



Electoral Area Services Committee

Thursday, March 12, 2020 - 3:30 pm

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

A G E N D A

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

A) **March 12, 2020**

Recommendation: That the March 12, 2020 Electoral Area Services Agenda be adopted as presented.

3. MINUTES

A) **February 13, 2020**

[Electoral Area Services Committee - 13 Feb 2020 - Minutes - Pdf](#)

Recommendation: That the February 13, 2020 Electoral Area Services Minutes be adopted as presented.

4. DELEGATIONS

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A) **Summer Magic Estate Corporation**
RE: Development Variance Permit

2586 Graham Road, Electoral Area C/Christina Lake
RDKB File: C-1181s-04644.000

[2020-03-12 SummerMagicEstates DVP EAS](#)

Recommendation: That the Development Variance Permit application submitted by Summer Magic Estate Corp., to allow for a reduction in the required setback from the natural boundary of Christina Lake from 7.5m to 2.69m, a variance of 4.81m, to construct a 26m² addition on the existing cabin on the property legally described as Lot A, DL 1181s, SDYD, Plan 28414, Electoral Area C/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation to deny.

- B) **Cervantes Capital Corp**
RE: Industrial Development Permit Amendment
775 Highway 395, Electoral Area C/Christina Lake
RDKB File: C-312-02632.315
[2020-03-12 CL-Cannabis EAS](#)

Recommendation: That the staff report regarding the Development Permit Amendment application, submitted by Jason Taylor of Christina Lake Cannabis Corp. on behalf of Cervantes Capital Corp., to amend the cannabis cultivation area from 6 hectares to 9 hectares on the parcel legally described as Lot 2, District Lot 312, Plan KAP39263, SDYD, Except Plan KAP60786, KAP 80226, Electoral Area C/Christina Lake, be received.

- C) **Kathleen O'Malley and Dave & Mary Durand**
RE: MOTI Subdivision
2300 & 2325 Fife Road, Electoral Area C/Christina Lake
RDKB File: C-2885-06921.000
[2020-03-03 Durand EAS](#)

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcels legally described as Lot 2, DL 2885, SDYD, Plan 31857 and Plan KAP3520B, SDYD, Except Plan B5795, Electoral Area C/Christina Lake, be received.

- D) **DMG Subco. (1141559 BC Ltd)**
RE: OCP and Zoning Amendments
795 Highway 395, Electoral Area C/Christina Lake
RDKB File: C-312-02632.415
[2020-03-12 DMG-Blockchain-Solutions EAS - V2](#)

Recommendation: That the application submitted by DMG Subco., to

amend Electoral Area C/Christina Lake Zoning Bylaw No. 1300 to modify the definition of warehouse for partially enclosed structures be denied; further that staff be directed to draft an amendment bylaw to Official Community Plan Bylaw No. 1250 to modify the Industrial development permit area justification and guidelines for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendments.

E) **Grant in Aid Report**
[Grant In Aid Report](#)

Recommendation: That the Grant in Aid report be received.

F) **Gas Tax Report**
[Gas Tax Report](#)

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, February 13, 2020
RDKB Board Room, 2140 Central Ave., Grand Forks, BC**

Directors Present:

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

Staff Present:

Mark Andison, CAO Regional District of Kootenay Boundary
James Chandler, General Manager of Operations/Deputy Chief Administrative Officer
Barb Ihlen, General Manager of Finance
Donna Dean, Manager of Corporate Administration
Sandra Surinak, Secretary/Clerk/Receptionist; Recording Secretary

CALL TO ORDER

Chair Grieve called the meeting to order at 3:30 p.m.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

Director Grieve requested that a discussion regarding potential use of gas tax funds for small water systems be added to the agenda.

Moved: Director McGregor Seconded: Director Worley

That the February 13, 2020 Electoral Area Services be adopted as amended.

Carried.

MINUTES

Director Gee requested two changes to the January 16, 2020 minutes:

.Item 7M (Electoral Area Administration (002) Work Plan and Financial Plan)
change 'items' to 'wording' in the third line. The corrected sentence to read "Director Gee stated she would like the town hall meeting wording removed from this budget."

.Item 8B (Service to other Communities)
remove the last sentence.

DELEGATIONS

There were no delegations in attendance.

UNFINISHED BUSINESS

Gas Tax Project Budget Amendment Application - Draft

The Committee requested the following changes to the draft Gas Tax Budget Amendment Application

1. Correct Theresa Lenardon's title on page 1.
2. Add "if applicable" after "Attach supporting quotes and estimates on page 2".

Moved: Director Worley Seconded: Director McGregor

That the Electoral Area Services Committee approve use of the new Federal/Provincial Gas Tax Funding Project Budget Amendment subject to the suggested changes being made.

Carried.

NEW BUSINESS

Donna Thibeault & William Walton

RE: Development Variance Permit

10565 Niagara Townsite Road, Electoral Area D/Rural Grand Forks

RDKB File: D-1261-04697.100

The footings for a single family dwelling were constructed too close to the westerly property line, which is adjacent to an undeveloped MOTI lane.

Board approval would be subject to MOTI approval of a variance to their 4.5m setback requirement.

Moved: Director Russell Seconded: Director Worley

That the Development Variance Permit application submitted by Donna Thibeault, to allow for a reduction in the required rear parcel setback from 4.0m to 0.26m, a variance of 4.24m, for the construction of a single family dwelling on the property legally described as Parcel C (Being a consolidation of Lot 9 to Lot 16, see CA7847542), Block 9, DL 1261, SDYD, Plan 53, 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, subject to receiving confirmation that the Ministry of Transportation and Infrastructure has issued a permit for the same variance.

Carried.

Jamie and Kimberly Batula (Tower Energy Consulting Inc.)

RE: Development Permit

345 Feathertop Way, Big White

RDKB File: BW-4222-07500.755

Moved: Director Gee Seconded: Director Russell

That the Development Permit application submitted by Don Campbell on behalf of Jamie and Kim Batula (Tower Energy Consulting Inc.), to construct a single family dwelling, in the Alpine Environmentally Sensitive Development Permit Area on the parcel legally described as SL 31, DL 4222, SDYD, Plan KAS3134, Electoral Area E/West Boundary – Big White, be received.

Carried.

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Electoral Area Services Committee Meeting

February 13, 2020

Lynne and Randy McKillican

RE: MOTI Subdivision

3601 Highway 33, Electoral Area E/West Boundary
RDKB File: E-819s-04128.000

Moved: Director Gee Seconded: Director McGregor

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as the Fractional North ½ of DL 819s, SDYD, Except Plans 17580, H8870, and KAP87787, Electoral Area E/West Boundary, be received.

Carried.

Ross and Janet Freer

RE: MOTI Subdivision

Son Ranch Road/Highway 3 - Electoral Area D/Rural Grand Forks
RDKB File: D-3228s-07113.000

Moved: Director Russell Seconded: Director McGregor

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as DL3228s, SDYD, Portion FR N ½, Electoral Area D/Rural Grand Forks, be received.

Carried.

Fountain Capital Corporation

RE: MOTI Subdivision

Hardy Mountain Road, Electoral Area D/Rural Grand Forks
RDKB File: D-538-037080.000

Moved: Director Russell Seconded: Director Worley

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcel legally described as DL 538, SDYD, Except Plan 2899, Electoral Area D/Rural Grand Forks, be received.

Carried.

Residential Flexibility in the ALR

(Director Russell discussion)

The Agricultural Land Commission has extended the deadline to complete current second dwelling projects until December 31, 2020.

The Committee discussed the Ministry of Agriculture's Policy Intention Paper, which outlines feedback the Ministry received regarding flexibility regarding the number and types of housing that could be permitted in the ALR and what regulations may be considered in the future. It was clarified that our zoning bylaws would still be applicable.

Provincial News Release

RE: Secondary Residences on Farms

(Chair Grieve discussion)

The discussion on this matter was covered in the previous item.

Gas Tax Report

There was a discussion regarding a line item in the budget entitled 'earmarked' to assist in tracking funds that have been committed, but not yet distributed.

Moved: Director McGregor Seconded: Director Worley

That the Gas Tax report be received.

Carried.

Grant in Aid Report

Moved: Director McGregor Seconded: Director Gee

That the Grant in Aid report be received.

Carried.

Electoral Area Administration (002) Financial Plan

The Committee agreed that a maximum 2% increase to this budget should be the objective with the potential to add to reserves to smooth out future requisitions.

The Committee requested that adjustments be made to travel to conferences since fewer directors were planning to attend.

Director McGregor requested a one-page summary of the monies available for conferences/training opportunities and how much has already been spent.

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Electoral Area Administration (002) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Electoral Grant in Aid (003) Financial Plan

Director Gee indicated that the figures for Area E/West Boundary are incorrect.

Barb Ihlen, General Manager of Finance will have the correction made.

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Electoral Grant in Aid (003) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Planning & Development (005) Financial Plan

Donna Dean explained that the intent is to have a maximum 2% increase in the budget, which can be achieved by reducing the amount placed in reserve, if required.

Moved: Director McGregor Seconded: Director Russell

That the Regional District of Kootenay Boundary Board of Directors approve the Planning and Development (005) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Parks & Trails - Electoral Area 'B' (014) Financial Plan

Moved: Director Worley Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Parks and Trails-Electoral Area B (014) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Recreation - Christina Lake (023) Financial Plan

Moved: Director McGregor Seconded: Director Russell

That the Regional District of Kootenay Boundary Board of Directors approve the Recreation - Christina Lake (023) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Recreation Facilities - Christina Lake (024) Financial Plan

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Recreation Facilities - Christina Lake (024) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Area 'C' Regional Parks & Trails (027) Financial Plan

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Area C Regional Parks & Trails (027) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Beaverdell Community Club Service (028) Financial Plan

Moved: Director Gee Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Beaverdell Community Club Service (028) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Area 'D' Regional Parks & Trails (045) Financial Plan

Moved: Director Russell Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Area D Regional Parks & Trails (045) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Heritage Conservation - Area 'D' (047) Financial Plan

Moved: Director Russell Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Area D Heritage Conservation (047) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Fire Protection - Christina Lake (051) Financial Plan

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Fire Protection - Christina Lake (051) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Fire Protection - Beaverdell (053) Work Plan

Director Gee questioned the wording on page 2 of the Work Plan that talks about vehicles that may not require replacement. James Chandler, Manager of Operation/Deputy CAO, will clarify the wording.

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors adopt the Fire Protection - Beaverdell (053) 2020 Work Plan as presented to the Electoral Area Services Committee on February 13, 2020.

Carried.

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Fire Protection - Beaverdell (053) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Big White Fire - Specified Area (054) Financial Plan

Moved: Director Gee Seconded: Director Russell

That the Regional District of Kootenay Boundary Board of Directors approve the Big White Fire - Specified Area (054) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Area 'E' Regional Parks & Trails (065) Financial Plan

Moved: Director Gee Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Area E Regional Parks & Trails (065) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Big White Security Services (074) Financial Plan

Moved: Director Gee Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Big White Security Services (074) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Big White Noise Control Service (075) Financial Plan

Moved: Director Gee Seconded: Director McGregor

That the Regional District of Kootenay Boundary Board of Directors approve the Big White Noise Control Service (075) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Weed Control - 'A' - Columbia Gardens (090) Financial Plan

Moved: Director McGregor Seconded: Director Grieve

That the Regional District of Kootenay Boundary Board of Directors approve the Weed Control - 'A' - Columbia Gardens (090) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Weed Control - Christina Lake Milfoil (091) Financial Plan

Moved: Director McGregor Seconded: Director Worley

That the Regional District of Kootenay Boundary Board of Directors approve the Weed Control - Christina Lake Milfoil (091) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Noxious Weed Control - Area 'D' & 'E' (092) Financial Plan

Directors Gee and Russell agreed that an increase in the budget for this service is warranted to both take into consideration cost of living increases and costs of rental space.

Moved: Director Russell Seconded: Director Gee

That the Regional District of Kootenay Boundary Board of Directors approve the Noxious Weed Control - Area 'D' & 'E' (092) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

Library - Specified Area 'E' (141) Financial Plan

Director Gee stated that there is an error on Page 2. The maximum requisition used to be \$3,500.00 but is now \$3750.00. Barb Ihlen, General Manager of Finance, will check the service establishment bylaw to determine the correct allotment and adjust, if necessary.

Moved: Director Gee Seconded: Director Russell

That the Regional District of Kootenay Boundary Board of Directors approve the Library-Specified Area E (141) 2020-2024 Five Year Financial Plan including minor changes for adjustments to year-end totals. **FURTHER** that the Plan be included in the overall RDKB 2020-2024 Five Year Financial Plan.

Carried.

LATE (EMERGENT) ITEMS

Director Grieve requested a discussion regarding the use of gas tax monies to support small private water systems.

Director McGregor stated that she does not use her gas tax monies for this purpose because she feels that it would set a precedent for ongoing requests.

Directors Gee & Worley stated that they have supported gas tax applications from improvement districts in their areas and would consider future applications.

Director Russell has not contributed money in the past to the smaller water systems in his area, but would be open to considering them in the future, if feasible.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

Director Gee requested that the reply from Health Canada to a letter from the Board be placed on a future Board agenda.

CLOSED (IN CAMERA) SESSION

A closed (in camera) session was not required.

ADJOURNMENT

There being no further business to discuss, Chair Grieve adjourned the meeting at 4:48 p.m.



Electoral Area Services (EAS) Committee Staff Report

RE:	Development Variance Permit – Summer Magic Estate		
Date:	March 12, 2020	File #:	C-1181s-04644.000 (639-20V)
To:	Chair Grieve and members of the EAS Committee		
From:	Corey Scott, Planner		

Issue Introduction

We have received an application for a development variance permit from Summer Magic Estate Corp. for the construction of a small addition on a cabin in Electoral Area C/Christina Lake (see attachments).

Property Information	
Owner(s):	Summer Magic Estate Corp.
Location:	2586 Graham Road
Electoral Area:	Electoral Area C/Christina Lake
Legal Description(s):	Lot A, DL 1181s, SDYD, Plan 28414
Area:	3.05ha (7.54acr)
Current Use(s):	Cabin
Land Use Bylaws	
OCP Bylaw: 1250	Waterfront Residential
DP Area:	Waterfront Environmentally Sensitive
Zoning Bylaw: 1300	Waterfront Residential 2 (R2)
Other	
Waterfront / Floodplain:	Partial
Service Area:	NA
Planning Agreement Area:	NA

History / Background Information

The subject property is located along Graham Road, just off West Lake Drive and approximately 450 metres south of Lighthouse Point in Electoral Area C/Christina Lake. It is a hooked parcel, split into three sections by Graham Road and West Lake Drive.

The property has a "Waterfront Residential" Official Community Plan (OCP) land use designation and is zoned "Waterfront Residential 2" (R2). Christina Lake abuts the eastern boundary of the property. As such, it is partially within the floodplain as well as the Environmentally Sensitive Waterfront Development Permit Area.

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The property was the subject of a natural boundary adjustment by the Surveyor General in fall of 2019. It has three small cabins and a boat house that are approximately 60 years old. All of the structures are situated on the easternmost 0.49ha (1.22acr) portion of the parcel.

Proposal

The applicant is proposing to vary the required setback from the natural boundary of Christina Lake from 7.5m to 2.69m, a variance of 4.81m, for the construction of a 26m² (280ft²) addition to the main cabin building, which is approximately 54m² (581ft.²). The addition would include a bedroom, bathroom, foyer and small porch (see attachments).

Implications

For Development Variance Permit applications, 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 has submitted a letter outlining the request. To summarize:

- the addition would be to a cabin that has been on the property for over 60 years;
- the addition would not further the non-conforming siting of the existing cabin, which currently sits approximately 2.5m from the natural boundary; and,
- the cabin is not visible from neighbouring properties.

No element of hardship was identified within the application package; however, the applicant has noted that the topography of the lot is a challenge.

Should the variance receive approval from the Board, a site-specific exemption to the Floodplain Bylaw (No. 677, 1995) will be required in order to issue a Building Permit for the proposed construction.

Land Use Considerations

One of the goals for lands designated for residential use by the OCP states "protection of lake water quality and the natural environment are paramount in residential and rural development." Given the close proximity of the cabin to the water, meeting this goal would be challenging without having significant limits of disturbance in place during construction. Additionally, there is no assurance that the development would not have long term impacts given its close proximity to the foreshore.

Advisory Planning Commission (APC)

The application was considered by the Electoral Area C/Christina Lake APC at their February 4, 2020 meeting. It was deferred pending more information, as it was felt that more detail should be provided on:

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- the north and south cabin, as well as the boathouse, which were not identified in the original application; and,
- whether the septic system was installed in accordance with the *Sewerage System Regulation* and which structures are connected to it.

Applicant Response

The applicant provided additional information following the APC's first consideration of the application.

Septic Sewerage System

The applicant provided their filing with Interior Health and the associated engineer's report in response to the APC's comments (see attachments). The report and filing were prepared and signed and sealed by a Registered Professional Engineer.

Based on the Site Plan included in the engineer's report, the septic field appears to be located more than 100m away from the natural boundary of Christina Lake. As such, it is exempt from the requirement for a Development Permit.

Other Structures

The engineer's report includes a Site Plan for the property that includes all existing and proposed future structures (see attachments). The applicant noted in follow-up correspondence that the structure labelled "garage c/w bedroom" is non-existent but is planned for the future.

The applicant has noted that there are currently four structures on the property:

- the main cottage – kitchen, washroom, living room;
- the north cottage – bedroom, toilet, sink;
- the south cottage – bedroom, toilet, sink; and,
- the boat house – no plumbing (storage only).

The R2 zone permits a maximum density of one single family dwelling, one secondary suite and one sleeping quarter per parcel. The main cottage is considered to be a single family dwelling.

The north and south cottages are considered to be sleeping quarters that exceed the 20m² maximum permitted size. Because they do not contain cooking facilities they are not secondary suites. Additionally, they are not accessory buildings because they contain bedrooms. These two cottages do not conform to the current density and size provisions for sleeping quarters specified in the Zoning Bylaw.

Lawful Non-conformity

The applicant has stated that they believe the two cottages were built sometime between 1960 and 1963, which would predate the first zoning regulations in Christina Lake (1978) that would have regulated land use on the property. As such, the cottages would be considered "lawfully non-conforming" to the current Zoning Bylaw. There is no formal documentation to confirm the dates of construction other than the year 1960 on

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one of the cement footings of the south upper cabin, which is somewhat common for the time in this area.

The boathouse also appears to be non-conforming with the siting regulations of the Zoning Bylaw and is likely to fall under the same lawful non-conforming status as the cottages.

Any future alterations to any of these structures would require the applicant to address the non-conformity through either Board approval of variances and floodplain exemptions, or demolition and reconstruction to meet current siting requirements of the Zoning Bylaw.

APC Reconsideration

The APC reconsidered the application at their March 3, 2020 meeting. The following observations were provided in the APC's discussion of the application:

"The APC appreciates the applicant's efforts to provide additional information, as we requested. After extensive discussion of this variance application, the APC believes that the encroachment into the setback from the Natural Boundary of the Lake is something that has the potential to negatively impact both the environment and the water quality of the Lake—which are values that, if negatively impacted, will injure all the property owners of Christina Lake."

The APC provided a recommendation of non-support for the application.

Staff Comments

The proposal would present challenges in meeting the OCP's goal to ensure protection of Christina Lake's water quality and natural environment. The APC's comments reflect this sentiment and discourage such development from taking place in Electoral Area C/Christina Lake. If the application were to be rejected, the applicant is encouraged to explore alternative building sites on the property that are better aligned with the goals of the OCP and meet the requirements of our Zoning Bylaw.

Recommendation

That the Development Variance Permit application submitted by Summer Magic Estate Corp., to allow for a reduction in the required setback from the natural boundary of Christina Lake from 7.5m to 2.69m, a variance of 4.81m, to construct a 26m² addition on the existing cabin on the property legally described as Lot A, DL 1181s, SDYD, Plan 28414, Electoral Area C/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation to deny.

Attachments

Site Location Map
Subject Property Map
Applicant Submission

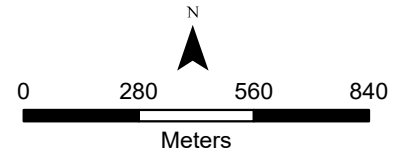


Regional District of
Kootenay Boundary

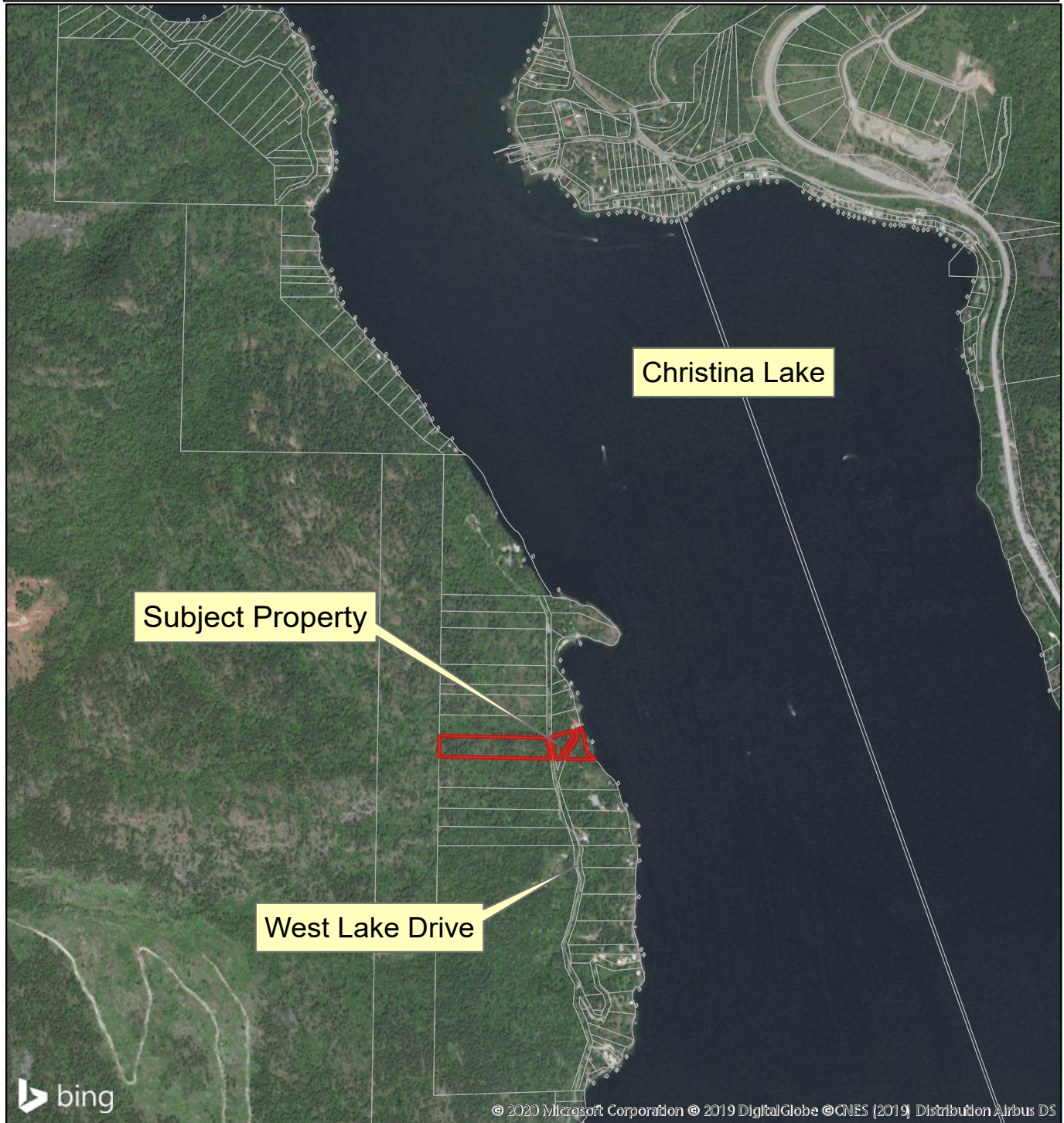
Date: 21-Jan-2020

Site Location Map

Lot A, DL 1181s,
SDYD, Plan 28414



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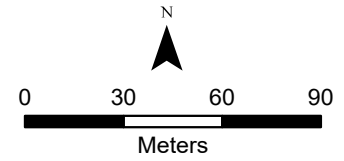


Regional District of
Kootenay Boundary

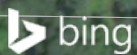
Date: 21-Jan-2020

Subject Property Map

Lot A, DL 1181s,
SDYD, Plan 28414



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Statements regarding request for variance:

The variance we are applying for is that the proposed addition/renovation onto the existing principal building is less than the minimum setback to the Natural Boundary of Christina Lake.

The existing structure has been there for more than sixty years. Our goal is to improve and enhance the function of the cabin while preserving the integrity of the existing structure and ensuring low environmental impact. Our renovation will not impact or disturb the existing shoreline.

The front of the bedroom addition will be set back from the lake more than the front of the existing building.

The design is appropriate for the natural environment where it is situated. The addition will not be visible from the road or neighbouring properties and thus will have no impact to neighbouring properties.

In this area of Christina Lake there are many other dwellings which are also within the minimum setback.

We are moving the existing bathroom. We have a new (2019) septic system which has been engineered to handle our current needs as well as possible growth in the future.

While this property on Graham Road is new to us, our family have owned property nearby on Christina Lake for ninety years. It is of utmost importance to us to preserve its natural beauty.

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

The proposed renovation / addition will add an 11'0" by 22' 8½" bedroom, bathroom and porch to the north side of the existing cabin. The kitchen will be enlarged towards the back (west) side of the cabin into the area that is currently a 3-piece bathroom. Bathroom will be moved adjacent to the new bedroom.

Renovation allows for an added bedroom and improved functionality of the kitchen and entrance to the cabin.

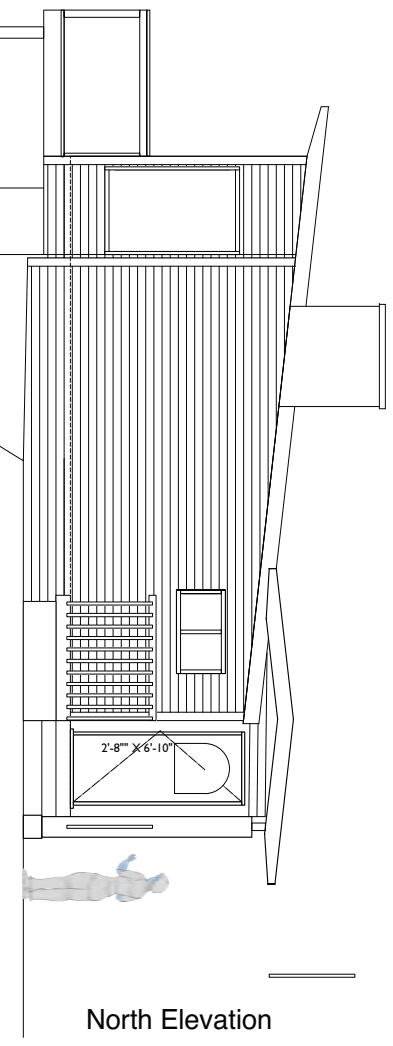
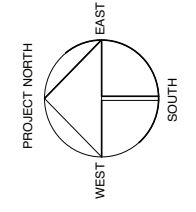
Part of the rear (west) wall of the cabin will be moved in, providing increased roof overhang over the back of the cabin.

Attached please find:

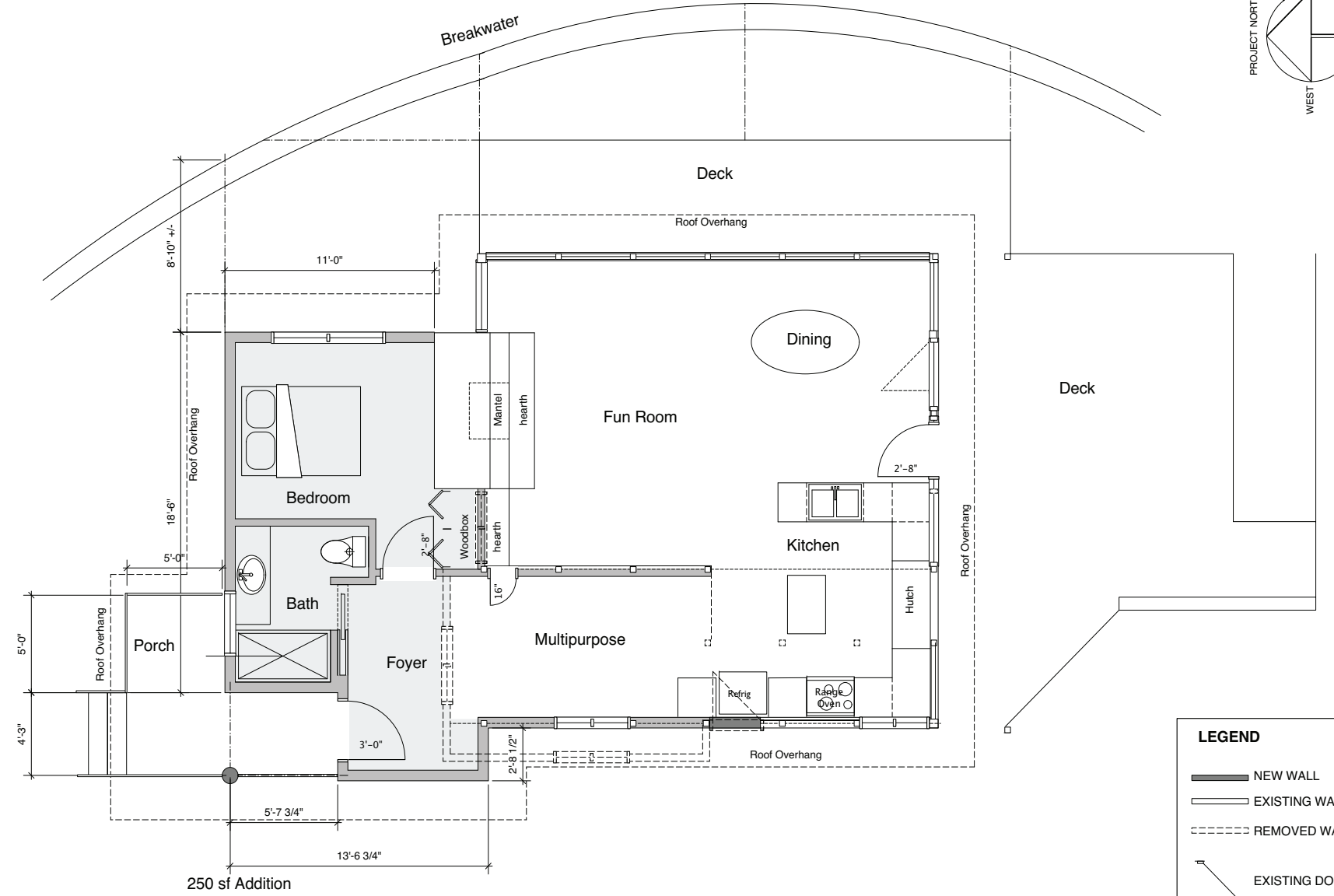
- Architect drawings of proposed renovation / addition.
- Site Plan showing current buildings with proposed addition and distances to property lines.
- Up to date Site Survey completed by Hango Land Surveying Inc.
- Most recent Property Assessment

Fee of \$450 plus \$100 sign fee has been paid by credit card over the phone to RDKB.

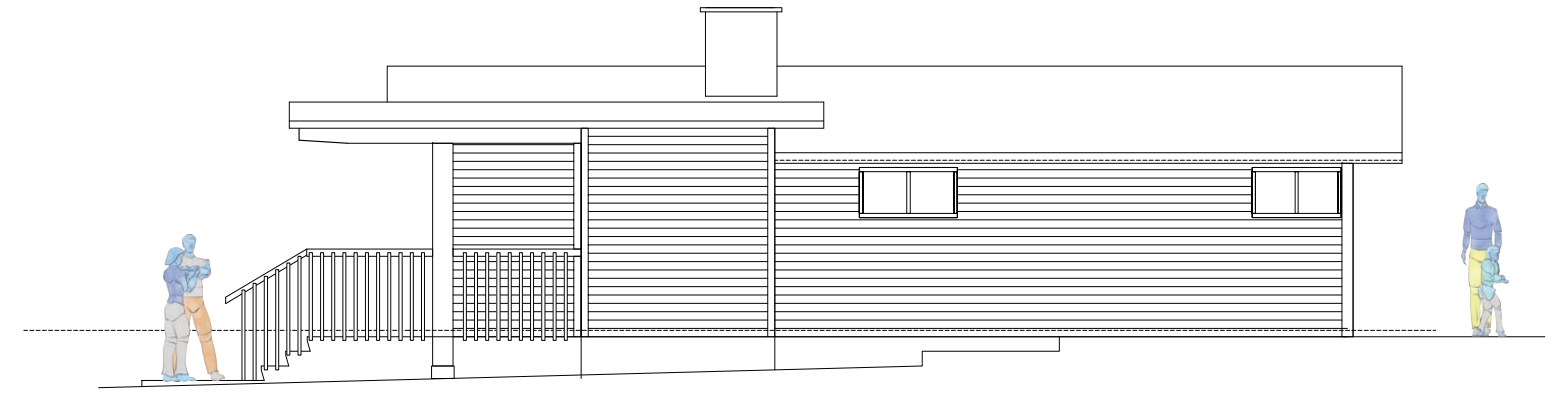
1 5 10 20 50 ft



North Elevation



Main Floor Plan



West Elevation

SUMMER MAGIC CABIN
CHRISTINA LAKE, BC
MAIN FLOOR PLAN
EXTERIOR ELEVATIONS
DRAWING # SK-2
#1945 : DECEMBER 4, 2019



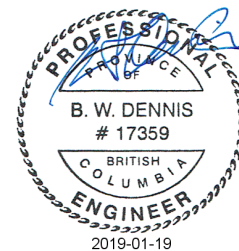
**Summer Magic Estate Corp
2586 Graham Road
Christina Lake, BC**

**Onsite Wastewater System
Construction Package**

January 2019

Project No. 19111

**Prepared by:
BWD Engineering Inc.**

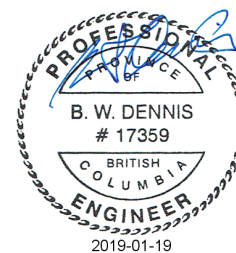


Construction Package – Onsite Wastewater System
2586 Graham Road, Christina Lake, BC

Project No. 19111
January 2019

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Construction Package – Onsite Wastewater System
2586 Graham Road, Christina Lake, BC

Project No. 19111
January 2019

PROJECT

Client	Summer Magic Estate Corp
Owner	Summer Magic estate Corp
Project No.	19111
Project Name:	2586 Graham Road, Christina Lake, BC

STRUCTURE(S) SERVICED

The wastewater system will service a 4-bedroom family detached residence. There are no future expansion plans.

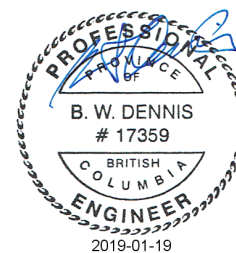
PRINCIPLE DESIGN

SYSTEM PARAMETERS

DDF	1600 L/day (350 IG/d)
HLR	50 L/m ² /day
Field Type	Sand Mound
Secondary Treatment System	Type 2 – Combined Treatment and Dispersal system
Tertiary Treatment System	Permeable Reactive Barrier (PRB)
Distribution	Pressure – Demand Dose

SOILS LOG

Attached



Construction Package – Onsite Wastewater System
2586 Graham Road, Christina Lake, BC

Project No. 19111
January 2019

SYSTEM DESCRIPTION AND FUNCTION

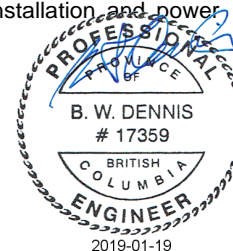
An existing one bedroom home exists with two bonus bedrooms referred to as north and south cottages. A new proposed garage with third bonus room above is being built. All existing septic systems are removed or abandoned. No existing equipment is reused. A single new septic system will provide service to all structures.

All sewerage from the main house is pumped via an internal lift station within the house plumbing to the gravity line feeding the main septic tank. All sewage from the north cottage exits through a single line from the south side of the building below grade by gravity directly to the septic tank. All sewage from the south cottage exits through a single line from the west side of the building below grade by gravity joining the gravity line from the north cottage and going directly to the septic tank. All sewage from the proposed garage exits through a single line from the south east corner of the building below grade to a solids-control septic tank. The effluent then flows below grade by gravity to the main gravity line feeding the main septic tank. The septic tank is two-chamber with an outlet filter and high-level alarm. The effluent then flows by gravity to the pump tank. A single pump delivers effluent, controlled by simple demand float, from the pump tank to the combined treatment and dispersal Field. The septic and pump tanks are vented to an acceptable location.

The secondary treatment is an Eljen In-Mound, Type 2 Combined Treatment and Dispersal System. This system incorporates two rows of Eljen GSF A42 modules. The Eljen GSF further moderates the dosing and insures that the effluent is properly treated prior to being released into the environment. The Eljen GSF also moderates the rate of infiltration further protecting the native soils.

The distal lines in the field are equipped with a shut off valve at the proximal ends. There is a clean out at the distal ends of the lines as well. Also, the field has two combination observation / sampling ports per the site plan.

The electrical system design is by others. The control panel and pump are only specified to meet the process requirements of the sewerage system regulation and the performance requirements of the piping design. The electrical contractor is responsible for all aspects of the electrical installation and power distribution.



Construction Package – Onsite Wastewater System
2586 Graham Road, Christina Lake, BC

Project No. 19111
January 2019

PROJECT SPECIFIC NOTES

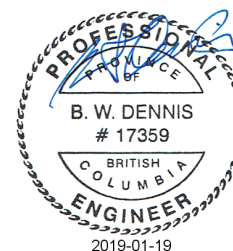
1. This system is NOT designed for backwash from a water softener.
2. This system is NOT designed for use of a garburator.
3. This system is NOT designed for floor drains, roof down spouts or any other water source not specifically noted.
4. This system IS designed for residential wastewater only.

EQUIPMENT SPECIFICATIONS

Main Septic Tank	Canwest RKS1000LP c/w PL122 Filter and Reed Switch Usable Volume: 4,540 L (1000 IG)
Solids Control Septic Tank	Canwest RKP300LP c/w PL68 Filter Usable Volume: 1,360 L (300 IG)
Pump Tank	Canwest RKP500 Single Chamber Usable Volume: 2,270L (500 IG)
Pump	Myers 30MD
Alarm Panels	(2) Rhombus Tank Alert XT
Secondary Treatment System	Eljen GSF – (24) A42 Modules c/w 2 combination Observation Port/Sampling Devices (12 modules per row, 2 rows)
Tertiary Treatment System	Permeable Reactive Barrier – Constructed by adding 5 cm Birch Hogged Wood to the constructed vertical separation just prior to the Eljen System Sand

EQUIPMENT NOTES:

- All supplier drawings must be reviewed for acceptance by the Engineer prior to final commitment.
- Equivalent substitutions must be approved by the Engineer in writing.
- All equipment manuals to be retained and forwarded to the Engineer.



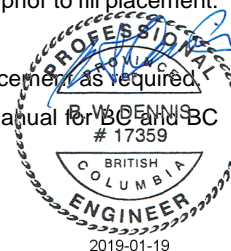
Construction Package – Onsite Wastewater System
2586 Graham Road, Christina Lake, BC

Project No. 19111
January 2019

CONSTRUCTION NOTES

1. Construction Management by Owner
2. Site Meetings / Inspections:
 - a) Project review (kick off) meeting on site is required prior to construction.
 - b) Final Inspection and commissioning is required prior to the system being put into service.
 - c) Further inspections, if required, will be determined at the kick off meeting.

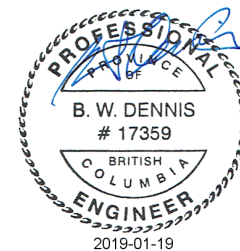
Note: Owner is responsible for scheduling site meetings and inspections.
3. All work to be completed by an ROWP Certified Installer unless approved by the Engineer in writing.
4. Any changes to the design must be approved by the Engineer in writing prior to installation.
5. **Electrical Notes:**
 - All electrical design is by others and must comply with BC Provincial Electrical Code.
 - **Electrical Design to be reviewed by the Engineer prior to installation.**
 - Junction Boxes are not to be located inside the septic tank or below grade with the exception of Orenco SBEX Splice Box.
 - All Conduit to be sealed at both ends.
 - Reed Switch from Septic Tank Filter and HL Float from Pump Tank to be wired to discrete alarm panels.
 - Alarm Panels and all JBs to have cover from direct weather.
 - Floats to be mounted on separate post, not on pump or discharge piping. Post to be mounted in a SIM/Tech pipe support.
 - Elevation of Floats to be per BWD Engineering Design, not manufacturer's catalog suggestions.
 - Both Pump and Floats to have enough cable to be removed from the tank without disconnection of the cable.
6. All building plumbing by others.
7. All septic plumbing to meet BC Plumbing Code and BC SPM-V3.
8. The pump is located directly on the floor of the pump tank. There is no riser block used.
9. Dispersal Field Notes:
 - a) Field construction to take place during dry weather only.
 - b) Organic Layer and any heavy overburden to be removed from basil area prior to fill placement. The soils to be removed may be reused as topsoil.
 - c) Basil Area to be gently scarified to remove smearing prior to system placement as required.
 - d) All fill and specified sand to meet Eljen 2018 Design and Installation Manual for BC and BC SPM-V3 specification for washed mound sand.



Construction Package – Onsite Wastewater System
2586 Graham Road, Christina Lake, BC

Project No. 19111
January 2019

-
- e) **PRB – Permeable Reactive Barrier.** Once the 45 cm of constructed VS sand has been placed, add 5 cm on Hogged Birch wood. Turn the birch into the sand with a hand fork to a maximum depth of 15 cm.
 - f) This field system does not require venting.
 - g) Observation ports extend to Basil Area (native soil) per BC SPM-V3. Two required, located per the site plan.
 - h) Lysimeter Pans. Two required, located as noted on the site plan and installed per BWD Engineering drawings.
 - i) Finished Landscaping to encourage surface water to drain away from field and must avoid pooling.
 - j) Distribution piping is end fed.
10. All tanks to have sufficient cover and depth to water table to avoid floatation or concrete is to be substituted with anti-floatation flanges. Final installation to be approved by the manufacturer.
11. All piping is PVC. All pressure mains are 2-inch schedule 40, all gravity lines are 4-inch sewerage class. Field piping per design drawings.
12. This design complies with and must be installed in accordance with the February 2018 Eljen GSF Design and Installation Manual for BC and the BC SPM V3.
13. Installer must follow project guidance on BWD Installer Information and Project Check List document provided under separate cover.
14. Installer must complete and return BWD Installer's Letter of Certification, provided under separate cover.



Construction Package – Onsite Wastewater System
2586 Graham Road, Christina Lake, BC

Project No. 19111
January 2019

ATTACHMENTS

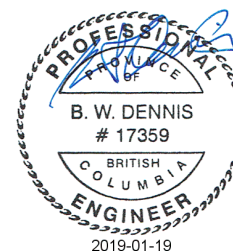
DRAWINGS

19111-001 Sheet 1 of 6 rev 0	Site Plan
19111-001 Sheet 2 of 6 rev 0	Field Section
19111-001 Sheet 3 of 6 rev 0	Distribution Piping Detail
19111-001 Sheet 4 of 6 rev 0	Demand Dose Control Schematic – Floats
19111-001 Sheet 5 of 6 rev 0	Pipe Trench Detail
19111-001 Sheet 6 of 6 rev 0	Pan Lysimeter & Observation Port

SUPPLIERS

Canwest	RKS 1000LP/2
Polylok	PL122 Outlet Filter and Reed Switch
Canwest	RKP 300LP
Canwest	RKP 500
Canwest	Poly Tank Installation Instructions
SJE Rhombus	Tank Alert XTT
Myers	MD Series
Eljen	GSF (for Eljen 2018 Design and Installation Manual for BC, go to www.eljen.com)

Note: Supplier Documentation is supplied for reference only. Third party designers and installers must use manuals as supplied with equipment purchased and comply with the design criteria as set out herein this Construction Package. Should any discrepancy be found between documentation, the engineer must be consulted prior to issue of any design or commencement of construction.





Electoral Area Services (EAS) Committee Staff Report

RE:	Industrial Development Permit Amendment – Christina Lake Cannabis Corp.		
Date:	March 12, 2020	File #:	C-312-02632.315 (598-20D)
To:	Chair Grieve and members of the EAS Committee		
From:	Corey Scott, Planner		

Issue Introduction

We have received an application for an Industrial Development Permit Amendment in Electoral Area C/Christina Lake (see attachments).

Property Information	
Owner(s):	Cervantes Capital Corp.
Agent:	Jason Taylor, Christina Lake Cannabis Corp.
Location:	775 Highway 395
Electoral Area:	Electoral Area C/Christina Lake
Legal Description(s):	Lot 2, District Lot 312, Plan KAP39263, SDYD, Except Plan KAP60786, KAP 80226
Area:	13 hectares
Current Use(s):	Cannabis Cultivation and Processing Facility
Land Use Bylaws	
OCP Bylaw No. 1250	Industrial
DP Area	Industrial Development Permit Area
Zoning Bylaw No. 1300	Industrial 1 (IN1)
Other	
Other	NA
Waterfront / Floodplain	NA

History / Background Information

A Development Permit (598-18D) was approved in September of 2018 for modifications to the property to conduct the current land use. The original Development Permit allowed for:

- An outdoor cannabis cultivation operation of 6 hectares (15 acres);
- Construction of a building for the drying, processing and storage of cannabis as well as the laboratory testing of cannabis, manufacturing of cannabis derivatives and the propagation of seedlings; and,

- Works required to meet the federal regulations for cannabis production (fencing, an access gate and lighting).

More information on the original approval can be found in the staff report for 598-18D (see attachments).

When the original Development Permit application was submitted, it noted that the area for cultivation was 6 hectares (15 acres). Upon approval, production on up to 6 hectares of the property was granted; however, the original plans that were approved covered an area of 9 hectares (22 acres). The size of the area was not indicated on the plans submitted, leading to the error.

The applicant has fulfilled the security requirements for federal licensing and has indicated that the 9 hectares are entirely within their fenced area.

Proposal

The applicant is proposing to amend the original Development Permit to utilize the additional 3 hectares on the property for cannabis cultivation.

Implications

The proposal does not affect the nature of the original proposal. The same area as shown on the approved plans will be utilized for cannabis cultivation. The approved plans are attached to this report for reference.

Advisory Planning Commission (APC)

The APC considered the subdivision referral at their March 3, 2020 meeting. There was no discussion and no concerns were raised with the application.

The APC recommended support of the application.

Recommendation

That the staff report regarding the Development Permit Amendment application, submitted by Jason Taylor of Christina Lake Cannabis Corp. on behalf of Cervantes Capital Corp., to amend the cannabis cultivation area from 6 hectares to 9 hectares on the parcel legally described as Lot 2, District Lot 312, Plan KAP39263, SDYD, Except Plan KAP60786, KAP 80226, Electoral Area C/Christina Lake, be received.

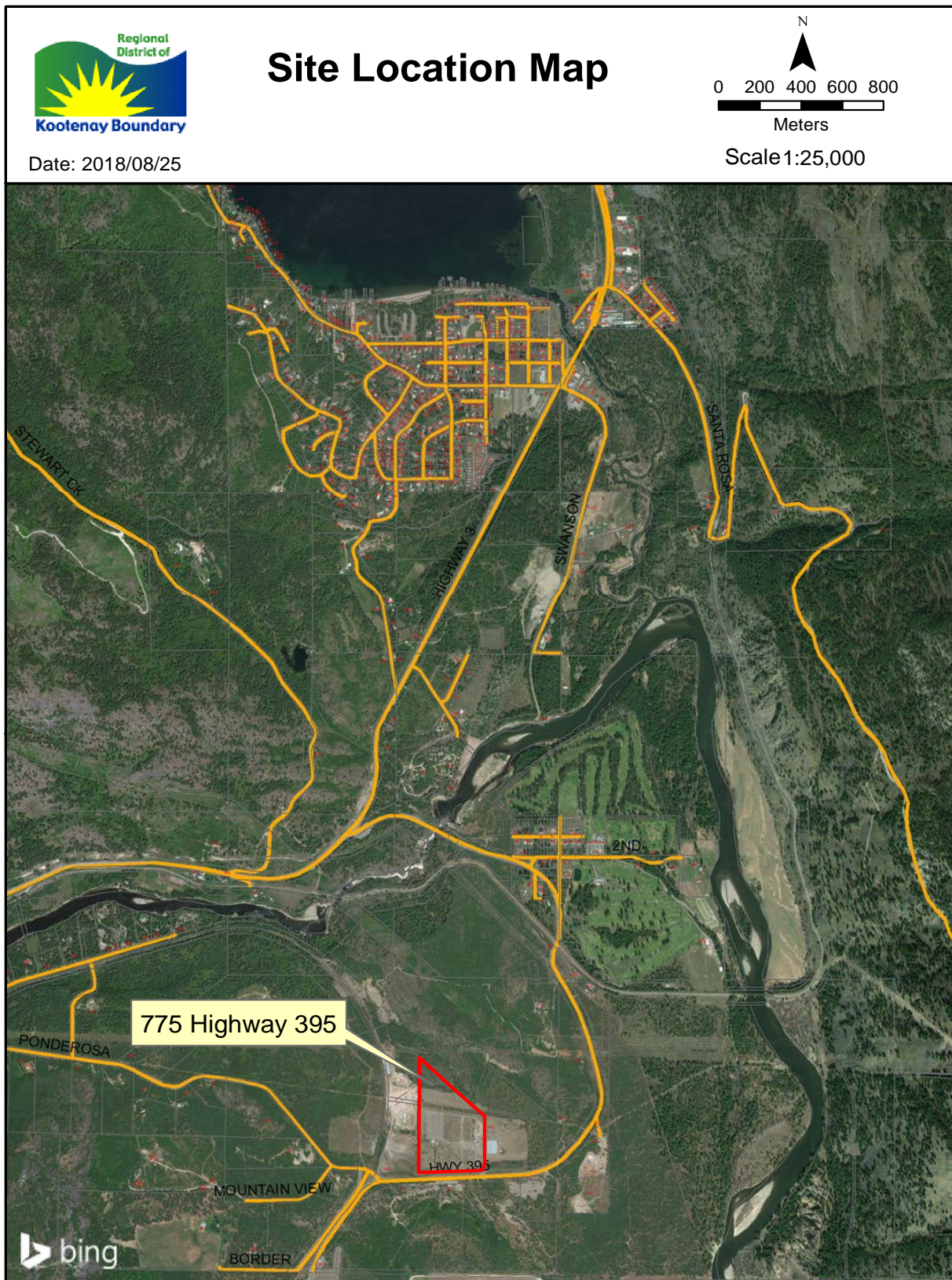
Attachments

Site Location Map

Subject Property Map

Applicant Submission

Staff Report, prepared by Carly Rimmell, dated September 20, 2018

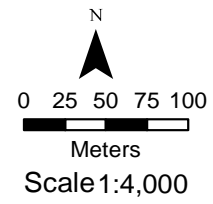


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Subject Property Map

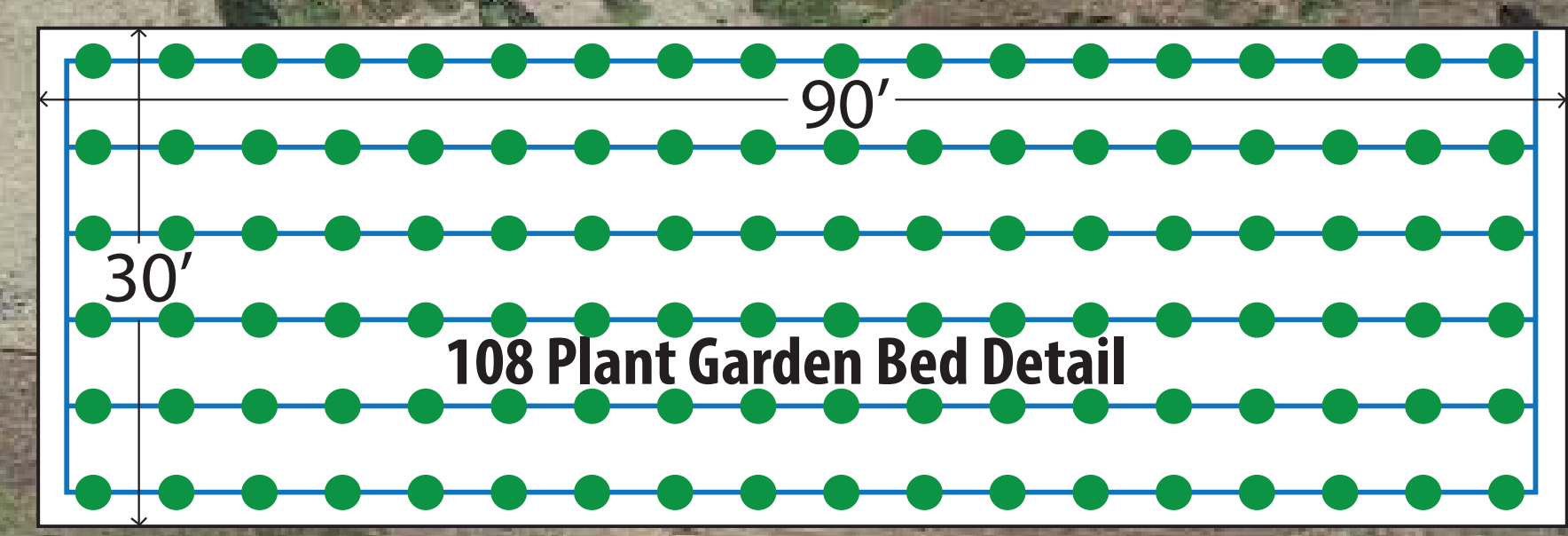
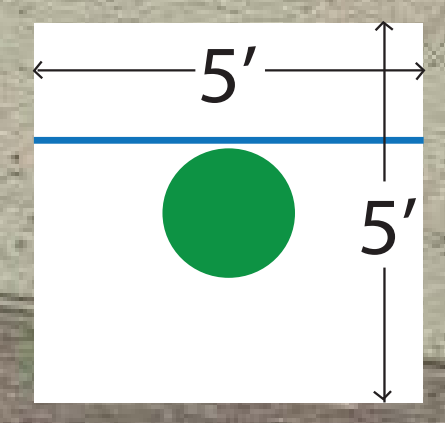
Date: 2018/08/25



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1/2" water line
1/8" dripline
25 Gallon Pot



8' Chain Link Security Perimeter Fence



40'X100' Greenhouse
40'X100' Greenhouse
40'X100' Greenhouse

100' X 200' Drying Facility

Water Tanks

Well Head

Gate

50'X60' Cultivation Facility

Power Transformer

Parking

DMG Bitcoin

Gate

8' Chain Link Security Perimeter Fence

80'

15'

35'

35'

35'

Columbia 395

British Columbia 395

British Columbia 395

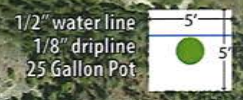
British Columbia 395



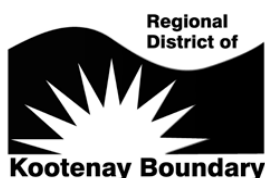
PHASE 1 Christina Lake BC

98 ACRE INDUSTRIAL
EXPANSION OPTION

32 Acre Industrial Property
3,000 sq. ft. Fully Serviced Building
32 Gallon per minute well
500 KVA Three Phase 600 Volts
127,000 Soft asphalt slab
Paved Road System
Natural Gas



DMG Bitcoin
Property
27,000 sq. ft.
Building



Electoral Area Services (EAS) Committee Staff Report

Date:	September 20, 2018	File #:	C-312-02632.315
To:	Chair Worley and members of the Electoral Area Services Committee		
From:	Carly Rimell, Senior Planner		
RE:	Industrial Development Permit – Stella Jones Canada Inc.		

ISSUE INTRODUCTION

Jason Taylor of Smokey Mountain Craft Cannabis, on behalf of Stella Jones Canada Inc., has applied for a Development Permit to construct a 20,000ft² building to propagate, dry, process and store cannabis. The subject property is located at 775 Highway 395 in the Ponderosa area of Electoral Area 'C'/Christina Lake. As the property is located in the Industrial Development Permit Area, a development permit is required (see Site Location Map; Subject Property Map; Applicant Submission).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	Stella Jones Canada Inc.
Agent:	Jason Taylor, Smokey Mountain Craft Cannabis Inc.
Location:	775 Highway 395
Electoral Area:	Electoral Area C/Christina Lake
Legal Description(s):	Lot 2, District Lot 312, Plan KAP39263, SDYD, Except Plan KAP60786, KAP 80226
Area:	13 hectares
Current Use(s):	Truck Transport Company and Repair Facility
Land Use Bylaws	
OCP Bylaw No. 1250	Industrial
DP Area	Industrial Development Permit Area
Zoning Bylaw No. 1300	Industrial 1 (IN1)
Minimum Parcel Size	1 hectare
Other	
Waterfront / Floodplain	NA
ALR	NA

Page 1 of 7

P:\PD\EA_'C'\C-312-02632.315 Stella Jones Canada Inc\2018-09-DP\EAS\2018-09-20_StellaJones
EAS.docx

Historical Use

The property was zoned as Industrial 1 in the first Electoral Area C/Christina Lake Zoning Bylaw No. 164, 1978 and was used as a rail to truck transport reload site.

In 1995, the property owners made an application to exclude the property from the Agricultural Land Reserve (ALR). The RDKB supported the application, as a key goal of the OCP it was to find suitable locations for industrial development to broaden the economic base of the community. The exclusion was approved by ALC Resolution #1017/95.

The property was subsequently used for a scale and milling operation. The operation received a development variance permit (156-99V) to allow the manufacturing use, of 'pole peeling' to take place outside (as opposed to within a wholly enclosed building) within the Industrial 1 zone in Zoning Bylaw No. 900.

In July 2005, the RDKB received an application for an Industrial Development Permit for a proposed finger-jointing plant¹. There was a concurrent application submitted to subdivide the lot, (a 1 lot subdivision, with remainder), which proposed the finger-jointing plant be placed on the eastern half of the property. The development permit (291-05D) was issued in July 2005 and the property was subdivided in January 2006.

Current Use

The subject property has one 3,000ft² (279m²) building which houses a truck and transport and repair facility, as well as a dwelling unit.

The applicant notes that presently the ground is dry and compacted, consisting of mostly rock, gravel and sand with little to no vegetation.

PROPOSAL

The applicant proposes to:

- Construct a 20,000ft² steel-framed building to dry, process and store cannabis. The building would also include:
 - A laboratory for the testing of cannabis.
 - The manufacturing of various cannabis derivatives using a pressurized carbon dioxide extraction process on its own and in conjunction with a fractional still.
- Use the existing building (3,000ft²) for a nursery for the propagation of seedlings.
- Cultivate cannabis outdoors on 15 acres (6 hectares) in 25 gallon pots, using a self regulating drip line irrigation system.
- Install high security wire mesh fencing (8 feet tall chain link), vinyl fencing and exterior lighting at the access gate.
- Drill one new water well.

¹ Finger jointing plant is a process whereby short lengths of low quality lumber are machined in a finger profile and glued together.

IMPLICATIONS

A Development Permit is required for all new buildings and structures in the Industrial Development Permit Area. This development permit area is intended to ensure all industrial noise, vibration, odours, glares and similar consequences of industrial activity are not detectable beyond the boundaries of an industrial property. Another objective is to ensure industrial activities are screened from all other land uses. Wording in italics relate to this development proposal.

Development Permit Area Guidelines

The guidelines require a report prepared by an accredited professional(s) which describes measures to mitigate effects of the proposed industrial activity. The report must state that the noise, odours, glare, dust and similar consequences of the activity will not be detectable beyond the property boundary.

Odour

Agriculture, excluding intensive agriculture, is a principal permitted use in the Industrial 1 Zone therefore odor from the cultivation of cannabis is not something that the Development Permit would address. Concerns were raised regarding odor in the report to the APC, but the minutes do not suggest there was any discussion about it. While not part of the Development Permit process, concerns about odor from outdoor cultivation may be raised at some point in the future.

The application includes a submission from Brian Taylor, a court qualified expert witness in relation to cannabis aromas. The submission outlines measures to mitigate odours when the cannabis is being processed in the 20,000ft² steel-framed building. He recommends internal air be circulated through HEPA filters prior to the air being vented outside the facility. He speculates that with typical wind conditions and proximity to adjacent residential properties that this is likely all that would be required.

If odours are seen as a consistent, reoccurring problem he suggests negative ion generation as an effective mitigation option. If concerns were to still persist, the addition of active carbon scrubbers would eliminate all cannabis aromas escaping the building, as well as the property itself.

As the cannabis is processed (CO₂ extraction and flower curing) odours naturally diminish. He outlines at this stage of processing it would be unlikely to require mitigation measures at all. He also asserts in the event more mitigation measures are required, HEPA filters should be more than sufficient to ensure no odour escapes.

The final stages of processing and packing typically have little to no aromas.

The agent notes that regular cleaning and replacement of HEPA filters is part of the Standard Operating Procedures for Smokey Mountain Craft Cannabis Ltd. The developer asserts that a negative ion generator would be installed in the facility's ventilation system to ensure these odours are quickly and adequately addressed.

Noise

The applicants' submission notes that the chiller is ± 90 decibels² and the hydraulic motor is between 50-70 decibels³. The chiller at ± 90 decibels would be considered loud, however it is proposed to be attached to the exterior of the new building close to the north east corner of the structure, well set back from Highway 395. The chiller is proposed to be mostly enclosed, in order to mitigate noise and protect the equipment.

Glare

The applicant must demonstrate that lighting from the proposed industrial activity will not adversely impact adjacent properties.

The applicants' submission notes that the exterior lighting along the perimeter of the property will be limited to the access gate where security cameras will also be in operation, in accordance with Health Canada regulations. Federal regulations stipulate that all access gates are adequately lit at night. The developer does not anticipate this causing any disturbance to the area as the additional lighting will be minimal and could be mitigated through lightshades.

The applicant does not anticipate any additional lighting being required beyond that already in use. The new building will be located behind the existing structure and as a result ... "the additional lighting required around the doorway will not be appreciable and offers little to no prospect of creating light pollution that could be detected beyond the industrial property."

Dust

The applicants' submission suggests that with irrigation of portions of the parcel, dust suppression will be better than what occurs on the site now. There are no current plans to resurface the parking and access areas.

The applicant must demonstrate that the proposed industrial activity is located within a wholly enclosed building.

The applicants' submission outlines that the manufacturing of the cannabis will take place within the 20,000ft² building.

The applicant must demonstrate that the industrial building is adequately screened from adjacent lands.

The applicant's submission outlines that the perimeter of the property will be fenced with wire mesh fencing (chain link) standing at 8 feet tall. The vinyl fencing is proposed along front parcel line which abuts Highway 395.

Appropriate emergency vehicle access must be provided. Development Permit applications are referred to the local Fire Department for comment. Any

² 90 decibels is similar to power mower or a motorcycle at 25 feet

³ 50 decibels is similar to a quiet suburb; 60 decibels is conversation in a restaurant or office; 70 decibels is similar to a vacuum cleaner

recommendation made by the local Fire Department may be incorporated as a condition into a development permit approval.

The applicant's submission notes that they have legal road access and several internal service roads on the property. The site plan shows one existing gate at Highway 395, which will stay in place. Staff will look for direction from the Fire Department regarding whether they would like to see a lock box in place for the gate.

Other Considerations

Use

The proposal for the development outlines the following uses which are permitted within the Industrial 1 Zone; agriculture, warehouse, wholesale warehouse, commercial greenhouse and/or nursery, laboratory and research facility, and manufacturing provided that it is conducted entirely within a wholly enclosed building.

Permission to use the property to grow cannabis commercially and any requirements specific to that use would be granted by Health Canada.

Surrounding land uses include other industrial operations and rural properties with dwellings on them. The closest homes are on the south side of Highway 395 adjacent to the highway.

Servicing

The subject property is not serviced with community water or community sewer. The applicants propose to drill a new well. No additional water or sewage infrastructure is proposed at this time.

Parking and loading

The Site Plan, submitted with the application shows 7 parking spaces including one that is the required size to accommodate those with a physical disability. The applicant anticipates a total of 15 individuals would work at the subject property in 2 daytime shifts. One parking space is required for every 3 employees resulting in a requirement of 5 spaces, suggesting that the proposed parking would be more than adequate. It appears that there is adequate space to expand the parking should it be needed in the future.

The applicant's submission states that the company intends to employ up to 134 individuals; however not all would work on the subject property.

Access

If the ownership changes as part of this proposal, a new commercial access permit will be required from Ministry of Transportation and Infrastructure.

Height

The applicants' submission does not include a height for the proposed 20,000ft² building; however, permitted maximum height in the IN1 zone is 12 meters. Any

building permit application will be checked for compliance with the regulations for building height and setback.

Compliance with the Environmental Management Act (Site Profile)

The Site Profile that was submitted as part of the applicant's submission has been forwarded to the Ministry of Environment (MOE) according to Section 40 of the *Environmental Management Act*. A site profile is a screening system to identify potentially contaminated sites and see that remediation takes place if required.

The Province has contacted the applicant and determined that further site investigation is required. As such, the current development permit application cannot be approved until the applicant meets the specified requirements and either obtains a ministry instrument (Certificate of Compliance or Determination), or requests and obtains a release letter. The applicant submitted a release request on September 12th. The applicant is awaiting response from MOE at this time.

ADVISORY PLANNING COMMISSION (APC)

Five representatives of the proponent attended the September 4, 2018 Advisory Planning Commission (APC) meeting to present information on the proposal and to answer questions.

Additional information provided to the APC by the proponent included the following:

- Purchase of the property closes on October 13, 2018.
- Cannot apply to Health Canada until the purchase/property transfer is completed.
- Permit from Health Canada cannot be issued until the building is constructed, inspected and approved.
- Hope to start construction on November 1st.
- Anticipates building in 3 phases; expansion to two additional properties at some point and to grow outdoors.
- Does not anticipate an impact to the on-site sewage disposal system since no solvents or chemicals will be used. A carbon dioxide pressurized system would be used to extract derivatives.
- Ultimately hopes to be a year round operation.

The APC unanimously supports the Development Permit application.

PLANNING AND DEVELOPMENT DEPARTMENT STAFF COMMENTS

Staff will work with the applicant regarding any outstanding issues that have been raised in this staff report or could be raised at the Electoral Area Services Committee meeting. The applicant is responsible to obtain from Health Canada all permitting

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related to cannabis cultivation and production.

RECOMMENDATION

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

ATTACHMENTS

Site Location Map

Subject Property Map

Applicant's Submission



Regional District of
Kootenay Boundary

Electoral Area Services (EAS) Committee Staff Report

RE:	Ministry of Transportation and Infrastructure – Subdivision – Durand		
Date:	March 12, 2020	File #:	C-2885-06918.020
To:	Chair Grieve and members of the EAS Committee		
From:	Corey Scott, Planner		

Issue Introduction

We have 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):	Dave and Mary Durand; Kathleen O'Malley
Agent:	Dave Durand
Location:	2300 & 2325 Fife Road
Electoral Area:	Electoral Area C/Christina Lake
Legal Description(s):	Lot 2, DL 2885, SDYD, Plan 31857; Plan KAP3520B, SDYD, Except Plan B5795
Area:	14.3ha (35.3acr); 3.0ha (7.4acr)
Current Use(s):	Rural
Land Use Bylaws	
OCP Bylaw No. 1250	Rural
DP Area:	Waterfront Environmentally Sensitive Development Permit Area
Zoning Bylaw No. 1300	Rural 1 (RUR1)
Other	
Waterfront / Floodplain	Yes – Sutherland Creek
ALR	Partial

History / Background Information

The two subject properties are located along Fife Road in Christina Lake and are adjacent to Sutherland Creek (see attachments). Both are designated for 'Rural' land use in the Electoral Area C/Christina Lake Official Community Plan (OCP) Bylaw No. 1250 and zoned 'Rural 1' (RUR1) in the Electoral Area C/Christina Lake Zoning Bylaw No. 1300. The property is also within the Waterfront Environmentally Sensitive Development Permit Area.

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2300 Fife Road is a 3.0ha parcel that lies on the south side of Fife Road. 2325 Fife Road is a 14.3ha 'hooked' parcel with approximately 12.5ha located on the north side of Fife Road and the remaining 1.8ha on the south side. Both properties are partially within the ALR.

Proposal

The applicant is proposing a lot line adjustment to consolidate 2300 Fife Road with the southern 1.8ha portion of 2325 Fife Road.

The newly adjusted lot sizes were not provided by the applicant. However, it is anticipated that the parcel sizes would become approximately 4.8ha (2300 Fife Road) and 12.5ha (2325 Fife Road).

Implications

The proposal is consistent with the goals, objectives and policies contained within the Christina Lake OCP.

Under the Zoning Bylaw, newly created RUR1 parcels must have a minimum parcel size of 10ha. However, because no new parcels are being created Section 306.5 of the Bylaw applies. This provision exempts interior lot adjustments from having to meet the minimum lot size requirements.

Most interior lot line adjustments that involve ALR land require approval from the ALC prior to submission to MOTI. However, under Section 10(1) of the *ALR General Regulation*, subdivisions may be approved by an approving officer without the approval of the Commission. To receive approval, the proposed subdivision must:

1. not involve more than 4 parcels, each of which is a minimum of 1 ha;
2. result in no increase in the number of parcels;
3. adjust boundaries to allow for the enhancement of farming on the agricultural land; and,
4. result in ALR-parcels being no less than 1 ha in size.

As all of the conditions listed above are being met, an application to the ALC may not be required; however, that is ultimately a decision of the approving officer.

Advisory Planning Commission (APC)

The APC considered the subdivision referral at their March 3, 2020 meeting. No concerns were raised with the application and it was supported by the APC.

Recommendation

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed subdivision, for the parcels legally described as Lot 2, DL 2885, SDYD, Plan 31857 and Plan KAP3520B, SDYD, Except Plan B5795, Electoral Area C/Christina Lake, be received.

Attachments

Site Location Map
Subject Property Map
Applicant Submission

Page 3 of 3

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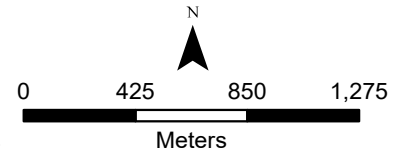


Regional District of
Kootenay Boundary

Date: 09-Mar-2020

Site Location Map

Lot 2, DL 2885, SDYD, Plan 31857;
Plan KAP3520B, SDYD, Except Plan B5795



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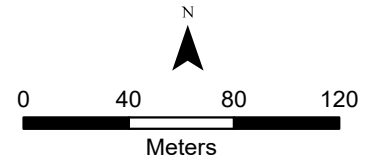


Regional District of
Kootenay Boundary

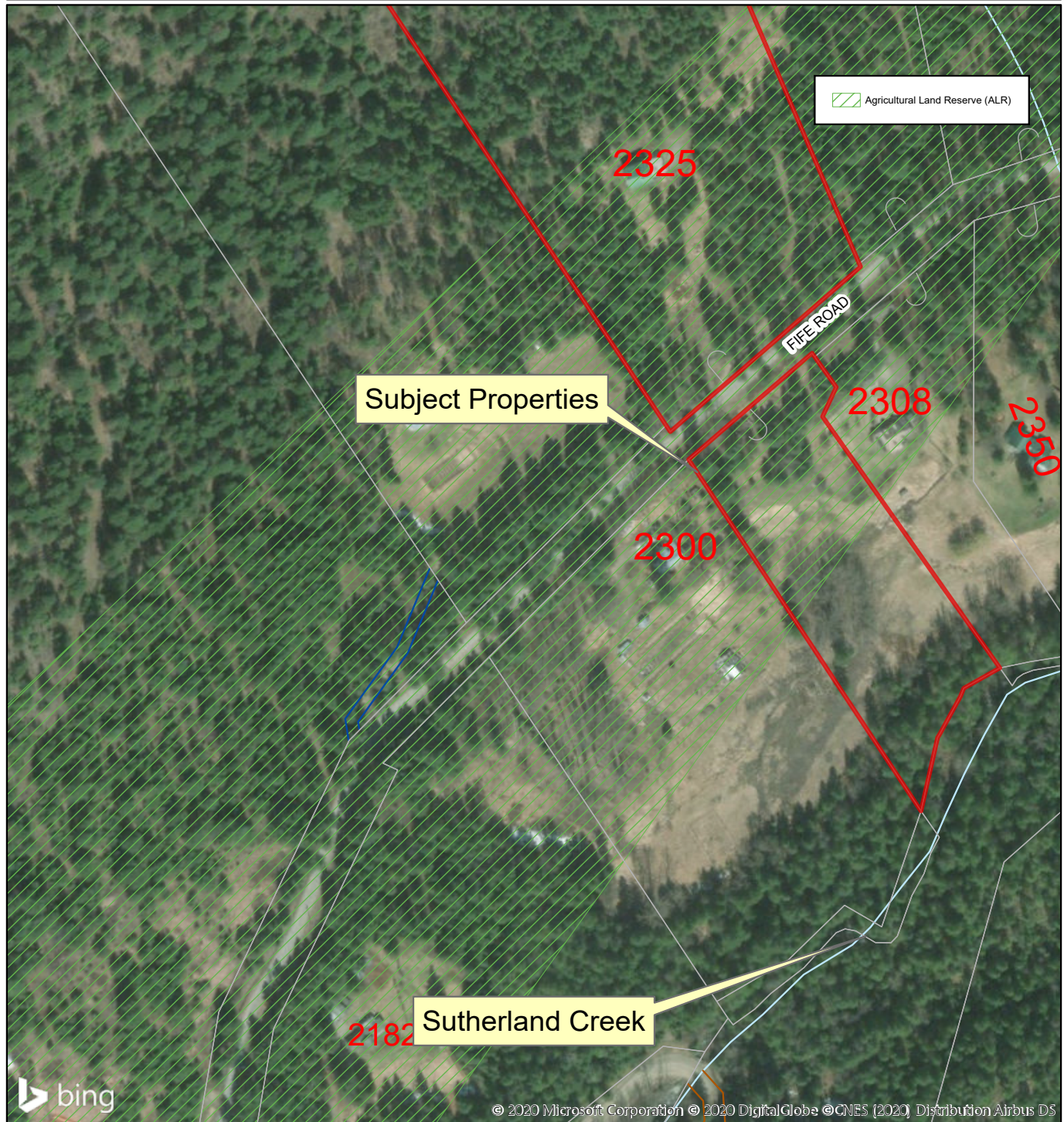
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Subject Property Map

Lot 2, DL 2885, SDYD, Plan 31857;
Plan KAP3520B, SDYD, Except Plan B5795



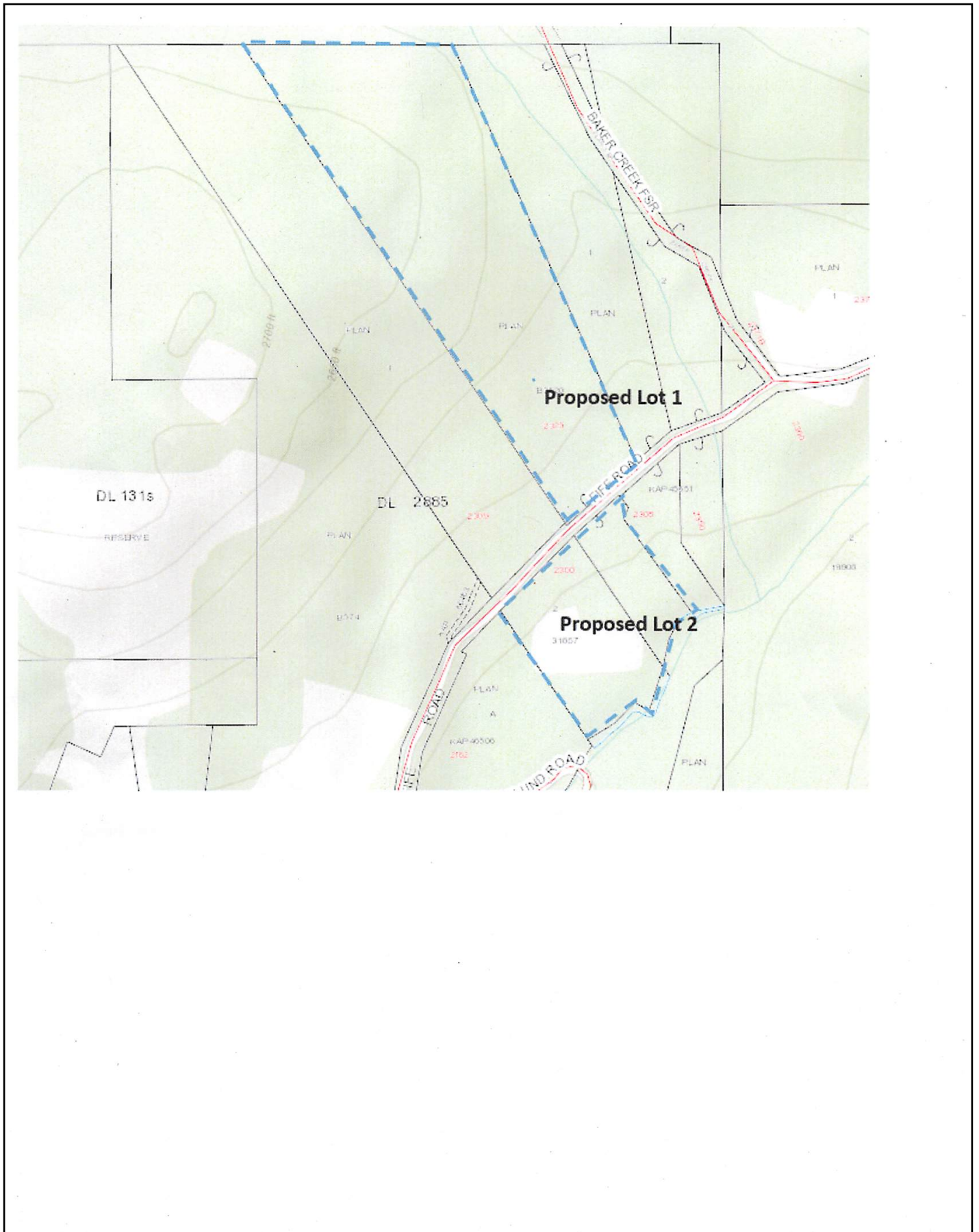
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Electoral Area Services (EAS) Committee Staff Report

RE:	Official Community Plan & Zoning Bylaw Amendment Application – DMG Blockchain Solutions Inc.		
Date:	March 12, 2020	File #:	C-312-02632.415
To:	Chair Grieve and Members of the EAS Committee		
From:	Corey Scott, Planner		

Issue Introduction

In late 2019, Bernard Mottet of Mottet Architect Inc. submitted a Development Permit application on behalf of the owners of DMG Blockchain Solutions Inc. for modifications to an existing data centre and associated property improvements in Electoral Area C/Christina Lake.

The application was considered by the Electoral Area C/Christina Lake Advisory Planning Commission (APC) at their January 7, 2020 meeting. Based on the discussion and comments from the APC, the applicant chose to move forward with the design they proposed under the original Development Permit application. Their desired design requires bylaw amendments to proceed, as it proposes a building that is not wholly enclosed. Since a development permit for a warehouse that is not wholly enclosed cannot be issued, the applicant submitted an application for a Zoning Bylaw amendment.

Property Information	
Owner(s):	DMG Subco. (1141559 BC LTD)
Agent:	Mottet Architect Inc. c/o Bernard Mottet
Location:	795 Highway 395
Electoral Area:	Electoral Area 'C'/Christina Lake
Legal Description(s):	Lot A, District Lot 312, Plan KAP80226, SDYD
Area:	13.75 hectares
Current Use(s):	Data centre
Land Use Bylaws	
OCP Bylaw No. 1250	Industrial
DP Area:	Industrial Development Permit Area
Zoning Bylaw No. 1300	Industrial 1 (I1)
Other	
Waterfront / Floodplain	NA
ALR	NA

History / Background Information

The subject property is located at 795 Highway 395, approximately 1 km northeast of the United States border in Electoral Area C/Christina Lake. It is designated for "Industrial" land use in the Electoral Area C/Christina Lake Official Community Plan (OCP) Bylaw No. 1250 and "Industrial 1" in Zoning Bylaw No. 1300. Additionally, it is located in an Industrial Development Permit area.

Prior to a subdivision in 2006, the subject property and the property to the west were one parcel. This parcel was zoned as Industrial 1 in the first Electoral Area C/Christina Lake Zoning Bylaw No. 164, 1978 and was used as a rail to truck transport reload site. In 1995, the property was excluded from the ALR with support from the RDKB, as a key goal of the OCP of the time was to find suitable locations for industrial development to broaden the economic base of the community.

The property was subsequently used for a scale and milling operation. A variance was required, as outdoor manufacturing uses were prohibited in the Industrial 1 zone in Zoning Bylaw No. 900, 1996. The operation received a development variance permit (156-99V) to allow the manufacturing use of 'pole peeling' to take place outside (as opposed to within a wholly enclosed building). However, because the use of the property has since changed, the variance is no longer valid.

In July 2005, the RDKB received an application for an Industrial Development Permit for a proposed finger-jointing plant¹. There was a concurrent application submitted to subdivide the lot, (a 1 lot subdivision, with remainder), which proposed the finger-jointing plant be placed on the eastern half of the property. The development permit (291-05D) was issued in July 2005 and the property was subdivided in January 2006.

Current Use

The subject property has a 26,325.5 ft² (2445.72 m²) building which houses a data centre, a pumphouse adjacent to the data centre building, an 85 MW power substation, and two 66.9 m² (720 ft²) portable office buildings.

Upon conversion of the industrial building into a data centre, the owners began keeping the bay doors open and removing cladding from the structure to cool their servers using natural air flow. Following the modifications to the structure, we began receiving noise complaints due to the constant noise that the servers produce.

Staff visited the site to investigate the complaint and a stop work order was issued on February 12, 2019 for alterations to an industrial building without a building permit and failure to obtain a development permit in an Industrial Development Permit Area (DPA).

Proposal

The applicant proposes to:

¹ A Finger jointing plant is a process whereby short lengths of low quality lumber are machined in a finger profile and glued together.

- continue to replace the cladding on the north, west and east faces of the building with evaporative cooling pads, also referred to as 'waterwalls', and wire mesh to accommodate their needs for passive air flow to cool the servers;
- legitimize the placement of the portable office buildings;
- bring the pump house into compliance; and,
- place ten (10) 2.04 m by 6.1 m storage containers near the office complex for storage, tools and equipment.

More detail on the nature of the operations is included in the rationale letter submitted by the applicant (see attachments). The proposed building design would require the following bylaw amendments:

- Official Community Plan (OCP) – to modify the Industrial development permit area (DPA) justification and guidelines that currently require that "noise will not be detectable beyond the property boundary." Staff recommends changing the wording in the OCP, as it is nearly impossible to achieve this guideline; and,
- Zoning Bylaw – change the definition of "warehouse", which currently requires that the building is wholly enclosed.

Development permit approval is also required in order to proceed with the proposed design; however, this approval is dependant on the outcome of the Zoning Bylaw amendment application. If the Zoning Bylaw amendment is denied, a redesign will be required to wholly enclose the building.

Implications

Noise and OCP Guidelines

If the building is partially enclosed it will reduce the ability for noise to be eliminated at the source of its transmission. Noise levels at the property boundaries would be expected to be quieter than they currently are upon completion of the modifications. However, the building modifications would not completely eliminate the noise observed at and beyond the property boundaries.

The applicant has provided two reports, including noise surveys, from an engineer specializing in acoustical engineering. The original noise survey was conducted on April 30, 2019. In addressing other deficiencies with the initial application, a follow-up report was submitted in November. The second submission took noise measurements from the same locations on the property the week of October 6, 2019 (see attachments). It shows similar readings as the original report.

The reports state that the noise level from the data centre is at an acceptable level ranging from between 43.4 decibels to 65.8 decibels (dBA) at various points on the property. Their opinion is based on the fact that we do not have a noise control bylaw and other local governments, specifically Richmond, have adopted levels of noise for industrial activity that would make the data centre acceptable in their jurisdictions.

The decibel scale is logarithmic, which can make it difficult to understand exactly how loud something is at 45 dBA compared to 65 dBA. In recognition of this, there are

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guides that establish comparisons along the decibel scale. For reference, approximate sound level comparisons are as follows:

- 20 dBA = a whisper
- 30 dBA = a quiet rural setting
- 40 dBA = a quiet living room
- 50 dBA = a suburban residential neighbourhood
- 60 dBA = a normal conversation at 1 to 2 m
- 70 dBA = a passenger car
- 80 dBA = a medium-size truck

The World Health Organization (WHO) and Canadian Mortgage and Housing Corporation (CMHC) recognize maximum acceptable sound levels in residential living areas as 35dBA in a sleeping area, 40 dBA in a living area and 55 dBA in private outdoor spaces. Further, they recognize maximum sound levels in general outdoor areas as 60 dBA in public green spaces and 70 dBA in industrial areas.

In recognizing that our current guidelines related to noise are nearly impossible to obtain, staff are proposing an OCP amendment to bring them closer in line with the WHO and CMHC guidelines.

Wholly Enclosed Structures – Zoning Requirements

The applicant plans on addressing the illegal modifications through this Zoning Bylaw amendment and subsequent development and building permits.

Architectural drawings were received as part of the November development permit application (see attachments). The plans have not been reviewed for building code compliance; however, they show that the cladding on the north, west and east faces of the structure will be removed from the top and bottom of the walls and replaced by wire mesh screens and waterwalls to accommodate the data centre's cooling needs. Such modifications would further remove materials that help to absorb sound.

Fully enclosing the structure is the ideal solution from a Zoning Bylaw and OCP perspective. The applicant has noted that this would pose a significant challenge for the data centre's cooling needs, as it would restrict the amount of air flow available to circulate through the servers. Installing a suitable HVAC system was noted as a potential solution to the applicants; however, this would require significant structural alterations to the building. They have noted that the added financial investment needed to do this would be too great.

Advisory Planning Commission (APC)

The APC considered the development permit application at their January 7, 2020 meeting and the OCP and Zoning Bylaw amendments at their March 3, 2020 meeting. The following discussion notes were provided from the March 3 meeting:

- “Applicant’s representative explained the many efforts that DMG has been making to reduce the noise. Continuing efforts are being made to eliminate the noisiest

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equipment, which should allow them to restore the walls of the building and to continue to reduce the noise levels.

- They no longer will require additional water walls, nor do they feel that the screening at the top of the building will be required. The applicant is investigating the viability of installing industrial roof-mounted turbines to remove the hot air, without opening the walls.
- APC has asked that DMG provide monthly reports on the noise levels at the property to the RDKB.
- The APC has no objection to the installation of the septic system, the construction necessary to the office trailers and the storage buildings, but will not approve modifications to the bylaws i.e., the change in the definition of a warehouse in the current bylaw."

The APC did not support modifying the definition of warehouse to account for the partial enclosure of the building. There was support for review of the DPA guidelines surrounding noise and for the operation in general, within a wholly enclosed structure.

Applicant Response

Staff followed up with the applicant, who clarified a few of the points that were misrepresented by their representative at the APC meeting:

- Noise levels from the building have continued to decrease as equipment is upgraded and replaced;
- Waterwalls and mesh walls are still required to meet the cooling needs, even for fully submersed, liquid-cooled units. The building cannot be considered "wholly enclosed" under our current definition; and,
- Allowing the building to have this design is fundamental to DMG's operations and the cost associated with wholly enclosing the building is likely to make the operation unfeasible.

Staff Comments

In the APC's initial consideration of the Development Permit application the main concern discussed was noise. The applicant has demonstrated they are continually improving their operations to reduce noise, with the goal being to use fully-submersed, liquid cooled units. The applicant expects a further decrease in noise levels with these new units; however, their cooling needs still require waterwalls and the ability for uninhibited airflow at the top of the building.

The applicant's proposal currently does not meet the bylaw requirement to keep the structure wholly enclosed. Both the waterwalls and wire mesh proposed for the building contribute to its consideration as partially enclosed. Solid walls would be required in order for the proposal to be aligned with the Zoning Bylaw requirements.

Should direction be given to staff to move forward with drafting the OCP and Zoning Bylaw amendments, we would continue to work with the applicant to address noise concerns. The bylaw amendments would not be forwarded to the Board until we receive

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additional information demonstrating that noise concerns will be adequately addressed prior to the completion of the modifications to the building.

Recommendation

That the application submitted by DMG Subco., to amend Electoral Area C/Christina Lake Zoning Bylaw No. 1300 to modify the definition of warehouse for partially enclosed structures be denied; further that staff be directed to draft an amendment bylaw to Official Community Plan Bylaw No. 1250 to modify the Industrial development permit area justification and guidelines for presentation to the RDKB Board of Directors for first and second readings and to schedule and hold a public hearing on the proposed bylaw amendments.

Attachments

Site Location Map

Subject Property Map

Applicant Submission

- a) Rationale Letter from DMG Blockchain Solutions Inc.
- b) November 13, 2019 Letter from DMG Blockchain Solutions Inc.
- c) Initial Engineer's Report, dated April 30, 2019
- d) Subsequent Engineer's Report, dated October 14, 2019
- e) Architect's submission, dated November 4, 2019
- f) Architectural Drawings, #1902: A1-A5

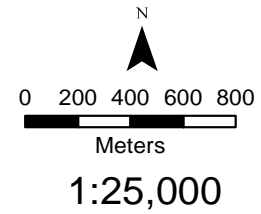


Regional District of
Kootenay Boundary

Date: 5/21/2019

Site Location Map

Lot A, Plan KAP80226,
DL 312, SDYL



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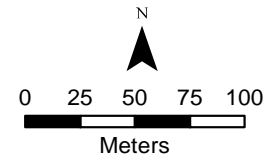


Regional District of
Kootenay Boundary

Date: 5/21/2019

Subject Property Map

Lot A, Plan KAP80226,
DL 312, SDYL



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DMG BLOCKCHAIN SOLUTIONS INC.
LOT A DL 312 SDYD PLAN KAP80226

APPLICATION FOR DEVELOPMENT PERMIT
REGIONAL DISTRICT OF KOOTENAY BOUNDARY

April 15, 2019

DMG Blockchain Solutions Inc. (DMG) owns and operates a data centre at the existing site using hosting third-party specialized computer equipment. DMG also uses the specialized computer equipment to conduct research and experimental development in other applications for improving our hosting and server technology.

The data centre incorporates the use of thousands of highly efficient computers to provide services to our clients. These computers, or 'miners', are housed within the existing building, which, to maximize operations uses mainly ambient air for cooling year round. DMG and their clients use the servers to support blockchain technology for example Bitcoin Mining, Supply Chain Management technology, crypto payments, and Bitcoin Forensics and Analytics. See more about DMG's services on our website <https://dmgblockchain.com>

This Development Permit Application is to support the growth of activities and employees for DMG operations at the site. DMG has invested substantial money in the site to create improvements to support our production by building an 85 MW Substation on the site, completed and commissioned in November 2018, with an Electrical Operating Permit in place (see Permit and Letter of Substantial Completion attached in Appendices III and IV respectively). The Substation and middle voltage areas are also fenced and secured by locked gate, as required by Technical Safety BC.

In addition, 24 pad-mounted unit substation transformers have been located on the property, with 18 installed outside the existing building to provide appropriate voltages to our data centre operations within the building, with the remaining 6 unit substation transformers to be installed during 2019. These installations are covered by our Technical Safety BC Operating Permit, previously submitted.

DMG's operations will make it one of FortisBC's largest single customers for BC's hydro electricity.

In order to maximize our production space within the existing steel building, DMG acquired and placed on the site two portable office buildings, each one 12 feet by 60 feet in size, arranging them so they could be connected in a 'T' shaped layout. The office buildings are serviced by an electrical connection from the main building, via a buried cable installed by Boundary Electric, to allow for heat and lighting, and maintenance to take place in the building. The south end of the office complex of the north to south oriented building is currently located approximately 12.2 metres from the South Boundary of the Lot, and the west end of the east to west oriented building is greater than nine 9 metres from the West Boundary of the Lot.

DMG BLOCKCHAIN SOLUTIONS – LOT A DL SDYD PLAN KAP80226
DEVELOPMENT APPLICATION

PAGE 2

Additionally, to accommodate our growing workforce and contracted suppliers, we will install washrooms in the office building, and we will build a septic field adjacent to them. The septic field proposed is approximately 16 feet by 16 feet (4.8 metres by 4.8 metres) in size and is located to the south east of the office trailer complex.

DMG will also acquire and place on site, near the office trailers, up to ten (10) storage containers 8 feet by 20 feet (2.04 metres by 6.1 metres) for storage, tools and equipment, near the office complex, directly to the East of the office complex (see attached drawing in Appendix I - 18E077-SK01 for approximate location). These buildings would be at least 10 metres from the South Lot boundary, measured from the South end of the containers.

There is an existing small water Pump House building just East of the main building, and it was built with the original steel building, but was not permitted according to information provided by RDBK (see attached drawing in Appendix I - 18E077-SK01 Rev 0 for approximate location). This building is wood framed structure with metal cladding, approximately 8 metres by 8 metres, which houses only a water pump system mainly for fire suppression, and is not intended for occupancy.

In order to manage weather and create natural air cooling for the IT equipment, we have removed sections of cladding from the building, which has no affect on the structural integrity of the building (see review letter from Structural Engineer, Mr. Jim McKenzie, P.Eng, attached as Appendix V). We would also like to add a canopy to the existing building, using lightweight sheet steel and/or wire framing and sheet metal cladding or some type of heavy weight canvas. This would be attached to the existing structure and slope down to the ground, anchored to the building's concrete. This canopy is predominantly for summer time use and is not constructed nor intended for snow load. In the winter this canopy will be closed so that it does not bear snow load. The setback for this structure would be within 1.2m of the interior parcel line, as required by Zoning Bylaw 1300, Part 304, Siting Exceptions. Additionally, during the summer months, DMG would temporarily place Evaporative cooling pads under the canopy area in order to cool the building.

DMG confirms that is will adhere to RDBK's requirements for minimum setbacks from the property lines, as outlined in the Christina Lake Official Community Plan, Bylaw 1250.

DMG would like to have RDBK review the enclosed information and drawings and issue a Development Permit for the Office Building, Pump House building, and storage units so that Building Permits can be obtained for these structures.

With respect to screening from adjacent lands, DMG has installed a fence around the boundary of the highest usage areas of the property. To the East of DMG's property is the industrial zoned property owned by Matt Zamak, which is screened from DMG's operations by numerous tall trees. To the West, the industrial zoned property operated by Christina Lake Cannibus, which has an adjacent industrial building to DMG's, both parties have agreed that screening will not be necessary as Christian Lake Cannibus has ask DMG to use DMG's fence in the future to meet their Health Canada requirement; as such Christina Lake Cannibus would slate the fence as part of their requirements in the future.

DMG BLOCKCHAIN SOLUTIONS – LOT A DL SDYD PLAN KAP80226
DEVELOPMENT APPLICATION

PAGE 3

Of the issues related to the potential for noise, dust, light pollution, odours, glare, or other issues related to the operation of DMG's data centre are addressed below.

Noise

Our IT computers and server equipment is state of the art. We have completed a noise survey for the site, based on having sound level measurements taken within the plant. The noise data and engineer's summary review are attached in Appendix VI.

To address any concerns related to noise from DMG's industrial activities, the noise survey (Appendix VI) was conducted on DMG's property during normal data centre operations, including measurements taken from inside the building, outside the building, and along the East, West, and South boundaries of the property. This survey was conducted in February 2019, under the direction of Mr. Stan King, P.Eng., a professional engineer with forty years of experience conducting industrial noise measurements and mitigation programs.

As can be seen in the results and findings of this survey, there are no significant noise levels emanating from DMG's data centre operations at the Christina Lake site above ambient background levels found elsewhere within the industrial sub-division.

In addition, Work Safe BC (Wade Marling) has done a review of DMG's operation including safety and noise levels and has found that in the building itself the noise is not beyond Work Safes 85dBA limits for standard working days without requiring hearing protection.

Dust

DMG's operations do not create any dust, and we actively take measures to reduce the amount of naturally occurring dust on our property, to protect our equipment and our client's equipment from passive dust exposure. As DMG operates computer servers, our operations are clean and we use air filters as needed to minimize any dust entering our facility.

Light Pollution

There are several high output, metal halide light fixtures attached the exterior of the building which are not in use by DMG. We have added small security lighting over entrances and exits for the safety of our employees and authorized guests. These lights are low wattage single or dual-head security lights with motion sensors to switch them on and off.

Odours

We are not aware of any odours or issues with odours from our operations.

Glare

We are not aware of any glare issues from our operations.

DMG BLOCKCHAIN SOLUTIONS – LOT A DL SDYD PLAN KAP80226
DEVELOPMENT APPLICATION

PAGE 4

Other Issues

DMG is not aware of any other issues from our operations.

DMG has actively kept its operation neat and tidy for appearance from the highway and neighboring properties.

For emergency access, DMG has already offered a key to the security gate to the Fire Department. DMG will have the Site Manager (or Acting Site Manager) available to come to site at all times when emergency situations arise to support Fire Department or Police, as necessary. We will share the Emergency Contact information with both Police and Fire Department, and they are also posted on signs at the front entrance to the building.

In regards to the local RCMP detachment in Grand Forks, in summer of 2018 DMG provided a tour of the facility to the RCMP and discuss with them various questions the RCMP had about DMG's operations and security and safety.



DMG's future technology plans at Christina Lake

Using DMG's partnership with SixtyOneC, an immersion cooling engineering company. Immersion cooling uses a non-conductive fluid that absorbs the heat from electrical components and then is cooled similar to how a car radiator cools its engine.

DMG plans to convert its air-cooling system of managing servers over to liquid cooled as new servers are replacing aging ones. The replacement will involve removing the racking and submerging the entire server and power supply unit into a vat of fluid which would replace where today's racking is located. The benefits of switching to immersion cooling are significant noise reduction, easier heat management, less energy usage per joule of compute, longer equipment life and better equipment resale. DMG's first immersion cooling is planned to start at the beginning of January and as manufacturing and client demands continue the conversion process will take anywhere from 9 to 24 months of staged conversion depending on client demands.

As well the new generation of servers are upgrading their power efficiency and form factor so that there will be less servers for the same amount of power consumption resulting in an over all reduction in physical servers by up to 50%.

If there are any questions, please address them to myself, Sheldon Bennett, sheldon@dmgblockchain.com tel. 604 710 7269.

DocuSign Envelope ID: 156416BD-AE46-48BC-9A97-11225DEBD8D1

April 30, 2019

W. Stanley King
4645 Drummond Dr.
Vancouver, BC V6R 1E8

DMG Blockchain Solutions Inc.
490-1090 Homer Street
Vancouver, BC
V6B 2W9

RE: **Sound Pressure Level Assessment of at 795 Highway 395 Christina Lake, BC**

Attention: Mr. Sheldon Bennett, COO

Dear Sheldon:

Thank you for the opportunity to be of assistance.

I feel I am qualified to provide you an opinion because I owned Sonic Enclosures for 40 years. Sonic is an engineering and Fabrication company. One of its main areas of expertise was Acoustical Engineering for most of its various projects. I suggest you refer to the company website for examples of their work. <http://sonicenclosures.com/>

The Regional District of Boundary Kootenay have requested an exterior noise survey of DMG's Bitcoin mining operations at the Christina Lake site as part of a development permit application. My understanding is that there are no Sound Bylaws applicable in the Kootenay Region. I have therefore used the City of Richmond Bylaw #8856 for purposes of evaluation. Schedule B states that for commercial and industrial operations then either the "Intermediate" or the "Activity" zones have permitted outdoor sound levels varying from 60 to 70 dbA in the day and 50 to 70 dbA at night.

A survey of the Sound Pressure levels of exterior ambient noise dbA was made from a number of areas on the DMG building and property, as well as several from off-site locations, to determine ambient noise levels in the neighborhood. We note there is significant road noise from periodic traffic on Highway 395 which contributes to the overall ambient noise levels within the Ponderosa Industrial Sub-Division.

The following noise measurements were collected mid-day on the site on April 25, 2019, while DMG equipment was in normal operation. Night time measurements were not made. Please see attached Plan view of the property which locates the measurement points.

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Measurement Number	Location and Plan Co-ordinates	Noise Level Decibels (dBA)
1	Near Front Gate (J4)	45.2
2	Inside Fence at Property Line (I5)	43.9
3	Inside Fence at Property Line (I6)	45.4
4	East Property Boundary (H7)	50.3
5	North East Boundary (D7)	49.5
6	North West Property Line near Fortis Line (F4)	56.4
7	West of Building at Fence Line (H4)	65.8

Although the Survey was limited it shows that the SPL's from the day time operations are clearly acceptable. Assuming the same Levels exist in the evening then the evening levels are also acceptable. I note the neighbor to the northwest is also an industrial property and unoccupied in the evening. Although there is no applicable bylaw, it is my view that the operations are well within the intentions of other bylaws applied in similar circumstances.

If representatives from the Regional District of Boundary Kootenay have any questions about this letter, please have them contact me directly.

Regards

DocuSigned by:

Stan King

Stan King, P. Eng.

Registration # 11398. Province of BC

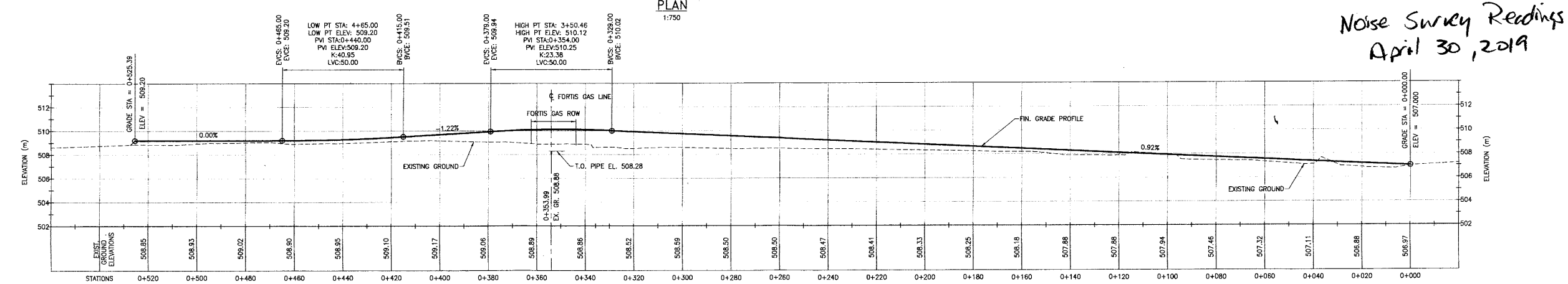
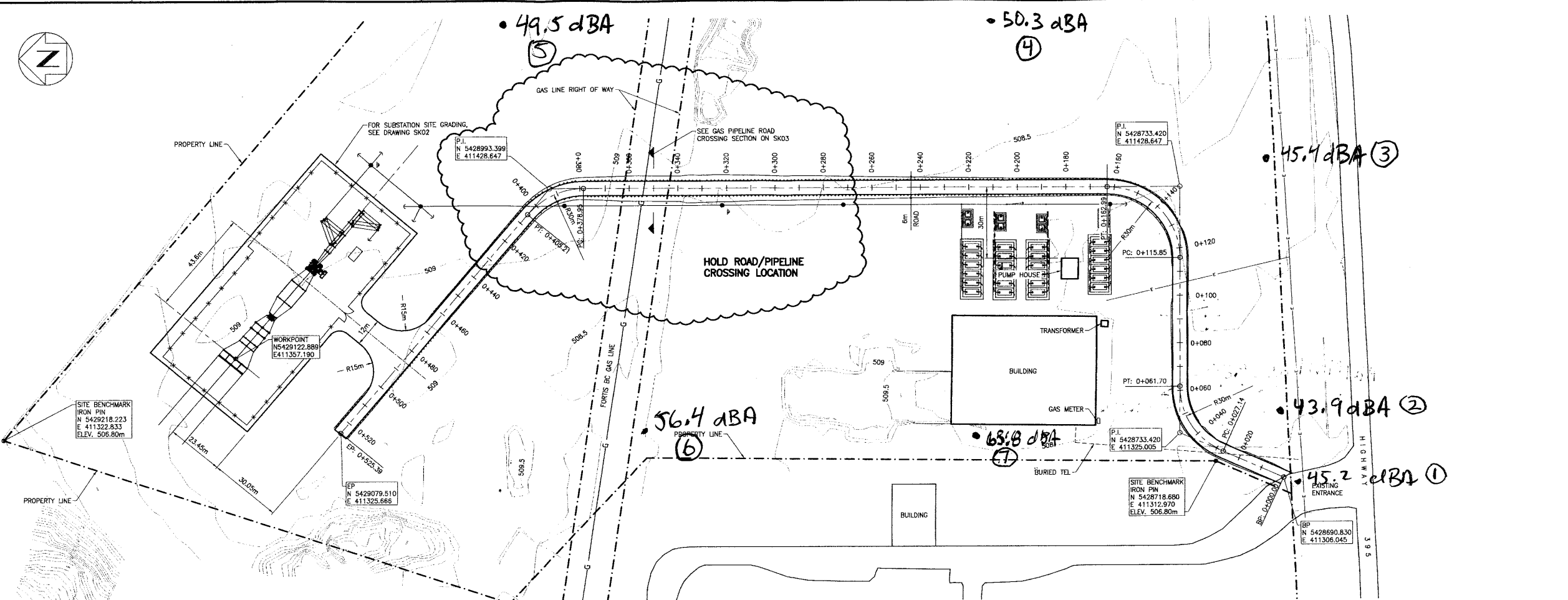
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DRAWING NO. 18E077-SK01

LAST UPDATE: 2018/6/13 9:54 AM

CAD FILE NAME: 18E077-SK01.DWG



Noise Survey Readings
April 30, 2019

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October 14th, 2019

W. Stanley King
4645 Drummond Dr.
Vancouver, BC V6R 1E8

DMG Blockchain Solutions Inc.
490-1090 Homer Street
Vancouver, BC
V6B 2W9

RE: UPDATED Sound Pressure Level Assessment of at 795 Highway 395 Christina Lake, BC

Attention: Mr. Sheldon Bennett, COO

Dear Sheldon:

I write further to the comments raised by Elizabeth Moore, Planner, and in particular the request for predictive noise levels upon completion of the project.

The sound pressure levels were remeasured the week of Oct the 6th. The physical difference in the operation and the building between the earlier measurements and last weeks is the "water walls" were in place for the recent measurements. Generally, the spl's were about 2 Db(a) less. They were taken in the same locations. The water walls are intended to be used permanently. I understand the intention is to increase the number of servers by about 50%. The effect on the SPL's of this increase would be to increase the current SPL by about 2 Db(a). It is noteworthy that the noise level at some points that were measured on the property line appear to be ambient "open land" levels of about 46 Db(a) and were not influenced by the server building. Consequently, my opinion is that the noise level at the property line after the expansion is complete would be no greater than it is today.

The Regional District of Boundary Kootenay have requested an exterior noise survey of DMG's Bitcoin mining operations at the Christina Lake site as part of a development permit application. My understanding is that there are no Sound Bylaws applicable in the Kootenay Region. I have therefore used the City of Richmond Bylaw #8856 for purposes of evaluation. Schedule B states that for commercial and industrial operations then either the "Intermediate" or the "Activity" zones have permitted outdoor sound levels varying from 60 to 70 Db(a) in the day and 50 to 70 DB(a) at night.

A survey of the Sound Pressure levels of exterior ambient noise dbA was made from a number of areas on the DMG building and property, as well as several from off-site locations, to determine ambient noise levels in the neighborhood. We note there is significant road noise from periodic traffic on Highway 395 which contributes to the overall ambient noise levels within the Ponderosa Industrial Sub-Division.

The following noise measurements were collected mid-day on the site on April 25, 2019, while DMG equipment was in normal operation. Night time measurements were not made. Please see attached Plan view of the property which locates the measurement points.

Measurement Number	Location and Plan Co-ordinates	Noise Level Decibels (dBA)
1	Near Front Gate (J4)	45.2
2	Inside Fence at Property Line (I5)	43.9
3	Inside Fence at Property Line (I6)	45.4
4	East Property Boundary (H7)	50.3
5	North East Boundary (D7)	49.5
6	North West Property Line near Fortis Line (F4)	56.4
7	West of Building at Fence Line (H4)	65.8

Although the Survey was limited it shows that the SPL's from the day time operations are clearly acceptable. Assuming the same Levels exist in the evening then the evening levels are also acceptable. I note the neighbor to the northwest is also an Industrial property and unoccupied in the evening. Although there is no applicable bylaw, it is my view that the operations are well within the intentions of other bylaws applied in similar circumstances. The measurements taken in early Oct ,2019 are marked on a survey drawing and are included here as well.

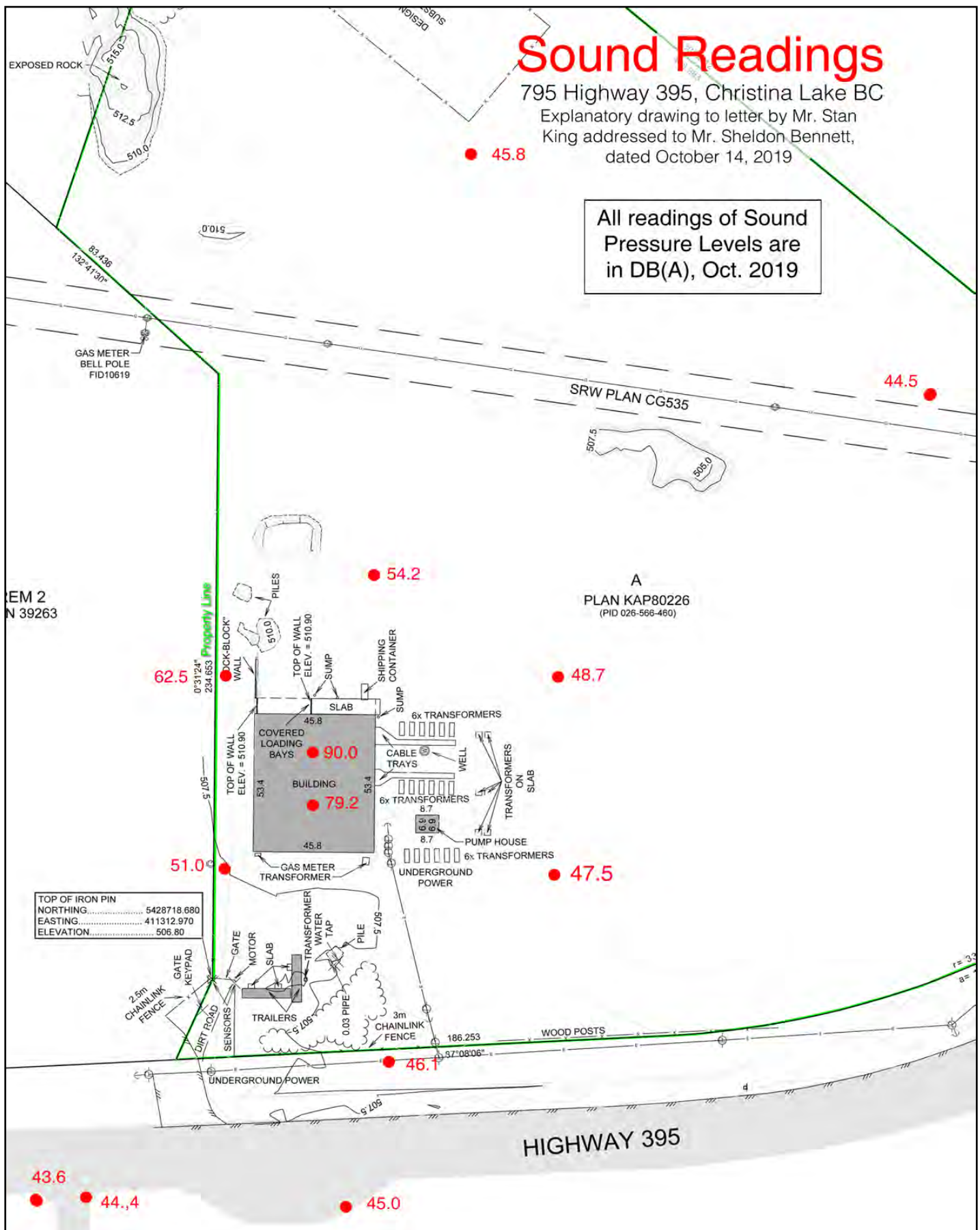
If representatives from the Regional District of Boundary Kootenay have any questions about this letter, please have them contact me directly.

Regards



William (Stan)King, P. Eng.
 Registration # 11398. Province of BC
stanking@telus.net
 604 202 9814





Mottet Architect Inc.

79 West 20th Avenue, Vancouver, B.C. V5Y 2C2 tel: 604-876-8701 cell : 604-831-8702

Regional District of Kootenay Boundary
Planning Department
202 – 843 Rossland Avenue
Trail, B.C. V1R 4S8
Attn.: Mr. Corey Scott

November 4, 2019

Dear Corey,

Re: DMG Blockchain Solutions Inc., 795 Highway 395, Christina Lake, B.C.

OCP Items including Building Enclosure

The Bitcoin Mining Operation is part of a new industry with new requirements for the operation of the servers the building contains. This type of building is appearing all over the developed world. It is a fast growing industry.

Thousands of servers require a lot of air to cool. Canada is a very good country to have these types of operations, because it is located in the cooler region of the globe. But even here cooling is required. DMG chose the water wall, which is a panel of material which is soaked with a continuous flow of water. The air is cooled by evaporation. An enormous amount of air is required to circulate the building. This system eliminates the requirements for huge air-conditioning units, which would have great big fans, adding to the noise. We also save a lot of energy, which would be needed for the cooling equipment.

This building has the air intake and outflow directed away from the highway and away from possible noise problems, by leaving the building face towards the highway solid, without any air intake or outflow. There are two exit doors and one overhead door, but no other openings. The air exchange happens on the other three sides.

The walls on the three other sides are divided into three horizontal sections.

The bottom third contains the air intake. The air is sucked in through the water wall. The panels containing the water wall look solid, but it allows the air to go through. Once it is inside the building, the fans of each server pull the air in. Appendix "A" shows an example of the water wall.

The top third allows the warm air to escape. Once the air passes the server it warms up and is forced up to a plenum, which opens to the outside by this almost continuous opening. A stainless steel screen shields the opening. It

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appears to be solid until one gets very close. In fact the mesh lets the air go out and at the same time prevents birds and insects from entering the building. In Appendix "B" we show the type of screen. The ones for this building will be stainless steel, therefore appearing even more solid than the picture.

The centre portion of the three walls is solid. It is metal siding, the original building material.

There are numerous examples of server farms with similar requirements. Some are located in more densely built up areas. But all have a type of screen in the opening visible, because they all require the enormous amount of air. Some examples are shown in Appendix "C".

There is another aspect to this operation. The equipment is constantly developing and newer and much quieter units are coming in. The most recent units will be liquid cooled and therefore much quieter. The letter from the owner is explaining this in more detail.

It is the opinion of the writer, that the screens described above serve the purposes of enclosure at the same time fulfilling the requirements of the operation. The concern about sound is addressed by the engineer in a separate section of this application package.

The yard lighting presently installed at the top of the building, is not connected. However they will be directed away from the neighbours in order not to affect neighbouring properties, should they ever be activated.

Yours truly,
Mottet Architect Inc.




per: **Bernard A.J. Mottet**, MAIBC MRAIC
1902 Grand Forks/DP documents/Enclosure Letter.docx

Encl.: Appendix "A": Water wall
Appendix "B": Metal screen
Appendix "C": Examples of server farms

Appendix “A” Water Wall

Letter to Regional District of Kootenay Boundary - November 4, 2019

JLF Series–Evaporative Cooling Pad



1. Made of corrugated fiber paper with the spatial crossing linking technology, high absorptivity, high water resistant, corrosion resistant and anti-mildew.
2. High hygroscopicity: to absorb water naturally, with fast speed of pervasion and lasting effectiveness.
3. Specific stereoscopic structure: supplying enough surface area for heat exchange of the water and air.
4. No micro hole on the surface. No phenol in the raw material.

The cooling process of Jinlong evaporative cooling system is accomplished at the paper pad. Jinlong cooling pad is made of corrugated fiber paper which is covered by thin layer water film. When the outside hot air passes through the paper, water on the thin film will absorb the heat in the air and evaporate into vapor. And the cool and humid air will enter the room. The processing is just like the wind blowing through the water level.

“Cooling pad + ventilation fan” tunnel ventilation is the most economical and efficient cooling way in summer. Reasonable design and installation of cooling pad with ventilation fan can control the temp at 30 degrees in the poultry house even at the hottest weather. Thus it can reduce the negative effect of high temperature on the birds to the minimum.

Specification of Cooling Pad



Diagram showing dimensions: H: Height, B: Width, D: Thickness, A: Flute high, α: Across angle (1), β: Across angle (2).

	7090(S)			5090(S)		
H (mm)	1500	1800	2000	1500	1800	2000
B (mm)	900	900	900	900	900	900
D (mm)	300	150	300	300	150	300
α (°)	45			45		
β (°)	45			45		

*** Sizes of 3300 can be made by order

Frame:

- Can be made of galvanized, aluminum alloy or stainless steel, beautiful and practical, high-strength, easy to maintain and replace cooling paper.
- Processed antioxidant treatment, enhancing service life.
- Cooling paper is made of high quality corrugated fiber paper from Kamukaze. High hygroscopicity. Good refrigeration effect.



Aluminum Frame



Stainless Steel Frame

End
of
“A”

Appendix “B” Metal Screen

Letter to Regional District of Kootenay Boundary - November 4, 2019

Wire Mesh



Wire mesh, also known as wire cloth or wire fabric, is a versatile metal product that can be used effectively in countless applications globally. Popular uses for wire mesh include stainless steel wire mesh for filters, steel wire mesh for partitions, and PVC wire mesh for machine guards. From industrial to commercial applications, wire mesh is a common metal product that is used by many daily.

Our wire mesh material types include:

- Aluminum wire mesh
- Copper wire mesh
- Brass wire mesh
- Bronze wire mesh
- Mild steel wire mesh
- Pre-galvanized wire mesh
- Stainless steel wire mesh

Mesh

Number of openings per lineal inch, measured from center of wire to center of wire. This term is often used when referring to wire mesh, which is available in aluminum mesh, copper mesh, brass mesh, bronze mesh, mild steel mesh, pre-galvanized mesh, and **stainless steel mesh**.

CALENDERING - A rolling operation which flattens the knuckles of wire cloth, giving it a smoother surface.

CRIMP - Undulations in warp and fill wires, which hold each other in place.

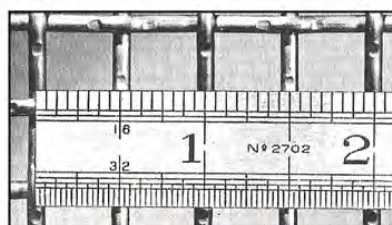
FILL WIRE - AKA shut wire, wire running across the width of the cloth.

FILTER CLOTH - Cloth used for flattening or straining (primarily plain and twilled dutch wire cloth and certain specifications of square mesh and off-count standard wire cloth).

HARDWARE CLOTH - Plain weave square mesh cloth of relatively light wire galvanized after weaving (usually between 2 to 8 openings per lineal inch).

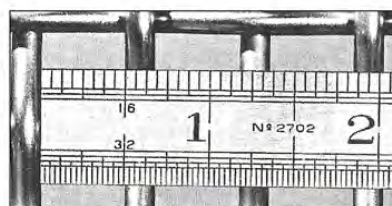
MARKET GRADE - Applies to wire cloth specifications, most commonly used for general work. Market grade cloth is made of one size wire for each size closed mesh.

MESH - Number of openings per lineal inch, measured from center of wire to center of wire.



2 MESH WIRE CLOTH

(count from center to center of wires)



1/2 INCH OPENING WIRE CLOTH

(clear space between wires)

PLAIN WEAVE

End of Appendix “B”

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Appendix “C” Server Farms Examples

Letter to Regional District of Kootenay Boundary - November 4, 2019



Yahoo Server Farm,
intake along the bottom,
outflow at top.



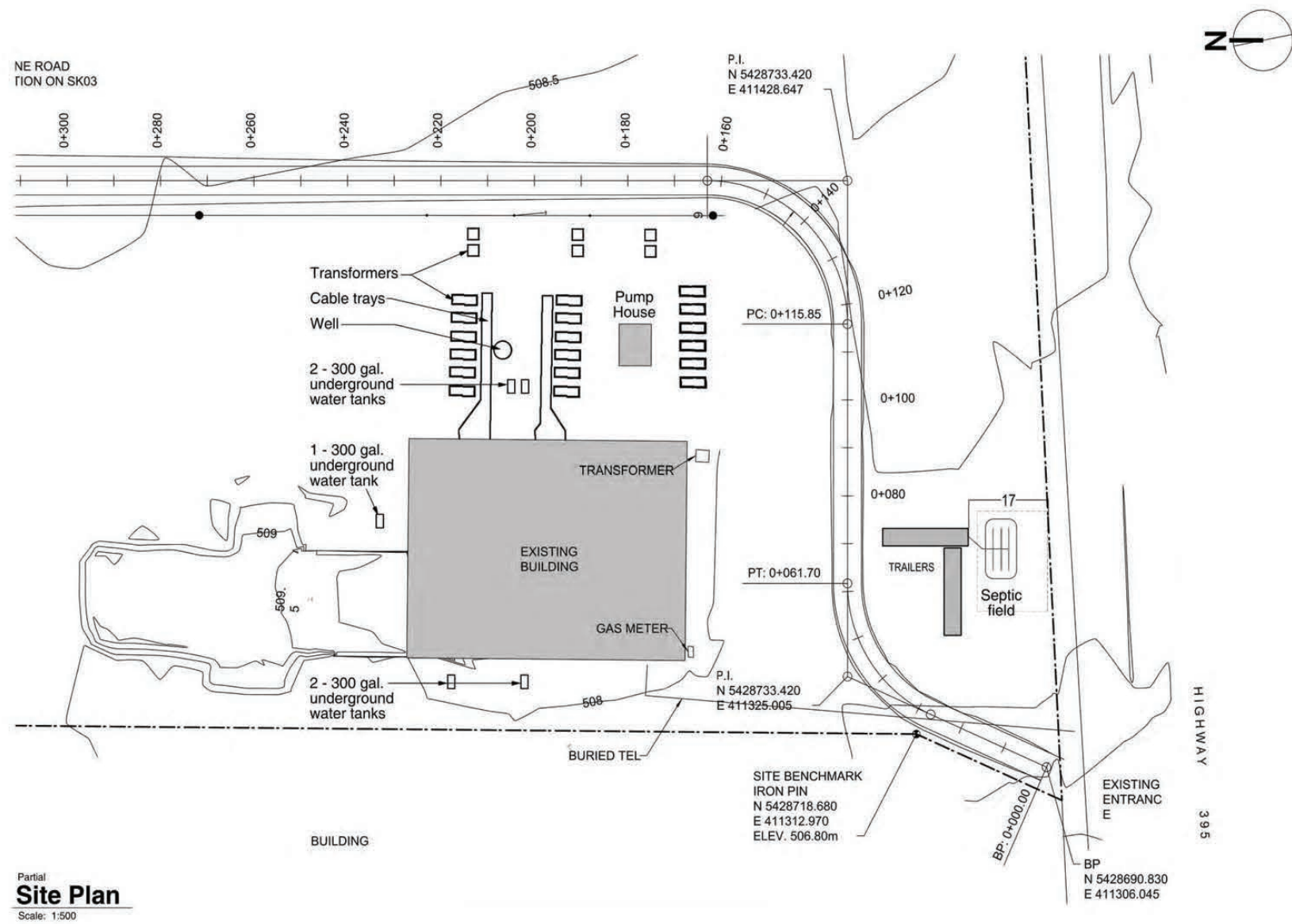
Server Farm with metal
screen on the entire wall



End of Appendix “C”

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Partial
Site Plan
Scale: 1:500

Application

for Development Permit and change of use.

Contents

of this drawing package:

- A1 Site Plan (partial)
 - A2 Main Building Floor Plan
 - A3 Elevations
 - A4 Elevations and Sections
 - A5 Offices plan
- Survey by McElhanney

Legal

Lot A, DL 312, SDYD Plan KAP80226
Location: Coordinates at centre of lot:
Latitude: 49 deg, 0 min, 21.3336 sec
Longitude: 118 deg, 12 min, 40.8996 s

Revisions and Submittals

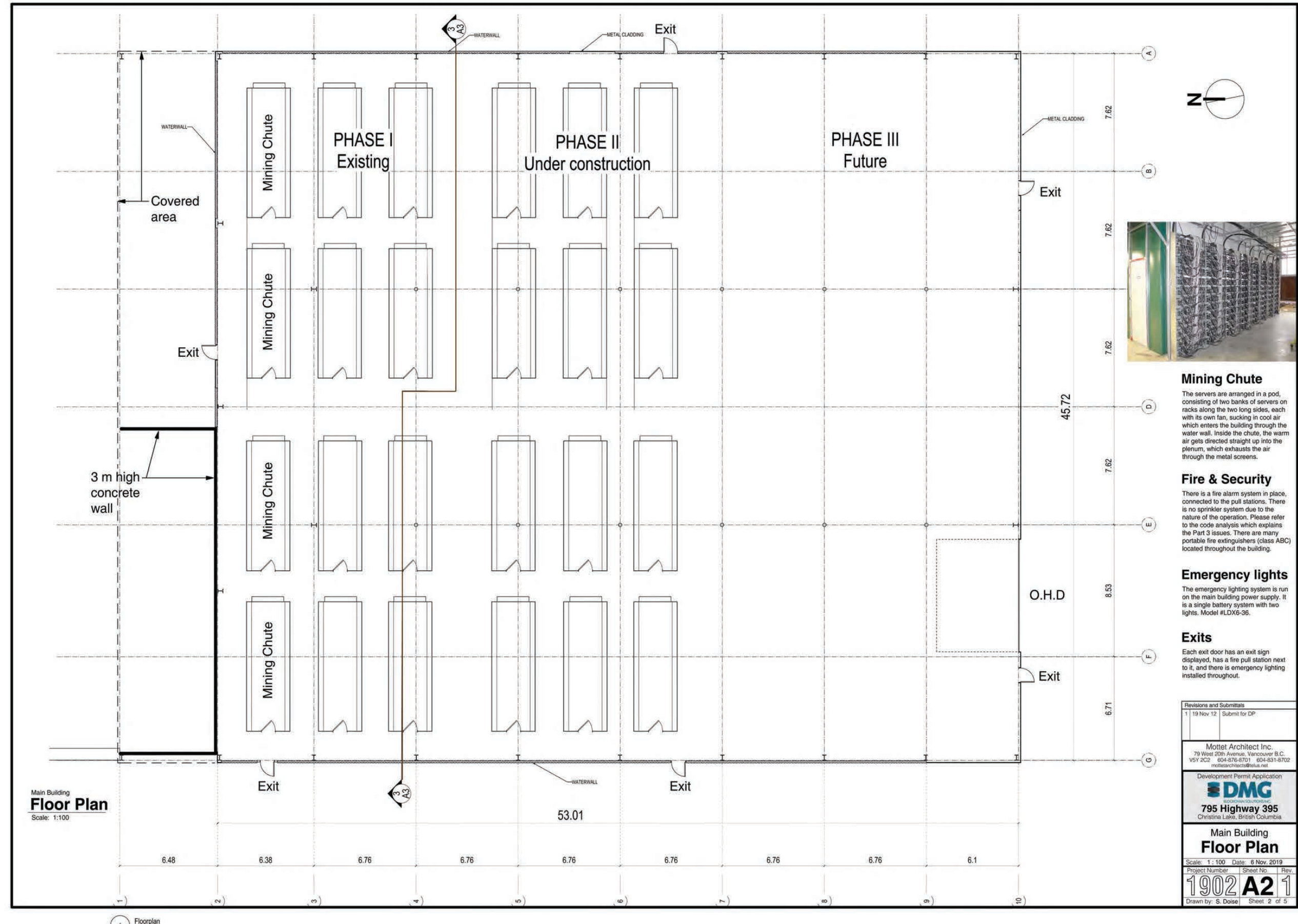
1 19 nov 12 Submit for DP

Mottet Architect Inc.
79 West 20th Avenue, Vancouver B.C.
V5Y 2C2 604-876-8701 604-831-8702
mottetarchitect@telus.net

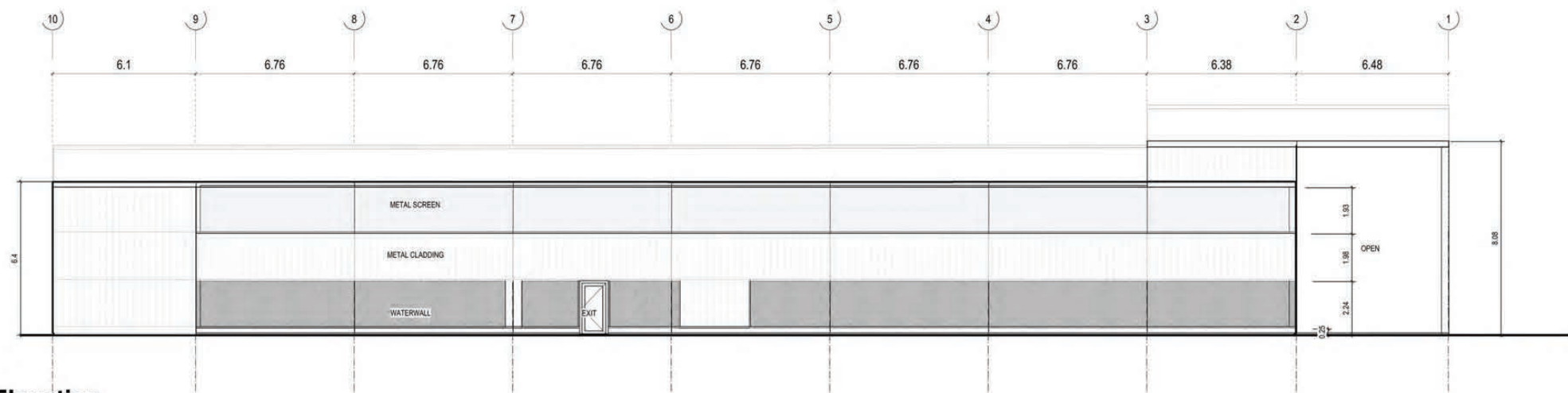
Development Permit Application
DMG
795 Highway 395
Christina Lake, British Columbia

Information and Partial Site Plan

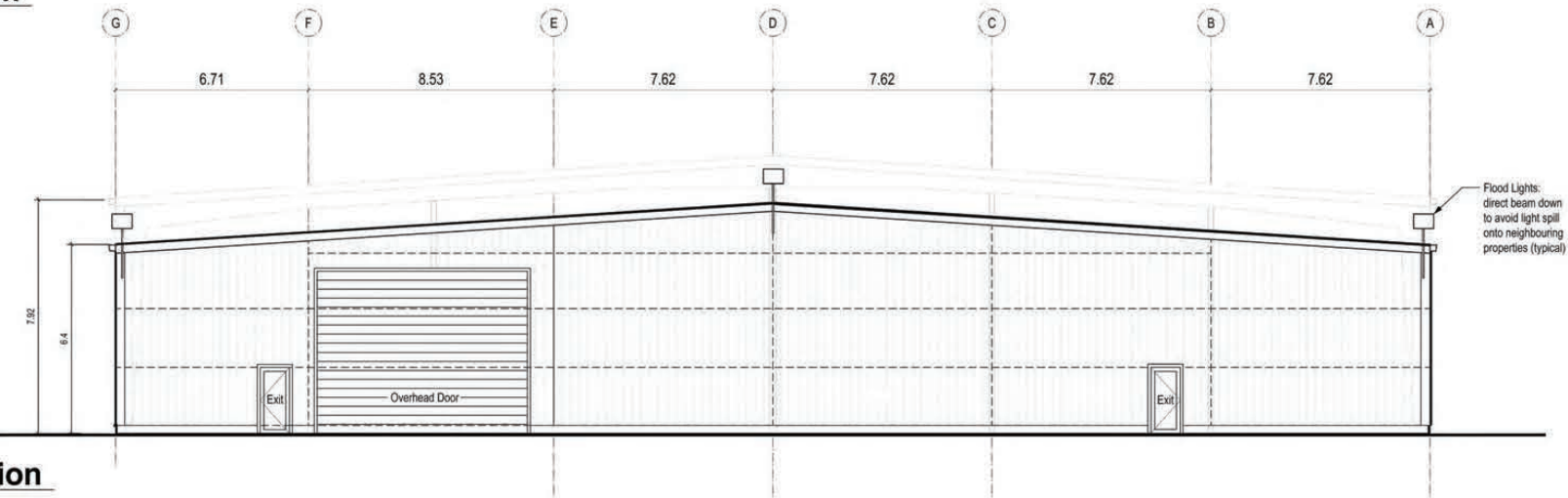
Scale: 1:500 Date: 6 Nov. 2019
Project Number Sheet No. Rev.
1902 A1 1
Drawn by: S. Doise Sheet 1 of 5



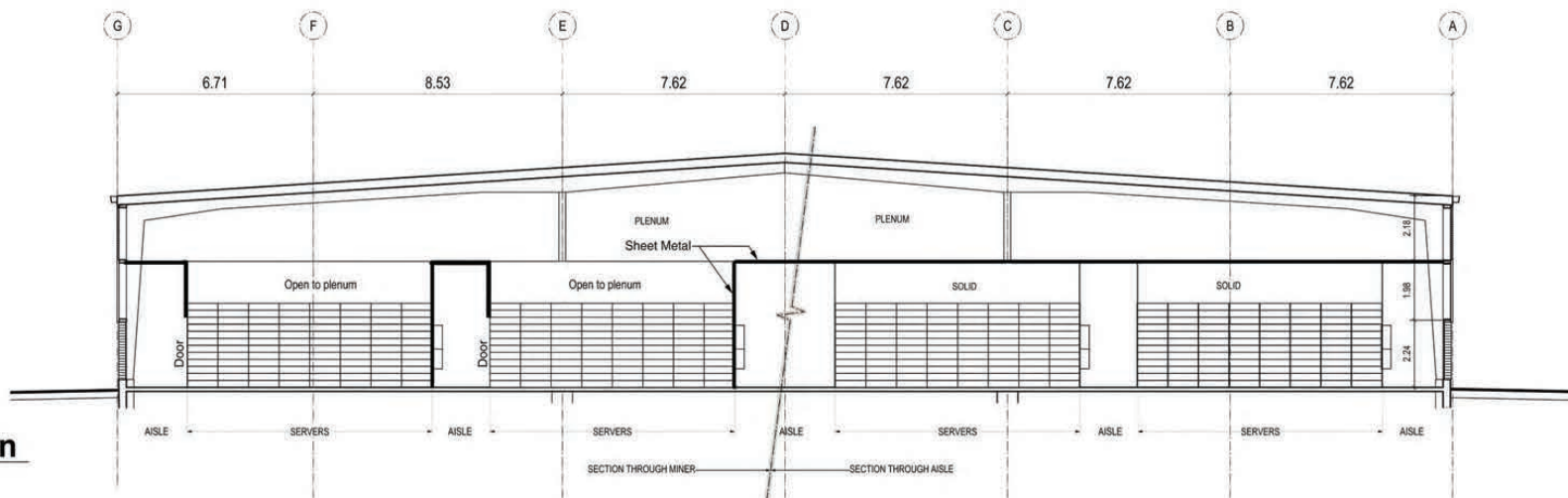
1 Main Building
East Elevation
Scale: 1:100



2 Main Building
South Elevation
Scale: 1:100



3 Main Building
Cross Section
Scale: 1:100



Materials

Except for doors and the existing low concrete wall, there are three different materials on the facades:

Metal Siding is existing and forms the main part of the elevation.

Water Wall along the bottom is a evaporating media for cooling the intake air.

Metal screen along the top where air is exhausted. See letter re: OCP Items incl. Building Enclosure.

Revisions and Submittals

1	19 nov 12	Submit for DP
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Mottet Architect Inc.
79 West 20th Avenue, Vancouver B.C.
V5Y 2C2 604-876-8701 604-831-8702
mottetarchitects@shaw.ca

Development Permit Application

DMG
1000 GREYSON ROAD

795 Highway 395
Christina Lake, British Columbia

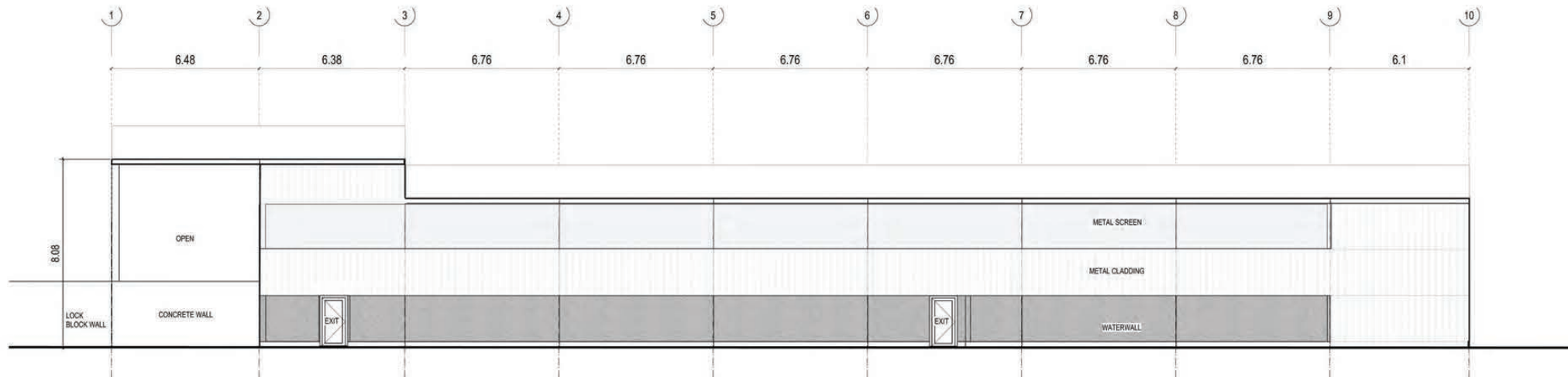
Main Building Section & Elevations

Scale: 1:100 Date: 6 Nov. 2019

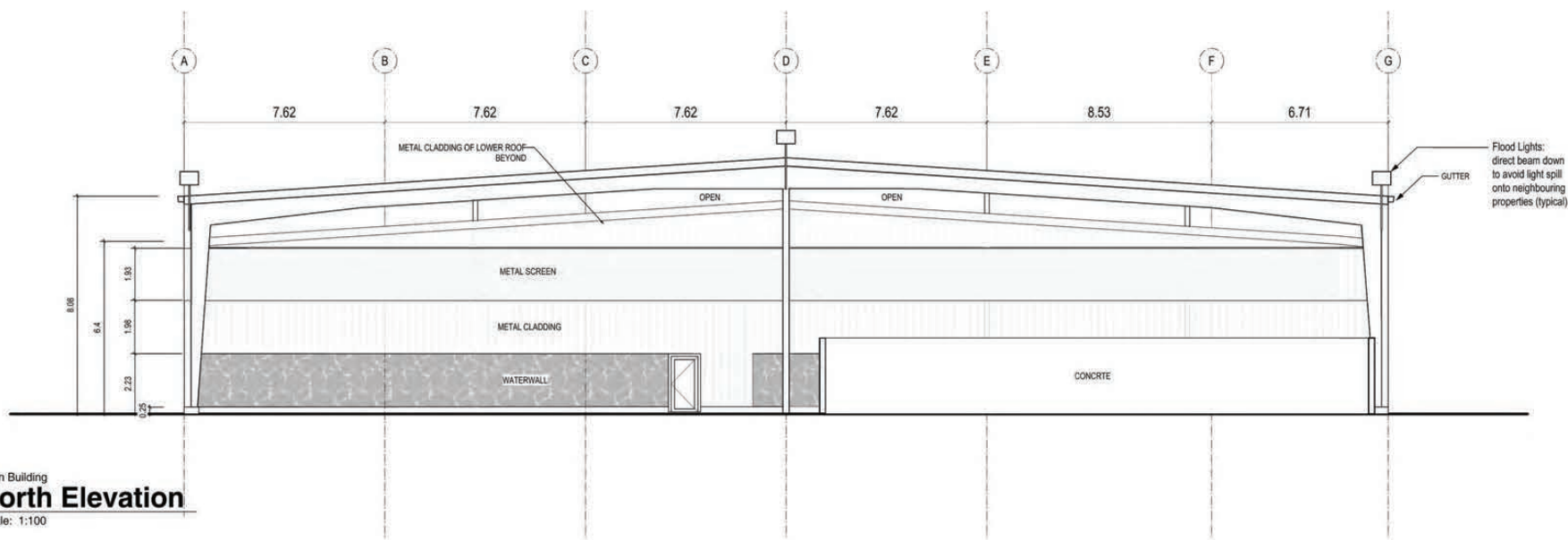
Project Number Sheet No. Rev.

1902 A3 1

Drawn by: S. Daise Sheet 3 of 5



1 Main Building
West Elevation
Scale: 1:100



2 Main Building
North Elevation
Scale: 1:100

Materials

Except for doors and the existing low concrete wall, there are three different materials on the facades:

Metal Siding is existing and forms the main part of the elevation.

Water Wall along the bottom is an evaporating media for cooling the intake air.

Metal screen along the top where air is exhausted. See letter re: OCP Items incl. Building Enclosure.

Revisions and Submittals		
1	19 nov 12	Submit for DP

Mottet Architect Inc.
79 West 20th Avenue, Vancouver B.C.
V5Y 2C2 604-876-8701 604-831-8702
mottetarchitects@tratus.net

Development Permit Application

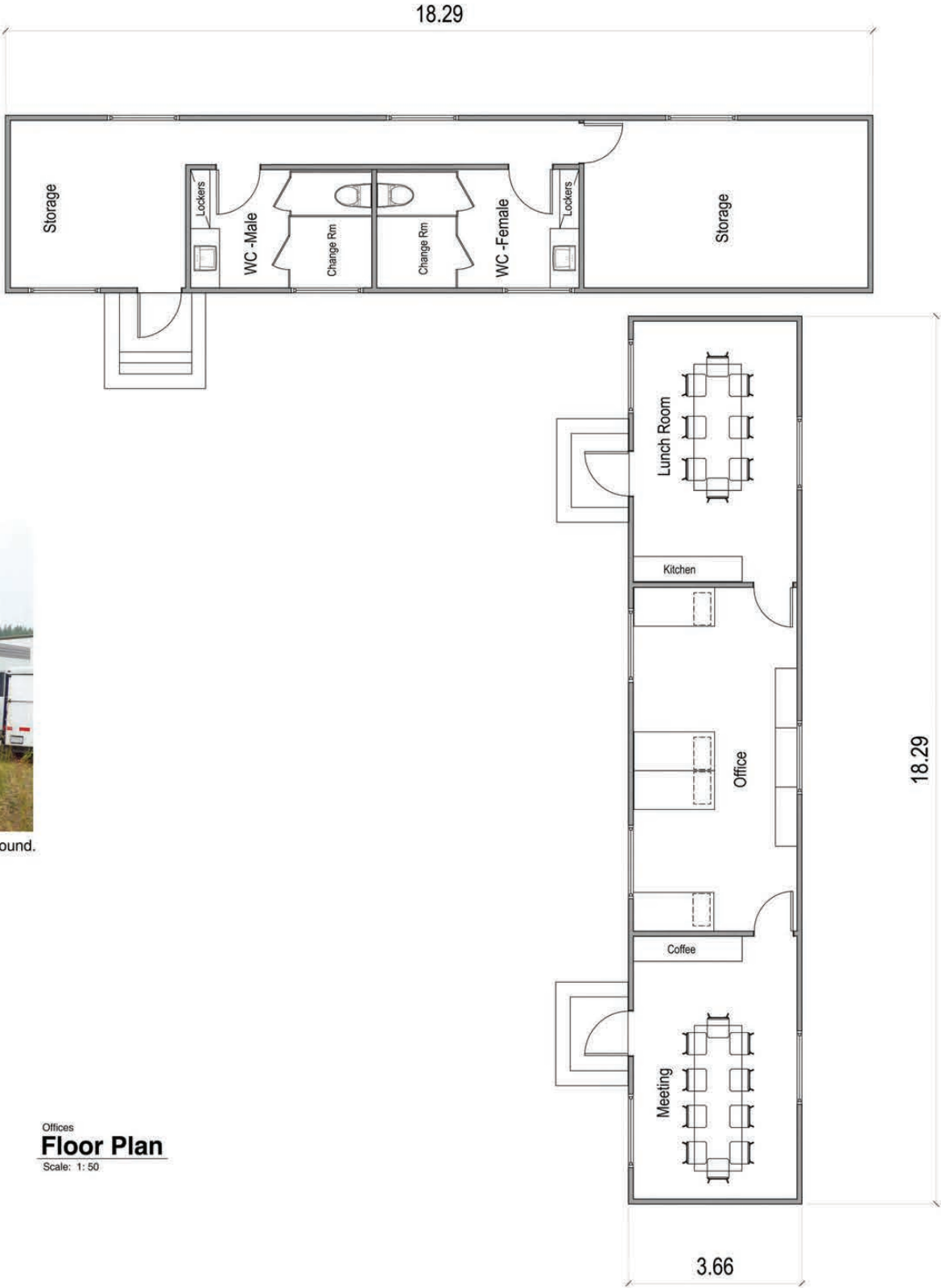
DMG
BROOKMAN/SOUTHCOAST INC.
795 Highway 395
Christina Lake, British Columbia

Main Building Elevations

Scale: 1:100	Date: 6 Nov. 2019	
Project Number	Sheet No.	Rev.
1902	A4	1
Drawn by: S. Dose		Sheet 4 of 5



View of Trailers housing Office and Staff Facilities. Top of trailer is 3.8 m above ground.



Offices
Floor Plan
Scale: 1:50

Revisions and Submittals		
1	19 nov 12	Submit for DP
Mottet Architect Inc. 79 West 20th Avenue, Vancouver B.C. V5Y 2C2 604-876-8701 604-831-8702 mottetarchitect@telus.net		
Development Permit Application		
 795 Highway 395 Christina Lake, British Columbia		
Offices Floor Plan		
Scale: 1:50	Date: 6 Nov. 2019	
Project Number	Sheet No.	Rev.
1902	A5	1
Drawn by: S. Doise	Sheet 5 of 5	

Director Ali Grieve, Electoral Area 'A'		Grants-In-Aid 2020
Balance Remaining from 2019		437.00
2020 Requisition		47,163.00
Less Board Fee 2020	-	1,651.00
Total Funds Available	\$	45,949.00

RESOLUTION	DATE	RECIPIENT	DESCRIPTION	AMOUNT
26-20	15/Jan	Okanagan Nation Alliance	Columbia Fish in Schools Program 757F	1,000.00
54-20	24/Jan	Beaver Valley May Days Society	Beaver Valley May Days Events	\$ 4,000.00
54-20	24/Jan	BV Recreation	Seniors Dinner	\$ 1,600.00
54-20	24/Jan	LCCDTS/Sustainable Agriculture Committee	Trails Incredible Farmers Market	\$ 700.00
89-20	12/Feb	Beaver Valley Cross Country Ski Club	To assist with Routine Expenses	\$ 2,000.00
	27/Feb	Beaver Valley Thrift Shop	To assist with Window Replacement	\$ 1,000.00
	27/Feb	Kidney Walk, Kootenay West	To assist with Event Costs	\$ 100.00
	27/Feb	Village of Fruitvale	To assist with Candy Cane Lane Event	\$ 1,500.00
	27/Feb	Village of Fruitvale	To assist with Remembrance Day Programs & Refreshments	\$ 500.00
	27/Feb	West Kootenay Rebels U14B Girls Fastball	To assist with Expenses	\$ 500.00
	27/Feb	Zone 6 BC Seniors Games	To assist with Athlete Training & Participation	\$ 500.00
Total			\$	13,400.00
Balance Remaining			\$	32,549.00

Electoral Area 'B' /Lower Columbia-Old Glory		Grants-In-Aid 2020
Balance Remaining from 2019		511.41
2020 Requisition		30,701.00
Less Board Fee 2020	-	1,075.00
Total Funds Available	\$	30,137.41

RESOLUTION	DATE	RECIPIENT	DESCRIPTION	AMOUNT
26-20	15/Jan	Okanagan Nation Alliance	Columbia Fish in Schools Program 757F	1,500.00
54-20	24/Jan	LCCDTS/Sustainable Agriculture Committee	Trails Incredible Farmers Market	\$ 700.00
54-20	24/Jan	Rossland Society for Environmental Action	3D Portable Model of Cambridge Wetland/Violin Lake Area	\$ 1,000.00
	27/Feb	Kidney Walk, Kootenay West	To assist with Event Costs	\$ 400.00
	27/Feb	West Kootenay Rebels U14B Girls Fastball Team	TO assist with Expenses	\$ 500.00
	27/Feb	Zone 6 BC Seniors Games	To assist with Athlete Training & Participation	\$ 750.00
Total				\$ 4,850.00
Balance Remaining				\$ 25,287.41

Electoral Area 'C'/Christina Lake		Grants-In-Aid 2020		
Balance Remaining from 2019				1,941.25
2020 Requisition				72,822.00
Less Board Fee 2020				- 2,549.00
Total Funds Available				\$ 72,214.25

RESOLUTION	DATE	RECIPIENT	DESCRIPTION	AMOUNT
26-20	15/Jan	Okanagan Nation Alliance	Columbia Fish in Schools Program 757F	1,000.00
54-20	24/Jan	Christina Lake Community Association	Christina Lake Community Hall Rental Funding	1,500.00
54-20	24/Jan	Little Lakers Learning Centre Society	Day Care Expenses	3,500.00
86-20	12/Feb	Boundary 4-H Multi Club	To assist with Club Activities	500.00
	27/Feb	Grand Forks ATV	To assist with Stewart & Gilpin Area Trail	10,000.00
Total				16,500.00
Balance Remaining				\$ 55,714.25

Electoral Area 'D'/Rural Grand Forks		Grants-In-Aid 2020
Balance Remaining from 2019		34,144.50
2020 Requisition		38,342.00
Less Board Fee 2020	-	1,342.00
Total Funds Available		\$ 71,144.50

RESOLUTION	DATE	RECIPIENT	DESCRIPTION	AMOUNT
26-20	15/Jan	City of Grand Forks	Family Day 2020 Event	2,000.00
26-20	15/Jan	Okanagan Nation Alliance	Columbia Fish in Schools Program 757F	1,000.00
54-20	24/Jan	Grand Forks Community Christmas Dinner	Groceries	\$ 1,000.00
54-20	24/Jan	Grand Forks Figure Skating Club	Year-End Expenses	\$ 1,000.00
54-20	24/Jan	Kettle Valley Food Coop	Commercial Refrigeration/Freezer Units	\$ 5,000.00
86-20	12/Feb	Boundary 4-H Multi Club	To assist with Club Activities	\$ 500.00
			To assist with Replacement	
86-20	12/Feb	Grand Forks Art Gallery Society	Computer Workstations	\$ 5,000.00
	27/Feb	Boundary Girls Fastpitch	To assist with ongoing costs	\$ 250.00
			To assist with Athlete Training & Participation	
	27/Feb	Zone 6 BC Seniors Games		\$ 300.00
Total				\$ 16,050.00
Balance Remaining				\$ 55,094.50

Electoral Area 'E'/West Boundary		Grants-In-Aid 2020
Balance Remaining from 2019		52,580.63
2020 Requisition		86,425.00
Less Board Fee 2020	-	3,025.00
Total Funds Available		\$ 135,980.63

RESOLUTION #	DATE	RECIPIENT	DESCRIPTION	AMOUNT
26-20	15/Jan	Big White Mountain Community Development Association	Winter Wellness Program	1,850.00
26-20	15/Jan	Boundary Metis Community Association	Snowy Tribal Trails 2020 Celebration Feast	1,200.00
26-20	15/Jan	Greenwood Community Association	Christmas Day Dinner	300.00
26-20	15/Jan	Greenwood Public Library	Meeting Space Rental	200.00
26-20	15/Jan	Trails to the Boundary Society	General Administration	1,000.00
26-20	15/Jan	Trails to the Boundary Society	West Boundary Connect Website	2,295.74
26-20	15/Jan	West Boundary Community Services Co-operative Association	Start-Up Office Expenses	2,000.00
26-20	15/Jan	West Boundary Community Services Co-operative Association	Riverside Centre Start-Up Legal Costs	2,332.34
54-20	24/Jan	Rock Creek Community Medical Society	Canada Day Community BBQ	599.48
54-20	24/Jan	Rock Creek Community Medical Society	Meeting Room Rentals 2019	200.00
86-20	12/Feb	Village of Midway	To assist with Spreader for Road Rescue Vehicle Extrication	5,000.00
Total				\$ 16,977.56
Balance Remaining				\$ 119,003.07

<p align="center">Regional District of Kootenay Boundary Status Report - Gas Tax Agreement March 4, 2020</p>

Revenue:

Area A	\$ 1,297,865.68
Area B	\$ 966,361.64
Area C	\$ 943,860.54
Area D	\$ 2,177,929.02
Area E	\$ 1,441,226.43

TOTAL AVAILABLE FOR PROJECTS

\$ 6,827,243.31**Expenditures:**

Area A	\$ 704,155.48
Area B	\$ 723,137.75
Area C	\$ 591,210.17
Area D	\$ 837,360.54
Area E	\$ 967,091.68

TOTAL SPENT OR COMMITTED

\$ 3,822,955.62**TOTAL REMAINING****\$ 3,004,287.69**

Earmarked Funding (All Areas)

\$ 105,000.00

TOTAL UNCOMMITTED REMAINING**\$ 2,899,287.69**

**Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
March 4, 2020**

**ELECTORAL AREA 'A'**

	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:

Allocation 2007-2017	Received	\$	934,426.18
Allocation to Dec 31, 2018	Received		91,749.50
Allocation to Dec 31, 2019	Received		181,719.75
Allocation to Dec 31, 2020	Estimated		89,970.25

TOTAL AVAILABLE FOR PROJECTS

\$ 1,297,865.68**Expenditures:**

Approved Projects:

Completed Projects Approved Prior to 2015		\$	339,155.48
17-15	Beaver Creek Park - Band Shell/Arbour	Funded	100,000.00
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
		Pending or	
73-18	Village of Fruitvale (Construction of Replica Train Static	Committed	150,000.00
166-19	Champion Lakes Golf & Country Club (New Metal Roof	Completed	15,000.00

TOTAL SPENT OR COMMITTED

\$ 704,155.48

TOTAL REMAINING

\$ 593,710.20

Earmarked Funding:

(Applications not yet received and/or Board approved)

Sept-19	Village of Fruitvale Middle School Re-development	Ltr of Support	\$	100,000.00
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TOTAL UNCOMMITTED REMAINING

\$ 493,710.20

Regional District of Kootenay Boundary
Status Report - Gas Tax Agreement
March 4, 2020

ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY



	Description	Status	Allocation	
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Revenue:

Per Capital Allocation of Gas Tax Grant:				
	Allocation 2007-2017	Received	\$	689,217.40
	Allocation to Dec 31, 2018	Received		69,964.45
	Allocation to Dec 31, 2019	Received		138,572.12
	Allocation to Dec 31, 2020	Estimated		68,607.67
TOTAL AVAILABLE FOR PROJECTS			\$	966,361.64

Expenditures:

Approved Projects:				
	Completed Projects Approved Prior to 2015		\$	365,590.67
251-15	Castlegar Nordic Ski Club (Paulson Cross Country Ski Trail Upgrade)	Completed		10,000.00
252-15	Black Jack Cross Country Ski Club Society (Snow Cat)	Completed		10,000.00
253-15	Rivervale Water & Streetlighting Utility (LED Streetlights)	Completed		14,417.00
254-15	Rivervale Oasis Sewer Utility (Flow Meters)	Completed		90,000.00
190-16	Rivervale Oasis Sewer Utility - RDKB (Wemco Booster Pumps)	Completed		-
221-16	Area 'B' Recreation - RDKB (Rivervale Shed)	Completed		8,632.00
152-17	Rossland Historical Museum and Archive Association (Rossland Museum Upgrades)	Completed		25,000.00
296-17	Visions for Small Schools Society (Broadband Installation)	Completed		13,381.80
111-18	Birchbank Golf Club (Upgrade Irrigation Satellite Controller)	Completed		50,000.00
102-19	Silver City Trap Club (Electrical System Upgrades)	Completed		20,886.28
165-19	Silver City Trap Club (Used Tractor)	Completed		20,330.00
600-19	Casino Waterworks District (Water System Upgrades)	Pending or Committed		70,000.00
601-19	Silver City Trap Club (Develop Wheel Chair Access)	Funded		18,675.00
	Silver City Trap Club (Develop Wheel Chair Access)	Pending or Committed		6,225.00
TOTAL SPENT OR COMMITTED			\$	723,137.75
TOTAL REMAINING			\$	243,223.89

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

72-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Funded	9,739.66
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	1,563.67
231-19	RDKB CL PARTS (Pickle Ball Courts)	Funded	78,488.18
	RDKB CL PARTS (Pickle Ball Courts)	Pending or Committed	21,511.82
TOTAL SPENT OR COMMITTED			\$ 591,210.17
TOTAL REMAINING			\$ 352,650.37

Status Report - Gas Tax Agreement Electoral Area 'D' / Grand Forks Rural		
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed1,563.67
112-18	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Funded37,500.00
	Grand Forks Community Trails Society (North Fork Trans Canada Trail Surface Installation)	Pending or Committed12,500.00
258-18	Boundary Museum Society (Black Hawk Livery Addition (40' x 60') Phase 1)	Completed60,000.00
298-18	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Funded4,450.00
	RDKB Grand Forks Curling Rink (Facility Condition Assessment)	Pending or Committed4,550.00
361-19	RDKB - Boundary Transit (2018 Leasing Transit Vehicles)	Completed9,965.00
361-19	RDKB - Boundary Transit (2019 Leasing Transit Vehicles)	Completed10,086.00
362-19	Boundary Area Disc Athletic Sports Society (Signage & Baskets)	Funded9,381.00
	Boundary Area Disc Athletic Sports Society (Signage & Baskets)	Pending or Committed3,127.00
TOTAL SPENT OR COMMITTED		\$ 837,360.54
TOTAL REMAINING		\$ 1,340,568.48

**Regional District of Kootenay Boundary
 Status Report - Gas Tax Agreement
 March 4, 2020**

	Description	Status	Allocation	
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Per Capital Allocation of Gas Tax Grant:

Allocation 2007-2017	Received	\$ 1,027,047.63
Allocation to Dec 31, 2018	Received	104,558.52
Allocation to Dec 31, 2019	Received	207,089.40
Allocation to Dec 31, 2020	Estimated	102,530.88

TOTAL AVAILABLE FOR PROJECTS

\$ 1.441.226.43

Approved Projects:

	Completed Projects Approved Prior to 2015		\$	273,327.56
2010	Kettle River Water Study	Funded		25,000.00
2012-1	Kettle River Watershed Study	Funded		15,000.00
2012-2	Kettle River Watershed Study	Funded		40,000.00
2013	Kettle River Watershed Project	Funded		49,799.31
2014	Kettle River Watershed Study	Funded		33,201.82
2015	Kettle River Watershed Study	Funded		10,946.27
2016	Kettle River Watershed Study	Funded		5,805.60
2017	Kettle River Watershed Study	Funded		15,514.16
2018	Kettle River Watershed Study	Funded		1,714.29
	Kettle River Watershed Study	Pending or Committed		518.55
417-13	Kettle River Watershed (Granby Wilderness Society)	Funded		2,000.00
221-15	Greenwood Heritage Society (Zee Brick Replacement)	Completed		6,000.00
222-15	Big White Chamber of Commerce (Tourist Trails Information Sign)	Funded		2,085.70
	Big White Chamber of Commerce (Tourist Trails Information Sign)	Pending or Committed		695.23
255-15	Rock Creek & Boundary Fair Association (Irrigation Upgrades)	Completed		20,866.89
341-15	Greenwood Heritage Society (Install 2 Electric Car Charging Stations)	Completed		2,527.56
342-15	Kettle River Museum (Install 2 Electric Car Charging Stations)	Completed		2,743.50
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 Additional)	Completed		3,744.15
271-16	RDKB (Boundary Agricultural & Food Project)	Funded		14,092.99
	RDKB (Boundary Agricultural & Food Project)	Pending or Committed		140.15
451-16	Phoenix Cross Country Ski Society (Trail Grooming Machine)	Completed		10,256.17

Status Report - Gas Tax Agreements Electoral Area 'E' / West Boundary			
166-17	Beaverdell Community Club & Recreation Commission (Bleachers Beaverdell Ball Park)	Funded	7,718.82
	Beaverdell Community Club & Recreation Commission (Bleachers Beaverdell Ball Park)	Pending or Committed	1,853.04
198-17	Westbridge Recreation Society (Replace Kitchen Westbridge Hall)	Completed	20,699.41
468-17	RDKB (Boundary Trails Master Plan)	Funded	16,478.13
	RDKB (Boundary Trails Master Plan)	Pending or Committed	3,521.87
72-18	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Funded	9,739.66
	RDKB Kettle River Watershed Authority (Drought Management Plan) (\$11,303.33 is Approx Amount; Actual Allocation To Be Determined)	Pending or Committed	1,563.68
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)	Completed	20,000.00
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)	Completed	7,945.95
271-19	West Boundary Community Services Co-Operative (Rock Creek Community Hub)	Completed	100,000.00
423-19	Kettle Wildlife Association (Safety upgrades & Increased Capacity)	Funded	7,514.33
	Kettle Wildlife Association (Safety upgrades & Increased Capacity)	Pending or Committed	2,504.77
TOTAL SPENT OR COMMITTED			\$ 967,091.68
TOTAL REMAINING			\$ 474,134.75
Earmarked Funding:			
62-19	Westbridge Recreation Society	Resolution of Support	\$ 5,000.00
TOTAL UNCOMMITTED REMAINING			\$ 469,134.75