

Kootenay Boundary

Electoral Area Services Committee

Thursday, June 10, 2021 - 10:30 am

Via Zoom Online Video Conference

Zoom Meeting Details https://zoom.us/j/98037327056?pwd=eTFZVUdwQWNrSXp0Ymt0RzIVeUc0UT09

> Meeting ID: 980 3732 7056 Passcode: 554703 1-778-907-2071

AGENDA

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

a) We acknowledge and appreciate that the land on which we gather is the converging, traditional and unceded territory of the Syilx, Secwepemc, Sinixt and Ktunaxa Peoples as well as the Metis Peoples whose footsteps have also marked these lands.

3. ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

a) June 10, 2021

Recommendation: That the June 10, 2021 Electoral Area Services Committee meeting agenda be adopted as presented.

4. <u>MINUTES</u>

a) May 13, 2021 Electoral Area Services Committee - 13 May 2021 - Minutes - Pdf

Recommendation: That the May 13, 2021 Electoral Area Services Committee meeting minutes be adopted as presented

5. <u>CONSENT AGENDA</u>

a) The items appearing on the Consent Agenda, which may present a conflict of interest for Directors and/or items which the Committee wishes to discuss must be removed from the Consent Agenda and considered separately.

6. **DELEGATIONS**

7. UNFINISHED BUSINESS

8. <u>NEW BUSINESS</u>

a) Deidra and Donald Lawrence RE: Zoning Amendment

6030 Whitehall Road, Electoral Area D/Rural Grand Forks RDKB File: D-184-02002.000 2021-06-01-Lawrence Zn EAS

Recommendation: That the application submitted by Donald Kent Lawrence and Deidra Jolie Lawrence, to amend *Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1675* to permit a second dwelling in the form of a manufactured home on the property legally described as Lot 2, Plan KAP3063, DL 184, Similkameen Division of Yale Land District, be denied.

b) Dustin and Cassandra Kaufman RE: MOTI Subdivision

20 Smoker Road, Electoral Area E/West Boundary RDKB File: E-472s-02942.125 2021-06-10 Kaufman MOTI EAS

Recommendation: That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed three lot conventional subdivision, for the parcel legally described as Lot A, Plan KAP30575, District Lot 472S, Similkameen Division of Yale Land District, located in Electoral Area 'E'/West Boundary be received.

c) Residential Flexibility in the ALR 2021-06-10 Residences ALR

Recommendation: That the staff report regarding Residential Flexibility in the Agricultural Land Reserve be received; and further

that staff follow up with a more detailed report when the Province changes the legislation.

d) Fireworks Bylaw Discussion

e) Bylaw Enforcement Update Bylaw Enforcement Statistics Date ending May 31 2021

Recommendation: That the Bylaw Enforcement update be received.

f) Gas Tax Report

Gas Tax Agreement EA Committee (May 31, 2021)

Recommendation: That the Gas Tax report be received.

g) Grant in Aid Report

Grant in Aid Report

Recommendation: That the Grant in Aid report be received.

9. <u>LATE (EMERGENT) ITEMS</u>

10. DISCUSSION OF ITEMS FOR FUTURE AGENDAS

11. CLOSED (IN CAMERA) SESSION

12. ADJOURNMENT



Electoral Area Services Committee Minutes

10:30 a.m. Thursday, May 13, 2021 Via ZOOM online meeting

Committee members present:

Director A. Grieve, Chair – Electoral Area A Director L. Worley, Electoral Area B/Columbia-Old Glory Director G. McGregor, Vice-Chair – Electoral Area C/Christina Lake Director D. O'Donnell, Electoral Area D/Rural Grand Forks Director V. Gee, Electoral Area E/West Boundary

Staff present:

- M. Andison, Chief Administrative Officer
- D. Dean, Manager of Planning and Development
- F. Phillips, Senior Energy Specialist
- F. Maika, Corporate Communications Officer
- M. Ciardullo, Recording Secretary

CALL TO ORDER

Chair Grieve called the meeting to order at 10:30 am

LAND ACKNOWLEDGEMENT

We acknowledge and appreciate that the land on which we gather is the converging, traditional and unceded territory of the Syilx, Secwepemc, Sinixt and Ktunaxa Peoples as well as the Metis Peoples whose footsteps have also marked these lands.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

May 13, 2021

Two items were added to Section 9 - Late (Emergent) Items -Changes to ALC Housing Regulations. -Adding Gas Tax summary report back to EAS committee

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Moved / Seconded

That the May 13, 2021 Electoral Area Services committee agenda be adopted as amended.

Carried.

MINUTES

April 21, 2021

Moved / Seconded

That the April 21, 2021 Electoral Area Services committee minutes be adopted as presented.

Carried.

CONSENT AGENDA

DELEGATIONS

There were no delegations in attendance.

UNFINISHED BUSINESS

There was no unfinished business to discuss.

NEW BUSINESS

Darryl and Heather Hammond RE: Development Variance Permit 141 Brown Road, Electoral Area C/Christina Lake RDKB File: C-969-04329.000

Moved / Seconded

That the Development Variance Permit application submitted by WSA Engineering (2012) Ltd., on behalf of Darryl Hammond and Heather Hammond, to vary Section 403.6 of the Electoral Area C Zoning Bylaw No. 1300 to reduce the interior side parcel line setback from 1.5 to 0 metres – a variance of 1.5 metres; and vary the setback to the natural boundary of Christina Lake from 7.5 to 2.2 metres – a variance of 5.3 metres for the dwelling on the parcel legally described as Lot 10, District Lot 969, Similkameen Division of Yale District, Plan 9357, Electoral Area C/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

Carried.

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Darryl and Heather Hammond RE: Site-specific Exemption to Floodplain Bylaw 141 Brown Road, Electoral Area C/Christina Lake RDKB File: C-969-04329.000

Moved / Seconded

That the application for a Site-Specific Exemption the Floodplain Bylaw Section 5.b(iv) to reduce the setback from the natural boundary of any lake, marsh, or pond from 7.5 m to 2.2 m – a variance of 5.3 m, submitted by WSA Engineering (2012) Ltd., on behalf of Darryl Hammond and Heather Hammond, for the reconstruction of an existing deck on the property legally described as Lot 10, District Lot 969, Similkameen Division of Yale District, Plan 9357, Electoral Area C/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support, with the following conditions:

- The property owners provide documentation that retaining wall construction is complete and meets the BC Ministry of Ministry of Forests, Lands, Natural Resource Operations' requirements;
- 2. The property owners follow the recommendations provided in the report provided by Ground Up Geotechnical Ltd.; and
- 3. The property owners register a standard floodplain covenant on title in favour of the Regional District of Kootenay Boundary.

Carried.

Greg and Debbie Kornell RE: Development Permit

445 Feathertop Way, Electoral Area E/West Boundary RDKB File: BW-4222-07500.805

Moved / Seconded

That the staff report regarding the Alpine Environmentally Sensitive Landscape Reclamation Development Permit application submitted by Shauna Wizinsky, Weninger Construction & Design Ltd. on behalf of Debbie Kornell and Greg Kornellfor the parcel legally described as Strata Lot 41, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District, Big White, Electoral Area E/West Boundary, be received.

Carried.

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Badbike Ventures Inc. RE: Development Permit 228 Feathertop Way, Electoral Area E/West Boundary RDKB File: BW-4222-07499.014

Moved / Seconded

That the staff report regarding the Alpine Environmentally Sensitive Landscape Reclamation Development Permit application submitted by Tyler Stark, Stark Homes on behalf 1085937 BC Ltd. for the parcel legally described as Strata Lot 8, Plan KAS3398, District Lot 4222, Similkameen Division of Yale Land District, Big White, Electoral Area E/West Boundary, be received.

Carried.

Jessie and Lai East RE: Development Permit 570 Feathertop Way, Electoral Area E/West Boundary RDKB File: BW-4222-07500.915

Moved / Seconded

That the staff report regarding the Alpine Environmentally Sensitive Landscape Reclamation Development Permit application submitted by John Thomas Hodges on behalf of Jesse East for the parcel legally described as Strata Lot 63, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District, Big White, Electoral Area E/West Boundary, be received.

Carried.

1262138 BC Ltd RE: Development Permit 875 China Creek Road, Electoral Area B/Lower Columbia-Old Glory RDKB File: B-7187-08836.100

Moved / Seconded

That the staff report regarding the Industrial Development Permit application submitted by Vicki Topping, MQN Architects, on behalf of 1262138 B.C. Ltd, for the parcel legally described as Lot A, Plan NEP62844, District Lot 7187, Kootenay Land District, & District Lot 8073, located in Genelle, Electoral Area 'B'/Lower Columbia-Old Glory be received.

Carried.

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Fern Acton RE: MOTI Subdivision 4120 Casino Road, Electoral Area B/Lower Columbia-Old Glory RDKB File: B-Twp8A-10831.040

Moved / Seconded

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed two lot conventional subdivision, for the parcel legally described as Lot A, Plan NEP15429, Section 26, Township 8A, Kootenay Land District, located in Casino, Electoral Area 'B'/Lower Columbia-Old Glory be received.

Carried.

West Kootenay 100% Renewable Energy Plan

F. Phillips, Senior Energy Specialist, provided context around the West Kootenay regional initiative plan that affects Electoral Areas A and B.

General discussion included potential attendance at a workshop being held at the RDCK; Municipal vs. Rural implications; Community engagement and consultation.

Moved / Seconded

That the Regional District of Kootenay Boundary commit to reviewing the 100% Renewable Energy Plan and associated action tables as part of the Climate Plan development.

Carried.

002 Electoral Area Services Work Plan

Moved / Seconded

That the Electoral Area Services Committee receive the May 2021 – Work Plan update for Electoral Area Services (002) as presented to the Electoral Area Services Committee on May 13th, 2021.

Carried.

Moved / Seconded

That the Electoral Area Services committee direct staff to research the cost and implementation of the ticketing module to the Vadim system.

Carried.

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005 Planning and Development Work Plan

Moved / Seconded

That the Electoral Area Services Committee receive the May 2021 – Work Plan update for the Planning and Development Service as presented to the Electoral Area Services Committee on May 13th, 2021.

Carried.

Moved / Seconded

That development permit applications not be reviewed at the Electoral Area Services Committee and only be discussed and received at the Advisory Planning Commission meetings, on a trial basis, until the end of 2021.

Carried.

Bylaw Enforcement Update

Moved / Seconded

That the Bylaw Enforcement update be received.

Carried.

Grant in Aid Update

A correction was made to Electoral Area E/West Boundary. The amount shown of \$2000 (return of funds) should go to Economic Development, not Grant in Aid.

Moved / Seconded

That the Grant in Aid update be received as amended.

Carried.

LATE (EMERGENT) ITEMS

Developers and regulations

There was discussion regarding the increase in development in the district and whether there is a more streamlined process to help developers understand the RDKB processes. Page 6 of 7 Electoral Area Services May 13, 2021

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Changes to ALC Housing Regulations

D. O'Donnel expressed concern that Electoral Area D/Rural Grand Forks is in housing crisis due to unaffordability and the lack of housing. The Ministry of Agriculture is proposing changes to allow second homes in the ALR. She would like to begin discussions about the possibility of amending the Electoral Area D/Rural Grand Forks land use bylaws..

It was agreed to discuss this further at the next EAS meeting.

Adding Gas Tax back to EAS committee

There was interest in having the gas tax update reports be included on the EAS agendas.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

Changes to ALC Housing Regulations

CLOSED (IN CAMERA) SESSION

There was no closed session.

ADJOURNMENT

There being no further business to discuss, Chair Grieve adjourned the meeting at 11:57 a.m.

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Electoral Area Services (EAS) Committee Staff Report

RE:	Zoning Bylaw Amendment Application – Lawrence		
Date:	June 10, 2021	File #:	D-184-02002.000
То:	Chair Grieve and members of the EAS Committee		
From:	Liz Moore, Senior Planner		

Issue Introduction

The Regional District of Kootenay Boundary (RDKB) has received an application for a sitespecific zoning amendment to the Rural Grand Forks Zoning Bylaw to facilitate the installation of a mobile home on the applicant's property for a family member.

Property Information		
Owner(s):	Donald Kent Lawrence and Deidra Jolie Lawrence	
Agent:	N/A	
Location:	6030 Whitehall Rd.	
Electoral Area:	Electoral Area D/ Rural Grand Forks	
Legal Description:	Lot 2, Plan KAP3063, DL 184, SDYD	
Area:	3.6 ha (8.95 acres)	
Current Use(s):	Agriculture/Residential	
Land Use Bylaws		
OCP Bylaw: 1555	Agricultural Resource 1	
DP Area:	NA	
Zoning Bylaw: 1300	Agricultural Resource 1 (AGR 1)	
Other		
ALR:	Entirely	
Waterfront / Floodplain:	Kettle River – approximately 90% of property	

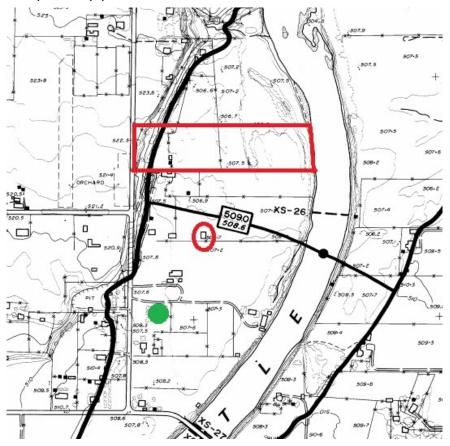
History / Background Information

Located east of Grand Forks (see Attachments), the subject property fronts onto Whitehall Rd and backs onto the Kettle River. The property is entirely within the Agricultural Land Reserve. The majority of the property is within the floodplain of the Kettle River.

The floodplain of the Kettle River is defined in RDKB's *Floodplain Bylaw for Certain Lands Within the RDKB, Bylaw No. 677.* The bylaw includes floodplain mapping for most of the Kettle River, including the subject property. A portion of Map 90-34-4 (see Attachments

Page 1 of 8 D:\June EAS\2021-06-01-Lawrence_Zn_EAS.docx for a link to the full map) that makes up part of the Floodplain Bylaw is shown below with the Subject Property outlined with a red rectangle. The red circle outlines a red roofed relevant to information provided below regarding the 2018 flooding event on the Kettle River.

An elevation measurement of 508.47m for peak flow in the 2018 was recorded on Whitehall Road to the south of the subject property, approximately 350m as the crow flies from the principal residence. This is shown as a green dot on the portion of the floodplain map provided below.



The subject property experienced flooding in the 2018 flood. Photos below show a redroofed barn on a neighbouring parcel which corresponds to the structure shown in the red circle on the floodplain map above. Photo 1 provides an unaltered view of the picture taken from an airplane of Whitehall Road looking south on May 11, 2018. Photo 2 shows the red-roofed barn circled in red and the residence and workshop on the subject property circled in blue.

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Photo 1: Whitehall Road, facing south, May 11, 2018



Photo 2: Subject Property Circled in Blue, Red-roofed Barn Circled in Red, May 11, 2018

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Agricultural Land Capability

The parcel has a land capability rating of 5A (5:3A 3:2A 2:3W), which means that it has the overall capability rating of Class 5 soils, which are limited in productivity by aridity, or soil moisture deficiency. With improvements, such as irrigation, 50% could be improved to 3A; 30% could be improved to a 2A; and 20% could be improved to a 3W (limited by excess water).

Class 2 and Class 3 soils are less limited for agricultural production than Class 5 and can be expected to produce a wider array of crops. Class 5 soils are generally limited to perennial forage crops, while Class 2 has minor limitations that require good management and may have a slightly lower yield than Class 1 soils, but generally are cropped with little difficulty. Class 3 soils require more management and are more restricted in crop choices.

Proposal

The applicant has submitted a request for a site-specific Zoning Bylaw amendment to permit a second dwelling in the form of a manufactured home. The manufactured home is intended for the property owners' family member.

Implications

ALR Use Regulation

The *Agricultural Land Reserve Use Regulation* permits property owners with a parcel located in the ALR to place a manufactured home, in addition to a principal residence, without requiring an application to the ALC. The use regulation was amended in 2019, with the intent of discontinuing this permission for a manufactured home as a second residence. However, following public consultation, this permitted use has been extended until the end of 2021. Property owners who wish to place a manufactured home in line with the Use Regulation's guidelines, who have building permits issued by December 31, 2021, may do so without an application to the ALC.

The manufactured home may only be used to house immediate family and must comply with the following form and build criteria:

- is a single storey;
- is for use by a single family;
- is assigned a Manufactured Homes Registry Number in the Manufactured Homes Registry;
- is a maximum of 22.86 metres in length;
- conforms to prescribed Canadian Standards Association (CSA) standards; and
- is constructed to meet prescribed foundation requirements.

If at any time the manufactured home is no longer used for immediate family, it must be a) demolished on-site and debris removed, b) removed from the property, or c) converted to non-residential use, such as office of storage, if permitted within the parameters of the Zoning Bylaw.

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<u>Application for a Non-Adhering Residential Use:</u> After the December 31, 2021 building permit deadline, property owners will still have the option to apply to the ALC for the consideration of a Non-Adhering Residential Use. Such applications are considered based on the merit of the proposal to meet farm operational needs.

For both ALC options, the local government may restrict the option to build additional dwellings in the Zoning Bylaw.

Official Community Plan

The subject property is designated Agricultural Resource 1 in the OCP. Agricultural Resource Policy 19.4.10 of the OCP states that, "[...] consideration may be given to permitting a second dwelling upon an application for a zoning bylaw amendment. Such applications will be evaluated on criteria that includes, but is not necessarily limited to the following:

a) the size and location of the subject property;

b) the provision of a guarantee (for example a covenant, housing agreement), that may include, but not necessarily be limited to a description of who may occupy the residence and what would trigger removal or decommissioning of the residence in the future, may be considered;

c) the submission of supporting information that demonstrates that the second dwelling is required to support a farm operation;

d) approval from the Agricultural Land Commission for a non-adhering residential use."

<u>Criterion a:</u> At 3.6 ha (8.95 ac), the subject property is of a substantial enough size to accommodate a second dwelling. The proposed location for the second residence would not cause detriment to the land being used for agriculture. Prior flooding of the subject property in 2018, including the proposed location of the second residence, presents concerns over the safety of that location for another dwelling. There is a portion of the property which is outside the floodplain that has been proposed to the applicant as an alternative location.

<u>Criterion c:</u> The applicant has submitted a lease agreement with a farmer/rancher to use the subject property for hay and pasture (see Applicant Submission). The applicant has not demonstrated in their application how the second residence is required to support this farm operation. However, in their description of the proposed development, they discuss how the second residence would provide a home for a family member who will assist with the property maintenance and upkeep, including farming and maintaining hay fields. The applicants state that the owners are ageing and have a decreased ability to keep the farm running.

<u>Criterion d:</u> If the Zoning Amendment is approved and a building permit is issued by December 31, 2021, criterion d) would not be required.

<u>Criterion b:</u> ALC regulations would limit the residential use of the manufactured home to immediate family only. Due to this, a provision of a guarantee is not required when

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considering the manufactured home. Regardless, staff recommend consideration of such a guarantee to increase long term certainty and compliance with land use regulations. Relying solely on the ALC regulations can create a lack of clarity for the property owners and a greater chance of future work for staff without this information being clearly stated in the Zoning Bylaw or the property Title. Three options are available to this effect:

Option 1: word the site-specific text amendment to state that a manufactured home is permitted for immediate family members only;

Option 2: word the site-specific text amendment to permit the manufactured home, provided that a Section 219 Covenant is registered on the property, limiting the manufactured home for use by immediate family members only; or

Option 3: at the Building Permit stage, require the property owner to enter an agreement limiting the use of the manufactured home to use for immediate family members only.

Staff recommend *Option 2* as it would result in a notice on Title, providing clear information for the property owner and the building inspection department.

Based on the above, the applicant's request for a manufactured home would align with the OCP policy if it can be established that the second residence is required to support farm operations.

Zoning Bylaw

The majority of the subject property is zoned Agricultural Resource 1 (AGR1). Permitted principal uses in the AGR 1 Zone are agriculture; intensive agriculture; and a single family dwelling. The applicant's proposal could be accommodated through a text amendment to the Zoning Bylaw. If the second residence is required to support farm operations it would be considered complimentary to existing permitted principal uses.

Based on the measurements provided by the applicant, the proposed location for the manufactured home meets the minimum building setbacks of the zone. Due to the size of the subject property, the new structure would have minimal impact on overall parcel coverage.

Floodplain Bylaw

RDKB's Floodplain Bylaw requires a 30 m setback from the Kettle River and to meet the flood construction level. For the subject property, the flood construction level is 509.0m. The applicant has provided a drawing showing an engineered pad and some calculations, stating that the underside of the manufactured home would be raised to 509.6m. The setback and flood construction level requirements of the Floodplain Bylaw would be met with the applicant's proposed plan. Staff have requested further information from the applicant regarding how the fill used to raise the pad to the required elevation would be protected from scour or erosion that could result from the overland flow of water as was experienced in the 2018 flooding event.

Should this development progress to the building permit stage, a Building Inspector can request, under Section 56 of the *Community Charter*, that a geotechnical report from a

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qualified professional be submitted establishing that the land can be used safely for the intended purpose.

Advisory Planning Commission (APC)

The Electoral Area D/Rural Grand Forks APC met on June 1, 2021 and discussed the above application. The APC provided a recommendation of support for the site-specific text amendment, subject to:

- be worded to permit the manufactured home, if a Section 219 Covenant is registered on the property, limiting the manufactured home for use by immediate family members only.

Planning and Development Department Comments

The applicant provided further information after the APC agenda had been sent out. It was shared by email with members prior to the meeting, but had not been included in the packages sent out to APC members. This information includes further details on how the second residence would support agricultural production on the property including:

- to "re-establish the fruit tree orchard as well as the raspberry field, rework the vegetable and herb garden. good yields may allow us to sell @ farmers markets. this area will not impede on the parameters of the lease land in question. also as mentioned earlier, irrigation after first hay crop is imperative to keep fields from becoming a fire hazard as well as enables grazing.
- "brush cut around buildings needs to be maintained for fire protection.as well as danger trees.
- "a large section of fencing was lost and needs to be replaced to control grazing
- "plowing snow in the winter and year-round road up keep.
- "tool and equipment up keep."

The applicant also provided context about placement of the second residence on another portion of the property that would be out of the floodplain:

"the question of moving the building to the upper level. the top section of property is not wide enough, nor is the bank stable enough to support a building."

Further the applicant explains:

"the proposed building site was built up right after the 2018 flood. I have provided elevations of the main house which i just completed in April, the concrete retaining wall, the building site slab and floor height of trailer in drawing attached."

Photos and drawings were included that show the recently reconstructed residence on the subject property, elevations for the proposed residence, and a concrete retaining wall around a portion of the property (see the Applicant's Submission).

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Planning staff have concerns regarding the suitability of this land for a second residence due to the flooding experiences of the 2018. The photos from the 2018 flood provide evidence that overland flow has occurred on this property. This could compromise the safety of residences and their residents on this property, even those that have met the flood construction level. Scouring of the material under a manufactured home pad remains a concern in these circumstances.

Emergency Management Comments

The APC staff report was referred to the Manager of Emergency Programs for comment regarding flooding potential on this property. The following comments were provided:

The Emergency Management program recommends that this application is denied. This area has witnessed flooding to some degree in three of the last five years. The flooding event of 2018 served as real-world flood plain mapping and as demonstrated in the report, shows that this property is subject to extreme risk. Already the EM program is seeing that more residents are choosing to stay and defend their properties rather than evacuate out of harm's way. Allowing more residential structures in this area could put more residents and responders at risk if/when flooding occurs.

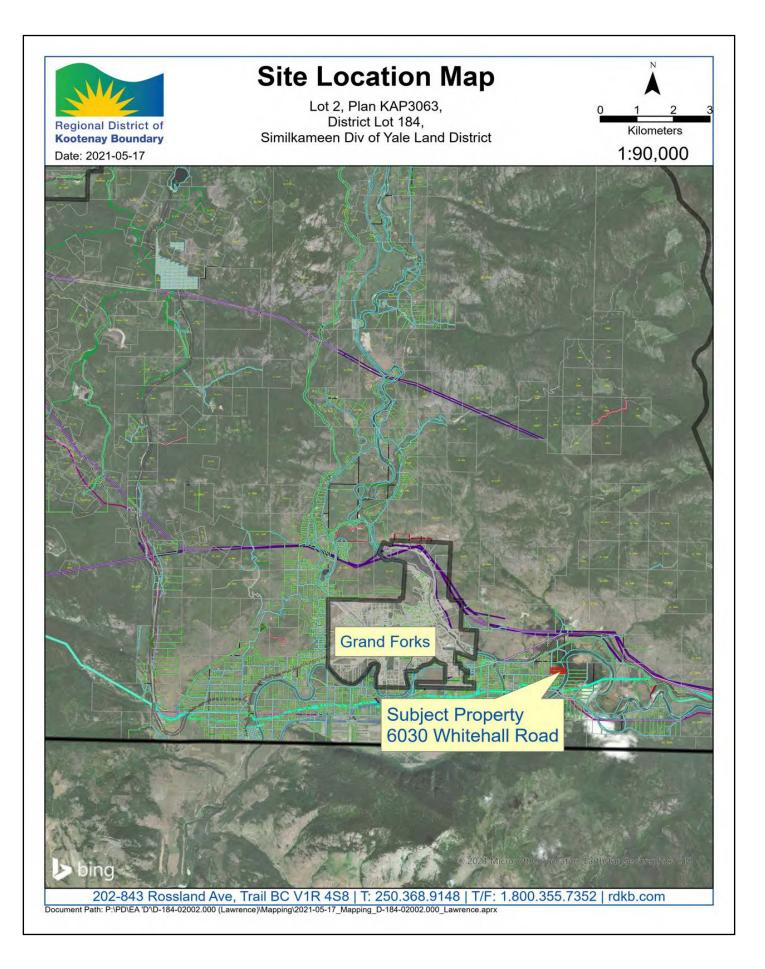
Recommendation

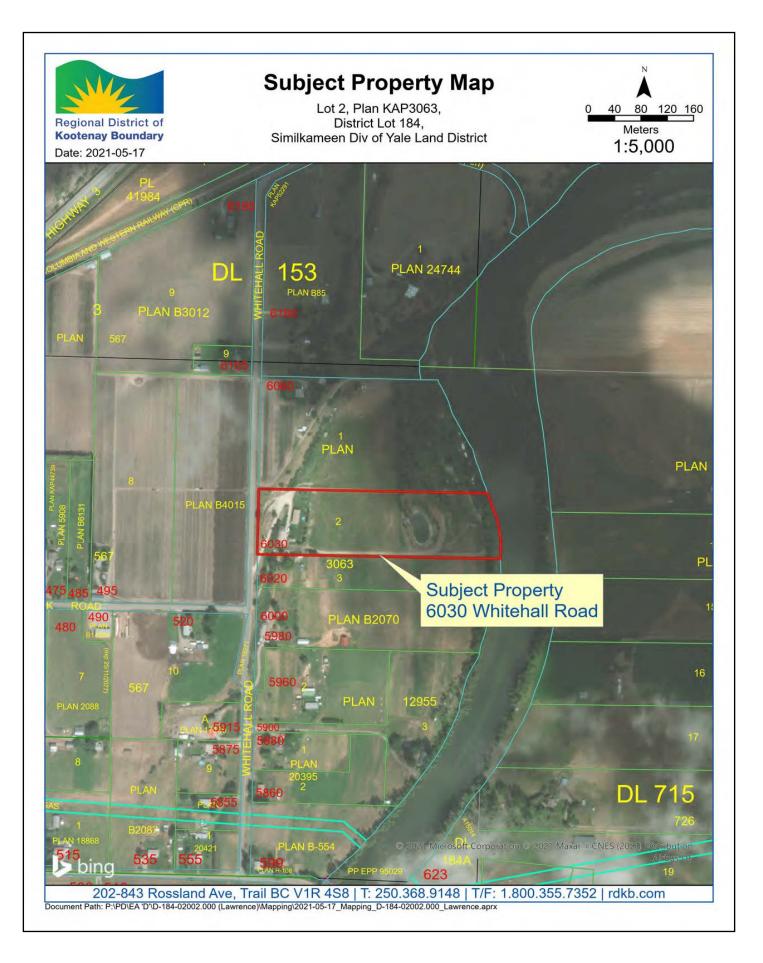
That the application submitted by Donald Kent Lawrence and Deidra Jolie Lawrence, to amend *Electoral Area 'D'/Rural Grand Forks Zoning Bylaw No. 1675* to permit a second dwelling in the form of a manufactured home on the property legally described as Lot 2, Plan KAP3063, DL 184, Similkameen Division of Yale Land District, be denied.

Attachments

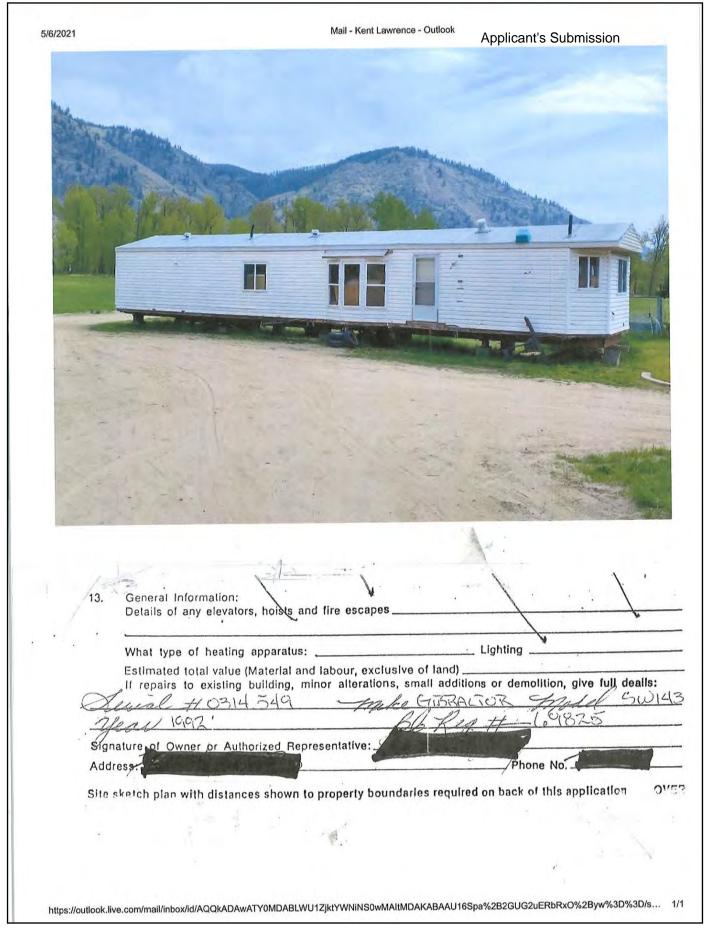
- 1. Site Location Map
- 2. Subject Property Map
- 3. Applicant Submission
- 4. Floodplain Bylaw Map 90-34-4 can be found at this link: <u>https://rdkb.com/Portals/0/Administration/Documents/Bylaws/Bylaw677-</u> <u>floodplainAreaC-DDrawing90-34-4KettleGranby.pdf?ver=2020-10-19-153442-980</u>

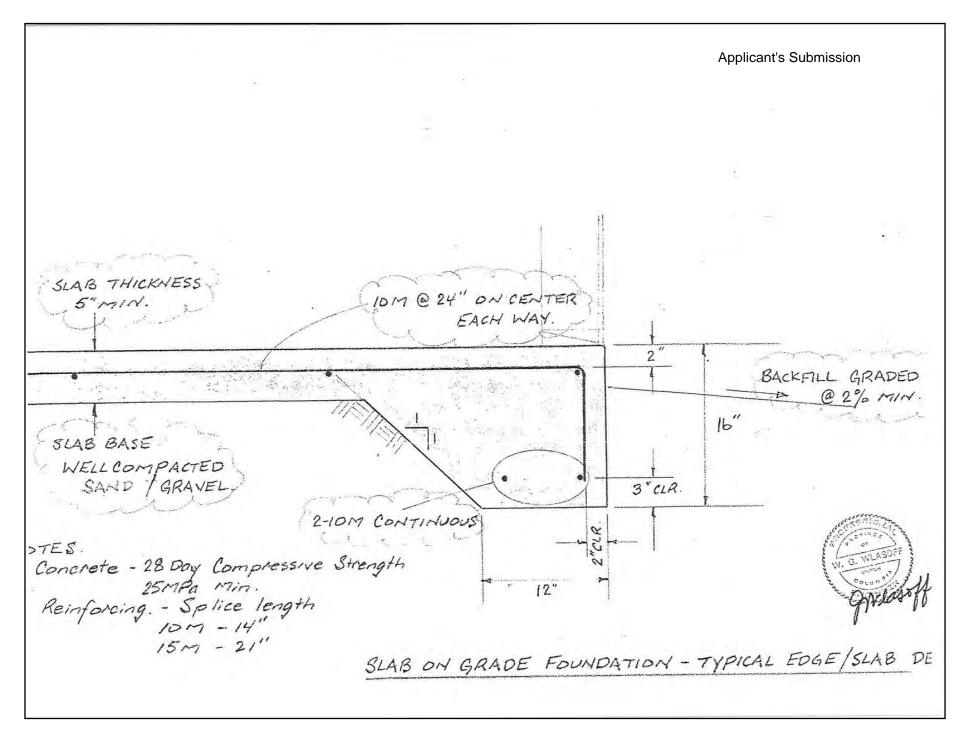
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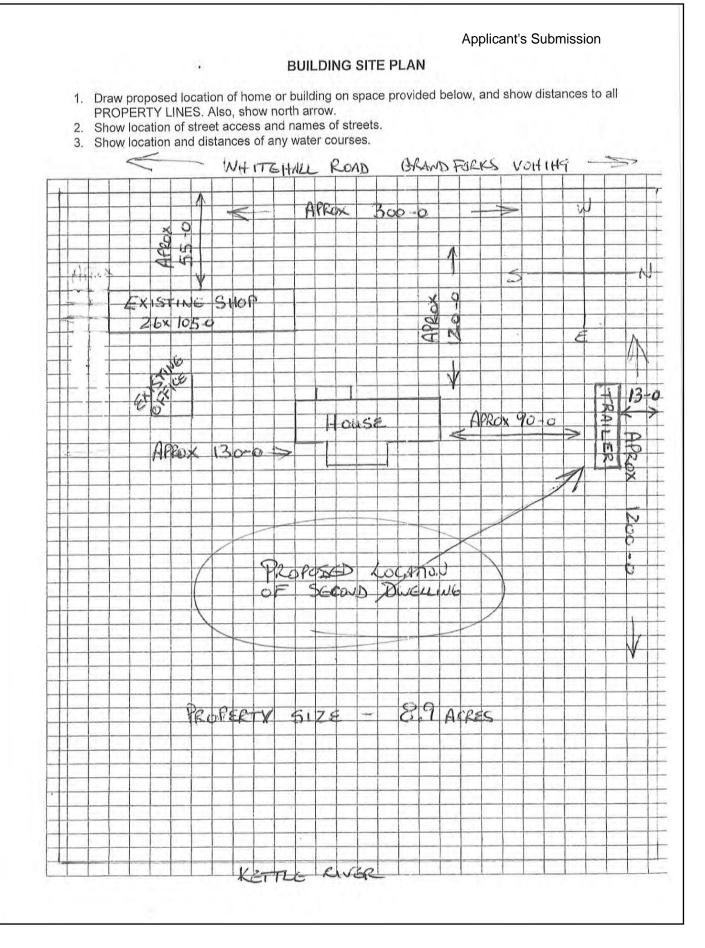


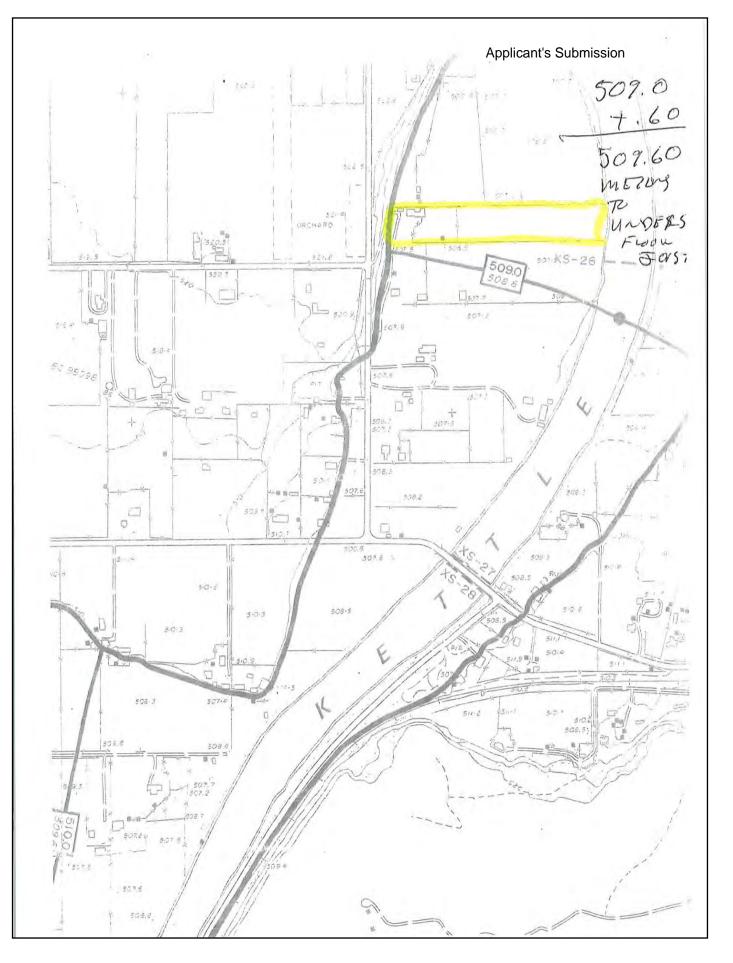
Applicant's Submission Required Section: the space below is provided to describe the proposed development. Additional pages may be attached. CONCRETE SLAB ON GRADE PLACGUGUT OF 10 CONFORM * PROFESSION 5126 RESTR DusGelin 70 Secont PLACEMONT OF A DESIGN. THEN SLAB CORTIFICO MOBILE Houle MANUFACTURED amendme a zonina tor X we are appluin DUVDOSE dic Secon na evelopmer a Drovinc Im membe tamil 1110 COY ass shel-OU 39 Mainte 8 maint owne PCC ia Keep running abilit rel tam 8 ager Page 3 of 4





Attachment # 8.a)





	BC ASSESSMENT
	CLASSIFICATION LEASE FORM
leasing all or	part of your property to a farmer, please provide a copy

fyour If you are lease or complete the lease information form below, which will be considered the lease document for purposes of section 7 of B.C. Reg. 411/95. If you provide a copy of your own lease, please ensure that the lease includes the information requested below and if it does not, please provide the information. Please note that the lease fee does not qualify as farm income.

Dioasa nrint

Legal Description <u>人</u> の	TZ DISTRICT,	407 184 VF	SIMILICAMEEN The DISFIRIT PLAN	D(1501 3063
Lease Start Date (mm/d			erm of Lease	2) year
Lease Expiry Date (mm)	100/ 102	20.25		
Lease Fee \$	· · · · ·			
Use of leased land:	Pasture	Other	(specify) hey	
Please Check (what is in	ncluded in the lease?)	Land	Farm Building	s Hou
Area Leased	acres (or)		hectares	
KENT LANKENCE	House Matterio			
Lessor Name (owner)		Lessee Nai	me (farmer)	
6020 WHITEHALL RD			,	
Address		Address		
GEMID FORKS BI	(P			
City	Postal Code	City	1	Postal Code
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Telephone #	·	Telephone	#	
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From:	Kent Lawrence
To:	Elizabeth Moore
Subject:	bylaw amendment
Date:	May 25, 2021 6:22:25 AM

Good morning Elizabeth,

Below are answers to support farm operations. I am looking to re-establish the fruit tree orchard as well as the raspberry field, rework the vegetable and herb garden. good yields may allow us to sell @ farmers markets. this area will not impede on the parameters of the lease land in question. also as mentioned earlier, irrigation after first hay crop is imperative to keep fields from becoming a fire hazard as well as enables grazing.

• brush cut around buildings needs to be maintained for fire protection.as well as danger trees.

- a large section of fencing was lost and needs to be replaced to control grazing

- plowing snow in the winter and year-round road up keep.

• tool and equipment up keep.

the question of moving the building to the upper level. the top section of property is not wide enough, nor is the bank stable enough to support a building.

the proposed building site was built up right after the 2018 flood. I have provided elevations of the main house which i just completed in April, the concrete retaining wall, the building site slab and floor height of trailer in drawing attached.

i have attached 3 pictures, #1 - center of pic. shows concrete retaining wall.

#2- ladder against brick wall shows 32 inches of fill added to yard height , which extends beyond white trailer to property line.

#3 - shows newly constructed house and floor elevation. it also shows the aprox floor height of trailer in its present location.

I will be sending pictures in a separate email.

Thank you for your assistance.

Kent Lawrence

From: Elizabeth Moore <srplanner@rdkb.com> Sent: May 18, 2021 3:58 PM

Subject: Whitehall Rd. Zoning Amendment Application

Hello,

To

I'm in the process of reviewing your zoning amendment application and I've noted a couple items. I've discussed them below and we can speak further on these either by email or phone.

Flooding potential: During a recent zoning amendment process for a similar amendment, committee members raised a number of questions regarding potential for flooding on the property where the second residence was going to be placed. The applicants we able to provide evidence that showed that where the residence was going to be placed would be at an elevation well above flood waters. I mention this as similar questions will likely be directed towards your application as well.

The location where you have proposed to place the second residence would require some building up to meet the required elevation in the floodplain bylaw. You have provided a design stamped by an engineer and some calculations on how the flood construction level will be met. Can you provide further details on how the compact fill will be protected from scour from floodwaters? Also, would you be able to clarify whether the top of the pad would be above 509.0m?

I've attached the draft staff report that includes my initial analysis of your application based on the information provided. Included in the report are some aerial photographs of your property around the peak river flow during the 2018 flooding. These photos raise concerns around permitting the placement of a second residence in a place where there has been recorded overland flow in recent years.

It looks like there is a triangle of property up closer to the road which is outside the floodplain. Have you considered placing the second residence on that portion of your property?

Dwelling supporting the farm operation: Would you be able to detail further how your family member will be assisting with farming operation on the property? Will they be assisting the farmer who has leased the land from you? Or will they be taking the land over from the leaser? Do you also have farm operations on the property that you run? This information will help me explain to the Advisory Planning Commission (APC) and other committees.

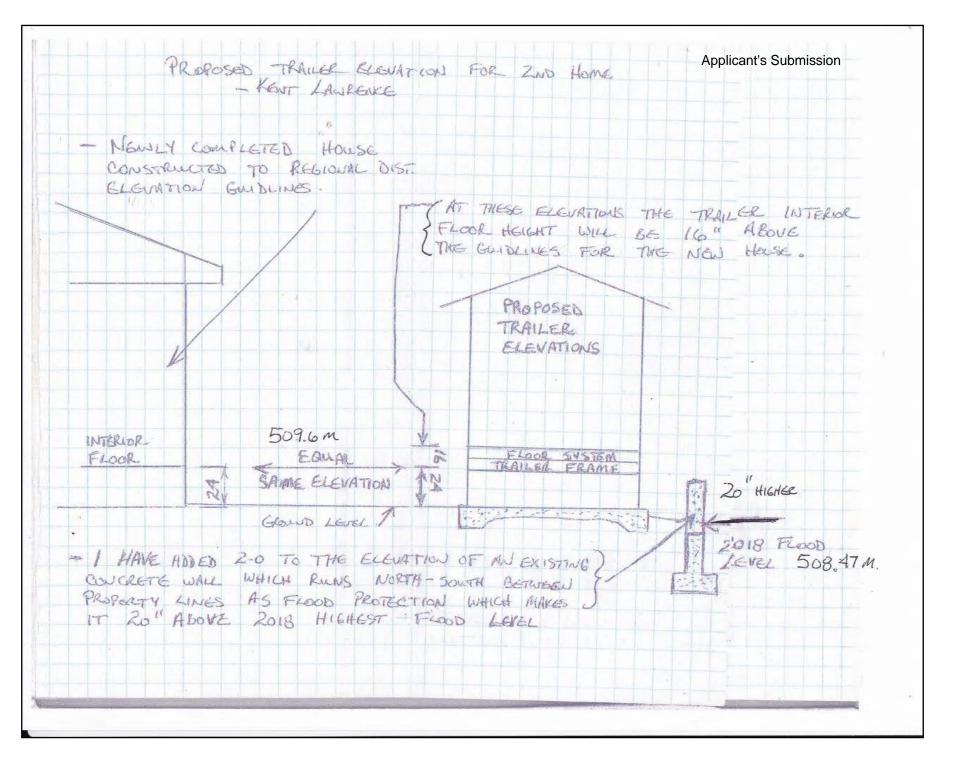
Please let me know if I can clarify any of the above questions.



Reply

Forward

1















Electoral Area Services (EAS) Committee Staff Report

RE:	Ministry of Transportation and Infrastructure – Subdivision – Kaufman		
Date:	June 10, 2021	File #:	E-472s-02942.125
To:	Chair Grieve and members of the EAS Committee		
From:	Danielle Patterson, Planner		

Issue Introduction

The Regional District of Kootenay Boundary (RDKB) received a referral request from the Ministry of Transportation and Infrastructure (MoTI) for a proposed subdivision located in Carmi (see Attachment 1 – Maps).

Property Information		
Owners:	Cassandra Kaufman and Dustin Kaufman	
Location:	20 Smoker Road	
Electoral Area:	Electoral Area E/West Boundary	
Legal Description:	Lot A, Plan KAP30575, District Lot 472S, Similkameen	
	Division of Yale Land District	
Area:	4.0 ha (10.0 ac)	
Current Use(s):	Residential	
Land Use Bylaws		
OCP Bylaw No.:	NA	
DP Area:	NA	
Zoning Bylaw No.:	NA	
Other		
ALR:	NA	
Waterfront/Floodplain:	West Kettle River	
Service Area:	NA	

History / Background Information

The subject property is located at 20 Smoker Road and is accessed via a panhandle. The rear lot line faces Beacon Road. The West Kettle River lies on the opposite side of Smoker Road, approximately 175 m to 200 m west of the subject property. The subject property has a long driveway (the length of the panhandle), a house, a storage building, a well, and a septic field (see Attachment 2 – Application Submission).

There is a covenant on the subject property with the MoTI related to floodplain construction that are very similar to those found in the RDKB Floodplain Bylaw. A 1978 Building Scheme is also registered on the subject property, which limits uses on the subject property, summarized below:

Page 1 of 2

 $c: \label{eq:linear} c: \lab$

- No livestock except a maximum of one cow, horse, or swine for every 2 ac of land;
- No advertisements other than for selling the lands;
- No storage of salvage materials, refuse, or storage of building materials; and
- Mobile homes must have a foundation within one year of placement.

Building Scheme requirements, as is the norm for local governments, are not enforced by the RDKB.

Proposal

The property owner is proposing a conventional three lot subdivision, as follows:

- Lot 1: 2.0 ha (4.9 ac),
- Lot 2: 1.0 ha (2.5 ac), and
- Lot 3: 1.0 ha (2.5).

Lot 1 would be accessed via the existing panhandle and Lots 2 and 3 would be accessed via Beacon Road. The property owners have had a preliminary sewerage system report completed by a consulting firm, stating the property has adequate space for three septic systems.

Advisory Planning Commission (APC)

At their May 31, 2021 meeting, the Electoral Area E/West Boundary APC reviewed the application and recommended its support. The APC members noted the access road off from Beacon Road for the proposed new lots is steep.

Implications

Electoral Area E/West Boundary does not have any land use bylaws, policy directives, or regulations for this area with regard to land use. The RDKB's Floodplain Bylaw applies to the subject property, which lists the required setback at 30 m from the natural boundary of the West Kettle River and the floodplain elevation at 3 m above the natural boundary of the West Kettle River.

Best practice is for properties without community water or sewer services to be no less than one hectare in area. All of the proposed lots exceed this minimum guideline. Provision of park land is not required as part of this subdivision since fewer than three additional parcels are being created.

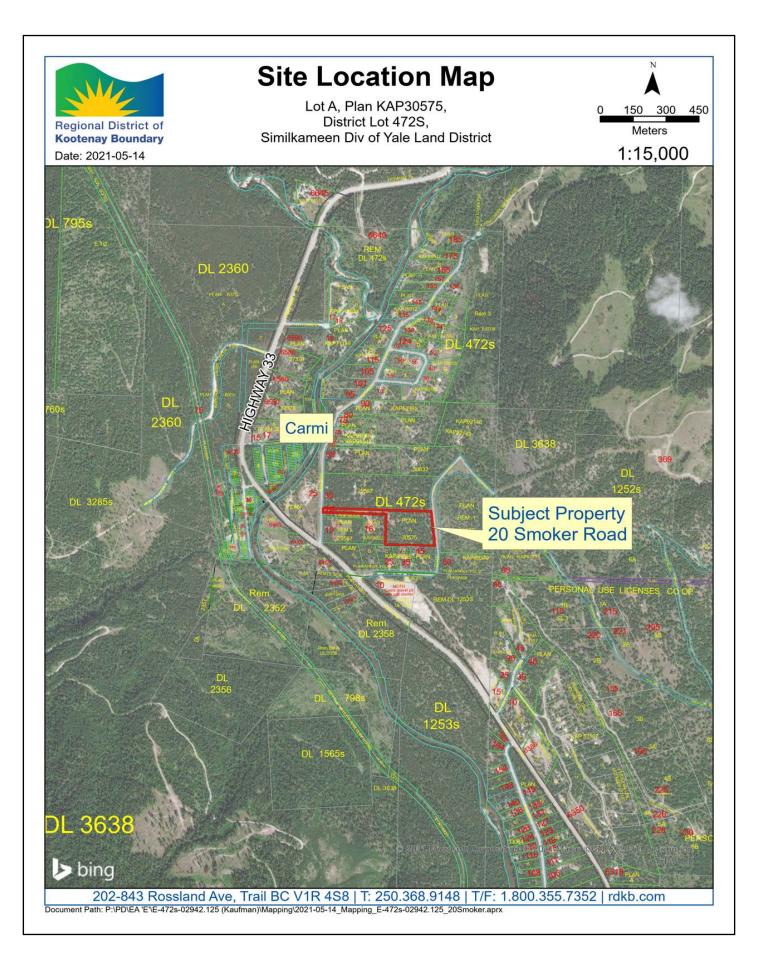
Recommendation

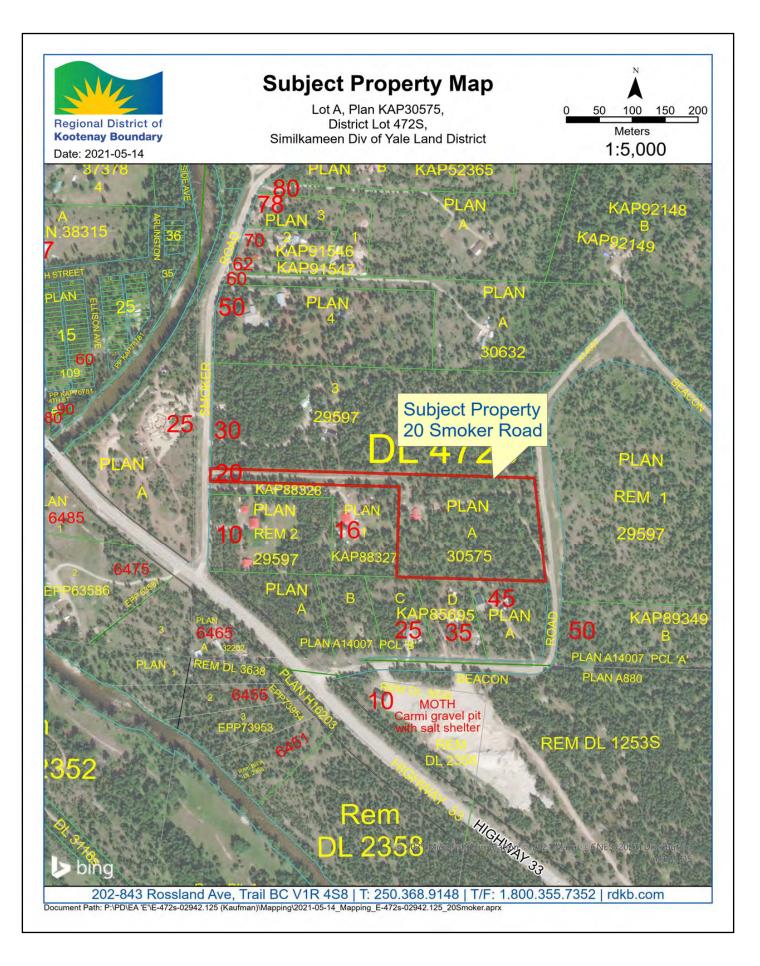
That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed three lot conventional subdivision, for the parcel legally described as Lot A, Plan KAP30575, District Lot 472S, Similkameen Division of Yale Land District, located in Electoral Area 'E'/West Boundary be received.

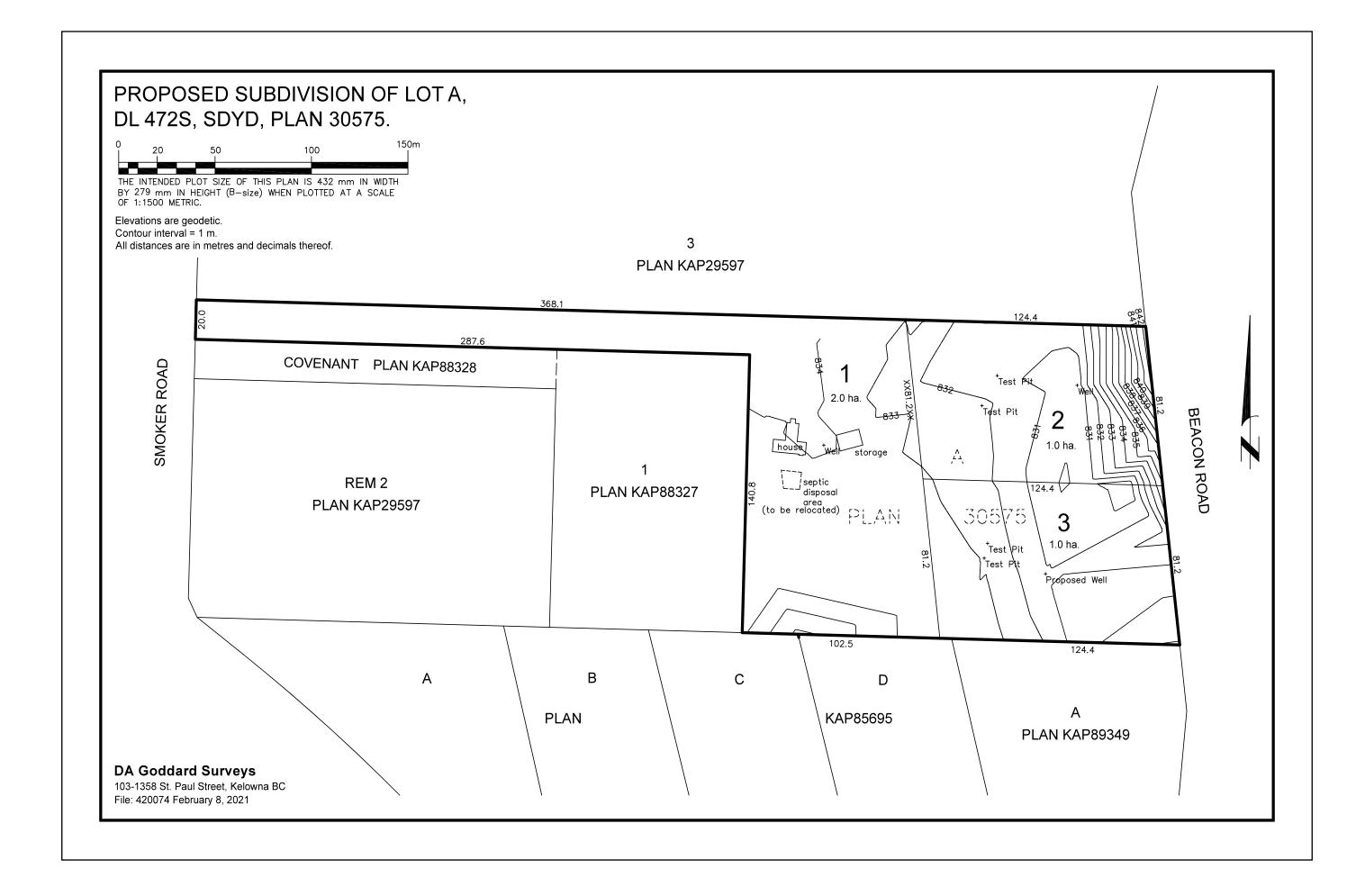
Attachments

- 1. Maps
- 2. Applicant Submission

Page 2 of 2







Attachment # 8.b)



Electoral Area Services (EAS) Committee Staff Report

RE:	Residential Flexibility in the Agricultural Land Reserve – Ministry of Agriculture Intensions Paper				
Date:	June 10, 2021File #:A3-ALC-General				
То:	Chair Grieve and members of the EAS Committee				
From:	Donna Dean, Manager of	Planning a	and Development		

Issue Introduction

This report is a follow up to a discussion item on the May 13, 2021 Electoral Area Services Committee regarding the attached Ministry of Agriculture's intensions paper regarding residential flexibility in the Agricultural Land Reserve (ALR).

History / Background Information

There have been several iterations regarding dwellings and agri-tourism accommodation in the ALR. Over the years a single family dwelling with a secondary suite inside the home has consistently been permitted in the ALR. In addition, up to ten (10) agri-tourism accommodation units are permitted. Local governments have discretion over whether to allow the secondary suite and agri-tourism accommodation.

The Agricultural Land Commission (ALC) is phasing out the provision for allowing manufactured homes up to 9 metres in width for an immediate family member as an additional residence. They will no longer be permitted after December 31, 2021 and building permits must be obtained prior to that date where permitted by the local land use regulation.

The current legislation requires that placement of additional dwellings in the ALR requires an application for a non-adhering residence. The additional dwelling must be for temporary farm workers, or housing for an agricultural activity, which takes into consideration the scale and intensity of farm activities. Additional dwellings must also be permitted by the local land use regulation.

The Province's intensions paper, which is attached, outlines potential recommendations for flexibility for small secondary residences in the ALR. The small residence, which would not have to be in the form of a manufactured home, could be for an immediate family member, farm workers or for rental income. If the legislation is changed, ALC approval may not be required but could require registration with the ALC.

Page 1 of 2 c:\users\mciardullo\desktop\vpn uploads\eas items\2021\june\2021-06-10_residences_alr.docx Our land use bylaws for Electoral Areas: A, B/Lower Columbia-Old Glory, C/Christina Lake, D/Rural Grand Forks and Jewel Lake all include ALR land and have various policies and regulations regarding dwellings. We would have to look at each bylaw in the context of the Provincial changes and determine, with public consultation, whether amendments should be brought forward.

Recommendation

That the staff report regarding Residential Flexibility in the Agricultural Land Reserve be received; and further that staff follow up with a more detailed report when the Province changes the legislation.

Attachment

 Residential Flexibility in the Agricultural Land Reserve – Ministry of Agriculture Intensions Paper

> Page 2 of 2 C:\Users\MCiardullo\Desktop\VPN Uploads\EAS Items\2021\June\2021-06-10_Residences_ALR.docx



2020

January 27, 2020

Introduction

This paper outlines the Ministry of Agriculture's (the Ministry) proposed policy direction to increase residential flexibility in the Agricultural Land Reserve (ALR).

The intentions summarized here have been developed through collaborative work with the Union of BC Municipalities, the Agricultural Land Commission (ALC) and the BC Agriculture Council and are responsive to what the Ministry heard during recent public consultations.¹

The Ministry is publicly sharing this proposed policy direction now in order to ensure those interested have an opportunity to review. As always, input from the public and from stakeholders is appreciated.

Context

In February 2019, the province brought into force amendments to the *Agricultural Land Commission Act* (Act) to better protect ALR land for farming. There were three key changes that:

- Directly address mega-mansions and speculation in the ALR by limiting the size of primary residences and empowering the ALC to approve additional residences for farm use;
- Restrict the removal of soil and increased penalties for dumping of construction debris and other harmful fill in the ALR; and,
- Reunify the ALR as a single zone, ensuring consistent rules with strong protections for all provincial ALR land.

The first change noted above included a phase-out of a long-standing previous rule that had allowed ALR landowners to place a small secondary residence in the ALR without ALC approval, so long as it was a manufactured home for immediate family members.

In response to some public concerns about this phase-out change, in July 2019, the Ministry delayed its implementation to February 22, 2020. This grandfathering period has now been extended a second time to December 31, 2020, in order to allow time for the possible implementation of the policy direction outlined in the paper.

During the September to November 2019 engagement, the Ministry heard a key theme: more flexibility is needed for residences in the ALR. Therefore, this work has been given priority.

The rationale for more residential flexibility is argued in a number of ways. For example, it may be necessary to keep a loved one, especially an aging parent, on the property. It creates options for jointly owning a property (for farming or not). It can provide a residence for a farmer transitioning out of farming, or for a young or new person transitioning into farming. It can create efficiency for small-scale farmers as it could allow for farmer or farm-worker accommodation, without the need to apply to the ALC. Or it could be simply needed as a source of rental revenue (that may or may not be invested back into a farm).

Current and previous legal framework relating to secondary residences

Recent changes to the Act and regulations modified approval processes for residential uses. Under the previous law, local governments (LG) had the authority to approve all principal residences (up to any size

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¹ See <u>https://engage.gov.bc.ca/supportingfarmers/</u> for more information on the Supporting BC Farmers public engagement.



2020

as stipulated in bylaws) in the ALR, and LG had the authority to approve additional residences if they were necessary for farm use. In practice, if a LG did not want to approve, or was not sure if the additional residence was necessary for farm use, or it wasn't for farm use, the owner then applied to the ALC through a non-farm use application.

The Act and regulations additionally permitted the following dwelling types without a decision from the ALC if local bylaws allowed them to be constructed:

- Zone 1: one secondary suite in the single family dwelling, and either one manufactured home 9 meters wide for immediate family; OR, an accommodation constructed above an existing building on the farm and that has only a single level.
- Zone 2: one secondary suite in the single family dwelling, and either one manufactured home (as above); OR, an accommodation constructed above an existing building on the farm and that has only a single level; and, if parcel is greater than 50 hectares a residence that fits all residential needs into an area of 4,000m².

After the recent amendments, a LG can only approve a principal residence if the total floor area is less than $500m^2$ (5,400ft²) but may also restrict the principal residence to a smaller size by bylaw. A suite within a principal residence's total floor area is still permitted if a LG permits it by bylaw. A principal residence larger than $500m^2$ (5,400ft²) or an additional residence now requires application to the ALC. The ALC may not approve an additional residence unless it is necessary for farm use.

Considerations

The policy work outlined below will maintain the purpose of the Act and its regulations, is also guided by the results of the Minister of Agriculture's Advisory Committee on ALR Revitalization² (the Committee), including the core ALR policy objectives that came out of the Committee's work to:

- Preserve the productive capacity of ALR land.
- Encourage agriculture as the priority use of ALR land.
- Strengthen ALR and ALC administration and governance to increase public confidence and ensure land use regulation and land use decisions preserve agricultural land and encourage farming and ranching in the ALR.

The Ministry will also consider how to incorporate views on residential flexibility that were raised through recent engagement, such as:

- Many participants expressed a desire to allow for a small second residence for all ALR land owners without requiring ALC approval;
- Some ALR landowners felt uncertain over their ability to replace a structure if it is destroyed (75% or more), or needs to be replaced because it is in disrepair;
- Some retiring and new farmers felt disadvantaged because they can't provide a secondary residence for family/workers without approval from the ALC;
- Participants generally wanted to ensure that the needs of LG, First Nation governments and regional districts are considered in the development of any future policy changes;
- It was recognized that some regional districts do not have zoning bylaws and there is a need to consider what this might mean against any policy options; and,

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² See <u>https://engage.gov.bc.ca/agriculturallandreserve/</u> for more information on the independent committee's work.



2020

• BC ALR regions have different residential land uses, including the size of properties, population densities, and pressures to use ALR for non-farm uses.

These and potentially other considerations that were brought forward from the Committee's work and the Supporting BC Farmers engagement will help guide the Ministry in its work to increase residential flexibility in the ALR.

Proposed policy direction

In order to support farmers and non-farmers living in the ALR, the Ministry is considering a change to regulations that will enable landowners in the ALR to have both a principal residence and a small secondary residence on their property, provided they have approval from their LG. In other words, there would be no required application to the ALC. Further, the province would not impose restrictions to require this secondary residence be a manufactured home, or be for an immediate family member, or be part of a farming plan.

Farmers have always had the option to build additional residences in the ALR (two, three or more), provided they are needed for farming and have approval from LG and the ALC. The ALC routinely provides this approval for farming purposes.

The primary use of ALR land is, and will continue to be, for agriculture. Residential uses should be developed in a way that minimizes disturbance to agriculture. New secondary residences should be registered with the ALC for long-term land-use planning purposes.

This direction does not include reconsideration of the maximum size of a principal residence; nor changing the ALC as the decision maker for additional residences for farm use.

In terms of defining a "small secondary residence", consideration will be given to:

- a manufactured secondary home with conditions such as whether:
 - the foundation type should be limited to a concrete slab and no basement;
 - o it can be restricted to a maximum of 9 meters in width and 22.86 meters in length; and
 - it can be restricted to the Canadian Standards Association (CSA) Z240 Manufactured Home (MH) series.
- a garden suite, guest house or carriage suite (e.g. usually meaning a detached dwelling, often no larger than 90m²).
- accommodation above an existing building on a farm with conditions on what type of existing structure it could be built on and whether it can be located on a parcel that already has a suite in the principal residence.
- permitting a principal residence to be constructed in addition to a manufactured home that was placed as the first principal residence.

Any of these concepts may also consider:

- per parcel, the maximum number of residences, maximum size, siting, and total floor area.
- how to preserve a total cumulative floor area of residential uses on a single parcel (e.g. additional dwellings that may be reintroduced so as not to exceed 500m² when added to principal dwelling).
- options to minimize impact on agriculture.

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2020

Next steps

Nothing in this paper should be considered as a final decision; it should be viewed as a policy direction and development guidance document. Its purpose is to inform interested parties and to assist Ministry discussions in further developing and finalizing the policy ideas presented in this document.

This Intentions Paper and links to current legislation are posted on the BC Government website and can be accessed via the following link: <u>https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/agricultural-land-reserve/the-agricultural-land-reserve</u>

The Ministry has created a technical review committee that includes the Ministry of Agriculture, ALC, Ministry of Municipal Affairs and Housing, Union of BC Municipalities, and the BC Agriculture Council. As part of the technical review committee process, the Ministry also works directly with local governments from across British Columbia. The Ministry will work through this technical review committee process on the further refinement of these options until April 17th, 2020, in preparation for potential recommendations to government.

Individuals or associations who would like more information on this process, or who want to provide feedback for policy consideration, should contact <u>ALR_ALCRevitalization@gov.bc.ca</u>, write the Minister of Agriculture at PO Box 9043 Victoria BC V8W 9E2, or call the AgriServiceBC line at 1 888 221-7141.

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Bylaw Enforcement Files Up to May 31, 2021

Area	Opened in 2021	Closed in 2021	Active Total
Α	9	3	31
В	1	1	22
С	16	4	29
D	16	5	41
E	7	3	5
BW	5	2	10
Total	54	18	138

Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 31, 2021				
Revenue:				
Area A	\$ 1,392,197.50			
Area B	\$ 1,017,015.27			
Area C	\$ 1,010,556.28			
Area D	\$ 2,338,806.91			
Area E	\$ 1,548,727.79			
TOTAL AVAILABLE FOR PROJECTS	\$ 7,307,303.75			
Expenditures:				
- Area A	\$ 771,155.48			
Area B	\$ 737,637.75			
Area C	\$ 591,210.17			
Area D	\$ 837,260.54			
Area E	\$ 1,140,380.77			
TOTAL SPENT OR COMMITTED	\$ 4,077,644.71			
TOTAL REMAINING	\$ 3,229,659.04			
Earmarked Funding (All Areas)	\$ 182,500.00			
TOTAL UNCOMMITTED REMAINING	\$ 3,047,159.04			

		Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 31, 2021		
LECTO	DRAL AREA 'A'			A
	Description		Status	Allocation
Reven	ue:			
	tal Allocation of Gas Tax Grant:			
	Allocation 2007-2018		Received	\$ 1,026,175.68
	Allocation to Dec 31, 2019 Allocation to Dec 31, 2020		Received Received	181,719.75 90,006.05
	Allocation to Dec 31, 2020		Estimated	94,296.02
	TOTAL AVAILABLE FOR PROJECTS			\$ 1,392,197.50
Expen	ditures:			
Approve	d Projects:			¢ 220 455 40
17-15	Total Completed Projects Approved Prior to 2016 RDKB - Beaver Creek Park	Band Shell/Arbour	Funded 100%,	\$ 339,155.48
17-15		Barra Grient, aboar	Awaiting Completion	100,000.00
61-17	Fruitvale Elementary PAC	LEAP Playground Project	Completed	20,000.00
400 47		Electrical Lingrada P\/ Family Dark	Funded 75%, Awaiting	40,000,00
	RDKB BVPART Village of Fruitvale	Electrical Upgrade BV Family Park Fruitvale RV Park	Project Report Completed	10,000.00
	Village of Fruitvale	Construction of Replica Train Station	Awaiting Contract	150,000.00
	Champion Lakes Golf & Country Club	New Metal Roof	Completed	15,000.00
158-20	Beaver Valley Golf & Recreation Society	Lighting Upgrades Champion Lakes Golf Course	Completed	5,000.00
149-21	Beaver Mountain Snowmobile Association	Back Country Shelter	Funded 75%, Awaiting Project Report	5,000.00
			Funded 75%, Awaiting	0,000.000
150-21	Beaver Valley Curling Club	Kitchen Upgrades	Project Report	15,000.00
247 21	Beaver Valley Golf & Recreation Society	Surveillance System	Funded 75%, Awaiting Project Report	5,000.00
	RDKB - Culture Arts in Lower Columbia	Bailey Theatre Rigging	Approved	32,000.00
		,,	Funded 75%, Awaiting	,
266-21	Fruitvale Elementary School/School District 20	Community Benches @ Fruitvale Elementary	Project Report	5,000.00
	TOTAL SPENT OR COMMITTED			\$ 771,155.48
	TOTAL REMAINING			\$ 621,042.02
	ed Funding:			
(Applica	tions not yet received and/or Board approved)		I tr of Support	¢ 100.000.00
<i>(Applica</i> Sept-19	<i>tions not yet received and/or Board approved)</i> Village of Fruitvale Middle School Re-development	nd U/G	Ltr of Support Ltr of Support	\$ 100,000.00 \$ 55.000.00
<i>(Applica</i> Sept-19	tions not yet received and/or Board approved)		Ltr of Support Ltr of Support Ltr of Support	 \$ 100,000.00 \$ 55,000.00 \$ 27,500.00
<i>(Applica</i> Sept-19 Dec 20	tions not yet received and/or Board approved) Village of Fruitvale Middle School Re-development BC Parks Beaver Creek Provincial Park Campgrour Innovation, Science & Econ Dev Canada CBBC Uni		Ltr of Support	\$ 55,000.00 \$ 27,500.00
Applica ept-19 ec 20	tions not yet received and/or Board approved) Village of Fruitvale Middle School Re-development BC Parks Beaver Creek Provincial Park Campgrour		Ltr of Support	\$ 55,000.00

Gas Tax Agreement EA Committee.xlsx

	Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 31, 2021				
ELECTORAL AREA 'B' / LOWER COLUMBIA/OLD GLORY				B	
Description		Status		Allocation	
Revenue:					
Per Capital Allocation of Gas Tax Grant: Allocation 2007-2018 Allocation to Dec 31, 2019 Allocation to Dec 31, 2020 Allocation to Dec 31, 2021 Ineligible Project - Silver City Trap Club (Used Tractor (Snow Removal Assistance))		Received Received Received Estimated CWF Recovery	\$	759,181.85 138,572.12 68,634.97 71,906.33 (21,280.00)	
TOTAL AVAILABLE FOR PROJECTS			\$	1,017,015.27	
Expenditures:					
Approved Projects:					
Completed Projects Approved Prior to 2016			\$	490,007.67	
221-16 Area 'B' Recreation - RDKB	Rivervale Shed	Completed		8,632.00	
152-17 Rossland Historical Museum and Archive Association		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 Funding Returned		50,000.00	
Birchbank Golf Club	Upgrade Irrigation Satellite Controller	(Sale)		(27,500.00)	
102-19 Silver City Trap Club	Electrical System Upgrades	Completed		20,886.28	
	Used Tractor (Snow Removal Assistance)	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	
248-21 Black Jack Cross Country Ski Club Society	Biathlon Cross Country Ski Area Upgrade	Approved		10,000.00	
250-21 RDKB - Culture Arts in Lower Columbia	Bailey Theatre Rigging	Approved		32,000.00	
TOTAL SPENT OR COMMITTED			\$	737,637.75	

	Regional District of Kootenay Boundary Status Report - Gas Tax Agreement		
	May 31, 2021		
			C
ALAREA C / CHRISTINA LARE			
Description		Status	Allocation
- .			
al Allocation of Gas Tax Grant:			
Allocation 2007-2018		Received	\$ 751,766.65
			128,481.92 63,637.28
Allocation to Dec 31, 2021		Estimated	66,670.43
		F	
TOTAL AVAILABLE FOR PROJECTS		Ĺ	\$ 1,010,556.28
itures:			
Projects:			
			\$ 224,128.55 50,000.00
CLC&VC		Advanced	25,000.00
CLC&VC		Advanced	25,000.00
	Kottle Biver Wetershed Study		<u>80,000.00</u> 5,000.00
			9,959.86
RDKB	Kettle River Watershed Project	Funded	3,548.77
RDKB	Kettle River Watershed Project	Funded	1,371.07
			754.04 2,068.54
RDKB	Kettle River Watershed Project	Funded	228.57
	Kettle River Watershed Study	Pending Funding	69.15
	Granby Wilderness Society	Funded	2,000.00
Association	Bicycle Infrastructure	Funded	20,000.00
	Installation Make-Up Air System Shortfall	Completed	6,263.75
		Partially Funded,	<u>7,384.83</u> 2,129.71
		Awaiting Completion	15,000.00
		Partially Funded,	11,303.33
		Awaiting Completion	
RDKB CL PARTS	Pickle Ball Courts	under review	100,000.00
TOTAL SPENT OR COMMITTED		Γ	\$ 591,210.17
TOTAL REMAINING			\$ 419,346.11
	Allocation of Gas Tax Grant: Allocation 2007-2018 Allocation to Dec 31, 2019 Allocation to Dec 31, 2020 Allocation to Dec 31, 2021 TOTAL AVAILABLE FOR PROJECTS tures: Projects: Completed Projects Approved Prior to 2016 Christina Lake Community and Visitors Centre CLC&VC LC&VC Loving Machine RDKB RDKB RDKB RDKB RDKB RDKB ADKB Christina Lake Community Development Association RDKB R	Description Control of Gas Tax Grant: Nicoation 10 Gas Tax Grant: Nicoation 10 Des 31, 2020 Ni	Description Status I Allocation of Gas Tax Grant: Wocation to Des 31, 2021 Received R

		Status Report - Gas Tax Agreement Electoral Area 'D' / Grand Forks Rural		
		Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 31, 2021		
		May 31, 2021		_
ECTORAL AREA 'D' / RURAL GRA	ND FORKS			D
Descrip	tion		Status	Allocation
evenue:				
r Capital Allocation of Gas Tax Gran	t:			
Allocation 2007-2018			Received	\$ 1,714,576.17
Allocation to Dec 31, 2019			Received	309,913.36
Allocation to Dec 31, 2020			Received	153,500.53
Allocation to Dec 31, 2021			Estimated	160,816.85
TOTAL AVAILABLE FOR PF	ROJECTS			\$ 2,338,806.91
penditures:				
proved Projects: Total Completed Projects Apr	proved Prior to 2016			\$ 185,196.00
010 RDKB		Kettle River Water Study	Funded	25,000.00
112-1 RDKB		Kettle River Watershed Study	Funded	15,000.00
12-2 RDKB		Kettle River Watershed Study	Funded	10,000.00
013 RDKB		Kettle River Watershed Project	Funded	24,899.66
014 RDKB 015 RDKB		Kettle River Watershed Study Kettle River Watershed Study	Funded Funded	41,490.99 7,857.50
016 RDKB		Kettle River Watershed Study	Funded	4,237.38
017 RDKB		Kettle River Watershed Study	Funded	11,377.02
018 RDKB		Kettle River Watershed Study	Funded	1,257.14
		Kettle River Watershed Study	Pending Funding	380.31
7-13 Kettle River Watershed 010 Boundary Museum Society		Granby Wilderness Society Phase 1	Funded Pending Funding	2,000.00
012 Phoenix Mountain Alpine Ski	Society	Lodge Upgrade - Additional Costs	Additional	12,600.00
7-14 Boundary Museum	coolog	Solar Panel System	Funded	77,168.50
-16 RDKB		Hardy Mountain Doukhobor Village	Completed	38,165.19
4-16 Grand Forks Aquatic Center		LED Lights for Natatorium	Completed	10,565.83
30-16 Grand Forks BMX Society		Track Upgrade	Completed	5,000.00
6-16 RDKB 8-16 Grand Forks Community Trai	Is Society	Kettle River Heritage Trail New Surface Trans Canada Trail West end	Funded Completed	100,000.00 24,648.45
1-16 RDKB		Boundary Agricultural & Food Project	Partially Funded,	6,744.15
03-16 Grand Forks Aquatic Center		Underwater LED Light Replacement	Awaiting Completion Completed	11,508.76
51-16 Phoenix Cross Country Ski S	ociety	Trail Grooming Machine	Completed	20,512.33
7-17 RDKB		Boundary Transit Capital Funding	Completed	5,889.00
68-17 RDKB		Boundary Trails Master Plan	Funded 100%,	20,000.00
	d Authority	· ·	Awaiting Completion Partially Funded,	,
2-18 RDKB Kettle River Watershe	-	Drought Management Plan	Awaiting Completion	11,303.33
2-18 Grand Forks Community Trai 58-18 Boundary Museum Society	is Society	North Fork Trans Canada Trail Surface I	Completed	50,000.00
		Black Hawk Livery Addition 40' x 60'	Completed Partially Funded,	
8-18 RDKB Grand Forks Curling R	link	Facility Condition Assessment	Awaiting Completion	8,900.00
1-19 RDKB - Boundary Transit		2018 Leasing Transit Vehicles	Completed	9,965.00
1-19 RDKB - Boundary Transit		2019 Leasing Transit Vehicles	Completed Funded 75%,	10,086.00
2-19 Boundary Area Disc Athletic S	Sports Society	Signage & Baskets	Awaiting Completion	12,508.00

Gas Tax Agreement EA Committee.xlsx

	F	Regional District of Kootenay Boundary Status Report - Gas Tax Agreement May 31, 2021		
есто.	RAL AREA 'E' / WEST BOUNDARY			E
	Description		Status	Allocation
evenu	10.			
	tal Allocation of Gas Tax Grant:			
	Allocation 2007-2018		Received	\$ 1,131,606.15
	Allocation to Dec 31, 2019		Received	207,089.40
	Allocation to Dec 31, 2020 Allocation to Dec 31, 2021		Received Estimated	102,571.68 107,460.56
	TOTAL AVAILABLE FOR PROJECTS			\$ 1,548,727.79
pproved	ditures: d Projects: Completed Projects Approved Prior to 2016 RDKB	Kettle River Water Study	Funded	\$ <u>335,039.60</u> 25,000.00
2012-1		Kettle River Watershed Study	Funded	15,000.00
2012-2		Kettle River Watershed Study	Funded	40,000.00
2013 2014	RDKB	Kettle River Watershed Project	Funded Funded	49,799.31
2014	RDKB	Kettle River Watershed Study Kettle River Watershed Study	Funded	33,201.82
2016	RDKB	Kettle River Watershed Study	Funded	5,805.60
2017	RDKB	Kettle River Watershed Study	Funded	15,514.16
2018	RDKB	Kettle River Watershed Study Kettle River Watershed Study	Funded Pending Funding	<u>1,714.29</u> 518.55
17-13	Kettle River Watershed	Granby Wilderness Society	Funded	2,000.00
222-15	Big White Chamber of Commerce	Tourist Trails Information Sign	Funded 75%,	2,780.93
81-16	Kettle Valley Golf Club	Pump House Renovation Project	Awaiting Completion Completed	10,123.48
10-16	Kettle Wildlife Association	Parking/Water/Electrical Upgrades	Completed	24,717.57
	Rock Creek Community Medical Society Kettle Wildlife Association	Roof and Floor Replacement RC Health Ce Parking/Water/Electrical Upgrades Addii	Completed Completed	22,675.68 3,744.15
			Partially Funded,	
271-16		Boundary Agricultural & Food Project	Awaiting Completion	14,233.14
	Phoenix Cross Country Ski Society Beaverdell Community Club & Recreation	Trail Grooming Machine	Completed Funded 75%,	10,256.17
66-17	Commission	Bleachers Beaverdell Ball Park	Awaiting Completion	9,571.86
98-17	Westbridge Recreation Society	Replace Kitchen Westbridge Hall	Completed	20,699.41
468-17	RDKB	Boundary Trails Master Plan	Funded 100%, Awaiting Completion	20,000.00
72 18	RDKB Kettle River Watershed Authority	Drought Management Plan	Partially Funded,	11,303.34
			Awaiting Completion	
	Westbridge Recreation Society Bridesville Community Club	Door Upgrades/ LED Conversion/Curtains Hall Addition	Completed Completed	7,023.06
296-18	Rock Creek & Boundary Fair Association	Assembly Hall Upgrades	Completed	20,000.00
	Kettle River Museum King of Kings New Testament Church	Bunkhouse Upgrades H/E Commercial Dishwasher	Completed Completed	20,000.00 6,608.51
	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 23-19,	West Boundary Community Services Co-Operative	Rock Creek Community Hub	Completed	100,000.00
225-20	Kettle Wildlife Association	Safety upgrades & Increased Capacity	Completed	11,591.08
	Westbridge Recreation Society Rock Creek & Boundary Fair Association	Construction of New Building Increase Construction of multi-purpose structure	Completed	4,289.64
	Rock Creek & Boundary Fair Association Rock Creek & Boundary Fair Association	Washroom & Meeting Room Reno	Completed Completed	21,414.17 60,500.00
	Bridesville Community Club	Community Hall Upgrades	Funded 75%,	26,085.56
19-20	Beaverdell Community Club & Recreation	Waterless Toilet Building Ball Park	Awaiting Completion Funded 75%,	12,864.14
	Commission Rock Creek & Boundary Fair Association	Campground Infrastructure Development	Awaiting Completion Funded 75%,	33,999.25
246-21		10	Awaiting Completion	,500.20

Gas Tax Agreement EA Committee.xlsx

D	irector Ali Grieve, Electoral Area 'A'	Grants-In-Aid 2021		
lance Remain	ing from 2020		11,7	41.6
21 Requisitio	n		46,1	59.0
ss Board Fee	2021		(1,52	
tal Funds Ava	ilable	-	\$ 56,3	76.6
SOLUTION	DATE RECIPIENT	DESCRIPTION	AMOUN	Т
57-21	28-Jan JL Crowe Secondary School	RDKB Area 'A' Fallen Firefighters	7.	50.0
		Memorial Award		
57-21	28-Jan The Village of Fruitvale	Candy Cane Lane Expenses	1,5	00.0
57-21	28-Jan The Village of Fruitvale	Harvest Central Communiry Garden Tool Shed	3,0	00.0
57-21	28-Jan The Village of Fruitvale	Remembrance Day Luncheon	5	00.0
57-21	28-Jan The Village of Fruitvale	BV Age Friendly Program	1,0	00.0
128-21	25-Feb Beaver Valley Blooming Society	Flower Tubs & Ground Plantings	2,5	00.0
		Fruitvale		
219-21	14-Apr Camp Koolaree Society	Camp Building Upgrades	1,0	00.0
253-21	29-Apr Selkirk Mountain Music Society	Mobile Musical Stage	5,0	00.0
253-21	29-Apr Village of Fruitvale	Public Art for the FMC Rain Garden	6,0	00.0
252-21	29-Apr PAC Fruitvale Elementary	Garibaldi Polished Stone & Concrete	5,0	00.0
		Benches		
267-21	12-May Village of Fruitvale	Community Meals	1,0	00.0
303-21	27-May Kidney Foundation, BC & Yukon	Kidney Walk Trail	5	00.0
303-21	27-May Montrose Recreation Commission	Family Day Treasure Hunt/Escape	5	00.0
		Room		
otal			\$ 28,2	
lance Remair	ning		\$ 28,1	26.6

E	lectoral Area 'B' /Lower Columbia-Old Glory	Grants-In-Aid 2021	
Balance Remair	ing from 2020		6,887.02
2021 Requisitio	n		 34,464.00
Less Board Fee	2021		(1,138.00
Total Funds Ava	ailable		\$ 40,213.02
RESOLUTION	DATE RECIPIENT	DESCRIPTION	AMOUNT
57-21	28-Jan JL Crowe Secondary School	RDKB Area 'B' Fallen Firefighters Memorial Award	750.00
197-21	31-Mar Casino Recreation	Casino Recreation Lands Surveying Costs	5,000.00
197-21	31-Mar Kootenay Columbia Learning Centre	Graduating Student Bursary	750.00
219-21	14-Apr Camp Koolaree Society	Camp Building Upgrades	1,000.00
267-21	12-May Shredology Association for Women	Workshops for Women Cyclists	2,000.00
303-21	27-May Kidney Foundation, BC & Yukon	Kidney Walk Trail	500.00
Total			\$ 10,000.00
Balance Remaii	ning		\$ 30,213.02

E	ectoral Area 'C'/Christina Lake	Grants-In-Aid 2021		
alance Remain	ing from 2020			35,278.15
2021 Requisition	1			75,180.00
ess Board Fee 2	2021			(2,482.00
Total Funds Ava	ilable		\$	107,976.15
RESOLUTION	DATE RECIPIENT	DESCRIPTION		AMOUNT
24-21	13-Jan Christina Lake Arts & Aritisans Society	Replacement of Revenue Cost to COVID-19 Cancellations		4,000.00
57-21	28-Jan Boundary Multi 4-H Club	Program Costs		500.00
128-21	25-Feb Boundary Youth Soccer Association	Funds to Run Program &		1,000.00
		Equipment		
153-21	10-Mar Grand Forks Farmers Market	BC Farmers Market Coupon		1,000.00
		Program		
197-21	31-Mar Boundary Horse Association	Riding Arena Rebuild		1,000.00
267-21	12-May Christina Lake Stewardship Society	Clean, Drain, Dry Billboards		2,436.00
267-21	12-May Christina Lake Stewardship Society	Lake Cleanup Day		500.00
Total			\$	10,436.00
Balance Remair	ing		ć	97,540.15

E	ectoral Area 'D'/Rural Grand Forks	Grants-In-Aid 2021	
Balance Remain	ing from 2020		24,694.28
2021 Requisitio	1		55,803.00
Less Board Fee	2021		(1,843.00
Total Funds Ava	ilable		\$ 78,654.28
RESOLUTION	DATE RECIPIENT	DESCRIPTION	AMOUNT
24-21	13-Jan Boundary Metis Community Association	Wilgress Lake Fishing Derby Family Day Prizes	500.00
24-21	13-Jan Phoenix Mountain Alpine Ski Society	Replacement of Hand Held Radio Devices	5,000.00
57-21	28-Jan Boundary Multi 4-H Club	Program Costs	500.00
87-21	10-Feb Boundary Youth Soccer Association	Program Costs	1,500.00
128-21	25-Feb Grand Forks Flying Association	Pilot Courtesy Car Maintenance, Insurance, Repairs	3,500.00
153-21	10-Mar Grand Forks Farmers Market	BC Farmers Market Coupon Program	5,000.00
197-21	31-Mar Boundary Helping Hands Feline Rescue Society	Temporary Cat Shelter Liability Insurance	500.00
197-21	31-Mar Boundary Horse Association	Riding Arena Rebuild	1,500.00
303-21	27-May Grand Forks & District Fall Fair	Aluminum Bleachers	500.00
Total			\$ 18,500.00
Balance Remair	ing		\$ 60,154.28

El	ectoral Are	a 'E'/West Boundary	Grants-In-Aid 2021		
Balance Remaining from 2020					61,034.95
2021 Requisition					86,248.00
ess Board Fee 2021					(2,848.00
otal Funds Avai	ilable			\$	144,434.95
ESOLUTION	DATE	RECIPIENT	DESCRIPTION		AMOUNT
24-21	13-Jan	Greenwood Community Association	Christmas Dinner Hampers & Take- Out Meals		300.00
24-21	13-Jan	Trails to the Boundary Society	Kettle River Echo Seed Money		5,000.00
24-21	13-Jan	West Boundary Community Services Co-Op	Mileage for Economic Development Consultant, Sandy Mark		750.00
87-21	10-Feb	Boundary Youth Soccer Association	Program Costs		1,500.00
197-21	31-Mar	Kettle River Food Share Society	Package Insurance Policy		1,689.00
197-21	31-Mar	Midway Public Library	Contribution for Residents' Membership		4,000.00
197-21	31-Mar	Trails to the Boundary Society	Bookkeeping for 2021		2,400.00
197-21	31-Mar	Trails to the Boundary Society	Riverside Centre Rental		10,725.00
219-21	14-Apr	Big White Community Development Association	Bookkeeper and Third Party Audit		2,500.00
219-21	14-Apr	Big White Community Development Association	Insurance Costs		5,032.00
253-21	29-Apr	Kettle River Museum	Summer Position at Kettle River Museum		1,000.00
253-21	29-Apr	Red Earth Medicine	Foundation of Indigenous Ways of Knowing		3,000.00
253-21	29-Apr	Trails to the Boundary Society	Heritage Consulting at Historic School House		6,000.00
		West Boundary Community Services Co-Op	Return of Funds		(2,000.00
303-21	27-May	Big White Community Development Association	Community Garden Irrigation System		5,000.00
303-21	27-May	Midway Fire & Rescue	Road Rescue Team - Hydraulic Ram		4,000.00
				\$	50,896.00
alance Remain	ing			\$	93,538.95