



## **Electoral Area Services Committee**

**Thursday, September 10, 2020-11:00 am**

**Via Zoom Video Conference**

### **A G E N D A**

**1. CALL TO ORDER**

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

- A)** That the September 10, 2020 Electoral Area Services Agenda be adopted as presented.

**3. MINUTES**

- A)** That the May 14, 2020 Electoral Area Services Committee meeting minutes be adopted as presented.

[Minutes - EAS - 14 May 2020](#)

**4. DELEGATIONS**

- A) Rob Gay, Chair of RDEK Board of Directors/Director RDEK Electoral Area C/Chair of the Columbia Basin Broadband Committee**

**RE: Memorandum of Understanding for broadband**

[MoU-Regional Broadband Committee](#)

[ColumbiaBasinConnectivityStrategy](#)

[Presentation - Southeastern BC Regional Connectivity Committee](#)

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

- A) Ben and Tersia DeJager**  
**RE: MOTI Subdivision**

RDKB File: A-Twp7A-1-519.100  
[2020-09-02 MOTI DeJager EAS](#)

**Recommendation:** That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed two lot boundary subdivision (conventional), for the parcels legally described as the Lot A, Plan NEP7089, TWP 7A, KD and Sublot 17, Plan NEPX66, KD, located in Electoral Area 'A', be received.

**B) City of Rossland**

**RE: Subdivision Referral**

RDKB File: R-1

[2020-09-02 Rossland Olaus Wy EAS](#)

**Recommendation:** That the staff report regarding the City of Rossland referral for a proposed 8 lot bare land strata at 1007 Mountain View Road, for the parcel legally described as Portion of Lot A Section 10 TWP 28 KD Plan EPP84853, the City of Rossland, be received.

**C) Allowable Expenses for Directors**

(Chair Grieve discussion)

**D) Impact of Emergency Operations Centre activations on work plans**

(Chair Grieve discussion)

**E) Use of Electoral Area Directors' Communication and Expense Budget**

(Chair Grieve discussion)

**F) Newsletters for Electoral Areas**

(Chair Grieve discussion)

**G) Planning Department Application Procedures and Applicant Attendance at Meetings**

(Chair Grieve discussion)

**H) Grants in Aid**

(Director Russell discussion)

- I) Noise Bylaws**  
(Chair Grieve discussion)
- J) Gas Tax - threat to 3rd party applications**  
(Director Gee discussion)
- K) Statutory Exemptions (through BC Assessment) vs. Permissive Tax Exemption (RDKB)**  
(Director Gee discussion)

- L) Grant in Aid report**  
[Grant In Aid as at August 28, 2020](#)

**Recommendation:** That the Grant in Aid report be received.

- M) Gas Tax Report**  
[Gas Tax Agreement EA Committee \(September 3, 2020\)](#)

**Recommendation:** That the Gas Tax Report be received.

- N) Planning and Development (005) Work Plan Update**  
[005-Planning and Development Work Plan Update](#)

**Recommendation:** That the Electoral Area Services Committee receive the September 10, 2020 staff report titled 'Work Plan Update and 2021 Look Ahead for the Planning and Development Department Service'.

- O) Parks & Trails - Electoral Area 'B' (014) Work Plan Update**  
[014 Area B Parks and Trails work plan update](#)

**Recommendation:** That the Electoral Area Services Committee receive the September 2020 Work Plan Update Report and proposed 2021 projects for the Regional Parks & Trails Services – EA 'B' /Lower Columbia/Old Glory (014) as presented to the Committee on September 2, 2020.

- P) Regional Parks and Trails Service (045) Workplan Update**  
[045 Area 'D'/Rural Grand Forks – Regional Parks and Trails Service Workplan Update](#)

**Recommendation:** That the RDKB Electoral Area Services Committee receive the 2020 Area 'D'/Rural Grand Forks – Regional Parks and Trails Service (045) Workplan Update and Look Ahead 2021 Report.

**Q) Fire Protection - Christina Lake (051) Work Plan Update**  
[051 Christina Lake Fire Rescue work plan update](#)

**Recommendation:** That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the September 2020 Work Plan update and 2021 look ahead report, for the Christina Lake Fire Department, as presented to the committee on September 10th, 2020.

**R) Fire Protection - Beaverdell (053) Work Plan Update**  
[053 Beaverdell Fire Service Staff report work plan update](#)

**Recommendation:** That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the September 2020 Work Plan update and 2021 look ahead report, for the Beaverdell Fire Service, as presented to the committee on September 10th, 2020.

**S) Big White Fire - Specified Area (054) Work Plan Update**  
[054 Big White Fire Dept Work Plan Update](#)

**Recommendation:** That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the September 2020 Work Plan update and 2021 look ahead report, for the Big White Fire Department, as presented to the committee on September 10th, 2020.

**T) Weed Control - Christina Lake Milfoil (091) Work Plan Update**  
[091 Noxious Weed \(Milfoil\) Control Service Work Plan Update](#)

**Recommendation:** That the Electoral Area Services Committee receive the September 2020 work plan update and 2021 proposed projects report for the Noxious Weed Control – Christina Lake Milfoil – Service 091 as presented to the Committee on September 10, 2020.

**7. LATE (EMERGENT) ITEMS**

**8. DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

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

**10. ADJOURNMENT**



**Electoral Area Services Committee  
Minutes**

Thursday, May 14, 2020  
Via Zoom Video Conference

**Directors Present:**

Director Ali Grieve  
Director Linda Worley  
Director Grace McGregor  
Director Roly Russell  
Director Vicki Gee

**Staff Present:**

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

**CALL TO ORDER**

Chair Grieve called the meeting to order at 11:04 a.m.

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

**May 14, 2020**

Moved: Director McGregor

Seconded: Director Russell

That the May 14, 2020 Electoral Area Services Agenda be adopted as presented.

Carried.

**MINUTES**

**April 16, 2020**

Moved: Director McGregor

Seconded: Director Russell

That the April 16, 2020 Electoral Area Services Minutes be adopted as presented.

Carried.

**DELEGATIONS**

There were no delegations in attendance.

**UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**NEW BUSINESS**

**Bylaw Enforcement Officer - Brandy Rafuse**

Chair Grieve welcomed Brandy Rafuse who is the new Bylaw Enforcement Officer for the RDKB. Brandy gave an update on the work she's been doing and foresees doing. There was interest in inviting Brandy to Electoral Areas APC meetings. Also discussed were the bylaw adjudication system and press release on the new position.

Moved: Director Russell

Seconded: Director McGregor

That Brandy Rafuse, RDKB Bylaw Enforcement Officer, attend future APC meetings.

Carried.

**Rowland Phillips and Marnie Jacobsen**

**RE: Development Variance Permit**

RDKB File: C-1021s-04517.000

Moved: Director McGregor

Seconded: Director Worley

That the Development Variance Permit application submitted by Rod Bergum of Bergum Contracting Ltd., on behalf of Rowland Phillips and Marnie Jacobsen, to reduce the front parcel boundary setback from 4.5m to 1.5m, a variance of 3.0m, and to increase the maximum height of an accessory building from 4.6m to 6.5m, a variance of 1.9m, for the construction of a detached garage on the parcel legally described as Lot 3, DL 1021s, SDYD, Plan KAP7440, Electoral Area C/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support, conditional upon the issuance of a permit from the Ministry of Transportation and Infrastructure for the same variance.

Carried.

### **Village of Midway**

#### **RE: OCP Bylaw Review**

RDKB File: M-2

Moved: Director McGregor

Seconded: Director Russell

That the referral of the Village of Midway's Draft Official Community Plan be received and FURTHER that the staff report including the comments from RDKB staff and the Electoral Area E/West Boundary Advisory Planning Commission be forwarded to the Village of Midway for their review.

Carried.

### **Commercial Water Bottling Facilities**

RE: Direction from the Education and Advocacy Committee - January 2020

This discussion item was a follow-up to a January 2020 recommendation of the Education and Advocacy Committee that the EAS Committee consider amendments to the region's zoning bylaws to restrict in all zones the use of land for commercial water bottling facilities. It was suggested that each Advisory Planning Commission consider this matter as a discussion item.

### **COVID 19**

#### **RE: Challenges to non-profit organizations**

(Director Gee discussion)

Director Gee expressed her concern regarding non-profit organizations being affected by COVID-19 and a discussion followed on ways they can be supported.

**Community Resiliency Initiative****RE: Grant for Electoral Areas**

(Director Gee discussion)

There was discussion regarding the benefits of initiatives such as the Wood Stove program and Firesmart program for property owners. Mark Andison, Chief Administrative Officer, suggested researching options and models for administering grants.

**Development Variance Permit Applications****RE: Notification Process**

(Chair Grieve discussion)

The procedures for notifying adjacent property owners of a request for a variance was discussed. The committee members did not feel there is a need to change our procedures.

**Grant in Aid Report**

Moved: Director McGregor

Seconded: Director Worley

That the Grant in Aid report be received.

Carried.

**Gas Tax Report**

Moved: Director McGregor

Seconded: Director Russell

That the Gas Tax report be received.

Carried.

**Planning and Development (005) Work Plan Update**

Moved: Director McGregor

Seconded: Director Russell

That the Electoral Area Services Committee receive the May 14, 2020 staff report titled 'Planning and Development Department 2020 Work Plan Update'.

Carried.

**Parks & Trails - Electoral Area 'B' (014) Work Plan Update**

Moved: Director Worley

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Electoral Area Services Directors receive the May 6th staff report titled '2020 Work Plan Update'.

Carried.

**Area 'D'/Rural Grand Forks – Regional Parks and Trails Service (045) Workplan Update**

Moved: Director Russell

Seconded: Director Gee

That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the 2020 Area 'D'/Rural Grand Forks – Regional Parks and Trails Service (045) Workplan Update Report.

Carried.

**Fire Protection - Christina Lake (051) Work Plan Update**

Moved: Director McGregor

Seconded: Director Worley

That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the April 30, 2020 staff report titled 'Christina Lake Fire Rescue'.

Carried.

**Fire Protection - Beaverdell (053) Work Plan Update**

Moved: Director Gee

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the May 6, 2020 staff report titled '2020 Work Plan update – Beaverdell Fire Protection Service'.

Carried.

### **Big White Fire - Specified Area (054) Work Plan Update**

Moved: Director Gee

Seconded: Director McGregor

That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the 6th May 2020 staff report titled '2020 Work Plan update – Big White Fire Department'.

Carried.

### **Weed Control - Christina Lake Milfoil (091) Work Plan Update**

Moved: Director McGregor

Seconded: Director Worley

That the Electoral Area Services Committee receive the May 14, 2020 staff report titled 'May 2020 Work Plan Update – Noxious Weed Control – Christina Lake Milfoil Service (091)'

Carried.

### **LATE (EMERGENT) ITEMS**

There were no late items to discuss.

### **DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

Director Russell would like to discuss Grants in Aid.

### **CLOSED (IN CAMERA) SESSION**

A closed (in camera) session was not required.

### **ADJOURNMENT**

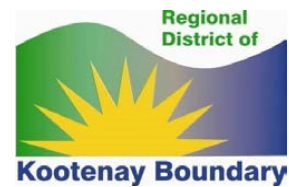
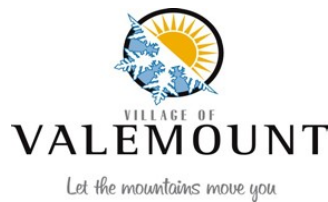
There being no further business to discuss, Chair Grieve adjourned the meeting at 12:23 p.m.

# MEMORANDUM OF UNDERSTANDING

## Regional Broadband Committee

This Memorandum of Understanding (MOU) is dated

for reference this \_\_\_\_ day of \_\_\_\_\_, 2019



Our Vision: Equitable, affordable high-speed connectivity services throughout the region, ensuring rural economic development and sustainable, healthy communities.

For the purposes of this MOU, references to “the Region” mean the area including Columbia Basin, as defined in the Columbia Basin Act, and the Boundary Region of the Regional District of Kootenay Boundary.

The participating organizations (See Membership) have agreed to work together in creating the Regional Broadband Committee (the Committee) to champion a regional broadband strategy and implementation plan with the understanding that:

- Information and Communications Technology (ICT) and broadband infrastructure are strategically important tools for economic, education, health, public safety and civic growth and that all communities within the Region should have affordable and reliable internet access;
- community based broadband strategies are being developed and regional broadband infrastructure is being strengthened and expanded; and
- the participating organizations in the Region have expressed a desire to explore and develop a regional approach to developing broadband capacity within the Region in order to coordinate and maximize available resources and identify mutually beneficial opportunities.

**Vision:**

‘Equitable, affordable high-speed connectivity services throughout the region, ensuring rural economic development and sustainable, healthy communities.’

**Mission:**

‘The Regional Broadband Committee is a united voice to advocate for all our constituents through leadership, knowledge sharing, and a common understanding of the current and future needs of high-speed broadband internet services in the region.’

**Guiding Principles / Purpose:**

1. To champion the vision for broadband throughout the region.
2. To advocate as a unified voice at all levels of government, the requirements for effective and efficient broadband in the region.
3. Encourage and facilitate investment in enhancing regional high-speed broadband internet service.
4. Create a forum for regional champions to learn and share their success in meeting the strategic needs for high speed broadband internet service.

**Objectives:**

1. To meet biannually (or as needed) to receive updates and provide advice / feedback from key stakeholders such as the Province, Network BC, the Columbia Basin Trust's Broadband Initiative, and other service providers on the progress of meeting the strategic needs for broadband in the region.
2. Share learnings and best practices with colleagues and constituents on the state and progress for improving broadband in the region through such means as drafting: key messages for committee members; annual project bulletins; and discussion papers.
3. In anticipation of future funding opportunities at the Federal and Provincial level, prepare local governments and the public for the need for leadership and local funding dollars through regular dialogue and information sharing of future grant opportunities.
4. Periodic assessment of the state of Broadband in the region as a key indicator for the RBBC Vision.
5. Demonstrate a united voice with continued participation of its key partners – Ktunaxa Nation Council, the four regional districts, and the Village of Valemount.

**Membership:**

Committee membership will consist of 1 member (the Board Chair for the Regional Districts) representing each of the following organizations:

- Columbia Shuswap Regional District
- Kootenay Boundary Regional District
- Ktunaxa Nation Council
- Regional District of Central Kootenay
- Regional District of East Kootenay
- Village of Valemount

Members may invite guests to attend and participate in committee meetings.

**Term:**

This MOU shall remain in effect until April 30, 2023.

**Expenses:**

Members will be reimbursed by and in accordance with the policies of the organization they are representing.

Columbia Basin Trust (CBT) will provide financial and staff support to the Committee as appropriate and agreed upon by CBT and the Committee.

Participating Organizations confirm their agreement to the terms of this Memorandum of Understanding by having their authorized representatives sign below.

Columbia Shuswap Regional District

Name:

Title:

Date:

Kootenay Boundary Regional District

Name:

Diane Langman

Title: Chair, Board of Directors, Regional District of Kootenay Boundary

Date: June 8, 2020

Ktunaxa Nation Council

Name:

Title:

Date:

Regional District of Central Kootenay

Name:

Title:

Date:

Regional District of East Kootenay

Name:

Title:

Date:

Village of Valemount

Name:

Title:

Date:

# Columbia Basin & Boundary Connectivity Strategy



Last Updated: September 13, 2018

## Columbia Basin & Boundary Connectivity Strategy

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### Purpose of this document

The purpose of this Connectivity Strategy is to clearly communicate, develop awareness and to obtain support for a plan towards realizing the potential of a highly connected region. The audience for this plan is any community member who has an interest in the connectivity of their region. This strategy is based on a shared vision and objectives in relation to clear needs and identified strategic benefits.

This is not an engineering document. It should be used to establish a general approach and framework for prioritizing need for sustainably connecting the Region. This plan should be used to guide more detailed incremental connectivity plans, grant applications and connectivity deployments throughout the Region.

### Ownership of this Plan

This strategy is owned and overseen by the Regional Broadband Committee (RBBC). The RBBC will act as curator for this plan ensuring that it is both updated with regularity and that milestones contained within it are tracked accordingly.

### Region

References to the "Region" in this document mean the area including the Columbia Basin, as defined in the Columbia Basin Trust Act, and the Boundary Region of the Regional District of Kootenay Boundary.

### Background

It is currently cheaper to provide fast and reliable Internet to densely-populated urban centres than it is to provide that same service to rural areas. The traditional economic motivators are clear for Internet providers and large incumbent carriers: the more people living in an area, the more people there are to pay for service. For large incumbent carriers, the business case for providing adequate connectivity in rural areas is absent. That disparity in service has put residents in rural BC at a significant disadvantage compared to urban counterparts. Within the Region, this issue is particularly acute.

Rural business owners, farmers, students, health and technology professionals in the Region are not able to keep up with their counterparts in centres like Vancouver or Kelowna. The magnitude of the task is further intensified by the challenging geography of the Region (mountainous, deep valleys). To address this challenge head-on, help is required both at all levels of government and within communities themselves. The effort to truly connect the Region will require partnerships both large and small.



## Columbia Basin & Boundary Connectivity Strategy

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### Regional Broadband Committee

The Regional Broadband Committee (RBBC), established in 2014, has the following mission:

*'The Regional Broadband Committee is a united voice to advocate for all our constituents through leadership, knowledge sharing, and a common understanding of the current and future needs of high speed broadband Internet services in the region.'*

The RBBC membership consists of one elected official from each of:

- Columbia Shuswap Regional District
- Kootenay Boundary Regional District
- Ktunaxa Nation Council
- Regional District of Central Kootenay
- Regional District of East Kootenay
- Village of Valemount

### Columbia Basin Broadband Corporation

Columbia Basin Broadband Corporation (CBBC) is a wholly owned subsidiary of Columbia Basin Trust (the Trust) created to improve connectivity to Basin communities and rural areas.

The Trust provides funding support for CBBC's ongoing operating costs and the costs of activating CBBC's Open Access<sup>1</sup> fibre optic network in the Region. CBBC acts as the network manager, operator and developer, and as a resource to service providers. CBBC works closely with the RBBC and Basin communities to provide support to those seeking to extend or improve local service.

### Indigenous Connectivity

Comprehensive and robust connectivity is particularly important for Indigenous peoples in both the preservation of language and culture, as well as ensuring the ability to fully participate in the digital economy.

### CRTC: Broadband a Basic Service for All Canadians

In December 2016, the Canadian Radio-television and Telecommunications Commission (CRTC) declared that broadband access Internet service is now considered a basic telecommunications service for all Canadians.<sup>2</sup>

CRTC has set the following Universal Service Objective (USO) targets for the basic telecommunications services that Canadians need to participate in the digital economy:

<sup>1</sup> <https://muninetworks.org/content/open-access>

<sup>2</sup> Telecom Regulatory Policy CRTC 2016-496, <https://crtc.gc.ca/eng/archive/2016/2016-496.htm>



## Columbia Basin & Boundary Connectivity Strategy

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- Speeds of 50 megabits per second (Mbps) download/10 Mbps upload for fixed broadband Internet access services.
- An unlimited data option for fixed broadband access services.
- The latest mobile wireless technology available not only in homes and businesses, but also along major Canadian roads.

### RBBC's Vision

*'Equitable, affordable high-speed broadband Internet services throughout the region, ensuring rural economic development and sustainable, healthy communities.'*

### RBBC's Benefit Statement

- Information and Communications Technology (ICT) and broadband infrastructure are strategically important tools for economic, education, health, public safety and civic growth and that all communities within the Region should have affordable and reliable Internet access;
- Community based broadband strategies are being developed and regional broadband infrastructure is being strengthened and expanded; and
- The participating organizations in the Region have expressed a desire to explore and develop a regional approach to developing broadband capacity within the Region in order to coordinate and maximize available resources and identify mutually beneficial opportunities.

### Targeted Outcomes

1. Access to and adoption of broadband allows the Region to retain and grow businesses, create and retain skilled workers, and re-invigorate communities.
2. Access to health care through advanced tele-medicine diagnostic and specialty care is widely available in the Region, with broadband in the home sufficient to allow home tele-health services to be provided.
3. Regional educational institutions have network resources and the capacity to meet 21st century learning needs.
4. The Region has robust public safety communications systems to ensure that all residents are provided with timely information when needed.

### Initiative Objectives and Scope

The essence of the objectives are simple: at completion of this plan, the Region should attain at minimum the standard defined by the CRTC Universal Service Objective (USO). Anticipating that the USO will evolve throughout the timespan of this plan, the objectives aim for standards beyond what is currently stated by the CRTC.

The RBBC sets out the following objectives:



## Columbia Basin & Boundary Connectivity Strategy

1. 100% of critical community assets<sup>3</sup> in the Region will have broadband Internet access speeds of at least 1/1 Gbps.
2. 85% of households in the Region will have broadband Internet access speeds capable of at least a committed 100/10 Mbps<sup>4</sup>.
3. The latest generally deployed mobile wireless technology will be available on every major transportation road<sup>5</sup> in the Region.
4. Within the next 24 months, timelines will be established for achieving the first three objectives.

### Quantifying the Connectivity Gap

While connectivity gaps are recognized and reported by residents of the Region. Empirical data is largely lacking. In 2017, the Northern Development Initiative Trust commissioned KPMG to produce a *Benchmarking Connectivity in British Columbia*<sup>6</sup> report. While the report does provide some useful benchmarking information for urban areas, the CRTC data used<sup>7</sup> to establish connectivity benchmarks for the Region has been found to be inaccurate and understates the actual connectivity gap.

It is important that accurate data be produced to empirically quantify the gap both to assist in determining the acuteness of the problem, as well as establishing a more accurate estimation of the cost of addressing the connectivity gap.

### Cost and the Economics of Rural Connectivity

As noted above, accurate data describing the connectivity gap in the Region is largely lacking. The CRTC roughly estimates the cost to adequately connect rural Canada and the North at \$7 billion.<sup>8</sup> The cost to adequately connect the Region could likely be in a magnitude of several-hundred million dollars.

The business case for large traditional broadband carriers is largely absent in the Region and in most rural areas of Canada. Communities who have waited for traditional broadband carriers to connect their communities have grown weary and discouraged. Unless economic factors for broadband deployment significantly change, waiting for large traditional carriers to address the Region's needs is not a sufficient strategy.

<sup>3</sup> Critical municipal assets: Hospitals, schools, municipal & emergency services, and downtown business cores

<sup>4</sup> Given the costs and challenging topographies in the region it is not feasibility or realistic to attempt to establish a universal objective. It is hoped that the remaining 15% of households in The Region can achieve 50/10 Mbps

<sup>5</sup> Every numbered highway: <https://www2.gov.bc.ca/gov/content/transportation/transportation-reports-and-reference/numbered-routes>

<sup>6</sup> <https://www.northerndevlopment.bc.ca/connecting-british-columbia-resources/>

<sup>7</sup> <https://crtc.gc.ca/eng/publications/reports/policymonitoring/2016/cmr.htm>

<sup>8</sup> Broadband Connectivity in Rural Canada: Overcoming the Digital Divide: <http://www.ourcommons.ca/DocumentViewer/en/42-1/INDU/report-11>, Page 24



## Columbia Basin & Boundary Connectivity Strategy

Regardless of the inaccuracy of cost, the order of magnitude of the likely cost indicates that no single entity can address the funding challenge alone, and numerous funding sources will need to be leveraged to close the gap in the Region.

### Need for a Regional Approach: Prioritizing the Need

The existence of a coordinated regional approach will increasingly become a prerequisite for government grant funding applications.

The RBBC encourages the regional districts and First Nations communities to continue to coordinate with the Columbia Basin Trust's Broadband Initiative (CBBC) in broadband-related grant proposals.

General criteria for prioritizing a broadband project in the region:

- Number of communities benefiting
- Number of residents/households/businesses within those communities
- Magnitude of connectivity gap
- Cost per resident/household
- Existence of willing funding partners
- Existence of community champions
- Existence of technical, project management, and financial expertise required to complete and operate a project
- Long-term sustainability

### Potential Funding Sources

Potential funding sources required to achieve this plan will be quite varied. The predominant funding sources are listed in the following table:

Government of Canada	Via programs such as those managed through either Innovation, Science and Economic Development, CRTC and/or Infrastructure Canada
BC Government	Via programs such as Connecting BC managed by NDIT
Regional Districts	Via Gas Tax funds, taxation
Municipalities	Via individual programs within given municipality
Columbia Basin Trust	Via the Trust's Broadband initiative
All Nations Trust Company (ANTCO)	e.g. Pathways to Technology
Carriers and Internet Service Providers	Individual service providers (both for-profit and non-profit)



## Columbia Basin & Boundary Connectivity Strategy

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### Sustainability

Given the likely lengthy time-line of implementation and realization of this strategy, the rapid cycle to obsolescence of technology must be carefully monitored. Detailed construction/deployment and the associated operational plans must incorporate effective procedures and associated financial planning from implementation through to ongoing operations. In order to achieve optimal use of infrastructure, an asset lifecycle plan should be developed to ensure their proper servicing, upgrading, renewal and disposal.

### Living Plan: Evolution of Technology

It is imperative that this plan remain 'living'. As technologies advance, so should the parameters of this strategy. A breakthrough in new technologies could completely change the profile of this plan. This plan should be reviewed and refreshed at minimum every 24 months. Some of the technologies that may prove impactful in the coming years include: **Low-Orbit Satellites<sup>9</sup>** and **5G<sup>10</sup>**.

### Timelines, Risk and Probability

It is important to underscore that statements in this strategy have dependencies that are outside of the realm and control of the plan's authors. Specifically, addressing the connectivity gap in the region will require committed and sustained funding to do so. At the time of writing, adequate committed funding was largely absent. Therefore, this strategy cannot make confident statements about when objectives could be achieved. It is hoped that this strategy will assist in securing stable funding commitments so that objectives can be stated in more accurate time-related certainty in future versions of this document.

Without both a coordinated regional approach and secured and committed funding, there is a risk this strategy will not be viable.

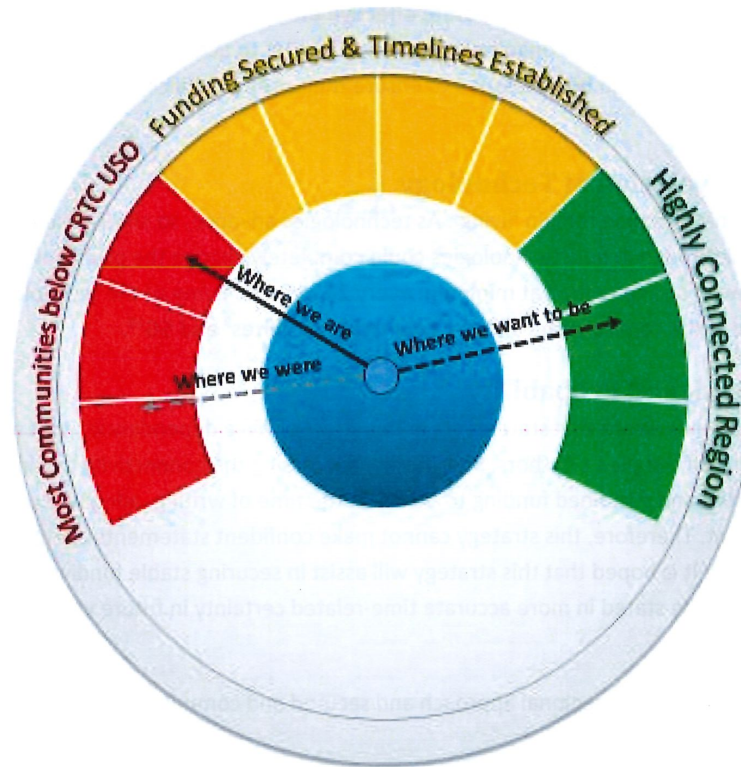
<sup>9</sup> <https://www.wired.com/story/can-these-small-satellites-solve-the-riddle-of-Internet-from-space/>

<sup>10</sup> <https://www.rcwireless.com/20180114/opinion/debunking-5-common-myths-about-5g-reality-check-Tag10>



## Columbia Basin & Boundary Connectivity Strategy

A clear benchmark indicator needs to be established so that residents can clearly monitor progress:



## Columbia Basin & Boundary Connectivity Strategy

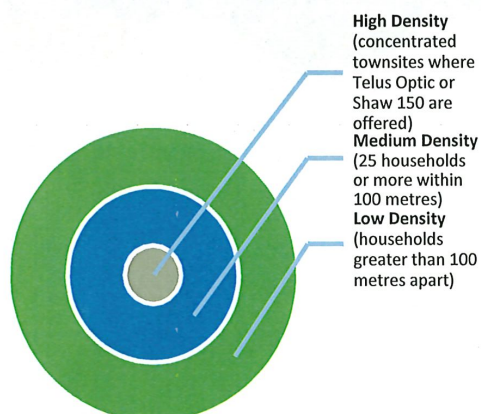
### Appendix: Scope, Specific Objectives and Planned Measurements

#### Scope

The scope of this plan covers all communities and surrounding households in the Region that are considered underserved. The following table outlines the criteria for what is considered underserved and thus in scope of this plan:

Type	Minimum Standard
<b>Critical Community Asset</b>	Broadband Internet access speeds capable of at least 1/1 Gbps
<b>Medium-Density Communities</b>	Broadband Internet access speeds capable of at least a committed 100/10 Mbps
<b>Low-Density Communities</b>	Robust fixed wireless service capable of 50/10 Mbps
<b>Major Transportation Road</b>	Latest generally deployed mobile wireless technology available

Most high-density communities<sup>11</sup> (homes and businesses clustered within a concentration of 25 or more, within 100 metres of each other within the Region) are considered to have 'adequate' connectivity, where either Shaw 150 or Telus Optic have a service offering (e.g. services approximately capable of the CRTC USO) costs of bringing those communities to the stated standards are not the focus of this strategy. It should be noted that although connectivity within the core of high-density communities is largely considered adequate, surrounding areas are often underserved.



<sup>11</sup> Examples of high-density communities in The Region: Cranbrook, Castlegar, Rossland, Nelson, Grand Forks

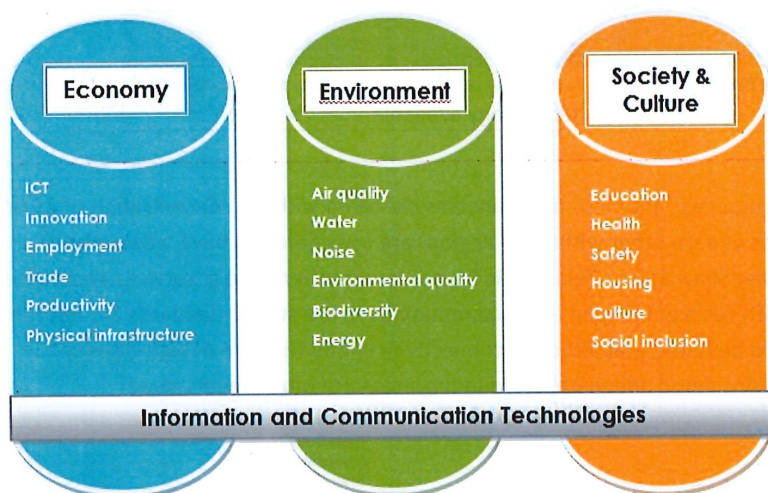


## Columbia Basin & Boundary Connectivity Strategy

### Specific Objectives

The United Nations Economic Commission for Europe (UNECE) in cooperation with the International Telecommunication Union (ITU) developed a proposal for a set of Smart Sustainable Cities Indicators.<sup>12</sup> The main objective of the UNECE “United Smart Cities” project, within which the draft Smart Sustainable Cities Indicators (SSCIs) have been elaborated, is to support regions/cities, *with economies in transition, to improve their sustainable growth while focusing on a more transparent and efficient use of their resources. Sustainable growth can also be achieved with easier access to new and affordable technologies and will result in better living conditions for citizens.*

The UNECE–ITU Smart Sustainable Cities Indicators (SSCI) visual representation:



<sup>12</sup> [http://www.unece.org/fileadmin/DAM/hlm/documents/2015/ECE\\_HBP\\_2015\\_4.en.pdf](http://www.unece.org/fileadmin/DAM/hlm/documents/2015/ECE_HBP_2015_4.en.pdf)



## Columbia Basin & Boundary Connectivity Strategy

### Targeted Outcomes and Planned Measurements

The RBBC proposes use of selected UNECE–ITU Smart Sustainable Cities Indicators (SSCI) to assist in measuring progress towards the targeted outcomes.

Targeted Outcomes	Smart Sustainable Cities Indicators (SSCI)
Access to and adoption of broadband allows the Region to retain and grow businesses, create and retain skilled workers, and re-invigorate communities.	<ul style="list-style-type: none"> <li>• Attractiveness for skilled people</li> <li>• Employment trends</li> <li>• ICT infrastructure</li> <li>• Internet access in household</li> <li>• e-Commerce transactions</li> </ul>
Access to health care through advanced tele-medicine diagnostic and specialty care is widely available in the Region, with broadband in the home sufficient to allow home tele-health services to be provided.	<ul style="list-style-type: none"> <li>• Adoption of telemedicine</li> <li>• Life expectancy</li> <li>• Electronic records</li> <li>• Sharing of medical resources</li> <li>• Maternal mortality trends</li> </ul>
Regional educational institutions have network resources and the capacity to meet 21st century learning needs.	<ul style="list-style-type: none"> <li>• Students' ICT capability</li> <li>• Adult literacy trends</li> <li>• Higher education ratio</li> </ul>
The Region has robust public safety communications systems to ensure that all residents are provided with timely information when needed.	<ul style="list-style-type: none"> <li>• Vulnerability assessment</li> <li>• Disaster mitigation plans</li> <li>• Emergency response</li> <li>• Disaster and emergency alert</li> </ul>



## Columbia Basin & Boundary Connectivity Strategy

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### Endorsement

This strategy is endorsed by:

\_\_\_\_\_  
Chair, Columbia Shuswap Regional District

Date:



\_\_\_\_\_  
Chair, Kootenay Boundary Regional District Date:

Date: September 27, 2018

\_\_\_\_\_  
Chair, Ktunaxa Nation Council

Date:

\_\_\_\_\_  
Chair, Regional District of Central Kootenay

Date:

\_\_\_\_\_  
Chair, Regional District of East Kootenay

Date:

\_\_\_\_\_  
Mayor, Village of Valemount

Date:





# Southeastern BC Regional Connectivity Committee

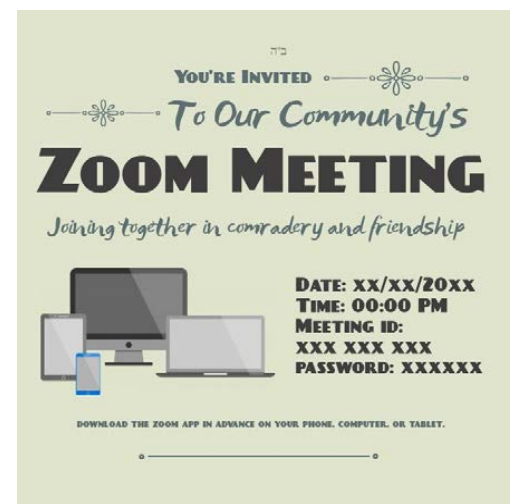
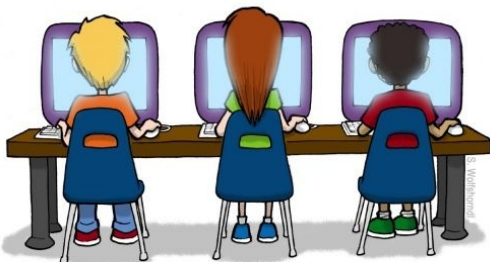
Aimee Ambrosone, Columbia Basin Broadband Corp  
Rob Gay, Regional Connectivity Committee Chair

# Why Revitalize?



“Left Behind”

# Essential Service with National Standards



# What's Changing

***New Name:*** Southeastern BC Regional  
Connectivity Committee

***New Term:*** *to October 31, 2023*

***New Vision:*** *Our Vision:* Equitable, affordable  
high-speed connectivity services  
throughout the region, ensuring  
rural economic development and  
sustainable, healthy communities.

# What's Changing

- More partners – All of CSRD and Shuswap Bands Invited
- More Committee Members – 2 Per Partner
- New Secretariat
- Broader Roles and Responsibilities

# Key Deliverables

- 3 Year Strategic Plan and Implementation Plan
- Pooling of Local, Provincial and Federal \$
- Informed Local Level Planning
- United Voice
- Annual Assessment and State of Connectivity
- Innovative Operational Models – Private, Public/Private, Public

# Actions

- ★ Looking for Regional District support for new Memorandum of Understanding.
- ★ Looking for appointment of two dedicated members with time and interest.

# **“Good Times”**



## **Thank You**

Any Questions?



## Electoral Area Services (EAS) Committee Staff Report

<b>RE:</b>	Ministry of Transportation and Infrastructure – Subdivision - DeJager		
<b>Date:</b>	September 3, 2020	<b>File #:</b>	A-7A-10519.100/.020
<b>To:</b>	Chair Grieve and members of the EAS Committee		
<b>From:</b>	Danielle Patterson, Planner		

### Issue Introduction

We have received a referral from the Ministry of Transportation and Infrastructure (MOTI) regarding a subdivision application in Electoral Area 'A' (see Site Location Map and Subject Property Map).

Property Information	
<b>Owner(s):</b>	Ben and Tersia DeJager
<b>Agent:</b>	Muirhead Land Development Solutions Ltd.
<b>Location:</b>	9356 Station Road 9340 and 9348 Station Road
<b>Electoral Area:</b>	Electoral Area 'A'
<b>Legal Description(s):</b>	Lot A, Plan NEP7089, TWP 7A, KD Sublot 17, Plan NEPX66, KD
<b>Area:</b>	0.5 ha (1.36 acre), and 19.1 ha (47.16 acres)
<b>Current Use(s):</b>	Vineyard, residential
Land Use Bylaws	
<b>OCP Bylaw 1410:</b>	Agricultural Resource 1, Rural
<b>DP Area:</b>	NA
<b>Zoning Bylaw 1460:</b>	Agricultural Resource 1, Rural
Other	
<b>ALR:</b>	Partial
<b>Waterfront / Floodplain:</b>	NA
<b>Service Area:</b>	NA
<b>Planning Agreement Area:</b>	City of Trail, Village of Montrose, Village of Fruitvale

### History / Background Information

The Electoral Area 'A' Advisory Planning Commission (APC) reviewed an Agricultural Land Commission (ALC) referral for the same subject property in August 2019. The ALC decision letter, dated June 26, 2020, is attached (Resolution #300/2020). The ALC's decision is subject to:

Page 1 of 2

C:\Users\MCiardullo\Desktop\VPN Uploads\EAS Items\September 10\2020-09-02\_MOTI\_DeJager\_EAS.docx

- a) The submission of a survey plan delineating the area to be subdivided;
- b) The survey plan to be in substantial compliance with Schedule A of this decision; and
- c) The survey plan be submitted within five (5) years from the date of release of this decision.

The subject property is within the Planning Agreement Areas for the City of Trail, Village of Montrose and Village of Fruitvale. The RDKB Board members for those municipalities are entitled to vote on referrals within the Planning Agreement Area at the Electoral Area Services Committee meeting and the Board of Directors meeting.

### **Proposal**

The owners wish to do a parcel boundary adjustment in substantial compliance with what was approved by the ALC (see Applicant Submission). The resulting parcel sizes would be:

- $\pm 3.7$  ha for the grape vines and dwelling adjacent to Station Road
- $\pm 15.6$  ha for the dwelling and hillside

The subdivision is also anticipated to require approximately 0.4ha of road dedication on the east side of Station Road.

### **Implications**

The proposed land uses and interior lot line adjustment meet the regulations of the zoning bylaw for permitted uses and minimum parcel size exceptions.

### **Advisory Planning Commission (APC)**

The Electoral Area 'A' APC considered the application at their September 1, 2020 meeting. The APC recommends the application be supported.

### **Recommendation**

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed two lot boundary subdivision (conventional), for the parcels legally described as the Lot A, Plan NEP7089, TWP 7A, KD and Sublot 17, Plan NEPX66, KD, located in Electoral Area 'A', be received.

### **Attachments**

1. Site Location Map
2. Subject Property Map
3. ALC Decision
4. Applicant Submission
5. Proposed Layout – Buildings
6. Proposed Layout – Orthophoto

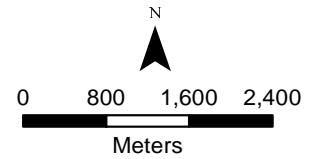


Regional District of  
Kootenay Boundary

Date: 2019-07-18

## Site Location Map

Sublot 17, TWP 7A, KD  
NEPX66



1:63,360



Document Path: P:\PD\EA\_A\A-7A-TWP-10519.100 De Jager (Columbia Gardens Vineyard & Winery)\2019-08-ALC Subdivision\2019-07-17\_De\_Jager\_ALC\_SLM.mxd

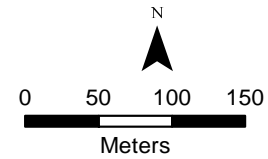


Regional District of  
Kootenay Boundary

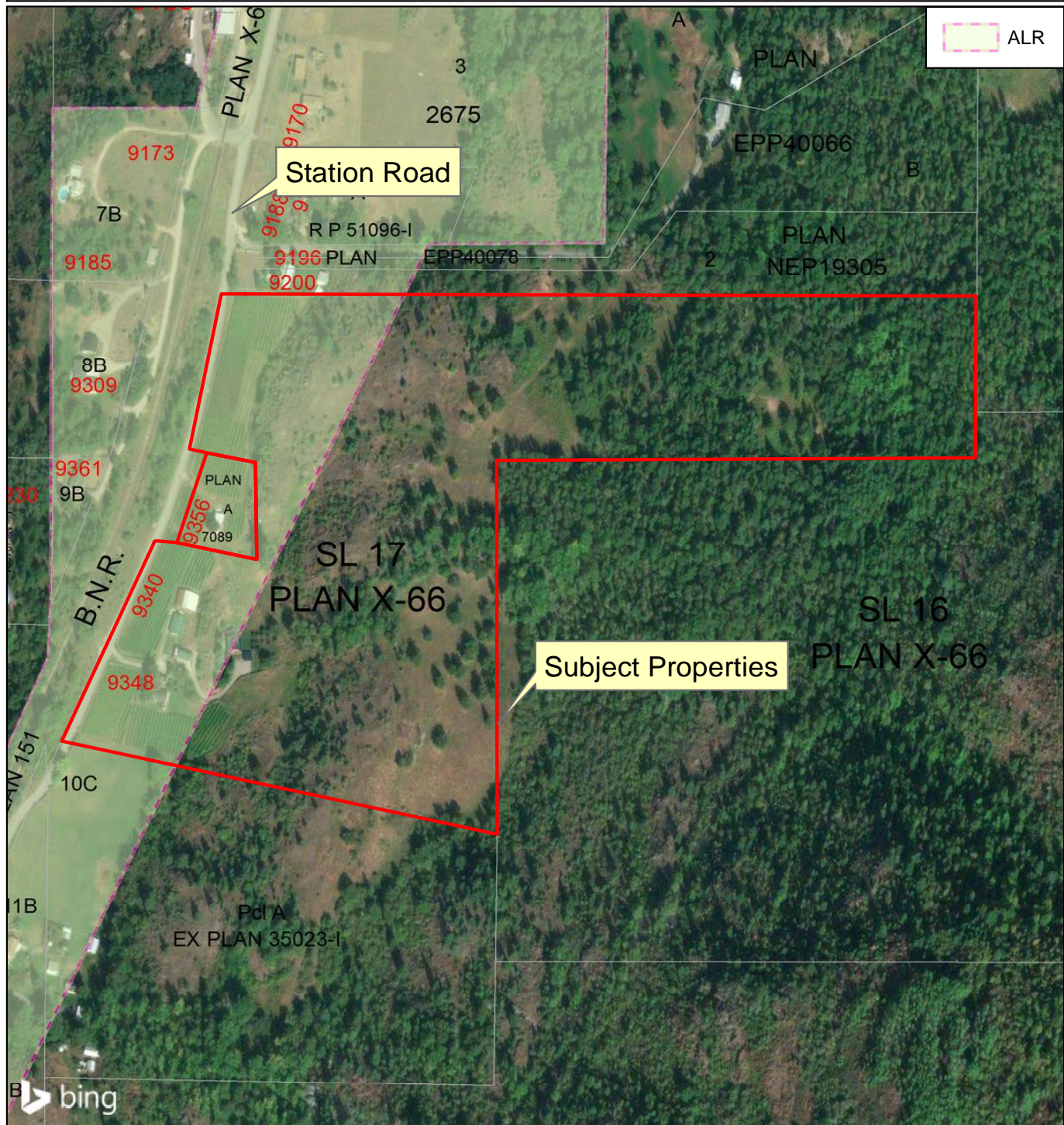
Date: 2019-07-19

## Subject Properties Map

Sublot 17, TWP 7A, KD  
NEPX66



1:4,482



Document Path: P:\PD\EA\_A\A-7A-TWP-10519.100 De Jager (Columbia Gardens Vineyard & Winery)\2019-08-ALC Subdivision\2019-07-17\_De\_Jager\_ALC\_SPM.mxd



**Agricultural Land Commission**

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

June 26, 2020

ALC File: 59024

**Peter Muirhead**  
**Muirhead Land Development Solutions**  
**DELIVERED ELECTRONICALLY**

Dear Peter Muirhead:

**Re: Reasons for Decision - Reconsideration of ALC Application 59024**

Please find attached the Reasons for Decision of the Kootenay Panel for the above noted application (Resolution #300/2020). As agent, it is your responsibility to notify the applicant accordingly.

Under section 33.1 of the *Agricultural Land Commission Act* (ALCA), the Chair of the Agricultural Land Commission (the Commission) has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33(1) of the *Agricultural Land Commission Act* as it was written before March 12<sup>th</sup>, 2020, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to [ALC Policy P-08: Request for Reconsideration](#) and [ALC Information Bulletin IB-08: Request for Reconsideration](#) available on the Commission website.

Please direct further correspondence with respect to this application to [ALC.Kootenay@gov.bc.ca](mailto:ALC.Kootenay@gov.bc.ca)

Yours truly,

A handwritten signature in black ink, appearing to read 'Mike Bandy', is written over a light blue horizontal line.

Mike Bandy, Land Use Planner

Enclosures: Reasons for Decision (Resolution #300/2020)  
Schedule A: Decision Map  
Schedule B: ALC Resolution #502/2019

cc: Kootenay Boundary Regional District (File: A-Twp7A-10519.100)

59024d2



**AGRICULTURAL LAND COMMISSION FILE 59024**

**RECONSIDERATION OF PANEL DECISION**

**REASONS FOR DECISION OF THE KOOTENAY PANEL**

**Subdivision application submitted under s. 21(2) of the *Agricultural Land Commission Act***

**Request for Reconsideration submitted pursuant to s. 33 of the *Agricultural Land Commission Act* as it was written before March 12<sup>th</sup>, 2020**

**Applicants:** Ben DeJager  
Tersia DeJager

**Agent:** Peter Muirhead, Muirhead Land Development  
Solutions Ltd.

**Properties:** Property 1  
Parcel Identifier: 013-991-248  
Legal Description: Sublot 17, Township 7A, Kootenay  
District, Plan X66, Except (1) Parcel A (Explanatory  
Plan 35023i) and (2) Parts Included in Plans 7089  
and 16210  
Civic: 9340 Station Road, Trail, BC  
Area: 19.3 ha (4.4 ha ALR)

Property 2  
Parcel Identifier: 013-696-980  
Legal Description: Lot A, Township 7A, Kootenay  
District, Plan 7089



Civic: 9356 Station Road, Trail, BC

Area: 0.5 ha (0.5 ha ALR)

**Panel:**

David Zehnder, Kootenay Panel Chair

Ian Knudsen

Jerry Thibeault



## **OVERVIEW**

- [1] Property 1 is located partially within the Agricultural Land Reserve (ALR) and Property 2 is located entirely within the ALR as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).
  
- [2] The Applicants currently operate Columbia Gardens Vineyard & Winery on the Properties. The ALR portion of Property 1 contains 2.4 ha of vineyard, winery infrastructure, and a principal residence. Property 2 is a 0.5 ha lot surrounded to the north, east, and south by Property 1, and currently used as part of the vineyard operation.
  
- [3] The Applicants have owned Property 1 since 2013, and purchased Property 2 in 2016 due to concerns that it would be converted to residential use and impact the vineyard operation.
  
- [4] Pursuant to s. 21(2) of the ALCA, the Applicants applied to the Agricultural Land Commission (the "Commission") to adjust the lot lines between the Properties to increase the size of Property 2 from 0.5 ha to 2.9 ha, to consolidate the majority of the winery/vineyard operation onto Property 2 (the "Original Proposal"). This would enable the Applicants to sell the operation while continuing to reside on Property 1.
  
- [5] Property 1 would be reduced from 19.3 ha to 16.1 ha. A small area of vineyard (~0.5 ha) to the south of the existing driveway (the "Southern Portion") would remain part of Property 1 and serve as road frontage.
  
- [6] The north-south shared lot line was proposed to be slightly west of the ALR boundary in order to better reflect the use of the land on the ground, and to avoid the Principal Residence on Property 1 which is located on the ALR boundary.
  
- [7] By ALC Resolution #502/2019, dated December 16, 2019, the Panel refused the Original Proposal, but approved an alternate layout that would consolidate the ALR portions of each property onto a single 4.2 ha lot, leaving a 15.3 ha non-ALR remainder. An easement would be required to provide road access through the ALR lot to the non-ALR lot (the "Original Decision"). In reaching its decision, the Panel concluded:



Agricultural Land Commission Decision, ALC File 59024

- *“That separating this 0.5 ha area [the Southern Portion] of active grape production would reduce the vineyard area of Property 2 which is currently contributing to the winery. The Panel finds that consolidating the entire winery operation located in the ALR portion of the Properties would be more beneficial for the agricultural utility of Property 2.”*
- *“In order to accommodate the consolidation of the vineyard and winery onto one lot, the Panel suggests an alternate configuration in which Property 1 follows the ALR boundary, except for a small 650 m2 area which encompasses the ALR area of the house on Property 1.”*
- *“The Panel recognizes that the alternative configuration does not provide road frontage for Property 1 and that an alternate access may need to be considered through Property 2 by way of an easement.”*

[8] On February 28, 2020, the Commission received the Applicants' Request for Reconsideration of ALC Resolution #502/2019 (the “Request for Reconsideration”). The Request for Reconsideration submits that the Agent consulted with the Provincial Approving Officer regarding the layout approved by the Panel in the Original Decision. The Approving Officer confirmed that the layout approved in the Original Decision would not be possible, as legal access to Property 1 cannot be provided by way of an easement through Property 2. The Request for Reconsideration suggested that a panhandle access to Property 1 encompassing only the existing driveway would be a potential alternative to an easement if the Panel is not amenable to the Original Proposal. In this configuration, Property 2 would be hooked over the panhandle of Property 1 to retain the Southern Portion of vineyard as part of Property 2.

[9] At the time of receipt of the Request for Reconsideration, all requests for reconsideration were directed to the Executive Committee of the Commission as per Commission Resolution #047N/2017, to determine if the submission contains evidence that was not available at the time of the Original Decision, and/or the Original Decision was based on information that was in error or false, and the information would have been germane to the review of the Application by the Panel.



Agricultural Land Commission Decision, ALC File 59024

- [10] In this case, the Executive Committee found that the Request for Reconsideration of ALC Resolution #502/2019 contains evidence that was not available at the time of the Original Decision and the information would have been germane to the review of the Application by the Panel.
- [11] Pursuant to s. 33(2) of the ALCA as it was written at the time of receipt of the Request for Reconsideration and prior to March 12, 2020, the Executive Committee identified the Regional District of Central Kootenay as an affected party. The Executive Committee notified the affected party of the decision to reconsider the Original Decision.
- [12] In accordance with s. 11.1(3) of the ALCA as it was written at the time of receipt of the Request for Reconsideration and prior to March 12, 2020, the Chair of the Commission referred the Request for Reconsideration of the Original Decision to the Panel.
- [13] Subsequently, on March 12, 2020, the ALCA was amended and changes were made to its regulations. Section 39(3)(a) (transition – ongoing matters) of the ALC Amendment Act (Bill 15-2019) states that the Panel must apply s. 6(2) of the ALCA when reconsidering the Original Decision. While the Original Decision was considered in the context of the former s. 6 of the ALCA, the Panel has considered the reconsideration of the Original Decision under s. 6(1) and s. 6(2) of the ALCA as amended by Bill 15-2019. The Applicant was given an opportunity to make written submissions relating to the amendment of the ALCA and changes to its regulations as it relates to this application.
- [14] The issue the Panel considered is whether the Original Proposal would impact the agricultural utility of the ALR portion of the Properties.
- [15] The Original Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA, as amended by Bill 15-2019 on March 12, 2020. These purposes are:
- (1) (a) to preserve the agricultural land reserve;
  - (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,



Agricultural Land Commission Decision, ALC File 59024

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

### **EVIDENTIARY RECORD**

[16] The Panel considered the following evidence:

1. The Proposal along with related documentation from the Applicants, Agent, local government, and Commission, collectively referred to as the "Application";
2. The Original Decision;
3. The Request for Reconsideration dated February 28, 2020 received by the Commission on February 28, 2020, and a subsequent submission from the Agent received by the Commission on April 1, 2020.

### **EVIDENCE AND FINDINGS**

**Issue: Whether the Original Proposal would impact the agricultural utility of the ALR portion of the Properties.**

[17] The Panel generally encourages minimizing fragmentation of ALR land, as reflected in the Original Decision to consolidate the Properties' ALR area onto one lot. The Panel recognizes that the layout of the Original Decision is not feasible due to the access requirements described in the Request for Reconsideration. With this in mind, the Panel reconsidered the Original Proposal, which proposed to increase the size of Property 2 from 0.5 ha to 2.9 ha, and reduce Property 1 from 19.3 ha to 16.1 ha.

[18] The Application submits that the Original Proposal "will eliminate the small lot [Property 2] that could potentially disrupt the agricultural use of the lands" and will enable the



Agricultural Land Commission Decision, ALC File 59024

Applicants to sell the vineyard and winery as a single viable business unit. The Panel finds that Property 2 has limited standalone agricultural utility in its current size, and that future residential use of this lot could result in conflict with the surrounding farm operation on Property 1. The Panel finds that increasing the size of Property 2 to encompass the majority of the vineyard operation would improve the agricultural utility of the Properties, and better enable continued farm use of the ALR portion of the Properties.

[19] The Panel finds that the general layout of the Original Proposal is acceptable based on the Proposal's overall benefits to agriculture; however, to minimize fragmentation of the ALR and preserve the integrity of the ALR boundary, the Panel finds that the shared lot line north of the existing principal residence on Property 1 must follow the ALR boundary, as was requested in the Original Decision.

[20] The Panel discussed whether the panhandle access option described in the Request for Reconsideration would be beneficial. The Panel finds that the legal boundaries of the panhandle access to Property 1 through Property 2 would fragment the ALR portion of the lands, and would isolate the Southern Portion of Property 2. The Panel finds there is minimal agricultural benefit to this option, and it is not necessary given the Panel's general support of the Original Proposal layout.

### **DECISION**

[21] For the reasons given above, the Panel refuses the Original Proposal, but approves an alternate boundary adjustment that follows the ALR boundary north of the existing residence on Property 1, resulting in a ~3.7 ha lot and a ~15.6 ha lot, subject to the following conditions:

- a. the submission of a survey plan delineating the area to be subdivided;
- b. the survey plan to be in substantial compliance with Schedule A of this decision; and
- c. the survey plan be submitted within five (5) years from the date of release of this decision;



Agricultural Land Commission Decision, ALC File 59024

[22] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[23] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[24] These are the unanimous reasons of the Panel.

[25] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[26] Resolution #300/2020

Released on June 26, 2020

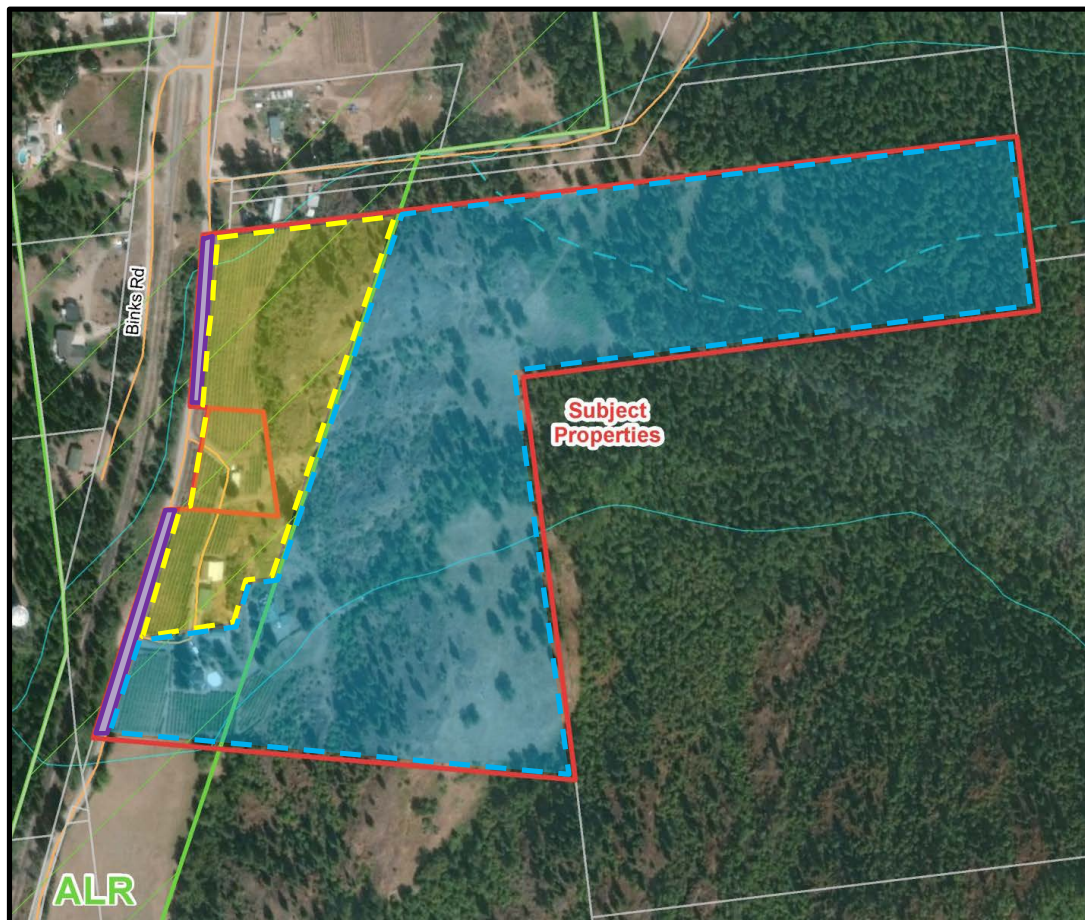
A handwritten signature in black ink, appearing to read 'D. Zehnder', is positioned above the printed name.





**David Zehnder, Panel Chair**

On behalf of the Kootenay Panel



Schedule A: Agricultural Land Commission Decision Sketch Plan  
 ALC File 59024 (DeJager)  
 Conditionally Approved Boundary Adjustment  
 ALC Resolution #300/2020



	The Properties
	Conditionally Approved Lot (~15.6 ha)
	Conditionally Approved Lot (~3.7 ha)
	Expected Road Dedication (~0.4 ha)



## SCHEDULE B

### Agricultural Land Commission

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

December 16, 2019

ALC File: 59024

**Peter Muirhead, Muirhead Land Development Solutions**  
**DELIVERED ELECTRONICALLY**

Dear Peter Muirhead:

**Re: Application 59024 to subdivide land in the Agricultural Land Reserve**

Please find attached the Reasons for Decision of the Kootenay Panel for the above noted application (Resolution #502/2019). As agent, it is your responsibility to notify the applicant accordingly.

### **Review of Decisions by the Chair**

Under section 33.1 of the *Agricultural Land Commission Act* (ALCA), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

### **Request for Reconsideration of a Decision**

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence with respect to this application to  
ALC.Kootenay@gov.bc.ca.

Yours truly,

Katie Cox, Land Use Planner

Enclosures: Reasons for Decision (Resolution #502/2019)  
Schedule A: Decision Map

cc: Kootenay Boundary Regional District (Files A-Twp7A-10519.100 & A-Twp7A-10519.020)



**AGRICULTURAL LAND COMMISSION FILE 59024**  
**REASONS FOR DECISION OF THE KOOTENAY PANEL**

**Subdivision Application Submitted Under s. 21(2) of the *Agricultural Land Commission Act***

**Applicants:** Ben DeJager  
Tersia DeJager

**Agent:** Peter Muirhead, Muirhead Land Development  
Solutions Ltd.

**Properties:**

**Property 1**  
**Parcel Identifier:** 013-991-248  
**Legal Description:** Sublot 17 Township 7a  
Kootenay District Plan X66, Except (1) Parcel A  
(Explanatory Plan 35023i) And (2) Parts Included  
In Plans 7089 And 16210  
**Civic:** 9340 Station Road, Trail, BC  
**Area:** 19.3 ha (4.4 ha ALR)

**Property 2**  
**Parcel Identifier:** 013-696-980  
**Legal Description:** Lot A Township 7a Kootenay  
District Plan 7089  
**Civic:** 9356 Station Road, Trail, BC  
**Area:** 0.5 ha

**Panel:** David Zehnder, Kootenay Panel Chair



ALC File 59024 Reasons for Decision

---

Ian Knudsen  
Jerry Thibeault



## **OVERVIEW**

- [1] Property 1 is located partially within the Agricultural Land Reserve (ALR) and Property 2 is located entirely within the ALR as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).
  
- [2] The Applicants currently operate Columbia Gardens Vineyard & Winery from both Properties. Property 1 contains the 2.35 ha of grape production, winery infrastructure, and two residences. Property 2 fronts onto Station Road and contains 0.35 ha of grape production and a residential trailer that is surrounded by Property on the North, East, and South sides.
  
- [3] Pursuant to s. 21(2) of the ALCA, the Applicants are applying to the Agricultural Land Commission (the "Commission") to adjust the lot lines between Property 1 and Property 2, in order to consolidate the winery operation onto Property 2 and agricultural and residential uses onto Property 1 for the Applicants (the "Proposal"). The resulting lots would be Property 1- 16.1 ha and Property 2 - 3.5ha. In addition, the subdivision is requesting 0.4 ha road dedication parallel to Station Road.
  
- [4] The issue the Panel considered is whether the proposed boundary adjustment would improve the agricultural utility of the Property.
  
- [5] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:
  - (a) to preserve the agricultural land reserve;
  - (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
  - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.



### **EVIDENTIARY RECORD**

- [6] The Proposal along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the “Application”. All documentation in the Application was disclosed to the Agent in advance of this decision.

### **BACKGROUND**

- [7] The Applicants have owned Property 1 since 2013, and have owned Property 2 since 2016. The Applicants submit that they acquired Property 2 due to concerns that it would be bought and converted to residential use in the center of their wine operation. The alignment of the proposed subdivision does not follow the legal ALR boundary, but the Applicants submit that this is due to the placement of their primary dwelling, which the ALR boundary passes through.

### **EVIDENCE AND FINDINGS**

**Issue: Whether the proposed boundary adjustment would improve the agricultural utility of the Property.**

- [8] To assess agricultural capability on the Properties, the Panel referred to agricultural capability ratings. The ratings are identified using the Canada Land Inventory (CLI), ‘Soil Capability Classification for Agriculture’ system. The improved agricultural capability ratings applicable to the Properties are Class 2, Class 3 and Class 6, more specifically 2M and (8:6TR~2:3M). The proposed Property 2 would almost entirely be composed of Class 2M with a sliver of (8:6TR~2:3M) on the southwest corner by the driveway. The proposed Property 1 would predominantly consist of 8:6TR~2:3M with Class 2M immediately surrounding the proposed Property 2.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.



Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

The limiting subclasses associated with this parcel of land are M (moisture deficiency), R (bedrock near the surface), and T (topographic limitations).

- [9] Based on the agricultural capability ratings, the Panel finds that the Properties have mixed prime and secondary agricultural capability.
- [10] At its meeting of August 6, 2019, the Regional District of Kootenay Boundary Board resolved to forward the Application to the Commission with a recommendation of support.
- [11] The Panel considered whether the Proposal was the best configuration for consolidation of the winery operation. The Panel considered that the Proposal would result in the separation of approximately 0.5 ha of active grape production to be added to Property 1. The Panel finds that separating this 0.5 ha area of active grape production would reduce the vineyard area of Property 2 which is currently contributing to the winery. The Panel finds that consolidating the entire winery operation located in the ALR portion of the Properties would be more beneficial for the agricultural utility of Property 2.
- [12] The Panel notes that the proposed boundary adjustment does not follow the ALR boundary, but understands that the ALR boundary bisects the principal dwelling on Property 1. In order to accommodate the consolidation of the vineyard and winery onto one lot, the Panel suggests an alternate configuration in which Property 1 follows the ALR boundary, except for a small 650 m<sup>2</sup> area which encompasses the ALR area of the house on Property 1. This would eliminate the lot line encroachment on the house on Property one and place the house entirely on one parcel. The alternate configuration would result in Property 1 being ±15.3 ha and Property 2 being ±4.2 ha.



- [13] The Panel recognizes that the alternative configuration does not provide road frontage for Property 1 and that an alternate access may need to be considered through Property 2 by way of an easement.

### **DECISION**

- [14] For the reasons given above, the Panel refuses the Proposal as proposed but approves an alternate boundary adjustment that results in the consolidation of the entire winery operation within the ALR on Property 2 ( $\pm 4.2$  ha) and retains the principal residence on the Property 1 ( $\pm 15.3$  ha) subject to the following conditions:
- a. the submission of a survey plan delineating the area to be subdivided;
  - b. the survey plan to be in substantial compliance with Schedule A of this decision; and
  - c. the survey plan be submitted within five years from the date of release of this decision.

- [15] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

- [16] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

- [17] This is a decision of the Panel.

- [18] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

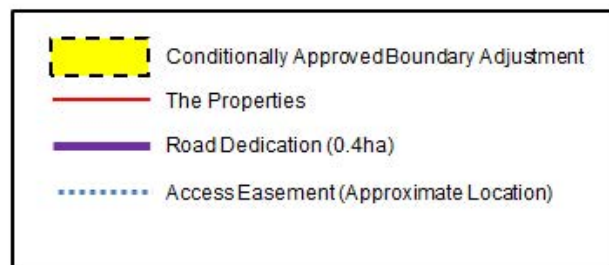
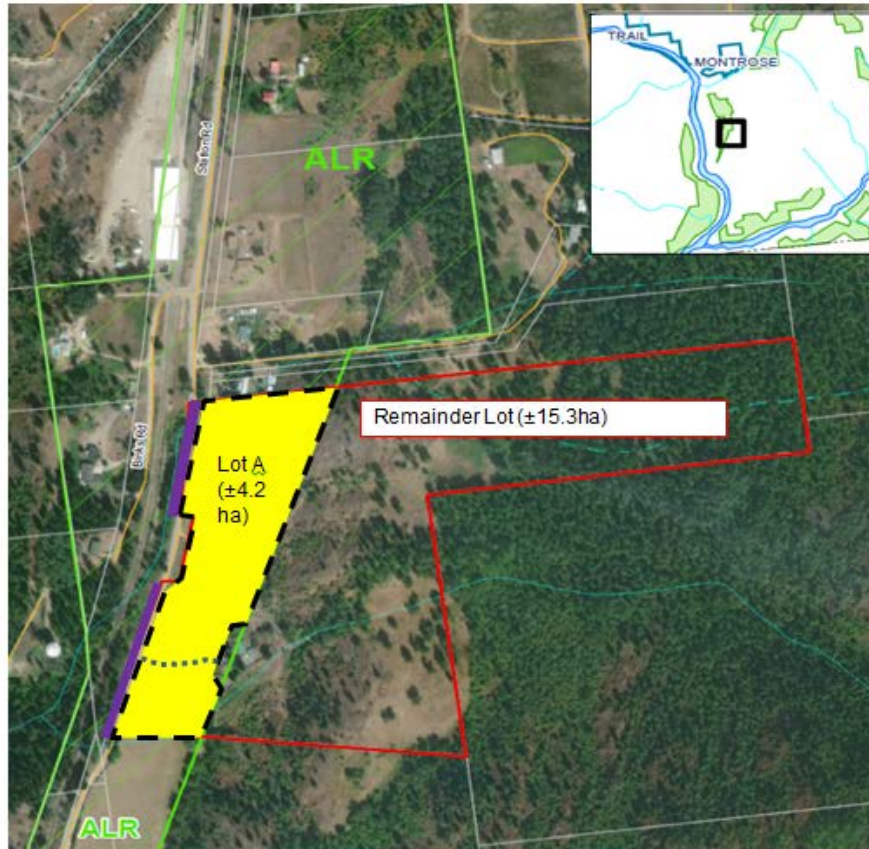
- [19] Resolution #502/2019  
Released on December 16, 2019

A handwritten signature in black ink, appearing to read 'D. Zehnder', is positioned above the name of the Panel Chair.

**David Zehnder, Panel Chair**



Schedule A: Agricultural Land Commission Decision Map  
 ALC File 59024 (DeJager)  
 Conditionally Approved Boundary Adjustment  
 ALC Resolution #502/2019



## Application Summary

### eDAS File Number: 2020-03604

#### Subdivision Application:

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

**No. of Lots:** 2

#### Land Use:

**Local Government:** RDKB  
**Property Zoning:** AG resource and Rural  
**Existing Land Use:** as zoned

**Intended Land Use:** Residential/Agricultural

#### Surrounding Land Use:

##### North:

AG

##### South:

AG

##### East:

Rural Resource

##### West:

AG

#### Services:

**Proposed Sewage Disposal:** Septic Tank (if other)

**Proposed Water Supply:** Water Licenses (if other)

#### Location:

##### Order Location

---

Legal Description: Lot A, Township 7A, Kootenay District Plan 7089

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Legal Description: Sublot 17 Township 7A Kootenay District Plan X66, Except (1) Pcl A (Explanatory Plan 35023I) and (2) Parts included in Plans 2089 and 16210

#### Subdivision Application Details:

##### Required items include:

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

Page 1 of 3

## Application Summary

### eDAS File Number: 2020-03604

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

#### Attachments:

Filename	File Description	Classification
ALC approved layout.pdf	proposed layout	Map
6099siteplan.pdf	layout	Map
6099siteplan r2.pdf	building locations	Map
TITLE-CA5400943-PID-013- Title		Legal Document
TITLE-CA3294861-PID-013- Title		Document
59024d2 (DeJager).pdf	ALC decision	Report
9340 Station Rd parsel Repx RDKB info		Report
9356 Station Rd Parsel Rep RDKB info		Report
Water licence invoice072420	water license information	Document

#### Subdivision Application Project Details:

**Project Description:** The proposal is a two lot boundary adjustment. The purpose is to make better land use of the farm land and buildings. The proposal comprises a winery and remainder lands

**Other Information:** The proposal consists of two existing lots where the boundaries will be adjusted to allow for an area of grape vines in one contiguous lot. It will also allow all the farm buildings to be within the winery lot. It will provide about 75 meters of frontage for the remainder from station road. Please see ALC approved sketch.

Each lot has an existing dwelling and septic field. There is ample area for replacement septic fields. A septic evaluation of the lands is not considered necessary as there are existing septic fields on each lot has several acres of suitable area for sewage disposal should the existing fields need to be replaced in the future.

Water is by way of license. The owner currently has one domestic service and 4008 cubic meters for irrigation. The license C120533 will be apportioned to provide an additional domestic service once the new lot is registered.

The proposal was previously discussed with the approving officer regarding road dedication. Dedication will be provided for the existing Station road up to the existing fence line.

The applicant has been attempting to complete the ALC approval for some time now. The ALC approval is now in place.

The owner wishes to retire and sell the winery.

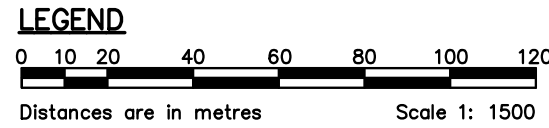
The owner requests that the approving officer consider issuing a conditional approval in as expedited a manner as possible.

Please advise if you have any questions.

#### Subdivision Application Parties:

Type	Name/Company	Address	Role
Applicant	Muirhead, peter - Muirhead Land Development Solutions Ltd	918 Sproat Drive , Nelson, BC V1L 7B7	
Owner	DeJager, Ben	9340 Station road , Trail, British Columbia V1R4W6	

PROPOSED SUBDIVISION OF PART OF  
SUBLOT 17, PLAN X66, EXCEPT (1) PARCEL A  
(EXPLANATORY PLAN 35023i) AND (2) PARTS  
INCLUDED IN PLANS 7089 AND 16210,  
AND LOT A, PLAN 7089,  
BOTH IN TOWNSHIP 7A,  
KOOTENAY DISTRICT

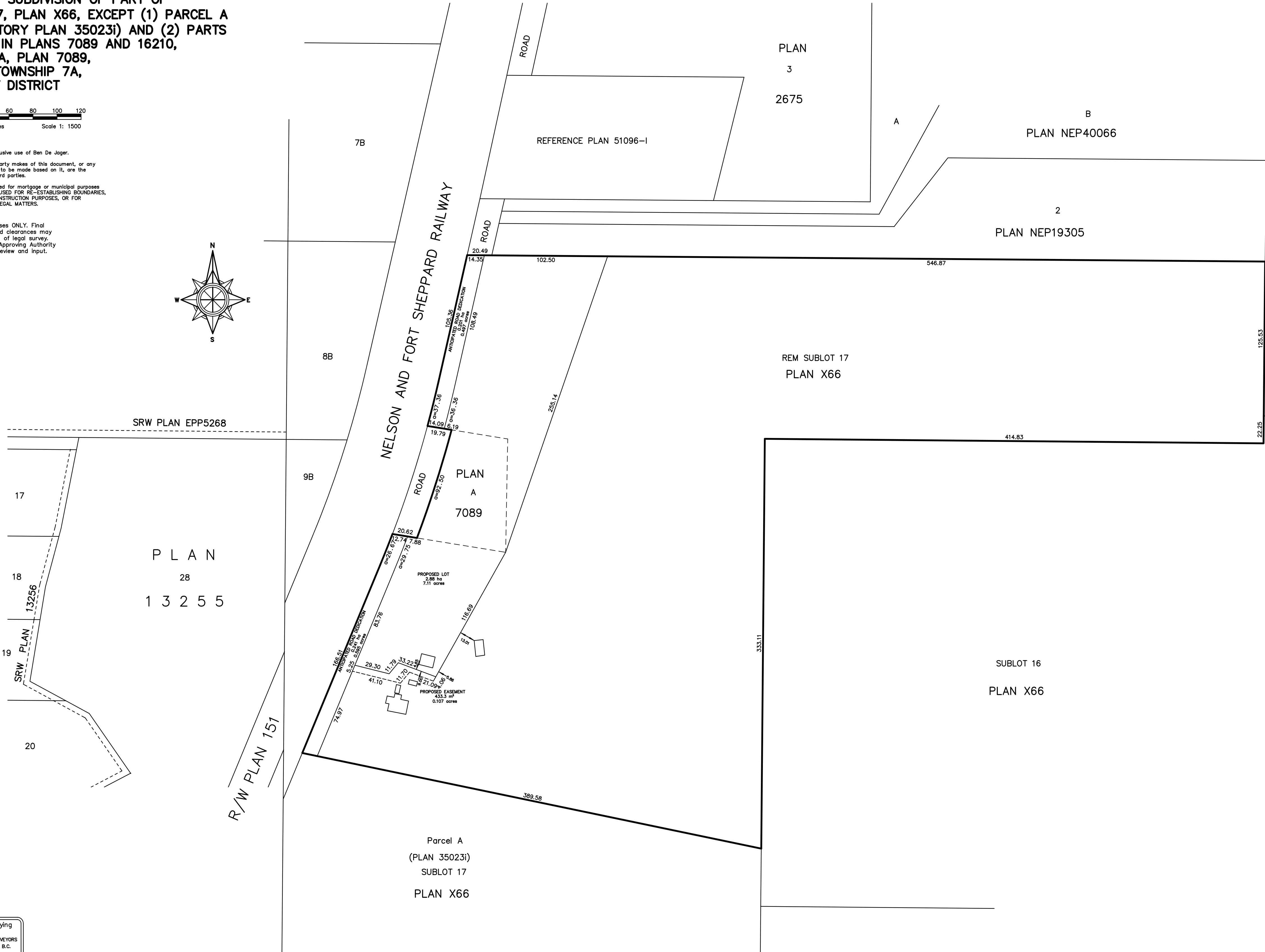
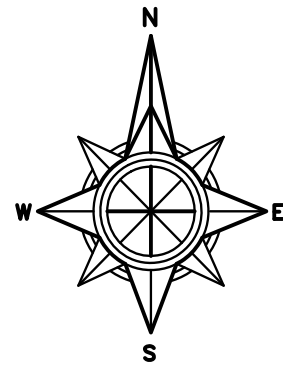


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For PROPOSAL purposes ONLY. Final dimensions, areas and clearances may vary upon completion of legal survey. Approval subject to Approving Authority absolute discretion, review and input.



F 19-6099

HinterLand Surveying  
& Geomatics Inc.  
CANADA & B.C. LAND SURVEYORS  
1540 Second Ave., Trail, B.C.  
Tel: 250-364-1444

PROPOSED SUBDIVISION OF PART OF  
SUBLOT 17, PLAN X66, EXCEPT (1) PARCEL A  
(EXPLANATORY PLAN 350231) AND (2) PARTS  
INCLUDED IN PLANS 7089 AND 16210,  
AND LOT A, PLAN 7089,  
BOTH IN TOWNSHIP 7A,  
KOOTENAY DISTRICT

LEGEND

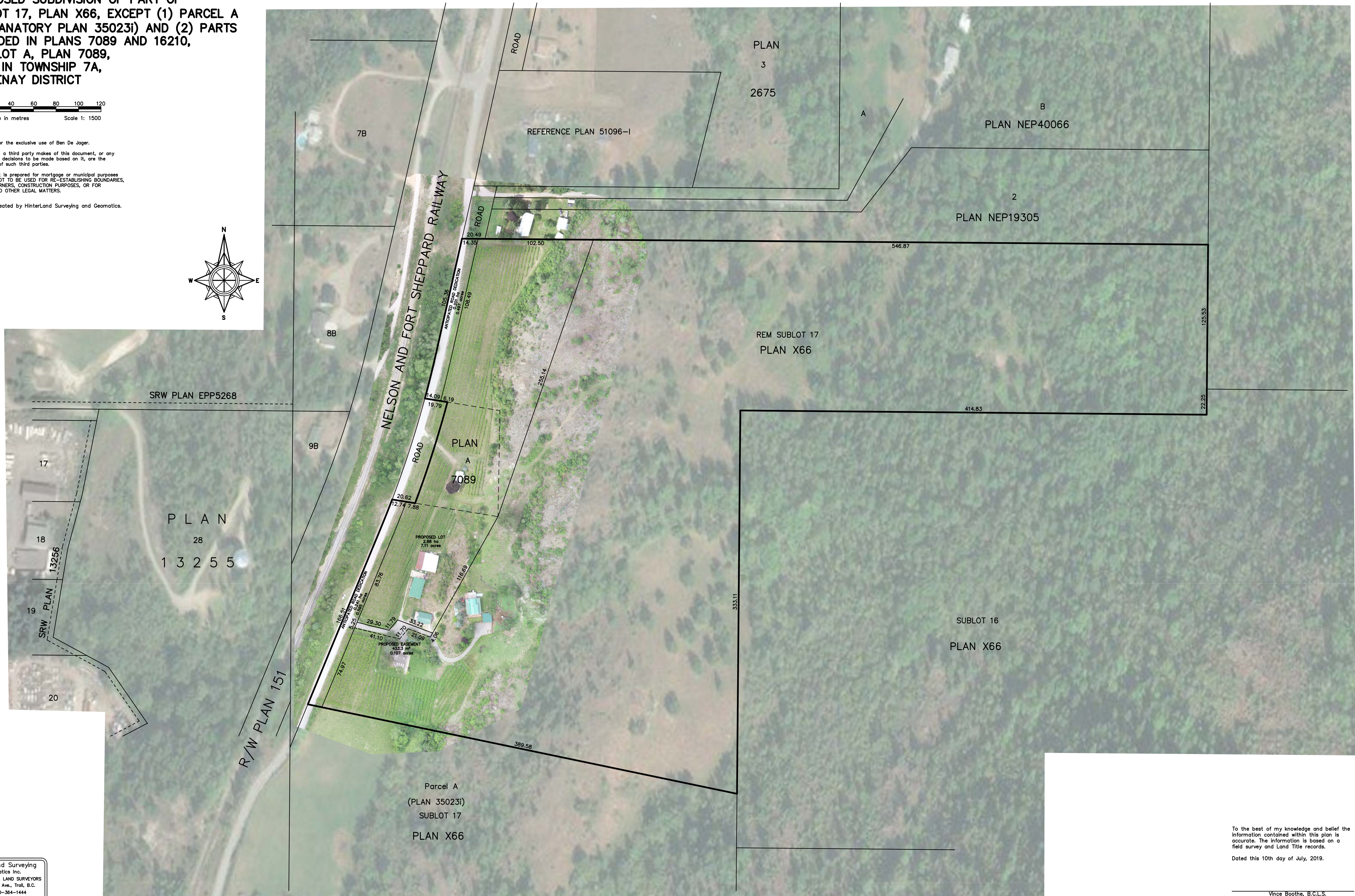
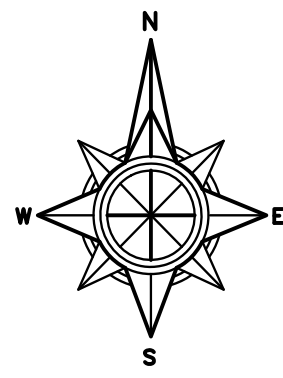


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LITIGATION AND OTHER LEGAL MATTERS.

UAV data created by HinterLand Surveying and Geomatics.



To the best of my knowledge and belief the  
information contained within this plan is  
accurate. The information is based on a  
field survey and Land Title records.  
Dated this 10th day of July, 2019.

Vince Boothe, B.C.L.S.

F 19-8099

HinterLand Surveying  
& Geomatics Inc.  
CANADA & B.C. LAND SURVEYORS  
1540 Second Ave., Trail, B.C.  
Tel: 250-364-1444



## Electoral Area Services (EAS) Committee Staff Report

<b>RE:</b>	City of Rossland – Subdivision Referral – Olaus Way		
<b>Date:</b>	September 3, 2020	<b>File #:</b>	R-1
<b>To:</b>	Chair Grieve and members of the EAS Committee		
<b>From:</b>	Danielle Patterson, Planner		

### Issue Introduction

We have received a referral from the City of Rossland for a subdivision application. We have been asked to provide comment on the application as part of the City of Rossland's external referral process (see attachments).

Property Information	
<b>Owner(s):</b>	Steve Ash
<b>Agent:</b>	Red Mountain Village Properties Ltd.
<b>Location:</b>	1007 Olaus Way
<b>Legal Description:</b>	Portion of Lot A Section 10 TWP 28 KD Plan EPP84853
<b>Jurisdiction:</b>	City of Rossland
<b>Area:</b>	1.8 ha (total subdivision)
<b>Current Use(s):</b>	Vacant

### History / Background Information

The subject property is located within the City of Rossland, north of Rossland near Red Mountain. The proposed subdivision is located west of Highway 3B. On the other side of the highway is Richie Road and the neighbourhood designated as Black Jack Rural Residential in the Electoral Area B/Lower Columbia-Old Glory Official Community Plan and zoned as Rural Residential 1 in the Zoning Bylaw.

### Proposal

The applicant is proposing to create a new 8 lot bare land strata with designated common access for the 8 lots (see Attachments).

### Implications

The City of Rossland has jurisdiction regarding land use and subdivision approvals and they are responsible for parkland dedication requirements where applicable. RDKB's adjacent land use planning does not conflict with the proposed subdivision.

The RDKB is responsible for sewage treatment. The RDKB owns and operates the Columbia Pollution Control Center (CPCC), located in Trail. The CPCC is a primary level

Page 1 of 2

C:\Users\MCiardullo\Desktop\VPN Uploads\EAS Items\September 10\2020-09-02\_Rossland\_Olaus Wy\_EAS.docx

sewage treatment facility that provides regional wastewater treatment and disposal for approximately 14,000 people residing in the municipalities of Trail, Rossland, and Warfield, as well as the two smaller adjacent communities of Oasis and Rivervale.

The creation of a Liquid Waste Management Plan was initiated in the late 2000s to determine the appropriate level of treatment, capacity, and operational needs for the next 30 to 50 years.

The RDKB's Environmental Services Department provided the following comment:

"The volumes of waste water generated by the proposed subdivision would have a minimal effect on the regional interceptor line and CPCC treatment plant. Further, the CPCC upgrades have been designed based on population forecasts provided by the Municipalities. The subdivision development will mostly affect the City of Rossland in terms of flows and budget apportionment."

### **Advisory Planning Commission (APC)**

The Electoral Area 'B'/Lower Columbia-Old Glory APC considered the application at their August 31, 2020 meeting.

The APC provided a recommendation of support for the City of Rossland's subdivision referral, stating that it was a City of Rossland concern.

### **Recommendation**

That the staff report regarding the City of Rossland referral for a proposed 8 lot bare land strata at 1007 Mountain View Road, for the parcel legally described as Portion of Lot A Section 10 TWP 28 KD Plan EPP84853, the City of Rossland, be received.

### **Attachment**

1. Location Map (City of Rossland) and Proposed Site Plan (Applicant)

# Location Map



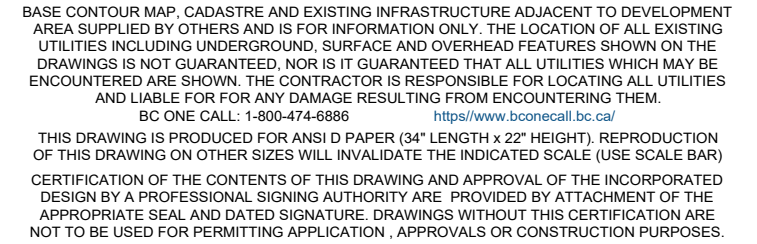
100 50 0 100 Meters



This map is a static output from the City of Rossland and is for general reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION, SURVEY OR BUILDING PURPOSES.

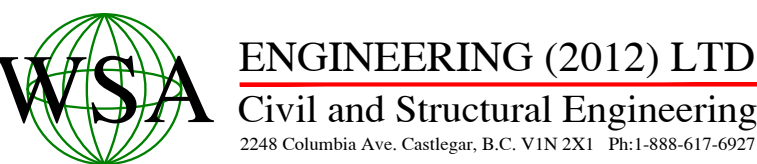
PORTION OF LOT A SECTION 10 TOWNSHIP 28  
KOOTENAY DISTRICT PLAN EPP84853

PORTION OF LOT A SECTION 10 TOWNSHIP 28  
KOOTENAY DISTRICT PLAN EPP84853



B	01/07/2020	SC	FOR CONSTRUCTION PERMIT	DS
A	01/06/2020	SC	FOR PRELIMINARY REVIEW	DS
Jo.	DD/MM/YYYY	BY	ISSUE	ENG.

No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE B		ENG.



RED MOUNTAIN VILLAGE  
ASH CRESCENT SUBDIVISION  
PORTION OF LOT A SECTION 10 TOWNSHIP 28 KOOTENAY  
DISTRICT PLAN EPP84853

LOCATION PLAN  
AND DRAWING INDEX

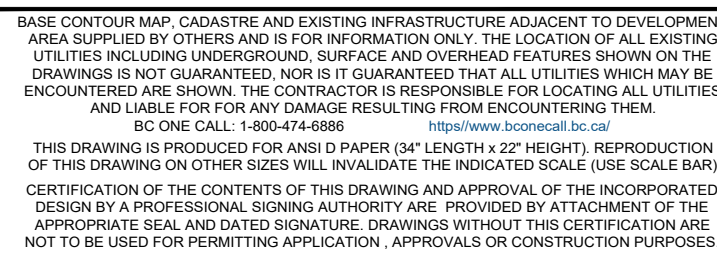
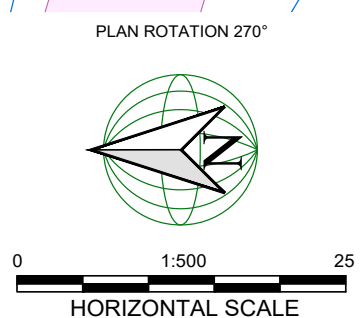


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DRAWN BY	DATE
SC	01/07/2020
CHECKED BY	DATE
DS	01/07/2020
APPROVED BY	DATE
DS	01/07/2020

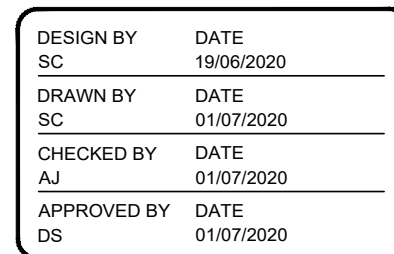
REFERENCE  
DRAWINGS

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FEET	C1	# IN SET 4
INCHES	B	REV. -

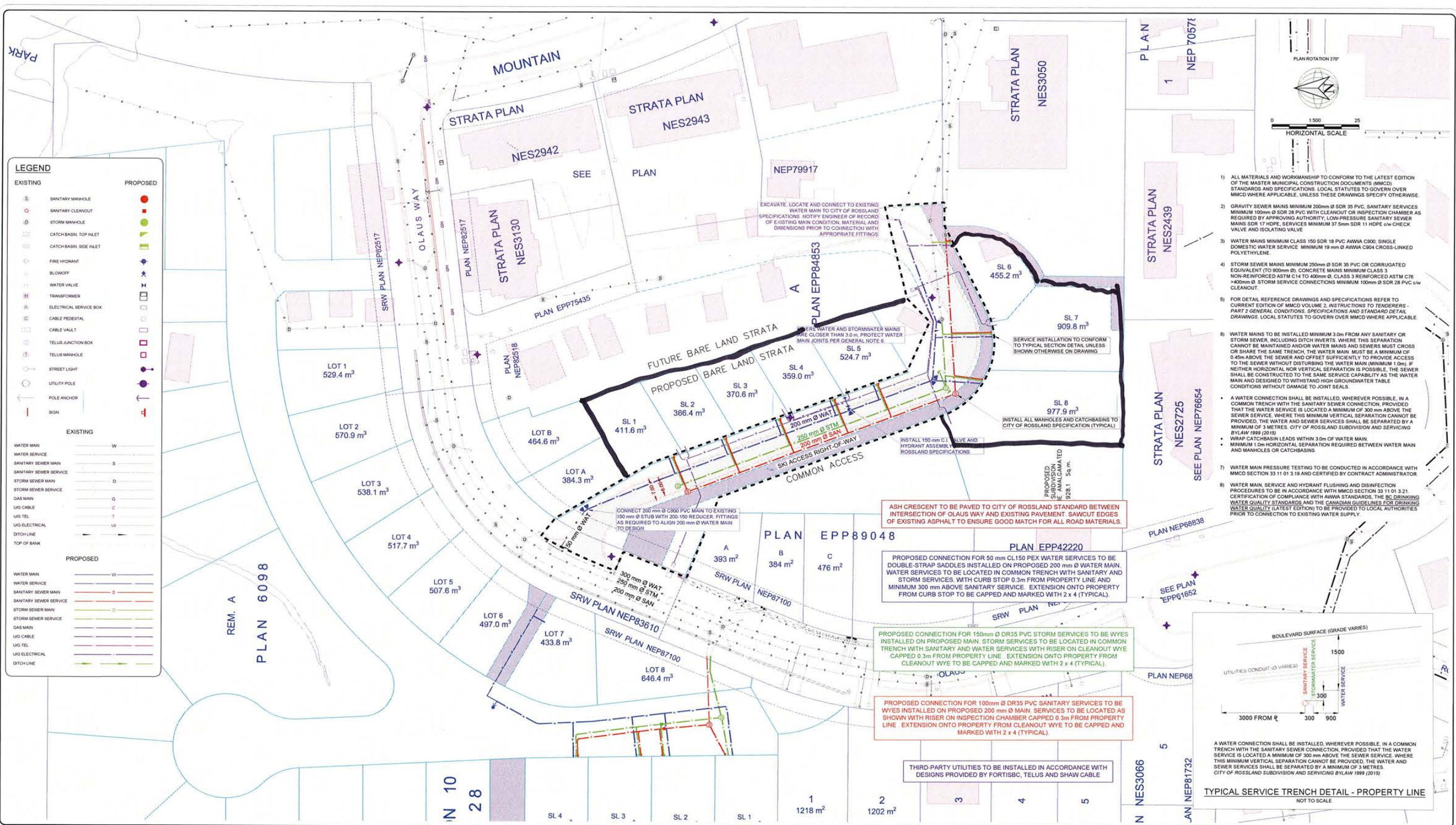
SETBACKS: FRONT - 4.0 m  
EXTERIOR SIDE - 3.0 m  
INTERIOR SIDE - 1.8 m  
REAR - 4.0 m



B	01/07/2020	SC	FOR CONSTRUCTION PERMIT		DS
A	18/06/2020	SC	FOR PRELIMINARY APPROVAL		DS
No.	DD/MM/YYYY	BY	ISSUE		ENG.



HOR. SCALE	1:500	VERT. SCALE	
PROJECT FILE No.	C19001-076		
SHEET	C2	# IN SET	4
ISSUE	B	REV.	



**WSA ENGINEERING (2012) LTD.**  
Civil and Structural Engineering  
2248 Columbia Ave. Castlegar, B.C. V1N 2X1 Ph: 1-888-617-6927

BASE CONTOUR MAP, CADASTRE AND EXISTING INFRASTRUCTURE ADJACENT TO DEVELOPMENT AREA SUPPLIED BY OTHERS AND IS FOR INFORMATION ONLY. THE LOCATION OF ALL EXISTING UTILITIES INCLUDING UNDERGROUND, SURFACE AND OVERHEAD FEATURES SHOWN ON THE DRAWINGS IS NOT GUARANTEED, NOR IS IT GUARANTEED THAT ALL UTILITIES WHICH MAY BE ENCOUNTERED ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND LIAISON FOR ANY DAMAGE RESULTING FROM ENCOUNTERING THEM.  
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THIS DRAWING IS PRODUCED FOR A1S (D) PAPER (24" LENGTH X 36" HEIGHT). REPRODUCTION OF THIS DRAWING ON OTHER SIZES WILL INVALIDATE THE INDICATED SCALE (USE SCALE BAR).  
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No.	DD/MM/YYYY	BY	REVISIONS FOR ISSUE B	ENG.

No.	DD/MM/YYYY	BY	ISSUE	ENG.
B	01/07/2020	SC	FOR CONSTRUCTION PERMIT	DS
A	18/06/2020	SC	FOR PRELIMINARY APPROVAL	DS

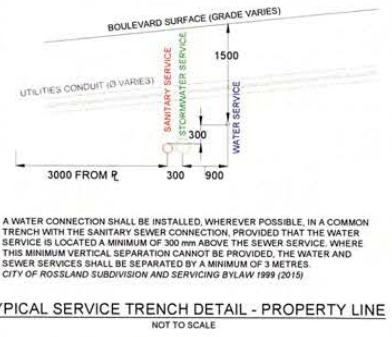


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SC	01/07/2020
CHECKED BY	DATE
AJ	01/07/2020
APPROVED BY	DATE
DS	01/07/2020

**ASH CRESCENT SUBDIVISION**  
ROSSLAND, BC  
PORTION OF LOT A SECTION 10 TOWNSHIP 28 KOOTENAY DISTRICT PLAN EPP84853  
**ASH CRESCENT SUBDIVISION**  
**STRATA SERVICING PLAN**

HOR. SCALE	1:500	VERT. SCALE	
PROJECT FILE No.	C19001-076		
SHEET	C3	# IN SET	4
ISSUE	B	REV.	

- 1) ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE LATEST EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) STANDARDS AND SPECIFICATIONS, LOCAL STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE, UNLESS THESE DRAWINGS SPECIFY OTHERWISE.
- 2) GRAVITY SEWER MAINS MINIMUM 200mm Ø SDR 35 PVC. SANITARY SERVICES MINIMUM 100mm Ø SDR 28 PVC WITH CLEANOUT OR INSPECTION CHAMBER AS REQUIRED BY APPROVING AUTHORITY. LOW-PRESSURE SANITARY SEWER MAINS SDR 17 HDPE, SERVICES MINIMUM 37.5mm SDR 11 HDPE c/w CHECK VALVE AND ISOLATING VALVE.
- 3) WATER MAINS MINIMUM CLASS 150 SDR 18 PVC AWWA C900; SINGLE DOMESTIC WATER SERVICE MINIMUM 19 mm Ø AWWA C904 CROSS-LINKED POLYETHYLENE.
- 4) STORM SEWER MAINS MINIMUM 250mm Ø SDR 35 PVC OR CORRUGATED EQUIVALENT (TO 300mm Ø). CONCRETE MAINS MINIMUM CLASS 3 NON-REINFORCED ASTM C14 TO 400mm Ø. CLASS 3 REINFORCED ASTM C78 >400mm Ø. STORM SERVICE CONNECTIONS MINIMUM 100mm Ø SDR 28 PVC c/w CLEANOUT.
- 5) FOR DETAIL REFERENCE DRAWINGS AND SPECIFICATIONS REFER TO CURRENT EDITION OF MMCD VOLUME 2, INSTRUCTIONS TO TENDERERS - PART 2 GENERAL CONDITIONS, SPECIFICATIONS AND STANDARD DETAIL DRAWINGS, LOCAL STATUTES TO GOVERN OVER MMCD WHERE APPLICABLE.
- 6) WATER MAINS TO BE INSTALLED MINIMUM 3.0m FROM ANY SANITARY OR STORM SEWER, INCLUDING DITCH INVERTS. WHERE THIS SEPARATION CANNOT BE MAINTAINED AND/OR WATER MAINS AND SEWERS MUST CROSS OR SHARE THE SAME TRENCH, THE WATER MAIN MUST BE A MINIMUM OF 0.45m ABOVE THE SEWER AND OFFSET SUFFICIENTLY TO PROVIDE ACCESS TO THE SEWER WITHOUT DISTURBING THE WATER MAIN (MINIMUM 1.0m). IF NEITHER HORIZONTAL NOR VERTICAL SEPARATION IS POSSIBLE, THE SEWER SHALL BE CONSTRUCTED TO THE SAME SERVICE CAPABILITY AS THE WATER MAIN AND DESIGNED TO WITHSTAND HIGH GROUNDWATER TABLE CONDITIONS WITHOUT DAMAGE TO JOINT SEALS.
  - A WATER CONNECTION SHALL BE INSTALLED, WHEREVER POSSIBLE, IN A COMMON TRENCH WITH THE SANITARY SEWER CONNECTION, PROVIDED THAT THE WATER SERVICE IS LOCATED A MINIMUM OF 300 mm ABOVE THE SEWER SERVICE. WHERE THIS MINIMUM VERTICAL SEPARATION CANNOT BE PROVIDED, THE WATER AND SEWER SERVICES SHALL BE SEPARATED BY A MINIMUM OF 3 METRES, CITY OF ROSSLAND SUBDIVISION AND SERVICING BYLAW 1999 (2015).
  - WRAP CATCHBASIN LEADS WITHIN 3.0m OF WATER MAIN AND MANHOLES OR CATCHBASINS.
- 7) WATER MAIN PRESSURE TESTING TO BE CONDUCTED IN ACCORDANCE WITH MMCD SECTION 33.11.01.3.18 AND CERTIFIED BY CONTRACT ADMINISTRATOR.
- 8) WATER MAIN, SERVICE AND HYDRANT FLUSHING AND DESINFECTING PROCEDURES TO BE IN ACCORDANCE WITH MMCD SECTION 33.11.01.3.21. CERTIFICATION OF COMPLIANCE WITH AWWA STANDARDS, THE BC DRINKING WATER QUALITY STANDARDS AND THE CANADIAN GUIDELINES FOR DRINKING WATER QUALITY (LATEST EDITION) TO BE PROVIDED TO LOCAL AUTHORITIES PRIOR TO CONNECTION TO EXISTING WATER SUPPLY.



Director Ali Grieve, Electoral Area 'A'		Grants-In-Aid 2020
Balance Remaining from 2019		437.00
2020 Requisition		41,576.00
Less Board Fee 2020		(1,651.00)
<b>Total Funds Available</b>		<b>\$ 40,362.00</b>

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
		Beaver Valley May Days Society	Return of Funds, event cancellation	(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	Routine Expenses	2,000.00
119-20	27-Feb	Beaver Valley Thrift Shop	Window Replacement	1,000.00
119-20	27-Feb	Kidney Walk, Kootenay West	Event Costs	100.00
119-20	27-Feb	Village of Fruitvale	Candy Cane Lane Event	1,500.00
			Remembrance Day Programs & Refreshments	500.00
119-20	27-Feb	Village of Fruitvale	Refreshments	500.00
119-20	27-Feb	West Kootenay Rebels U14B Girls Fastball	Expenses	500.00
119-20	27-Feb	Zone 6 BC Seniors Games	Athlete Training & Participation	500.00
134-20	11-Mar	JL Crowe Senior Boys Basketball	Provincial Championship Transportation	500.00
163-20	31-Mar	Beaver Valley Blooming Society	Plantings, Supplies for Community Areas	2,000.00
163-20	31-Mar	Beaver Valley Dynamic Aging Society	Sips & Sparkle	2,000.00
163-20	31-Mar	JL Crowe Secondary School	RDKB Area A Director's Memorial Award	750.00
185-20	16-Apr	United Way of Trail & District	Local Food Banks	2,500.00
217-20	30-Apr	Village of Fruitvale	Harvest Central Community Garden	1,500.00
	25-Jun	Beaver Valley X-Country Ski Club	Renovating Sno-Cat Garage & Sno-Cat Tracks	1,500.00
<b>Total</b>				<b>\$ 20,150.00</b>
<b>Balance Remaining</b>				<b>\$ 20,212.00</b>

Electoral Area 'B' /Lower Columbia-Old Glory		Grants-In-Aid 2020
Balance Remaining from 2019		511.41
2020 Requisition		30,693.00
Less Board Fee 2020		(1,075.00)
<b>Total Funds Available</b>		<b>\$ 30,129.41</b>

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	Roseland Society for Environmental Action	3D Portable Model of Cambridge Wetland/Violin Lake Area	1,000.00
119-20	27-Feb	Kidney Walk, Kootenay West	Event Costs	400.00
119-20	27-Feb	West Kootenay Rebels U14B Girls Fastball Team	Expenses	500.00
119-20	27-Feb	Zone 6 BC Seniors Games	Athlete Training & Participation	750.00
134-20	11-Mar	JL Crowe Senior Boys Basketball	Provincial Championship Transportation	500.00
134-20	11-Mar	West Kootenay Smoke N Steel Auto Club	Event Expenses	800.00
163-20	31-Mar	JL Crowe Secondary School	RDKB Area A Directors Memorial Reward	750.00
163-20	31-Mar	U14B West Kootenay Rebels	Equipment & Uniforms	1,000.00
185-20	16-Apr	Kate's Kitchen-The Salvation Army Trail	Hampers & Daily Lunches	1,000.00
185-20	16-Apr	United Way of Trail & District	Roseland & Trail Food Bank	1,500.00
229-20	13-May	Kootenay Columbia Leaning Centre	High School Graduate Bursary	750.00
229-20	13-May	West Kootenay Recreational Dirt Bike & ATV Society	Purchase of Grooming Equipment	3,750.00
252-20	28-May	Oasis Recreation Society	Storage Shed	672.37
359-20	23-Jul	Rivervale Recreation	Rivervale Park Awning	2,500.00
<b>Total</b>				<b>\$ 18,072.37</b>
<b>Balance Remaining</b>				<b>\$ 12,057.04</b>

Electoral Area 'C'/Christina Lake		Grants-In-Aid 2020
Balance Remaining from 2019		1,941.25
2020 Requisition		72,704.00
Less Board Fee 2020		(2,549.00)
<b>Total Funds Available</b>		<b>\$ 72,096.25</b>

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	Club Activities	500.00
119-20	27-Feb	Grand Forks ATV	Stewart & Gilpin Area Trail	10,000.00
134-20	11-Mar	Christina Lake Stewardship Society	Aquatic Invasive Species Billboard	2,436.00
185-20	16-Apr	Grand Forks Farmers Market	BC Farmers Market Nutrition Coupon Program	2,000.00
217-20	30-Apr	Boundary Community Food Bank	Funds Towards Food Budget	2,000.00
217-20	30-Apr	Christina Lake Arts & Artisans Society	Off Season Workshops & Classes Prep	2,000.00
229-20	13-May	Boundary Country Regional Chamber of Commerce	Regional Business Advocacy, Communications & Recovery Efforts	2,000.00
308-20	25-Jun	Christina Lake Tourism Society	Supporting Student Hours	2,482.00
308-20	25-Jun	Joan Hiram (Cops for Kids)	Refreshments & Donation for RCMP Cops for Kids Bicycle Tour	1,000.00
359-20	23-Jul	Christina Lake Boat Access Society	Annual Dump Day	400.00
	27-Aug	Christina Lake Arts & Artisans Society	Offset Lost Revenue Due to Covid	3,500.00
<b>Total</b>				<b>\$ 34,318.00</b>
<b>Balance Remaining</b>				<b>\$ 37,778.25</b>

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)
<b>Total Funds Available</b>		<b>\$ 71,144.50</b>

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	Club Activities	500.00
86-20	12-Feb	Grand Forks Art Gallery Society	Replacement Computer Workstations	5,000.00
119-20	27-Feb	Boundary Girls Fastpitch	Ongoing costs	250.00
119-20	27-Feb	Zone 6 BC Seniors Games	Athlete Training & Participation	300.00
134-20	11-Mar	Grand Forks ATV	Trails Reconstruction	5,000.00
185-20	16-Apr	Boundary Museum Society	Strategic Planning Project	5,000.00
185-20	16-Apr	Grand Forks Farmers Market	BC Farmers Market Nutrition Coupon Program	5,000.00
217-20	30-Apr	Boundary Community Food Bank	Funds Towards Food Budget	2,000.00
229-20	13-May	Boundary Country Regional Chamber of Commerce	Regional Business Advocacy, Communications & Recovery Efforts	2,900.00
359-20	23-Jul	Boundary Historical Society	Phoenix Pioneer Cemetery	2,000.00
359-20	23-Jul	Kettle Valley Food Coop	Local Food Producer Profiles	1,500.00
<b>Total</b>				<b>\$ 39,450.00</b>
<b>Balance Remaining</b>				<b>\$ 31,694.50</b>

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)
<b>Total Funds Available</b>			<b>\$</b>	<b>135,980.63</b>

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	200.00
86-20	12-Feb	Village of Midway	Spreader for Road Rescue Vehicle Extrication	5,000.00
134-20	11-Mar	West Boundary Community Services Co-Op Association	Start-up Legal Costs	537.60
134-20	11-Mar	West Boundary Community Services Co-Op Association	Destination BC Tourism Training	805.35
134-20	11-Mar	West Boundary Community Services Co-Op Association	Destination BC Visitor Centre Training	1,502.00
163-20	31-Mar	Boundary Woodlot Association	Emergency Preparedness Fair	1,037.04
163-20	31-Mar	Kettle River Lions Club	Food for Emergency Preparedness Fair	552.00
163-20	31-Mar	West Boundary Community Services Co-Op Association	Development of Riverside Centre Website	5,000.00
163-20	31-Mar	West Boundary Sustainable Foods & Resources Society	Catering for Emergency Preparedness Fair	284.00
185-20	16-Apr	Rock Creek Community Medical Society	Medical Centre Washer/Dryer	1,642.02
217-20	30-Apr	Trails to the Boundary Society	Riverside Centre Office Furniture	2,500.00
217-20	30-Apr	Trails to the Boundary Society	West Boundary Connect Website Costs	2,000.00
229-20	13-May	Big White Mountain Community Development Association	Additional Bookkeeping Expenditures	2,500.00
229-20	13-May	Big White Mountain Community Development Association	Insurance Expenditure Funding	2,875.00
252-20	28-May	West Boundary Community Services Co-operative Association	Directors & Officers Insurance for the Board	558.00
252-20	28-May	West Boundary Community Services Co-operative Association	Property Insurance for Riverside Centre	4,520.00
252-20	28-May	West Boundary Community Services Co-operative Association	Office Furniture	655.87
273-20	10-Jun	Trails to the Boundary Society	2020 Admin & Quick Books	862.00
	27-Aug	West Boundary Community Services Coop	Start Up Costs for Visitors Info Booth	1,500.00
	27-Aug	West Boundary Community Services Coop	Blinds for Boardroom at Riverside Centre	1,057.70
<b>Total</b>			<b>\$</b>	<b>47,366.14</b>
<b>Balance Remaining</b>			<b>\$</b>	<b>88,614.49</b>

<p align="center"><b>Regional District of Kootenay Boundary</b>  <b>Status Report - Gas Tax Agreement</b>  <b>September 3, 2020</b></p>
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**Revenue:**

Area A	\$ 1,297,865.68
Area B	\$ 966,361.64
Area C	\$ 943,860.54
Area D	\$ 2,177,929.01
Area E	\$ 1,441,226.43

TOTAL AVAILABLE FOR PROJECTS

**\$ 6,827,243.30****Expenditures:**

Area A	\$ 709,155.48
Area B	\$ 723,137.75
Area C	\$ 591,210.17
Area D	\$ 837,360.54
Area E	\$ 994,367.47

TOTAL SPENT OR COMMITTED

**\$ 3,855,231.41****TOTAL REMAINING****\$ 2,972,011.89**

Earmarked Funding (All Areas)

\$ 105,000.00

**TOTAL UNCOMMITTED REMAINING****\$ 2,867,011.89**

**Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
September 3, 2020**

**A**

**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
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**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
158-20	Beaver Valley Golf & Recreation Society (Lighting Upgr	Funded	3,750.00
		Pending or	
	Beaver Valley Golf & Recreation Society (Lighting Upgr	Committed	1,250.00

TOTAL SPENT OR COMMITTED

\$ 709,155.48
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TOTAL REMAINING

\$ 588,710.20
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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

\$ 488,710.20
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Regional District of Kootenay Boundary  
Status Report - Gas Tax Agreement  
September 3, 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)	Completed		70,000.00
601-19	Silver City Trap Club (Develop Wheel Chair Access)	Completed		24,900.00
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		\$ 1,340,568.47



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)	Completed	40,849.73
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, 225-20	Kettle Wildlife Association (Safety upgrades & Increased Capacity)	Funded	7,514.33
	Kettle Wildlife Association (Safety upgrades & Increased Capacity)	Pending or Committed	4,076.75
159-20	Westbridge Recreation Society (Construction of New Building Increase)	Completed	4,289.64
182-20	Rock Creek & Boundary Fair Association (Construction of multi-purpose structure)	Funded	16,060.62
	Rock Creek & Boundary Fair Association (Construction of multi-purpose structure)	Pending or Committed	5,353.55
TOTAL SPENT OR COMMITTED			\$ 994,367.47
TOTAL REMAINING			\$ 446,858.96
Earmarked Funding:			
62-19	Westbridge Recreation Society	Resolution of Support	\$ 5,000.00
TOTAL UNCOMMITTED REMAINING			\$ 441,858.96



Regional District of  
Kootenay Boundary

## Staff Report

**Date:** September 10, 2020      **File** PD-Admin-Work Plans  
**To:** Chair Grieve and members of the Electoral Area Services Committee  
**From:** Donna Dean, Manager of Planning and Development  
**Re:** Work Plan Update and 2021 Look Ahead for the Planning and Development Service (Service #005)

### Issue Introduction

The purpose of this report is to provide a progress update for the 2020 Work Plan and a look ahead to projects and priorities for 2021.

### Background Information Provided

The Board of Directors approved the Work Plan in the spring and an update was provided at your May meeting. A number of projects were placed on hold in May when our Planner moved on to another organization. With all positions now filled, including the return of our Senior Planning Technician, we will be able to move projects forward.

### Status of 2020 Projects

The table below includes the status of each of the projects in the approved Work Plan:

2020 Project name	Budget (Est)/to date	September 2020 Status
<b>Completed:</b>		
Climate Action Initiative – Weather Station Networking	\$32,000/\$32,000	Identification of Climate station gaps is complete.
<b>Objective to be Completed by End of 2020:</b>		
Housing Needs Report – Regional District Wide	\$147,000	To be completed by November 2020. Public consultation is complete and the consultant is drafting the report.
Bylaw Adjudication Process	\$15,000	Our solicitor has provided a draft ticketing bylaw.
Fees and Procedures Bylaw – Addition of liquor & cannabis to procedures	NA	The review will also consider how ALR exclusions can be incorporated into our fees and procedures.

2020 Project name	Budget (Est)/to date	September 2020 Status
Heritage Designation - Cascade Cemetery; will be completed when time is available in 2020	NA	There has been an additional request for heritage designation of the Franklin trail up the Granby.
<b>Projects to Carry Forward to 2021</b>		
Bridesville Land Use Plan	NA	Legal review of the draft Plan has been completed. The suggested changes will be incorporated into the Plan prior to presentation to the public.
Area C/Christina Lake OCP Review	NA	Work on this project has been on hold, but work can now resume.
Big White Master Plan review	NA	The resort management branch of FLNRORD invited planning staff to a meeting in July and requested names of potential participants on a Technical Advisory Committee.
Big White OCP Review	NA	Will be initiated following completion of the Bridesville Land Use Plan and ideally in conjunction with the Master Plan review
Big White OCP and Zoning regarding retaining walls; intensive residential development permit guidelines and phased developments.	NA	On hold, but could resume this fall.
Housing Strategies – Collaboration with Rural Development Institute	\$60,000 plus \$45,000 salary for GIS Technician from RDI	Scheduled completion date is March 31, 2021. Funds provided by the Rural Development Institute.
Poverty Reduction Plan for the Boundary - UBCM Grant; February 28, 2020; funding dependent	\$100,000	RFP closes September 15, 2020.
Agriculture and Food Security Plan - Lower Columbia	\$50,000	Preliminary meeting of interested parties is being held the week of September 7th.

### Preliminary 2021 Work Plan and Projects

The table below includes additional items, not currently budgeted, that the Board may want to consider for 2021. No other major changes to the budget are anticipated.

2021 Project	Description	Budget (if available)
First Nations Referrals	Planning staff refer new and revised OCP bylaws and OCP amendment bylaws to First Nations as part of the approval process. Some, but not all, First Nations forward an invoice and request payment prior to reviewing the referral.	The Province has advised us that we are not obliged to pay the invoice and to date we have not because it's not included in the budget. The Board may want to consider adding a line item to help build our relations with our First Nations communities. We send between 4 and 5 referrals per year to First Nations. The invoices from the one band are \$500 so approximately \$2500 would be required.
GIS Review	Staff would like to consider engaging a consultant to further modernize our existing web application and move it in-house rather than having it hosted off-site. The migration to in-house would allow staff to be more responsive to the needs of the organization would result in long-term savings for off-site hosting.	Consultant costs are estimated to be \$40,000.

### Advancement of Strategic Planning Goals

The work plan for the Planning and Development Service meets the Board of Director's Strategic Priorities as described below:



Environmental Stewardship/Climate Preparedness



Exceptional Cost Effectiveness and Efficient Services



Responding to Demographic/Economic/Social Change



Improve and Enhance Communication

**Recommendation(s)**

That the Electoral Area Services Committee receive the September 10, 2020 staff report titled 'Work Plan Update and 2021 Look Ahead for the Planning and Development Department Service'.



## STAFF REPORT

**Date:** August 25, 2020 **File**  
**To:** Electoral Area Services Committee  
**From:** Mark Daines, Manager of Facilities  
 and Recreation  
**Re:** September 2020 – Work Plan update  
 and 2021 look-a-head for  
**“Regional Parks & Trails Services  
 – EA ‘B’ /Lower Columbia/Old  
 Glory (014)”**

### Issue Introduction

To provide a progress update for the 2020 Work Plan and a look ahead for consideration to projects and priorities for 2021.

### Background Information Provided

Area B is in the process of upgrading and creating new recreational opportunities and services within its boundary. Many of its recreation assets have either needed freshening up, replaced or newly created. Some of the TRP Funds that were contributed to Trail’s recreation services are being used to complete capital projects in Area B.

### Implications

Upgrading and construction of these capital projects enhance the quality of living and allow for greater use of our outdoor space during this time of the pandemic.

## 2020 Work Plan and Projects

The following are a list of projects that have been completed in 2020.

**2020 Projects**

Strategic Priority	Project name	Days to complete	Internal/External	Budget (Est)	Completed	Actual	Risk/priorit
 	Pickleball Courts - Genelle Community Park	30	Both	\$93,000	Yes	79,597	Medium
 	Disc Golf Course - Oasis Community Park	30	Both	\$30,000	Yes	27,513	Medium
  	Facility Upgrades - Oasis Community Hall	30	Both	\$26,208	Yes	25,875	Medium
 	Facility Upgrades - Rivervale Park	21	External	\$10,500	Yes	2,500	Medium
 	Asset Management Planning (Data Gathering)	10	Internal	N/A	Yes	N/A	Low
 	Playground Upgrade - Oasis	20	External	\$13,000	Pending		Medium

## 2021 Work Plan and Projects

The following are a list of projects and priorities currently proposed for 2021.

The projects presented below will inform the general 2021 budget preparations for presentation in October 2020.

Proposed Project	Description	Provisional Budget (if available)
Oasis Parking Lot	New paving and drainage of parking lot	\$40,000
Casino Pickleball Court	Construction of new court w fencing and resurfacing of existing court.	\$50,000
Rivervale Park	Roof replacement of storage shed	\$7,200
Genelle Hall	Bocce Ball Court	\$4,500

## Advancement of Strategic Planning Goals



Responding to Demographic/Economic/Social Change

## Alternatives

*None*

**Recommendation(s)**

**That,** the Electoral Area Services Committee receive the September 2020 Work Plan Update Report and proposed 2021 projects for the Regional Parks & Trails Services – EA 'B' /Lower Columbia/Old Glory (014) as presented to the Committee on September 2, 2020.

**STAFF REPORT**

**Date:** 10 Sep 2020 **File**  
**To:** **Chair Worley and Electoral Area Services Committee**  
**From:** Goran Denkovski, Manager of Infrastructure and Sustainability  
**Re:** September 2020 Work Plan Update – Area 'D'/Rural Grand Forks – Regional Parks and Trails Service (045)

**Issue Introduction**

A Staff Report from Goran Denkovski, Manager of Infrastructure and Sustainability regarding an update on the 2020 Area 'D'/Rural Grand Forks – Regional Parks and Trails Service (045) Workplan.

**History/Background Factors**

The RDKB Service Workplans are developed by RDKB Managers during the annual budgeting process and prior to the adoption of the Financial Plan at the end of March. Workplans for Solid Waste, Protective Services (Emergency Preparedness) and Finance services and subsequent reporting are presented directly to the RDKB Board of Directors. Workplans for the remaining RDKB services are submitted to the individual (Board) Committees.

Staff are required to provide updates on the Workplans in May, September, November and January.

**2020 Area 'D'/Rural Grand Forks – Regional Parks and Trails Service (045)  
Workplan – May 2020 Update**

Service Name	Project	Budget	Status
045	Rip Rap Phase 2	\$120,000	Staff are applying for the ICIP Rural and Northern Communities Grant. Project will

			be moved to 2021.
045	Asset Management	\$0	This project is with Finance Department

### **Implications**

#### Operational Service Level Impacts – COVID-19

Covid-19 and the requirements for physical (social) distancing will not have impacts on the 2020 045 Workplan. The spillway required additional monitoring due to first year of operation.

### **Advancement of Strategic Planning Goals**

We will review and measure service performance and we will continue to focus on good management and governance.

### **Background Information Provided**

N/A

### **Alternatives**

1. That the RDKB Electoral Area Services Committee receive the 2020 Workplan Update Report.
2. That the RDKB Electoral Area Services Committee not receive the 2020 Workplan Update report.

### **Recommendation(s)**

That the RDKB Electoral Area Services Committee receive the 2020 Area 'D'/Rural Grand Forks – Regional Parks and Trails Service (045) Workplan Update Report.



## STAFF REPORT

**Date:** September 2, 2020 **File**  
**To:** Electoral Area Services Committee  
**From:** Joe Geary – Fire Chief, Christina Lake  
 Fire Rescue  
**Re:** September 2020 – Work Plan Update  
 and 2021 Look-a-Head for *Christina  
 Lake Fire Rescue*

### Issue Introduction

To provide a progress update for the 2020 Work Plan and a look ahead for consideration to projects and priorities for 2021.

### Background Information Provided

The RDKB Service Work Plans are developed by RDKB Managers during the annual budgeting process and prior to the adoption of the Financial Plan at the end of March. Work Plans for Solid Waste, Protective Services (Emergency Preparedness) and Finance services and subsequent reporting are presented directly to the RDKB Board of Directors. Workplans for the remaining RDKB services are submitted to the individual (Board) Committees.

Staff are required to provide updates on the Work Plans in May, September, November and January.

### Implications

#### Marine Engine 361

Project completed on June 30, 2020 and officially in service July 10, 2020. We have seven members who completed training to meet with Transport Canada Regulations for a commercial vessel.

#### Tender Replacement

Project was put on hold in the spring due to COVID-19; however, the RFP has been created and has been submitted to BC Bid with a closing date of September 29, 2020. The expected delivery date will be September 2021.

**2020 Christina Lake Fire Rescue (051) Workplan – September 2020 Update**

Service Name	Project	Budget	Status
Christina Lake Fire Rescue	Marine Engine 361	\$25,000.00 100% spent	In Service
Christina Lake Fire Rescue	Replacement - Tender 361	\$285,000.00 Forecast 30% costs before year end	Delay caused by COVID-19 RFP Submitted

**2021 Work Plan and Projects**

The following are a list of projects and priorities currently proposed for 2021. The projects presented below will inform the general 2021 budget preparations for presentation in October 2020.

Proposed Project	Description	Provisional Budget (if available)
<b>Replacement Tender 361</b>	Replacement outdated Apparatus Carry over from 2020 project	\$285,000
<b>Building Upgrades</b>	Building is 25 years old and has not received any preventative maintenance or upgrades (heating system, plumbing, electrical)	Awaiting Quotes
<b>SCBA Cascade System</b>	Current cascade system is currently 35 years old and has exceeded its life expectancy	\$40,000
<b>Truck Bay Exhaust System</b>	An exhaust system is required to meet with WorkSafe BC Regulations	\$15,000
<b>Command Vehicle</b>	Current command vehicle is at 13 years old and high mileage.	\$90,000 estimate

**Advancement of Strategic Planning Goals**

We will review and measure service performance and we will continue to focus on good management and governance.



Exceptional Cost Effectiveness and Efficient Services

**Alternatives**

1. That the RDKB EAS Committee receive the September 2020 Work Plan Update Report.
2. That the RDKB EAS Committee not receive the September 2020 Work Plan Update Report.

**Recommendation(s)**

That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the September 2020 Work Plan update and 2021 look ahead report, for the Christina Lake Fire Department, as presented to the committee on September 10<sup>th</sup>, 2020.



**Regional District of  
Kootenay Boundary**

## **STAFF REPORT**

**Date:** September 1<sup>st</sup>, 2020 **File**  
**To:** Electoral Area Services Committee  
**From:** James Chandler – General Manager  
 Operations  
**Re:** September 2020 Work Plan update and 2021  
 look ahead for the Beaverdell Fire Service.

### **Issue Introduction**

The purpose of this report is to provide an update on the 2020 Beaverdell Fire Protection Service Workplan and look ahead to 2021 priorities.

### **History/Background Factors**

The RDKB Service Workplans are developed by RDKB Managers during the annual budgeting process and prior to the adoption of the Financial Plan at the end of March. Workplans for Solid Waste, Protective Services (Emergency Preparedness) and Finance services and subsequent reporting are presented directly to the RDKB Board of Directors. Workplans for the remaining RDKB services are submitted to the individual (Board) Committees.

Staff are required to provide updates on the Workplans in May, September, November and January.

### **2020 Beaverdell Fire Protection Service (053) Workplan – September 2020 Update**

Service Name	Project	Budget	Status
Beaverdell Fire Protection Service	Asset Management	Unallocated	A building assessment and review of assets was completed in August by J.Chandler and D.Jamison. Data and equipment inventories will continue with plans to complete an overview of asset liabilities to coordination with the RDKB complete Asset Management Investment Plans this year.

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*Page 1 of 2*

*Staff Report-2020 Beaverdell Fire Protection Service Workplan Update and 2021 look ahead  
 EAS Committee, Sept 10<sup>th</sup> 2020*

## 2021 Work Plan and Projects

The following are a list of projects and priorities currently proposed for 2021. The projects presented below will inform the general 2021 budget preparations for presentation in October 2020.

Proposed Project	Description	Provisional Budget (if available)
Purchase of new tender / engine	The existing tender is past recommended service life per FUS requirements and over 20 years old. Replacement is due to maintain standards and functional service.	\$275,000 estimate
Purchase and installation of new SCBA compressor	The existing compressor is approx. 25 years old with many serviceable parts now obsolete. The unit is function but should be replaced as part of good practice in asset management, ensuring that critical equipment for life safety is functional and serviceable.	\$25,000 estimate

## Advancement of Strategic Planning Goals

We will review and measure service performance, and we will continue to focus on good management and governance.



Exceptional Cost Effectiveness and Efficient Services

## Alternatives

1. That the RDKB EAS committee receive the September 2020 Workplan Update Report
2. That the RDKB EAS committee do not receive the September 2020 Workplan Update report.

## Recommendation(s)

That the Regional District of Kootenay Boundary Electoral Area Service Committee receive the September 2020 Work Plan update and 2021 look ahead report, for the Beaverdell Fire Service, as presented to the committee on September 10<sup>th</sup>, 2020.



**Regional District of  
Kootenay Boundary**

## **STAFF REPORT**

**Date:** September 1, 2020  
**To:** Chair Grieve and Electoral Area Services  
 Committee Directors  
**From:** Fire Chief Chris Cormack  
**Re:** September 2020 Work Plan update and 2021  
 look ahead for the Big White Fire Department

**File**

### **Issue Introduction**

The purpose of this report is to provide an update on the 2020 RDKB Big White Fire Department Work Plan and look ahead to 2021 priorities.

### **History/Background Factors**

The RDKB Service Work Plans are developed by RDKB Managers during the annual budgeting process and prior to the adoption of the Financial Plan at the end of March. Work Plans for Solid Waste, Protective Services (Emergency Preparedness) and Finance services and subsequent reporting are presented directly to the RDKB Board of Directors. Workplans for the remaining RDKB services are submitted to the individual (Board) Committees.

Staff are required to provide updates on the Work Plans in May, September, November and January.

### **2020 "RDKB Big White Fire Department" (054) Work Plan – September 2020 Update**

Service Name	Project	Budget	Status
RDKB Big White Fire Department	New Ladder Truck	Budget - \$1,184,694 Funds spent to date \$733,570	Final inspection in August noted a number of deficiencies. Those deficiencies are currently being addressed. Anticipated delivery to Big White September June 2020
	Building Envelope Upgrade and Truck Bay Extension	Original Budget - \$200,000 Added \$60k, July 2020, total \$260k budget Fund spent to date \$21,726	Construction began at the end of July. The raising of the truck bay interior ceiling and exterior upgrade are well underway. Anticipated completion for this project is end of October.

*Page 1 of 3*

*Staff Report-"RDKB Big White Fire Department". 2020 Workplan Update - September  
 Regional District of Kootenay Boundary Electoral Area Services Committee Sept 10, 2020*

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### 2021 Work Plan and Projects

The following are a list of projects and priorities currently proposed for 2021.

The projects presented below will inform the general 2021 budget preparations for presentation in October 2020.

Proposed Project	Description	Provisional Budget (if available)
Purchase of new Rescue Truck	The existing Rescue Truck was purchased used and at 19 years old is past the end of its recommended service life. NPFA 1901 and ULC recommend that frontline fire apparatus be replace at 15 years. Replacement is due to maintain costs and functional service.	\$250,000 estimate
Purchase and installation of new building sign and flagpoles	The existing sign and flagpoles are badly weathered and the sign posts are beginning to rot. In keeping with the upgrade to the building exterior and to represent the RDKB well it is important replace this sign and flagpoles.	.\$15,000 estimate
Purchase two new bay doors	This will complete the building envelope upgrade from 2020.	\$50,000 estimate

### Implications

#### Operational Service Level Impacts – COVID-19.

Normal operations of the Big White Fire Department continue.

Work Experience Program 19 (WEP) members arrived June 1, 2020 and have begun an extensive training program. Paid on call members, WEP and career staff continue to complete daily duties, train and respond to emergencies.

Medical response protocols have been updated to meet BC Emergency Health Service requirements. Appropriate PPE has been acquired and is in good supply.

Inspections of properties and weekly training at the hall have been reinstated. Members are currently training in smaller groups following the recommendations of WorkSafe BC and the Fire Chiefs Association of BC. Our Fire Prevention Officer is once again completing fire inspections of businesses, commercial and multi-residential properties.

Members continue to self-monitor for symptoms of COVIC-19, practice social distancing and follow the recommendations of the Provincial Health Officer to maintain a safe workplace.

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*Page 2 of 3*

*Staff Report-"RDKB Big White Fire Department". 2020 Workplan Update - September  
Regional District of Kootenay Boundary Electoral Area Services Committee Sept 10, 2020*

Summer cleaning and maintenance continues as planned.

### **Advancement of Strategic Planning Goals**

We will review and measure service performance and we will continue to focus on good management and governance.



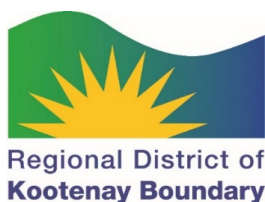
Exceptional Cost Effectiveness and Efficient Services

### **Alternatives**

1. That the RDKB EAS Committee receive the September 2020 Work Plan Update Report.
2. That the RDKB EAS Committee not receive the September 2020 Work Plan Update Report.

### **Recommendation(s)**

That the Regional District of Kootenay Boundary Electoral Area Services Committee receive the September 2020 Work Plan update and 2021 look ahead report, for the Big White Fire Department, as presented to the committee on September 10<sup>th</sup>, 2020.

**STAFF REPORT**

**Date:** September 10, 2020 **File** ES – Milfoil  
**To:** Chair Grieve and Electoral Area Services Committee  
**From:** Janine Dougall, General Manager of Environmental Services  
**Re:** September 2020 Work Plan Update and 2021 Proposed Projects – Noxious Weed Control – Christina Lake Milfoil Service (091)

**Issue Introduction**

To provide a progress update for the 2020 Noxious Weed Control – Christina Lake Milfoil Service (091) Work Plan and a look ahead for consideration to projects and priorities for 2021.

**History/Background Factors**

The RDKB Service Work Plans are developed by RDKB Managers during the annual budgeting process and prior to the adoption of the Financial Plan at the end of March. Work Plans for Solid Waste, Protective Services (Emergency Preparedness) and Finance services and subsequent reporting are presented directly to the RDKB Board of Directors. Work Plans for the remaining RDKB services are submitted to the individual (Board) Committees.

Staff are required to provide updates on the Work Plans in May, September, November and January.

**Implications**

The following table provides an update for the projects outlined in the 2020 Work Plan.

**2020 Noxious Weed Control – Christina Lake Milfoil Work Plan – September 2020 Update**

Service Name	Project	Budget	Status
<b>Noxious Weed Control -Christina Lake Milfoil – Service 091</b>	Boat Motor Replacement	\$40,000 Cost \$5,000 Trade-In Value	Complete Two new 150HP Mercury boat motors have been installed on the boat "Foiled Again" Estimated actual costs: \$40,921 \$6,000 Trade-In Value

Page 1 of 3

Staff Report-2020 "Noxious Weed (Milfoil) Control Service (091)" Work Plan Update  
EAS Meeting September 10, 2020

<b>Noxious Weed Control -Christina Lake Milfoil – Service 091</b>	Breathing Regulator Replacement	\$6,000	Complete New breathing regulators have been delivered for use by dive crew for the 2020 season. Actual costs: \$3,509.51 (including applicable taxes)
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## 2021 Work Plan and Projects

The following are a list of projects and priorities currently proposed for 2021. The projects presented below will inform the general 2021 budget preparations for presentation in October 2020.

### 2021 Proposed Christina Lake Milfoil Projects

Service Name	Project	Budget	Description
<b>Noxious Weed Control -Christina Lake Milfoil – Service 091</b>	Investigate Alternative Milfoil Control Methodologies	Unknown	Bubble Diffuser System/ Benthic Barrier Deployment Both potential alternate control methodologies will require investigation into the viability/applicability of the technology and regulatory approvals before potential pilot project implementation

#### *Relationship of Project to Board Priorities:*



The investigation into other potential methodologies for milfoil management in Christina Lake is related to the provision of "Exceptional Cost Effective and Efficient Services".

## Advancement of Strategic Planning Goals

We will review and measure service performance and we will continue to focus on good management and governance.

## Background Information Provided

None

## Alternatives

1. That the Electoral Area Services Committee receive the September 2020 work plan update and 2021 proposed projects report for the Noxious Weed Control – Christina Lake Milfoil – Service 091 as presented to the Committee on September 10, 2020.
2. That the Electoral Area Services Committee not receive the September 2020 work plan update and 2021 proposed projects report for the Noxious Weed Control – Christina Lake Milfoil – Service 091 as presented to the Committee on September 10, 2020.

**Recommendation(s)**

That the Electoral Area Services Committee receive the September 2020 work plan update and 2021 proposed projects report for the Noxious Weed Control – Christina Lake Milfoil – Service 091 as presented to the Committee on September 10, 2020.