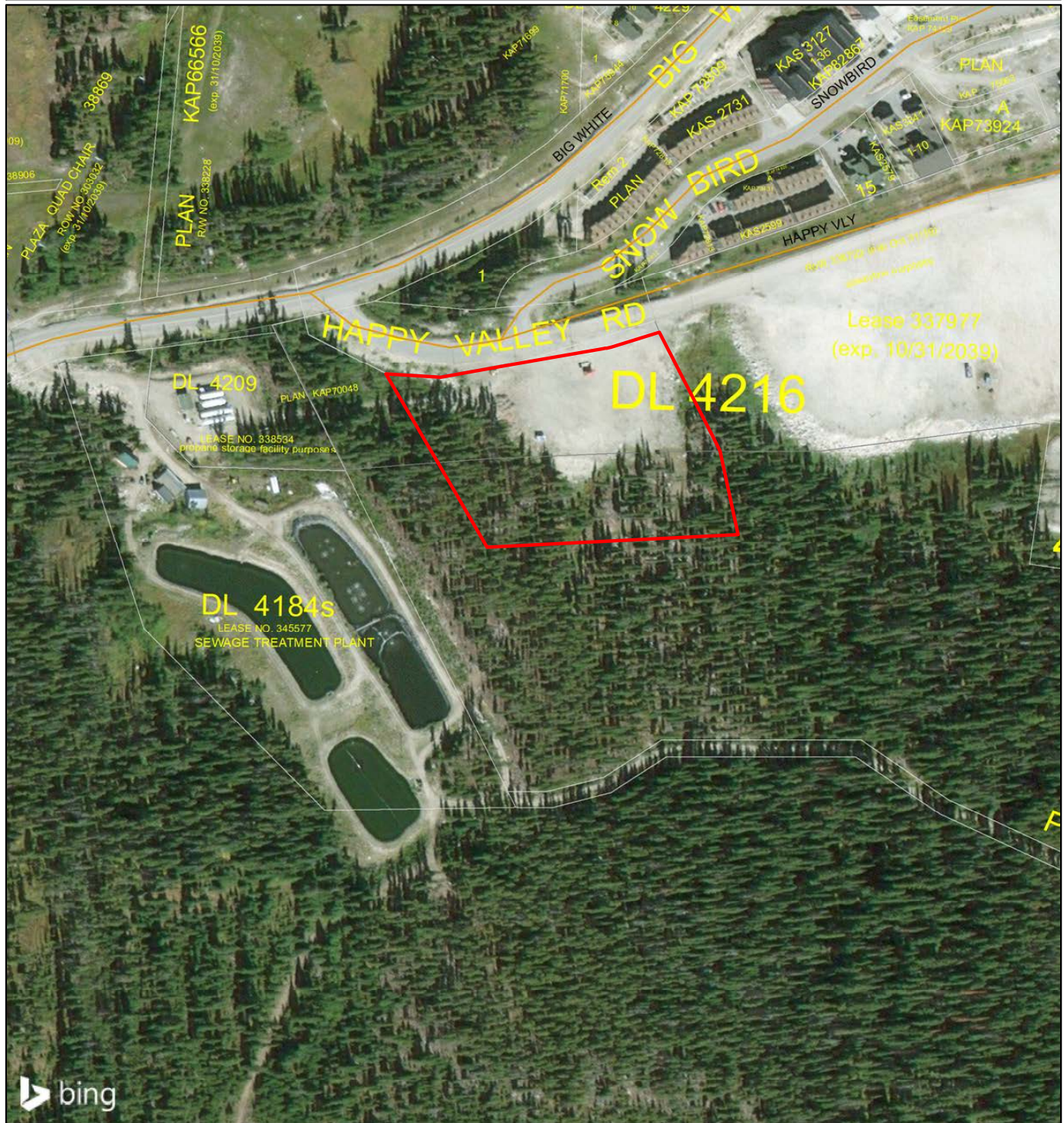
Date: 2019-05-22

Site Location Map

Big White Central Reservations



1:3,000



Document Path: \\fs1.ad03.rdkb.local\planning\PD\EA_'E'_Big_White\BW-4216-Happy Valley Guest Services Bldg\2019-April OCP Amend\Draft Bylaw\Mapping\2019-04-17_SchX_Bylaw1716.mxd



Big White Ski Resort Happy Valley Secondary Plan Development Permit Application May 31, 2019

1. Introduction

On behalf of Big White Ski Resort Ltd., Brent Harley and Associates Inc. (BHA) is pleased to submit this Development Permit Application in support of the Central Reservations Building (Guest Services) envisioned in the Happy Valley Secondary Plan. The intent of this application is to address all the requirements for development permits detailed in the Big White Official Community Plan. It is supported by a Site Plan and Building Design created by Hugh J Bitz Architect, and a drainage plan created by D.C. Ponto and Associates Ltd. These documents can be found in the appendix.

2. Building Form

The site and building design for the Central Reservations Building was completed by Hugh J Bitz Architect. The Building will be two storeys above a basement level. The 'front end' of the main floor will function as a space to receive and check-in guests. An adjacent lounge area will allow guest to rest prior to departure or while waiting for their accommodations. No food or drink will be provided in this space. The 'back end' of the main floor will provide spaces for support staff. A second entrance and loading area is planned for the east side of the building. This entrance will be dedicated for use by bellhops and support staff.

The upper floor will provide space for a reservations call centre as well as offices for Big Whites' owner relations staff. The street address (House Number) will be prominently displayed on the front, north facing outside wall of the Central Reservations Building, clearly visible to guests and staff from Happy Valley Road.

The basement floor will provide service and storage space for building maintenance activities in the broader Big White base area. Service vehicles will be able to directly access this floor from a driveway that extends around the east of the building to its southwest corner. The grade for this driveway will be in the range of 6%-7%. The service driveway will also serve to provide access to the bellman's luggage storage on the main floor. The yard area at the basement level will be used for vehicle staging/maneuvering and will provide access to waste and recycling bins. These bins will be within a covered enclosure to screen them and protect from the elements (e.g. rain and snow). A bullnose extension to the south will facilitate turnaround of large vehicles, such as garbage and fire trucks.

The generous cover of the porte cochere roof is a prominent feature in the design that provides shelter and signals arrival. A 'tower' element adds visual interest as a vertical counter point to the linearity of the porte cochere. This tower will house mechanical equipment and provides an opportunity for signage. The sloping cedar soffit of the porte cochere gives the appearance of a sloping roof. When seen in profile, this roof has a sculpted, dynamic form reminiscent of a wing or the aerodynamic shapes of ski racers. Despite the appearance, the building's roof will be structurally 'flat' to address issues related to roof failures (leaking) and snow shedding. The flat roof design avoids concentrating snow in valleys - which has proven to invite leaks by the plastic



expanse of ice and damming of the melt - and retains snow to avoid shedding and possible injuries/damage that may result. Snowmelt and rain will be directed to drains at the center of the roof, mitigating ice buildup at the building periphery.

The exterior finish of the proposed Central Reservations Building will be of a form and character considered 'mountain modern'. The material palette of green hued window wall glazing, stone, and cedar soffits & detailing shares a design language similar to that used on the Black Forest Day Lodge. The building will feature large window walls on the buildings' northern and eastern faces that enable panoramic views of Big White Mountain and Happy Valley, respectively. Stone will be featured extensively on the exterior walls of the 'public' face of the building. The stone will be complimented by the generous expanse of the cedar soffit of the porte cochere. A vertically ribbed metal siding with hidden fasteners will be used more extensively on non- public faces of the building (i.e. the sides and back of the building). This siding is chosen due to its durability and because its' unique profile does not read as 'cheap or industrial'. This siding compliments the other vertical elements of the window wall mullions and the vertical banding of the punched windows with wood detailing. The dominant horizontality of the building is contrasted by these vertical elements, adding detail and visual interest to the architecture

3. Building Access

Vehicle access to the proposed Central Reservations Building will be from Happy Valley Road, with the entrance approximately 46 m east of Snow Bird Way. The primary mode of arrival at the Central Reservations Building will be by private transit (e.g. buses, transporter vans, and taxis) and cars. Guests arriving by private transit will make use of a circular driveway and embark/disembark under a large covered area (porte cochere) at the front of the building (northern face), making the transition from vehicle to building easy and comfortable. Guests and staff arriving by car will also have the option to park temporarily in a parking lot located just north of the main building entrance.

A secondary entrance is planned for the eastern facing wall of the Central Reservations Building. This entrance - covered by the cantilevered roof on the building eastern facade - will be dedicated to use by bellhops and support staff for loading/ unloading of luggage.

The surfaces of the parking area, secondary entrance, and access roads will be gravel and maintained as dust free surfaces. A dust suppression program utilizing a water-based dust suppression system and regular grading will keep the parking and access routes dust free.

Due to the purpose and services offered at the proposed Central Reservations Building, pedestrian access and egress to other parts of Big White Ski Resort are not anticipated. However, to accommodate pedestrian access, a snow path will be maintained from the building's principal entrance to an existing snow path on the north side of Happy Valley Access Road.



4. Drainage Plan

The drainage plan for the proposed Central Reservations Building was prepared by D.C. Ponto and Associates Ltd. As designed, for minor (10-year events) the onsite storm water works will consist of a catch basin collection and drywell ground recharge complete with a closed conduit conveyance system to outfall to the natural drainage course adjacent to the site. For major events, the storm water overland flow will be contained and directed via the access road and parking lot corridor to the natural drainage courses. All storm works will be designed and constructed using good engineering principles and practices.

Any surficial storm water entering this site will be directed around the buildings to the storm water drainage system within the access road. Overland major event routes will be established via the road and parking lot system to outfall to the natural drainage course adjacent to the site.

Given the average terrain steepness of the site and its relatively close proximity to the drainage watercourse, we submit that the control of the storm water for this site will be managed without difficulty and with no adverse effect on adjacent properties.

5. Snow Management Plan

Hugh J Bitz Architect developed the Snow Management Plan. The access driveway and parking lot will be cleared by Big White Ski Resort to maintain continuous vehicle access. Areas around each building will be groomed and cleared as required to maintain pedestrian and skier 'snow path' access to the building entrances and exits. Removed snow will be stockpiled on areas adjacent to the parking areas and access road on lands that are already cleared or on reclaimed disturbed lands (see below).

As designed, the building roof will be flat and, as such, the snow mass will be accumulated and retained rather than shed. The roof will be sloped to drain to the center, mitigating ice buildup/damming at the building periphery. The primary building entrance will be covered by the porte cochere and the bellhop entrance will be protected by the roof canopy. Small shed roofs will cover Service entrances at the rear of the building. Combined, these measures will protect people and property in a reasonable manner from the risk of snow shedding.

6. Landscape Retention and Reclamation

The site proposed for the Central Reservations Building currently serves as a parking lot and is level and clear of vegetation. The sloped area between this parking lot and the existing tree line is stabilized by blasted rock and boulders. Native grasses grow between these rocks.

The proposed site will remain clear and level as found. All sloped areas that are disturbed by the building will be reclaimed and stabilized by the replacement of blast rock and planted with a grass mix supplied by Quality Seeds. This mix has been used successfully at Big White on a variety of terrain.

All construction debris will be removed from the site for proper disposal.

Risk of wildfire has been mitigated by past efforts of the Province. The forested areas surrounding the proposed site received fuel reduction treatments wherein woody debris on the ground, dead branches, and other potential fuel sources were removed.



7. Visual Impact

The building is situated at the southern extent of Big White Village, with the closest development located along Snow Bird Way some 300 feet north across Happy Valley Road. Big White Community School lies approximately 1,000 feet due east, screened from the proposed building by forest, while the Happy Valley Day Lodge is approximately 1,300 feet east northeast, beyond the existing parking area.

Due to the distance from the surrounding developments and the position of the building relative to Happy Valley Road, the primary vantage point, the building will be viewed in isolation. The need to integrate the design by decorative articulation (i.e. to appear with a 'village' context) is not considered a critical feature. However, as noted above, the building's form and character will be 'mountain modern', adopting the material palette (e.g. stone, cedar) of the existing Black Forest Day Lodge, and well-aligned with the existing and emergent architectural style at Big White.

Beyond the Central Reservations building itself, the existing vegetation surrounding the building will be retained to the greatest extent possible, with forested areas serving as a visual screen between the proposed building and neighbouring areas. As noted in Section 6, all impacted lands will be reclaimed, and disturbed soils replanted with a seed mix well-proven at Big White.

The building has also been designed to screen the waste and recycling areas from guest view. These service features have been located around the back of the building in the service yard, out of the view of guests, and covered by a shed roof.



8. Appendix

AERIAL REFERENCE PLAN



LEGEND

- THE ACCESS DRIVEWAY, PARKING LOT, SERVICE ACCESS & SERVICE LOT WILL BE CLEARED BY BIG WHITE SKI RESORT TO MAINTAIN CONTINUOUS VEHICLE ACCESS. REMOVED SNOW WILL BE STOCKPILED ON THE SITE IN AREAS ADJACENT TO THE CLEARINGS AS SHOWN.
- A GROOMED SNOW PATH WILL ALLOW PEDESTRIAN /SKIER ACCESS TO PRINCIPAL BUILDING ENTRANCE. THIS SNOW PATH WILL CONNECT WITH AN EXISTING SNOW PATH NORTH OF THE HAPPY VALLEY ACCESS ROAD.
- EXISTING TREE LINE
- THE SITE CURRENTLY SERVES AS A PARKING LOT AND IS LEVEL AND CLEAR OF VEGETATION. THE SLOPED AREA BETWEEN THIS PARKING LOT AND THE EXISTING TREE LINE IS STABILIZED BY BLASTED ROCK AND BOULDERS. NATIVE GRASSES GROW BETWEEN THESE ROCKS. THE PROPOSED SITE WILL REMAIN CLEAR AND LEVEL AS FOUND. SLOPED AREAS THAT ARE DISTURBED BY THE BUILDING WILL BE STABILIZED BY THE PLACEMENT OF BLAST ROCK AND PLANTED WITH A GRASS MIX SUPPLIED BY QUALITY SEEDS. THIS MIX HAS BEEN USED SUCCESSFULLY AT BIG WHITE ON A VARIETY OF TERRAIN.

PROJECT INFORMATION

PROJECT TYPE	=NEW CONSTRUCTION		
PROPOSED OCCUPANCY	= F3 (storage + workshop) = D (office) = D (office)		
PROPOSED USE	=Central Reservations & supporting functions		
CURRENT ZONE	=REC1		
PROPOSED ZONE	=REC1		
SUBJECT PROPERTY AREA	= 7.9ha + 0.77ha = 8.67ha		
BUILDING	BUILDING AREAS	FLOOR AREA	PARKING
STORAGE AREAS + SHOP	632 sm	632 /60 = 10.53	
MAIN FLOOR	632 sm	632 /60 = 10.53	
UPPER FLOOR	520 sm	520/ 60 = 8.67	
GROSS	632 sm	1784 sm	30 spaces
SITE COVERAGE (BLDG) =632/86700 = 0.0073 (.73%)			
FLOOR AREA RATIO = 1784/86700 = 0.021 (2.1%)			
PARKING- 21 spaces required, 23 spaces proposed			



hugh j bitz architect



BIG WHITE SKI RESORT LTD.
PROPOSED CENTRAL RESERVATION BUILDING
Civic Address
300 HAPPY VALLEY ROAD

Job Title

Sheet Title

DEVELOPMENT PERMIT
PROPOSED SITE PLAN

Drawn HJB
Checked HJB
Job No.

Date 03.11.19
Scale AS NOTED
Addendum # -

Sheet

A1.0

Revision: DP Rev 05.30.19



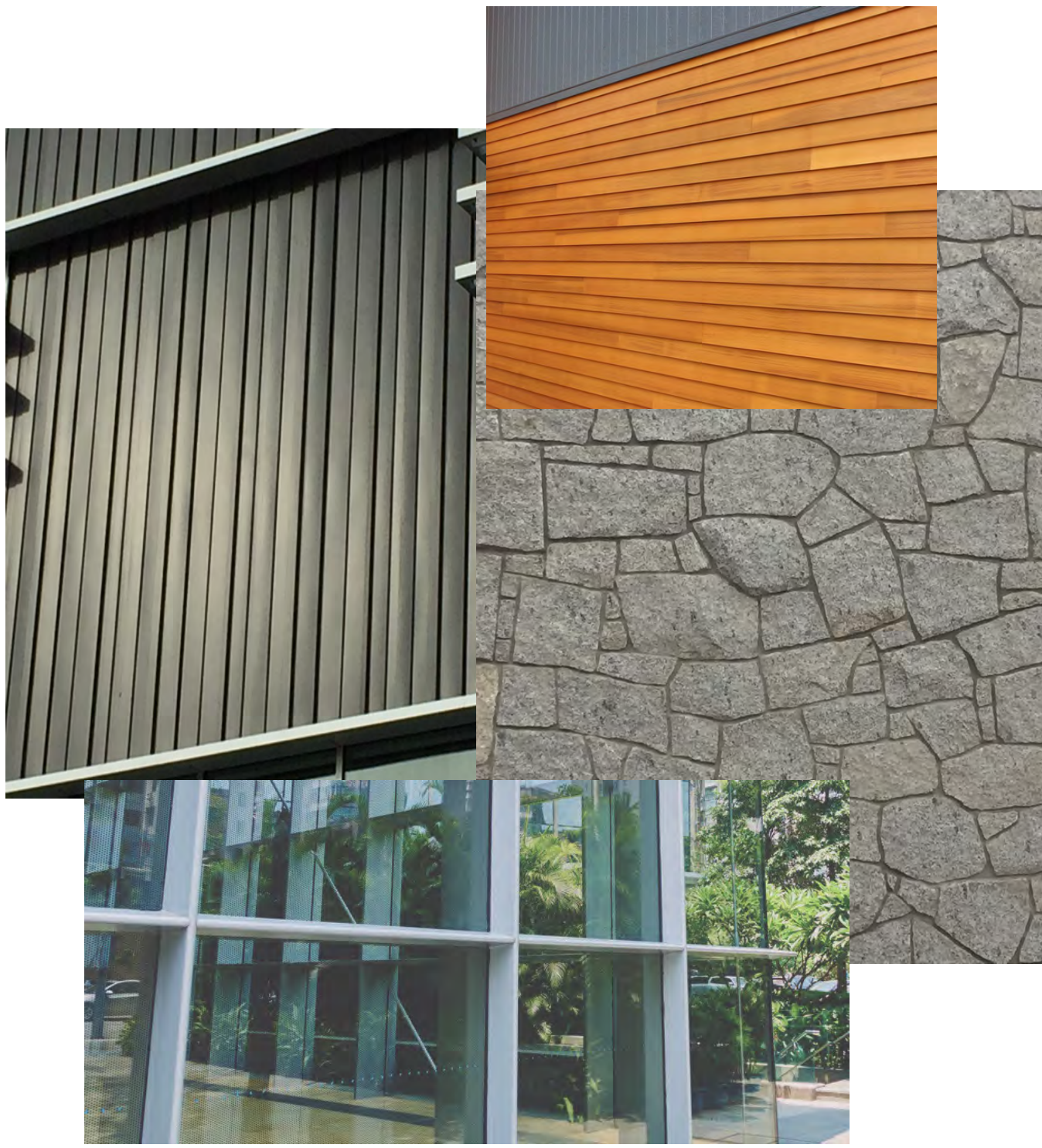
NORTH 'ELEVATION' - THE FRONT OR PRIMARY PUBLIC FACE OF THE BUILDING



EAST 'ELEVATION' - THE SIDE OR SECONDARY PUBLIC FACE OF THE BUILDING



SOUTH AND WEST 'ELEVATIONS' - THE BACK FACE OF THE BUILDING



PROPOSED MATERIAL PALATTE

- Stone
- Cedar Siding with clear amber finish
- Verticle Profiled Metal Sding - Warm dark grey color
- Alluminum Window Systems with green huesd glazing



NORTH AND WEST 'ELEVATION' - THE SIDE OR SECONDARY PUBLIC FACE OF THE BUILDING



BIG WHITE SKI RESORT LTD.
PROPOSED CENTRAL RESERVATION BUILDING
Civic Address
300 HAPPY VALLEY ROAD

Job Title

Sheet Title

DEVELOPMENT PERMIT
BUILDING DESIGN

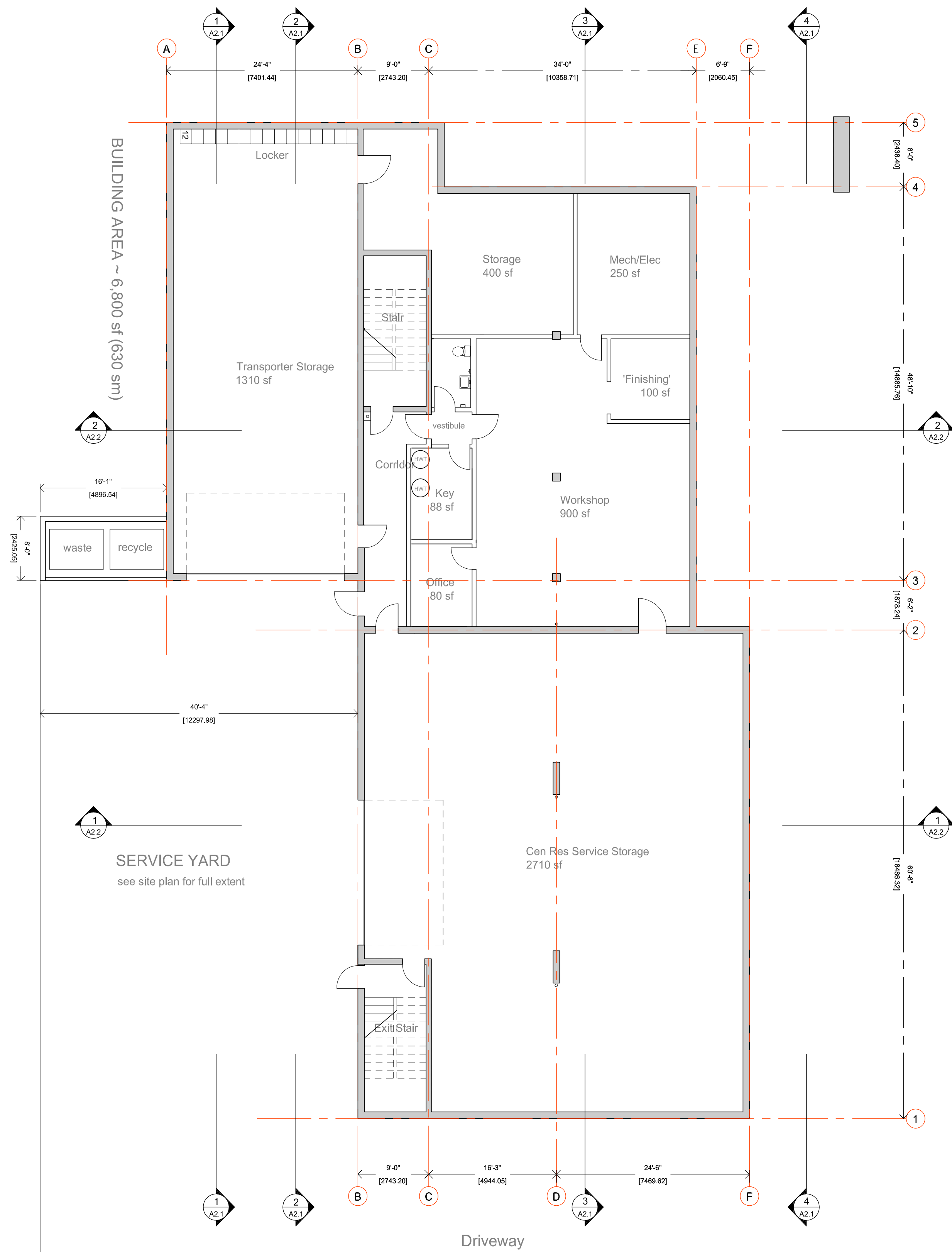
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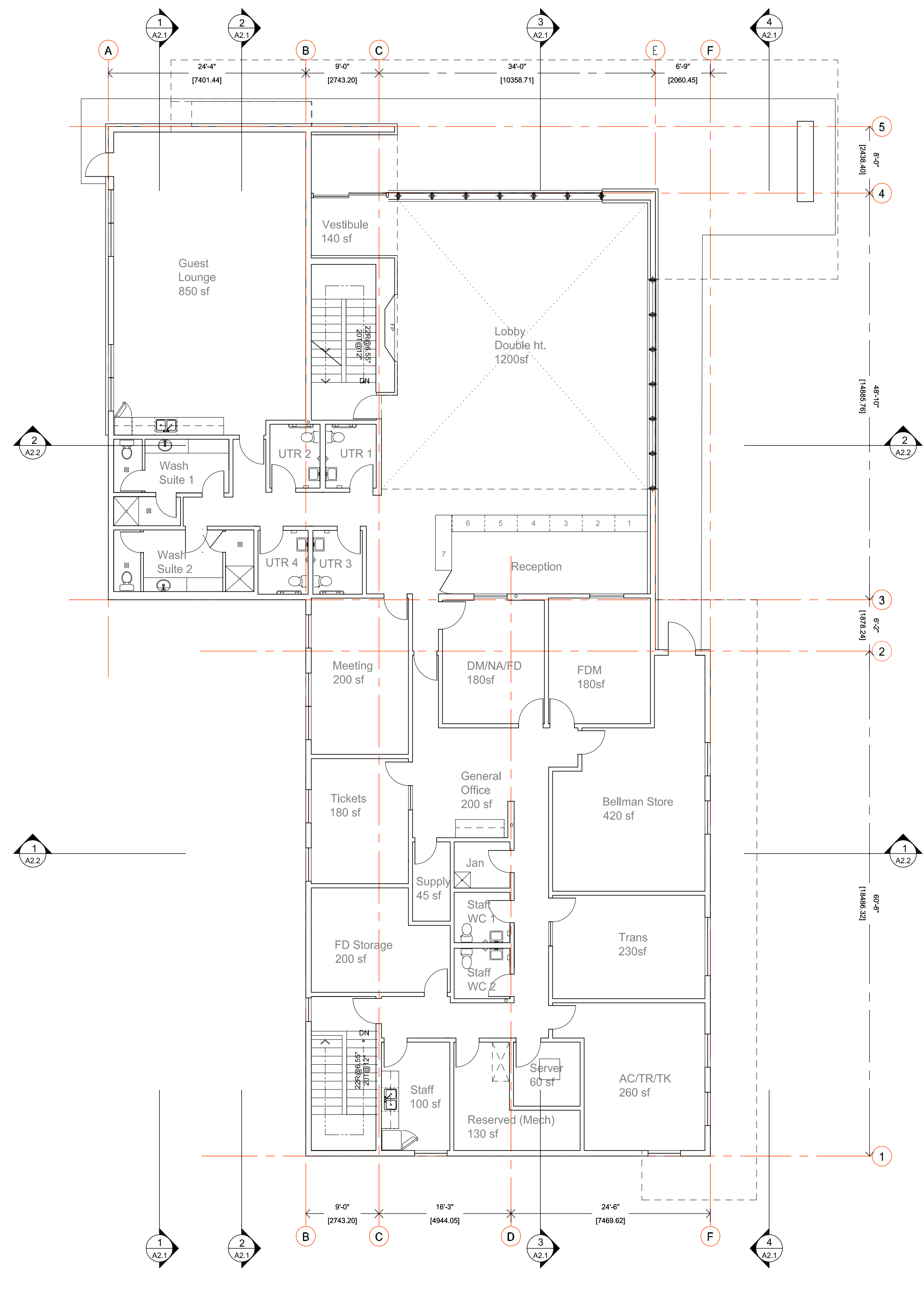
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Revision: DP Rev 05.30.19



1 BSMT FLOOR PLAN



2 MAIN FLOOR PLAN



hugh | bitz | architect

BIG WHITE SKI RESORT
NEW CENTRAL RESERVATIONS BUILDING
XYZ HAPPY VALLEY ROAD

Job Title

Sheet Title

FLOOR PLANS

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Checked HJB
Job No.

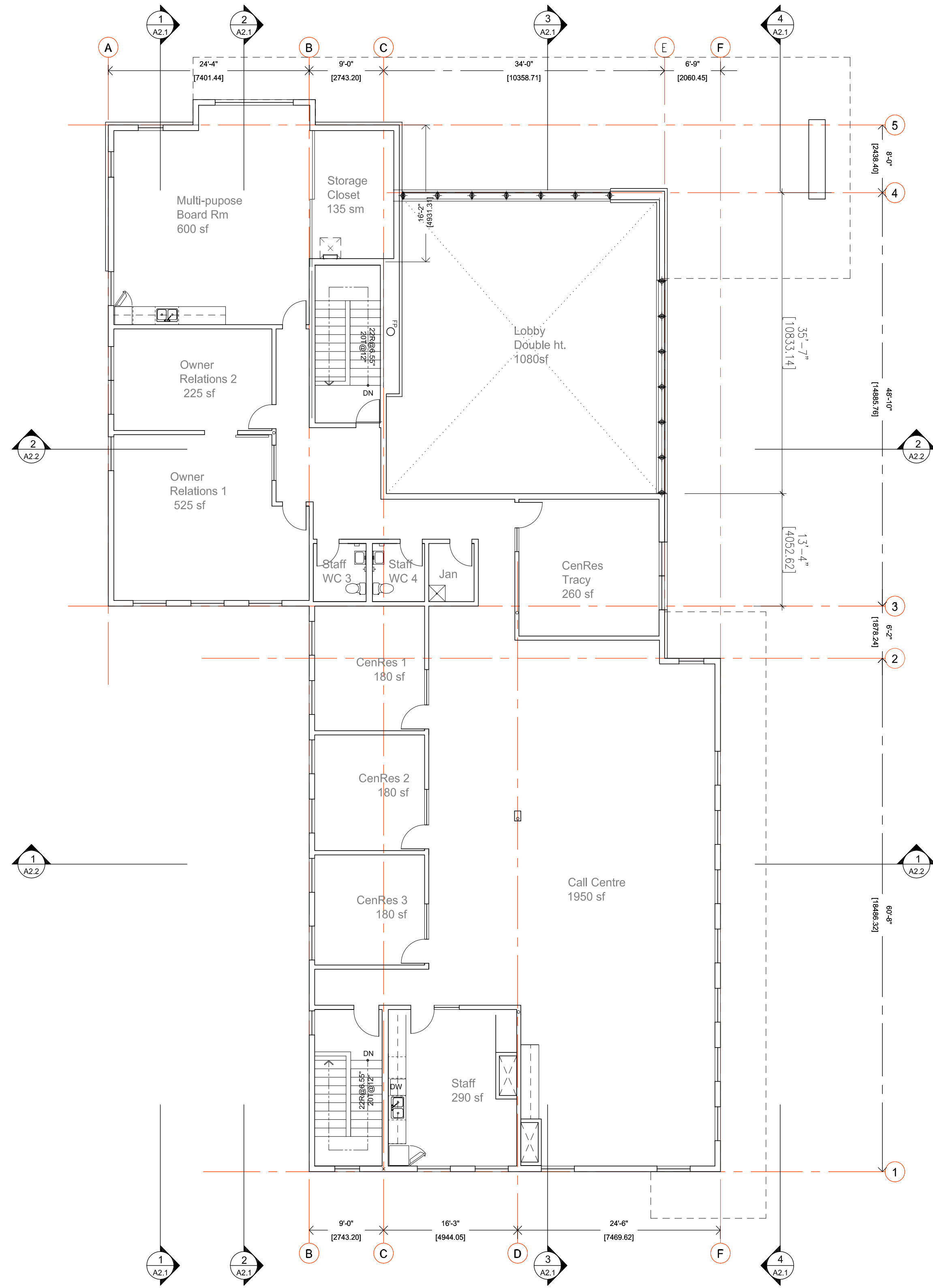
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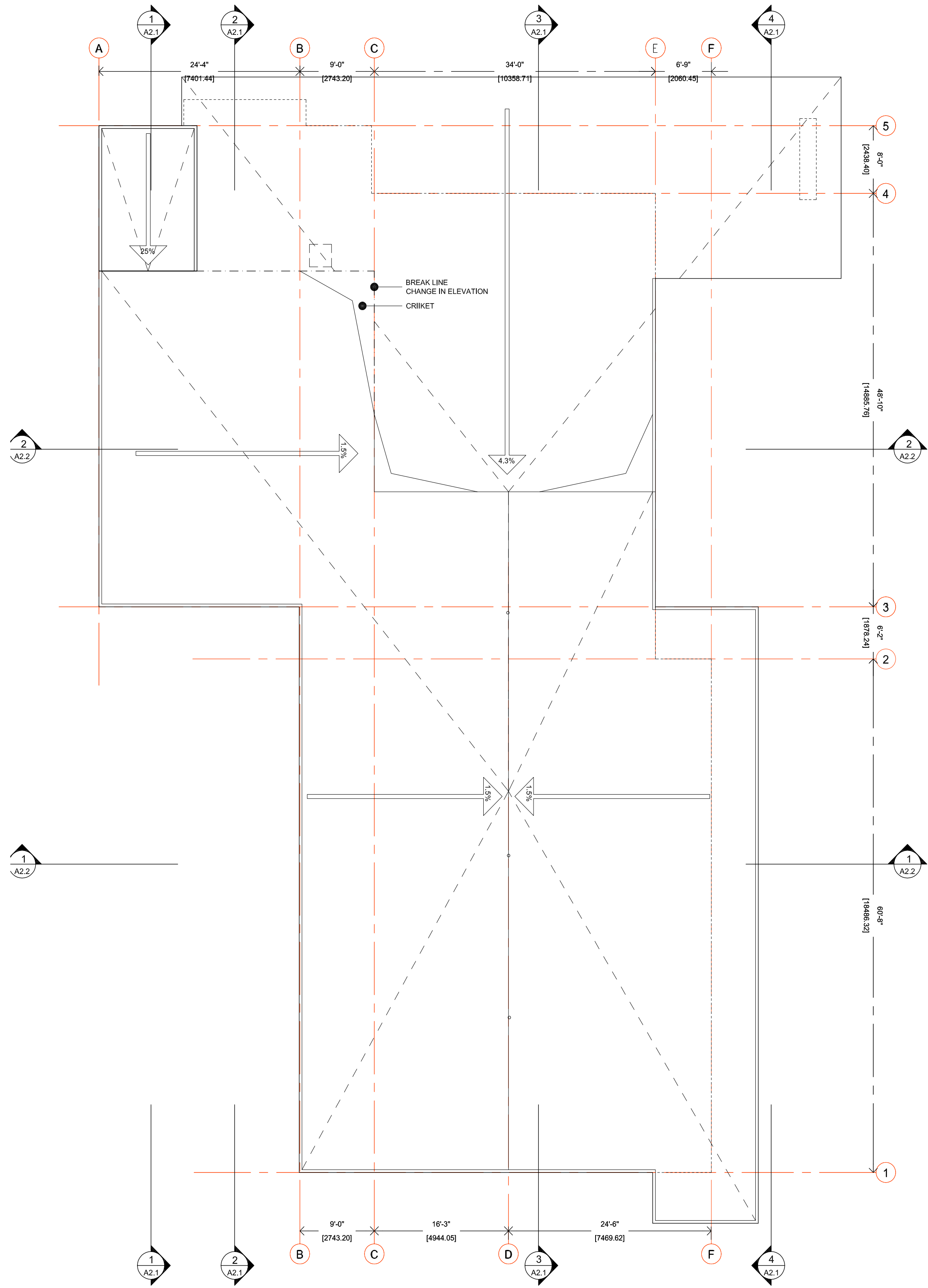
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Revision:
DP supplemental 05.23.19





1 UPPER FLOOR PLAN
1/8" = 12"



2 ROOF PLAN
1/8" = 12"



hugh | bitz architect

BIG WHITE SKI RESORT
NEW CENTRAL RESERVATIONS BUILDING
XYZ HAPPY VALLEY ROAD

Job Title

Sheet Title

FLOOR PLANS

Drawn **HJB**
Checked **HJB**
Job No.

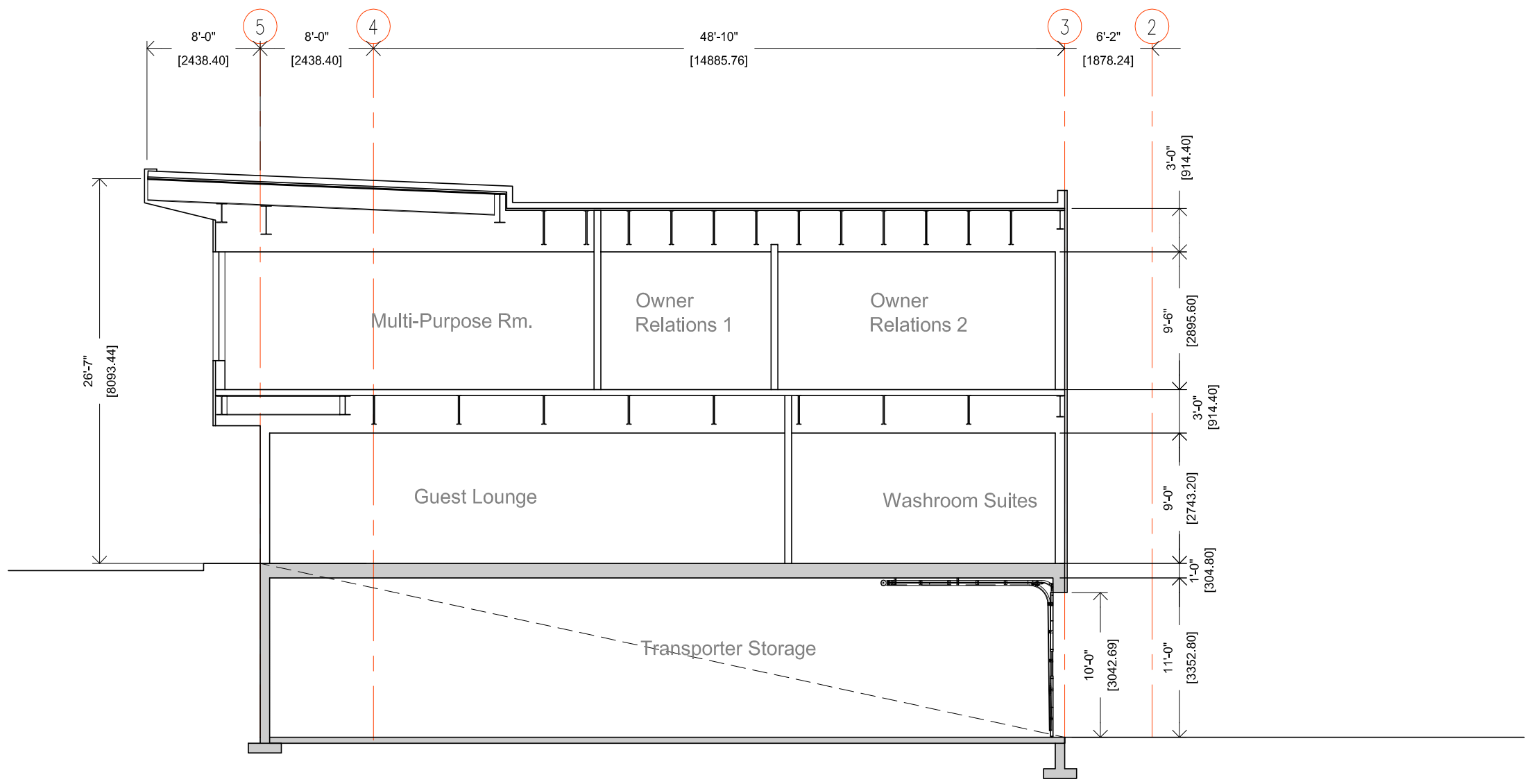
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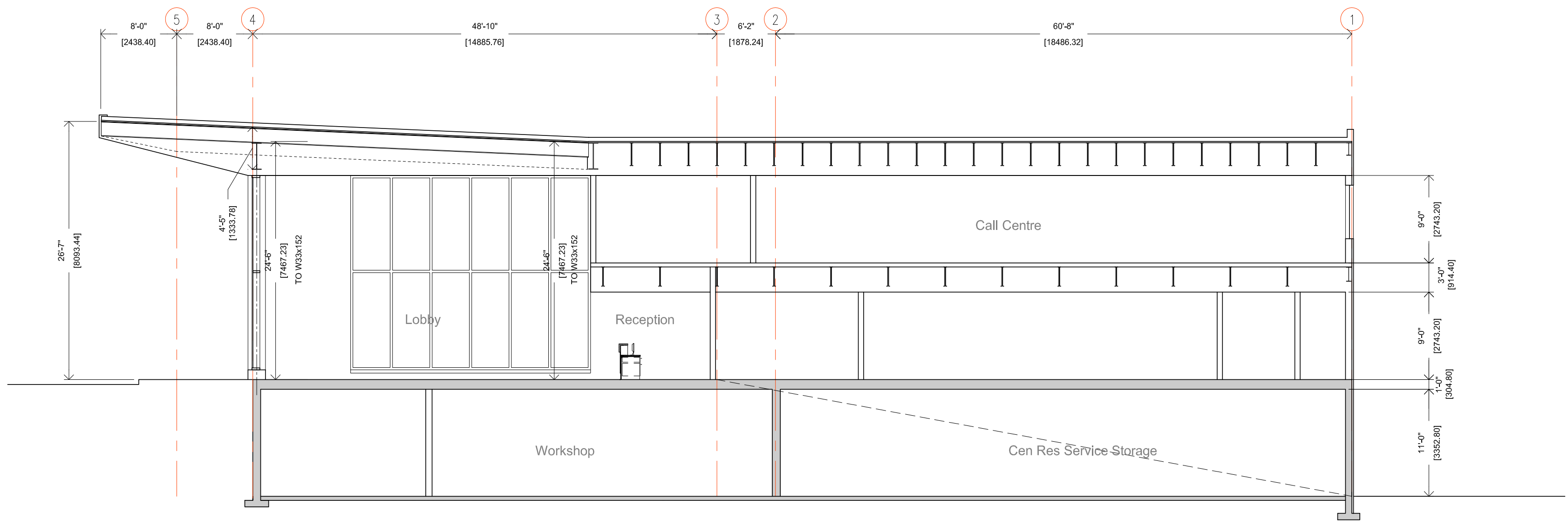
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Revision:
DP Supplemental 05.23.19

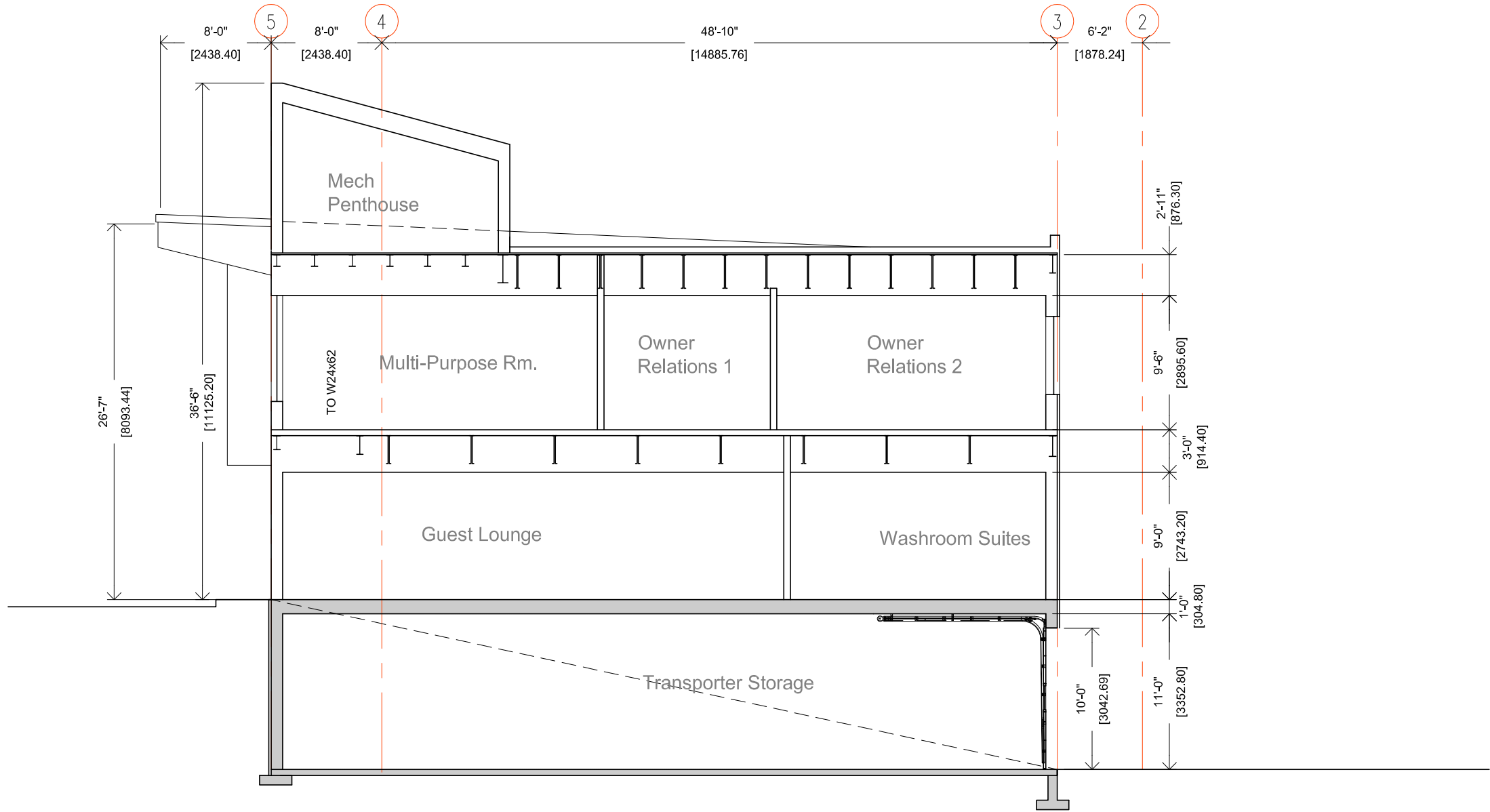




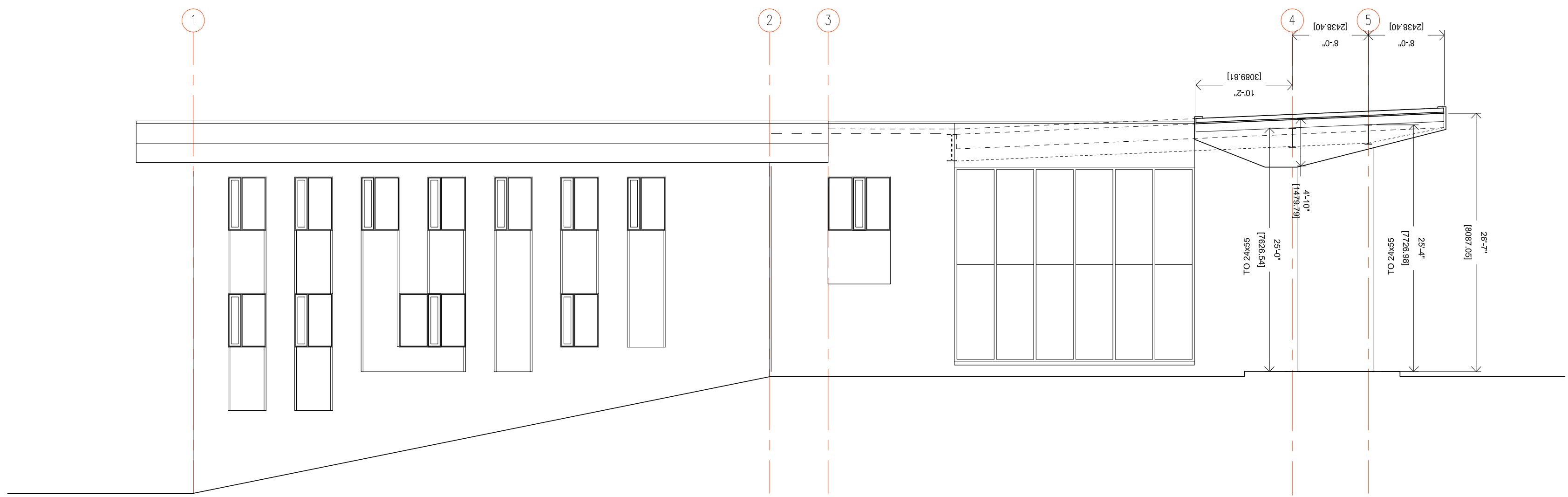
2 BUILDING SECTION
1/8" = 12"



3 BUILDING SECTION
1/8" = 12"



1 BUILDING SECTION
1/8" = 12"



4 BUILDING SECTION
1/8" = 12"



BIG WHITE SKI RESORT
NEW CENTRAL RESERVATIONS BUILDING
XYZ HAPPY VALLEY ROAD

Job Title

Sheet Title

BUILDING SECTIONS

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Job No.

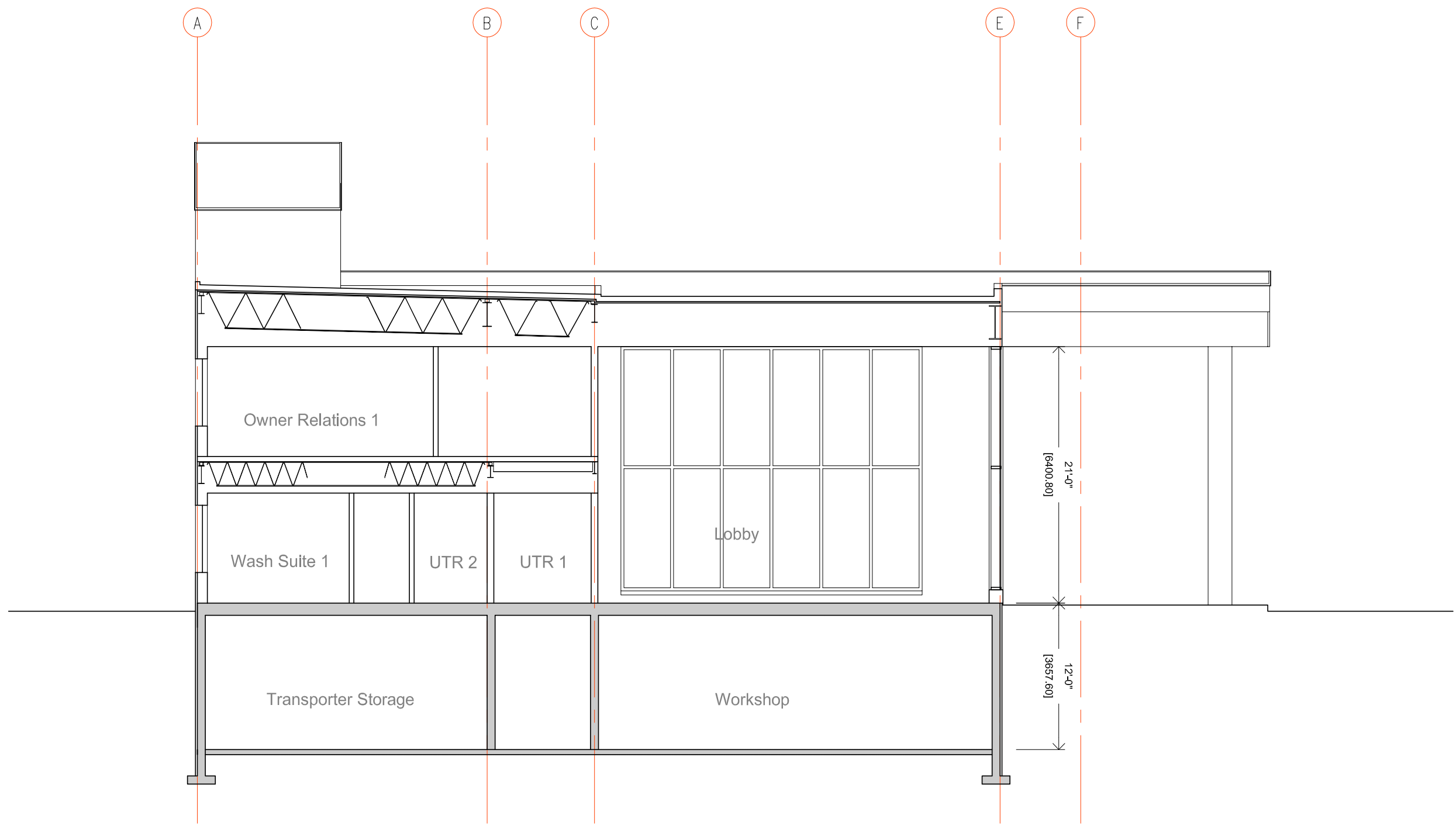
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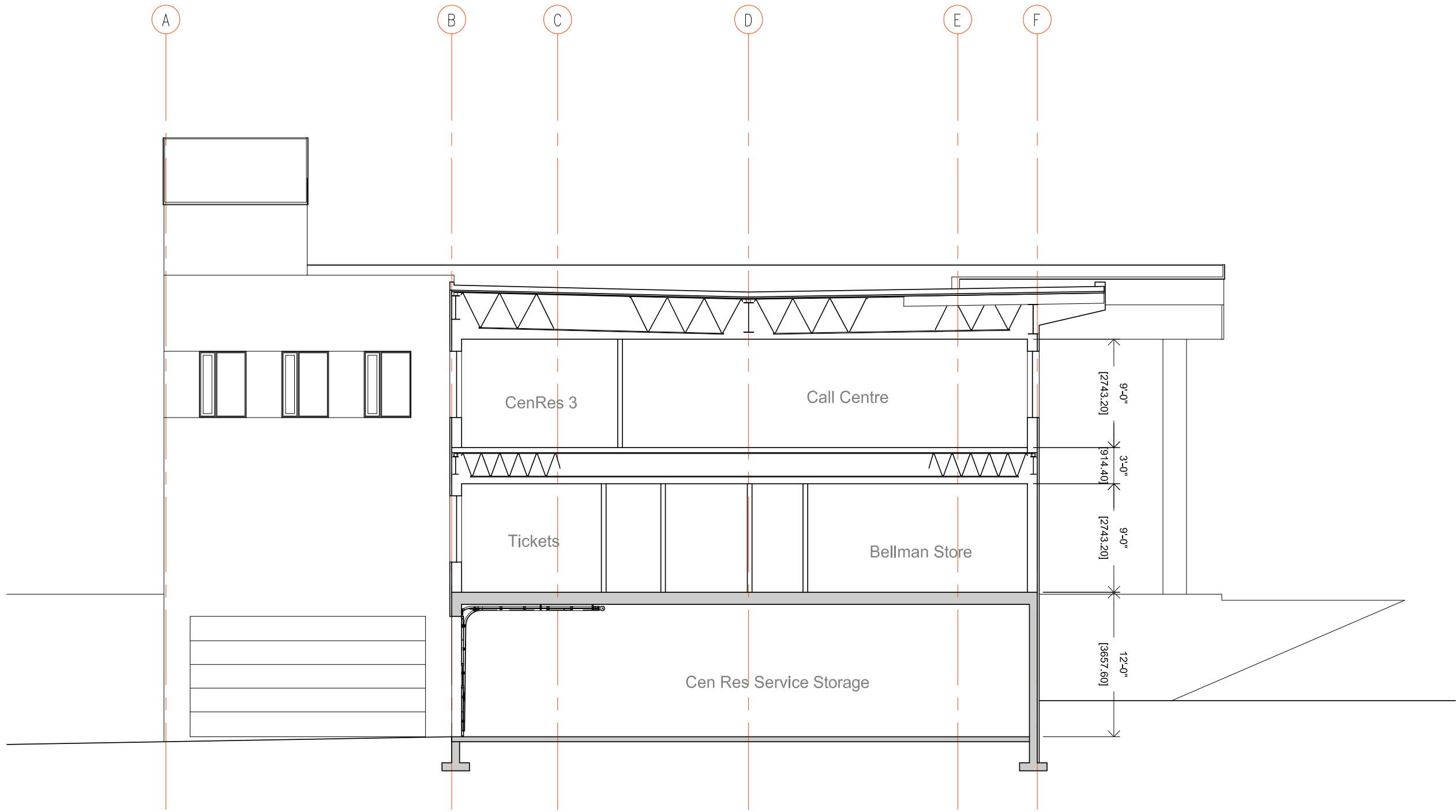
A2.1

Revision:
DP Supplemental 05.23.19





2 BUILDING SECTION
1/8" = 12"



1 BUILDING SECTION
1/8" = 12"



BIG WHITE SKI RESORT
NEW CENTRAL RESERVATIONS BUILDING
XYZ HAPPY VALLEY ROAD

Job Title

Sheet Title
BUILDING SECTIONS

Drawn **HJB**
Checked **HJB**
Job No.

Date **04.04.19**
Scale **1"=1/8"**
Addendum # -

Sheet

A2.2

Revision:
DP Supplemental 05.23.19



Applicant Submission
D.C. Ponto and Associates Ltd.
 Consulting Engineers

March 11, 2019

Our File: BW1724

Regional District of Kootenay Boundary

202-843 Rossland Avenue
 Trail, BC
 V1R 4S8

Attn: Ms. Donna Dean

**Re: *Big White Ski Resort Proposed Central Reservation Site,
 DL 4216, Plan KAP70213, Lease 337977 Happy Valley Road, Big White, BC
 Storm Water Management Plan***

Ms. Dean,

Please see the attached storm water management plan for the proposed Central Reservation Building Site development on DL 4216 (Plan KAP70213, Lease 337977), in the Happy Valley subdivision at Big White.

For the minor (10 year) events, the onsite storm water works will consist of a catchbasin collection and drywell ground recharge system complete with a closed conduit conveyance system to outfall to the natural drainage course adjacent to the site (see attached plan). For the major events exceeding the minor system capacity, the storm water overland flow will be contained and directed via the access road and parking lot corridor to the aforementioned natural drainage courses. All storm works will be designed and constructed using good engineering principals and practices.

Any surficial storm water entering this site will be directed around the buildings to the storm water drainage system within the access road. Overland major event routes will be established via the road and parking lot system to outfall to the natural drainage course adjacent to the site.

Given the average terrain steepness of the site and it's relatively close proximity to the drainage water course, we submit that the control of the storm water for this site will be managed without difficulty and with no adverse effect on adjacent properties.

Please do not hesitate to contact our office if you have any further questions or concerns.

Thank you.

Yours truly

D.C. Ponto and Associates Ltd.

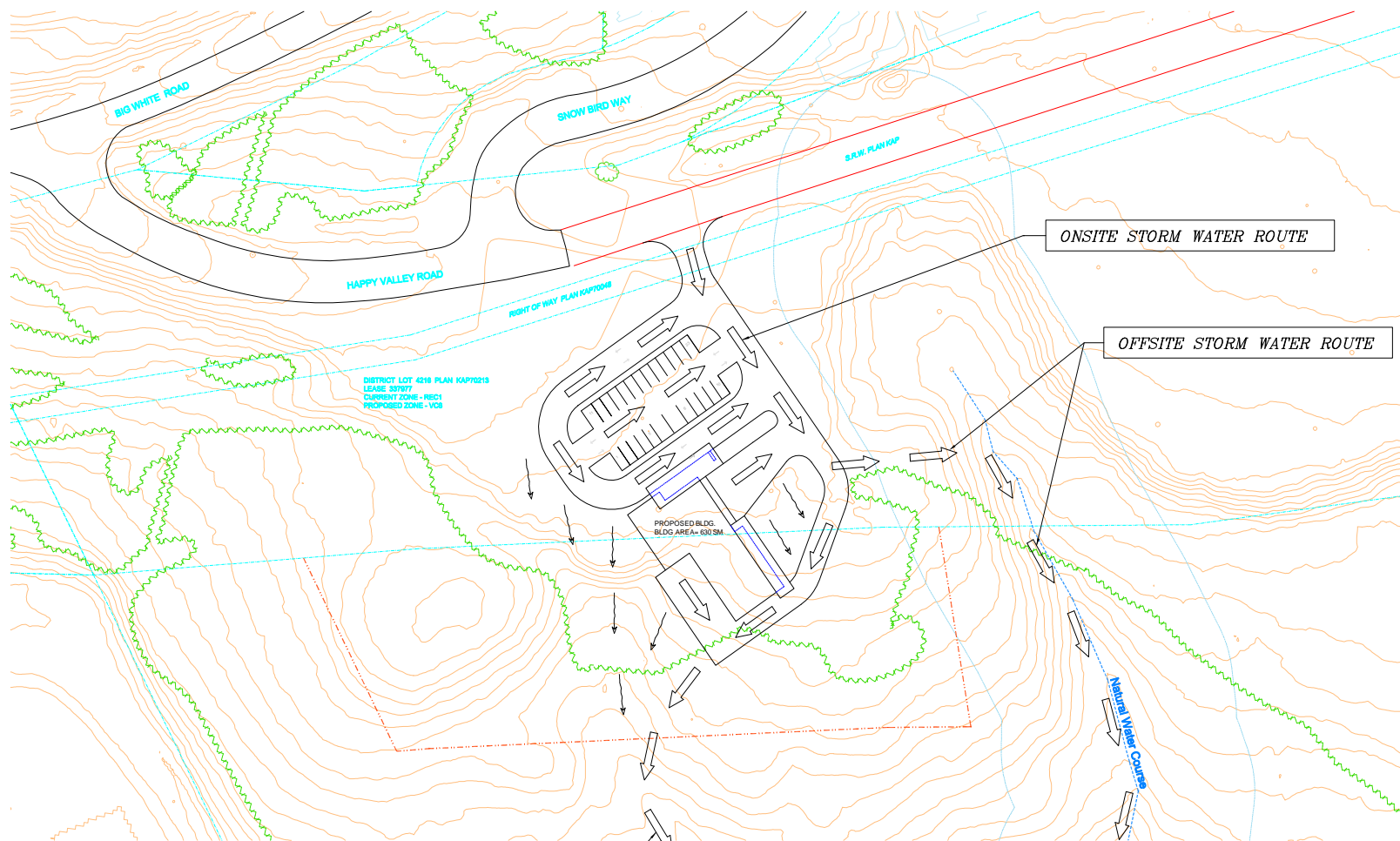


Don Ponto, P.Eng.

cc: Big White Ski Resort - attn: Mr. Jeremy Hopkinson

12330 Oyama Road, Lake Country, BC, V4V 2A3 t 250.548.3383 dcpono@shaw.ca

Page 1



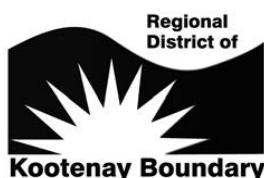
D.C. PONTO AND ASSOCIATES LTD.
CONSULTING ENGINEERS
TEL: 549-3383 1280 OYAMA ROAD
dcponto@shaw.ca LAKE COQUILLA, BC
V4Y 2A5



BIG WHITE SKI RESORT
CENTRAL RESERVATIONS PROJECT
STORM WATER MANAGEMENT PLAN
District Lot 4216, Plan KAP70213
Happy Valley Road, Big White, BC

Scale: 1:NTS
Contour Interval: 1m

March 11, 2019
Rev. 1



Electoral Area Services (EAS) Committee Staff Report

RE:	Ministry of Transportation and Infrastructure – Subdivision – Bartlett		
Date:	June 13, 2019	File #:	C-750-04045.000
To:	Chair Worley and members of the EAS Committee		
From:	Elizabeth Moore, Planner		

Issue Introduction

The RDKB has received a referral from the Ministry of Transportation and Infrastructure (MOTI) regarding a subdivision application in Electoral Area 'C'/Christina Lake (see Attachments).

Property Information	
Owner(s):	Joan Bartlett
Agent:	Peter Muirhead, BCSubdivider
Location:	1800 Highway 3
Electoral Area:	Electoral Area 'C'/Christina Lake
Legal Description(s):	Lot 6, Plan KAP2164, DL 750, SDYD
Area:	18.26 ha (45.131 acres)
Current Use(s):	Single family dwellings
Land Use Bylaws	
OCP Bylaw: 1250	Residential, Natural Resource
DP Area:	Waterfront Environmentally Sensitive
Zoning Bylaw: 1300	Single Family Residential, Natural Resource 1
Minimum Parcel Size	1 ha, 50 ha
Other	
ALR:	NA
Waterfront / Floodplain:	NA
Service Area:	NA
Planning Agreement Area:	NA

History / Background Information

The subject property is located on Highway 3, east of Christina Lake. A portion of the Columbia and Western Railway rail trail divides the property into eastern and western portions. There is one dwelling located on the western portion of the property. Building permits have been applied for to construct a second dwelling.

Sutherland Creek flows along the western parcel line. There is a flood covenant on the property prohibiting construction within 30 m of the creek. There is also a natural

hazard covenant on the property for rock fall. There is an easement agreement on the property for a Telus telecommunications site east of the rail trail and for passage across the subject property to the site.

This parcel was previously subdivided in 2009. A parcel was created at 1846 Highway 3 and the subject property was the remainder.

The subject property is designated Residential on the western side of the rail trail and Natural Resource on the eastern side. It is zoned similarly with Single Family Residential 1 to the west and Natural Resource 1 to the east.

Proposal

The applicant has proposed to subdivide the subject property into two lots, one lot at 3.57 ha (8.82 acres) and the remainder, 14.69 ha (36.30 acres). The building application proposes to construct the building on the remainder. The application includes a geotechnical assessment report from Deverney Engineering, which recommends a building site on the proposed remainder of this subdivision.

Implications

Minimum parcel size requirements are met with this proposed subdivision. The proposed subdivision is within the Single Family Residential 1 Zone (R1). In the R1 Zone parcels must have a minimum size of 1 ha when not connected to a community water system. The subject property borders the Sutherland Creek Waterworks District, but it is not within the service area. The applicant states that domestic water for the southern lot will be established through water license, although they do not state whether that will be from a well or from surface water.

The applicant states that the proposed lot has ample flat area suitable for septic, however a septic site has not been tested. The applicant also states that Deverney Engineering will evaluate the southern lot for safe building setbacks prior to final approval.

Advisory Planning Commission (APC)

The Electoral Area 'C'/Christina Lake APC supported this application at their June 4, 2019 meeting.

Recommendation

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as Lot 6, Plan KAP2164, DL750, SDYD, Electoral Area 'C'/Christina Lake, be received.

Attachments

Site Location Map
Subject Property Map
Applicants Submission

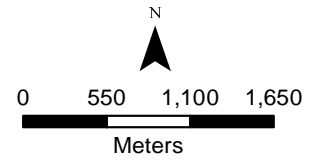


Regional District of
Kootenay Boundary

Date: 07/05/2019

Site Location Map

Lot 6, Plan KAP2164,
DL 750, SDYD



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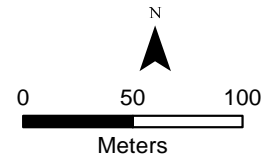


Regional District of
Kootenay Boundary

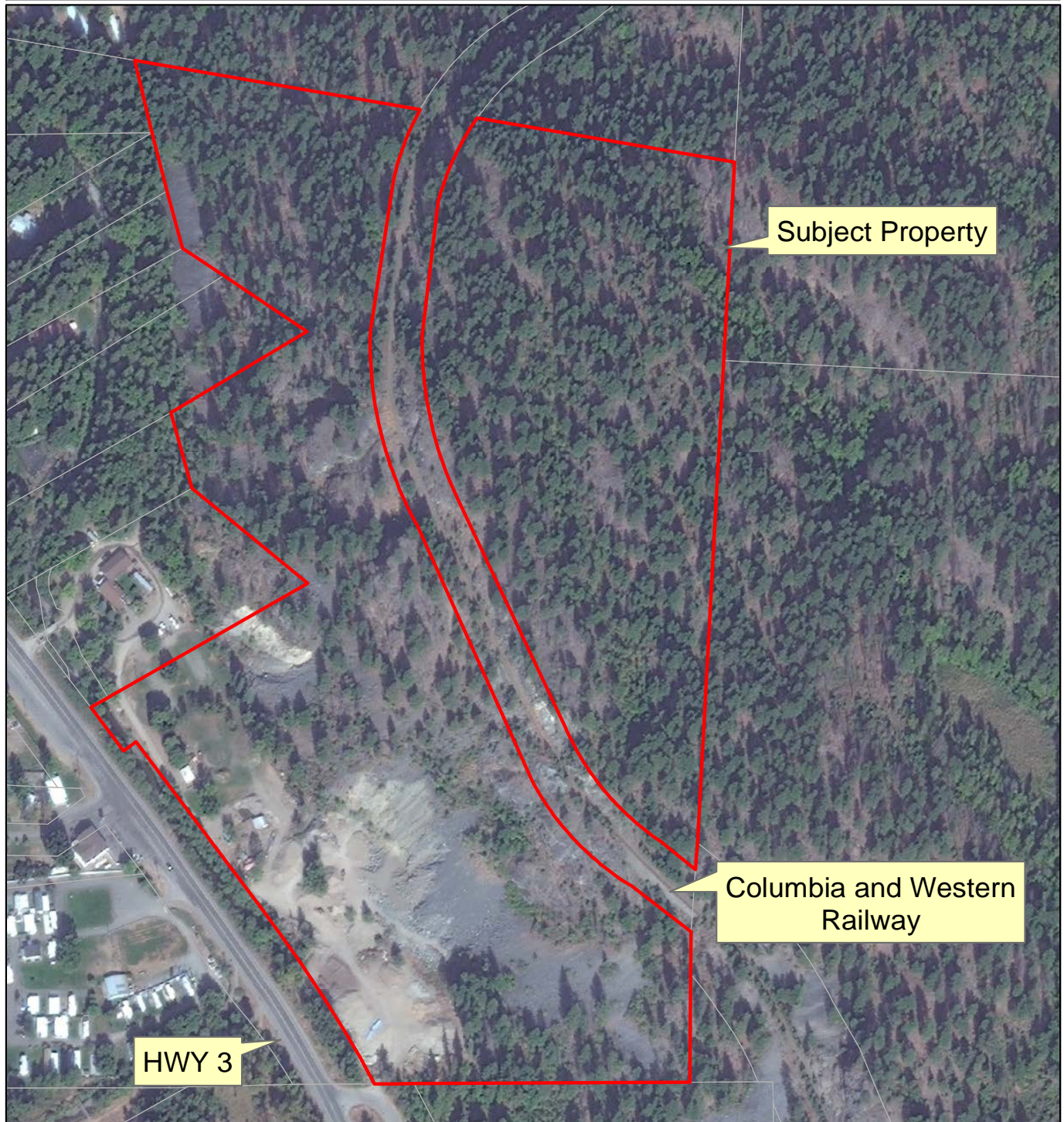
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Subject Property Map

Lot 6, Plan KAP2164,
DL 750, SDYD



1:3,000



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BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Applicant Submission

Application Summary

eDAS File Number: 2019-01895

Subdivision Application:

Subdivision Type: Conventional
Selected Office: West Kootenay District
Applicant File Number:

No. of Lots: 2

Land Use:

Local Government: RD Kootenay Boundary
Property Zoning: R1
Existing Land Use: Residential

Intended Land Use: Residential

Surrounding Land Use:

North:
Residential
South:
Vacant Commercial
East:
Vacant
West:
Road

Services:

Proposed Sewage Disposal: Septic Tank (if other)
Proposed Water Supply: Water Licenses (if other)

Location:

Order Location

Legal Description: Lot 6, DL 750 SDYD Plan 2164 except those parts (1)Plans 5258, 6357 and 10574 (2) Parcel A on Plan B5651 (3) Parcel B on Plan B5729 (4) Plan H738 (5) Plan KAP89678

Map: 1569191,479710

Property Address: 1800 Highway 3, Christina Lake

Subdivision Application Details:

Required items include:

- ☒ An authorization letter from the owner if someone else, such as an agent, is applying on the owner's behalf
- ☐ Original plus five copies of a scaleable sketch plan of proposed layout.
The sketch must include the approximate grades and widths of roads and a design profile, preferably including a cross-section of the proposed road.
Properly engineered drawings will be required for final approval. The sketch should contain:
 - ☒ The date it was drawn
 - ☒ The scale
 - ☒ North arrow
 - ☒ Legal description of the property being subdivided, and its adjacent properties
 - ☒ Outline of the subdivision in red or heavy black line
 - ☐ All proposed lots, remainders, parks, rights of way, easements and roads showing dimensions and areas
 - ☐ Any existing property lines or roads proposed to be removed, closed or relocated
 - ☒ All steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area
 - ☐ Location of existing buildings and structures on the property and adjacent properties within 30m of property boundaries
 - ☐ Location of any onsite water sources to be developed
 - ☐ Approximate location of all existing and proposed utility services
 - ☐ Existing access roads and other roads and trails on the property (state names of roads)
 - ☐ Site locations of the soil inspection test holes and the percolation tests on each parcel
 - ☐ Approximate extent of area available for sewage disposal surrounding the test holes
 - ☐ Location of sewage disposal system and wells on adjacent properties within 30 m of property boundaries

Page 1 of 2

Applicant Submission

Application Summary

eDAS File Number: 2019-01895

- ☒ One copy of the current State of Title Certificate so that property encumbrances can be checked
 - ☒ Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office
 - ☒ A copy of Contaminated Sites Profile form or Contaminated Sites declaration statement, duly completed and signed
- Include these items as well, where applicable**
- ☐ A copy of the Provincial Agricultural Land Commission application (if located within ALR). While a developer can apply for subdivision approval before he or she receives permission to proceed from the Agricultural Land Commission or the local government if it has been delegated the authority, the Provincial Approving Officer can only give approval if the property has cleared the Land Commission process in the meantime.
 - ☐ One copy of any test required by the Regional Health Authority
 - ☐ A Development Permit and plan where applicable.
 - ☐ A copy of BC Assessment Authority Tax Notice showing property tax classification.

Attachments:

Filename	File Description	Classification
Geotechnical Assessment R	Geotech report for remainder lot	Professional Stud
LB336712.pdf	Covenant Geo tech report required prior to building	Legal Document
water license.pdf	Water license 2000 gallons per day	Legal Document
subdivision layout.pdf	Sketch of layout	Map
Contaminated site waiver.pd	Contaminated site waiver form	Legal Document
Septic registration new hous	Septic registration for remainder	Professional Stud
LB336714.pdf	Covenant Flooding	Legal Document
Agent authorization.pdf	Agent authorization	Document
Overview bartlet ortho.pdf	Overview with Ortho	Map
subdivision layout 11_ x 17_	Sketch of layout	Map
Overview map.pdf	Overview	Map
TITLE-LB336709-PID-001-7	State Of Title Certificate	Legal Document

Subdivision Application Project Details:

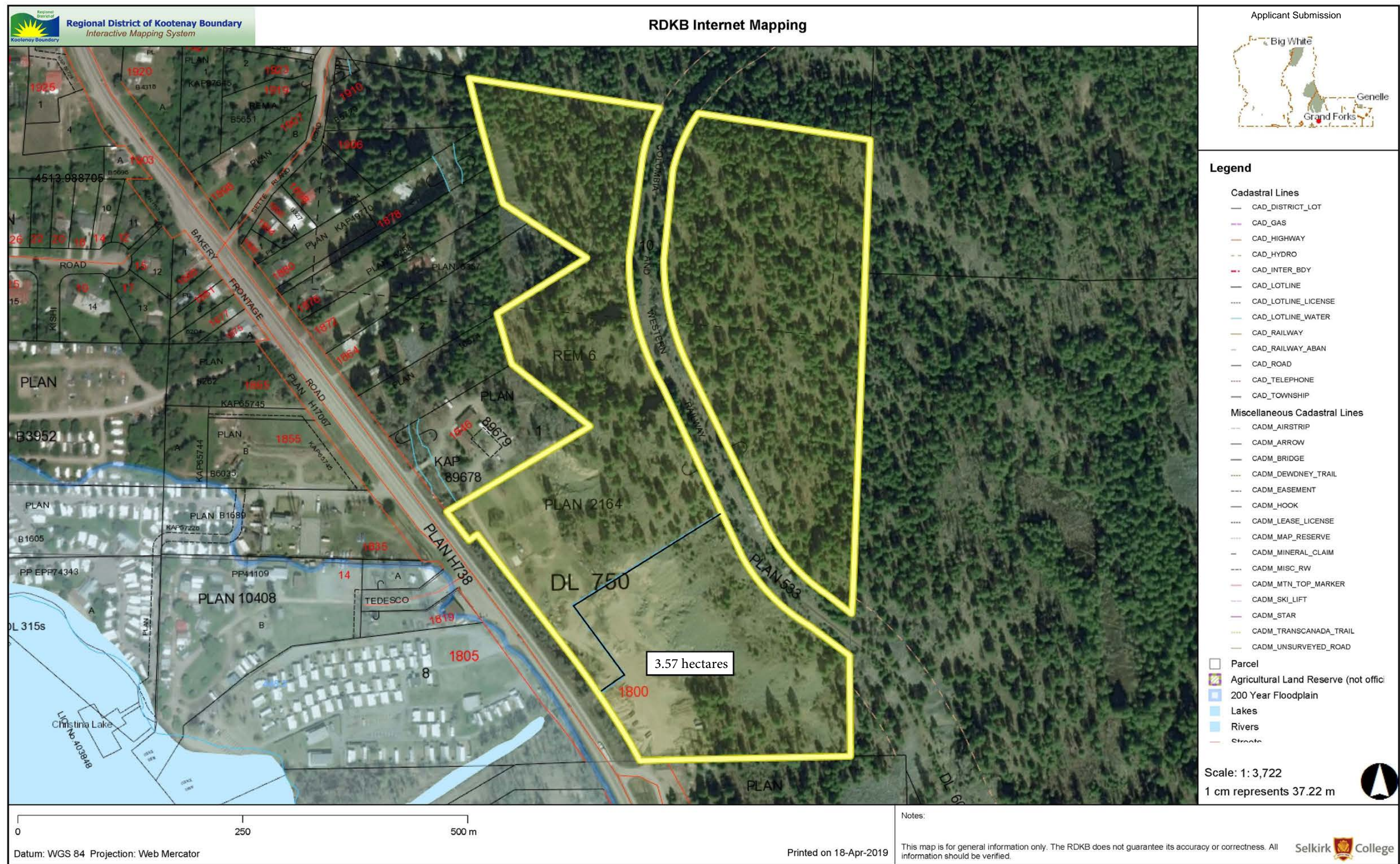
Project Description: 1 lot and remainder subdivision comprising the severance of the southern portion of the property as shown on the application.

Other Information: The northern portion of the lot is the subject of a new build. The owners have had a septic report completed and registered with IHA for that lot. Deverney Engineering has assessed the property for flood construction elevations and safe building setback outside the Rockfall shadow. See report attached. It is proposed that Deverney will evaluate the southern lot for safe building setback prior to final approval. Flood issues for the southern lot are of a lesser concern as Sutherland creek crosses the highway near the north west corner of the proposed lot. An error in the flood covenant (document LB336714) has been noted and it is proposed that the elevation 454.8 GSC will be amended or removed from the document at time of final plan approval. Each lot is greater than 2 ha. There is ample flat area suitable for septic on the southern lot. Domestic water will be via water license.

Subdivision Application Parties:

Type	Name/Company	Address	Role
Applicant	Muirhead, Peter - Bcsubdivider	918 Sproat Drive , Nelson, BC V1L 7B7	
Owner	Bartlett, Joan	Box 334 , Christina Lake, British Columbia V0H1E0	

Page 2 of 2



Applicant Submission



Ms. Joan Bartlett and Mr. Bruce Bartlett
1800 Highway 3,
Christina Lake, BC
V0H 1E2

Date: February 25, 2019
File: DE18-1781

Re: Geotechnical Assessment, Residential Structure
1800 Highway 3, Christina Lake, BC

Dear Sir and Madam,

1.0 INTRODUCTION

This letter-report presents the findings of a geotechnical assessment of 1800 Highway 3, Christina Lake, BC. The proposed use of this property is for residential development.

This report has been prepared for and at the expense of the owner of the property. Deverney Engineering Services has not acted for, or as an agent of the Regional District of Kootenay Boundary, or any local government in the preparation of this report.

2.0 REPORT OBJECTIVES

This report is intended to provide recommendations for residential construction on the subject property in consideration of possible hazards associated with flooding (Christina Lake and Sutherland Creek), and from rockfall due to the presence of a high rock slope within the eastern part of the subject property.

3.0 FIELD REVIEW AND ASSESSMENT

A field review was conducted by the writer on November 19, 2018 in the company of the property owners. The field review covered the lower elevation benchland where the proposed residential construction is planned.

The rock slope above is readily visible from the lower elevation benchland.

Property boundaries were inferred from presence of visible field markings and recently placed survey marker stakes.

Reference was made to aerial images (Google Earth), topographic maps, soils maps as well as Floodplain Mapping and the associated Design Brief for Christina Lake. A list of references is included in the Appendix.

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

1 CONFIDENTIALITY AND DISCLOSURE

With reference to Professional Practice Guidelines for Legislated Flood Assessments in a Changing Climate in BC (V 2.1 – August 28, 2018):

“Subject to the following, the Qualified Professional (QP) will keep confidential all information, including documents, correspondence, reports and opinions, unless disclosure is authorized in writing by the client. However, in keeping with Engineers and Geoscientists BC’s Code of Ethics, if the QP discovers or determines that there is a material risk to the environment or the safety, health, and welfare of the public or worker safety, the QP shall notify the client as soon as practicable of this information and the need that it be disclosed to the appropriate parties. If the client does not take the necessary steps to notify the appropriate parties in a reasonable amount of time, the QP shall have the right to disclose that information to fulfill his/her ethical duties, and the client hereby agrees to that disclosure.”

4.0 SUBJECT PROPERTY DESCRIPTION

The subject property is situated on the east side of Highway 3 within the Community of Christina Lake as shown on the attached Location Plan Map. The subject property encompasses 18.26 ha. (45.13 acres).

The property comprises an approximately 50 – 60m wide flat to very gently sloping benchland starting at the east side of Highway 3. The property then ascends very steeply at the face of a rock slope / bluff feature to the crest of the ridge (and beyond) approximately 180m elevation above the benchland.

The lower elevation portions of the subject property (close to Highway 3) are inferred as part of the ancient (peri-glacial) Kettle River floodplain.

There are aprons of coarse rubbly colluvium (talus) near the base of the steep rock slope, formed by accumulations of segmental rockfall fragments originating further up-slope.

The former Columbia & Western Railway passes across the mid part of the steep slope, roughly parallel to Highway 3. A portion of the rubble present on the colluvial aprons is inferred as debris moved off the RoW as spoil from railway grade construction.

Sutherland Creek flows in a southeasterly direction between the southwest side of the property and Highway 3 as indicated on the Site Plan. The creek then makes an abrupt right turn to cross Highway 3 through a plate pipe-arch culvert where indicated.

It is inferred that the present path of Sutherland Creek in and near the subject property has been diverted or further entrenched from its natural route within an excavated or improved channel.

5.0 NATURAL HAZARDS TO SUBJECT PROPERTY

5.1 Christina Lake Flood Levels

With reference to the Floodplain Mapping - Christina Lake / Kettle River, the 200 – year frequency floodplain limit for Christina Lake (as shown on the Site Plan Map) is on the west side of Highway 3. The subject property is isolated from surface water in Christina Lake by the embankment fills that support Highway 3.

- A spot elevation on that map at the western part subject of property near Highway 3 is the same elevation as the Designated Flood Construction Level (FCL) for Christina Lake at 448.2m.
- The highway surface grade is several tenths of a metre above the FCL (~448.5m).
- The ground surface in the vicinity of the proposed building site is typically 0.25 m (10”) below the paved surface of Highway 3 (~448.25).

It is noted that the flood elevation of 448.2m (GSC Datum) includes a freeboard allowance of 0.6m. On this basis, being outside of the mapped 200 – year flood limits, direct overland flooding flows in Christina Lake are not a hazard to the proposed building site on the subject property.

Related impacts of high groundwater levels during lake flooding events are described in Section 5.4 of this report.

5.2 Sutherland Creek Flooding Sutherland Creek Alluvial Fan

With regard to presence of an alluvial fan at the mouth of Sutherland Creek, the Christina Lake Floodplain Map (Drawing 89-1-5) includes an annotation:

“Sutherland Creek has a history of special flood hazards including potential for channel avulsion on the alluvial fan. Floodplain limits not determined”

Based on the field review and on examination of aerial images, the observed landforms suggest that the proposed building site on the subject property is near the lateral margin of the Sutherland Creek alluvial fan.

Accordingly, possible channel avulsions on Sutherland Creek are judged to present a potential hazard to the proposed building site. Hazards comprise possible erosion / flooding from low velocity overbank flows.

Recommendations follow for measures to establish habitable portions of buildings at a minimum elevation of 0.6m (2') above the natural ground surface.

Related impacts of high groundwater levels during flooding events are described in Section 5.4 of this report.

5.3 Sutherland Creek Flooding Flows

Consideration has been given to possible flooding of lower elevation portions of the subject property due to high flows in Sutherland Creek.

Sutherland Creek upstream of Highway 3 has a total drainage area in excess of 90 km². The 100 – year return period maximum instantaneous flow in Sutherland Creek was estimated using area – based methods based on MELP Regional Isoline Mapping (Coulson and Obedkoff). Estimated 100 – year return period flow is 40 m³/s. With consideration of climate change impacts, the design flood event should be increased by approximately 10% to 44 m³/s.

Flood hazards affecting the subject property include flows that exceed the capacity of the existing channel as well as possible blockage of flows where Sutherland Creek crosses beneath Highway 3 through a plate pipe-arch culvert approximately 75 metres south of the proposed building site. Both events (excess flow and / or blockage of flow) could cause spillage of streamflows outside of the channel, causing accumulation of standing water within the subject property on the east side of Highway 3.

Associated event return period is difficult to estimate due to the uncertainty of possible impairment of the culvert beneath Highway 3. Assuming that the pipe-arch culvert has been designed to pass the 100 – year return period flow in Sutherland Creek, then the likelihood of flooding associated with reduced capacity due to blockage is somewhat more frequent than a 100 – year return period. Such blockages would be cleared as a priority. However, some accumulation of standing water at the inlet side might be expected prior to completion of any debris clearance efforts.

Regardless of the flooding event return period, additional release of floodwaters impounded on the east side of Highway 3 toward Christina Lake will occur when standing water levels on the east side exceed the surface elevation of the highway.

Whereas the ground surface at the proposed building site is approximately 0.25m (10") below the highway surface grade, flooding flows in Sutherland Creek are judged to present a possible hazard to the building site.

Recommendations follow for measures to establish habitable portions of buildings at a minimum elevation of 0.6m (2') above the natural ground surface. Excess water due to flooding flows or due to blockage of the culvert will spill across the Highway surface before affecting the building.

5.4 Groundwater

It is noted that native soils across the benchland at the subject property, including the proposed building site are relatively free draining gravel or gravel and sand mixtures. As such, these soils are expected to allow development of elevated groundwater levels that closely match static surface water levels in Christina Lake and in Sutherland Creek.

Recommendations follow for construction of building foundations in consideration of the reduced soil bearing resistance associated with inundation of subgrade soils.

5.5 Segmental Rockfall

Presence of aprons of coarse colluvial rock (talus) at the base of the steep rock slopes east of the proposed building site indicate potential hazards on portions of the subject property due to segmental rockfall.

Research on behaviour of rockfall fragments on talus slopes (Evans and Hungr, 1993) suggest limits of rockfall rollout at a line

“...inclined at 27.5°, irrespective of the height of the source cliff, length of path, or the substrate angle, and represent a minimum shadow angle”.

This rockfall limit is based on kinematic considerations, and is not directly correlated to with event return periods. However Evans and Hungr suggest event return periods within the rockfall shadow may be in the order of 1 : 1,000 years. Sites beyond the shadow angle will not be affected by rockfall rollout.

During the field review, site field markings were established to identify the limits of rockfall shadow based on observations using a hand – held inclinometer, with reference to a somewhat conservative rockfall shadow angle of 26.5° (50% gradient). Approximate extents of the rockfall shadow are shown on the site plan drawing.

Recommendations follow for establishment of building foundation limits outside of the shadow angle, with an included allowance of approximately 3 metres to accommodate the relative accuracy of the field measurements.

6.0 CONSTRUCTION RECOMMENDATIONS

Based on the findings of this assessment, the following recommendations are made for residential construction on the subject property.

6.1 Building Elevations

Building elevations are to be established in conformance with the Regional District of Kootenay Boundary Bylaw No. 677 with respect to the Designated Flood Construction Level for Christina Lake; 200 - Year Return Period flood water level of **448.2m** (GSC Datum).

With regard to possible flooding flows in Sutherland Creek, habitable portions of the buildings are to be constructed a minimum of 0.6m elevation above the natural ground surface. Recommended elevation requirements can be established on the basis of landfill or by construction of a cast – in – place concrete foundation on which to place wood framing or to set a modular / mobile structure.

Building elevations to be confirmed by a suitably qualified Professional Engineer (QP) or Land Surveyor as meeting the FCL Elevation requirements.

6.2 Building Location

Building locations are to be established outside of the rockfall shadow angle.

It is recommended that the building location be reviewed by a suitably qualified Professional Engineer or Geoscientist (QP) for conformance with the rockfall shadow angle prior to placement of concrete for building foundations.

6.3 Foundation Design and Construction

Building foundation bases may be established at elevations at or below the designated Flood Construction Level for Christina Lake, and may also be below potential overland flooding flow elevations in Sutherland Creek. Soil bearing resistance will be reduced under those conditions of inundation.

- Recommended minimum footing width is 0.6m (24"). Typical re-enforcement requirements are for 3 – 10m longitudinal bars.
- Building footings are to be constructed on un-disturbed native soil or on structural fill placed and compacted in accordance with generally accepted Geotechnical Engineering practises.
- Soils disturbed by excavation or site clearing are to be proofed / re-consolidated with several passes of a vibrating plate or drum roller prior to placement of forms and concrete.

6.4 Restrictive Covenant

It is recommended that a Covenant be registered on the subject property that will ensure that building locations will be established in conformance with the recommended rockfall shadow angle.

To expedite construction approval in this instance, the recommended field reviews under Section 6.2 (above) can supersede the Covenant recommendation for residential construction as currently proposed.

6.5 Engineering Field Reviews

Field reviews by the Geotechnical Engineer to be undertaken under Schedule B of the BC Building Code for assurance of the following items as applicable:

- 8.1 Bearing capacity of the soil
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill, and
- 8.6 Permanent dewatering

Applicant Submission

7.0 SAFE FOR INTENDED PURPOSE

Reference is to be made to the attached Statements prepared in conformance with EGBC's **Professional Practice Guidelines for Legislated Flood Assessments in a Changing Climate in BC** and **APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia**, **March 2006/Revised May 2010**

for statements regarding suitability of the property, as being **safe for the purpose intended**.

8.0 CLOSURE

This report has been prepared in accordance with generally accepted engineering principles in this area. No other warranty, express or implied is made. Assessments of soils and slope stability are based on interpretation of surface features and readily observed soil profiles on this and nearby properties. No sub-surface investigation has been conducted on the subject property.

The evaluations and recommendations of this report are for the sole use of our client for the land development activities proposed (i.e. residential development) at the time of the evaluation. This report may be used by the Development Authorities for their consideration of proposed residential construction.

Respectfully submitted

DEVERNEY ENGINEERING SERVICES LTD.

A circular professional engineer stamp for Norman L. Deverney, registration number #21563, dated February 25, 2019. The stamp includes the text "PROFESSIONAL ENGINEER", "N. L. DEVERNEY", "# 21563", "FEB. 25, 2019", and "A BRITISH COLUMBIA". A handwritten signature is written over the stamp.

Norman L. Deverney, P.Eng., FEC

Attachments:

References
Landslide Assessment Assurance Statement
Flood Assurance Statement
Location Plan Map
Site Plan Map

Applicant Submission

REFERENCES

Air Photos Google Earth Images

Soil Survey of the Kettle River Valley in the Boundary District of British Columbia, Report No. 9 of the British Columbia Soil Survey, British Columbia Department of Agriculture and Research Branch, Canada Department of Agriculture, Sprout, P.N. and C.C. Kelley, 1964.

A Design Brief on the Floodplain Mapping Study, Christina Lake, R.W. Nichols Senior Hydraulic Engineer, Special Projects Section, Victoria, BC prepared under the Canada – British Columbia Floodplain Mapping Agreement, November 1990.

Floodplain Mapping, Kettle and Granby Rivers, Design Brief, prepared under the Canada – British Columbia Floodplain Mapping Agreement, prepared by Acres International Ltd., Design Brief dated December 1991.

Floodplain Mapping – Christina Lake, Drawing No. 89-1-5, Sheet 5 of 5, Environment Canada Inland Waters, BC Ministry of Environment, Canada British Columbia Floodplain Mapping Agreement, Map dated September 30, 1991.

Cave, P.W., 1993. **"Hazard Acceptability Thresholds for Development Approvals by Local Government"**, BC Geological Hazards Workshop, Victoria.

British Columbia Streamflow Inventory, Coulson, C.H., and W. Obedkoff, Water Inventory Section, Resource Inventory Branch, BC Ministry of Environment, Lands and Parks (MELP), March 1998.

Evans, S.G. and O. Hungr, **The Assessment of Rockfall Hazard at the Base of Talus Slopes.**

Province of BC. **Flood Hazard Area Land Use Management Guidelines, Victoria, BC: Province of BC**, 2004.

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

Canadian Geotechnical Society, **Canadian Foundation Engineering Manual, 4th Edition, 2006.**

Engineers and Geoscientists BC, **APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia"**, March 2006/Revised May 2010.

Province of BC, **Amendment Section 3.5 and 3.6 – Flood Hazard Area Land Use Management Guidelines**, January 1, 2018.

Engineers and Geoscientists BC, **Professional Practice Guidelines for Legislated Flood Assessments in a Changing Climate in BC**, V 2.1 – August 28, 2018.

Applicant Submission

Landslide Assessment Assurance Statement

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006/Revised May 2010 ("APEGBC Guidelines") and the "2006 BC Building Code (BCBC 2006)" and is to be provided for landslide assessments (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The *Approving Authority(s)*Date: February 25, 2019Regional District of Kootenay Boundary, 202 – 843 Rossland Avenue, Trail BC, V1R 4S8

Jurisdiction and address

With reference to (check one):

- ☐ Land Title Act (Section 86) – Subdivision Approval
☐ *Local Government Act* (Sections 919.1 and 920) – Development Permit
☒ *Community Charter* (Section 56) – Building Permit
☐ *Local Government Act* (Section 910) – Flood Plain Bylaw Variance
☐ *Local Government Act* (Section 910) – Flood Plain Bylaw Exemption
☐ *British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4 4.4.(2) (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued February 18, 2010)*

For the Property: 1800 Highway 3, Christina Lake, BC

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the *APEGBC Guidelines*. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☒ 1. Collected and reviewed appropriate background information
☒ 2. Reviewed the proposed *residential development* on the Property
☒ 3. Conducted field work on and, if required, beyond the Property
☒ 4. Reported on the results of the field work on and, if required, beyond the Property
☒ 5. Considered any changed conditions on and, if required, beyond the Property
 6. For a *landslide hazard analysis* or *landslide risk analysis* I have:
☒ 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
☒ 6.2 estimated the *landslide hazard*
☒ 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
☒ 6.4 estimated the potential *consequences* to those *elements at risk*
 7. Where the *Approving Authority* has adopted a *level of landslide safety* I have:
☐ 7.1 compared the *level of landslide safety* adopted by the *Approving Authority* with the findings of my investigation
☐ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
☐ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*

APEGBC • Revised May 2010

Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia

Applicant Submission

8. Where the *Approving Authority* has **not** adopted a *level of landslide safety* I have:

- ☒ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
- ☒ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*
- ☒ 8.3 compared this guideline with the findings of my investigation
- ☒ 8.4 made a finding on the *level of landslide safety* on the Property based on the comparison
- ☒ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*

☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- ☐ the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- ☒ the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance based on the conditions ⁽¹⁾ contained in the attached *landslide assessment* report

Check one or more where appropriate

- ☐ for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered *covenants*.
- ☐ without any registered *covenant*.
- ☐ for a development permit, as required by the *Local Government Act* (Sections 919.1 and 920), my report will "assist the *local government* in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".
- ☒ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☒ with one or more recommended registered *covenants*.
- ☐ without any registered *covenant*.
- ☐ for flood plain bylaw variance (for *debris flows* only), as required by the "*Flood Hazard Area Land Use Management Guidelines*" associated with the *Local Government Act* (Section 910), "the development may occur safely."
- ☐ for flood plain bylaw exemption as required by the *Local Government Act* (Section 910), "the land may be used safely for the use intended."

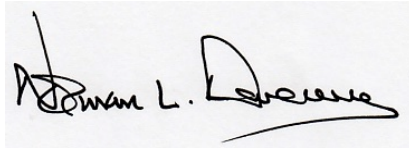
⁽¹⁾ When seismic slope stability assessments are involved, level of landslide safety is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic Effects in the User's Guide, Structural Commentaries, Part 4 of Division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".

Applicant Submission

Norman L. Deverney, P.Eng., FEC
Name

February 25, 2019
Date




Signature

(Affix Professional seal here)

4711 Robertson Road
Nelson, BC, V1L 6N4
Address
250-825-4347
Phone

If the *Qualified Professional* is a member of a firm, complete the following.

I am a member of the firm: **Deverney Engineering Services Ltd.** and I sign this letter on behalf of the firm.

Applicant Submission

FLOOD ASSURANCE STATEMENT

Geoscientists BC *Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC* ("the guidelines") and is to be provided for flood assessments for the purposes of the *Land Title Act*, Community Charter, or the *Local Government Act*. Defined terms are capitalized; see the Defined Terms section of the guidelines for definitions.

To: The Approving Authority

Date: February 25, 2019Regional District of Kootenay Boundary202 - 843 Rossland Avenue, Trail, BC, V1R 4S8

Jurisdiction and address

With reference to (CHECK ONE):

- ☐ Land Title Act (Section 86) – Subdivision Approval
- ☐ Local Government Act (Part 14, Division 7) – Development Permit
- ☒ Community Charter (Section 56) – Building Permit
- ☐ Local Government Act (Section 524) – Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 524) – Flood Plain Bylaw Exemption

For the following property ("the Property"):

1800 Highway 3, Christina Lake, BC

Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a Professional Engineer or Professional Geoscientist who fulfils the education, training, and experience requirements as outlined in the guidelines.

I have signed, sealed, and dated, and thereby certified, the attached Flood Assessment Report on the Property in accordance with the guidelines. That report and this statement must be read in conjunction with each other. In preparing that Flood Assessment Report I have:

[CHECK TO THE LEFT OF APPLICABLE ITEMS]

- ☐ 1. Consulted with representatives of the following government organizations:
- ☒ 2. Collected and reviewed appropriate background information
- ☒ 3. Reviewed the Proposed Development on the Property
- ☐ 4. Investigated the presence of Covenants on the Property, and reported any relevant information
- ☒ 5. Conducted field work on and, if required, beyond the Property
- ☒ 6. Reported on the results of the field work on and, if required, beyond the Property
- ☒ 7. Considered any changed conditions on and, if required, beyond the Property
- 8. For a Flood Hazard analysis I have:
 - ☒ 8.1 Reviewed and characterized, if appropriate, Flood Hazard that may affect the Property
 - ☒ 8.2 Estimated the Flood Hazard on the Property
 - ☒ 8.3 Considered (if appropriate) the effects of climate change and land use change
 - ☒ 8.4 Relied on a previous Flood Hazard Assessment (FHA) by others
 - ☒ 8.5 Identified any potential hazards that are not addressed by the Flood Assessment Report

**PROFESSIONAL PRACTICE GUIDELINES
LEGISLATED FLOOD ASSESSMENTS IN A CHANGING CLIMATE IN BC – V2.1**

Applicant Submission

FLOOD ASSURANCE STATEMENT

9. For a Flood Risk analysis I have:

- ☐ 9.1 Estimated the Flood Risk on the Property
- ☐ 9.2 Identified existing and anticipated future Elements at Risk on and, if required, beyond the Property
- ☐ 9.3 Estimated the Consequences to those Elements at Risk

10. In order to mitigate the estimated Flood Hazard for the Property, the following approach is taken:

- ☒ 10.1 A standard-based approach
- ☐ 10.2 A Risk-based approach
- ☐ 10.3 The approach outlined in the guidelines, Appendix F: Flood Assessment Considerations for Development Approvals
- ☐ 10.4 No mitigation is required because the completed flood assessment determined that the site is not subject to a Flood Hazard

11. Where the Approving Authority has adopted a specific level of Flood Hazard or Flood Risk tolerance, I have:

- ☐ 11.1 Made a finding on the level of Flood Hazard or Flood Risk on the Property
- ☐ 11.2 Compared the level of Flood Hazard or Flood Risk tolerance adopted by the Approving Authority with my findings
- ☐ 11.3 Made recommendations to reduce the Flood Hazard or Flood Risk on the Property

12. Where the Approving Authority has not adopted a level of Flood Hazard or Flood Risk tolerance, I have:

- ☒ 12.1 Described the method of Flood Hazard analysis or Flood Risk analysis used
- ☒ 12.2 Referred to an appropriate and identified provincial or national guideline for level of Flood Hazard or Flood Risk
- ☒ 12.3 Made a finding on the level of Flood Hazard or Flood Risk tolerance on the Property
- ☒ 12.4 Compared the guidelines with the findings of my flood assessment
- ☒ 12.5 Made recommendations to reduce the Flood Hazard or Flood Risk

☒ 13. Considered the potential for transfer of Flood Risk and the potential impacts to adjacent properties.

☒ 14. Reported on the requirements for implementation of the mitigation recommendations, including the need for subsequent professional certifications and future inspections.

Applicant Submission

FLOOD ASSURANCE STATEMENT

Based on my comparison between:

[CHECK ONE]

☐ The findings from the flood assessment and the adopted level of Flood Hazard or Flood Risk tolerance (item 11.2 above)

☒ The findings from the flood assessment and the appropriate and identified provincial or national guideline for level of Flood Hazard or Flood Risk tolerance (item 12.4 above)

I hereby give my assurance that, based on the conditions contained in the attached Flood Assessment Report:

[CHECK ONE]

☐ For subdivision approval, as required by the *Land Title Act* (Section 86), "that the land may be used safely for the use intended":

[CHECK ONE]

☐ With one or more recommended registered Covenants.

☐ Without any registered Covenant.

☐ For a development permit, as required by the *Local Government Act* (Part 14, Division 7), my Flood Assessment Report will "assist the local government in determining what conditions or requirements it will impose under subsection (2) of this section [Section 491 (4)]".

☒ For a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended":

[CHECK ONE]

☒ With one or more recommended registered Covenants.

☐ Without any registered Covenant.

☐ For flood plain bylaw variance, as required by the *Flood Hazard Area Land Use Management Guidelines* and the *Amendment Section 3.5 and 3.6* associated with the *Local Government Act* (Section 524), "the development may occur safely".

☐ For flood plain bylaw exemption, as required by the *Local Government Act* (Section 524), "the land may be used safely for the use intended".

Applicant Submission

FLOOD ASSURANCE STATEMENT

I certify that I am a Qualified Professional as defined below.

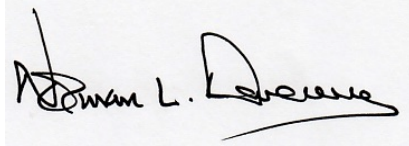
February 25, 2019

Date

Prepared by

Norman L. Deverney, P.Eng., FEC

Name (print)



Signature

Deverney Engineering Services Ltd.

4711 Robertson Road

Nelson, BC, V1L 6N4

Address

250-825-4347

Telephone

deverney.engineering@shawcable.com

Email



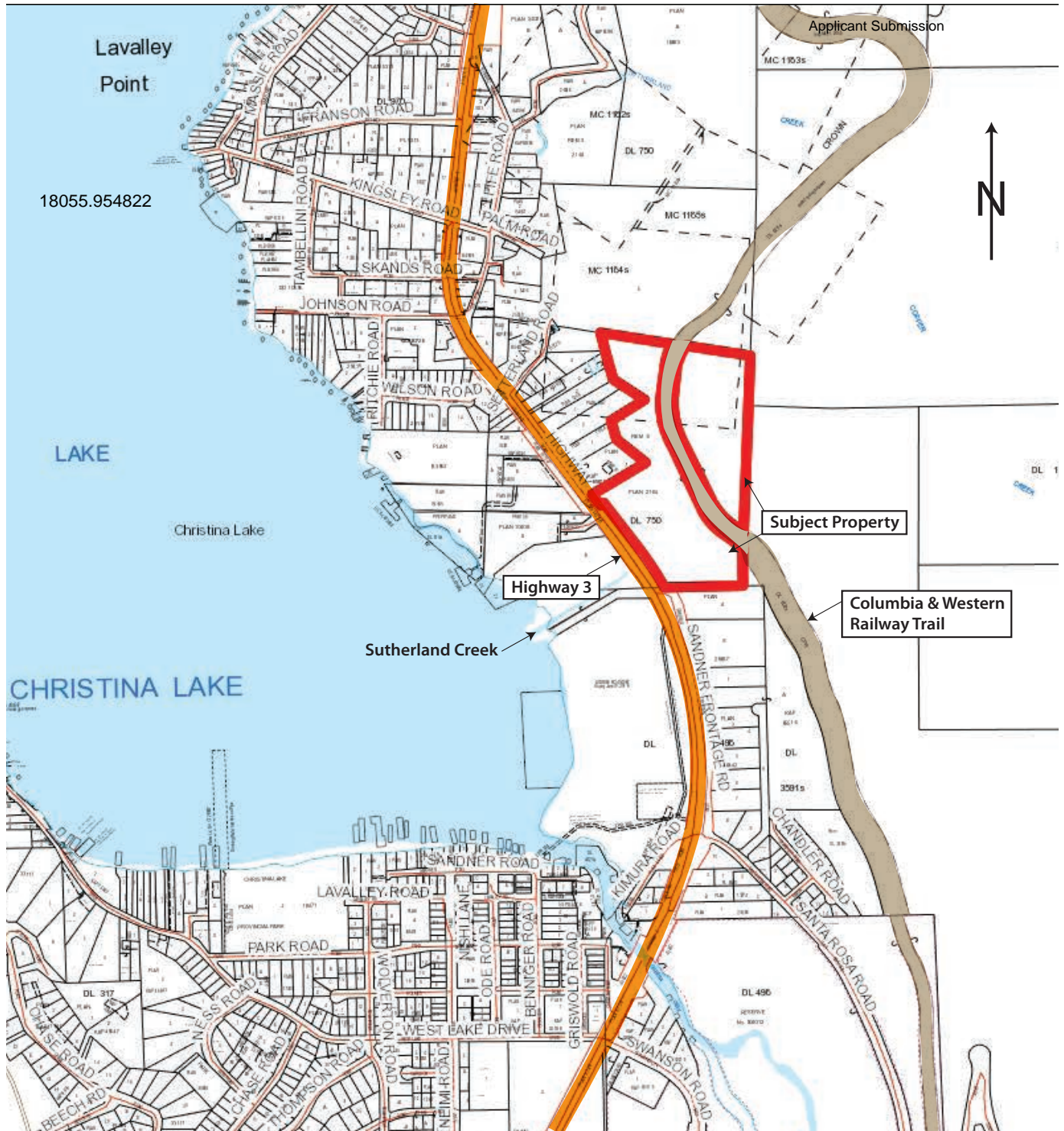
(Affix PROFESSIONAL SEAL here)

If the Qualified Professional is a member of a firm, complete the following:

I am a member of the firm
and I sign this letter on behalf of the firm.

Deverney Engineering Services Ltd.
(Name of firm)

**PROFESSIONAL PRACTICE GUIDELINES
LEGISLATED FLOOD ASSESSMENTS IN A CHANGING CLIMATE IN BC – V2.1**



DEVERNEY
ENGINEERING SERVICES LTD.

Location Plan Map
Geotechnical Assessment, Residential Structure
1800 Highway 3, Christina Lake, BC
Ms. Joan Bartlett and Mr. Bruce Bartlett

Reference: RDKB Internet Mapping

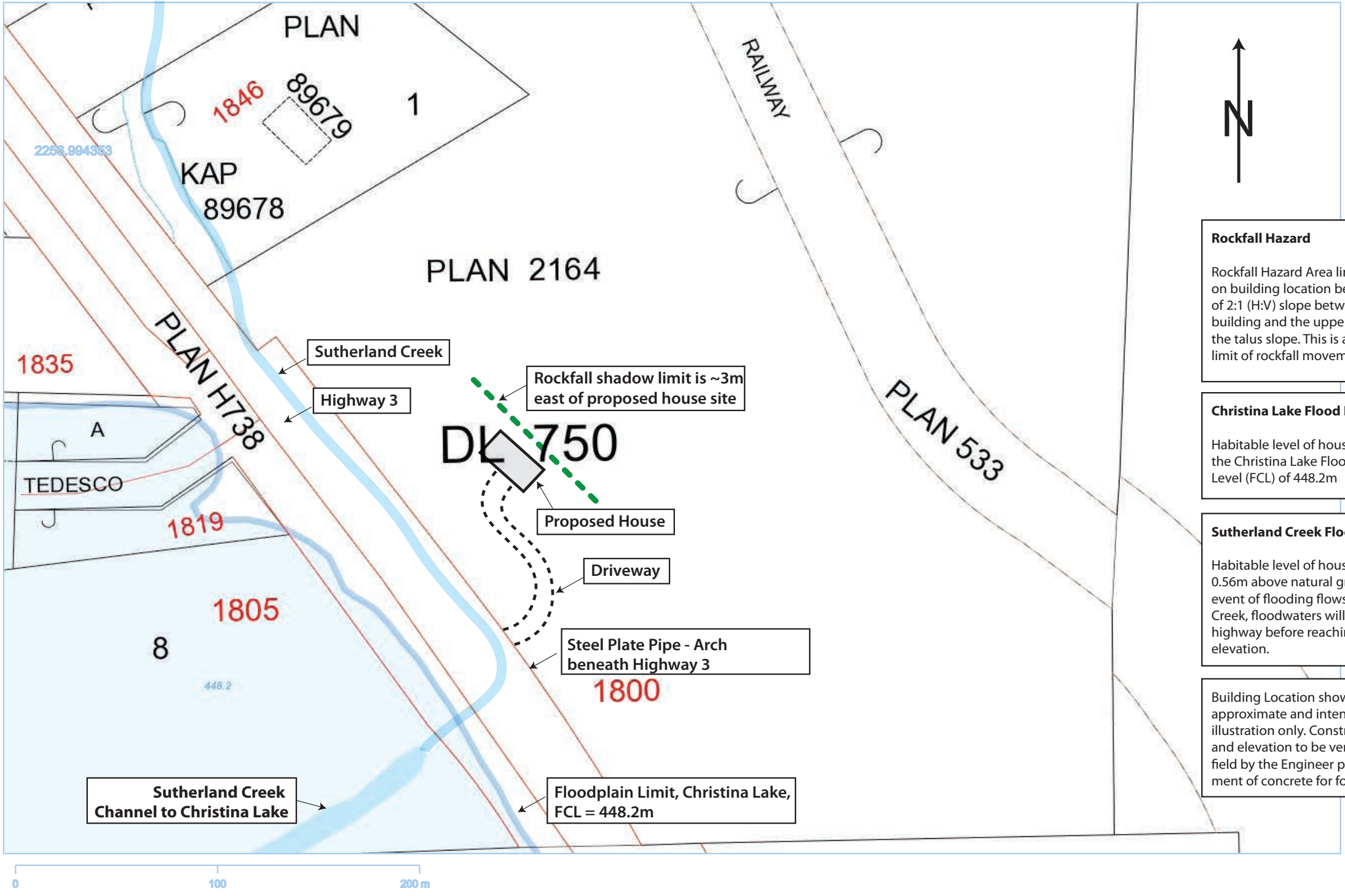
Date: February 2019

Designed by: NLD

Drawn by: JCD

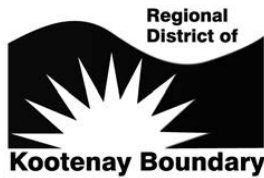
Scale: 1: 5,000

Job number: DE18-1781



- Rockfall Hazard**
- Rockfall Hazard Area limits are based on building location beyond (west) of 2:1 (H:V) slope between the building and the upper margins of the talus slope. This is a kinematic limit of rockfall movement potential.
- Christina Lake Flood Hazard**
- Habitable level of house to be above the Christina Lake Flood Construction Level (FCL) of 448.2m
- Sutherland Creek Flood Hazard**
- Habitable level of house to be min. 0.56m above natural ground. In the event of flooding flows in Sutherland Creek, floodwaters will flow over the highway before reaching the house elevation.
- Building Location shown is approximate and intended for illustration only. Construction location and elevation to be verified in the field by the Engineer prior to placement of concrete for foundations..

DEVERNEY Engineering Services Ltd.		Site Plan Map Geotechnical Assessment, Residential Structure 1800 Highway 3, Christina Lake, BC Ms. Joan Bartlett and Mr. Bruce Bartlett	
Reference: RDKB Internet Mapping	Date: February 2019	Designed by: NLD	Drawn by: JCD
Scale: 1: 2,000		Job number: DE18-1781	



Electoral Area Services (EAS) Committee Staff Report

RE:	Ministry of Transportation and Infrastructure – Subdivision – Drake		
Date:	June 13, 2019	File #:	B-Twp9A-10882.100
To:	Chair Worley and members of the EAS Committee		
From:	Elizabeth Moore, Planner		

Issue Introduction

The RDKB has received a referral from the Ministry of Transportation and Infrastructure (MOTI) regarding a subdivision application in Electoral Area 'B'/Lower Columbia-Old Glory (see Attachments).

Property Information	
Owner(s):	Kim Drake
Location:	85 Gobat Road S
Electoral Area:	Electoral Area 'B'/Lower Columbia-Old Glory
Legal Description(s):	Parcel A, Plan NEPX62, Sublot 59, Township 9A, KD
Area:	11.3 ha (27.9 acres)
Current Use(s):	Single family dwelling
Land Use Bylaws	
OCP Bylaw: 1470	South Belt Residential
DP Area:	NA
Zoning Bylaw: 1540	Rural Residential 3
Minimum Parcel Size	4 ha
Other	
ALR:	NA
Waterfront / Floodplain:	NA
Service Area:	NA
Planning Agreement Area:	Rossland

History / Background Information

The subject property is located south of Rossland. The property is divided by Drake's Rd. and the eastern portion of the property is between Drake's Rd. and Gelesz Rd. A single family dwelling is located on the eastern portion of the parcel and access is gained along the neighbour's driveway at 75 Gobat Rd.

The subject property is designated as South Belt Residential in the *Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470, 2013*. Within the *Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015*, the subject

Page 1 of 2

P:\PD\EA_'B'\B-9A-TWP-10882.100_Drake\2019-04-26 MOTI Subdivision\EAS\2019-05-07_MOTI_EAS_Drake.docx

property is zoned Rural Residential 3 (RR3). The principal permitted uses in this zone are agriculture and a single family dwelling. The minimum size for a parcel created by subdivision is 4 ha.

Proposal

The applicant has proposed a subdivision of the subject property into 2 parcels: Lot 1 at 7.09 ha and Lot 2 at 4.23 ha; one on either side of Drake's Rd.

Implications

The Official Community Plan South Belt Residential designation and the Rural Residential 3 Zone, state that parcels to be created by subdivision must be a minimum of 4 ha. This proposal is consistent with the Official Community Plan and Zoning bylaws.

Advisory Planning Commission (APC)

The Electoral Area 'B'/Lower Columbia-Old Glory APC supported this application at their June 3, 2019 meeting.

Recommendation

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a subdivision, for the parcel legally described as Parcel A, Plan NEPX62, Sublot 59, Township 9A, KD, Electoral Area 'B'/Lower Columbia-Old Glory, be received.

Attachments

Site Location Map
Subject Property Map
Applicant Submission

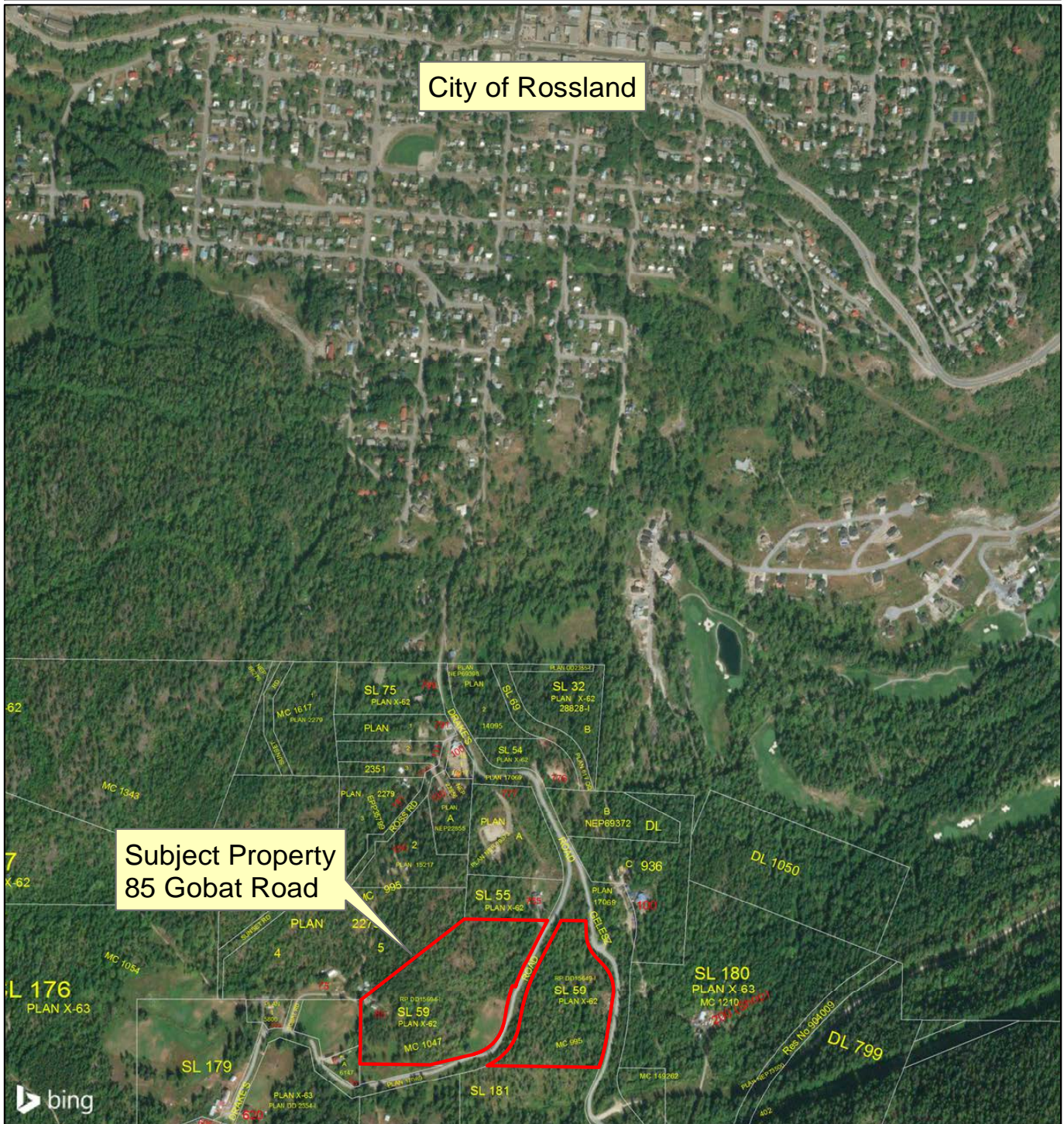
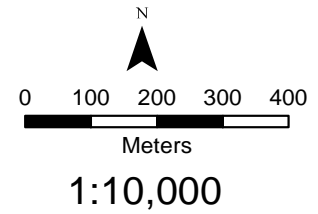


Regional District of
Kootenay Boundary

Date: 5/21/2019

Site Location Map

Parcel A, Plan NEPX62,
Sublot 59, Section 26-27,
Township 9A, KD



Document Path: P:\PD\EA_B\B-9A-TWP-10882.100_Drake\2019-04-26 MOTI Subdivision\2019-01-21_SLM_B-9A-TWP-10882.100.mxd



Legend

Cadastral Lines

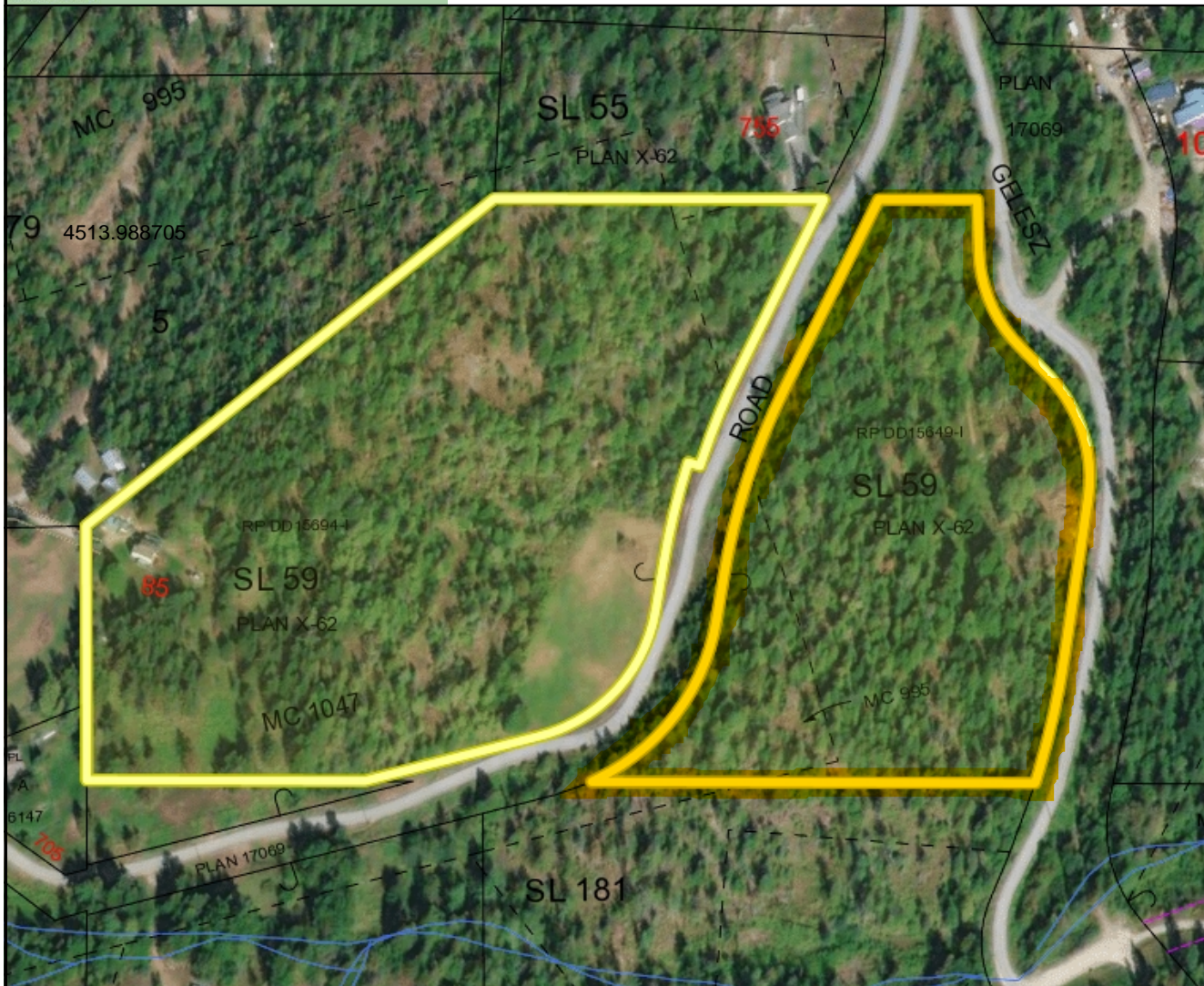
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- CAD_GAS
- CAD_HIGHWAY
- CAD_HYDRO
- CAD_INTER_BDY
- CAD_LOTLINE
- CAD_LOTLINE_LICENSE
- CAD_LOTLINE_WATER
- CAD_RAILWAY
- CAD_RAILWAY_ABAN
- CAD_ROAD
- CAD_TELEPHONE
- CAD_TOWNSHIP

Miscellaneous Cadastral Lines

- CADM_AIRSTRIP
- CADM_ARROW
- CADM_BRIDGE
- CADM_DEWDNEY_TRAIL
- CADM_EASEMENT
- CADM_HOOK
- CADM_LEASE_LICENSE
- CADM_MAP_RESERVE

Scale: 1: 3,722

1 cm represents 37.22 m



0 100 200 m

Datum: WGS 84 Projection: Web Mercator

Printed on 26-Apr-2019

Notes:

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



Legend

Cadastral Lines

- CAD_DISTRICT_LOT
- CAD_GAS
- CAD_HIGHWAY
- CAD_HYDRO
- CAD_INTER_BDY
- CAD_LOTLINE
- CAD_LOTLINE_LICENSE
- CAD_LOTLINE_WATER
- CAD_RAILWAY
- CAD_RAILWAY_ABAN
- CAD_ROAD
- CAD_TELEPHONE
- CAD_TOWNSHIP

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- CADM_AIRSTRIP
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- CADM_LEASE_LICENSE
- CADM_MAP_RESERVE

Scale: 1: 3,722

1 cm represents 37.22 m



0 100 200 m

Datum: WGS 84 Projection: Web Mercator

Printed on 26-Apr-2019

Notes:

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

Excerpts from Brett Pope's presentation
to AKBLG, April 2019, related to
Province and Local Government



PROVINCIAL & LOCAL GOV'T

MOBILE QA/QC LAB
TO SUPPORT
FARM GATE
SALES



\$ \$

GOOD



QUALITY
PRICING

\$ \$ \$ \$



BETTER

IMPROVE



A/R
RESPONSE
TIMES



FOLLOW FARM
USE REGS



+ ALLOW
MEDICAL
GROWERS TO
SELL



DIFFERENTIATE
HELPFUL/
HARMFUL
MICROBES



REDUCE
LICENSING
BOTTLENECK



\$ \$
GOOD



QUALITY
PRICING

\$ \$ \$ \$

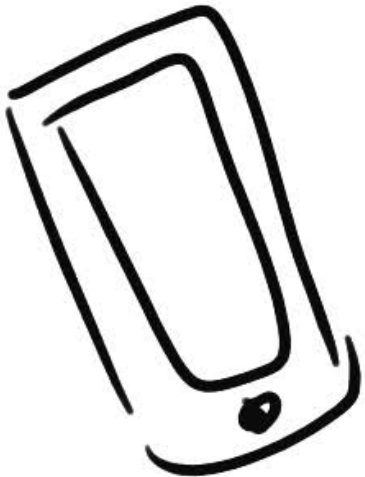


BETTER

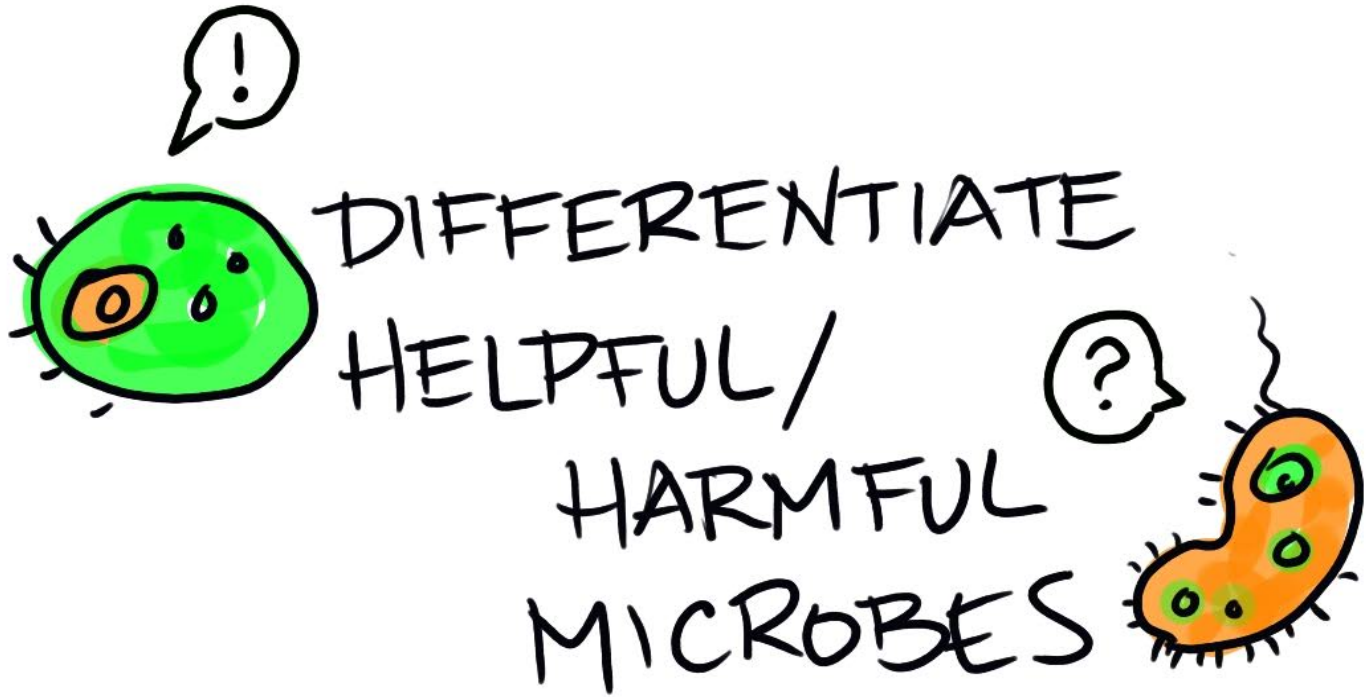
MOBILE QA/QC LAB
TO SUPPORT
FARM GATE
SALES



IMPROVE

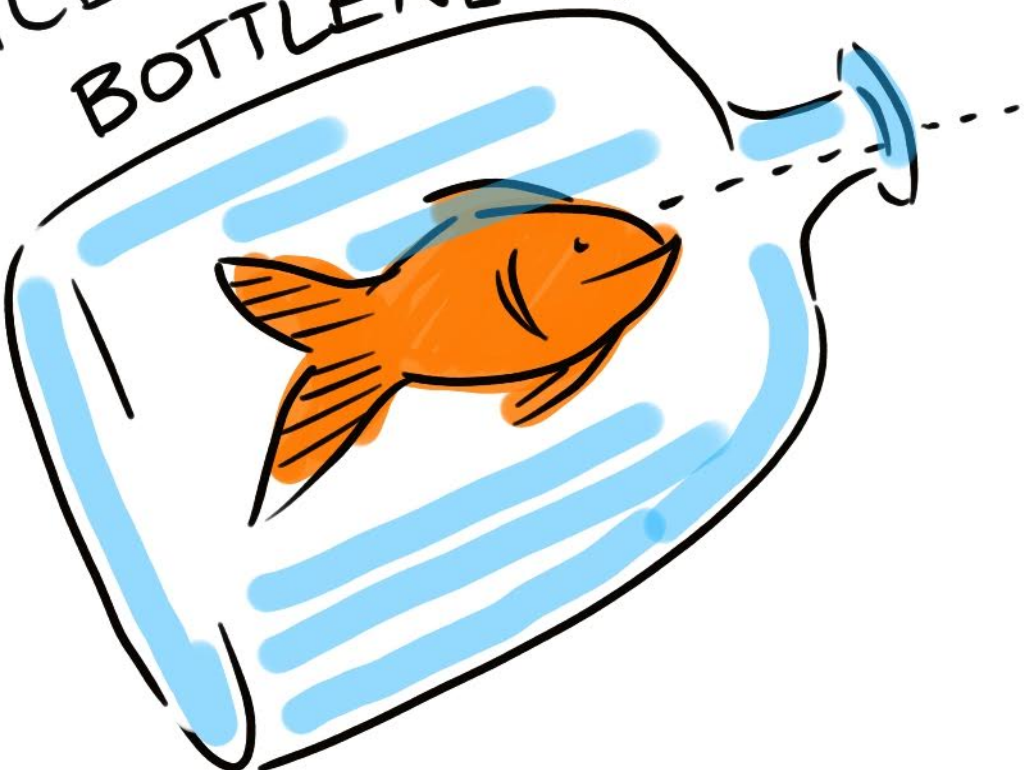


ALL
RESPONSE
TIMES
=

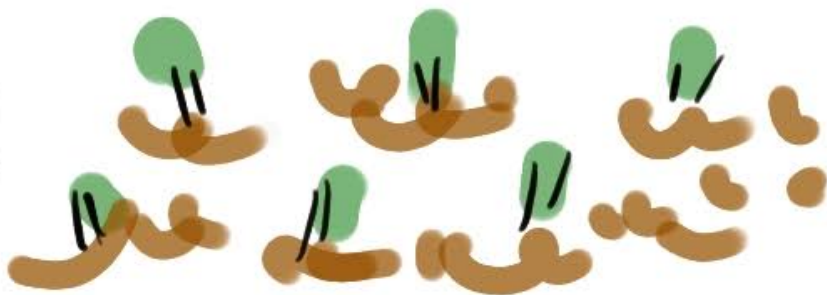


 ALLOW
MEDICAL
GROWERS TO
SELL 

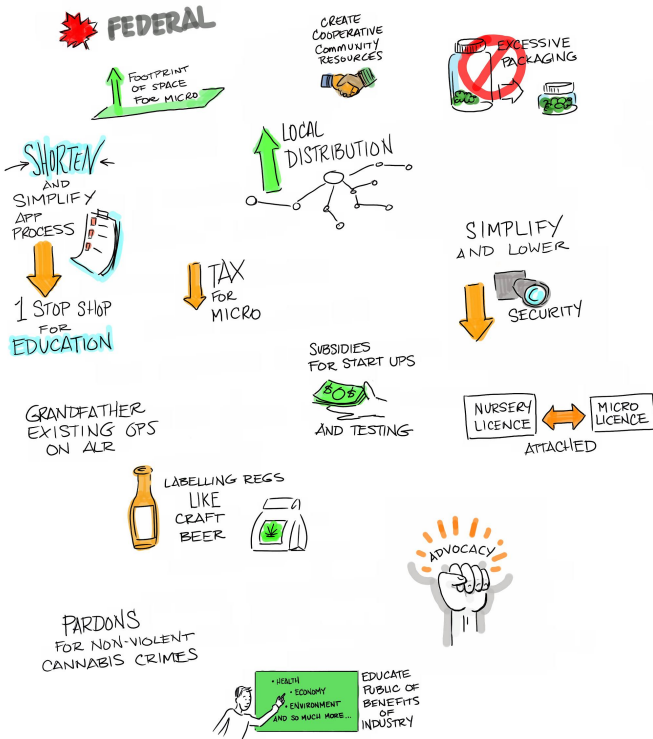
REDUCE
LICENSING
BOTTLENECK

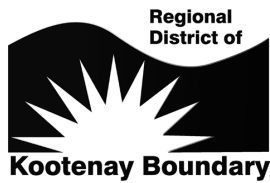


FOLLOW FARM
USE REGS



BARRIERS AND CHALLENGES TO TRANSITIONING AND SOLUTIONS





Staff Report

Date:	May 15, 2019	File #:	
To:	Chair Russell and Members of the Board		
From:	Frances Maika, Corporate Communications Officer		
RE:	2019 Town Hall Meetings – Review of the process		

ISSUE INTRODUCTION

The primary objectives of the 2019 town halls were to present and gather feedback on the proposed 2019 Budget and 2019-2023 Five-Year Financial Plan, and to provide an opportunity for residents to learn about and provide feedback on how the RDKB operates, what their taxes fund and comment or ask questions about RDKB programs and services. Residents at the town hall meetings in areas A, B, C, D and E/West Boundary were also provided with information about the FireSmart Program.

HISTORY / BACKGROUND FACTORS

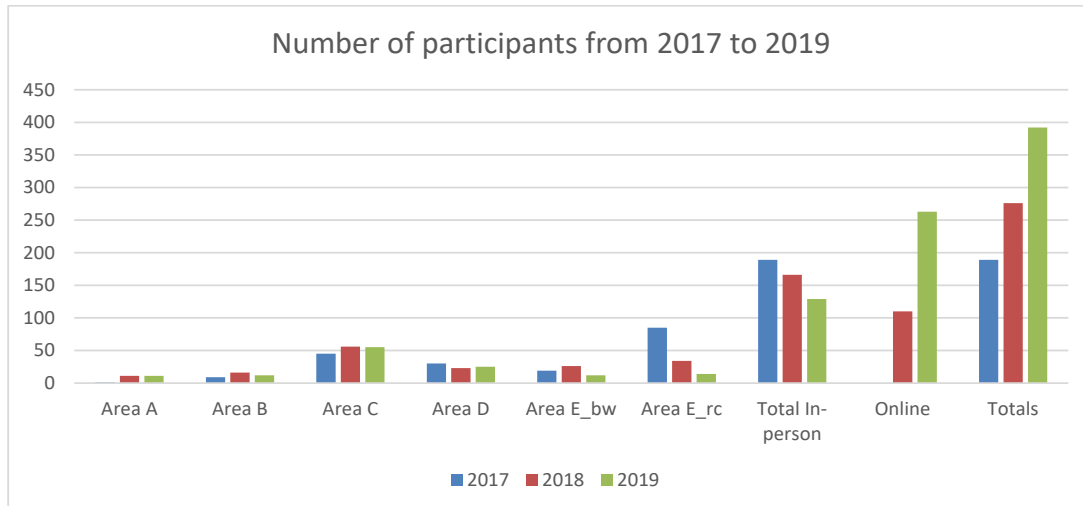
In 2018 Town Hall Meetings, two changes were implemented and carried through to the 2019 events based on positive responses from the public, staff and the Board in 2018:

- The RDKB incorporated the TurningPoint audience response system and real-time polling software paired with individual voting “clickers” that the Rural Development Institute at Selkirk College lent free of charge to the RDKB for a second year running.
- Redesigned ads and colour postcard mail-outs and posters advertised the town halls and residents were invited to participate in an online poll asking which RDKB services are most important to them. The same question was asked in the live-polling at each town hall meeting.

Attendance and Overall Participation

In-person attendance at town hall meetings has continued to trend slightly downward over the past two years; however, participation increased overall when online engagement data from jointheconversation.rdkb.com is incorporated. Added to this, the total number of people (210) who visited our 2019 Town Hall Meeting project page at jointheconversation.rdkb.com was nearly double the total number of people (129) who attended the 2019 town hall meetings in person. While some of those people who visited the online engagement site may have also attended a town hall, we can still

conclude based on these numbers that residents are more likely to participate online than they are to attend in-person town hall meetings based on when and where we currently hold them and what topics we focus on.

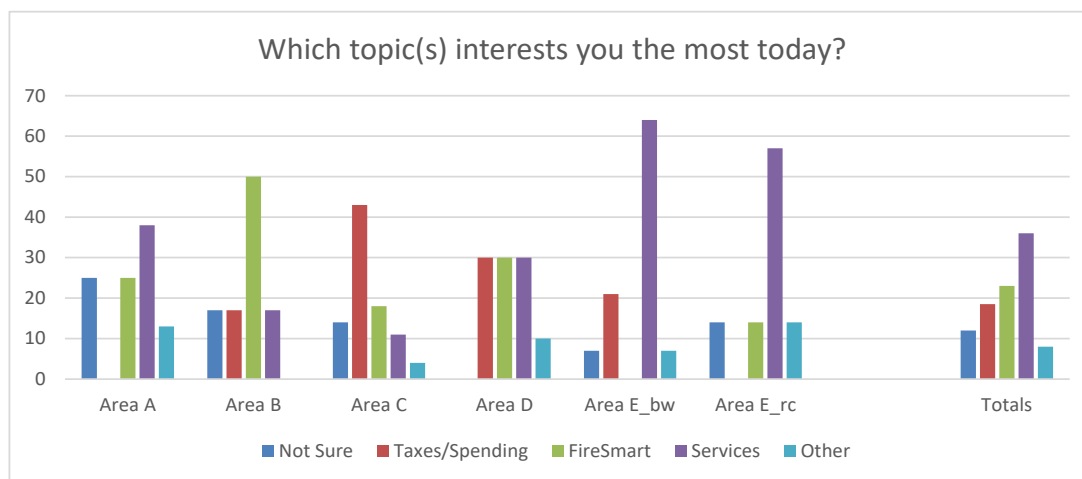


Polling Results

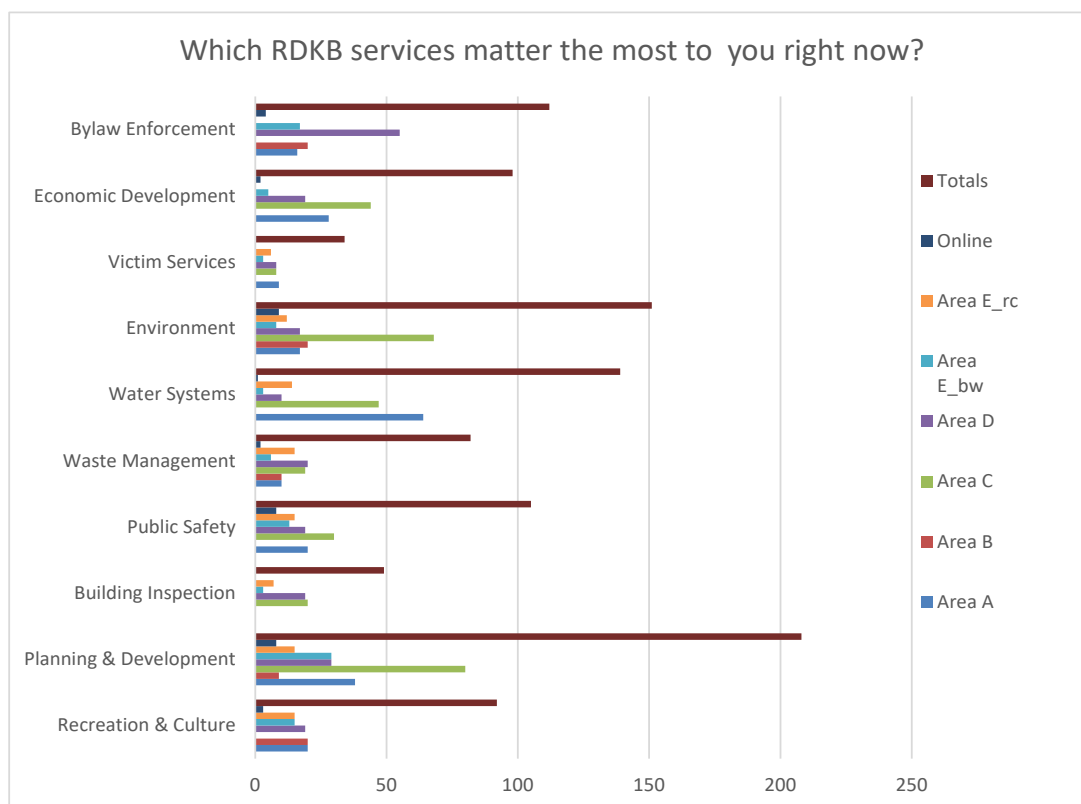
The topics of greatest interest overall to RDKB residents according to live polling at the town hall meetings were:

1. RDKB services (36%)
2. FireSmart (23%)
3. Taxes/Spending (18.5%)

The exception is Area 'E'/West Boundary at the Big White town hall meeting where Firesmart information was not presented as an option.



The services that residents identified as most important to them were Planning and Development followed by Environment, and Water Services. The exception was in the Area 'D'/Rural Grand Forks Town Hall meeting, where residents identified Bylaw Enforcement as the service of greatest importance to them.



PROPOSAL

Given lower attendance at the annual town halls and a clear interest in topics other than the financial plan specifically, that the Board:

- Revisit the actual purpose of the town hall meetings and determine whether they are in sync with the strategic and organizational objectives of the RDKB.
- Determine whether town halls are the best tactic to present financial plan and budget information.
- Determine whether annual town halls should continue to focus on the RDKB financial plan and budget when it is nearly completed, or whether more people may participate in an engagement process that informs the annual financial plan and budget earlier in the budgeting process.

Continue using interactive polling in town hall meetings and request use for the TurningPoint technology in 2020 from Selkirk College's Columbia Basin Rural Development Institute.

IMPLICATIONS

- More effective public engagement including possibly higher turnout at town hall meetings.
- More meaningful feedback on the RDKB annual financial plan and budget itself.
- Staff, and RDKB Financial Services staff in particular, are able to fully focus on the financial plan and budgeting process without having to participate in town hall meetings on the topic as well.
- The RDKB final financial plan and budget is shared with RDKB residents after they have participated in a budget-related planning process earlier in the year, and so may be more motivated to review the actual final plan.

ALTERNATIVES

1. Receive the report (no action).
2. Discuss and refer back to staff.
3. Adopt the recommendation to review the purpose, format the timing of the town hall meetings and take appropriate future action as determined by the Board.

RECOMMENDATION

That the Board:

- Revisit the actual purpose of the town hall meetings and determine whether they are in sync with the strategic and organizational objectives of the RDKB.
- Determine whether town halls are the best tactic to present financial plan and budget information.
- Determine whether annual town halls should continue to focus on the RDKB financial plan and budget when it is nearly completed, or whether more people may participate in an engagement process that informs the annual financial plan and budget earlier in the budgeting process.

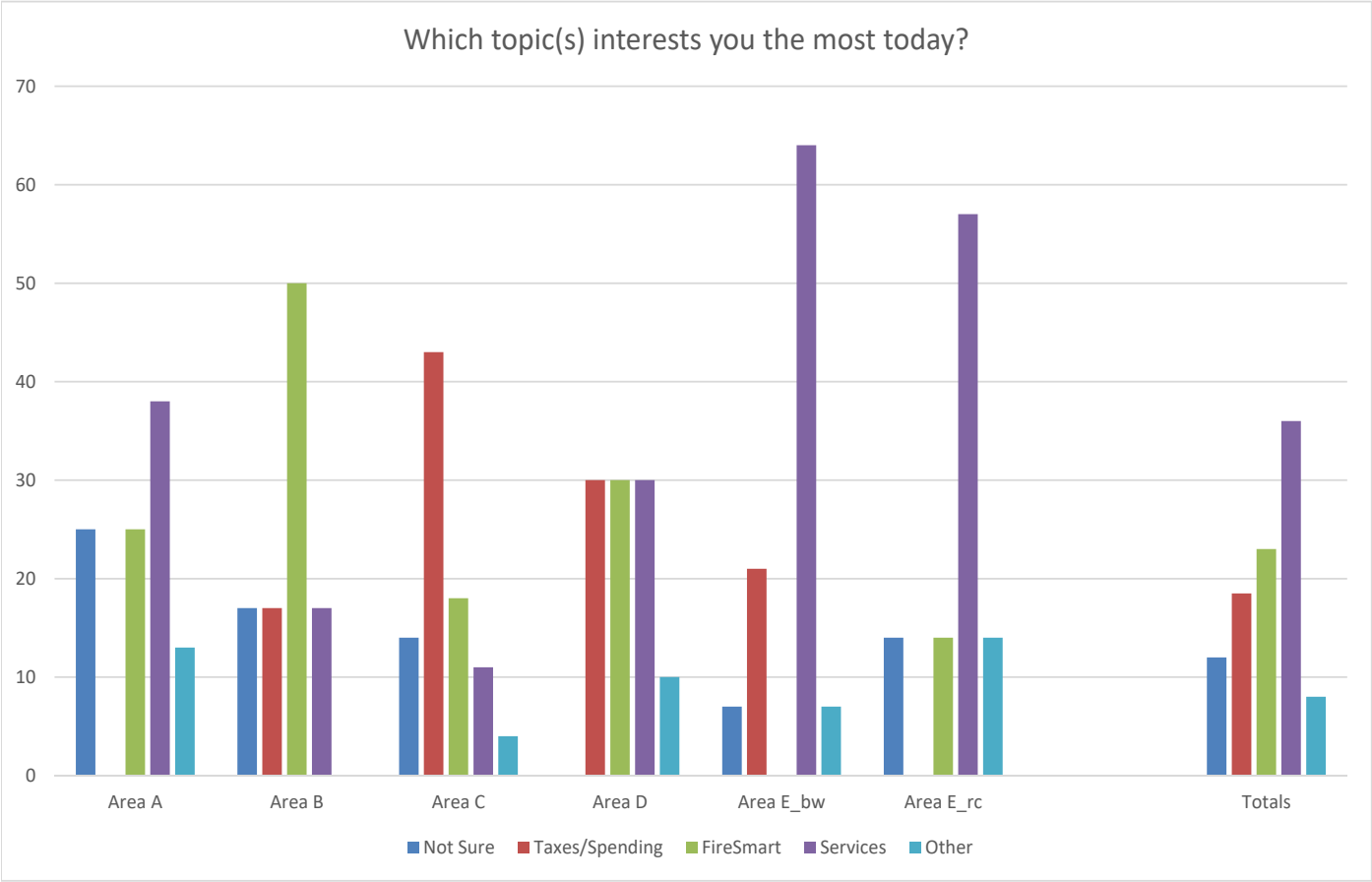
ATTACHMENTS:

PollingResultsCompiled_190515.pdf

Summary_Report_Regional_District_Of_Kootenay_Boundary_19_September_18_To_01_May_19.pdf

Which topic(s) interests you the most today?

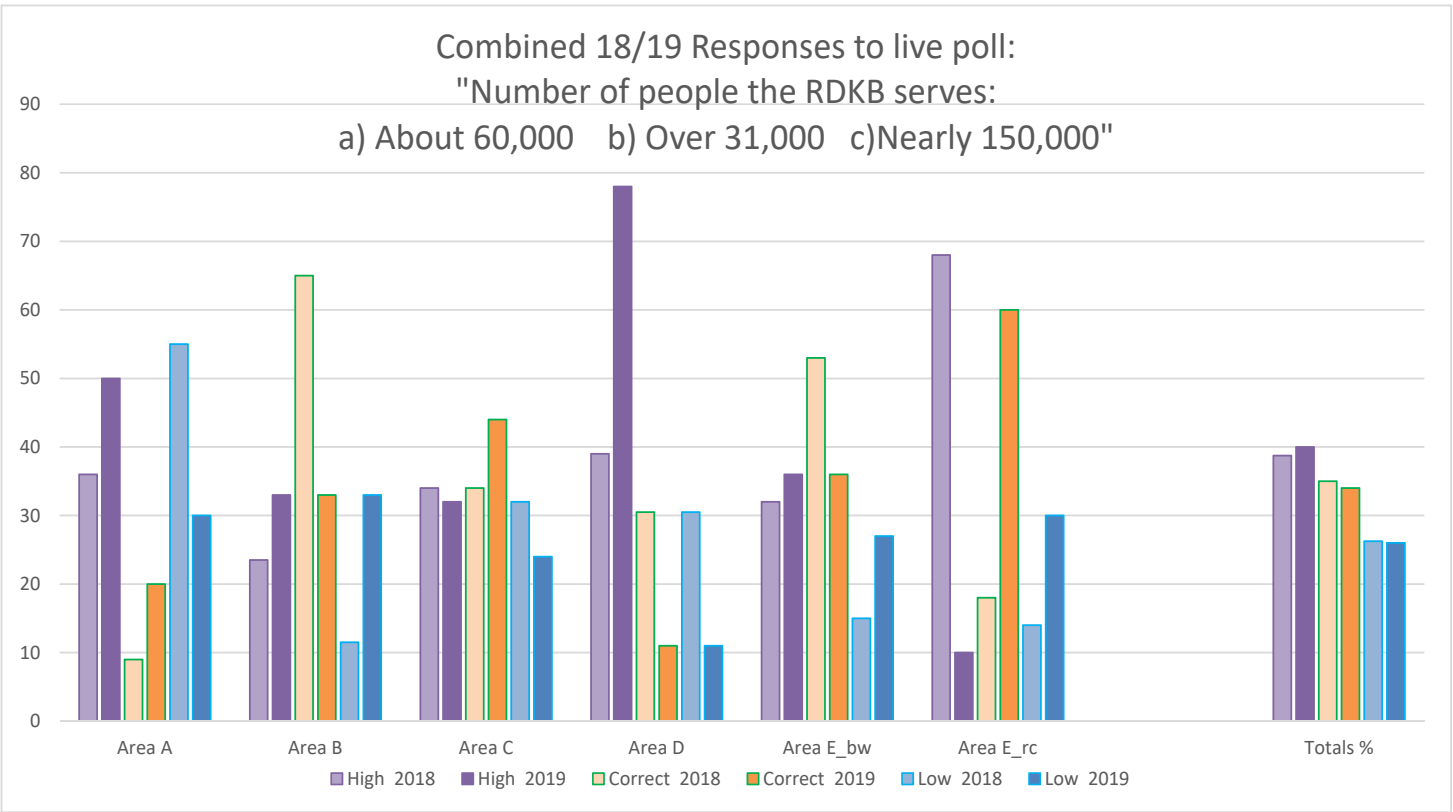
	Not Sure	Taxes/Sper	FireSmart	Services	Other
Area A	25	0	25	38	13
Area B	17	17	50	17	0
Area C	14	43	18	11	4
Area D	0	30	30	30	10
Area E_bw	7	21	0	64	7
Area E_rc	14	0	14	57	14
Totals	12	18.5	23	36	8



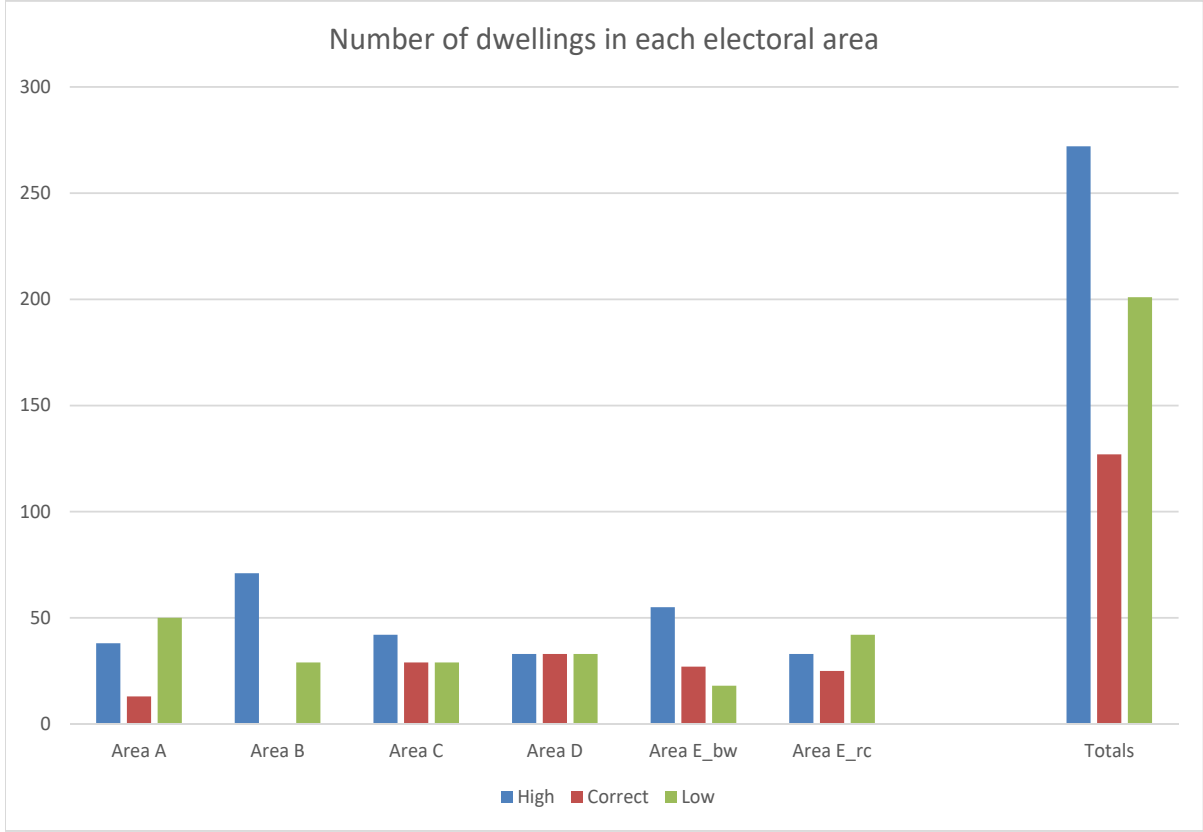
2019 Responses: Population RDKB serves			
	High	Correct	Low
Area A	50	20	30
Area B	33	33	33
Area C	32	44	24
Area D	78	11	11
Area E_bw	36	36	27
Area E_rc	10	60	30
Totals %	40	34	26

2018 Responses: Population RDKB Serves			
	High	Correct	Low
Area A	36	9	55
Area B	23.5	65	11.5
Area C	34	34	32
Area D	39	30.5	30.5
Area E_bw	32	53	15
Area E_rc	68	18	14
Totals %	38.75	35	26.25

Combined Responses: Population RDKB Serves						
	High		Correct		Low	
	2018	2019	2018	2019	2018	2019
Area A	36	50	9	20	55	30
Area B	23.5	33	65	33	11.5	33
Area C	34	32	34	44	32	24
Area D	39	78	30.5	11	30.5	11
Area E_bw	32	36	53	36	15	27
Area E_rc	68	10	18	60	14	30
Totals %	38.75	40	35	34	26.25	26



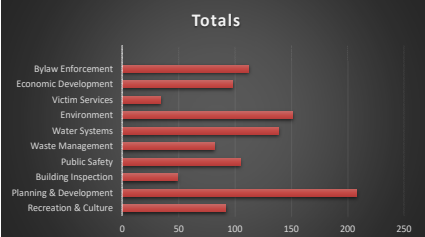
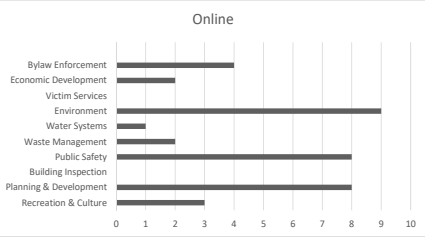
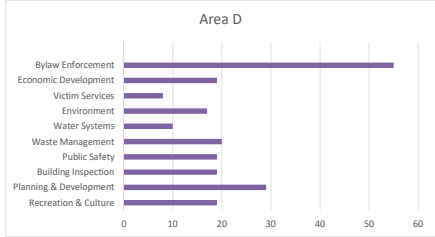
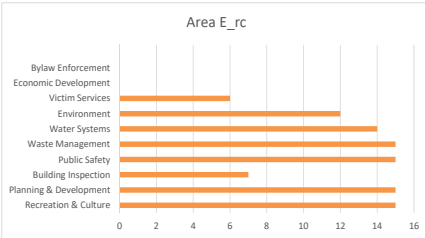
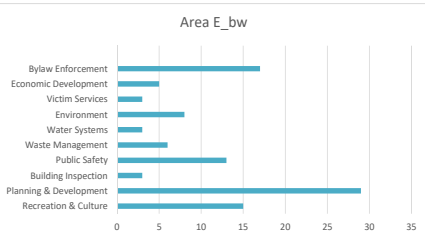
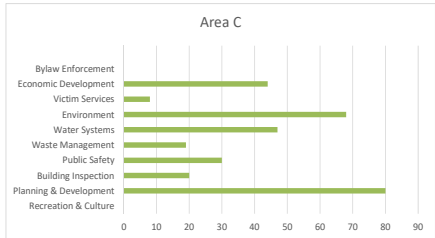
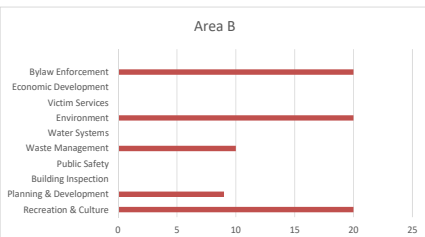
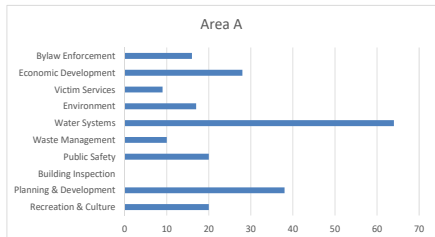
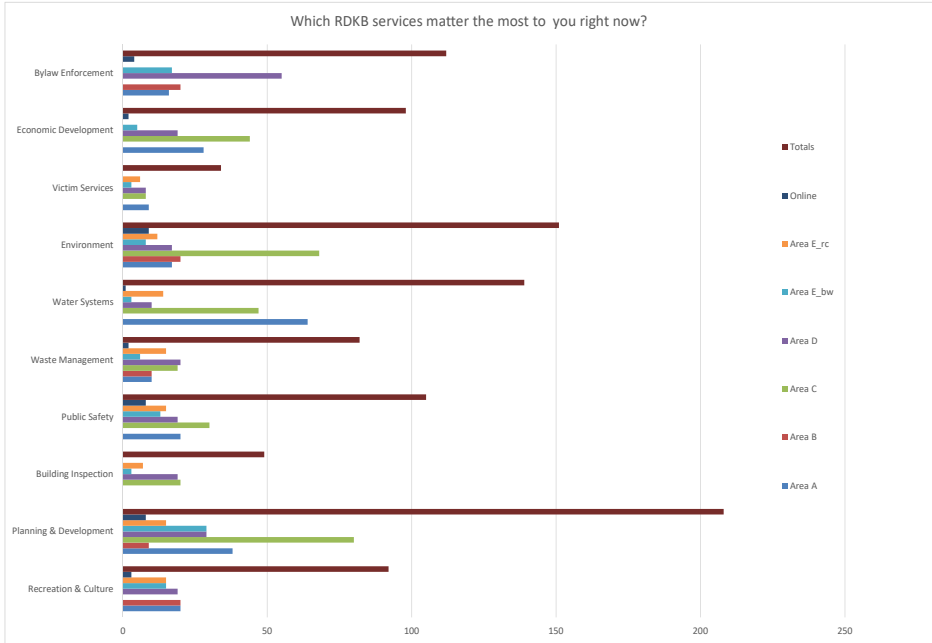
	# of Dwellings in each EA		
	High	Correct	Low
Area A	38	13	50
Area B	71	0	29
Area C	42	29	29
Area D	33	33	33
Area E_bw	55	27	18
Area E_rc	33	25	42
Totals	272	127	201



2019 Town Hall Meetings - Compiled Polling Results

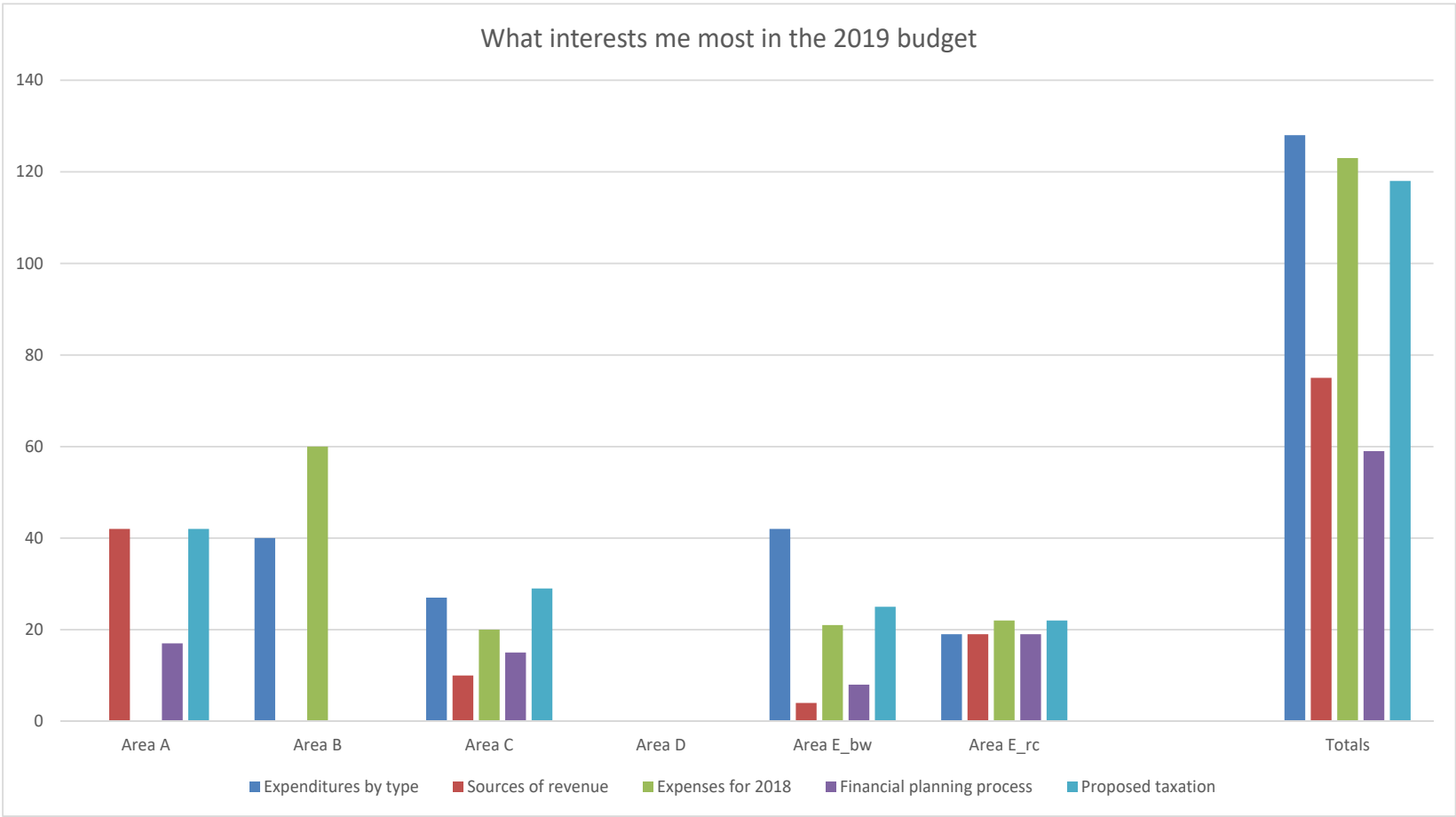
Which RDKB services matter most to you right now?

	Recreation	Planning & Building	Ins Public Safe	Waste Mar	Water Syst	Environme	Victim Serv	Economic	Bylaw Enforcement
Area A	20	38	0	20	10	64	17	9	28
Area B	20	9	0	0	10	0	20	0	20
Area C	0	80	20	30	19	47	68	8	44
Area D	19	29	19	19	20	10	17	8	19
Area E_bw	15	29	3	13	6	3	8	3	5
Area E_rc	15	15	7	15	15	14	12	6	0
Online	3	8	0	8	2	1	9	0	2
Totals	92	208	49	105	82	139	151	34	98



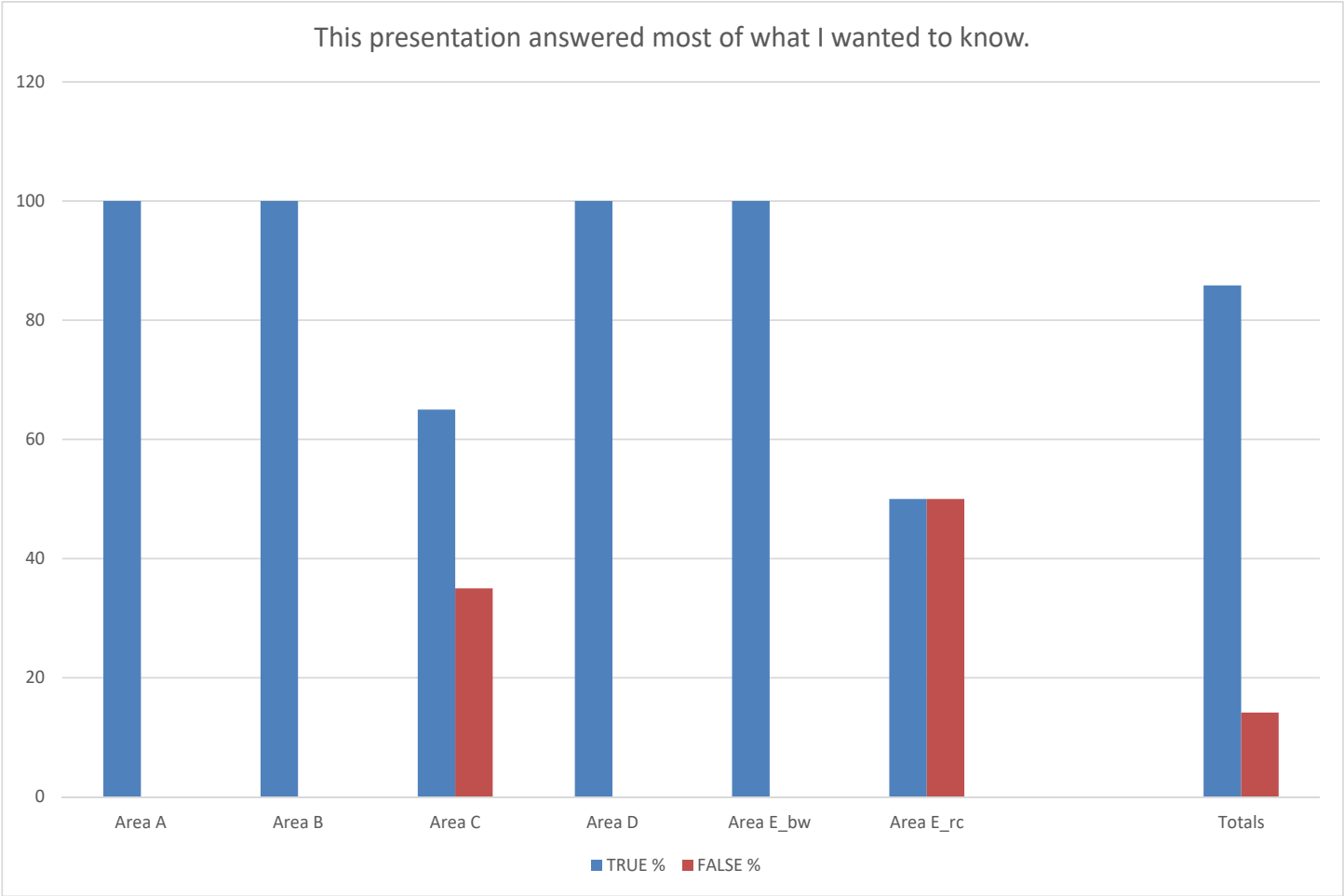
What interests me most in the 2019 Budget:					
	Expenditur	Sources of	Expenses fr	Financial pl	Proposed taxation
Area A	0	42	0	17	42
Area B	40	0	60	0	0
Area C	27	10	20	15	29
Area D					
Area E_bw	42	4	21	8	25
Area E_rc	19	19	22	19	22
Totals	128	75	123	59	118

What interests me most in the 2018 Budget:					
Area A	2	5	2	3	7
Area B	3	3	7	1	3
Area C	11	7	13	6	19
Area D	4	3	5	6	5
Area E_bw					
Area E_rc					
Totals	20	18	27	16	34

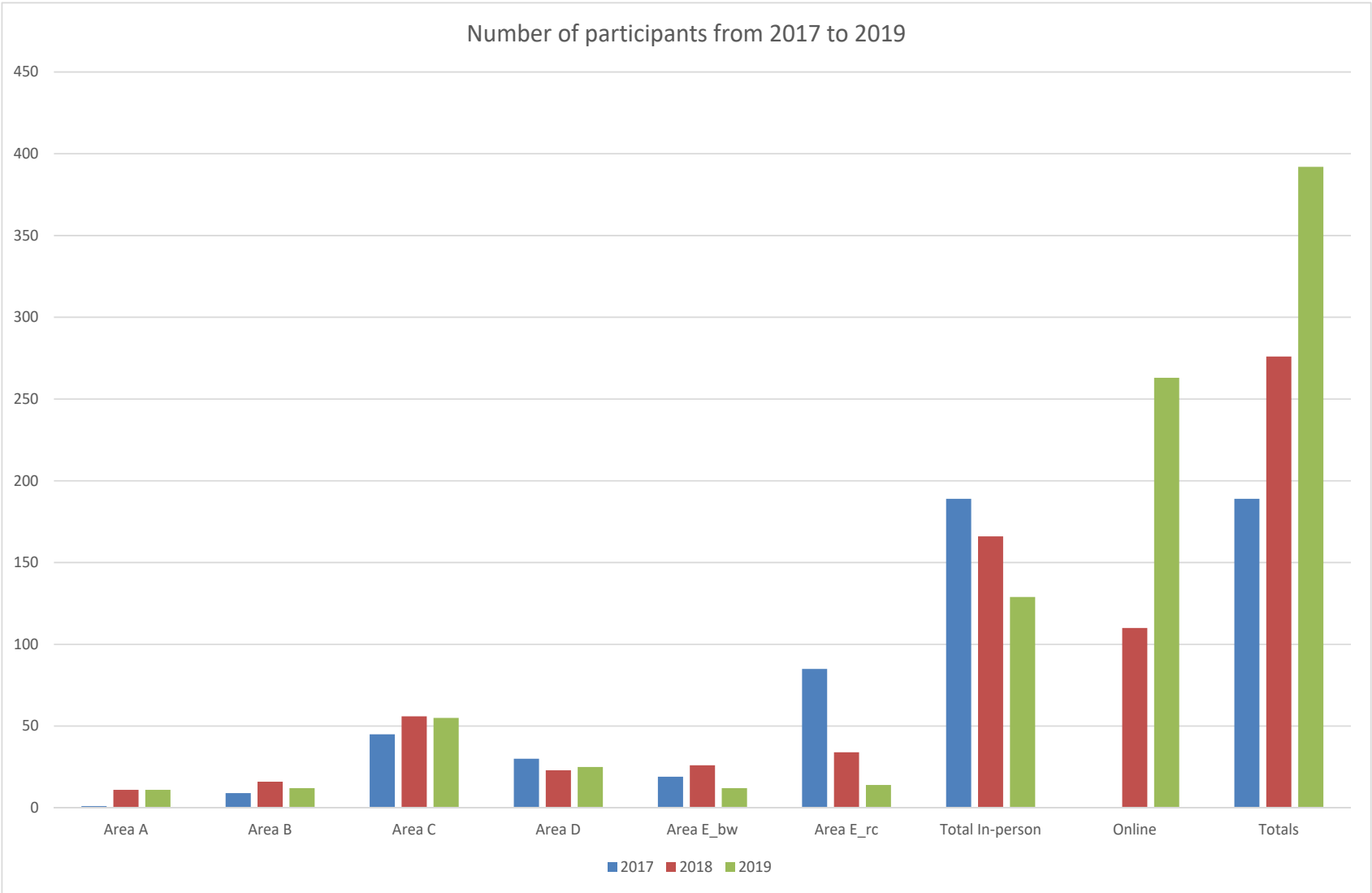


This presentation answered most of what I wanted to know.

	TRUE %	FALSE %
Area A	100	0
Area B	100	0
Area C	65	35
Area D	100	0
Area E_bw	100	0
Area E_rc	50	50
Totals	85.83	14.16



Number of attendees	2017	2018	2019
Area A	1	11	11
Area B	9	16	12
Area C	45	56	55
Area D	30	23	25
Area E_bw	19	26	12
Area E_rc	85	34	14
Total In-person	189	166	129
Online	0	110	263
Totals	189	276	392



Summary Report

19 September 2018 - 14 May 2019

Regional District of Kootenay Boundary

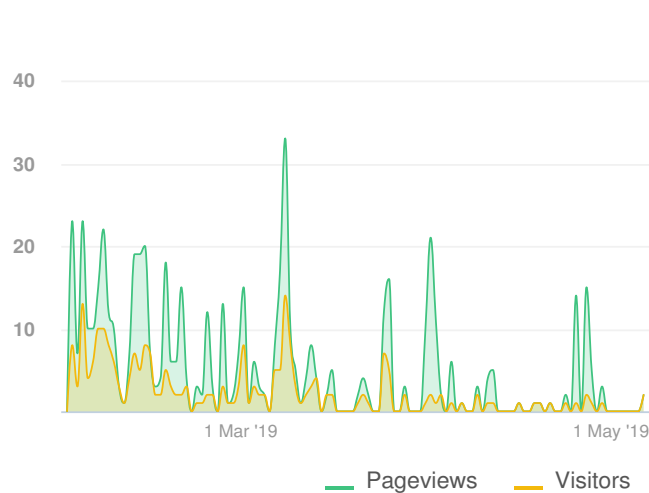
PROJECTS SELECTED: 1

2019 Town Halls

FULL LIST AT THE END OF THE REPORT



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
270	14	
NEW REGISTRATIONS		
5		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
35	94	210

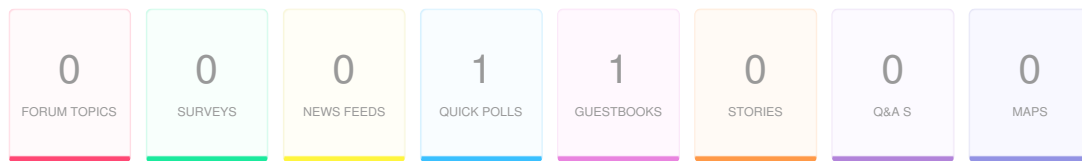
PARTICIPANT SUMMARY

ENGAGED	35 ENGAGED PARTICIPANTS				TOP PROJECTS	
		Registered	Unverified	Anonymous		Participants (%)
INFORMED		Contributed on Forums	0	0	0	2019 Town Halls 35 (16.7%)
		Participated in Surveys	0	0	0	
		Contributed to Newsfeeds	0	0	0	
		Participated in Quick Polls	6	0	29	
AWARE		Posted on Guestbooks	3	0	0	
		Contributed to Stories	0	0	0	
		Asked Questions	0	0	0	
		Placed Pins on Places	0	0	0	
		Contributed to Ideas	0	0	0	
* A single engaged participant can perform multiple actions					* Calculated as a percentage of total visits to the Project	

ENGAGED	94 INFORMED PARTICIPANTS				TOP PROJECTS	
				Participants		Participants (%)
INFORMED		Viewed a video		0	2019 Town Halls 94 (44.8%)	
		Viewed a photo		0		
		Downloaded a document		23		
		Visited the Key Dates page		68		
AWARE		Visited an FAQ list Page		0		
		Visited Instagram Page		0		
		Visited Multiple Project Pages		58		
		Contributed to a tool (engaged)		35		
	* A single informed participant can perform multiple actions					
						* Calculated as a percentage of total visits to the Project

ENGAGED	210 AWARE PARTICIPANTS				TOP PROJECTS	
				Participants		Participants
INFORMED		Visited at least one Page		210	2019 Town Halls 210	
AWARE						
	* Aware user could have also performed an Informed or Engaged Action					* Total list of unique visitors to the project

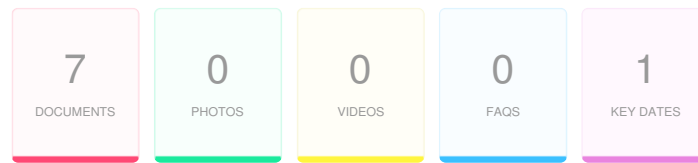
ENGAGEMENT TOOLS SUMMARY



QUICK POLLS SUMMARY	
1	Quick Polls
35	Contributors
37	Responses

TOP 3 QUICK POLLS BASED ON CONTRIBUTORS	
35	Contributors to
What RDKB services matter most to you right now?	

INFORMATION WIDGET SUMMARY



DOCUMENTS	
7	Documents
23	Visitors
52	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS		
14 Downloads Presentation- AreaC_THM_190129	14 Downloads Presentation- AreaE_THM_BigWhite_190307	10 Downloads Presentation- AreaD_THM_190211

KEY DATES	
1	Key Dates
68	Visitors
82	Views

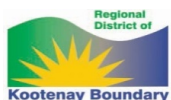
TOP 3 KEY DATES BASED ON VIEWS
82 Views 2019 Town Halls

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.rdkb.com	51
m.facebook.com	31
t.co	28
rdkb.com	23
www.google.com	18
www.mygrandforksnow.com	9
www.google.ca	5
android-app	3
www.facebook.com	3
l.facebook.com	2
r.search.yahoo.com	2
us6.admin.mailchimp.com	2
mailchi.mp	1
webmail.telus.net	1
www.mykootenaynow.com	1

SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
2019 Town Halls	210	94	35

**STAFF REPORT**

Meeting Date: April 10, 2019

Date:	June 4, 2019	File:	
To:	Electoral Area Services Committee		
From:	James Chandler – GM Operations/Deputy CAO		
RE:	GRAND FORKS RURAL FIRE PROTECTION SERVICES – WORK PLAN UPDATE		

Issue Introduction

To provide an update for capital projects and programs included within the Grand Fork Fire Service, 2019 Work Plan.

Background

The 2019 Work Plan was approved in March 2019.

Implications

Project	Budget	Status
Carson Fire Hall – <i>Renovation and new construction</i>	\$730,000	Design and construction services have been contracted through Fairbanks Architects. Total contract commitment of approx. \$50k. The project was recently tendered with only one contractor submitting a bid. The bid received was 40% over the estimated cost of construction. Options are now being considered to negotiate with interested contractors, if possible OR; To postpone and re-issue the tender late 2019 / early 2020.
Purchase of new pumper truck / engine	\$520,000	The RFP and selection of supplier was completed late 2018. A contract and order was placed with Rocky Mountain Phoenix. Through final design and planning between the Fire Department and Rocky Mountain, anticipated costs based on the specification agreed are closer to \$500,000. Actual costs may vary, as a few changes and issues are identified through the final build and fit out of the truck. A 10% deposit has been paid for the cab and chassis. The truck is expected for delivery in approx. 10-12 months/early 2020.

Project Risks*Carson Fire Hall*

The total budget of \$730,000 includes professional architect services, site civil contract for new septic system and utilities and the main construction contract.

Considering the scope of the construction planned, reasonable estimates for construction suggest the building construction costs should be in the range of \$550,000. Costs above this will not allow for reasonable contingency, consultant contracts and other RDKB costs for site civil works and utilities.

Staff consider the operational risk to delaying the construction project to be minimal compared to managing all project costs within the specified budget. Staff will work with the Grand Forks Fire Department to consider the operational impacts through 2019 and will pursue alternate options for construction this season.

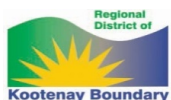
There is some risk that cost escalation will impact pricing if delayed to the 2020 construction season, however, not obtaining competitive pricing is of a greater concern.

Purchase of new fire truck

At this time, with the contract and order placed, there are no anticipated risks with the delivery of the truck. All costs are anticipated within the allocation original budget.

Recommendation:

That the report titled, Grand Forks Rural Fire Protection Services – Work plan update, be received for information.

**STAFF REPORT**

Meeting Date: April 10, 2019

Date:	June 4,2019	File:	
To:	Electoral Area Services Committee		
From:	Joe Geary – Fire Chief Christina Lake Fire Rescue		
RE:	CHRISTINA LAKE FIRE RESCUE – WORK PLAN UPDATE		

Issue Introduction

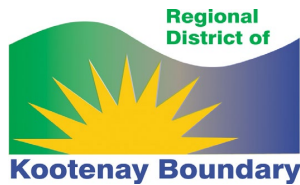
Project/Statues Report

Background

The 2019 Work Plan was approved in March 2019.

Implications

Project	Budget	Status
Firefighter NFPA 1001 Professional qualifications training	\$35,300	Currently all members of Christina Lake Fire Rescue (CLFR) are committed to ongoing training to meet with the Provincial Playbook standards. 90% of the department will be at the exterior level by the end of June 2019
Replacement of Self Contained Breathing Apparatus (SCBA).	\$7000.00	Purchased 14 used SCBA previously owned by Kootenay Boundary Regional Fire Services. The cost for the units was to service test before going back into service.
Turnout Gear Replacement	\$33,200.00	CLFR turnout gear is out dated and requires replacement to meet NFPA and work safe standards. 9 sets of replacement turn out gear have been ordered for the 2019 budget year. Remained or the turnout gear will be replaced over the next 2 years.



Area A Example

June 5, 2019

[Recipient]

The Regional District of Kootenay Boundary has sent a payment of **[Amount]**.

Director [Last Name] has received approval from the RDKB Board of Directors to provide funding through the Area **[Area]** Grant-in-Aid to assist with the **[program/project description]**.

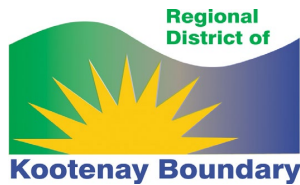
If your organization is advertising an event and associated sponsorship through newspaper/radio broadcast news, on a website, etc., please ensure that recognition is given to the specific RDKB Electoral Area Director who gave the Grant in Aid.

Please retain your receipts for this project should our Finance Department request them for auditing purposes.

Yours truly,
REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Theresa Lenardon
Manager of Corporate Administration/Corporate Officer

/mz
enc.



Areas B - E Example

June 5, 2019

[Recipient]

The Regional District of Kootenay Boundary has sent a payment of **[Amount]**.

Director [Last Name] has received approval from the RDKB Board of Directors to provide funding through the Area **[Area]** Grant-in-Aid to assist with the **[program/project description]**.

We would appreciate if a separate letter thanking and acknowledging the community for the grant be sent to the Areas "D" Directors who authorized the Grant in Aid funding for your organization.

If your organization is advertising an event and associated sponsorship through newspaper/radio broadcast news, on a website, etc., please ensure that recognition is given to the specific RDKB Electoral Area Director who gave the Grant in Aid.

Please retain your receipts for this project should our Finance Department request them for auditing purposes.

Yours truly,
REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Theresa Lenardon
Manager of Corporate Administration/Corporate Officer

/mz
enc.

Director Ali Grieve, Electoral Area 'A'			Grants-In-Aid 2019	
Balance Remaining from 2018				(201.00)
2019 Requisition				31,540.00
Less Board Fee 2019				(1,240.00)
Total Funds Available:			\$	30,099.00
RESOLUTION	DATE	RECIPIENT	DESCRIPTION	AMOUNT
20-19	31-Jan	Friends of the Beaver Valley Public Library	To assist with black out blinds	1,500.00
20-19	31-Jan	Okanagan Nation Alliance	To assist with "Fish in Schools" program	1,000.00
20-19	31-Jan	Village of Fruitvale	To assist with Jingle Down Main propane heaters	1,500.00
70-19	31-Jan	BV Recreation	Seniors Dinner and Dance	1,600.00
70-19	31-Jan	Montrose Recreation Commission	BC Family Day	500.00
70-19	31-Jan	Beaver Valley Cross Country Ski Club	Sno-cat expenses	2,000.00
115-19	21-Feb	Beaver Valley Blooming Society	To assist with flowering tubs around Fruitvale	2,500.00
115-19	21-Feb	JL Crowe Secondary School	To assist with the Scholarship Program	750.00
135-19	7-Mar	BV Golf & Country Club	To assist with Men's and Ladies' Golf Nights	1,152.00
149-19	7-Mar	Kootenay Region Branch of United Nations	To assist with honorarium for Kat Rovias	500.00
167-19	14-Mar	1st Beaver Valley Scout	To assist with trip to Pacific Jamboree	1,000.00
167-19	14-Mar	Beaver Valley May Days	To assist with May Days events	4,000.00
167-19	14-Mar	Kootenay Gateway Ltd.	To assist with Rossland Ski Bus service	100.00
189-19	4-Apr	Columbia Basin Environmental Education Network	To assist with Wild Voices learning program	500.00
189-19	4-Apr	Village of Montrose	To assist Montrose Recreation with pancake breakfast	600.00
212-19	24-Apr	BV Seniors Branch 44	To assist with the 60th Anniversary Party	500.00
217-19	24-Apr	Nelson & Fort Shepherd Railway - Village of Fruitvale	To assist with community train rides	2,000.00
235-19	8-May	Beaver Valley Thrift Shop	To assist with Rreplacement lighting	1,250.00
254-19	23-May	Beaver Valley Golf & Rec. Society	To assist with Tee Box Advertisting	210.00
254-19	23-May	Zone 6 BC 55+ Games	To assist with Seniors' Games	500.00
Total			\$	23,662.00
Balance Remaining			\$	6,437.00

Electoral Area 'B' /Lower Columbia-Old Glory		Grants-In-Aid 2019	
Balance Remaining from 2018			(2,868.46)
2019 Requisition			22,797.00
Less Board Fee 2019			(897.00)
Total Funds Available:		\$	19,031.54

RESOLUTION	DATE	RECIPIENT	DESCRIPTION	AMOUNT
20-19	31-Jan	Okanagan Nation Alliance	To assist with "Fish in Schools" program	1,000.00
20-19	31-Jan	Rossland Winter Carnival	To assist with costs of production	1,000.00
70-19	31-Jan	Trail Ambassador Committee	To assist with Trail Ambassador Program	750.00
115-19	21-Feb	JL Crowe Secondary School	To assist with the Scholarship Program	750.00
115-19	21-Feb	Zone 6 BC 55+ Games	To assist with participation in the 2019 Sr. Games	750.00
135-19	7-Mar	The Kidney Foundation of Canada, BC Branch	To assist with burdens on patients and their families	250.00
149-19	7-Mar	Kootenay Region Branch of United Nations	To assist with honorarium for Romilly Cavanaugh	500.00
189-19	24-Apr	Columbia Basin Environmental Education Network	To assist with Wild Voices learning program	500.00
212-19	24-Apr	Rossland Summit School	To assist with the RSS Bio Blitz	500.00
234-19	8-May	Rossland Council for Arts and Culture	To assist with Community Arts Plan	600.00
254-19	23-May	West Kootenay Smoke'n Steel Car Club	To assist with Audio System	2,343.79
Total				\$ 8,943.79
Balance Remaining				\$ 10,087.75

Electoral Area 'C'/Christina Lake			Grants-In-Aid 2019	
Balance Remaining from 2018				13,845.92
2019 Requisition				60,687.00
Less Board Fee 2019				(2,387.00)
Total Funds Available for the year			\$	72,145.92
RESOLUTION	DATE	RECIPIENT	DESCRIPTION	AMOUNT
20-19	19-Jan	Okanagan Nation Alliance	To assist with "Fish in Schools" program	1,000.00
70-19	31-Jan	Christina Lake Stewardship Society	To assist with billboard	2,058.00
70-19	31-Jan	Christina Lake Stewardship Society	To assist with replacing banners	1,286.35
115-19	21-Feb	Deer Ridge Water Association	To assist with the transition study	5,835.00
135-19	7-Mar	Boundary Metis Community Association	To assist with purchase of a banner	1,568.00
135-19	7-Mar	Little Lakers Learning Centre Society	To assist with day care expenses	3,500.00
135-19	7-Mar	Zone 6 BC+ Games	To assist with preparation for the 2019 games	300.00
167-19	14-Mar	Grand Forks Farmers Market	To assist with participation in BC coupon program	3,000.00
189-19	4-Apr	Christina Gateway Community Development Centre	To assist with Welcome Centre custom printed mat	2,070.32
189-19	4-Apr	Christina Lake Recreation Commission	To assist with Christina Lake Triathlon	1,000.00
212-19	4-Apr	Friends of the Bonanza Pass - Paul Beattie	To assist with information kiosk	3,000.00
234-19	8-May	Christina Lake Gateway Community Dev. Assoc	To assist with Annual Homecoming Summer Festival	15,000.00
235-19	8-May	Phoenix Foundation of the Boundary Communities	To assist with vital signs report.	1,000.00
Total			\$	40,617.67
Balance Remaining			\$	31,528.25

Electoral Area 'D'/Rural Grand Forks			Grants-In-Aid 2019	
Balance Remaining from 2018				33,257.00
2019 Requisition				38,515.00
Less Board Fee 2019				(1,515.00)
Total Funds Available for the year			\$	70,257.00
RESOLUTION	DATE	RECIPIENT	DESCRIPTION	AMOUNT
20-19	19-Jan	Okanagan Nation Alliance	To assist with "Fish in Schools" program	1,000.00
20-19	19-Jan	Perley Elementary School (SD51 Boundary)	To assist with ReWild Project	5,000.00
167-19	14-Mar	Gallery 2	To assist with website updates	4,800.00
167-19	14-Mar	Grand Forks Farmers Market	To assist with Participation in BC Coupon Program	4,000.00
167-19	14-Mar	GF Junior Ultimate Team, Grand Forks Ultimate Club	To assist with entrance fees	525.00
167-19	14-Mar	Zone 6 55+ Games	To assist with preparation and participation	300.00
189-19	19-Apr	Grand Forks Border Bruins	To assist with dressing room renovations	2,500.00
212-19	24-Apr	Grand Forks Figure Skating Club	To assist with ice costs	1,000.00
Total			\$	19,125.00
Balance Remaining			\$	51,132.00

Electoral Area 'E' /West Boundary			Grants-In-Aid 2019	
Balance Remaining from 2018				46,412.96
2019 Requisition				86,814.00
Less Board Fee 2019				(3,414.00)
Total Funds Available:			\$	129,812.96
RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
20-19	19-Jan	Rock Creek Community Medical Society	To assist with rental of meeting room	280.00
70-19	31-Jan	West Boundary Community Services Cooperative Association	To assist with incorporation	2,966.57
70-19	31-Jan	Big White Mountain Community Development Association	To assist with laptop	500.00
70-19	31-Jan	Big White Mountain Community Development Association	To assist with Sage bookkeeping software	500.00
70-19	31-Jan	Big White Mountain Community Development Association	To assist with bookkeeper/financial planning	1,200.00
115-19	21-Feb	Boundary Metis Community Association	To assist with the snowshoeing program celebration dinner	800.00
115-19	21-Feb	West Boundary Community Services Cooperative Association	To assist with consulting and grant writing	3,000.00
115-19	21-Feb	West Boundary Community Services Cooperative Association	To assist with insurance at start-up	1,147.00
167-19	14-Mar	Gospel Chapel, Blessings Boutique & More	To assist with reimbursement of transportation costs	400.00
167-19	14-Mar	Discover Rock Creek	To assist with economic development/consultant fees	1,000.00
167-19	14-Mar	Discover Rock Creek	To assist with Canada Day celebrations	1,500.00
167-19	14-Mar	Trails to the Boundary	To assist with advertising and marketing Rail Trail	551.25
167-19	14-Mar	West Boundary Sustainable Foods and Resources Soc.	To assist with catering regional meat producer's meeting	350.00
234-19	8-May	Boundary Central Secondary School PAC	To assist with Student's Training First Aid	1,000.00
235-19	8-May	Greenwood Board of Trade	To assist with Founder's Day	1,500.00
254-19	23-May	Boundary Woodlot Association	To assist with Community Emerg. Prep Fair	1,691.21
254-19	23-May	Kettle Valley Golf Club	To assist with Maintenance of AED unit	672.00
254-19	23-May	West Boundary Community Services Cooperative Association	To assist with Co-Op Membership	119.00
254-19	23-May	West Boundary Community Services Cooperative Association	To assist with Land Lease Legal Fees	3,595.20
Total allocated			\$	22,772.23
Balance Remaining			\$	107,040.73

<p align="center">Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 31, 2019</p>
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Revenue:

Area A	\$ 1,117,925.18
Area B	\$ 829,146.30
Area C	\$ 816,636.60
Area D	\$ 1,871,050.07
Area E	\$ 1,236,164.67

TOTAL AVAILABLE FOR PROJECTS

\$ 5,870,922.82**Expenditures:**

Area A	\$ 704,155.48
Area B	\$ 629,187.75
Area C	\$ 591,210.17
Area D	\$ 814,766.54
Area E	\$ 857,072.58

TOTAL SPENT OR COMMITTED

\$ 3,596,392.52**TOTAL REMAINING****\$ 2,274,530.30**

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
May 31, 2019**

**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	Received		91,749.50
Allocation to Dec 31, 2019	Estimated		91,749.50

TOTAL AVAILABLE FOR PROJECTS

\$ 1,117,925.18

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
17-15	Beaver Creek Park - Band Shell/Arbour	Funded		66,984.01
	Beaver Creek Park - Band Shell/Arbour	Pending or Committed		33,015.99
61-17	Fruitvale Elementary Playground -PAC LEAP Project	Completed		20,000.00
126-17	RDKB BVPART (Electrical Upgrade BV Family Park)	Funded		5,327.25
	RDKB BVPART (Electrical Upgrade BV Family Park)	Pending or Committed		4,672.75
153-17	Village of Fruitvale (Fruitvale RV Park)	Completed		70,000.00
73-18	Village of Fruitvale (Construction of Replica Train Static	Pending or Committed		150,000.00
166-19	Champion Lakes Golf & Country Club (New Metal Roof	Pending or Committed		15,000.00

TOTAL SPENT OR COMMITTED

\$ 704,155.48

TOTAL REMAINING

\$ 413,769.70

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
May 31, 2019**

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY



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

Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$ 69,049.93
Allocation to Dec 31, 2008	Received	33,116.46
Allocation to Dec 31, 2009	Received	64,912.00
Allocation to Dec 31, 2010	Received	64,017.00
Allocation to Dec 31, 2011	Received	64,010.00
Allocation to Dec 31, 2012	Received	65,936.00
Allocation to Dec 31, 2013	Received	65,907.41
Allocation to Dec 31, 2014	Received	64,169.02
Allocation to Dec 31, 2015	Received	64,169.02
Allocation to Dec 31, 2016	Received	66,329.94
Allocation to Dec 31, 2017	Received	67,600.62
Allocation to Dec 31, 2018	Received	69,964.45
Allocation to Dec 31, 2019	Estimated	69,964.45

TOTAL AVAILABLE FOR PROJECTS

\$ 829,146.30

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	Completed	
251-15	Country Ski Trail Upgrade)	Completed	10,000.00
	Black Jack Cross Country Ski Club Society	Completed	
252-15	(Snow Cat)	Completed	10,000.00
	Rivervale Water & Streetlighting Utility (LED	Completed	
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	Completed	
190-16	Booster Pumps)	Completed	-
221-16	Area 'B' Recreation - RDKB (Rivervale Shed)	Completed	8,632.00
	Rossland Historical Museum and Archive	Completed	
152-17	Association (Rossland Museum Upgrades)	Completed	25,000.00
	Visions for Small Schools Society (Broadband	Completed	
296-17	Installation)	Completed	13,381.80
	Birchbank Golf Club (Upgrade Irrigation	Completed	
111-18	Satellite Controller)	Completed	50,000.00
	Silver City Trap Club (Electrical System	Funded	
102-19	Upgrades)	Funded	15,664.71
	Silver City Trap Club (Electrical System	Pending or	
	Upgrades)	Committed	5,221.57
165-19	Silver City Trap Club (Used Tractor)	Funded	15,960.00
	Silver City Trap Club (Used Tractor)	Pending or	
		Committed	5,320.00

TOTAL SPENT OR COMMITTED

\$ 629,187.75

TOTAL REMAINING

\$ 199,958.55

Status Report - Gas Tax Agreement Electoral Area 'C' / Christina Lake			
80-16	Christina Lake Community Association (Installation Make-Up Air System Shortfall)	Completed	6,263.75
269-16	RDKB C.L. Solar Aquatic System (Plant Rack)	Completed	7,384.83
271-16	RDKB (Boundary Agricultural & Food Project)	Funded	1,714.76
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	414.95
404-17	RDKB CL PARTS (New Washrooms @ Pickleball/Tennis Courts)	Completed	15,000.00
72-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Funded	5,982.08
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	5,321.25
231-19	RDKB CL PARTS (Pickle Ball Courts)	Pending or Committed	100,000.00
TOTAL SPENT OR COMMITTED			\$ 591,210.17
TOTAL REMAINING			\$ 225,426.43

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

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
May 31, 2019**



ELECTORAL AREA 'D' / RURAL GRAND FORKS

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation to Dec 31, 2007	Received	\$	154,656.26
Allocation to Dec 31, 2008	Received		74,173.40
Allocation to Dec 31, 2009	Received		145,389.00
Allocation to Dec 31, 2010	Received		143,385.00
Allocation to Dec 31, 2011	Received		143,370.00
Allocation to Dec 31, 2012	Received		150,634.00
Allocation to Dec 31, 2013	Received		150,571.27
Allocation to Dec 31, 2014	Received		146,599.76
Allocation to Dec 31, 2015	Received		146,599.76
Allocation to Dec 31, 2016	Received		151,536.57
Allocation to Dec 31, 2017	Received		151,187.25
Allocation to Dec 31, 2018	Received		156,473.90
Allocation to Dec 31, 2019	Estimated		156,473.90

TOTAL AVAILABLE FOR PROJECTS

\$ 1,871,050.07

Expenditures:

Approved Projects:

8549	City of GF - Airshed Quality Study	Completed	\$	5,000.00
2010	Kettle River Water Study	Funded		25,000.00
2012-1	Kettle River Watershed Study	Funded		15,000.00
2012-2	Kettle River Watershed Study	Funded		10,000.00
2013	Kettle River Watershed Project	Funded		24,899.66
2014	Kettle River Watershed Study	Funded		41,490.99
2015	Kettle River Watershed Study	Funded		7,857.50
2016	Kettle River Watershed Study	Funded		4,237.38
2017	Kettle River Watershed Study	Funded		11,377.02
2018	Kettle River Watershed Study	Funded		1,257.14
	Kettle River Watershed Study	Pending or Committed		380.31
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00
		Pending or Committed		
2010	Boundary Museum Society - Phase 1	Completed		13,000.00
2011	Boundary Museum Society - Phase 2	Completed		30,000.00
2012	Boundary Museum Society - Phase 2	Completed		8,715.00
2011	Phoenix Mnt Alpine Ski Society	Completed		63,677.00
2012	Phoenix Mnt Alpine Ski Society	Completed		1,323.00
2012	Phoenix Mnt Alpine Ski Society	Additional		12,600.00
2012	Grand Forks Curling Rink	Completed		11,481.00
27-14	Boundary Museum	Funded		77,168.50
178-15	Grand Forks Rotary Club (Spray Park)	Completed		25,000.00
426-15	Jack Goddard Memorial Arena (LED Lights)	Completed		40,000.00
7-16	RDKB (Hardy Mountain Doukhorbor Village)	Completed		38,165.19
	Grand Forks Aquatic Center (LED Lights for Natatorium)	Completed		10,565.83
144-16		Completed		
180-16	Grand Forks BMX Society (Track Upgrade)	Completed		5,000.00
246-16	RDKB (Kettle River Heritage Trail)	Funded		100,000.00
268-16	Grand Forks Community Trails Society (New Surface Trans Canada Trail Westend Station)	Completed		24,648.45
271-16	RDKB (Boundary Agricultural & Food Project)	Funded		5,430.11
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed		1,314.04

Status Report - Gas Tax Agreement Electoral Area 'D' / Grand Forks Rural			
293-16	Grand Forks Aquatic Center (Underwater LED Light Replacement)	Completed	11,508.76
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed	20,512.33
467-17	RDKB (Boundary Transit Capital Funding)	Completed	5,889.00
468-17	RDKB (Boundary Trails Master Plan)	Funded	14,438.13
	RDKB (Boundary Trails Master Plan)	Pending or Committed	5,561.87
72-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Funded	5,982.07
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	5,321.26
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)	Funded	4,450.00
	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Pending or Committed	4,550.00
	RDKB (Boundary Transit 2018 Capital Funding)	Completed	9,965.00
TOTAL SPENT OR COMMITTED			\$ 814,766.54
TOTAL REMAINING			\$ 1,056,283.53

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	11,459.95
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed	2,773.19
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)	Completed	20,699.41
468-17	RDKB (Boundary Trails Master Plan)	Funded	14,438.14
	RDKB (Boundary Trails Master Plan)	Pending or Committed	5,561.86
72-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Funded	5,982.07
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	5,321.27
152-18	Westbridge Recreation Society (Door Upgrades/ LED Conversion/Curtains & Tracking System)	Completed	7,023.06
154-18	Bridesville Community Club (Hall Addition)	Completed	70,000.00
296-18	Rock Creek & Boundary Fair Association (Assembly Hall Upgrades)	Completed	20,000.00
297-18	Kettle River Museum (Bunkhouse Upgrades)	Funded	15,000.00
	Kettle River Museum (Bunkhouse Upgrades)	Pending or Committed	5,000.00
467-18	King of Kings New Testament Church (H/E Commercial Dishwasher)	Completed	6,608.51
566-18	Westbridge Recreation Society (Construction of New Building)	Funded	30,637.30
	Westbridge Recreation Society (Construction of New Building)	Pending or Committed	10,212.43
47-19	Kettle Valley Golf Club (Clubhouse Window Replacement)	Pending or Committed	7,945.95
TOTAL SPENT OR COMMITTED			\$ 857,072.58
TOTAL REMAINING			\$ 379,092.09