Regular Meeting of the Board of Directors

Thursday, July 26, 2018 - 6:00 pm

The Regional District of Kootenay Boundary
Board Room, Grand Forks, BC

REVISED AGENDA

1 Call to Order

2 Consideration of the Agenda (Additions/Deletions)

2a) The agenda for the July 26, 2018 meeting of the Regional District of Kootenay Boundary Board of Directors is presented.

Recommendation: Corporate Vote Unweighted
That the agenda for the July 26, 2018 meeting of the Regional District of Kootenay Boundary Board of Directors be adopted as presented.

3 Minutes

3a) The minutes of the Regional District of Kootenay Boundary Board of Directors meeting held June 28, 2018 are presented.

Recommendation: Corporate Vote Unweighted
That the minutes of the Regional District of Kootenay Boundary Board of Directors meeting held June 28, 2018 be adopted as presented.

Minutes-Board of Directors - 28 Jun 2018 - BOARD-July 26 2018 - Pdf

4 Delegation(s)

4a) Colin Burns, President and Jude Brunt, Vice-President
Big White Community Development Association
Re: Request for Feasibility Study
Delegation-Big White Comm Dev Assoc-Board-July 26 2018

4b) Director Martin
Re: RDI for Local Government-Application for Rural Dividend Funding

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors receive the email from Terri MacDonald and the Local Government Capacity Building document and provide staff with further direction.

Terri MacDonald email - Board July 26, 2018
RDF_LGCapacityBuilding_ - Board July 26, 2018

5 Closed (In camera) Session

5a) Proceed to a Closed Meeting pursuant to Section 90 (1) (e) of the *Community Charter*.

6 Unfinished Business

6a) RDKB Board of Directors Action Items Report

The RDKB Board of Directors Action Item List as of July 19, 2018 is presented.

Recommendation: Corporate Vote Unweighted
That RDKB Board of Directors List of Action Items as of July 19, 2018 be received.

RDKB Action Actions as of July 19, 2018 - Board July 26, 2018

6b) D. Catalano - Grant Thornton
Re: Auditors Report 2017 Financial Statements

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors receive the letter from Don Catalano, Grant Thornton.

Grant Thornton Letter - Board July 26, 2018

7 Communications (Information Only)

7a) Presentation of FortisBC's Power Study of the Waneta Lands

Fortis has requested LCCDTS and any other organizations, municipalities and business owners to provide a formal letter of request for upgrades to the Beaver Creek Sub be considered for 2020 and to be large enough to meet the existing needs of the area but also future economic development.

Recommendation: Corporate Vote Unweighted
That the RDKB send FortisBC a formal letter of request for upgrades to the Beaver Creek substation be considered for 2020 and be large enough to meet the existing needs of the area and also future economic development needs.

Results of Waneta Lands Power Study-FortisBC June 26 2018 - Board July 26, 2018

8 Reports

8a) Monthly Schedule of Vendor Payments Ending June 30, 2018

Director Martin, Finance Liaison

Recommendation: Corporate Vote Unweighted
That the Schedule of Vendor Payments ending June 30, 2018 for $1,422,002.83 be received.

Schedule of Vendor Payments-June 3-, 2018 - Board July 26, 2018

8b) Adopted RDKB Committee Minutes

The following minutes from RDKB Committee meetings held during June and adopted by the respective Committees in July are presented:

Boundary Community Development Committee (June 6).

Recommendation: Corporate Vote Unweighted
That the minutes of the Boundary Community Development Committee meeting held June 6, 2018 be received.

Minutes - BCDC - 06 Jun 2018 - Board July 26, 2018

8c) Adopted RDKB Recreation Commission Minutes

8d) Draft RDKB Electoral Area Advisory Planning Commission Minutes

Draft minutes of the RDKB Advisory Planning Commission meetings held June 25th and July 3rd are presented.

Recommendation: Corporate Vote Unweighted
That the following draft minutes of the RDKB Advisory Planning Commission meetings held June 25th and July 3rd are presented: Electoral Area 'B'/Lower Columbia- Old Glory (July 3), Electoral Area 'C'/Christina Lake (July 3), Electoral Area 'D'/Rural Grand Forks (July 3) and Electoral Area 'E'/Big White (June 25).

Minutes-APC-July3-Area B-Board-July 26 2018
Minutes-APC-July 3-AreaC- Board-July 26 2018
Minutes-APC-July 3-Area D-Board-July 26 2018
Minutes-APC-June 25-Big White-Board-July 26 2018

8e) Adopted Kettle River Watershed Authority Minutes

Adopted minutes of the Kettle River Watershed Authority meetings held October 3, 2017, November 15, 2017 and May 2, 2018 are presented.

Recommendation: Corporate Vote Unweighted
That the minutes of the Kettle River Watershed Authority meetings held October 3, 2017, November 15, 2017 and May 2, 2018 be received.

Minutes - KRWMP 2017-10-03 - Board July 26, 2018
Minutes - KRWMP 2017-11-15 - Board July 26, 2018
Minutes - KRWMP 2018-05-02 - Board July 26, 2018

9 Committee Recommendations to Board of Directors

The RDKB Committee recommendations as adopted by the RDKB Committees are presented for consideration.

9a) Stage 3 Liquid Waste Management Plan (LWMP) Steering Committee -June 20/18

Director Martin, Committee Chair/Director McLellan, Vice Chair

Terms of Reference - Columbia Pollution Control Centre and Stage 3 LWMP Steering Committee

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves the Columbia Pollution Control Centre Upgrade and Stage 3 Liquid Waste Management Plan Steering Committee Terms of Reference. **FURTHER** that the Board appoint Goran Denkovski, Manager of Infrastructure and Sustainability to the Committee.

Stage 3 LWMP Steering Committee-ToR-BoD July 26 2018

10 New Business

10a) J. Svendsen, CFO, Fire Chief Big White Fire Department, RDKB
Re: Purchase of a 78'Quint Aerial Apparatus (Replace Engine 312)

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves the purchase of a Rosenbauer 78' Aerial Ladder Truck from Rocky Mountain Phoenix in the amount of $1,184,694.60 to replace the 1995 Anderson Pumper.

Staff Report BWF- Ladder Truck - BOD - July 26 2018

10b) B. Burget, General Manager of Finance
Re: Information Regarding 2019 Elimination of Tax Free Allowance

Recommendation: Corporate Vote Unweighted
That the RDKB Board of Directors provide direction to staff with respect to Director Remuneration for 2019.

Staff Report - Board Remuneration - BRD - Jul 26, 2018 - Pdf

10c) George Hayes
Re: Letter -Boundary Flooding

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors receive the letter from George Hayes.

Boundary Flooding-Letter to RDKB-Bartelings-Board July 26 2018

10d) M. Andison
Re: Building Bylaw Contravention - Robert McDonald

A staff report from Mark Andison, CAO, regarding a Building Bylaw Contravention for the property described as:
1232 McLeod Road, Fruitvale, B.C.
Electoral Area 'A'
Parcel Identifier: 012-979-104
Lot 4 District Lot 8383 Kootenay District Plan 10244
Owner: Robert MacDonald

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Board of Directors invite the owner, Robert MacDonald, to appear before the Board to make a presentation relevant to the filing of a Notice in the Land Title Office pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* against the property legally described as Lot 4, District Lot 8383, Kootenay District, Plan 10244.

Staff Report-Bylaw Contravention MacDonald-Board July 26, 2018 - Pdf

10e) M. Andison
Re: Building Bylaw Contravention - 2492498 Ontario Inc.

A staff report from Mark Andison, CAO, regarding a Building Bylaw Contravention for the property described as:
2-7700 Porcupine Road, Big White, B.C.
Electoral Area 'E' / West Boundary
Parcel Identifier: 026-135-264

Strata Lot 47 District Lot 4109S Similkameen Division Yale District Strata Plan KAS2516
Owner: 2492498 Ontario Inc.

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Board of Directors direct the Chief Administration Officer to file a Notice in the Land Title Office pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* against the property legally described as Strata Lot 47, District Lot 4109S, Similkameen Division Yale District, Strata Plan KAS2516.

Staff Report-Bylaw Contravention 2492498 Ontario Inc-Board July 26, 2018 - Pdf

10f) K. Gobeil, Planner
Re: Forestry Referral - Atco Wood Products: Development Area G - Electoral Area 'B'/Lower Columbia-Old Glory
Director Worley, Chair Electoral Area Services Committee/Director McGregor, Vice Chair

Recommendation: Corporate Vote Unweighted
That the staff report regarding the Forestry Referral from Atco Wood Products proposed development of 'Area G, Morris Creek and Sheppard Creek" on unsurveyed crown land in Electoral Area 'B'/Lower Columbia-Old Glory be received.

Staff Report_ATCO_Board-July 26 2018

10g) K. Gobeil, Planner
Re: City of Rossland - Subdivision Referrals
Director Worley, Chair Electoral Area Services Committee/Director McGregor, Vice Chair

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors advise the City of Rossland that the Regional District of Kootenay Boundary's interests are unaffected by the proposed subdivision files 3233.23/08-2018, 3320.20-02-2018, and 3320.20/09-2018

Staff Report-City of Rossland-Board-July 26 2018

10h) K. Gobeil, Planner

Re: Application for Development Permit Amendment - Grizzly Ridge - Electoral Area 'E'/West Boundary

Director Worley, Chair Electoral Area Services Committee/Director McGregor, Vice Chair

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted

That the staff report regarding the Development Permit application submitted by Marvin Dean on behalf of Iron Horse Developments Ltd to allow for the development of four two family dwellings to be constructed in the Commercial and Multiple Family Development Permit Area and the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Lot A, Plan KAP 83081, District Lot 4213, 4284, Except Pan KAS3742 PH 1, Big White, Electoral Area 'E'/ West Boundary, be received.

Staff Report-Grizzly Ridge_DP-amendment_Board-July 26 2018

10i) K. Gobeil, Planner

Re: Permit Referral - Ministry of Energy, Mines and Petroleum Resources - Electoral Area 'D'/Rural Grand Forks

Director Worley, Chair Electoral Area Services Committee/Director McGregor, Vice Chair

Recommendation: Corporate Vote Unweighted

That the Regional District of Kootenay Boundary Board of Directors direct staff to forward this staff report regarding the proposed amendment to an existing permit for mineral exploration on Unsurveyed Crown Land south of Pheonix, in Electoral Area 'D'/Rural Grand Forks to Front Counter BC for consideration.

Staff Report Golden Minerals-Board-July 26 2018

10j) K. Gobeil, Planner

Re: Procedure Request - Fees and Procedure Bylaw 1231 - Electoral Area 'E'/West Boundary

Director Worley, Chair Electoral Area Services Committee/Director McGregor, Vice Chair

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted

That the Regional District of Kootenay Boundary Board of Directors approve the request submitted by Gary George to extend the consideration deadline of a Development Variance Permit application by 60 days, as per section 13(2) of the Fees and Procedure Bylaw No. 1231.

Staff Report_Procedure Request-Board-July 26 2018

10k) C. Rimell, Senior Planner
Re: Development Permit Amendment - DL4255 Staff Housing - Electoral Area 'E'/West Boundary
Director Worley, Chair Electoral Area Services Committee/Director McGregor, Vice Chair

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted

That the staff report regarding the Development Permit Amendment application submitted by Brent Harley and Associates on behalf of Big White Ski Resort Ltd to allow for the development of three staff housing buildings to be constructed in the Commercial and Multiple Family Development Permit Area and the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Plan EPP72662, District Lot 4255, SDYD, Big White, Electoral Area 'E'/ West Boundary, be received.

Staff Report-DPA_StaffHousing_Board-July 26 2018

10l) West Boundary Recreation Grant Application
Re: Greenwood Municipal Swimming Pool

Recommendation: Stakeholder Vote (Electoral Area 'E'/West Boundary, Greenwood, Midway) Weighted

That the Regional District of Kootenay Boundary Board of Directors approve the West Bounary Recreation Grant Application from the Greenwood Municipal Swimming Pool in the amount of $258.78.

W. Bounary Rec Grant App - Greenwood Pool - Board July 26, 2018

10m) Grants-in-Aid - as of July 19, 2018

Recommendation: Stakeholder Vote (Electoral Area Directors) Weighted
That the following grants-in-aid be approved:

1. Kootenay Columbia Learning Centre – Electoral Area 'B'/Lower Columbia-Old Glory - $750
2. Silver City Trap and Skeet Club – Electoral Area 'B'/Lower Columbia-Old Glory – $4,500
3. Joan Hiram on Behalf of Cops for Kids – Electoral Area 'C'/Christina Lake - $1,000

Grant-in-Aid-Board-July 26 2018

11 Bylaws

11a) Public Hearing Minutes
Re: Bylaw No. 1671 and Bylaw No. 1672

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted
That the minutes of the Public Hearing for RDKB Official Community Plan Amendment Bylaw No. 1671 and RDKB Zoning Amendment Bylaw No. 1672 held on July 11, 2018 be recieved.

2018-07-11_Public-Hearing-Minutes Bylaws 1671 and 1672 - Board July 26, 2018

11b) Bylaw No. 1632 - Amending Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan
Adoption

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Electoral Area 'B'/Lower Columbia-Old Glory Community Plan Amendment Bylaw No. 1632 be reconsidered and adopted.

Bylaw 1632_WestK_RUR1toIN2-Board July 26 2018

Staff Report-_K_SandandGravel_Board July 26 2018

11c) Bylaw No. 1633 - Amending of Electoral Area 'B'/Lower Columbia-Old Glory Zoning
Adoption

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Electoral Area 'B'/Lower Columbia-Old Glory Community Plan Amendment Bylaw No. 1633 be reconsidered and adopted.

Staff Report-_K_SandandGravel_Board July 26 2018
Bylaw 1633_WestK_RUR1toIN2-Board-July 26 2018

11d) Bylaw No. 1671 - Amending Electoral Area 'E'/Big White Official Community Plan
Adoption

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Electoral Area 'E'/Big White Community Plan Amendment Bylaw No. 1671 be reconsidered and adopted.

Bylaw_1671_BW_OCP-Board-July 26 2018
Staff Report - 2018-07-11-Hearing_Report_Board July 26, 2018

11e) Bylaw No. 1672 - Amending Electoral Area 'E'/Big White Zoning
Adoption

Recommendation: Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Electoral Area 'E'/Big White Zoning Amendment Bylaw No. 1672 be reconsidered and adopted.

Bylaw_1672_BW_ZB-Board-July 26 2018
Staff Report - 2018-07-11-Hearing_Report_Board July 26, 2018

11f) Bylaw No. 1679-Loan Authorization Sanitary Sewer System Treatment Plan Upgrades
First, Second and Third Readings

At a meeting held June 20th, the Stage 3 Liquid Waste Management Plan Steering Committee recommended that the Board of Directors give RDKB Loan Authorization Bylaw No. 1679 First, Second and Third Readings.

Recommendation: Corporate Vote Weighted

That Regional District of Kootenay Boundary East End Regional Sanitary Sewer System (Columbia Pollution Control Centre) Loan Authorization Bylaw No. 1679, 2018 be read a First, Second and Third time.

Bylaw 1679-Loan Authorization-EEnd Sewer Plant CPCC Upgrades-Board July 26 2018
Staff Report-CPCC Upgrade Grant-Stage 3 LWMP Steering Committee June 20-Board July 26 2018 - Pdf
LA Bylaw 1679-CPCC Upgrades-LWMP Steering Committee Recommendation-Board July 26 2018

11g) T. Lenardon, Manager of Corporate Administration/Corporate Officer
Re: Bylaw No. 1676-Ballot Question Bylaw for Assent Voting-Disposition of East End Regional Sanitary Sewer Service Assets/Infrastructure
First, Second, Third Readings and Adoption

Seeking Board approval of:

1. referenda questions via adoption of proposed RDKB Bylaw 1676, 2018
2. appointments of a Regional Voting Officer and a Deputy Regional Voting Officer
3. dates set for advanced and general voting day voting opportunities, and
4. participating area approval/assent.

Recommendation: Corporate Vote Unweighted

That Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018 be given First, Second and Third Readings.

Recommendation: Corporate Vote Unweighted
That Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018 be Reconsidered and Adopted.

Recommendation: Corporate Vote Unweighted
That Theresa Lenardon, the RDKB Chief Elections Officer be appointed as the Regional Voting Officer for the East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting with advanced voting opportunities to be held on Wednesday, October 10 and Wednesday, October 17, 2018 with General Voting Day to be held in conjunction with the 2018 General Local Elections on Saturday, October 20, 2018. **FURTHER** that Mark Daines be appointed as the Deputy Regional Voting Officer.

Recommendation: Corporate Vote Unweighted That the Regional District of Kootenay Boundary Board of Directors approve that participating area approval for the disposition of the RDKB regional sanitary sewer assets be obtained by assent of the electors within the entire voting area with a majority of the overall votes counted as being either in favour or against the referenda ballot questions. **FURTHER** that the voting area be deemed to be all of the Cities of Trail and Rossland and all of the Village of Warfield with the RDKB Board of Directors being responsible for conducting the voting throughout.

Bylaw 1676-EastEnd Sewer-DisposeAssets AssentVote-Ballot Question-July 26 2018
Staff Report-Assent Voting-Disposition EastEnd SewerAssets-Board-July 26 2018 - Pdf

11h) T. Lenardon, Manager of Corporate Administration/Corporate Officer
Re: Bylaw No. 1681-Ballot Question Bylaw for Assent Voting-Establishment of Proposed Boundary Integrated Watershed Service
First, Second, Third Readings and Adoption

Seeking approval of the following:
1.assent voting ballot question via First, Second, Third Readings and Adoption of proposed Bylaw No. 1681,

2.appointments of a Regional Voting Officer and a Deputy Regional Voting Officer, and
3.dates for advanced voting opportunities.

Recommendation: Corporate Vote Unweighted
That Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Assent Voting Ballot Question Bylaw No. 1681, 2018 be given First, Second and Third Readings.

Recommendation: Corporate Vote Unweighted
That Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Assent Voting Ballot Question Bylaw No. 1681, 2018 be Reconsidered and Adopted.

Recommendation: Corporate Vote Unweighted
That Theresa Lenardon, the RDKB Chief Elections Officer be appointed as the Regional Voting Officer and that Gerry Henke be appointed as the Deputy Regional Officer for the Boundary Integrated Watershed Service Establishment Assent Voting. **FURTHER** that advance voting opportunities be held in conjunction with the 2018 General Local Elections on Wednesday, October 10 and Wednesday, October 17, 2018.

Staff Report-AssentVoting Proposed Boundary WatershedService-BoD-July 26 - Pdf

12 Late (Emergent) Items

12a) Committee Recommendation
Boundary Community Development Committee - July 4, 2018
Re: Grand Forks Community Centre Development Plan
Director McGregor, Committee Chair/Director Rotvold, Vice Chair

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approve the City of Grand Forks, Electoral Area 'C'/Christina Lake and Electoral Area 'D' commitment to fund $20,000 for the Grand Forks Community Centre. **FURTHER,** that the funding sources to be determined.

Recommendation: Corporate Vote Unweighted

That the Regional District of Kootenay Boundary Board of Directors approves $10,000 will come from the Boundary Economic Development Services reserves.

Grand Forks Community Centre Final Report_ - Board July 26, 2018

12b) Information
Re: Village of Midway - Request for Support

Recommendation: Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors receive the letter from the Village of Midway and provide staff with further direction.

Request Letter of Support to Grant Application - Midway - Board July 26, 2018

13 Discussion of Items for Future Meetings

14 Question Period for Public and Media

15 Adjournment

Regular Meeting of the Board of Directors
Thursday, June 28, 2018
RDKB Board Room, Trail, B.C.
6:00 p.m.

Minutes

Present: Director R. Russell, Chair
Director G. McGregor, Vice-Chair
Director J. Danchuk
Director M. Martin
Director D. Langman
Director E. Smith
Director M. Rotvold
Director A. Grieve
Director L. Worley
Director V. Gee
Alternate Director K. Moore
Alternate Director C. Ross

Staff: M. Andison, CAO
T. Lenardon, Manager of Corporate Administration/Recording Secretary
J. Dougall, GM Environmental Services
B. Burget, GM Finance
J. Chandler, GM Operations/Deputy CAO

Others: B. Black, Applicant, Development Variance Permit, Electoral Area A
T. Adrain, Applicant, Development Variance Permit, Electoral Area B/Lower Columbia-Old Glory
A. Walker
Alternate Director B. Edwards

Call to Order

The Chair called the meeting to order at 6:00 p.m.

Consideration of the Agenda (Additions/Deletions)

The agenda for the Regional District of Kootenay Boundary Board of Directors June 28, 2018 meeting was presented.

The Manager of Corporate Administration noted the following changes to the agenda:

- Add to Late Emergent Items: invoices regarding contractor and other works related to flood protection in Grand Forks and a staff report regarding requests for UBCM Minister Meetings.
- Move New Business agenda items - applications for Development Variance Permits in Electoral Area A and in Electoral Area B/Lower Columbia-Old Glory to the front of the agenda after receipt of the Minutes and add a letter of support for the Electoral Area B Development Variance Permit application.
- Add a briefing note regarding the Rural Development Institute (RDI) for Local Government under Board Appointment Updates-RDI.
- Add to Communications Information Only: a verbal update from Director Gee regarding an Agricultural Land Commission reconsideration decision for a property located in RDKB Electoral Area E/West Boundary, and it was;

266-18 Moved: Director Langman Seconded: Director Martin

Corporate Vote Unweighted
That the agenda for the Regional District of Kootenay Boundary Board of Directors June 28, 2018 meeting be adopted as amended.

Carried.

Moved Forward on Agenda
K. Gobeil, Planner
Re: Application for Development Variance Permit-Electoral Area A (Columbia Gardens Road)

Director Worley, Chair Electoral Area Services Committee/Director McGregor, Vice Chair

The Chair welcomed Mr. Black to the meeting and provided him an opportunity to speak to his application. Mr. Black advised that he did not have any comments. There was no opposition expressed, and it was;

267-18 Moved: Director Grieve Seconded: Director McGregor

Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves the Development Variance Permit application submitted by Braeden and Melina Black to decrease the interior side setback for an accessory building from 3.0 metres to 1 metre – a 2.0-metre

variance and to decrease the rear yard setback for an accessory building from 1.5 metres to 1.0 metre – a 0.5-metre variance to construct a garage on the property legally described as Lot 2, Plan NEP4628, DL 1236, KD, Electoral Area 'A'.

Carried.

The Chair thanked Mr. Black for attending the meeting and he left the meeting.

Moved Forward on Agenda
K. Gobeil, Planner
Re: Application for Development Variance
Electoral Area B/Lower Columbia-Old Glory (Grandview Place Genelle)
Director Worley, Chair Electoral Area Services Committee/Director McGregor, Vice Chair

The Chair introduced the application for a development variance permit in Genelle that if approved, would allow an increase to the allowable height of an accessory building and the maximum allowable size for a storage building on a parcel without a principal use or principal building.

The Chair welcomed the applicant to the meeting and the Chief Administrative Officer provided background information regarding the application. He explained that a previous application, to increase the maximum allowable size of the storage building by 182m^2 and to increase the maximum allowable height of an accessory building by 4.92m^2, had been submitted in December 2017. At the January 25, 2018 Board meeting, the Board denied the December 2017 application due to the RDKB's receipt of concerns with the proposed increases in size and height.

At the May 24th, 2018 RDKB Board meeting, the applicants received approval to waive the 6 month waiting period for reapplication and subsequently submitted the current revised application, which requests reduced increases of 126 m^2 (from 182m^2) in the allowable size of the storage building and 2.82m^2 (from 4.9m^2) to the allowable maximum height.

Director Worley thanked Mr. Adrain for revising his application and for attending the Electoral Area B/Lower Columbia-Old Glory APC meeting to explain his new proposal and she noted her support for the application, and it was;

268-18 Moved: Director Worley Seconded: Director McGregor

Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves the Development Variance Permit application submitted by Tim and Kim Adrain on behalf of

0819264 BC Ltd. to allow for an increase to the maximum size of the storage building permitted in section 302.2(g) of the Zoning Bylaw from 60m^2 to 186m^2 - 126m^2 variance and an increase to the maximum height of an accessory building in the Residential 2 Zone in section 603.8(b) of the Zoning Bylaw from 4.5m to 7.32m - 2.82 metre variance, to construct a garage on the property legally described as Lot J, District Lot 2404, Plan NEP22865, KD, Genelle, Electoral Area 'B' / Lower Columbia-Old Glory.

Carried.

Mr. Adrain and Mr. Walker, who attended in support of the application, thanked the Board and they left the meeting.

Closed (Incamera) Session

Proceed to a closed meeting pursuant Section 90 (2)(e) of the *Community Charter*.

269-18 Moved: Director Worley Seconded: Director Smith

That the Regional District of Kootenay Boundary Board of Directors convene to a closed meeting pursuant to Section 90 (2)(e) of the *Community Charter* (time: 6:11 p.m.).

Carried.

The RDKB Board of Directors reconvened to the open meeting at 6:56 p.m.

Minutes

The minutes of the Regional District of Kootenay Boundary Board of Directors meeting held May 24, 2018 were presented.

Director Gee requested that the words: "and small businesses" be added to the discussions and recommendations texts under the agenda item *Solid Waste - Open Houses on Recycling Issues* on pages 4 and 20 of the May 24th minutes, and it was;

270-18 Moved: Director Gee Seconded: Director Rotvold

Corporate Vote Unweighted
That the minutes of the Regional District of Kootenay Boundary Board of Directors meeting held May 24, 2018 be adopted as amended.

Carried.

Delegation(s)

There were no delegations in attendance.

Unfinished Business

Board of Directors Action Item List as of June 21, 2018

271-18 Moved: Director Grieve Seconded: Director Smith

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors Action Item List as of June 21, 2018 be received.

Carried.

Staff agreed to update the Action Item list by making the status of the action items more current and removing completed items.

M. Andison, CAO
Re: Verbal Update on the Flood Recovery Process and Planning, and on Boundary Flooding Recommendations Presented at May Board Meeting

The Chief Administrative Officer provided updates on the following Boundary (EOC) Policy Group recommendations that were adopted at the May 24th RDKB Board meeting:

Recovery Plan: *That the Regional District of Kootenay Boundary engage Nor-Ex Engineering Ltd. in the development of a recovery plan for the Boundary area, as per the submitted proposal, subject to confirmation of the availability of Provincial government funding to offset the costs of developing the plan.*
The Nor-Ex Engineering recovery plan was reviewed and it was determined that based on the recovery issues and structure involved, that the matter could move forward without a third-party firm.

Tipping Fees: *That the Regional District Kootenay Boundary waive tipping fees at Boundary area waste disposal facilities for the disposal of flood-related material for uninsured losses on properties located within the evacuation order area, subject to visual confirmation that the material to be disposed is flood-damaged and confirmation of the source address, subject to confirmation from the Provincial government that it will compensate the Regional District for the waived fees.* Provincial compensation has been confirmed and the General Manager of Environmental Services has begun to manage this matter.

Recovery Coordinator: *That the Regional District of Kootenay Boundary hire a Boundary flood recovery coordinator on a temporary term basis, subject to the availability of Provincial government funding to compensate for the costs associated with the position.*
A Recovery Coordinator has been hired as of June 1, 2018 for a 2-month period and after which time, the position transition to the Deputy Recovery Manager.

Landfill Hours: *That the Regional District of Kootenay Boundary extend the hours for the Grand Forks Landfill on Sundays and Mondays to be open from 8:30 AM – 4:00 PM each day until such time as the Board of Directors deems that the extended hours are no longer needed by the community.* This has been accomplished with the extended hours expiring at the end of June. The volume of traffic with flood-related debris is beginning to decrease.

Resiliency Centre: *That the Regional District of Kootenay Boundary establish a Resiliency Centre to support the community during the flood recovery stage at the Grand Forks Curling Rink, in association with the Canadian Red Cross and other stakeholder agencies subject to confirmation of the availability of Provincial government funding to offset the costs.*
Completed.

Volunteer Coordination and Community Relations: *That the Regional District of Kootenay Boundary consider the role of Collective Roots Consulting as an agent of the RDKB in volunteer coordination, community relations, and environmental recovery during the flood recovery stage in conjunction with the development of the flood recovery plan.* This is ongoing with volunteer and community relations leading the team on the environmental component of the recovery. Collective Roots is the consulting firm that has been working with RDKB staff and the Kettle River Watershed Management Authority (e.g. RDKB Steering Committee) and will oversee the removal of flood debris and coordinate recovery.

Establishment of Kettle Valley Watershed Authority Service: *That the Board of Directors direct staff to undertake the background work associated with drafting a service establishment bylaw for a new Kettle River Watershed Service with the intention of seeking the assent of electors.* A proposed Boundary Integrated Watershed Service Establishment Bylaw has been drafted and presented to the Board on June 28th. The Bylaw will be sent to the Inspector of Municipalities for Statutory approval, which will take 4-6 weeks. In the interim, staff will continue to move forward with preparing for assent voting (referenda) throughout the Boundary region with the 2018 General Local Elections.

272-18 Moved: Director McGregor Seconded: Director Smith

That the verbal update on the flood recovery process and on the Boundary Flooding recommendations that were presented at the May 24, 2018 Board meeting be received.

Carried.

T. Dueck, Solid Waste Program Coordinator
Re: Recycling Collection Services for West Boundary Businesses

J. Dougall, General Manager of Environmental Services reviewed the staff report regarding the removal of unattended recycling and/or garbage bins from Trail, Fruitvale, Rossland, Genelle, Christina Lake, Grand Forks, Jewell Lake, Westbridge, Bridesville and Sidley Mountain. She explained that the RDKB developed a Facilities Siting Policy in 2013, which provided the basis for removing the unattended bins that were located within a 30-minute drive of a staffed facility. Residents and businesses who live beyond 30 minutes were assured of an alternative. When the bins were removed in Fruitvale and Rossland, businesses received curbside collection as the alternative. When the Grand Forks recycling depot that was situated downtown was relocated to the landfill, a five-minute drive, businesses were not provided with a curbside collection alternative.

The GM of Environmental Services spoke to the discrepancy in the curbside service and she explained that the service provisions for business curbside recycling differ from the Facilities Siting Policy. She noted that a review of a business curbside recycling program and what reasonable levels of service would look like needs further discussion and it was;

273-18 Moved: Director McGregor Seconded: Director Smith

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors refer the Solid Waste Facilities Siting Policy to the Policy and Personnel Committee for review.

Defeated

274-18 Moved: Director Rotvold Seconded: Director Smith

Corporate Vote Unweighted
That the recommendation be amended to read: That the Regional District of Kootenay Boundary Board of Directors refer the Solid Waste Facilities Policy to the overall Board of Directors for review prior to a review by the Policy and Personnel Committee.

Defeated

(Directors McGregor, Grieve, Langman, Martin, Gee, Danchuk and Chair Russell opposed)

275-18 Moved: Director Martin Seconded: Director Worley

That the Solid Waste Facilities Siting Policy and the matter of the RDKB providing business recycling services be referred to the Solid Waste Management Plan Committee. **FURTHER** that staff move forward to arrange a Committee meeting.

Carried.

West Boundary Recreation Grant Application from April 11 Board Meeting
Greenwood Municipal Pool Summer Camps

At the April 11, 2018 Board meeting, the Board reviewed an application for a West Boundary Recreation grant from the Greenwood Municipal Pool for Summer 2018 Camp programs. The Board, via a West Boundary participant stakeholder vote approved up to $2,500 subject to the applicants clarifying whether they are successful in receiving funding from other grant opportunities and if successful, subject to confirmation of the amount received.

After review and discussion by the West Boundary Stakeholders, it was suggested that the matter be brought forward to the September 27th Board meeting. Director Smith expressed his concerns that the applicants have to continue to wait for a decision and possible RDKB funding, and it was;

276-18 Moved: Director Gee Seconded: Director Rotvold

Stakeholder Vote (Electoral Area E/West Boundary, Greenwood, Midway)
Weighted
That the January 25, 2018 Board Recommendation No. 68-18, approving up to $2,500 for the Greenwood Municipal Pool West Boundary Recreation Grant, subject to the conditions discussed at the April 11, 2018 Board meeting be referred to a September 27, 2018 Board meeting.

Carried.

Communications (Information Only)

a) **W. Osellame, Fire Chief, Midway VFD-May 24/18**
Re: Compliments for KBRFR Dispatch Services

b) **Agricultural Land Commission (ALC) Decision-June 11/18**
Re: Application to Subdivide Electoral Area B/Lower Columbia-Old Glory

c) **Agricultural Land Commission (ALC) Decision-June 7/18**
Re: Application to Subdivide Electoral Area A

d) **ABC Communications-June 13/18**
Re: Letters of Support for Broadband

e) **Director Gee, Electoral Area E/West Boundary**
Re: Verbal Update on the Kettle River Concrete-ALC Reconsideration

277-18 Moved: Director Grieve Seconded: Director Danchuk

Corporate Vote Unweighted
That Communication Information Only Items a)-e) be received.

Carried.

Director Gee provided an update regarding the ALC's reconsideration of Kettle River Concrete's application to exclude land from the Agricultural Land Reserve. The reconsideration was reviewed by the RDKB Board at the January 25, 2018 meeting and the Board adopted recommendation 68-18 requesting the ALC to reconsider their Executive Committee decision that overturned the original (Kootenay Panel) decision approving non-farm use. The reconsideration was denied.

278-18 Moved: Director McGregor Seconded: Director Langman

That the verbal update, as presented by Director Gee, regarding the ALC's reconsideration decision of Kettle River Concrete's application for exclusion from the Agricultural Land Reserve be received.

Carried.

Reports

Monthly Schedule of Vendor Payments Ending May 31, 2018
Director Martin, Finance Liaison

The Schedule of Vendor Payments ending May 31, 2018 was presented.

279-18 Moved: Director Martin Seconded: Director Rotvold

Corporate Vote Unweighted
That the Schedule of Vendor Payments ending May 31, 2018 for $1,341,038.04 be received.

Carried.

Adopted RDKB Committee Minutes-May 2018

Minutes of RDKB Committee meetings held in May and adopted by the respective Committees at meetings held in June 2018 were presented.

280-18 Moved: Director Grieve Seconded: Director McGregor

Corporate Vote Unweighted
That the following minutes of RDKB Committee meetings held in May as adopted by the respective Committees in June 2018 be received:

Boundary Community Development Committee (May 2), Beaver Valley Regional Parks, Trails and Recreation Committee (May 8), East End Services Committee (May 8), Utilities Committee (May 9), and Education and Advocacy Committee (May 22).

Carried.

Adopted RDKB Recreation Commission Minutes-April and May 2018

Minutes of RDKB Recreation Commission meetings held during April and May 2018 as adopted by the Recreation Commissions were presented.

281-18 Moved: Director McGregor Seconded: Alternate Director Ross

Corporate Vote Unweighted
That the minutes of the Electoral Area C Parks and Recreation Commission meetings held April 11 and May 9, 2018 and the minutes of the Grand Forks and District Recreation Commission meeting held April 12, 2018 as adopted by the respective Recreation Commissions be received.

Carried.

282-18 Moved: Director McGregor Seconded: Chair Russell

Stakeholder Vote Unweighted
That Susan Routley be appointed to the Grand Forks and District Recreation Commission.

Carried.

Draft RDKB Electoral Area Advisory Planning Commission Minutes-June 2018

The draft minutes of the RDKB Advisory Planning Commission meetings held June 4 and 5, 2018 were presented.

283-18 Moved: Director Grieve Seconded: Director Worley

Corporate Vote Unweighted
That the draft minutes of the following RDKB Advisory Planning Commission meetings held June 4 and 5 be received:

Electoral Area B/Lower Columbia-Old Glory (June 4), Electoral Area C/Christina Lake (June 5), Electoral Area D/Rural Grand Forks (June 5), and Electoral Area E/West Boundary (June 4).

Carried.

Monthly Committee Recommendations to Board of Directors

The RDKB Committee recommendations as adopted by the RDKB Committees during May and June are presented for consideration.

Policy and Personnel Committee-May 9/18

Director Martin, Committee Chair/Director Danchuk, Committee Vice-Chair

Education and Advocacy Committee Terms of Reference

284-18 Moved: Director Martin Seconded: Director Grieve

Corporate Vote Unweighted

That the Regional District of Kootenay Boundary Board of Directors adopt the Education and Advocacy Committee Terms of Reference as presented to, and approved by the Policy and Personnel Committee on May 22, 2018. **FURTHER** that the Terms of Reference be distributed accordingly.

Carried.

Boundary Community Development Committee-June 2/18

Director McGregor, Committee Chair/Director Rotvold, Committee Vice-Chair

Grand Forks Curling Rink UBCM Facility Condition Assessment Application (with Aquatic Centre & Jack Goddard Memorial Arena)

285-18 Moved: Director McGregor Seconded: Alternate Director Ross

Corporate Vote Weighted

That the Regional District of Kootenay Boundary Board of Directors approves the revised application to Union of BC Municipalities for the Facility Condition Assessment of the Grand Forks & District Aquatic Centre, Jack Goddard Memorial Arena and including the Grand Forks District Curling Rink. **FURTHER** that the Board of Directors approves a commitment to contribute up to $15,000 in the event the RDKB application for the UBCM Asset Management Planning Program is successful with the contribution of funds from the respective Service Budgets.

Carried.

Boundary Community Development Committee-June 6/18

Director McGregor, Chair/Director Rotvold, Vice-Chair

West Boundary Recreation Grant-Midway Community Association

286-18 Moved: Director Rotvold Seconded: Director Smith

Stakeholder Vote (Electoral Area E, Greenwood and Midway) Weighted
That the Regional District of Kootenay Boundary Board of Directors approves a West Boundary Recreation Grant Application from the Midway Community Centre in the amount of $1,950 for hall rental and insurance coverage for fall 2018 Recreation programs.

Carried.

Boundary Community Development Committee-June 6/18

Director McGregor, Committee Chair/Director Rotvold, Committee Vice-Chair

Greenwood Pool Application for West Boundary Recreation Grant

287-18 Moved: Director Rotvold Seconded: Director Smith

Stakeholder Vote (Electoral Area E/West Boundary, Greenwood, Midway) Weighted
That the application for a West Boundary Recreation Grant from the Greenwood Municipal Pool for $4,500 to offset costs of the 2018 Red Cross Swim Lessons for Kids be approved.

Carried.

Boundary Community Development Committee-June 6/18

Director McGregor, Committee Chair/Director Rotvold, Committee Vice Chair

288-18 Moved: Director McGregor Seconded: Director Worley

Corporate Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves an extension to the Boundary Animal Control Service Contract with the Commissionaires B.C. for a term commencing September 1, 2018 and expiring August 31, 2021, with annual payment increases for each of the three years of the extension period equal to the Consumer Price Index. **FURTHER** that the Board authorizes the RDKB signatories to enter into the contract.

Carried.

Boundary Community Development Committee-June 6/18

Director McGregor, Committee Chair/Director Rotvold, Committee Vice Chair

Business Recovery Plan

289-18 Moved: Director McGregor Seconded: Director Rotvold

Corporate Vote Unweighted

That the Regional District of Kootenay Boundary Board of Directors approves issuing a letter of support to Community Futures, Boundary for application for funding from Rural Dividend Funding for the development of a Business Recovery Plan.

Carried.

Utilities Committee-June 13/18

Director Cecchini, Committee Chair/Director Langman, Committee Vice Chair

Parcel Tax Reimbursement

290-18 Moved: Director Langman Seconded: Director Grieve

Corporate Vote Unweighted

That the Regional District of Kootenay Boundary Board of Directors approves the reimbursement of $472.08 parcel tax to the property owners of 2085 Debruyn Road, PID 012-900-354, and legally described as Lot B, Plan NEP10973, DL 1236, KD.

Carried.

Board Appointments Updates

Southern Interior Development Initiative Trust (S.I.D.I.T.) - Chair McGregor: There is no new information to report.

Southern Interior Beetle Action Coalition (S.I.B.A.C.) - Chair McGregor: Director McGregor distributed a newsletter, which advises that the Southern Interior Beetle Coalition's (SIBAC) Board of Directors is completing the transition to the BC Rural Centre, a multi-media communications platform that has been operating for two years. Director McGregor advised she would remain on the Board through the transition from SIBC to the BC Rural Centre.

Film Commission - Director Gee: Director Gee was unable to attend the recent meeting.

Boundary Weed Stakeholders Committee - Director Gee: The AGM was held May 29, 2018.

Columbia River Treaty Local Government Committee and Columbia Basin Regional Advisory Committee (CBRAC) – Directors Worley and Danchuk: Director Worley distributed paper reports and provided verbal information from recent meetings she attended in Castlegar, Nelson, Revelstoke, Jaffray and in other Columbia Basin communities. She noted the flooding impacts the dams had on properties within the Columbia Basin after the Second World War and she stated that representatives from Global Affairs Canada have been attending treaty discussions with respect to continuing with the Canadian entitlement of "downstream benefits" from the USA that had been put in place to compensate for the hardship created by the flooding.

Kootenay Booth - Director Rotvold: The Kootenay Booth Committee had a conference call on June 12th to review the FCM booth activities. The FCM was successful and she thanked those Directors who volunteered their time to work in the Booth during the Conference. Over 450 flash-drives displaying the Kootenay communities were given out.

Rural Development Institute (R.D.I.) - Director Martin: Director Martin presented a briefing note from Terri MacDonald, Regional Innovation Chair, regarding an update that was provided to the Rural Development Institute (RDI) for Local Government Steering Committee. The briefing note includes recommendations related to the resubmission of a refined proposal for the only 2018/19 intake. Director Martin provided background information on the original Rural Dividend application that was denied. However, he noted that the Province has indicated that although denied, the application was strong but the fund was oversubscribed. The Province has encouraged a resubmission. RDKB, RDCK, RDEK and Town of Golden have all approved moving forward with a revised partnership application to this intake of funding. The RDKB is being requested to sponsor the application. There is no cost to resubmit the application and administration, documentation and responsibility would be transferred from the RDKB to Selkirk College.

After further review, it was;

291-18 Moved: Director Martin Seconded: Director Worley

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves that the RDKB, on behalf of the Rural Development Institute (RDI) for Selkirk College and for the Local Government Regional Steering Committee, serve as the applicant for the BC Rural Dividend Program partnership application entitled "Building Local Government Capacity for Rural Development."

Carried.

The Rural Dividend application will be presented to the RDKB Board of Directors at the July 26, 2018 meeting.

Staff will obtain assurance that Selkirk College / RDI for Local Government will assume all administration and reporting work related to this initiative.

Chair's Update - Chair Russell: Chair Russell provided an update on the FCM activities and he advised that a written report would be forthcoming.

New Business

B. Burget, General Manager of Finance
Re: Statement of Financial Information (SOFI)

292-18 Moved: Director Grieve Seconded: Director Rotvold

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approve the SOFI schedules for the Year Ended December 31, 2017.

Carried.

293-18 Moved: Director Grieve Seconded: Director Rotvold

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors make the SOFI Schedules available to the public by providing copies on request and by making the reports available on the Regional District's web site. **FURTHER** that the Board waive the $5.00 fee for the SOFI Schedules as prescribed by the *Financial Information Act*.

Carried.

Director Gee
Re: Appointment to the Midway/Kettle Valley Fire Services Advisory Committee

294-18 Moved: Director Gee Seconded: Director McGregor

Corporate Vote Unweighted
That Jim Smith be appointed to the Midway/Kettle Valley Fire Services Advisory Committee as the Regional District of Kootenay Boundary member at large resident representative for the Kettle Valley Fire Service Area.

Carried.

A staff report from Mark Andison, CAO, regarding a Building Bylaw Contravention for the property described as:
9120 Highway 22A, Trail, B.C.
Electoral Area 'A'-Parcel Identifier: 030-085-462
Lot A District Lot 205A Kootenay District Plan EPP60444
Owners: John and Cristine Urquhart

295-18 Moved: Director Worley Seconded: Director McGregor

Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Board of Directors invite the owners, John and Cristine Urquhart, to appear before the Board to make a presentation relevant to the filing of a Notice in the Land Title Office pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* against the property legally described as Lot A, District Lot 205A, Kootenay District, Plan EPP60444.

Carried.

G. Denkovski, Manager of Infrastructure and Sustainability
Re: Gas Tax Application -Area 'E'/West Boundary Rock Creek and Boundary Fair Association

296-18 Moved: Director Gee Seconded: Director McGregor

Corporate Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax application submitted by the Rock Creek and Boundary Fair Association and the allocation of Electoral Area E/West Boundary Gas Tax Funding for $20,000 for costs associated with upgrades to the assembly hall. **FURTHER,** that the Board authorizes the RDKB signatories to sign and enter into the agreement.

Carried.

G. Denkovski, Manager of Infrastructure and Sustainability
Re: Gas Tax Application -Area 'E'/West Boundary Kettle River Museum

297-18 Moved: Director Gee Seconded: Director McGregor

Corporate Vote Weighted
That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax application submitted by the Kettle River Museum and the allocation of $20,000 of Electoral Area 'E' /West Boundary Gas Tax Funding for costs associated with upgrades to the

bunkhouse. **FURTHER** that the Board authorizes the RDKB signatories to sign and enter into the agreement.

Carried.

G. Denkovski, Manager of Infrastructure and Sustainability
Re: Gas Tax Application -Area 'D'/Rural Grand Forks Grand Forks Curling Rink

298-18 Moved: Director McGregor Seconded: Director Rotvold

That the Regional District of Kootenay Boundary Board of Directors approves the Gas Tax application submitted by the West Boundary Manager of Recreation and Facilities and the allocation of $8,900 of Electoral Area 'D' /Rural Grand Forks Gas Tax Funding for costs associated with completing a facility condition assessment.

Carried.

K. Gobeil, Planner
Re: Electoral Area Services Committee
Application for Development Variance Permit - Electoral Area C/Christina Lake (Chase Road)

Director Worley, Committee Chair/Director McGregor, Committee Vice Chair

299-18 Moved: Director Worley Seconded: Director McGregor

Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves the Development Variance Permit application submitted by Michael Strelbisky and Darcy Milligan to allow for a reduced interior side yard setback for an accessory building greater than 10m2 in area from 3 metres to 1.5 metres – a 1.5-metre variance and an increase to the maximum height for an accessory building from 4.6 metres to 5.5 metres – a 0.9 metre variance, on the property legally described as Parcel F, Plan KAP28028, DL 317, SDYD, Electoral Area 'C'/Christina Lake.

Carried.

K. Gobeil, Planner
Re: Electoral Area Services Committee
Application for Development Variance Permit - Electoral Area C/Christina Lake (Massie Road)

Director Worley, Committee Chair/Director McGregor, Committee Vice Chair

300-18 Moved: Director Worley Seconded: Director McGregor

Stakeholder Vote (Electoral Area Directors) Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves the Development Variance Permit application submitted by Jack Fomenoff of 486719 BC Ltd.to allow for a increase to the maximum height of an accessory building from 4.6 metres to 9.8 metres – a 5.2 metre variance to a secondary suite above a garage on the parcel legally described as Plan KAP3059B, DL 970, SDYD, Electoral Area C/Christina Lake.

Carried.

K. Gobeil, Planner
Re: Electoral Area Services Committee
Application for Development Permit - Electoral Area C/Christina Lake (Massie Road)

Director Worley, Committee Chair/Director McGregor, Committee Vice Chair

301-18 Moved: Director Worley Seconded: Director McGregor

Stakeholder Vote (Electoral Area Directors) Unweighted
That the staff report regarding the Development Permit application submitted by Jack Fomenoff of 486719 BC Ltd. to construct a residence and secondary suite in the Environmentally Sensitive Waterfront Development Permit Area on the parcel legally described as Plan KAP3059B, DL 970, SDYD, Electoral Area 'C'/Christina Lake be received.

Carried.

K. Gobeil, Planner
Re: Electoral Area Services Committee
Application for Development Permit-Electoral Area C/Christina Lake (East Lake Drive)

Director Worley, Committee Chair/Director McGregor, Committee Vice Chair

302-18 Moved: Director Worley Seconded: Director McGregor

Stakeholder Vote (Electoral Area Directors) Unweighted
That the staff report regarding the Development Permit application submitted by Bryan Fitzpatrick of Harmony Homes on behalf of Sydney and Janis Panter to construct a residence in the Environmentally Sensitive Waterfront Development Permit Area on the parcel legally described as Lot 13, Block 2, Plan KAP6348, DL 963, SDYD, Electoral Area 'C'/Christina Lake be received.

Carried.

K. Gobeil, Planner
Re: Application to Forests, Lands, Natural Resource Operations and Rural Development for Crown Grant
Electoral Area E/West Boundary (Jewel Lake Road)

303-18 Moved: Director Grieve Seconded: Director Gee

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors support the Crown Grant application for purchase of Lot 14 Plan KAP16343, DL 4099s, SDYD in Electoral Area 'E'/West Boundary.

Carried.

K. Gobeil, Planner
Re: Application to Front Counter BC for Mines Act Permit
Electoral Area D/Rural Grand Forks (Granby Road)

Staff addressed Alternate Director Ross's inquiries regarding the floodplain noting that the staff report advises that "although the northern portion of the subject property is not within the floodplain, the Planning Department has recommended that due to proximity to the Granby River, and 2018 flood events which may have changed the river channel, the mine operation plans and emergency response plans be re-evaluated with information from the 2017 and 2018 floods."

Chair Russell spoke to Alternate Director Ross's request for more information regarding the archaeological site noting that the Official Community Plan flags areas of concern.

304-18 Moved: Director Grieve Seconded: Director Worley

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors forward this staff report 'Front Counter Referral – Fuite Pit Expansion', which includes the concerns of the Electoral Area 'D'/Rural Grand Forks Advisory Planning Commission and the Planning Department to Front Counter BC for consideration regarding the application for expansion of an existing gravel pit operation on the parcel legally described as District Lot 3671, SDYD, Electoral Area 'D'/Rural Grand Forks.

Carried.

K. Gobeil, Planner
Re: Planning and Development Department Bylaw Enforcement Mid-Year Update

305-18 Moved: Director Rotvold Seconded: Director McGregor

Corporate Vote Unweighted
That the staff report from Ken Gobeil, Planner regarding the Planning and Development Department Bylaw Enforcement – 2018 Mid-Year Update be received.

Carried.

Grants-in-Aid as of June 21, 2018

306-18 Moved: Director Grieve Seconded: Director Worley

Stakeholder Vote (Electoral Area Directors) Weighted
That the following grants-in-aid be approved:

1. Castlegar Skating Club – Electoral Area 'B'/Lower Columbia-Old Glory - $500
2. Boundary Girls Fastpitch Association – Electoral Area 'C'/Christina Lake - $200
3. Christina Lake Arts & Artisans Society – Electoral Area 'C'/Christina Lake - $3,500
4. Christina Lake Boat Access Society – Electoral Area 'C'/Christina Lake - $400
5. Christina Lake Community Association – Electoral Area 'C'/Christina Lake - $450
6. Christina Gateway Community Development Association - Electoral Area 'C'/Christina Lake - $3,000
7. Boundary Girls Fastpitch Association – Electoral Area 'D'/Rural Grand Forks - $250
8. Boundary Invasive Species Society – Electoral Area 'E'/West Boundary - $750
9. Boundary Woodlot Association – Electoral Area 'E'/West Boundary - $885.13
10. Greenwood & District Public Library Association – Electoral Area 'E'/West Boundary - $300
11. Midway Public Library – Electoral Area 'E'/West Boundary - $4,000
12. Parkview Manor – Electoral Area 'E'/West Boundary - $120
13. Trails to the Boundary Society – Electoral Area 'E'/West Boundary - $9,100

Carried.

M. Andison, Chief Administrative Officer
Re: KV Fire Protection Services Agreement-Kettle Valley Fire Protection Service

A staff report from Mark Andison, CAO presenting the Kettle Valley Fire Protection Services Agreement between the Village of Midway and the Regional District of Kootenay Boundary for approval consideration was presented.

307-18 Moved: Director Gee Seconded: Director Rotvold

Corporate Vote Weighted
That consideration of the Kettle Valley Fire Protection Services Agreement with the Village of Midway for the delivery of fire protection services to the Kettle Valley Fire Protection Area for a term of 5 years be deferred.

Carried.

Bylaws

T. Lenardon, Manager of Corporate Administration/Corporate Officer
Re: Bylaw No. 1678-Service Establishment for the Boundary Integrated Watershed Service and Assent Voting Requirements
First, Second and Third Readings

308-18 Moved: Director McGregor Seconded: Director Gee

Corporate Vote Unweighted
That Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Bylaw No. 1678, 2018 be read a First, Second and Third Time.

Carried.

309-18 Moved: Director Worley Seconded: Director McGregor

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approve referenda be held on Saturday October 20, 2018 with the 2018 General Local Elections in the entire proposed service area of RDKB Electoral Areas, C/Christina Lake, D/Rural Grand Forks and E/West Boundary, City of Grand Forks, City of Greenwood and Village of Midway with the following ballot question to be asked of the eligible voters in the entire service area:

Are you in favour of the Regional District of Kootenay Boundary adopting Bylaw No. 1678, 2018 establishing a service for the promotion of watershed management planning in all parts of RDKB Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary and all parts of the City of Grand Forks, the City of Greenwood and the Village of Midway to be known as the Boundary Integrated Watershed Service which if approved will result in an annual overall requisition of up to $160,000 on the net taxable value of land and improvements?

Carried.

310-18 Moved: Director Rotvold Seconded: Director Worley

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves that participating area approval be obtained by assent of the electors for the entire proposed service area with a majority of votes counted as valid as in favour of the bylaw and that the voting area is deemed to be all the proposed participating areas with the RDKB Board of Directors being responsible for conducting the voting throughout the proposed service area.

Carried.

311-18 Moved: Director Rotvold Seconded: Director Martin

Corporate Vote Unweighted
That Theresa Lenardon, RDKB Manager of Corporate Administration/Corporate Officer be appointed as the RDKB Chief Elections Officer for the 2018 General Local Elections and for the 2018 referenda being held with the 2018 Local Elections. **FURTHER** that Gerry Henke be appointed as an additional Deputy Chief Elections Officer to assist with running the polls for the Boundary Integrated Watershed Service referenda.

Carried.

Late (Emergent) Items

M. Forster, Executive Assistant
Re: Requests for UBCM Minister Meetings

Chair Russell suggested a process whereby the Electoral Area Directors would participate in an online or telephone approval and prioritization process to determine which UBCM Minister meetings to request and the order of priority for the upcoming 2018 Convention.

After a brief discussion, it was;

312-18 Moved: Director Worley Seconded: Director McGregor

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approves a process for requesting meetings with Ministers at the UBCM where the results of an online or telephone approval and prioritisation process be utilised to establish the prioritised list of requests for meetings with cabinet ministers or staff at 2018 UBCM, to be completed prior to July 13, 2018, wherein the members of the RDKB Board of Directors shall have an opportunity to provide input on approval and prioritisation.

Carried.

Emergency Operations Centre (EOC) Invoices
Re: Boundary/Grand Forks Flooding - Temporary Flood Protection Works

313-18 Moved: Director Russell Seconded: Director Rotvold

That the Regional District of Kootenay Boundary Board of Directors approves payment of the Lime Creek Logging Ltd. invoice dated June 15, 2018 for $315,760.46 and the payment of the Argosy Construction invoice dated May 19, 2018 for $119,713.65 with funds to be expensed

to the Emergency Preparedness (012) Budget. **FURTHER** that the requirement for RDKB approval of future invoices / contracts relating to the Boundary Flooding be waived **SUBJECT TO** an approved expenditure authorization form by the Province.

Carried.

314-18 Moved: Director Grieve Seconded: Alternate Director Moore

For a future meeting, that staff provide the Board of Directors with a report summarizing invoices over $100,000 relating to the Boundary Flooding.

Carried.

Discussion of Items for Future Meetings

A discussion was not required.

Question Period for Public and Media

A question period was not necessary.

Adjournment

There being no further business to discuss, the meeting was adjourned (time: 9:03 p.m.).

TL

Committee/Board Delegation and Presentation Form

Names of all persons who will be speaking & position titles (if relevant) must be included. **Name of organization you are representing is also required.**	**Name(s):** Colin Burns President - Big White Community Development Association Jude Brunt Vice President - Big White Development Association		
Subject of delegation **(What information will be presented?)**	Request for a Feasibility Study to look at Big White Community becoming a Municipality		
What is the purpose of delegation? (Please check where appropriate):	**Information Only**		
	Letter of Support Request		
	Funding Request		
	Other (please provide details): To obtain regional approval for the feasibility study as required by the Provincial Government		
Contact Person	Mark Hillhouse		
Telephone: 250 491 0116		**Email**: markdhillhouse@aol.com	
Meeting Date Requested:	Board Meeting in July 2018		
Technical Requirements: Will you be using a power-point presentation?	**YES** yes	**NO**	**If yes**, you are required to submit the presentation before the meeting as well as bringing it to the meeting on a memory stick.
The Regional District is not responsible for software incompatibility. The Regional District utilizes Microsoft Office products. If you will be using power-point, you are requested to bring your own laptop and a VGA/9-pin or HDMI connection. If you do not have a laptop, contact the Manager of Corporate Administration to make alternative arrangements.			
For more information, please contact: Manager of Corporate Administration 202-843 Rossland Avenue Trail, BC V1R 4S8 Phone: 250-368-9148 Toll Free: 1-800-355-7352 Fax: 250-368-3990 Email: tlenardon@rdkb.com			
To facilitate effective delegations:			

Please note that this document will be included on a public agenda and therefore any personal information included will be visible to the public. Please contact the Manager of Corporate Administration/Corporate Officer with any questions or concerns regarding Freedom of Information and Protection of Privacy.

1. The Manager of Corporate Administration will forward your request to the RDKB Board Chair for approval.
2. There may be a case where the Chair will not approve your delegation request and therefore, you may not be able to appear before the Board on the day requested. The Manager of Corporate Administration will confirm with you whether your request has been approved by the Board Chair.
3. Once your delegation request has been approved, you must submit your power-point presentation and or handouts to the Manager of Corporate Administration prior to the Board meeting. The Manager of Corporate Administration will provide you with the appropriate instructions.
4. A delegation may be comprised of numerous individuals, however only 1-2 members of your delegation will be allowed to speak. You should appoint a speaker(s) ahead of time and you must include this information on this form before you return it to the Manager of Corporate Administration.
5. You will be permitted 10-minutes to make your presentation. It does not matter how many people speak. The name of the person and or group appearing before the Board will be published in the agenda and available to the public.
6. Direct all comments to the RDKB Board Chair.
7. Do not expect an immediate answer. The Board may wish to have further investigation or time to consider the matter.
8. At no time will a delegation be allowed to present information regarding a bylaw which a Public Hearing has been held, or where a Public Hearing is required under an enactment as a prerequisite to the adoption of the bylaw.
9. At no time will a delegation be allowed to present a matter for the purpose of discussion that is to be dealt with as a grievance under a collective agreement.

I understand and agree with the terms and conditions of my request to appear as a delegation:

Mark Hillhouse
Name of Delegate/Group Representative

15th June 2018 — **Date**

M. D. Hillhouse — **Signature**

For Office Use Only

Attending at request of the Board _____

Requesting attendance to present information and or to request letter and or funding support. _____

Referred to Chair:	_____ **Date**		
Approved		**Declined**	
If declined provide explanation:			
Date of delegation (if applicable):			
Applicant informed of decision:			
_____ **Manager of Corporate Administration**		_____ **Date**	

Please note that this document will be included on a public agenda and therefore any personal information included will be visible to the public. Please contact the Manager of Corporate Administration/Corporate Officer with any questions or concerns regarding Freedom of Information and Protection of Privacy.

From: Terri Macdonald <TMacDonald@selkirk.ca>
Sent: Tuesday, July 24, 2018 11:56 AM
To: Mark Andison <mandison@rdkb.com>; Mike Martin <mmartin@trail.ca>
Subject: RDF proposal

Hi Mike and Mark,

Pls see attached for the latest version of the proposal. I think we are looking at only minor edits at this stage.

The Province requires quarterly reports and a final report. Pls see attached for interim and final reporting templates. Looks pretty straight forward. I will prepare these reports for your submission.

There are a few remaining pieces I"m hoping you can help with:

- the name of the director who moved forward the motion to submit and the name of the seconder
- request to slightly revise the resolution wording to remove reference to the RDI and to update title (pls see below)
- provide a few sentences on RDKB management capacity (pls see bottom of p6)
- list a specific municipality or electoral area in the application to ensure we meet population eligibility (as per Scott's email I forwarded yesterday)

Current resolution:
That the Regional District of Kootenay Boundary Board of Directors approves that the RDKB, on behalf of the Rural Development Institute (RDI) for Selkirk college and for the Local Government Regional Steering Committee, serve as the applicant for the BC Rural Dividend Program partnership application entitled "Building Local Government Capacity for Rural Development:

Requested revision to resolution:
That the Regional District of Kootenay Boundary Board of Directors approves that the RDKB, on behalf of the Local Government Regional Steering Committee, serve as the applicant for the BC Rural Dividend Program partnership application entitled "Building Local Government Capacity for Rural Economic Development:

Other than that - application is ready to submit with the RDKB board's final ok.

Please let me know if you have any questions or require any further information from me.

Thanks again for helping to move this forward!
Cheers,
Terri

Terri MacDonald, PhD

Regional Innovation Chair in Rural Economic Development

Selkirk College

301 Frank Beinder Way, Castlegar, BC, V1N 4L5
t. 250.365.1434 or 1.888.953.1133; ext. 21434 | e. tmacdonald@selkirk.ca

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This message has been scanned for viruses and dangerous content by **Selkirk College-E.F.A. Project**, and is believed to be clean.

Prepared by: Dr. Terri MacDonald, Selkirk College RIC
Date: July 24, 2018

Building Local Government Capacity for Rural Economic Development

Project Description

Like many other rural regions in Canada, the Kootenay Region is undergoing a process of economic restructuring and must seek new ways to remain competitive in an increasingly globalized economy. A critical element of rural competitiveness is regional-scale collaborative action focused on high priority, shared challenges. This project aims to build the region's capacity with a special emphasis on 3 focus areas: *business attraction, land development* and *disaster resilience* using a Smart Cities approach.

Key components of the project include:

- local government and college co-op student internship programs focused on advancing project objectives;
- targeted training for local government staff, elected officials, economic development practitioners and interns;
- research and strategy development specific to the focus areas; and
- advancement of strategic actions including the production of business attraction related collateral including investment, sectoral and site selection profiles; provision of first points of contact and direct support for expanding businesses/investors, economic recovery awareness raising workshops and back up data support to businesses, and support for the identification, standardization and opening up of local government data sets.

The project will build skills related to economic development, improve decision-making capacity through the provision of research and strategic planning support, and advance evidence-based strategic actions related to business attraction, land development, and disaster resilience and economic recovery. Proposed activities are designed to create quality jobs and better link sub-regional economic development partnerships to foster a larger, region-wide approach that is able to scale up impact and access greater economies of scale. The project will utilize the shared assets of local governments, colleges, and economic development agencies in the region in ways that build economic competitiveness and resilience. A total of 11 quality jobs will be created including a project coordinator, 4 local government interns, and 6 college research interns. The project budget totals $750,000 over 2 years, including a proposed $500,000 investment from the RDF matched with $250,000 in cash and $86,000 of in-kind partner contributions from the Regional Districts of Kootenay Boundary, Central Kootenay, and East Kootenay, Town of Golden, College of the Rockies, Selkirk College, CBT, and economic development partners.

Challenge/Need

The region needs to address complex economic development challenges that are especially pronounced due to its rural nature, including physical isolation, low population density, lack of economies of scale, human and financial capacity limitations, low levels of innovation, gaps in entrepreneurial skills, and deeply entrenched economic reliance on natural resources). In order to remain competitive globally the region must find ways to diversify, help natural resource sectors transition to the new rural economy through innovation and technology transfer, build and attract a workforce that will provide competitive advantage, and become increasingly resilient to economic boom bust cycles and natural disasters. It is critical that our region builds its economic development capacity with a focus on becoming business and disaster ready. This need is evidenced by region-specific BRE data which reveals close to 60% of the 795 businesses interviewed identify the business climate as fair or poor. Businesses recommended local governments should focus business improvement efforts on the availability of employment lands.

The region's emerging technology sector represents a significant opportunity for economic diversification. For example, our region includes some of the smallest, most remote communities in Canada (the average size of pop. is roughly 3300), but the recent re-development of a former mill site in Canal Flats to the Columbia Lake Technology

Centre demonstrates how, with adequate planning, support and timely response to investor inquiries, communities are able to overcome these traditional barriers to economic development. Further, the recent example of flooding in Grand Forks highlights the challenges a rural community faces when disaster strikes and there is no economic recovery plan in place. The impact can truly be devastating.

Local governments are critical drivers of economic development; however, in rural areas, their small staff and low tax base pose significant challenges. Therefore, building their capacity to positively contribute to economic development is critical. The project serves the need to build local capacity related to economic development, and to also work collaboratively to ensure the benefits of actions reach the greatest number of communities, including the region's First Nations partners. Ultimately, it is expected resulting capacity improvements will support the advancement of collaborative strategic action in the years ahead on a wide-range of issues and opportunities.

Anticipated Impact

The project will focus specifically on increasing the region's collective capacity to be 'business and disaster ready'. 'Business ready' efforts will utilize the Province's business attraction and land development toolkits. Targeted training will also be delivered to an estimated 90 participants in the areas of local government administration, economic development, and strategic doing. 'Disaster ready' efforts will utilize the EDABC's economic recovery toolkit and related training will be offered. An initial readiness assessment will be conducted and actions prioritized for each of the 3 focus areas: *business attraction, land development, disaster resilience and economic recovery*. Actions proposed in this submission under the priority focus areas will be refined as needed based on the initial assessment and strategic planning process. The implementation of strategic actions will be supported by a part-time project coordinator and 10 interns. More specifically, four local government interns will be based at each of the 4 local government partner offices for a 15-month internship (modelled after the UNBC-Northern Development Trust's internship program) and a total of six 4-month co-op student research internships will also be offered. Interns will:

- receive training in the areas of local government administration, economic development, strategic doing, and applied research,
- help to address local government priority economic development research needs,
- advance the implementation of prioritized strategic actions using a smart cities approach where applicable, and
- participate in a peer learning opportunities.

While all communities and electoral areas in the Kootenay Development are under 25,000 in size, [insert the RDKB electoral or municipal lead] is taking the lead on this submission to ensure our partnership application meets eligibility requirements. With participation from all Kootenay regional districts and the Town of Golden, the project will serve local governments with a combined population of over 160,000 – including 25 municipalities and 22 rural electoral areas.

Innovative Approach

The project will facilitate economic diversification and resiliency primarily by using an innovative, regional scale, collaborative approach. The training of highly qualified personnel (HQPs) is a key component of the project, providing 10 emerging leaders with experiential learning opportunities designed to benefit rural communities and facilitate their entry into long-term quality jobs. In addition, the project is innovative in that it will adopt a smart cities approach to project activities. A smart cities approach is one that achieves meaningful outcomes for communities through the use of data and connected technology. A number of economic development related opportunities were identified during the Smart Cities Challenge – including the idea to 'open' of local government in ways that support economic development.

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The following activities are proposed:

Business Attraction

- local government (including First Nations) point of contact to assist business/investors' navigation of the regulatory landscape, access to data, and referrals
- develop investment profiles
- develop sector profiles (technology, advanced manufacturing, forestry, mining & metals, and tourism) – build on exemplar models (e.g. RIC-supported supply chain analysis to support Lower Columbia cluster-focused attraction in partnership with LCIC)
- partner with Imagine Kootenay and economic development partners to widely disseminate project outputs

Land Development:

- conduct employment lands analysis and produce employment lands inventory
- produce site selection profiles
- link / update inventories and profiles to Imagine Kootenay and relevant Provincial websites (e.g. BritishColumbia.ca, BC Economic Atlas, SpaceList.ca)

Disaster resilience and Recovery:

- deliver awareness raising workshops similar to Fire Smart program
- deliver BCEDA Business Continuity Program 2-day intensive training sessions
- support businesses in creating off site back up data systems

Partnerships and Shared Prosperity

All local governments in the Kootenay Development Region are represented in this proposal alongside the Town of Golden the College of the Rockies, Selkirk College, and the region's economic development agencies and partners. Note, while the Town of Golden falls outside of the Kootenay Development Region, it is included because it falls within the Columbia Basin Trust region. Revelstoke, Valemount and the Ktunaxa Nation were also invited to join this initiative but were unable to commit at the time of submission. It is important to note that First Nations partners have indicated the proposed themes are of interest, especially the possibility of including a First Nations internship component, ensuring a First Nations point of contact is included to ensure strong linkages early in business expansion/investment processes, the need for diversification beyond the natural resource sectors, and the utility of the employment lands analysis and inventory. First Nations involvement is also included in this project through the various corridor level economic development partnerships (e.g. Columbia Valley Economic Development partnership includes Akisqnuk First Nation and Shuswap Band). This partnership proposal represents a true 'regional' approach designed to address capacity differences amongst our communities through targeted training and support.

Job Creation and Opportunities

Direct full time: 11
Direct part time: 0
Direct temporary: 0

The proposed project is projected to employ the equivalent of 11 people over its duration, including 4 local government interns (full time, 15-month contracts), 6 post-secondary co-op students (full time, 4-month contracts), and 1 project coordinator (50% for a 22-month contract). The coordinator will facilitate Steering Committee and economic development working group meetings, coordinate the work of consultants and interns, coordinate learning events, provide research and engagement support as needed, coordinate peer learning opportunities amongst interns, and provide training and research advisory support to interns. Local government interns will support research, strategic planning, and the implementation of strategic actions specific to this project's 3 focus areas. Local government interns will also undertake research and planning activities, and support the implementation of strategic actions specific to the needs identified by their local government sponsor. College

research interns will work alongside local government interns and the project coordinator to support research, strategic planning, and implementation of strategic actions. Research interns will also work with local government partners to identify, standardize and open local government data specific to this project's 3 focus areas.

These jobs will typically require a high level of expertise and are likely to be classified under 'Professional, scientific, and technical services'. According to the 2013 Provincial Input-Output Multipliers from Statistics Canada the Type I multiplier (i.e., (direct + indirect effects)/direct effects) for this classification is 1.29 for GDP, 1.24 for labour income, and 1.24 for jobs. This multiplier effect is indicative of the level of indirect employment created as a result of the proposed project. As the fundamental goal of this project is to build capacity for economic development, we anticipate that project activities will contribute greatly to the impact of our region's established economic development support organizations, and help create new opportunities in our communities for business and workforce expansion.

It is anticipated that the majority of personnel hired for the post-secondary co-op student positions will be youth from either Selkirk College or College of the Rockies. Therefore, this project provides direct employment for six youth, providing them valuable, paid work experience, and affording them skills development as well as networking opportunities. In Selkirk College's experience, many of the co-op students that work with local governments (and other community partners) through their co-op term are hired as permanent employees following graduation. Therefore, we anticipate that the project will create long-term opportunities for the youth involved.

Anticipated Outcomes

Outcome 1: Enhanced workforce skills in areas specific to the economic development role of local governments

Outcome 2: Enhanced availability of data and research to make evidence-based economic development decisions

Outcome 3: Advanced sub-regional and regional strategies to address the project's priority economic development themes: business attraction, land development, disaster resilience and economic recovery.

Outcome 4: Enhanced capacity for regional business attraction, land development and disaster resilience and economic recovery

Outcome 5: Stronger regional alliances and inter-agency relationships related to economic development

Key Performance Indicators

Outcome 1: Number of training programs offered (target = minimum 3); number of attendees at training programs (target = 90); number of participants reporting positive skill development (target = 100%).

Outcome 2: Number of local datasets made 'open' to decision-makers, economic development partners and/or businesses/investors (target = 10)

Outcome 3: Number of sub-regional and regional strategies developed (target = 6); number of initiatives undertaken based on new strategies (target = 4 within the program period)

Outcome 4: Number of investment profiles generated (target = 25); number of regional sectoral profiles generated (target = 5); number of downloads of new profile documents (target = 1000 within the program period); number of businesses/investors receiving direct support (e.g. regulations, site selection info, development approval, referrals (target = 75)

Outcome 5: Number of multi-jurisdictional economic development initiatives undertaken (target = 4); Number of local governments actively engaged in the program (target = 20); Number of economic development partners reporting enhanced regional relationships and/or improved economic development capacity (target = 100%)

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Links to Existing Plans

There are multiple related plans within the region. The majority of municipalities and electoral areas have an Official Community Plan that references economic development. Specifically within the Regional District of Kootenay Boundary, the Regional District works with the Boundary Economic Development Committee to plan for economic development on the Boundary half of the region, and the Lower Columbia Community Development Team Society / Lower Columbia Initiatives Corporation on the Kootenay half. Both organizations have terms of reference and strategic priorities that align with the proposed project. These include the need to "implement initiatives that will enhance the prosperity of the region", as well as to "enhance business growth and development through innovative, regional investment strategies, and by leveraging and showcasing our unique natural and environmental assets". At the broader regional scale there is also the Kootenay Regional Skills Training Plan, within which the first goal is to "enhance and build regional industry/education/community collaboration". The implementation of the Kootenay Regional Skills Training Plan is guided by the Kootenay Workforce Development Initiative – a regional industry-driven partnership supported by College of the Rockies and Selkirk College.

Partnership Support

Support for this project is demonstrated by the significant cash and in-kind contributions secured from the region's project partners. Of the required $250,000 (30%) cash and $86,000 (10%) in-kind matching requirements, the following partners are contributing:

- Local government contribution of $195,000, including $135,000 cash and $60,000 in-kind contributions from the Regional Districts of Kootenay Boundary, Central Kootenay, East Kootenay, and Town of Golden;
- College contribution of $10,000, including $5,000 in-kind for steering committee time and meeting space from both College of the Rockies and Selkirk College;
- Additional Selkirk College contribution of $15,000 cash and 23,000 of in-kind Regional Innovation Chair time to serve as an economic development advisor and to support project management and oversight; and
- Economic development practitioner contribution of $16,000 in-kind time from Community Futures Boundary, Lower Columbia Initiatives Corporation, Community Futures of Central Kootenay, and the Columbia Valley Economic Development Office).

Budget

Funding Request: $500,000
Total Project Cost: $750,000
Total Financial Contribution from applicant and/or partners: $150,000
Total in-kind contribution from applicant and/or partners: $86,000
Are other organizations providing funds or lending money regarding this project? Y

Please enter the other funders – org name, contact, amount
Columbia Basin Trust
Kindy Gosal
Phone: 250-344-7015; Email: kgosal@cbt.org
Amount: $100,000

Total amount of funding from other sources: $100,000
Start Date: January 1, 2019
End Date: January 31, 2021
Full project duration (months): 24 months
Is the project ready to commence immediately upon receipt of funding? yes

Milestones and Timelines:

Project Start (Jan 2019)

Hire PT Project Coordinator (Jan 2019 with contract from Feb 2019 to Dec 2020)

Hire economic development consultants (Feb 2019 with various contracts between March 2019 – July 2020)

Hire monitoring and evaluation (M & E) consultant (Feb 2019 with contract between February 2019-Jan 2021 – outputs to include quarterly M&E reporting)

Hire 6 co-op student research interns (March 2019 and 2020 with contracts from May-Aug 2019 and 2020)

Hire 4 local government interns (May 2019 with contracts from June 2019 to Aug 2020)

Conduct readiness assessments specific to each focus area (March – June 2019)

Sub-regional research needs scoped and implemented (March – Sept 2019)

Regional research needs scoped and implemented (October 2019 - April 2020)

Sub-regional engagement sessions hosted and sub-regional actions prioritized (April – July 2019)

Regional engagement sessions hosted and regional actions prioritized (April – July 2020)

Sub-regional and regional strategic actions implemented (July 2019 – December 2020)

Learning Forums hosted (June 2019 and 2020)

Regional Local Government Steering Committee Meetings (Jan 2019, June 2019, Oct 2019, Jan 2020, April 2020, Sept 2020, Dec 2020)

Economic Development Working Group Meetings (Jan 2019, March 2019, June 2019, Oct 2019, Jan 2020, April 2020, Sept 2020, Dec 2020)

Funder reporting (Jan 2020, Jan 2021)

Capacity to Manage Project

[insert RDKB specific]

Project management support to the Regional District of Kootenay Boundary will be provided by Selkirk College's Regional Innovation Chair in Rural Economic Development, Dr. Terri MacDonald, as an in-kind contribution of 24 days valued at $19,200. Dr. MacDonald holds a Ph.D. in Educational Studies from UBC and has over 15 years of project management experience, including the administration of research and innovation projects in her RIC role totalling close to $4 million involving over 70 students, 60 faculty, 145 partners and 1,410 businesses.

Roles and Responsibilities of Partners

Local Government Partners will:

- guide project activities through participation on the Project Steering Committee;
- support the internship program by hosting the student on site at the local government office and providing supervisory and mentorship support;
- support the co-op student projects by providing access to data and staff time as required;

- participate in sub-regional and regional strategy development sessions and support the advancement of prioritized strategic actions:
- participate in and help to promote training opportunities; and
- disseminate project learnings and promote the wide-scale use of project outputs.

College Partners will:

- support project activities through participation on the Project Steering Committee as ex-officio members;
- support the internship program by providing links to faculty expertise as needed;
- support the co-op student projects by hosting the student and providing supervisory and mentorship support;
- participate in sub-regional and regional strategy development sessions and support the advancement of prioritized strategic actions – including the identification of related faculty and student experiential learning opportunities;
- serve as the post-secondary delivery agent for training; and
- disseminate project learnings and promote the wide-scale use of project outputs.

Economic Development Partners will:

- support project activities through participation on sub-regional economic development working groups;
- support the internship and co-op programs by providing economic development advisory support as needed;
- participate in sub-regional and regional strategy development sessions and support the advancement of prioritized strategic actions – including strategic linkages to local and sub-regional level strategic plans and initiatives;
- participate in and help to promote training opportunities; and
- disseminate project learnings and promote the wide-scale use of project outputs.

Risk Mitigation

A minimal risk to this project relates to possible changes to elected officials who serve on the Local Government Steering Committee. In order to mitigate this risk, any new members to the steering committee will be provided with orientation– including a review of the committee's terms of reference. There is also a risk of an inability of partners to fulfill their roles and responsibilities. The risk mitigation strategy is to redistribute roles and responsibilities amongst the partnership members.

Board or Council Resolution

That the Regional District of Kootenay Boundary Board of Directors approves that the RDKB, on behalf of the Local Government Regional Steering Committee, serve as the applicant for the BC Rural Dividend Program partnership application entitled "Building Local Government Capacity for Rural Economic Development."
Moved by: [insert name]
Seconded by: [insert name]
Date of Resolution: June 28, 2018

Budget

Revenue	Cash	In Kind	Total
Local Government	135000	60000	195000
CBT	100000		100000
Selkirk College via RIC endowment	15000	5000	20000
College of the Rockies		5000	5000
Economic Development Practitioner Advisors		16000	16000
Rural Dividend Fund			500000
Total	**250000**	**86000**	**836000**
	30%	**10%**	**60%**

Expenses	Total
Local Government Internships - 4 x 15 month internships @$60,000 each	240000
College Research Internships (6 x 4 month internships @ $10,000 each	60000
Economic Development Training Program – Foundations in Economic Development and Local Government Administration	200000
Economic Development Workshops and Learning Events	10000
Research	25000
Strategy Development	25000
Implementation of Strategic Actions	50000
Investment, Sector and Site Selection Profiles	20000
Evaluation	10000
PT Coordinator - including coordination and training of interns and co-op students	100000
Coordinator Laptop, travel, supplies, misc.	10000
Total	**750000**

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Action Item List
All Committees\Board - as of July 19, 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
15 Nov 2016	BCDC	1. The Harrop Proctor Community Forests group will be invited to a future BEDC meeting to provide a presentation on their activities to the Committee. 2. Dec 2017 - That the Boundary Community Development Committee directs staff to prepare a report on what has been done on the community forest topic with an eye for further action.	Mark Andison	06 Dec 2016	- *25 Apr 2017 02:03:46 PM* During the AKBLG we will reach out and approach people on this issue and identify good candidates to share information with us. This will become work for the Committee Forest Sub-Committee.	Active	10 Apr 2018
01 Mar 2017	BCDC	A discussion at the next meeting will be focused on developing a list of indicators, on a project by project basis, which will measure BEDC's success in delivering programs and/or projects to Boundary stakeholders.	Mark Andison	07 Mar 2017	- *25 Apr 2017 02:07:50 PM* Current plan is to place this item on the June meeting agenda with a focus on developing relevant performance measures and strategies going forward. Part of the discussion will be around the structure of the service. - *25 Apr 2017 10:43:08 AM* The Chair and Staff will continue to work towards having sufficient time on agendas to carry on this discussion.	Active	16 Nov 2017
01 Jun 2017	BCDC	There will be a discussion on whether a mobile maker place (a mobile version of the MIDAS Lab) can be developed that can be rotated through the Kootenays.	Mark Andison	30 Jun 2017	- *20 Jul 2017 01:49:37 PM* We will work with the BCDC Chair to schedule this discussion.	Active	16 Nov 2017
01 Jun 2017	BCDC	There will be a discussion on the impacts of poverty on economics and measures that can be taken and identifying costs to the Boundary area.	Mark Andison	30 Jun 2017	- *20 Jul 2017 01:47:22 PM* Staff will work with the BCDC Chair to determine the appropriate timing for this discussion.	Active	16 Nov 2017
21 Sep 2017	BCDC	That the Boundary Community Development Committee, approves in principle, the dedication of funds towards the development of a Grand Forks and District disc golf course, pending further details from the City of Grand Forks.	Mark Andison	02 Oct 2017	***Maureen Forster*** *- 01 Feb 2018 01:28:23 PM* $12,000 budgeted in 2017 for this project has been allocated to the 2018 budget.	Active	01 Feb 2018
11 Oct 2017	BCDC	That the Boundary Community Development Committee supports purchasing a $500 membership with Destination Development Association, pending clarification on funding availability.	Mark Andison	30 Nov 2017		Active	11 Oct 2017
16 Nov 2017	BCDC	Stakeholders will come forward with concrete ideas for dealing with social	Mark Andison	31 Jan		Active	27 Nov 2017

		services delivery, for the next meeting agenda.		2018			

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
19 Dec 2017	BCDC	That the Regional District of Kootenay Boundary Board of Directors directs staff to send a letter to the RCMP to request an additional RCMP member to join the detachment in the City of Grand Forks. FURTHER That the Boundary Community Development Committee directs staff to plan a meeting with RCMP officials at the 2018 UBCM.	Mark Andison	31 Jan 2018	***Maureen Forster** - 26 Jun 2018 10:37:07 AM* Staff will follow up with the RCMP and the new RCMP member. ***Maureen Forster** - 02 Mar 2018 11:16:17 AM* Staff have been in discussions with RCMP representatives regarding an April presentation by the new Regional Inspector to the Board of Directors regarding this issue. ***Maureen Forster** - 03 Jan 2018 04:22:29 PM* At its Dec 13/17 meeting, the Board of Directors passed a resolution deferring consideration of this matter pending a response from the Regional office of the RCMP in Nelson which identifies which detachment in the RDKB is in the most need of additional staffing.	Active	26 Jun 2018
16 Jan 2018	BCDC	That the Boundary Community Development Committee recommend to the Board of Directors that a service review be undertaken in 2018 for the Boundary Economic Development Service pursuant to the service review provisions included in Service Establishment Bylaw No. 1389, 2009.	Mark Andison	25 Jan 2018	***Maureen Forster** - 01 Feb 2018 01:36:16 PM* The Board of Directors approved a 2018 service review at its Jan 25, 2018 meeting.	Active	01 Feb 2018
01 Mar 2018	BCDC	That staff be directed to establish a date for the meeting with the new RCMP Regional Detachment Inspector.	Mark Andison	30 Mar 2018	***Maureen Forster** - 02 Mar 2018 11:18:58 AM* Staff have been in discussion with RCMP representatives regarding an April presentation by the new Regional Inspector to the Board of Directors regarding this issue.	Active	02 Mar 2018
01 Mar 2018	BCDC	That a meeting be set up with key stakeholders in the community and Kevin Schubert from BC Transit to discuss options in service reduction. **FURTHER** that a list of stakeholders be sent to M. Andision, CAO.	Mark Andison	30 Mar 2018	***Maureen Forster** - 30 Apr 2018 11:04:41 AM* A meeting has been set up for May 2, 2018. ***Maureen Forster** - 29 Mar 2018 02:23:37 PM* To be discussed at April 3rd BCDC meeting. BC Transit has expressed an interest in participating.	Active	30 Apr 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
27 Mar 2018	BCDC	Terry Van Horn will be invited back to a Committee meeting to discuss more of what works for LCIC/LCCDTS.	Mark Andison	30 Apr 2018		Active	29 Mar 2018
27 Mar 2018	BCDC	That the BCDC directs staff to identify whether future delivery of economic development services will be paid through regional taxation or local taxation.	Mark Andison	30 Apr 2018		Active	29 Mar 2018
27 Mar 2018	BCDC	A letter will be written to the editor of the Grand Forks Gazette in regards to the Boundary Transit Service and will be signed by all the Boundary Community Development Committee members.	Mark Andison	30 Apr 2018		Active	29 Mar 2018
27 Mar 2018	BCDC	The meeting with T. DeCourcy and other forest industry people will be attending a lunch meeting after the BCDC meeting in the near future.	Mark Andison	30 Apr 2018	***Maureen Forster** - 26 Jun 2018 10:35:22 AM* Staff will set up a meeting once flooding issues have been settled in the area. ***Maureen Forster** - 29 Mar 2018 02:28:53 PM* In progress. Director McGregor has been coordinating with T. DeCourcy.	Active	26 Jun 2018
18 Apr 2018	BCDC	1. Community Futures will communicate to Tim Fry that it was decided to add 300 sites to the 468 Insider App and report back to the Committee members. 2. A presentation from Simone Carlysle-Smith, TOTA will be rescheduled to a BCDC meeting after May.	Mark Andison	31 May 2018		Active	30 Apr 2018
18 Apr 2018	BCDC	n/a	Mark Andison	30 Sep 2018		Active	26 Jun 2018
18 Apr 2018	BCDC	That the Boundary Community Development Committee direct staff to develop a distillation of the Animal Control Bylaw, as it pertains to dogs, that will be provided to residents when they purchase dog licenses.	Mark Andison	31 May 2018	***Maureen Forster** - 30 Apr 2018 11:08:06 AM* A distillation of the regulations applying to dog owners has been provided to the RDKB Corporate Communications Officer for production of a document.	Active	30 Apr 2018
18 Apr 2018	BCDC	That the Boundary Community Development Committee endorses moving forward with phases 2 and 3 in the development of the Boundary Recreational Trails Master Plan.	Mark Andison	30 Apr 2018	***Maureen Forster** - 30 Apr 2018 11:46:10 AM* The consultant has been notified of the decision.	Active	30 Apr 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
26 Jun 2018	BCDC	That the Regional District of Kootenay Boundary Board of Directors approve issuing a letter of support to Community Futures, Boundary for application for funding from Rural Dividend Funding for the development of a business recovery plan.	Mark Andison	31 Jul 2018	***Maureen Forster** - 29 Jun 2018 11:01:35 AM* Board of Directors approved issuing letter of support at June 28, 2018 meeting.	Active	29 Jun 2018
16 May 2016	Board	**Corporate Vote Unweighted** That the Regional District of Kootenay Boundary Board of Directors approves the undertaking of the Bylaw Enforcement Notice / Dispute Adjudication system as a means to implement bylaw enforcement for minor infractions. **FURTHER** that staff be directed to apply to the Lieutenant Governor in Council to enact a regulation to include the RDKB in Schedule 1 of the Bylaw Notice Enforcement Regulation. **FURTHER** that upon inclusion in the Regulation that Staff draft a Bylaw Notice Enforcement Bylaw for the Board's consideration at a future meeting.	Theresa Lenardon	26 May 2016	***Theresa Lenardon** - 01 Jun 2018 03:32:47 PM* The RDKB has been granted the Order in Council that includes RDKB on the Bylaw Enforcement Notice Regulation. Staff continues to work on the Bylaw Enforcement Notice Bylaw, a penalty (fee) schedule, a payment schedule and a schedule for disputing tickets. Work is ongoing but project has been delayed, given work on other projects such as rewrite of the Procedure Bylaw Code of Conduct. and Elections and Referenda. Bylaw enforcement work continues at every opportunity and staff will discuss further once most of the 2018 Elections and Referenda work have been completed.	Active	01 Jun 2018
12 Oct 2016	Board	That the Regional District of Kootenay Boundary requests the Province to assess the monitoring well status in the Boundary and determine if the current level of information generated is appropriate. FURTHER if the assessment deems that there is insufficient available information, and that additional information is warranted, that the Province install additional wells where necessary or reactivate inactive wells, to assist in implementing the Kettle River Watershed Management Plan.	Donna Dean, Jeff Ginalias	31 Oct 2016		Active	05 Apr 2018
08 May 2017	Board	Be it resolved that the Regional District of Kootenay Boundary Board of Directors requests Interfor to include a plan for community consultation in their Forest Stewardship Plan that includes sharing operational plans and changes therein with the communities and local governments in the vicinity of such plans prior to their implementation.	Mark Andison	31 May 2017	*- 21 Jul 2017 08:20:00 AM* In progress.	Active	09 Mar 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
13 Sep 2017	Board	Staff will follow up as to why portions of Electoral Area B/Lower Columbia-Old Glory and the City of Trail are not included in the CBT affected areas funding. A report will be provided at a future meeting.	Goran Denkovski	21 Sep 2017	***Goran Denkovski*** *- 22 Nov 2017 11:20:00 AM* A Staff Report will be brought forward at a Board meeting scheduled in January 2018.	Active	05 Apr 2018
31 Oct 2017	Board	**Corporate Vote Unweighted** That staff be instructed to contact Fortis BC to investigate the Fortis BC Pilot Senior Energy Specialist Program to the RDKB. **FURTHER** that the Board also remain aware of, and consider the possible impacts this matter may bring to RDKB staff time and RDKB Budget discussions.	Goran Denkovski	30 Nov 2017	***Goran Denkovski*** *- 22 Nov 2017 11:21:55 AM* Staff still needs to contact Fortis on this matter and will bring forward a report in January 2018.	Active	05 Apr 2018
31 Oct 2017	Board	**Corporate Vote Unweighted** That the Regional District of Kootenay Boundary Board of Directors send a letter to the Ministry of Forests Lands and Natural Resource Operations and Rural Development commending the Ministry for creating an opportunity, through the Operational Information Forums (OIF), for forestry-related and operational conversations. **FURTHER** that the letter state the RDKB Board's appreciation for the invitation and request that the Ministry engage with the RDKB and other stakeholders (as they see fit) to explore avenues to provide increased engagement for Industry and Local Government in the RDKB region.	Donna Dean	30 Nov 2017	***Maureen Forster*** *- 09 Mar 2018 09:05:34 AM* An information forum is being scheduled to be held in the Boundary.	Active	05 Apr 2018
19 Dec 2017	Board	**Corporate Vote Unweighted** That staff follow up with the May 8, 2017 Board of Directors action item recommendation and write a letter to the Ministry of Forests, Lands and Natural Resource Operations and Rural Development - Water Management Branch requesting that Ground Water Licensing notices, explaining the new regulations, be sent to rural property owners via BC Assessment Notices.	Mark Andison	31 Dec 2017		Active	19 Jan 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
20 Dec 2017	Board	**Corporate Vote Unweighted** That the matter of RCMP staffing be deferred to a future meeting for further review and Board decision pending a response from the Regional Office in Nelson that clarifies and identifies where, within all areas of the RDKB's jurisdiction, there is the most need for additional RCMP staffing.	Mark Andison	31 Jan 2018	***Maureen Forster** - 09 Mar 2018 09:07:42 AM* The new Regional Inspector is expected to speak in a delegation to the Board in April about this.	Active	09 Mar 2018
28 Feb 2018	Board	The RDKB Board of Directors will engage in further discussions once more RDKB communities use electric vehicle charging stations and it can be determined whether there are any negative impacts.	Mark Andison	29 Jun 2018	***Maureen Forster** - 09 Mar 2018 09:15:54 AM* Awaiting installation of vehicle charging stations in more RDKB communities.	Active	09 Mar 2018
29 Mar 2018	Board	That the Regional District of Kootenay Boundary Board of Directors approve, and based on the updates provided at the March 14, 2018 Board meeting, remove the following Protective Services Action items from the action item list: Emergency Preparedness Service, 911 Repeater Tower in the Roderick Dhu Mountain area of Grand Forks (subject to assurance that the matter continues to be included in the 2019/20 Work Plan and information from staff as to how the Board will be kept informed), and Disaster Recovery. FURTHER that the Protective Services Action Item: Use of RDKB Fire Halls by external community groups be referred to the Policy and Personnel Committee for further discussion around the development of a policy that would set out guidelines for use of the local halls by external community groups and the role of the Regional Fire Chief.	Dan Derby	30 Apr 2018		Active	19 Jun 2018
29 Mar 2018	Board	**Corporate Vote Unweighted** That the Regional District of Kootenay Boundary Board of Directors not alter the operating hours at the West Boundary Landfill and Rock Creek Transfer Station until such time as Staff are able to monitor the vehicle site usage at the facilities after the closing of the	Goran Denkovski	30 Apr 2018		Active	05 Apr 2018

		unattended recycling depots in the City of Greenwood and Village of Midway and subsequently report back to the Board information regarding usage statistics in September 2018.					

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
29 Mar 2018	Board	**Corporate Vote Unweighted** That the Regional District of Kootenay Boundary Board of Directors continue to defer updating the Zero Waste Policy until the 2006 Solid Waste Management Plan has been updated and at which time the Policy will be aligned with the Plan. FURTHER that the Solid Waste Management Plan Committee convene in support of organics waste in a timely manner.	Goran Denkovski	30 Apr 2018		Active	05 Apr 2018
04 Apr 2018	Board	That staff be instructed to send a letter to Firewise Consulting advising that the Regional District of Kootenay Boundary Board of Directors has reviewed the correspondence and has opinions regarding the proposed Road Rescue Equipment and Governance Framework and wishes to engage further.	Chris Marsh	30 Apr 2018		Active	05 Apr 2018
04 Apr 2018	Board	That Planning Department Staff be instructed to reply to the Osoyoos Indian Band's March 22, 2018 letter regarding the West K. Concrete Ltd.'s applications to amend the Electoral Area B/Lower Columbia-Old Glory's OCP and Zoning Bylaws. **FURTHER** that Staff also be instructed to report back to the Board.	Donna Dean	30 Apr 2018		Active	05 Apr 2018
24 May 2018	Board	That the Regional District of Kootenay Boundary Board of Directors approve the allocation of $40,000 to the General Government/Administration (001) Budget over two years ($20,0000/year) for the Columbia Basin Rural Development Institute (RDI)-RDI for Local Government Regional Research Project **SUBJECT TO** the approval of equivalent funding commitments from the Regional Districts of Central Kootenay and East Kootenay in return for $60,000 in direct research support (50 % ROI) and joint access to $25,000 strategic investment (SEED funding) and $20,000 training and workforce development.	Beth Burget	31 May 2018		Active	24 May 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
24 May 2018	Board	That the Regional District of Kootenay Boundary Board of Directors send a letter of support to the Ministry of Transportation and Infrastructure to consider the request of Strata Corporation KAS1840 to pave the remainder of Camp McKinney Road, at kilometer 14 outside the Town of Oliver, for 21 kilometers to Mt. Baldy Ski Resort village. **FURTHER** that the Town of Oliver be notified of the RDKB Board of Directors' decision.	Theresa Lenardon	31 May 2018		Active	24 May 2018
24 May 2018	Board	That the Regional District of Kootenay Boundary Board of Directors consider the following: To revisit the actual purpose and focus of the town hall meetings and determine that they are meeting organizational objectives of the Board of Directors and staff. To determine whether annual town halls are the right tactic for discussing topics in addition to the RDKB financial plan and budget, or whether another process may be required given time constraints of the town halls themselves. To continue to advertise an opportunity for residents to provide online and/or SMS text-based feedback of some kind in the lead up to and following the town halls. To continue using a standard financial plan/budget presentation with interactive polling for all 2019 town halls, followed by a question and answer session provided audience members indicate a preference for this during live polling. To use topic tables in an open-house format at the outset and again at the end of each of the town halls that are expected to exceed 20 attendees.	Frances Maika	31 May 2018		Active	24 May 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
24 May 2018	Board	That the Corporate Communications Officer attend a future Electoral Area Services Committee meeting to discuss the Electoral Areas A-E Town Hall Meetings overall and to present further information on the global cafe style of town hall meeting that was used at 2018 Electoral Area C/Christina Lake. **FURTHER** that after review of this matter by the Electoral Area Services Committee, that it be referred to the overall Board of Directors for further discussion.	Frances Maika	31 May 2018		Active	24 May 2018
08 Jun 2018	Board	That the creation of a West Boundary business recycling pickup service for non-profit businesses that is similar to the business recycling pickup service provided in the RDKB East End be included as an item for future discussion.	Janine Dougall, Tim Dueck	31 Aug 2018	***Maureen Forster** - 21 Jun 2018 08:23:50 AM* A staff report has been prepared for the June 28, 2018 Board meeting.	Active	21 Jun 2018
08 Jun 2018	Board	That during 2019 Budget discussions that Electoral Area C/Christina Lake, Electoral Area D/Rural Grand Forks and the City of Grand Forks explore the ability to include the Grand Forks Curling Rink in the UBCM Asset Management Program-Grand Forks and District Aquatic Centre and Jack Goddard Arena Facility Condition Assessment.	Beth Burget, Tom Sprado	30 Nov 2018		Active	08 Jun 2018
08 Jun 2018	Board	That staff prepare a report that illustrates the legislative timelines and the process for moving forward with the Boundary Economic Development Service (service) review and which also confirms that the service review process will be completed in time for 2019 Budget discussions. **FURTHER** that the report be presented to the members of the Boundary Economic Development Service at a future meeting.	Mark Andison, Theresa Lenardon	31 Jul 2018	***Maureen Forster** - 21 Jun 2018 08:27:59 AM* The participants of the Boundary Economic Development Service reviewed a staff report and discussed this topic at a June 6, 2018 service review meeting.	Active	21 Jun 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
08 Jun 2018	Board	That the Board of Directors supports the following principles relating to cannabis, following similar principles to those adopted by UBCM. FURTHER that the RDKB sends a letter to appropriate agencies to communicate that: 1. Cannabis legalization should not result in additional local government funding by property taxpayers2. Local governments should be reimbursed for costs associated with the implementation of legalized cannabis.3. Local governments should be reimbursed for any additional policing costs resulting from cannabis legalization.4. Remaining excise tax revenue (after taking out expenses incurred as part of principles 1-3 and the federal share) should be shared 50:50 between the Province of BC and local governments.	Theresa Lenardon	29 Jun 2018		Active	20 Jun 2018
08 Jun 2018	Board	**Volunteer Coordination and Community Relations** That the RDKB consider the role of Collective Roots Consulting as an agent of the RDKB in volunteer coordination, community relations, and environmental recovery during the flood recovery stage in conjunction with the development of the flood recovery plan.	Chris Marsh	29 Jun 2018	***Maureen Forster** - 21 Jun 2018 08:34:23 AM* Collective Roots Consulting is being engaged as the Environmental Team Lead with the Flood Recovery Organization Structure.	Active	21 Jun 2018
10 Jul 2018	Board	That the Solid Waste Facilities Siting Policy and the matter of the provision of business recycling be referred to the Solid Waste Management Plan Committee. **FURTHER** that staff move forward to arrange a Committee meeting.	Janine Dougall	26 Jul 2018		Active	11 Jul 2018
10 Jul 2018	Board	That the January 25, 2018 Board Recommendation No. 68-18, approving up to $2,500 for the Greenwood Municipal Pool West Boundary Recreation Grant, subject to the conditions discussed at the April 11, 2018 Board meeting be referred to a September 27, 2018 Board meeting.	Theresa Lenardon	28 Sep 2018		Active	11 Jul 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
10 Jul 2018	Board	That the Regional District of Kootenay Boundary Board of Directors approves the revised application to Union of BC Municipalities for the Facility Condition Assessment of the Grand Forks & District Aquatic Centre, Jack Goddard Memorial Arena and including the Grand Forks District Curling Rink. **FURTHER** that the Board of Directors approves a commitment to contribute up to $15,000 in the event the RDKB application for the UBCM Asset Management Planning Program is successful with the contribution of funds from the respective Service Budgets.	Tom Sprado	28 Sep 2018		Active	11 Jul 2018
10 Jul 2018	Board	That the Regional District of Kootenay Boundary Board of Directors approves issuing a letter of support to Community Futures, Boundary for application for funding from Rural Dividend Funding for the development of a Business Recovery Plan.	Mark Andison	27 Jul 2018		Active	11 Jul 2018
11 Jul 2018	Board	For a future meeting, that staff provide the Board of Directors with a report summarizing invoices over $100,000 relating to the Boundary Flooding.	Beth Burget	28 Sep 2018		Active	11 Jul 2018
20 Apr 2017	BVREC	Review of the Strategic Plan is deferred to the May 2017 meeting to allow the Committee members more time to review the Plan in order to have a fulsome discussion.	Mark Daines	30 Apr 2019	***Maureen Forster*** *- 03 May 2018 01:37:27 PM* Pending ***Maureen Forster*** *- 06 Feb 2018 11:04:53 AM* Pending. ***Maureen Forster*** *- 08 Sep 2017 11:55:33 AM* This review is still outstanding by the BVR Committee.	Active	03 May 2018
01 May 2018	BVREC	Construction of a new multi use trail up toward Blizzard Mountain. To be completed by August 31, 2018.	Mark Daines	31 Aug 2018	***Maureen Forster*** *- 03 May 2018 01:43:22 PM* In progress.	Active	03 May 2018
01 May 2018	BVREC	Remodeling of arena viewing room and office. To be completed by July 31, 2018.	Mark Daines	31 Jul 2018	***Maureen Forster*** *- 03 May 2018 01:48:21 PM* In progress.	Active	03 May 2018
01 May 2018	BVREC	Repainting of the Mazzochi Park washrooms. To be completed by August 31, 2018.	Mark Daines	31 Aug 2018		Active	01 May 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
07 Jun 2018	BVREC	The Committee requested the Manager of Facilities and Recreation to look into how much is in the recreation reserve fund to potentially donate funds to the event. The Committee also requested the Manager of Facilities and Recreation to put a notice of the event in the Village of Fruitvale Newsletter.	Mark Daines	29 Jun 2018	***Maureen Forster*** *- 08 Jun 2018 01:18:53 PM* $161,629.40 (016) $19,320.89 (011)	Active	08 Jun 2018
07 Jun 2018	BVREC	The Manager of Facilities and Recreation will order 100 discs with the RDKB logo on them to give away to the first 100 people who show up. A direct mail flyer promoting the event will go out to all residents in the Beaver Valley.	Mark Daines	29 Jun 2018		Active	07 Jun 2018
04 Feb 2016	COW-ES	That the Committee of the Whole (Environmental Services) direct Staff to carry out community consultation and create a Draft Big White Solid Waste Removal Policy. **FURTHER** that the draft policy be presented to the COW at a future meeting for consideration, approval and incorporation into the tender documents for the Big White Solid Waste Service.	Janine Dougall, John MacLean	13 Apr 2016	*- 05 May 2017 09:02:14 AM* Big White waste management service tendered and contracted to 5-year term, overall policy regarding service levels still under development	Active	24 May 2018
12 Oct 2016	COW-ES	That Staff proceed with the Solid Waste Management Plan (SWMP) Process with the new Provincial Guidelines in place. As part of that planning process, the Solid Waste Management Plan Steering Committee (SWMPSC) is requested to look at:ongoing collection systems and a plan for the introduction of organics recovery in the east end.the problem of illegal dumping, and the possibility of developing prevention programs.	Janine Dougall	05 May 2017	***Maureen Forster*** *- 04 May 2017 09:51:25 AM* On going work, eastern communities organic diversion planning activities underway. The matter is being considered by the SWMP Steering Committee. No change to status, longer term project, should refer action item to Solid Waste Management Plan Steering Committee.	Active	24 May 2018
04 May 2017	COW-ES	Analyze existing collection programs and determine steps to add organics.	Janine Dougall	30 Jun 2017	*- 05 May 2017 09:10:39 AM* To be included in SWMP. SWMP Draft Schedule presented at May 10 CoW ***Maureen Forster*** *- 04 May 2017 10:15:08 AM* Staff report will be presented at a SWMPSC meeting.	Active	24 May 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
29 Feb 2016	COW-FIN	That the Committee of the Whole (Finance) directs staff to develop an Organizational Reserve Policy in 2016 which encompasses both capital and operating / maintenance requirements. FURTHER that the policy be presented back to the COW (Finance) for review and then be referred to the Policy, Executive and Personnel Committee.	Beth Burget, John MacLean	13 Apr 2016	*- 19 Jul 2017 02:06:27 PM* We are currenty working with consultants to develop our formal asset management plan. *- 26 Apr 2017 09:24:37 AM* This policy will be developed in conjunction with the Asset Management Plan which is out for request for proposals now.	Active	21 Jul 2017
17 Jan 2017	COW-PROT	1. Any available surplus funds should be allocated towards undone projects which include the completion of a review and update of the Regional Emergency Plan, an Emergency Communications Plan, a Pet and Livestock Plan and an update to the emergency planning manuals and documentation. 2. Staff will investigate all options and opportunities in dedicating available surplus funds towards the unfinished projects and to prepare a report illustrating how the funds will be expended with the report being presented to COW-Protective Services at a future meeting before any funds are spent.	Dan Derby	28 Feb 2017		Active	19 Jun 2018
17 Jan 2017	COW-PROT	With the new installation of a repeater tower in the Roderick Dhu Mountain area of Grand Forks, Staff will follow up regarding communication coverage to include the Greenwood communication gaps from the North Boundary Road.	Dan Derby	28 Feb 2017		Active	19 Jun 2018
26 Apr 2017	COW-PROT	A discussion regarding the development of a guideline or policy on the role and expectations of the RDKB during community disaster recovery will be referred to the COW-Protective Services.	Dan Derby	31 May 2017		Active	19 Jun 2018
06 Apr 2018	EESC	There was general consensus by the Committee to provide a letter of support for LCIC's request in acquiring additional power from FortisBC for the i4C Innovation Centre.	Mark Andison	30 Apr 2018		Active	04 May 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
04 May 2018	EESC	The East End Services Committee directs staff to draft a letter of support for LCIC which outlines issues in regards to acquiring additional power from FortisBC for the i4C Innovation Centre and the availability of power from the Beaver Creek substation.	Mark Andison	31 May 2018		Active	04 May 2018
04 May 2018	EESC	That the East End Services Committee direct staff to engage with BC Transit, Trail Transit, and the City of Trail to determine the appropriate type and number of bus shelters required for the current downtown transit exchange and the associated costs. **FURTHER**, that the recommended bus shelter design and cost implications be reported back to the East End Services Committee for the Committee's consideration. **FURTHER**, that a letter be sent to the City of Trail requesting that the City engage in a process with the RDKB and BC Transit to consider alternative locations for the downtown exchange.	Mark Andison	31 May 2018	***Maureen Forster** - 04 May 2018 01:19:59 PM* Update provided on May 8, 2018 EES Committee agenda.	Active	04 May 2018
04 May 2018	EESC	The East End Services Committee directs staff to email all dates of meetings to all applicants of the Program.	Theresa Lenardon	31 May 2018		Active	04 May 2018
14 Jun 2018	EESC	That the East End Services Committee direct staff to pay half of the 2018 Service 018 (Culture Arts and Recreation in the Lower Columbia) funding ($40,000) to Kootenay Columbia Trails Society with the balance to be paid in August 2018.	Beth Burget	31 Jul 2018		Active	14 Jun 2018
01 Feb 2016	PEP	That the Policy, Executive and Personnel Committee defer further discussion regarding the allocation of the Board Fees until the Governance/Organizational Review has been completed. That the 2017 staff report from the GM of Finance regarding the allocation of Board fees be recirculated to the Committee on a future Committee agenda.	Beth Burget	30 Jun 2016	*- 07 Jun 2017 09:37:03 AM* Staff continue to develop information and options for the Board to consider. Will be presented at a future meeting.	Active	16 Jan 2018
20 Apr 2017	PEP	There will be discussions around this matter at the upcoming FCM Conference in June 2017. 2. Staff will investigate a regional model, including the logistics and	Mark Andison	30 Jun 2017	*- 07 Jun 2017 09:00:04 AM* Staff continue looking into the model. The requested report will be presented at a future meeting.	Active	09 Mar 2018

		the costs of hiring a single Regional Negotiator.						

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
20 Apr 2017	PEP	Staff will draft a Terms of Reference necessary for completion of the work required to purchase and implement the appropriate technology, including licencing and application (e.g. "app") options. That Staff draft a report with respect to clear and appropriate policies and procedures for electronic meetings that includes information and options for the development of a framework with respect to the in-person attendance of Committee and Board Chairs and Vice-Chairs. **FURTHER** that the report also include all possible options for public and applicant participation in electronic meetings. **FURTHER** that the report be presented back to the Committee at a future meeting but not until the use of electronic meetings has been implemented and practiced for a period of time. - from Jan 13/16 meeting	Dale Green	30 Jun 2017	***Maureen Forster** - 02 Jan 2018 04:31:53 PM* We continue to look for viable and stable solutions. Looking at web based system at this point. 25 Aug 2017 New interface proposal approved as part of the 2017 Financial Plan. In planning stages for implementation at this time. New interface will utilize individuals rather than participation in the room. will update Committee when we have a firmer ETA for installation. 05 May 2017 Pilot project undertaken with EAS. Had some technological issues. Looking at different interface to allow for electronic participation. Part of 2017 Financial Plan proposal. 14 Mar 2017 ***Dale Green** - 22 Nov 2017 11:51:45 AM* Licensing for Avaya commercial Cloud video conferencing has been purchased, live pilot project is next once licensing has been processed. A new type of mic for Board table use has been ordered as a trial, which will proceed once travel to GF becomes practical. If successful, a full flight of mics will be ordered and installed to replace the existing BeyerDynamics system. ***Dale Green** - 04 Aug 2017 03:17:11 PM* Upon reviewing the proposal for a strictly on premise vidcon system, there were some drawbacks. As an alternative to on premise however, there is a subscription-based Cloud system offered by Avaya that operates much like Skype that requires no capital outlay. IS has applied for a 30-day trial of this system and is evaluating presently. ***Dale Green** - 19 Jul 2017 10:04:17 AM* A proposal was presented by the AV contractor for IS review. Some recent problems with a component subsystem have caused IS to review the overall viability of keeping the existing system as is before investing any further in the	Active	02 Jan 2018

					system as it stands, as opposed to replacing the problem subsystem before investing in further functionality enhancements. ***Dale Green*** *- 07 Jun 2017 04:32:15 PM* consultants have completed a technical draft and are pulling it together into a proposal for RDKB review. *- 03 May 2017 10:59:35 AM* This project is in the planning stage with the Consultants.		

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
25 Apr 2017	PEP	Staff will draft a report which will provide further information and options on permitting outside community groups to meet in the fire halls. Staff will draft a report regarding the use of fire halls to be presented at a future meeting.	Dan Derby	28 Apr 2017	***Maureen Forster** - 25 Apr 2017 04:03:14 PM* Further investigation is required and will be provided at a future meeting.	Active	19 Jun 2018
27 Apr 2017	PEP	That the Policy, Executive and Personnel Committee direct staff to prepare a policy proposal with the following elements (all days calendar): • That the current practice of delivering preliminary Board agendas 6 days prior to the scheduled day with the final agenda going out no later than 2 days prior to the meeting. • That the current practices of delivering committee agendas three days prior to the meeting be maintained. FURTHER that when the third business day falls on a weekend or a statutory holiday, that the agenda be delivered on the previous business day. • That the agendas for the future Committee of the Whole be delivered 5 days prior to the meeting. FURTHER that when the fifth business day falls on a weekend or a statutory holiday, that the agenda be delivered on the previous business day.That the Committee recommend that the above practices be adopted in the interim until a proper policy is in place.	Theresa Lenardon	31 May 2017	***Theresa Lenardon** - 01 Jun 2018 03:50:59 PM* A re-write of the RDKB Procedure Bylaw will be presented to the P&P Committee that will include several new sections and other proposed revisions. The re-write will be presented to the P&P Committee sometime after summer. In addition to recommended new procedure bylaw items, the rewrite will include agenda delivery timelines as well as several "housekeeping" updates. ***Theresa Lenardon** - 12 Nov 2017 11:16:49 AM* Staff are working on agenda delivery timelines with several other "housekeeping" changes to the RDKB Procedure Bylaw (eg removing COW, addition of Board meeting second Wednesday etc.). Further information regarding this matter will be presented to the Board at future meetings.	Active	01 Jun 2018
07 Jun 2017	PEP	That Staff prepare a report on the RDKB's Succession Plan.	Mark Andison	30 Jun 2017	*- 07 Jun 2017 01:02:22 PM* Staff are working on the requested report and information and will have it to the Committee as soon as is feasible.	Active	02 Jan 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
21 Jun 2017	PEP	That staff confirm the budget allocation amounts for teleconferencing software and licencing and forward this information to the members of the PEP Committee.	Dale Green	28 Jul 2017	***Dale Green*** *- 22 Nov 2017 11:47:50 AM* Having considered FIPPA implications of using a commercial Cloud video conferencing product, Dale was tasked with trialing AvayaLive which is a Cloud VC service offered by Avaya. After a successful trial, the RDKB has purchased licensing for AvayaLive and will be configuring it for trial use with a pilot group once the licensing is processed, hopefully by December '17.	Active	02 Jan 2018
21 Jun 2017	PEP	That the proposed Terms of References for the Finance, Protective Services and Environmental Services Liaison positions be revised accordingly and referred to the Directors for comment as amended.	Mark Andison	28 Jul 2017	*- 21 Jul 2017 08:36:11 AM* In progress.	Active	02 Jan 2018
21 Jun 2017	PEP	That staff modify the RDKB's current communications with language that ensures that all individuals responding to the organization's solicitations and/or postings clearly understand that it is their responsibility to follow up with the RDKB to ensure their response has been received.	Mark Andison	28 Jul 2017	*- 21 Jul 2017 08:31:49 AM* Staff will bring a policy amendment to a future meeting.	Active	09 Mar 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
19 Dec 2017	PEP	That the Policy, Executive and Personnel Committee refer the matter of developing a Board of Directors Code of Conduct and supporting Policy to a future Board meeting.	Theresa Lenardon	31 Jan 2018	***Theresa Lenardon** - 01 Jun 2018 04:01:10 PM* A draft proposed Code of Conduct for Elected and Appointed Officials Policy was presented to the P&P Committee on May 9/18. The Committee referred the matter back to staff to create a Guiding Principles Policy. Staff has drafted a proposed Guiding Principles for Responsible Behavior Policy that includes a revised code of conduct as a background document and which will act as the procedure for the Guiding Principles Policy. Staff hope to present the guiding principles document (and the revised code of conduct) to the P&P Committee at June 13 meeting. ***Theresa Lenardon** - 28 Mar 2018 01:29:17 PM* Staff presented introductory material to the P&P Committee at the March 14 2018 meeting. Staff is drafting a proposed Code of Conduct Policy as well as a staff report that will be presented to the Committee at the May or June Committee meeting. ***Theresa Lenardon** - 06 Feb 2018 11:41:45 AM* The UBCM continues to work on the matter of a Code of Conduct/Responsible Conduct of Local Government Elected Officials. Staff continue to follow the UBCM work on this initiative.	Active	01 Jun 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
16 Jan 2018	PEP	That staff be instructed to complete an update on the status of the Realize Strategies Governance Organizational Review Recommendations as discussed and directed by the Policy and Personnel Committee on January 10, 2018 for further review by the Committee at the May or June Committee meeting. FURTHER that staff also draft a report for the May or June meeting that includes issue(s) identification as well as analyses of the issues, options to address the issues and analyses of the options and the provision of staff recommendations as to selection of the best options. Dec 19/17 - That staff update the RDKB Policy, Executive and Personnel Committee 2016 Review Report on the *Realize Strategies Governance and Organizational Results and Recommendations Report* as directed by the Committee at the meeting held on November 8, 2017. **FURTHER** that the Committee's updated 2016 Review Report be presented back to the PEP Committee for review at a future meeting and then referred to the RDKB Board of Directors.	Mark Andison	29 Jun 2018	***Theresa Lenardon*** *- 02 Mar 2018 09:16:44 AM* Brought Forward from and Consolidated with P&P Committee Meeting Nov. 8, 2017 Staff are currently updating the status of the recommendations in Governance Organizational Review Recommendations Table. An updated table, along with a CAO report will be presented to the P&P Committee at the May or June Committee meeting.	Active	09 Mar 2018
16 Jan 2018	PEP	That the staff report from Maureen Forster, Executive Assistant, presenting the policy review work plan for 2018 be received. **FURTHER** that the Procedure section of the Policy Development and Review Policy that stipulates all policies are to be reviewed every three years be amended to every four years and that the revised Policy be referred to the Policy and Personnel Committee as per the steps set out in the Policy, Review and Development Policy. That the Policies for Review in 2018 list be revised so that commencing with the February 2018 Committee meeting, (future) Committee agendas will continually include two to three policies for review beginning with reviews of the policies from 2006 through to	Mark Andison	31 Jan 2018	***Maureen Forster*** *- 04 May 2018 02:56:29 PM* Staff report and draft policy on May agenda for P&P Committee's consideration.	Active	04 May 2018

		2011. **FURTHER** that the Policies for Review in 2018 list be revised accordingly and be presented back to the Committee at a future meeting.						

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
16 Jan 2018	PEP	That the updated Financial Plan Policy, as presented on January 10, 2018, be amended by correcting the name of the 058 Service to read "Electoral Area 'E'/West Boundary Regional Fire" and by updating the Cost Centre column in the Stakeholder Committee Listing for Finance, Protective Services, and Environmental Services by adding the word "Board". FURTHER that the Financial Plan Policy be referred out the Board Directors for comments as per the Policy Development and Review Policy cycle.	Beth Burget	28 Feb 2018	***Maureen Forster** - 09 Mar 2018 02:09:21 PM* In progress.	Active	09 Mar 2018
09 Mar 2018	PEP	That the Regional District of Kootenay Boundary Board of Directors continue to defer updating the Zero Waste Policy until the 2006 Solid Waste Management Plan has been updated and at which time the Policy will be aligned with the Plan. **FURTHER** that the Solid Waste Management Plan Committee convene in support of organics waste in a timely manner.	Mark Andison	30 Apr 2018		Active	09 Mar 2018
09 Mar 2018	PEP	That the Planning and Development Department's tracking of bylaw infraction complaints and staff follow-up be referred in a monthly report to the Electoral Area Services Committee.	Donna Dean		***Maureen Forster** - 04 May 2018 02:57:06 PM* On May Agenda for approval.	Active	04 May 2018
28 Mar 2018	PEP	That the Manager of Information Services attend the next Policy and Personnel Committee meeting to provide a demonstration of the proposed electronic meeting technology as well as an update regarding a timeline and plan for the implementation of Boardroom and electronic meeting technology as well as information regarding electronic meeting protocols and other means to manage the speaking order at electronic meetings. FURTHER that the action item report be updated accordingly.	Dale Green	30 Apr 2018		Active	05 Apr 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
28 Mar 2018	PEP	That the Regional District of Kootenay Boundary Flag Half-Masting Policy be amended to include the following occasions upon which RDKB flags may be lowered to half-mast:death of a current employee of the Regional District of Kootenay Boundary; the Chair, Vice-Chair, or Chief Administrative Officer may approve the lowering of flags to half mast in response to a tragic or catastrophic event in the world; upon a resolution adopted by the RDKB Board of Directors, a Regional District of Kootenay Boundary Fire Chief, after consultation with the General Manager of Operations and/or Chief Administrative Officer may approve the lowering of flags to half-mast at Regional District fire halls as a symbol of mourning for; the death of a RDKB fire fighter, the passing of a retired RDKB fire fighter (half-masting at the local fire hall), or the death of a public safety responder in the line of duty within the RDKB or a neighbouring jurisdiction.Further, that the Regional District of Kootenay Boundary Flag Half-Masting Policy also be amended to include a directive that RDKB communications staff shall prepare and distribute a timely notice to the public and staff that outlines the reason of each occasion of half-masting, that Article 14 in the current policy be amended with the inclusion of "including, but not limited to" before the bulleted list and that Article 4 "Chief Justice of Canada" be amended to read "a" Chief Justice of Canada. FURTHER that once updated, the policy be referred to the Directors for comments.	Mark Andison	30 Apr 2018	***Theresa Lenardon*** *- 01 Jun 2018 04:21:12 PM* This Policy was adopted by the Board of Directors on May 24 2018. This item is now COMPLETE. ***Maureen Forster*** *- 04 May 2018 02:58:21 PM* On May agenda for approval.	Active	01 Jun 2018
28 Mar 2018	PEP	For a future meeting staff will present a report, which will provide information as to whether the RDKB should develop a policy that addresses requests for third-party grant funding applications. The report will include a draft checklist.	Mark Andison, Theresa Lenardon	30 Apr 2018		Active	28 Mar 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
28 Mar 2018	PEP	To prepare for a potential revenue increase from BC Hydro (e.g. payment in lieu of taxation), staff provide a report with information regarding the allocation of the grant in lieu of payments (7-mile dam in Electoral Area A) into a reserve account that would offset requisition increases (include information regarding the formula, mandated criteria for the grant in lieu, how is it done now, what are options, alternatives to use/dedicate the revenue in a fair and equitable manner across a host of existing RDKB services, what would be the implications, how will taxation change and what would be the implications if the revenue was allocated to reserves and not to existing services?). **May 9, 2018 Action Item:** That for a future meeting, that staff provide a report regarding the BC Hydro grant in lieu payments as per the P&P Committee March 28, 2018 action item. **FURTHER** that the report also include options for the allocation of the subject grant in lieu funds.	Beth Burget	29 Jun 2018		Active	07 Jun 2018
07 Jun 2018	PEP	That for a future meeting, staff draft a policy that sets out 4-5 guiding principals for responsible behavior for elected and appointed officials that includes a sample code of conduct as a background document to the policy. **FURTHER** that staff also develop a process for facilitated dialogue on a Code of Conduct that would take place at a Newly Elected Workshop / Work Plan session.	Theresa Lenardon	29 Jun 2018		Active	07 Jun 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
07 Jun 2018	PEP	That the *Use of Surveillance Cameras for Monitoring Public Activities at RDKB Facilities Policy* be referred back to staff to make the following revisions: 1. include the proper legislative reference to the *Freedom of Information and Protection of Privacy Act* , 2. change the current reference in the policy to "the village administrator or C.A.O." to "the municipal C.A.O." to ensure that the reference is broadly applicable to all types of municipalities within the RDKB, 3. update the Policy title by removing "at RDKB Facilities", 4. remove "at RDKB facilities such as recycling depots and landfills" from first bullet under the Procedure heading, 5. remove the last clause beginning with "allow staff to monitor the images...." from the first bullet under the Procedure heading, and 6. remove the last sentence beginning with "Persons wishing to not be subject..." from the 5th bullet under the Procedure heading. **FURTHER**, that the amended draft policy be brought back to the Policy and Personnel Committee for further review at a future meeting.	Mark Andison	31 Jul 2018		Active	07 Jun 2018
07 Jun 2018	PEP	That the Regional District of Kootenay Boundary Service Analysis Toolkit Policy be revised as recommended by staff. **FURTHER** that the draft amended policy be referred to the Board Directors for comments as per the Policy Development and Review Policy.	Mark Andison	31 Jul 2018		Active	07 Jun 2018
07 Jun 2018	PEP	That the Policy Development and Review Policy be amended by replacing the references to Policy, Executive and Personnel (PEP) Committee with Policy and Personnel (P&P) Committee and by increasing the length of the review cycle	Mark Andison	31 Jul 2018		Active	07 Jun 2018

		for policy reviews from three years to four years. **FURTHER** that the Policy be referred to the Board of Directors for comments as per the Policy Development and Review Policy.						

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
07 Jun 2018	PEP	That the Policy and Personnel Committee supports staff with proceeding to develop a schedule and format for post-election workshops and sessions as follows: 1) a Work Plan and Orientation session (probably for early 2019), 2) meetings with the Finance Department, 3) formal Strategic Planning (fall 2019), and 4) role(s) of Directors during emergencies. **FURTHER** that staff prepare a report providing this information as well as a proposed timeline and preliminary details regarding the structure and content of each session and that the staff report be presented to the Policy and Personnel Committee at a future meeting.	Mark Andison	31 Jul 2018		Active	07 Jun 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
28 Sep 2016	UT	Staff will provide the Committee members with information on the transfer amount of surplus funds to the Cities of Trail and Rossland resulting from the transfer of ownership of the sole benefiting assets. **May 9, 2018 -** RDKB staff and staff from the municipal service participants would be meeting in the near future to discuss the legislative requirements for the overall voting process as well as the ballot question (s). Staff will provide a report with respect to divesting the regional sewer assets to the sole benefiting communities. The report will also include information regarding the dual benefiting communities (Rossland and Warfield).	Goran Denkovski	29 Dec 2017	***Theresa Lenardon*** *- 01 Jun 2018 03:41:21 PM* RDKB GM of Environmental Services, Manager of Infrastructure and Sustainability, 2018 Elections and Referenda Corporate Officer, Deputy Corporate Officers and same from Warfield, Rossland and Trail met with regards to the upcoming referenda to obtain electorate assent for the disposal of rdkb sewer assets. RDKB Staff continue to consult with solicitors and the Ministry of Municipal Affairs and Housing Governance Branch. Work is ongoing. ***Goran Denkovski*** *- 04 May 2018 11:27:04 AM* We are in the planning process with the RDKB Corporate Officer to complete during fall elections. ***Goran Denkovski*** *- 17 Nov 2017 12:04:38 PM* City of Trail agreement is complete and the City of Rossland is in the process of reviewing their agreement. When agreements are finalized the RDKB will proceed to referendum. ***Goran Denkovski*** *- 05 May 2017 09:00:12 AM* City of Trail agreement is complete and the City of Rossland is in the process of reviewing their agreement. When agreements are finalized the RDKB will proceed to referendum.	Active	14 Jun 2018

Date Created	Source	Resolution	Staff Responsible	Due Date	Comments	Status	Date Updated
05 May 2017	UT	Staff will prepare a Regional Water Management Plan that encompasses the water system acquisition, climate change, balance water supply, public health and improved local service delivery.	Goran Denkovski	29 Dec 2017	***Goran Denkovski** - 04 May 2018 11:01:29 AM* Received the grant and waiting for funding agreement. ***Goran Denkovski** - 17 Nov 2017 12:06:18 PM* We are still waiting for the Strategic Priorities Fund announcements. ***Goran Denkovski** - 21 Jul 2017 08:32:38 AM* Applied for grant funding for this project and still waiting on results. ***Goran Denkovski** - 05 May 2017 03:06:58 PM* Received cost estimate and planning on applying for Strategic Priorities Fund June 1, 2017 for completion in 2017.	Active	04 May 2018
05 May 2017	UT	Staff will create a reserve policy for the Committee's consideration.	Goran Denkovski	29 Dec 2017	***Goran Denkovski** - 17 Nov 2017 12:07:59 PM* The asset management plan is currently being developed by the finance department. ***Goran Denkovski** - 05 May 2017 03:08:12 PM* This is a corporate initiative and is related to the RDKB asset management plan.	Active	17 Nov 2017
28 Mar 2018	UT	That staff review the discrepancies between the data contained in the RDKB monthly flow report and the data in the certified flow report that is submitted by the engineers and for a future meeting, provide the Committee with further information.	Goran Denkovski	30 Apr 2018	***Goran Denkovski** - 04 May 2018 11:25:29 AM* This is still under investigation.	Active	04 May 2018
14 Jun 2018	UT	Staff is instructed to prepare a briefing note, provide names, and contact information of staff and professionals from Infrastructure Canada and other agencies to assist RDKB Directors in discussions regarding the Columbia Pollution Control Centre project.	Goran Denkovski	31 Aug 2018		Active	14 Jun 2018

Grant Thornton

The Regional District of Kootenay Boundary
#202-843 Rossland Ave, Trail BC V1R 4S8

Attention: Board Members

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July 13, 2018

Dear Sirs and Mesdames:

Having recently completed our audit of your 2017 yearend financial statements, we would like to take this opportunity to report to you the following:

1. On April 26, 2018 we met in Grand Forks to present our Independent Auditors' Report. Our audit opinion was issued with no reservations/qualifications.
2. On June 28, 2018 we met with the Board once again to review our Report to Those Charged with Governance. This report provides a summary of our audit methodology, defines our role and the role of the Board and its management, discusses audit risk and the concept of materiality and reports on the results of our audit. While our report contains no findings that need to be brought to the Board's attention, please be aware of the limitations of our work: our audit procedures are performed on a test basis and our consideration of internal controls and fraud is not sufficient to discharge the Board of its responsibilities in these regards.

We would like to take this opportunity to thank your management and staff for the assistance they provided during the course of our audit and we look forward to working with them next year.

Yours truly;
Grant Thornton, LLP

C. Don Catalano, CPA, CA
Partner

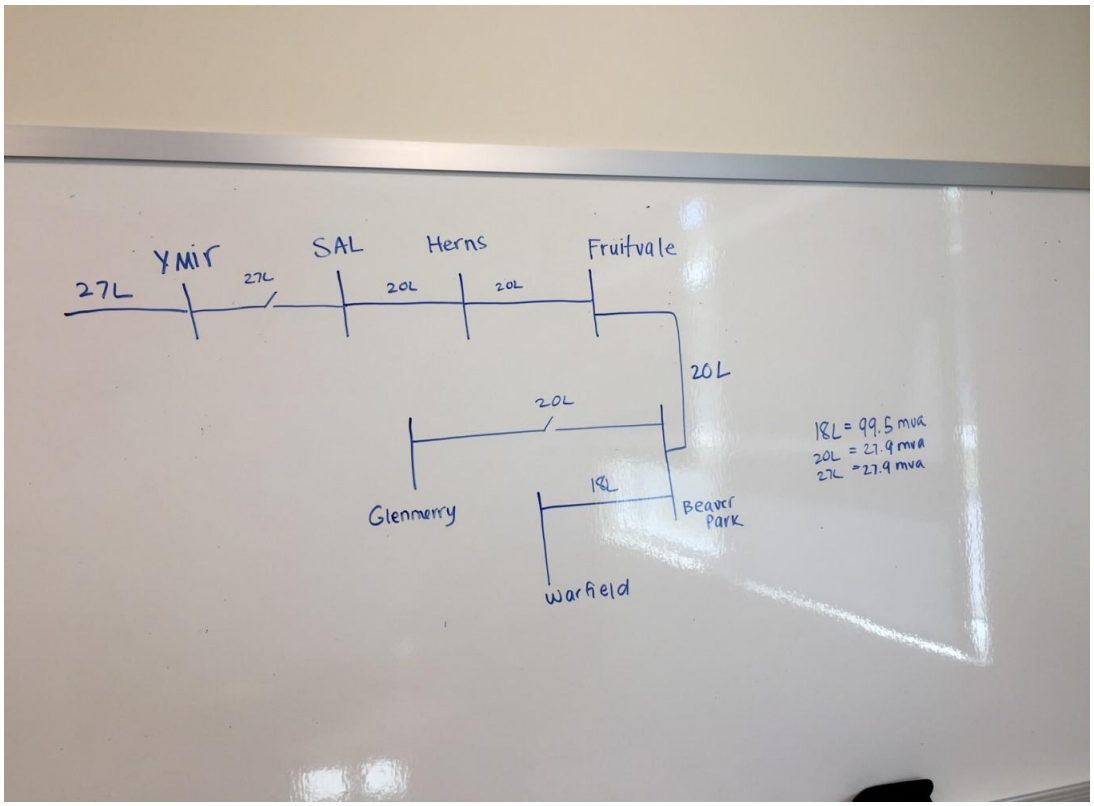
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Lower Columbia Initiatives Economic Development

LCCDTS
Lower Columbia Community Development Team Society

Presentation of FortisBC's Power study of the Waneta Lands

Diagram of the Power Lines and Beaver Park Substation



The LCCDTS and LCIC are working to ensure that there is sufficient power available to the Waneta Industrial Park and corridor for economic development, and to be able to provide investors with accurate information as to the available power. In doing so Bill Van Beek, LCCDTS Chair and Terry Van Horn, LCIC ED, met with FortisBC reps: Blair Weston, Lisa Ruchkall to summarize the finding of a study performed by FortisBC regarding large power consumption requests.

June 2018

Lower Columbia Initiatives Economic Development

LCCDTS
Lower Columbia Community Development Team Society

Key points:

- Only one line at a time supplies the Beaver Creek Sub, the other two are for emergency use to ensure continuous supply should 18L go down.
- Line 18 is the main power supply to the Beaver Creek Substation with a load capacity, 99.5 MVA
- Line 20 and Line 27 both have a capacity of 27.9 MVA and are the backups to Line 18 supply to the Beaver Creek Sub. They are small capacity and would not be able to handle large increased demand from the Beaver Creek Sub in the event of a Line 18 failure. This is limiting major expansion of available power for the Beaver Creek Sub.
- Interruptible supply may be available to a customer seeking major power in the Waneta Area. This would mean that on the loss of power to 18 Line, the power to that customer would be curtailed until Line 18 capacity was restored. Between 2015 and 2017 this occurred 11 times, with longest outage being 1 hour 43 minutes.
- FortisBC considers any single customer request for greater than 10 MVA to be a Transmission request not a distribution request, and the requester would need to build their own sub station to access that quantity of power.
- FortisBC is planning an upgrade to the Beaver Creek Sub to meet 'native growth' and confirmed customer demand between 2020-2024. We are advocating for 2020 to support the economic development efforts in developing that area.

Fortis has requested LCCDTS and any other organizations, municipalities and business owners to provide a formal letter of request for upgrades to the Beaver Creek Sub be considered for 2020 and to be large enough to meet the existing needs of the area but also future economic development.

June 2018

Regional District of Kootenay Boundary
June 1, 2018-June 30, 2018
Cheque Register Summary

Name	Cheque Date	Amount
638755 BC LTD	2018-06-15	$98.54
ACME VISIBLE FILING SYSTEMS LTD.	2018-06-29	$101.93
A.F HOEFSLOOT	2018-06-29	$1,600.00
A&J BODYSHOP (1983) LTD.	2018-06-15	$1,000.00
ALPINE CONTRACTING	2018-06-07	$6,825.00
ANDERSON, TERRY R.	2018-06-07	$373.57
ANDREWS, TIM	2018-06-01	$250.00
ANDISON, R. MARK	2018-06-15	$265.00
ANDROSOFF, PAUL	2018-06-29	$206.80
ARGOSY CONSTRUCTION GROUP INC.	2018-06-15	$222,713.41
ARGOSY CONSTRUCTION GROUP INC.	2018-06-29	$11,760.00
THE ARLINGTON HOTEL	2018-06-01	$125.58
THE ARLINGTON HOTEL	2018-06-22	$316.21
ASSOC. OF REGIONAL DISTRICT PLANNING MANAGERS	2018-06-29	$150.00
BACON, JENNIFER	2018-06-15	$145.94
LEN BANNERT TRUCKING LTD.	2018-06-01	$2,625.00
LEN BANNERT TRUCKING LTD.	2018-06-07	$6,195.00
LEN BANNERT TRUCKING LTD.	2018-06-22	$2,415.00
LEN BANNERT TRUCKING LTD.	2018-06-29	$672.00
BAR CIRCLE N HOLDINGS LTD .	2018-06-07	$2,887.50
BEATTIE, DAVE	2018-06-07	$923.06
BEAVER VALLEY DYNAMIC AGING SOCIETY	2018-06-01	$13,250.00
BEAVER VALLEY DYNAMIC AGING SOCIETY	2018-06-15	$2,370.98
BEAVERDELL RECREATION COMMISSION	2018-06-01	$3,000.00
BEAVER VALLEY CURLING CLUB	2018-06-29	$30.00
BELL MOBILITY INC.	2018-06-15	$197.56
BIG WHITE MOUNTAIN COMMUNITY DEVELOPMENT ASSOCIATION	2018-06-01	$1,950.00
BI PURE WATER	2018-06-29	$168.26
BIRCHBANK GOLF CLUB	2018-06-29	$37,500.00
BLAIR SPORTS WEAR	2018-06-01	$2,876.06
BOLTZ, MERNA	2018-06-29	$199.65
BONNETT, JORDAN	2018-06-07	$40.00
BONNETT, JORDAN	2018-06-29	$75.00
BORSATO, DEBBIE	2018-06-01	$500.00

BORUCK, JOANNA	2018-06-29	$101.21
BOUNDARY CENTRAL SECONDARY SCHOOL	2018-06-01	$1,000.00
BOUNDARY SEPTIC SERVICE	2018-06-07	$656.00
BOUNDARY SEPTIC SERVICE	2018-06-22	$169.50
BOUNDARY DISTRICT CURLING CLUB	2018-06-01	$1,000.00
BOYER, ALVIN L.	2018-06-01	$146.34
BRINK'S CANADA LIMITED	2018-06-29	$458.95
BRIDESVILLE COMMUNITY CLUB	2018-06-01	$4,000.00
BRIDESVILLE COMMUNITY CLUB	2018-06-07	$350.00
BRIDESVILLE COMMUNITY CLUB	2018-06-15	$100.00
CALDWELL, ELIZABETH DEMING	2018-06-29	$34.00
CAMP BEVERLEY HILLS RESORT	2018-06-29	$203.40
CANADIAN RED CROSS	2018-06-29	$10,000.00
CANADIAN UNION OF PUBLIC EMPLOYEES - LOCAL 2254	2018-06-01	$6,611.14
CANADIAN UNION OF PUBLIC EMPLOYEES - LOCAL 2254	2018-06-29	$4,632.66
CHMECHANICAL	2018-06-15	$3,934.34
CHMECHANICAL	2018-06-22	$1,700.05
CHRISTINA LAKE GRAVEL & READY MIX	2018-06-07	$8,746.50
CHRISTINA LAKE GRAVEL & READY MIX	2018-06-29	$315.00
CHRISTINA LAKE LADIES GOLF CLUB	2018-06-01	$500.00
CHRISTINA LAKE ELEMENTARY SCHOOL	2018-06-01	$3,000.00
CIBC VISA	2018-06-01	$16,932.02
CIBC VISA	2018-06-29	$30,074.27
CIVIC LEGAL LLP	2018-06-29	$1,340.09
CLARKE, PAUL	2018-06-01	$460.08
CLEMENS, CHUCK	2018-06-01	$150.00
COLUMBIA WIRELESS INC.	2018-06-07	$610.40
CROSS COUNTRY TRAFFIC CONTROL	2018-06-22	$16,286.32
DAM HELICOPTERS INC.	2018-06-01	$108,227.67
DAM HELICOPTERS INC.	2018-06-29	$11,933.51
DANDY PLUMBING & HEATING	2018-06-01	$878.08
DAVIES, RICK	2018-06-01	$140.00
DEADWOOD JUNCTION	2018-06-15	$140.00
DELISLE, GEORGE	2018-06-29	$530.23
DELL CANADA INC	2018-06-07	$3,101.49
DELL CANADA INC	2018-06-15	$5,210.19
DELL CANADA INC	2018-06-22	$40,943.46
DELL CANADA INC	2018-06-29	$6,701.70

DEMKIW, MARY GENEVIEVE	2018-06-29	$600.00
DESROSIERS, JENNIFER	2018-06-15	$20.00
DISCOVER ROCK CREEK SOCIETY	2018-06-01	$3,000.00
DOUGALL, JENNIFER JANINE	2018-06-29	$178.20
D.S.G COMMUNICATIONS LTD	2018-06-01	$5,790.75
EDWARDS WILLIAM	2018-06-01	$44.35
EDWARDS WILLIAM	2018-06-29	$339.98
ELEVATOR SOLUTIONS INC	2018-06-01	$3,521.47
B.P.O. ELK'S LODGE #493	2018-06-15	$3,275.00
EMCON SERVICES INC.	2018-06-01	$219.28
ENGEN, DEAN	2018-06-01	$2,613.00
ENGEN, DEAN	2018-06-29	$7,129.00
EVERS, RICHARD	2018-06-29	$153.20
FAIRBANK ARCHITECTS LTD	2018-06-01	$8,315.27
FERRARO FOODS	2018-06-01	$35.86
FERRARO FOODS	2018-06-29	$109.52
FIRE CHIEFS' ASSOCIATION OF BRITISH COLUMBIA	2018-06-15	$220.00
FIRESTORM ENTERPRISES LTD.	2018-06-22	$4,760.02
FITZGERALD, LOUISE	2018-06-07	$700.00
FLEETCOR CANADA MASTERCARD	2018-06-01	$5,036.14
FLEETCOR CANADA MASTERCARD	2018-06-01	$257.57
FORTISBC - ELECTRICITY	2018-06-01	$21,345.65
FORTISBC - ELECTRICITY	2018-06-07	$2,910.11
FORTISBC - ELECTRICITY	2018-06-15	$580.70
FORTISBC - ELECTRICITY	2018-06-29	$2,007.11
FORTIS BC - NATURAL GAS	2018-06-01	$5,149.03
FORTIS BC - NATURAL GAS	2018-06-07	$421.70
FORTIS BC - NATURAL GAS	2018-06-22	$38.57
FORTIS BC - NATURAL GAS	2018-06-29	$1,404.61
FORTIS BC - FINANCIAL ACCOUNTING	2018-06-15	$210.00
FRIESEN RICHARD	2018-06-07	$200.00
FRUITVALE CO-OP	2018-06-22	$908.63
FYFFE, BART	2018-06-01	$1,058.08
FYFFE, BART	2018-06-15	$249.52
GAIA PRINCIPLES IPM SERVICES	2018-06-22	$52.50
GARRETT, LORNE	2018-06-29	$2,756.25
G&H HARFMAN SERVICES C/O GRANT HARFMAN	2018-06-01	$4,423.65
G&H HARFMAN SERVICES C/O GRANT HARFMAN	2018-06-07	$677.25
GLENMERRY GLASS LTD.	2018-06-29	$523.60
GOODWILL, JAMIE, R.	2018-06-01	$150.00

CITY OF GRAND FORKS	2018-06-29	$207.76
GRAND FORKS CURLING CLUB	2018-06-01	$15,045.88
GRAND FORKS CURLING CLUB	2018-06-07	$5,432.89
GRAND FORKS CURLING CLUB	2018-06-29	$7,117.87
GRAND FORKS RENOVATION CENTRE	2018-06-07	$555.26
GRAND FORKS RENOVATION CENTRE	2018-06-29	$36.95
GRAND FORKS FLOORING	2018-06-01	$394.06
GRAND FORKS & BOUNDARY REGIONAL AGRICULTURAL SOCIETY	2018-06-01	$500.00
GRAVES, TAD	2018-06-15	$39.19
GRAYSON, SARA	2018-06-01	$57.10
GRAYSON, SARA	2018-06-07	$115.33
GRANBY GRAVEL & SAND	2018-06-01	$21,011.20
GRANBY GRAVEL & SAND	2018-06-07	$15,411.20
GREENWOOD BOARD OF TRADE	2018-06-01	$2,500.00
GREYHOUND COURIER EXPRESS	2018-06-01	$324.50
GREYHOUND COURIER EXPRESS	2018-06-15	$286.16
GREYHOUND COURIER EXPRESS	2018-06-22	$362.05
GREENWOOD SAW TO TRUCK REPAIRS	2018-06-15	$1,032.57
GREEN, DALE ALAN	2018-06-01	$44.79
HAMAZAKI, LOUISE	2018-06-29	$122.84
HENDERSON, DEREK	2018-06-01	$1,849.42
HENDERSON, DEREK	2018-06-15	$187.07
HIGH TERRAIN HELICOPTERS LTD.	2018-06-22	$12,131.80
HOFF SECURITIES LTD.	2018-06-22	$4,819.50
HOFF SECURITIES LTD.	2018-06-29	$9,397.50
HOLY TRINITY PARISH	2018-06-01	$1,800.00
HOME DEPOT CREDIT SERVICES	2018-06-29	$1,102.27
HOMEGOODS FURNITURE	2018-06-22	$2,783.71
HOOPER, HOLLY	2018-06-29	$30.00
HORSE ASSOCIATION OF CENTRAL KOOTENAY	2018-06-22	$2,750.00
HOULDEN, JONAS	2018-06-01	$270.00
HWALSTAD, TYLER	2018-06-01	$500.00
IMPERIAL OIL LIMITED	2018-06-07	$551.14
IMPERIAL OIL LIMITED	2018-06-29	$1,076.46
INTERIOR SIGNS	2018-06-22	$262.50
INTERIOR HEALTH	2018-06-01	$173.00
INTERNATIONAL SAFETY	2018-06-01	$1,176.00
IRL INTERNATIONAL TRUCK CENTRES LTD.	2018-06-01	$151.70
IRL INTERNATIONAL TRUCK CENTRES LTD.	2018-06-29	$100.80

JOHNSON, KIM, IN TRUST	2018-06-29	$174.36
KAL TIRE	2018-06-29	$41.87
KAN-WEST ROADS LTD	2018-06-22	$9,703.89
KELOWNA CHEVROLET	2018-06-29	$44,482.50
KETTLE VALLEY GOLF CLUB	2018-06-29	$4,552.80
KETTLE RIVER SENIORS ASSOC. (ECHO)	2018-06-29	$100.00
KLASSEN, TIMOTHY	2018-06-01	$32.31
KOOTENAY ROBUSTERS	2018-06-01	$300.00
KOOTENAY COLUMBIA HOME MEDICAL EQUIPMENT	2018-06-22	$800.00
KOOTENAY POWER SQUADRON	2018-06-29	$177.50
KROHMAN, MAUREEN R.	2018-06-01	$250.00
LAWRASON, AMOS	2018-06-29	$883.60
LEBER, ASHLEY	2018-06-29	$525.44
LEPITRE, DONALD	2018-06-29	$25.00
LES HALL FILTER	2018-06-29	$993.76
LESLIE, SARAH	2018-06-01	$41.44
LESLIE, SARAH	2018-06-29	$603.00
LIGHTSHIP WORKS INC.	2018-06-01	$5,040.00
LI'L HOE CONTRACTING	2018-06-07	$2,310.00
LINDAL, DAVID	2018-06-01	$388.80
LISTOWEL TROPHIES AND ENGRAVING	2018-06-29	$254.95
LOOMIS EXPRESS	2018-06-01	$57.85
MACKAY PAVING LTD.	2018-06-01	$787.50
MALLACH, ANDY	2018-06-01	$835.95
MALLACH, ANDY	2018-06-07	$115.00
MALLACH, ANDY	2018-06-29	$805.39
MALLACH, JANINA	2018-06-29	$145.59
MARSH, BARBARA	2018-06-07	$88.04
MARRANDINO, PAUL JC	2018-06-01	$109.62
MARTECH MOTOR WINDING LTD.	2018-06-01	$6,932.84
MAXIMENKO, JOHN	2018-06-15	$240.00
MID-NYTES TOWING INC.	2018-06-29	$787.50
MIDWAY COMMUNITY ASSOCIATION	2018-06-01	$500.00
MINISTER OF FINANCE	2018-06-15	$283.05
MINISTER OF FINANCE	2018-06-22	$5,212.50
MINISTER OF FINANCE	2018-06-01	$345.17
MINISTER OF FINANCE	2018-06-07	$7.02
MINISTER OF FINANCE	2018-06-07	$262.50
MINISTER OF FINANCE	2018-06-22	$0.02
MINISTER OF FINANCE	2018-06-15	$2,063.07

MONTROSE YOUTH ACTION TEAM SOCIETY	2018-06-22	$1,939.61
MORASSUT, ANGELA ALICE	2018-06-07	$177.14
NELSON & FT. SHEPPARD RAILWAY CO.	2018-06-01	$2,000.00
NEPA TRUCKING CO.	2018-06-22	$2,677.50
NEPA TRUCKING CO.	2018-06-29	$97,326.96
NO FRILLS	2018-06-15	$368.76
OKANAGAN FILM COMMISSION	2018-06-01	$5,000.00
OVERWAITEA FOOD GROUP	2018-06-01	$1,312.99
PARKVIEW MANOR	2018-06-01	$120.00
PENNEY, JENNIFER	2018-06-07	$70.00
PETRO CANADA	2018-06-07	$4,934.57
PETRO CANADA	2018-06-22	$6,097.43
PHOENIX SKI HILL SOCIETY	2018-06-01	$3,000.00
PILLA, MEGAN	2018-06-07	$520.08
PINEGROVE MOTEL	2018-06-01	$2,203.50
PLOTNIKOFF, LUCY	2018-06-15	$266.55
POCH, BRIAN	2018-06-01	$248.40
POURBOYS MECHANICAL LTD.	2018-06-22	$6,577.20
PROUGH, BRENDAN	2018-06-01	$180.36
PUROLATOR INC.	2018-06-01	$225.82
PUROLATOR INC.	2018-06-15	$33.73
PUROLATOR INC.	2018-06-22	$118.39
RACE TRAC FUELS	2018-06-22	$2,592.28
RAMADA - GRAND FORKS	2018-06-22	$2,892.57
RANDRUP, HANK	2018-06-15	$102.50
RAVEN RESCUE	2018-06-01	$2,456.05
RECEIVER GENERAL	2018-06-01	$488.99
RECEIVER GENERAL	2018-06-15	$336.43
RECEIVER GENERAL	2018-06-29	$509.75
RECEIVER GENERAL FOR CANADA	2018-06-15	$101,053.71
RECEIVER GENERAL FOR CANADA	2018-06-29	$89,591.81
REGIONAL DISTRICT OF CENTRAL KOOTENAY	2018-06-15	$1,279.41
REILLY, BRIANNA	2018-06-07	$115.00
RIDEAU RECOGNITION SOLUTIONS INC.	2018-06-15	$638.40
ROBERTSON'S CLOTHING & SHOES INC.	2018-06-15	$1,721.92
ROCK CREEK CEMETERY	2018-06-01	$1,500.00
ROCKAFELLOW, EMILY	2018-06-01	$102.60
ROSSLAND GOLDEN CITY DAYS	2018-06-01	$1,000.00

ROSSLAND SKATE PARK ASSOCIATION	2018-06-29	$4,824.00
ROTVOLD MARGUERITE	2018-06-01	$906.30
SALGADO-LEE, MARIE	2018-06-15	$60.18
SAVITSKOFF, RODNEY	2018-06-29	$146.40
SAVE-ON-FOODS	2018-06-07	$6.67
SAVE-ON-FOODS	2018-06-29	$194.56
SCHREINER, ROBB	2018-06-15	$824.82
SECURE BY DESIGN	2018-06-01	$44.80
SELECT OFFICE PRODUCTS	2018-06-22	$443.57
SELECT OFFICE PRODUCTS	2018-06-29	$231.11
SELKIRK COLLEGE (TRAIL)	2018-06-01	$125.00
SHAW CABLE	2018-06-01	$225.66
SHAW CABLE	2018-06-07	$364.15
SHAW CABLE	2018-06-22	$347.26
SHAW CABLE	2018-06-29	$153.03
SHELESTYNSKI, MARIA	2018-06-29	$232.65
SIOGA, JOSE MANUEL	2018-06-01	$75.00
SOCIETA M.S. CRISTOFORO COLOMBO LOGGIA NO. 1	2018-06-15	$1,200.00
THE SOLID WASTE ASSOC. OF NORTH AMERICA	2018-06-01	$271.36
SORENSON, ROBERT	2018-06-29	$102.15
SORENSON EXCAVATING LTD.	2018-06-07	$32,550.00
SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS	2018-06-07	$7,437.00
DESJARDINS CARD SERVICES	2018-06-15	$104.81
STANTON, BOB	2018-06-01	$250.00
STERICYCLE COMMUNICATION SOLUTIONS ULC	2018-06-01	$851.28
STERICYCLE COMMUNICATION SOLUTIONS ULC	2018-06-22	$848.59
STONE, MARIANNE	2018-06-07	$500.00
STRONG REFRIGERATION CONSULTANTS INC	2018-06-22	$1,102.50
TAKEDA, LAURIE GAY	2018-06-22	$821.80
TELUS COMMUNICATIONS (B.C.) INC.	2018-06-01	$13,217.76
TELUS COMMUNICATIONS (B.C.) INC.	2018-06-07	$57.21
TELUS COMMUNICATIONS (B.C.) INC.	2018-06-15	$1,937.33
TELUS COMMUNICATIONS (B.C.) INC.	2018-06-22	$5.67
TELUS COMMUNICATIONS (B.C.) INC.	2018-06-29	$440.26
TELUS MOBILITY	2018-06-01	$4,597.36
TELUS MOBILITY	2018-06-15	$440.00
TELUS MOBILITY	2018-06-29	$4,364.28

TELUS COMMUNICATIONS CO. C/O TELUS SERVICES INC.	2018-06-07	$604.47
THE BOARD ROOM CAFE	2018-06-07	$157.70
THE THYME & PLATE C/O NICOLE MCGREGOR	2018-06-01	$198.45
TIMMS, CHRISTOPHER	2018-06-15	$104.98
TOMASHEWSKY, ROSANNE, IN TRUST	2018-06-29	$304.85
TRAIL ROOFING LTD.	2018-06-01	$8,784.93
TRAIL PIPE BAND	2018-06-22	$5,788.49
UBCM	2018-06-07	$484.22
UPLAND AGRICULTURAL CONSULTING LTD.	2018-06-15	$6,130.17
VAN HOOGEVEST, MELINA C	2018-06-07	$360.62
VAN HOOGEVEST, MELINA C	2018-06-29	$94.93
VISAC GALLERY	2018-06-22	$200.00
VISTA RADIO LTD.	2018-06-01	$99.75
VISTA RADIO LTD.	2018-06-07	$588.00
VISTA RADIO LTD.	2018-06-22	$395.05
VISTA RADIO LTD.	2018-06-29	$588.00
WAGNER, KEN	2018-06-15	$35.30
WANETA AUTO RECYCLERS	2018-06-15	$10,631.25
WANETA AUTO AND EQUIPMENT REPAIR INC.	2018-06-07	$4,511.32
WANETA AUTO AND EQUIPMENT REPAIR INC.	2018-06-15	$302.58
WASTE MANAGEMENT	2018-06-22	$2,153.00
WATERAX INC.	2018-06-15	$412.16
WEBSTER SCHOOL PARENT ADVISORY COUNCIL	2018-06-29	$1,000.00
WEIGEL, SHELDON	2018-06-01	$75.00
WESTBRIDGE RECREATION SOCIETY	2018-06-15	$7,254.50
WESTERN FINANCIAL GROUP FRUITVALE	2018-06-01	$60.00
WEST BOUNDARY ELEMENTARY SCHOOL	2018-06-01	$1,000.00
WESTBRIDGE RECREATION COMMISSION	2018-06-01	$3,000.00
WESTCANA ELECTRIC INC	2018-06-07	$2,670.37
WHITE, WILLIAM A.S.	2018-06-01	$1,753.59
WHITLOCK INSURANCE SERVICES	2018-06-29	$897.00
WHOLESALE FIRE & RESCUE LTD.	2018-06-29	$3,034.89
WIEBE, GABRIEL	2018-06-07	$592.92
WIEBE, GABRIEL	2018-06-29	$85.04
WILDCAT HELICOPTERS	2018-06-01	$25,342.70
WIRED BY MORRIS	2018-06-01	$210.00

WIRED BY MORRIS	2018-06-29	$19.95
WORKER'S COMPENSATION BOARD OF BC	2018-06-07	$336.96
XEROX CANADA LTD.	2018-06-01	$29.61
XEROX CANADA LTD.	2018-06-29	$55.68
ZIELINSKI, ROD	2018-06-29	$91.95
Total Payables		**$1,422,006.83**

Boundary Community Development Committee
Minutes
Wednesday, June 6, 2018
RDKB Garage, Grand Forks, BC

Committee members present:
Director G. McGregor, Chair
Director R. Russell
Director V. Gee
Director E. Smith
Director M. Rotvold
Director F. Konrad

Staff and others present:
M. Andison, Chief Administrative Officer
M. Forster, Executive Assistant/Recording Secretary
J. Chandler, GM of Operations/Deputy CAO
T. Sprado, Manager of Facilities and Recreation
J. Wetmore, Community Futures Boundary
S. Newton, Recovery Manager (for introduction only)
L. Olson, Regional Manager, South Okanagan Boundary

CALL TO ORDER

The Chair called the meeting to order at 10:05.

ADOPTION OF AGENDA (ADDITIONS/DELETIONS)

The agenda for the June 6, 2018 meeting of the Boundary Community Development Committee was presented.

The agenda was amended by the addition of a West Boundary Recreation grant for $4,500 for the Greenwood pool.

Director Gee requested that an agenda item regarding the Boundary flooding and its impacts be added to future agendas. Also, she also requested an update on the Insider App and how it will be impacted by the flooding.

Moved: Director Rotvold Seconded: Director Smith

That the agenda for the June 6, 2018 meeting of the Boundary Community Development Committee be adopted as amended.

Carried

ADOPTION OF MINUTES

The minutes of the BCDC meeting held May 2, 2018 were presented.

The minutes were amended to correct revisions made to the April 3, 2018 minutes and the same corrected revisions noted in the May 2, 2018 minutes regarding the forestry symposium. A note was made in the May 2, 2018 minutes to add that Director Gee was asked to notify participants in writing.

Moved: Director Rotvold Seconded: Director Konrad

That the minutes of the BCDC meeting held May 2, 2018 be adopted as amended.

Carried

GENERAL DELEGATIONS

There were no delegations present.

OLD BUSINESS

BCDC Action Items as of June 1, 2018

The BCDC Action Items as of June 1, 2018 were presented.

The following action items were discussed:
1. Herb Hammond, Silva Ecosystem Consultants Ltd. - This item will be removed and replaced with the Forestry Symposium.

2. Development of Grand Forks Disc Golf Course - This is still in the works. Contractors were getting corporation papers in place.
3. Transportation meeting with stakeholders - will it be impacted by flooding situation? We had the first meeting with Lisa Trotter and she went away with action items and has since provided more information to staff.
4. Meeting with T. DeCourcy, FLNRO - staff will set up a meeting once flooding issues have been settled in the area.
5. Meeting with RCMP - M. Andison will follow up with RCMP and the new RCMP member.

Moved: Director Rotvold Seconded: Director Konrad

That the BCDC Action Items as of June 1, 2018 be received.

Carried

West Boundary Recreation Grant Application
Re: Midway Community Association

A West Boundary Recreation grant application from the Midway Community Centre for $2,750 to cover expenses for Fall 2018 Recreation Programs was presented. This application was presented at the May 2, 2018 BCDC meeting but was deferred for further discussion by the stakeholders.

Moved: Director Rotvold Seconded: Director Smith

That the Regional District of Kootenay Boundary Board of Directors approves a Recreation Grant Application from the Midway Community Centre in the amount of $1,950 for hall rental and insurance coverage for Fall 2018 Recreation Programs.

Carried

NEW BUSINESS

Director Gee
Re: Notice of Area E/West Boundary Service Withdrawal from BEDS

A notice from Director Gee officially requesting the withdrawal of Electoral Area E/West Boundary from the Boundary Economic Development Service (BEDS) was presented.

This item was discussed at the Service Review meeting which followed the BCDC meeting.

Moved: Director Russell Seconded: Director Rotvold

That the notice from Director Gee regarding withdrawal of Electoral Area E/West Boundary from the Boundary Economic Development Service (BEDS) be received.

Carried

M. Andison, CAO
Re: Boundary Animal Control Service - Contract Extension

A staff report from M. Andison, CAO, proposing a three-year extension to the Boundary Animal Control Service Contract with the Commissionaires BC was presented.

The Committee members were satisfied with the service provided by the Commissionaires.

Moved: Director Russell Seconded: Director Konrad

That the Regional District of Kootenay Boundary Board of Directors approves an extension to the Boundary Animal Control Service contract with the Commissionaires B.C. for a term commencing September 1, 2018 and expiring August 31, 2021, with annual payment increases for each of the three years of the extension period equal to the Consumer Price Index. **FURTHER** that the Board authorizes the RDKB signatories to enter into the contract.

Carried

T. Sprado, Manager of Facilities and Recreation
Re: UBCM Asset Management Planning Program Grant for Grand Forks Curling Rink Facility Condition Assessment

A staff report from T. Sprado, Manager of Facilities and Recreation regarding an UBCM Asset Management Planning Program Grant-Facility Condition Assessment of the Grand Forks Curling Rink was presented. Staff was seeking approval of additional funds ($4,500) to proceed with a Facility Condition Assessment of the Grand Forks Curling Rink. The Committee was informed that the additional funds were not in the budget.

Moved: Director Russell Seconded: Director Konrad

That the Electoral Area 'D'/Rural Grand Forks Director will consider using gas tax funding up to $8,900 to go towards the Facility Condition Assessment of the Grand Forks Curling Rink. **FURTHER**, that if the project is ineligible for gas tax funding, going into budget deficit will be considered for the Service.

Carried

Moved: Director Rotvold Seconded: Director Russell

That the Regional District of Kootenay Boundary Board of Directors approves the Regional District of Kootenay Boundary revised application to UBCM for the Facility Condition Assessment of the Grand Forks & District Aquatic Centre, Jack Goddard Memorial Arena and Grand Forks & District Curling Rink. **FURTHER**, that the Regional District of Kootenay Boundary will commit up to $15,000 in the event the application for the UBCM Asset Management Planning Program is successful.

Carried

M. Andison, CAO
Re: Kootenay Boundary Animal Control - April 2018

Moved: Director Konrad Seconded: Director Smith

That the Boundary Community Development Committee receive the Kootenay Boundary Animal Control Monthly Report of Activities for April 2018.

Carried

West Boundary Recreation Grant Application
Re: Greenwood Pool

Director Gee brought a grant application forward from the Greenwood Pool in the amount of $4,500. Director Gee informed the Committee that the group is applying for something different this year and will be asked to reword the grant application so it will be for the same things as applied for last year and it will be resubmitted. The application will go directly to the Board meeting on June 28, 2018.

LATE (EMERGENT) ITEMS

Boundary Country Insider App Update

J. Wetmore, Community Futures (CF) Boundary, reported that a 3 year contract has been signed with 468 Communications to move forward with the Boundary Country Insider App. She has begun discussing the project with stakeholders and will continue to roll things out with an estimate for a Fall launch.

Resiliency Centre Project

J. Wetmore, Community Futures (CF) Boundary, informed the Committee that the Project has been gaining traction. The provincial government is looking to fast track an application from CF for $100,000 with a 20% ($20,000) funding commitment from CF for the development of a business plan/feasibility study for a location in Grand Forks. CF may be approaching the City of Grand Forks and the RDKB for support. 50% of the $20,000 may include some sort of in-kind contribution. Once funding is received the next step would be to involve EOC disaster recovery/management pieces into that facility and the RDKB and City of Grand Forks would be asked again for construction funding. The application will be completed within the next month.

Business Recovery Plan

There has been a focus on work related to residents and businesses impacted by the flood and further updates to the workplan will be provided in the months to come. CF has applied to different sources for funding for the development of the plan. The Committee was asked to provide J. Wetmore with names of stakeholders who have been impacted by the flooding. The primary piece that businesses would like to talk about is insurance coverage.

Moved: Director Russell Seconded: Director Smith

That the Regional District of Kootenay Boundary Board of Directors approve issuing a letter of support to Community Futures, Boundary for application for funding from Rural Dividend Funding for the development of a business recovery plan.

Carried

Flooding Updates

The Committee agreed that an update on the flooding situation should be included on each agenda moving forward.

The Committee also discussed the role of the recovery policy group and the strategic decisions that will be forthcoming from the group and how the BCDC will be affected by those decisions. Steve Newton has been hired as a recovery manager and will be providing M. Andison, CAO with regular updates who will in turn provide the Committee with regular updates.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

A discussion of items for future agendas was not required.

QUESTION PERIOD FOR PUBLIC AND MEDIA

A question period for public and media was not required.

CLOSED (IN CAMERA) SESSION

A closed (in camera) session was not required.

ADJOURNMENT

The meeting was adjourned at 10:47 am.

ELECTORAL AREA 'B'/LOWER COLUMBIA-OLD GLORY

ADVISORY PLANNING COMMISSION MINUTES

Tuesday, July 3rd, 2018 at the RDKB Office, Trail, BC, commencing at 7:00 p.m.

PRESENT:	Richie Mann, Grant Saprunoff, Mary MacInnis, Fern Acton, Henk Ravestein
ABSENT:	Graham Jones, Darlene Espenhain
RDKB DIRECTOR:	Linda Worley, Bill Edwards – Alternate Director
RDKB STAFF:	
GUESTS:	

1. CALL TO ORDER

The meeting was called to order at 7:06 pm

2. ADOPTION OF AGENDA (Additions/Deletions)

It was moved and seconded that the July 3, 2018 Electoral Area B'/Lower Columbia-Old Glory APC agenda be adopted. (Fern/Richie)

3. ADOPTION OF MINUTES

It was moved and seconded that the June 4, 2018 Electoral Area 'B'/Lower Columbia-Old Glory Advisory Planning Commission Minutes be adopted.

4. DELEGATIONS

None

5. UPDATES TO APPLICATIONS AND REFERRALS

ALC Decision Letter – Haynes

Decision that the panel refuses the Proposal to subdivide the 8.2 ha Property into two lots of 4.1 ha each.

6. NEW BUSINESS

A. ATCO Wood Prodcuts
RE: Cut Blocks – Morris & Sheppard Creek
Electoral Area 'B'/Lower Columbia-Old Glory
RDKB File: A-16

Discussion/Observations:

Pretty straight forward. The main concern is the wear and tear that the number of logging trucks inflict on the community roads. No money flows to the rehab/restoration of the area roads. The roads are already in rough shape and the constant coming and going of very heavy loads puts further stress on them.

B. City of Rossland
RE: Subdivision Referrals
Feeney Road; Red Mountain Road; Caldera Road
RDKB File: R-1

Discussion/Observations:

We didn't receive a layout of the planned subdivision, but we agree with the proposal.

7. FOR INFORMATION

8. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 7:50 p.m.

Regional District of Kootenay Boundary

ELECTORAL AREA 'C'/CHRISTINA LAKE

ADVISORY PLANNING COMMISSION

MINUTES TEMPLATE

Tuesday, July 3, 2018 at the Christina Lake Fire Hall, commencing at 7:00 p.m.

PRESENT:	Peter Darbyshire, Jennifer Horahan, Phil Mody, Terry Mooney, Butch Bisaro, Dave Bartlett, Jessica Coleman, Ken Stewart, Annie Rioux, Jeff Olsen, David Durand (Chair)
ABSENT:	Terry Mooney and Jeff Olsen
RDKB DIRECTOR:	Grace McGregor, Director and Donna Wilchynski, Alternate Director
RDKB STAFF:	Carly Rimell
GUESTS:	

1. CALL TO ORDER

The meeting was called to order at 6:55 p.m.

2. ADOPTION OF AGENDA (Additions/Deletions)

Recommendation: That the July 3, 2018 Electoral Area 'C'/Christina Lake Advisory Planning Commission Agenda be adopted. (Butch/Ken)

3. ADOPTION OF MINUTES

Recommendation: That the June 5, 2018 Electoral Area 'C'/Christina Lake Advisory Planning Commission Minutes be adopted. (Peter/Butch)

4. DELEGATIONS

5. UPDATES TO APPLICATIONS AND REFERRALS

6. NEW BUSINESS

A. Zoning Bylaw Amendment Options to Consider
RDKB File: C-49

Discussion/Observations:

- Parcel Coverage Definition; proposed definition approved by majority
- Height Definition; proposed definition approved by majority
- Minimum parcel area exceptions;
  - "a major body of water" may require better definition
  - suggestion to remove waterfront residential (R2) from this policy from it due to potential septic issues and impacts on adjacent waterbody
  - suggestion to include that if there was a parcel which had a railway, and road or body of water dissecting a parcel only 1 new parcel could be created through this exception
- Minimum Floor Area for Dwelling Unit; approved by majority to remove the minimum gross floor area requirement for dwelling units (single family dwelling and secondary suites)
- Setbacks for Accessory Buildings; proposed changes to the interior side and front parcel line for accessory structures, approved by majority
- Density to include Secondary Suites; proposal to include within subsection 4 of zones, approved by majority
- Single Family Dwellings VS Dwelling Units; proposal to amend single family dwelling with dwelling unit, approved by majority

Recommendation:

It was moved, seconded and resolved that the APC recommend to the Regional District that the staff recommendations be: *(Select one of the following options)*

1. Supported (with stated reasons if appropriate):
2. **Supported with conditions (state the conditions): Yes, conditions noted above.**
3. Not Supported (with stated reasons if appropriate):
4. Postponed to (date) for the following reasons:

B. Cannabis Legalization – Zoning Bylaw Considerations
RDKB File: C-56

Discussion/Observations:

- Cultivation: recommend to define the use, but not have the use listed within any zone therefore would require a bylaw amendment for cultivation on non-ALR lands; supported by majority
- Distribution: recommend to permit in same zones which already allow 'retail sales'; supported by majority
  - Recommendations: more details requested if there are LCLB regulations for operation distance from institutions such as schools and daycare
  - LCLB signage regulation for retail sales shops
- Public Consumption: Bylaws can be created but there's still no enforcement capacity at the moment

7. DISCUSSION

8. FOR INFORMATION

9. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 8:55 p.m. (Dave/Phil)

Regional District of Kootenay Boundary

ELECTORAL AREA 'D'/RURAL GRAND FORKS

ADVISORY PLANNING COMMISSION

MINUTES

Tuesday, July 3, 2018 at the RDKB Office – Grand Forks, commencing at 7:00 p.m.

PRESENT:	Deb Billwiller, Kathy Hutton, Rod Zielinski, Lynn Bleiler, Brian Noble
ABSENT:	Christie Wheaton
RDKB DIRECTOR:	Roly Russell
RDKB STAFF:	
GUESTS:	

1. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

2. ADOPTION OF AGENDA (Additions/Deletions)

It was noted that agenda item 6. New Business showed the file as being for Electoral Area 'E'/West Boundary instead of Electoral Area 'D'/Rural Grand Forks. It was then:

Moved: Bleiler; seconded: Hutton that the July 3, 2018 Electoral Area 'D'/Rural Grand Forks APC agenda be adopted as amended. Carried

3. ADOPTION OF MINUTES

It was moved: Bleiler; seconded: Noble that the June 5, 2018 Electoral Area 'D'/Rural Grand Forks APC minutes be adopted as circulated. Carried.

4. DELEGATIONS – None

5. UPDATES TO APPLICATIONS AND REFERRALS

Roly informed that application D-3671-07203.000 as discussed in our June meeting was forwarded to Front Counter BC with our comments, as well as an additional recommendation that, due to the site's proximity to the Granby River, the mine operation plans and emergency response plans be re-evaluated with information from the 2017 and 2018 floods.

6. NEW BUSINESS

1086359 BC Ltd. / Gunson
RE: FrontCounter BC Notice of Work – Mineral Exploration
Electoral Area 'D'/Rural Grand Forks
RDKB File: D-6

After some discussion, it was:

Moved: Hutton; seconded: Noble that this referral be received for information with the following comments.

- There are concerns about possible encroachment on recreational users.
- The Grand Forks Community Trails Society; the Grand Forks ATV Club and the local mountain bikers' association should all be notified.

Carried.

7. FOR INFORMATION - none

8. ADJOURNMENT

Hutton moved adjournment at 7:31 p.m.

Regional District of Kootenay Boundary

ELECTORAL AREA 'E' (BIG WHITE)

ADVISORY PLANNING COMMISSION

MINUTES

Monday, June 25, 2018 at Big White Fire Hall - Big White Ski Resort, commencing at 4:00 p.m.

PRESENT:	John Lebrun (by phone), Gerry Molyneaux, Deb Hopkinson, Jude Brunt (by phone), Cat Schierer
ABSENT:	Paul Sulyma
RDKB DIRECTOR:	Vicki Gee (by phone)
RDKB STAFF:	
GUESTS:	Jeremy Hopkinson, Ray (from Berezan Properties)

1. CALL TO ORDER

The meeting was called to order at 4 pm

2. ADOPTION OF AGENDA (Additions/Deletions)

Moved and seconded that the June 25, 2018 Electoral Area 'E' (Big White) Advisory Planning Commission Agenda be adopted.

3. ADOPTION OF MINUTES

correction Vicki Gee was not present at the meeting May 8th, 2018
Moved and seconded that the May 8, 2018 Electoral Area 'E' (Big White) Advisory Planning Commission Minutes be adopted.

4. DELEGATIONS

Jeremy Hopkinson and Berezan representative regarding Big White application

5. UPDATED APPLICATIONS AND REFERRALS

6. NEW BUSINESS

A. Big White Ski Resort (Brent Harley)
RE: Development Permit Amendment
RDKB File: BW-4255-10293.275

Discussion/Observations:

Outstanding items were identified with the application May 2017 for the four buildings. One building was allowed to proceed

These items were access for garbage, and a discussion of waste and recycling bins and compaction facilities, and fire department concerns regarding width of access and emergency vehicle parking.

Jeremy Hopkinson says that Brent Harley and associates have redrawn the parking next to all the buildings to allow for that concern. He also says that the garbage concerns have been addressed with Tim Dueck.
The driveway has been widened to 7.5 meters.

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Variance Permit Application be *(Select one of the following options)*

1. Supported

B. Iron Horse Developments Ltd. (Marvin Dean)
RE: Development Permit Amendment – Grizzly Ridge
RDKB File: BW-4213-07913.242

Discussion/Observations:

As part of the landscape plan, snow storage, which will be on either side of the driveways include some large trees, and what appear to be large blast rock. The planting of large trees

should not be encouraged, as they are not likely to survive snow storage as well as small shrubs. Large rocks in these areas are not helpful for snow removal.
We are concerned about runoff a flooding event that occurred last spring into Snow Pines 1 washed out a driveway.

Blasting of rock may block creeks.

Are there sufficient culverts?

Recommendation:

It was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Variance Permit Application be *(Select one of the following options)*

1. Supported with conditions (state the conditions):

   Review of landscape plan for snow storage, no large trees or rocks to side of driveways

   A careful look at storm drainage should be done.

8. <u>FOR DISCUSSION</u>

Our request for an Intensive Residential Development provision in the OCP is on the list for staff.

By laws are available to view on line and so far there is one nuisance by-law related only to Big White, the noise by-law.

The OCP in Bridesville is almost complete and an OCP for Big White should begin in 2019 Big White's master Plan should be available to work with by then as well.

A discussion on adjusting snow load building requirements was opened with Donna Dean who suggested that some buildings had collapsed in other areas under snow loads where the requirement was not as high. However questions regarding the age of buildings that were affected and snow load requirements at that time need to be answered.
The concern at Big White is that the requirement is too high.
Should be looked into by engineering consultants.

Regulations for cannabis
Big White has stated that it is a no-smoking area, which includes all its properties, so it is assumed that would be all smoking materials. Does not apply to privately held properties.

Sale of cannabis would be, we assume in existing liquor outlets and not in standalone shops. There would be public consultation, it would be the same as for liquor licenses. This could be

discussed within the OCP process. Regional district does not issue business licenses would have to be a cabinet order so the number of outlets at the mountain is in question.

A Public Hearing to be held regarding application for Big White Employee housing to also be designated as hostels. July 11th – 5pm at the Inn at Big White conference room.

Concerns, that the builders should be able to make some income from investment.
Mountain businesses benefit from employee housing so the buildings are unlikely to be used for other purposes.
Parking concessions were made in original application, no covered parking. However few employees come with vehicles.

9. FOR INFORMATION

10. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 4:42

Regional District of Kootenay Boundary	**KETTLE RIVER WATERSHED MANAGEMENT PLAN** **Steering Committee** **MINUTES** **Tuesday, Oct 3, 2017** **12:00pm** **Grand Forks, BC**

Present: Grace McGregor (Chair)
Roly Russell
Marguerite Rotvold
Vicki Gee
Frank Konrad
Ed Smith
Staff: Jessica Mace – Project Coordinator
Donna Dean – RDKB
Regrets: n/a

Item	Discussion	Action
1.	**Welcome and Approve Agenda** The meeting was called to order at 12:35 p.m. The agenda was approved. Smith/Konrad, carried.	
2.	**Approval of Past Meeting Minutes** The Minutes from Feb. 7, 2017 were approved. Konrad/Smith, carried. The Minutes from June 22, 2017 were approved. Konrad/Rotvold Review of Past Action Items: Most items were complete except: 1. Letter to Linda Larson requesting Funding was not sent. a. A draft was completed but then was revised into a Briefing Note for the Minister of FLNRORD to be handed to the Minister or representative. b. At UBCM last week, Chair McGregor,Director Russell, and Mark Andison (acting CAO) presented and discussed the letter with Paul Rasmussen (Regional Executive Director of FLNRO for the Kootenay	Jessica to send a copy of the Briefing Note handed to the Ministry of FLNRORD to Linda Larson and ask for interim funding. Jessica to send Ministerial letter to Steering Committee members. Jessica to obtain outstanding $ from water suppliers. Jessica to remind

	Boundary Region). The discussion went very well and he was genuinely interested in the work that has been completed to date. A meeting with senior staff and/or the minister has been requested before the end of December. 2. Letter to the appropriate provincial government to be governed under the Municipalities Enabling and Validating Act was not done. Donna looked into this and it was determined that this was an old way of doing it. This is not the way to be governed currently. 3. POLIS has not attended a Board Meeting yet but may be able to when they are passing through. 4. Infrastructure Planning Grant application for the Regional Drought Response Plan is still in process. A response is expected in the near future.	Polis rep. that she can present when passing through GF. Jessica to follow up with Infrastructure Planning Grant provincial rep.
3.	**Progress Report – Focus over the summer was to become more known as the Local Authority on Water.** • Commonsplace Consulting (Jessica Mace, Nicole McCallum and Yelena Churchill) provided updates through facebook during the floods and attended neighbourhood meetings. • A Watershed booth was set up at 11 events across the Boundary (e.g. Christina Lake homecoming, Midway River Days, Canada Day in Grand Forks, Grand Forks and Rock Creek Fall Fairs). o Discussed many items from the floods to the droughts, how to conserve water etc. o They had great exposure and many people are beginning to recognize the Watershed Authority as a source for information (a local authority on water). • Yelena (Communications Officer) did an excellent job at delivering information through facebook. She monitored comments closely responding to them within a day or two and used photos for her posts. Over 3600 people were reached with drought posts which was excellent. • The coordinator began to be included in Provincial Drought calls. It was not effective this year because the invite was late in the season but next year this will be very beneficial. The coordinator will have a heads up on the conditions monitored by the province and any actions the province is considering putting in place for the boundary region. • Well licencing workshop to be set up in November.	Jessica to include details in next quarterly report. Jessica to send Marguerite possible dates for well licencing workshop in November.
4.	**Commonsplace Consulting Ltd. Contract**	Jessica to fill out Grant in Aid

	Please see agenda documents for full details. Overall, there is approximately $5800 shortfall to complete the contract through to Dec. 31, 2017. **SC members agreed to split this amount. Rotvold/Gee. Carried.** Midway - $1000 Grand Forks - $1000 Greenwood - $500 Regional Directors - $1100 each (Grant in Aid to be used since such a small amount)	forms for regional directors. Mayor Konrad and Smith and Councillor Rotvold to discuss with respective councils and confirm contributions with Jessica.
5.	**Service Discussion** Key points were: 1. Scope – When promoting the new service, must distinguish the difference between municipal water service tax and Watershed tax and the value added with the watershed tax. 2. Agreed that a staff person would be beneficial. Once the money is shuffled to another organization (e.g. society), there is less control. 3. Some very clear selling points would have to be in place prior to going to referendum so that the elected officials could sell it. E.g. The public knows there are issues but what is the Watershed Authority going to do about it?	Donna/Jessica to look into the Nanaimo Watershed Service and determine how they sold it to the public. Jessica to develop discussion points for how to sell the watershed work to the public. Barb Stewart to attend next meeting to discuss pros and cons of using a society for a service. Donna to revise the staff report to present options for consideration.
6.	Closed (in camera) Session pursuant to Section 90(1)(a) of the Community Charter	
7.	**Next Meeting** January 2018 - Doodle Poll to determine date and time.	Jessica to set up Doodle Poll.
	Adjournment The meeting was adjourned at 1:50pm.	

Regional District of Kootenay Boundary	**KETTLE RIVER WATERSHED MANAGEMENT PLAN** **Steering Committee** **MINUTES** **November 15, 2017** **2:00pm** **Grand Forks, BC**

Present: Grace McGregor (Chair)
Roly Russell
Marguerite Rotvold
Vicki Gee
Frank Konrad
Ed Smith
Staff: Jessica Mace – Project Coordinator
Donna Dean – RDKB
Regrets: n/a

Item	Discussion	Action
1.	**Welcome and Approve Agenda** The meeting was called to order at 2:00 p.m. The agenda was approved. Smith/Konrad, carried.	
2.	**Approval of Past Meeting Minutes** The Minutes from Oct. 3, 2017 were approved with an update to Section 5. Re-word to indicate that we need to be clear on the different taxes (e.g. drinking water vs. Watershed tax). Konrad/Smith, carried. Review of Past Action Items: 1. Ministerial Letter was sent to Steering Committee. 2. Ministerial letter was not sent to Linda Larson but will be in the next couple of days. It is written and ready for signature. 3. Followed up with the Infrastructure Planning Grant contact and found out that the Drought Response Plan application was accepted and that the project will be funded (up to maximum of $10,000). 4. Watershed service discussion deferred to a later date so	Roly/Jessica to send in documentation to Minister. Jessica to send letter to Linda Larson requesting funds. Jessica to obtain outstanding $ from water suppliers. Jessica to review Oct. 3 meeting minutes when service discussion is resumed.

	action items related to service creation deferred.	

3.	**Progress Report**
	• SD51 Teacher Workshop – Oct. 20, 2017
	  ○ Excellent event supported by Area 'C' and 'E' directors. Jessica presented to teachers on watershed issues. Jessica received positive feedback from the teachers and that they passed the information onto their students.
	  ○ This was a great way to do outreach since we can reach many more students if we can work with multiple teachers.
	• Well Licensing Workshop – Midway – Nov. 6, 2017
	  ○ Many more people showed up than registered. This was positive but caused technical difficulties. People were understanding and were able to get their well licence applications submitted.
	  ○ Attendees were appreciative.
	  ○ Positive relationships have been built through these workshops not only with the public but with the Watershed Authority, the Cattleman's Association, and the province.
	• Researched Funding
	  ○ Possible grants have been researched. We do not want to compete with other organizations that already work in the area (e.g. Granby Wilderness Society). We focused on researching education funding.
	• Time has also been spent on planning for the Drought Response Plan initial meeting on Nov. 20 and writing support letters for other organizations for grants (including the ONA and the Granby Wilderness Society).	

4.	**Commonsplace Consulting Ltd. Contract** 5. Funding secured from Midway ($1000), Grand Forks ($1000) and Greenwood ($500) to complete the contract for this year. a. The municipalities requested that Jessica present to council since questions come up that would be beneficial for Jessica to answer and she could give an overview of the work being completed by the Watershed Authority.	Jessica to fill out Grant in Aid forms for regional directors for ~$1100 each. Jessica to present to municipal councils.
5.	**Kettle River Watershed Authority Work for 2018** 1. Drought Management Plan and Capacity Building (refer	Jessica to submit gas tax

	to meeting documents for specific details). a. Steering Committee directors supported the proposed workplan and presented budget. There was agreement that the work was important and should continue. b. A comment was made that the meeting costs seemed high in the proposal. Municipalities indicated that they will provide meeting space for free. The actual amount may be less than budgeted but any funds not spent will stay in the gas tax funds. It was agreed to accept the budget as is. **Motion to submit application for gas tax funds up to $40,210. Russell/Rotvold, carried.** 2. Real Estate Foundation Grant – a. The Foundation appears to fund education plans. The applications are due in February. b. Other grants are being researched. It was suggested that an application be put into the Greenwood/Midway Community Forest for $5000. **Motion of approval in principle to move ahead with an application to the Real Estate Foundation. Rotvold/Gee, carried.**	application up to $40,210. Jessica to submit Real Estate Foundation application in February 2017. Jessica to submit a request ($5000) to the Greenwood/Midway Community Forest
6.	**Next Meeting** January 2018	Jessica to plan next meeting.
	Adjournment The meeting was adjourned at 2:50pm.	

Regional District of Kootenay Boundary	**KETTLE RIVER WATERSHED MANAGEMENT PLAN** **Steering Committee** **MINUTES** **May 2, 2018** **12:00pm** **Grand Forks, BC**

Present: Vicki Gee (Chair)
Grace McGregor
Roly Russell
Marguerite Rotvold
Frank Konrad
Ed Smith
Staff: Jessica Mace – Project Coordinator
Donna Dean – RDKB
Regrets: n/a

Item	Discussion	Action
1.	**Welcome and Approve Agenda** The meeting was called to order at 12:00p.m. The agenda was approved. Rotvold/Smith, carried.	
2.	**Approval of Past Meeting Minutes** The Minutes from November 15, 2017 were approved. Konrad/Smith, carried.	
3.	**History of the Kettle River Committee** • History of the Kettle River Committee was discussed. A short history will be written up and distributed.	Grace McGregor to write up a short history with who was initially involved.
4.	**Canadian Water Resources Association (CWRA) Conference - Victoria** • The CWRA has a number of relevant presentation slots (full or half day) related to the Watershed work (e.g. flood response, drought management). • Abstract was written by Roly and Jessica and accepted by CRWA. Roly/Jessica have been requested to present at the conference. • Jessica is requesting that Nicole attend as well as it is an	Jessica to fill out a Grant in Aid form to Area 'D' for registration fees.

	excellent learning opportunity. They will share meal allowance and stay with family to reduce costs. • Time and disbursements can be covered under existing contracts (Drought Management and Flood Outreach). • Registration fees cannot be covered under existing contracts. **Motion made to cover CRWA registration fees by Grant-In-Aid. McGregor/Russell carried.**	
5.	**Service Establishment** • There was general agreement that project money should be removed from the budget since this added an extra $50,000 onto the budget. • There was discussion around service establishment for the Kettle River Watershed work to be added to the ballot this fall.	Staff to provide the financial details for creating a service.
6.	**Project Updates** • Drought Management Plan o Nicole has interviewed most water suppliers. A few are outstanding. Writing of plan has been initiated. • Well Licencing Workshops o Funds have been committed by the Provincial Government ($10K) to run additional Well Licencing Workshops. These will be held over the next year before the deadline (Mach 31, 2019). • City of Grand Forks Flood Outreach Funding o The City of Grand Forks committed $15,000 for flood outreach and emergency support if a flood occurs this year. o The RD directors thanked Mayor Konrad for the financial support and the council was thanked in a follow up letter from the coordinator.	
7.	**Next Meeting** June following BCDC meeting.	
	Adjournment The meeting was adjourned at 1:03pm.	

Committee Terms of Reference

CPCC Upgrade and Stage 3 Liquid Waste Management Plan Steering Committee

Effective Date:	June 28, 2018
Review:	Annually
Revised:	

The CPCC Upgrade and Stage 3 Liquid Waste Management Plan Steering Committee shall guide the advisory committees and to make recommendations to the board of directors. The committee structure shall include mechanisms for referring matters to, receiving reports from, and forming linkages between other committees to maximize cooperation.

Members:	The committee shall be 4 RDKB Board Directors and 1 RDKB Staff member. All members of the Committee shall be appointed by the Chair of the RDKB Board of Directors. The membership shall represent the service participants and/or funders and RDKB Staff. The Chair of the Committee shall be elected by the committee members. The Vice-Chair shall be elected by the Committee.
Staff:	The Manager of Infrastructure and Sustainability shall be responsible for providing policy advice and recommendations, together with necessary background information for the Committee's consideration.
Duties:	Oversee the development of the Stage 3 Liquid Waste Management Plan. Ensure that the development of the CPCC Upgrade and Stage 3 Liquid Waste Management Plan advances the RDKB Board of Directors strategic initiatives regarding liquid waste management and environmental stewardship. Consider information and advice provided by the Stage 3 Liquid Waste Management Plan Joint Local\Technical Advisory Committee. Provide feedback to RDKB Staff on scope, schedule and cost, that arise during the design and implementation of the CPCC Upgrade. Provide guidance to the Board on issue resolution on matters referred to the Committee by Staff. Consider information and advice provided by RDKB Staff and consultants. Act as the main conduit between the Stage 3 Liquid Waste Management Plan Joint Local\Technical Advisory Committee and the RDKB Board of Directors. Review, comment on, and make recommendations on all matters related to Stage 3 Liquid waste management planning. Set and monitor goals and objectives regarding Stage 3 liquid waste management planning. Oversee the public relation program of the CPCC Upgrade and Stage 3 Liquid Waste Management Plan process in accordance with provincial requirements and RDKB policies and practices in effect at that time. Meet on the first Thursday of each month or as required by the CPCC Upgrade and Stage 3 Liquid Waste Management Plan Steering Committee Chair. Quorum shall be the majority of the Committee. Minutes of meetings shall be kept by RDKB staff and approved by the Committee. A recommendation to dissolve the Committee will occur at such a time that both the project and LWMP are complete.

STAFF REPORT

Date: July 12th, 2018 **File:**
To: Mark Andison, CAO Regional District of Kootenay Boundary
From: Jamie Svendsen, Fire Chief-Big White
Re: Purchase of a 78' Quint Aerial Apparatus (Replace Engine 312)

Issue Introduction

A staff report from Jamie Svendsen, Fire Chief-Big White Fire Department regarding the replacement/purchase of a Quint Aerial Apparatus for the Big White Fire Department and recommendation for purchase approval.

History/Background Factors

In 2005 a Fire Protection Assessment of Big White Ski Resort was completed for Fire Insurance Grading Purposes. In this report CGI identified the need for a ladder truck, and was considered to be a critical component in improving fire insurance grading classifications. They also identified that an Aerial ladder service is needed in Big White to meet the community's fire protection/rescue operations. It was also stated that aerial ladders are required within communities when there are five or more buildings three stories or greater. With the continued growth over the past ten years there are very few structures under three stories, the newer ones being built are up to six.
Last summer Big White Fire Department responded to a fire in a large four story multi residential structure, crews utilized a contractor lifting device on site to direct water in order to suppress flames in the roof and attic areas. If not for this resource being on site, the loss of this multi-million-dollar structure would have been inevitable due to aggressive fire spread in the attic and roof areas.

The Big White Fire Department has proceeded in attaining quotes for prices from fire aerial apparatus manufacturers to replace the 1995 Anderson Pumper. The Big White Fire Departments Fire Advisory Committee, Area Director and CAO have supported this vehicle replacement, and have advised to attach the recommendation to proceed with the purchase.

Implications

- Vehicle financing has been added into the 5 yr. financial plan starting in 2019. Initial estimate in prior budget of 1,020,000.00 will be updated once the 2019 budget has been completed.
- The total cost will be reduced once contract has been awarded and design confirmed.
- Due to the unprecedented US dollar market prices have only been confirmed for 30 days

Advancement of Strategic Planning Goals

Exceptional Cost Effective and Efficient Services – Ensure responsible and proactive funding for core services.

6.2 Ensure that our emergency planning is up to date and that we have acquired or identified sources for the resources and services that we need in order to effectively respond to emergencies.

Background Information Provided

- Fire Advisory Committee Approval
- Arear Director Support
- Community support, as presented at the town hall meeting
- Proposed estimated costs below

Alternatives

1. Receipt
2. Receipt and defer
3. Receipt and Deny
4. Receipt and Approval to proceed with purchase

Recommendation(s)

That the staff report from Jamie Svendsen, Fire Chief Big White Fire Department be received, AND FURTHER that the Regional District of Kootenay Boundary Board of Directors approve the purchase of a Rosenbauer 78' Aerial Ladder Truck to replace the 1995 Anderson Pumper, from Rocky Mountain Phoenix in the amount of $1,184,694.60 plus applicable taxes.

RFP Lowest Four Bids

	Taxes not included
1. *Associated Fire Safety-75' E-One Aerial Quint	$1,063,396.59
2. Rocky Mountain Phoenix-78' Rosenbauer Aerial Quint	$1,184,694.00
3. Safetex- Smeal 75' Aerial Quint	$1,291,100.00
4. Commercial Equipment-Pierce Enforcer 75'Aerial Quint	$1,327,995.00

**Please note that the lowest bid from Associated Fire Safety could not meet some of the requirements of the RFQ as outlined in the specification section.*

Respectfully submitted:	Concurrence: (Dept. Head)	Concurrence: (C.A.O.)
_____	_____	_____

Regional District of Kootenay Boundary

STAFF REPORT

Date: 09 Jul 2018 **File**
To: **Chair Russell and Members, Board of Directors**
From: Beth Burget, General Manager of Finance
Re: Director Remuneration - Tax Free Allowance

Issue Introduction
A staff report from Beth Burget, General Manager of Finance, providing information with respect to the 2019 elimination of the tax free allowance paid to Directors.

History/Background Factors
The current tax legislation allows for one-third of Director remuneration to be tax free. Effective January 2019, the entire amount paid to Directors as remuneration will be taxable. This includes the basic monthly stipend, rural stipends, remuneration for attending meetings, and travel allowances. Amounts that are paid through accounts payable for reimbursement of expenses, meals and mileage will continue to be nontaxable.

Attached is a report provided by BDO, an accounting firm, which was provided through GFOABC (Government Finance Officers Association of BC), with respect to alternatives for addressing this change which are summarized as follows:

- increase overall remuneration so that net take home pay would remain approximately the same
- have directors submit expenses for costs - with lower remuneration
- Completion of Form T2200, Declaration of Conditions of Employment which will allow Director to personally deduct unreimbursed expenses that are clearly related to local government business on his/her personal tax return

The pros and cons of each of the above consideration are illustrated as follows:

Alternative	Pros	Cons
Increase Remuneration	Mitigate impact of elimination of tax free allowance with intent of net pay to Director remaining unchanged	Difficult to apply equitable due to differing tax brackets and personal circumstances between directors. Would require review of Bylaws and stipends for municipal and rural Directors as well as Board Chair and Vice Chair as well as meeting stipends Additional cost to taxpayer - estimated to be in range of $20,000
Lower Remuneration to Eliminate Allowance with Directors submit expenses	No tax on business expenses and payments not included in income May result in less net income to Director	High degree of administrative time both for Director and RDKB staff
Leave Remuneration as is with completion of Form T2200 and directors deduct eligible unreimbursed expenses on personal tax return	No additional cost to taxpayer	High degree of administrative time for Director but no burden on RDKB staff There may be a higher level of allowance than expenses and if so would still result in higher taxation to the Director

An additional consideration is to maintain some consistency with comparable organizations. The remuneration issue was discussed at the Regional District Forum at the GFOABC June conference. Participants indicated that no decisions have been made in their respective organizations with respect to any specific direction. Some were waiting to see what others were doing and some indicated they were waiting until after the fall elections - that the new Board would address the issue.

The tax free allowance reported on 2017 T4s ranged from $138 to $18,694. The impact is higher for Rural Directors and the Board Chair and Vice-Chair due to the increased level of remuneration. The potential tax impact is difficult to determine as each Director will be taxed on their total personal income which will vary between Directors. The following schedule uses a rate of 17% for illustrative purposes.

Elected Official	Regioinal District of Kootenay Boundary Area Represented	2017 RDKB T4	Non Taxable Allowance	Tax Implication using 17%
CACCHIONI, ROBERT	City of Trail (Alternate)	387	194	33
CECCHINI, PATRICIA	Village of Fruitvale	10,541	5,270	896
DANCHUK, JOE	Village of Montrose	11,087	5,543	942
EDWARDS, BILL	Electoral Area 'B' (Alternate)	1,105	5,543	942
GEE, VICKI LYNN	Electoral Area 'E'	22,868	11,434	1,944
GRIEVE, ALl K.	Electoral Area 'A'	23,484	11,242	1,911
JOLLY, KEVIN	City of Trail (Alternate)	900	450	77
KONRAD, FRANK	City of Grand Forks	9,124	4,562	776
MARTIN, MICHAEL	City of Trail	9,606	4,803	817
MCGREGOR, GRACE	Electoral Area 'C'	37,388	18,694	3,178
MCLELLAN, LLOYD	City of Rossland (Alternate)	10,326	5,163	878
LANGMAN, DIANE	Village of Warfield	8,006	4,003	681
PARKINSON, ARLNE	Village of Warfield (Alternate)	2,527	1,264	215
ROTVOLD, MARGUERITE	Village of Midway	11,241	5,620	955
RUSSELL, ROLAND	Electoral Area 'D'	26,789	13,395	2,277
SMITH, EDWARD	City of Greenwood	10,064	5,032	855
WEBBER, TABATHA	Village of Fruitvale (Alternate)	277	138	24
WORLEY, LINDA	Electoral Area 'B'	21,801	10,900	1,853
		$ 217,520	$ 113,251	$ 19,253

Implications

Changes in tax legislation will impact the net take home pay of Directors starting in January 2019.

Advancement of Strategic Planning Goals

Review and refinement of policies is consistent with commitment to good governance.

Background Information Provided

- BDO report - The end of the Tax-Free Allowance

Alternatives

1. Receive
2. Approve
3. Defer

Recommendation(s)

That the RDKB Board of Directors provide direction to staff with respect to Director Remuneration for 2019.



THE END OF THE TAX-FREE ALLOWANCE

Elected officers can receive an allowance of up to one-third of their remuneration on a tax-free basis. This allowance is provided to cover the costs incurred by elected officers to perform duties of their office. The 2017 federal budget changes all this beginning in 2019. There will no longer be the possibility of paying a tax-exempt allowance to elected officers. The full amount of their remuneration will be subject to income tax at their personal tax rate.

This pending change has not been received positively in local government circles. Many officers have realized that these changes will reduce their net take-home amount and are complaining to their finance manager. Many finance managers are now looking to ways to address the issue.

HOW ARE MUNICIPALITIES LOOKING TO ADDRESS THIS CHANGE?

Finance managers are considering various options to change existing policies around remuneration in order to help mitigate the new tax impact on their officers. At this point there are three options receiving the most consideration.

Note that these options are not mutually exclusive. The best response will likely incorporate two or three of these practices.

INCREASING REMUNERATION TO "MAKE THEM WHOLE"

In some local governments, consideration is being made to increase overall remuneration so that the net take home pay would remain approximately the same. This approach requires determining the average additional tax each officer will incur and providing an increase in remuneration to offset this. This solution benefits the officer as little or no change to current expense reporting practice is needed. However, this option increases the local government's overall remuneration cost as well as statutory employer benefit contributions. Further, it is difficult to apply equitably due to the impact of differing tax brackets and personal circumstances between officers.

EXPENSE REIMBURSEMENT

Another approach is to have the officers receive direct reimbursement from the local government for expenses incurred when fulfilling their duties. From a personal income tax perspective, reimbursement of legitimate business expenses does not create a taxable benefit to the officer and such payments are not included in their income. This option will require more administrative time for the both the officer (keeping, filing, submitting receipts) and the local government (expense report approval, tracking and reporting, records management).

DEDUCTING EXPENSES PERSONALLY

Completion of Form T2200, 'Declaration of Conditions of Employment' by the local government will provide the officer authorization to personally deduct unreimbursed expenses that are clearly related to local government business on his or her personal tax return. This option carries the same level of administrative burden for the officer (keeping and filing receipts, reporting these on tax return) as the expense reimbursement option but the administrative burden to the local government is likely lessened. Note also that for expenditures related to meals or entertainment only 50% of these expenditures are eligible as a deduction.

This is an already complicated area made more complex by considering the importance of transparency and fairness to taxpayers of the local government. Most changes that are made to keep elected officers "whole" will come at a cost to the taxpayer. BDO recognizes this and our accounting and tax professionals would be pleased to review your remuneration policies and discuss the best approach going forward for your local government.



ANGIE SPENCER, CPA, CA is an assurance Partner with BDO Canada LLP in Salmon Arm. Angie has over 15 years' experience providing accounting, assurance and tax services. She is passionate about delivering exceptional service to her client base, focused on working with government, not-for-profit organizations and financial institutions. She also maintains a significant small/mid-sized business client base.

BDO

GEORGE A HAYES
3658 S KETTLE VALLEY RD
RR#2 S 101 C 26
ROCK CREEK BC V0H 1Y0
250-446-2308

Chair
Board of Directors
Regional District Kootenay Boundary
Trail, BC

July 9, 2018

Dear Sir/ Madam :

I have been asked to write to you in regards to the response by The Regional District Kootenay Boundary to the flooding and threat of flooding in your Area "E" last May. We are asking that you, as a Board of Directors, act to reverse and correct a situation whereby, a family has been financially penalized by their government for trying to help their neighbours through the flood ordeal. Our position, commitment and conviction is that the Board must react and do the right thing by their residents. We have written to our Regional Director Vicki Gee, met with many of our residents and have discussed this situation with your Chief Administrative Officer Mr Mark Andison. It is upon his recommendation that we are making this request to you today in this form.

A brief historical explanation of the historical parameters here in Area "E" that have lead to our request may best help you understand the rage of our community to the Board's inaction in assisting many of their taxpayers. In mid May,our small community saw the Kettle River rapidly rise over it's banks. This created a dangerous and life threatening situation wherein many people lost their homes are others were threatened even more through fears of further rising waters to previously never experienced levels. In previous years, Granton Motors had always been designated as a sand drop depot for those facing flooding fears. This designation was due primarily to their close location to potential areas of flooding, the accessibility for residents to go to for help, and the sense of community commitment and caring that the Bartelings had always shown for their neighbours. Most everyone in the community was aware of this designation and as the waters rose, the volunteers turned out in large numbers at Granton Motors to help everyone they could through their sandbagging efforts. Throughout the next week well over one hundred volunteers showed up at one time or another and worked tirelessly to battle the flood threats. There were at any time five to eight tractors and earth moving equipment brought to the site and the production, distribution and piling of sand bags was simply amazing. Then the Regional District in co-ordination with Emergency Management Services of BC without actually visiting the site or talking at anyone involved decided to make themselves known. In so doing managed to lose respect and credibility throughout the community all the while creating a tsunami of disbelief and lack of confidence in their decision making processes.

The following facts are not in dispute :

- Prior to the event, the Bartelings were not informed by the Regional District that their

designation as a "sand bag depot" had been changed

- Emergency Services BC (EMSBC) had decided that **only** the Petro Canada Station in Rock Creek would be the sole depot recognized by EMSBC for this area
- The Regional District did not adequately review this decision as to how this designation might or might not be workable for the area. As it turned out, this site was not reflective of the needs of many, many taxpayers who had no ready access to it or faced long return trips that severely limited the sand bagging capabilities. The EMSBC's effect seems to actually been designed to fail. The requirements and needs of the community were ignored and the District did nothing to correct this prior to the event.
- The providers of sand themselves were not advised of the changes of Granton's designation until the third or fourth day of the event
- The Regional District was well aware of the dangerous potential of flooding due to the excessive snow pack levels. Their efforts to convey this information were woefully inadequate and completely ineffective. No one that we have talked to was ever aware of any communications, warnings and strategies that were passed on by the Regional District in Area "E". Facing an event that they were well aware could escalate the Regional District representatives seemed oblivious to the fact that their communications were not being heard . Ineffective messaging is not communication by any standards.
- Throughout the event not one representative of the Regional District showed up to assess what was happening and to see what else might be needed at the site.
- The massive sand bagging efforts at Granton Motors was all community organized and run with no input from the Regional District.
- The Bartelings were informed the day of the emergency meeting held in Rock Creek at the fair grounds that they were now going to be financially responsible for all of the sand dropped at their location. They had already made commitments to some of their neighbours to help them with sand bagging over the coming hours and days and they are not the type of people to leave others at risk despite government ineptness. The sand bagging continued.
- At the emergency meeting, the EOC of the Regional District was questioned about the billing of sand to the Bartelings and he gave every assurance that this would overturned. At the end of the meeting, I again asked Mr Marsh about this billing and was again assured that it would be changed.. The regional District is now being seen as not supporting their own management staff. and the answers that they give. Hardly confidence inspiring !
- Any local response units created by the Regional District proved to be non existent in almost every context.
- The forecast given by the regional personnel were ominous with fears of further rises of water levels and the volunteers, rightfully so, doubled down on their sand bagging efforts. Fortunately, these forecasts proved to overstate what actually did happen but the real fear of the people facing potential further flooding damages should not be discounted.
- The sand bagging operations at Bartelings sand bagged at least eight residences and three businesses. The Regional District is now saying that they expect the Bartelings to pay for the sand dropped at their property that was used to help so many others as well as themselves. Why would the District penalize these people. because they were community minded enough to help their neighbours ?
- The Regional District has since lowered the amount to be charged to the Bartellings. to twelve point five truck loads. This original acceptance of the Districts responsibility is a

small step but does not address the appropriateness of charging taxpayers trying to help others in the absence of local government.

- One local resident of Area "E" spoke up clearly and strongly at the emergency meeting at the fair grounds wondering where the government assistance and direction was and outlined how ineffective the allocation of the Petro Canada actually was. He subsequently received a flat deck load of sand bags delivered from Grand Forks. Grand Forks which was decimated sent help to a resident of Area "E". It says so much about our area that an area being badly flooded itself still could help someone else while on the other side, our local government bills volunteers for trying to save their neighbours from losing their houses.
- At the emergency meeting one taxpayer stood up and asked who in the room had seen or heard from the Area "E" Director as the event developed and not one hand went up. Interestingly, the mayor of Midway also troubled by the flood found time to come out to Granton's a couple of times to help bag. Our Regional District should have been there for its residents at such a time of peril. But obviously unfortunately did not see the need.
- The District now claims that they don't have the monies to offset the amounts being charged to the Bartelings as EMSBC won't assist in the Bartelings particular situation. They do however have contingency funds and discretionary funds available to them to use if only they wished to simply do the right thing. They did recently host a dinner for local residents as they reflected upon the flood. A wee bit of being totally Tone Deaf given what is happening to the Bartelings.
- The CAO of the district also expressed fears that by eating the amount billed to the Bartelings that they might be setting a precedent .This argument simply does not reflect what actually happened at this one location and does not reflect what the |Bartellngs did nor what the district neglected to do.

SUMMARY:

The Regional District failed to inform its residents in an effective manner of changes to their operating and emergency response procedures, As Mr Andison agreed, the communications from the District were poor and did nothing to assist the community as it tried to cope with the water. They failed to plan for and mount an effective local response to a pending disaster. They showed no interest in how the residents of Area "E" were coping and did not even to try to support the messages given to the community by their own EOC and Communications Director.

The Bartellings were assessed and billed for trying to help their community. When asked about what they have learned from what happened many, many expressed the same sentiments :" I have zero respect for the Regional District. None whatsoever." This cannot be the legacy that you wish to leave in our community. We ask that you do the right, ethical and and morally correct thing by not billing the Bartelings at all.

I thank you on behalf of all of our neighbours who have expressed such strong support for the Bartelings and their equally strong disappointment in the Regional District., for your interest in this and look forward to seeing our elected representatives step up to the mark and do the right thing

Yours very truly,

George A Hayes

Regional District of Kootenay Boundary

STAFF REPORT

Date: 18 Jul 2018 **File**
To: **Chair Russell and Board of Directors**
From: Mark Andison, Chief Administrative Officer
Re: Building Bylaw Contravention

Issue Introduction
A staff report from Mark Andison, CAO, regarding a Building Bylaw Contravention for the property described as:
1232 McLeod Road, Fruitvale, B.C.
Electoral Area 'A'
Parcel Identifier: 012-979-104
Lot 4 District Lot 8383 Kootenay District Plan 10244
Owner: Robert MacDonald

History/Background Factors
The owner, Robert MacDonald, has located a manufactured trailer with accessory structure without a valid building permit.

The Regional District of Kootenay Boundary Building and Plumbing Amendment Bylaw No. 449 states:

Prohibition
7.1 No person shall commence or continue any work provided for in Section 3.2 or related to building unless he has a valid and subsisting permit issued by the authority having jurisdiction;

Duties of the Owner
12.1 Every owner shall:
(b) obtain where applicable from the authority having jurisdiction, permits relating to demolition, excavation, building, repair of buildings, zoning, change in classification of occupancy, sewers, water, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, electricity, buildings to be moved, and all other permits

required in connection with the proposed work prior to the commencement of such work.

Implications
The Regional District of Kootenay Boundary Board of Directors has dealt with a number of Bylaw Contraventions by Filing a Notice on Title. The effect of this Notice is to alert future Purchasers of the property that the building(s) are in contravention of the B.C. Building Code and/or regulatory bylaws. The above action does not preclude the Regional District of Kootenay Boundary from taking such steps as may be further authorized by Bylaw, *Local Government Act* and *Community Charter* to enforce compliance with regulations.

Advancement of Strategic Planning Goals
Not applicable

Background Information Provided
- History / Background Factors;
- Photos taken July 18, 2018;
- Registered letter dated June 19, 2018;
- Registered letter dated May 10, 2018;
- Registered letter dated February 1, 2018.

Alternatives
1. Once all deficiencies are rectified, the Owner may request that the Regional District of Kootenay Boundary Board of Directors remove the Notice on Title upon receipt of $200.00 (Administration fee for removal of the Notice).

Recommendation(s)
That the Regional District of Kootenay Boundary Board of Directors invite the owner, Robert MacDonald, to appear before the Board to make a presentation relevant to the filing of a Notice in the Land Title Office pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* against the property legally described as Lot 4, District Lot 8383, Kootenay District, Plan 10244.

STAFF REPORT ATTACHMENT

Date:	**July 19, 2018**	**File:**	
To:	**Chair Russell and Board of Directors**		
From:	**Brian Champlin, Manager of Building Inspection Services**		
RE:	**BUILDING BYLAW CONTRAVENTION** **1232 MCLEOD ROAD, FRUITVALE, B.C.** **ELECTORAL AREA 'A'** **PARCEL IDENTIFIER: 012-979-104** **LOT 4 DISTRICT LOT 8383 KOOTENAY DISTRICT PLAN 10244** **OWNER: ROBERT MACDONALD**		

History/Background Factors

The owner, Robert MacDonald, has located a manufactured trailer with accessory structure without a valid building permit.

June 29, 2017	Email from RDKB Planning Department regarding a neighbour complaint;
June 29, 2017	Site inspection conducted confirming manufactured trailer on site;
July 5, 2017	Inspection report received from Edward Nunn, P.Eng., confirming post and beam roof with porches constructed;
Dec. 15, 2017	Site visit conducted, inspection report and application left on site requesting a response by December 30, 2017;
Feb. 1, 2018	**First registered letter** mailed to owner requesting a response by March 1, 2018;
May 10, 2018	**Second registered letter** mailed to owner requesting a response by June 11, 2018;
May 23, 2018	Email from RDKB Planning Department regarding a neighbor complaint;
May 28, 2018	Canada Post confirmation that the letter was unclaimed;
June 19, 2018	**Third registered letter** mailed to owners requesting a response by July 19, 2018;
July 7, 2018	Canada Post confirmation that the letter was unclaimed;
July 19, 2018	To date, we have received no documentation or response from the owner.



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Regional District of Kootenay Boundary

June 19, 2018

REGISTERED MAIL

Robert MacDonald
1232 McLeod Road
Fruitvale, B.C. V0G 1L1

Re: STOP WORK ORDER
1232 McLeod Road, Fruitvale, B.C. (Area 'A')
Lot 4 District Lot 8383 Kootenay District Plan 10244

Further to our registered letters dated February 1, 2018 and May 10, 2018, we have received no response or documentation as requested. A manufactured home was located at the above referenced property without a valid building permit as required by the Regional District of Kootenay Boundary Building Bylaw No. 449 (1985);

PROHIBITION

7.1 No person shall commence or continue any work provided for in Section 3.2 or related to building unless he has a valid and subsisting permit issued by the authority having jurisdiction;

DUTIES OF THE OWNER

12.1 Every owner shall:

b) obtain where applicable from the authority having jurisdiction, permits relating to demolition, excavation, building, repair of buildings, zoning, change in classification of occupancy, sewers, water, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, electricity, buildings to be moved and all other permits required in connection with the proposed work prior to the commencement of such work.

If we do not receive requested documentation by **July 19, 2018**, we will recommend to the Regional District of Kootenay Boundary Board of Directors that a Notice be registered on the title pursuant to Section 302 of the Local Government Act and Section 57 of the Community Charter (copies attached). This notice will refer to a building bylaw contravention on the above referenced property and does not limit further action being taken.

If you have any questions, please contact the undersigned at 250-368-0222.

Yours truly,

Don Lepitre
Building and Plumbing Official

202 – 843 Rossland Ave Trail, British Columbia Canada V1R 4S8
toll-free: 1 800 355-7352 • tel: 250 368-9148 • fax: 250 368-3990
email: admin@rdkb.com • web: www.rdkb.com

Regional District of Kootenay Boundary

cc: Mark Andison, CAO

Attachment

DL/sb

202 – 843 Rossland Ave Trail, British Columbia Canada V1R 4S8
toll-free: 1 800 355-7352 • tel: 250 368-9148 • fax: 250 368-3990
email: admin@rdkb.com • web: www.rdkb.com

Regional District of Kootenay Boundary

May 10, 2018

REGISTERED MAIL

Robert MacDonald
1232 McLeod Road
Fruitvale, B.C. V0G 1L1

Re: STOP WORK ORDER
1232 McLeod Road, Fruitvale, B.C. (Area 'A')
Lot 4 District Lot 8383 Kootenay District Plan 10244

Further to our letter dated February 1, 2018, we have received no response or documentation as requested. A manufactured home was located at the above referenced property without a valid building permit as required by the Regional District of Kootenay Boundary Building Bylaw No. 449 (1985);

PROHIBITION

7.1 No person shall commence or continue any work provided for in Section 3.2 or related to building unless he has a valid and subsisting permit issued by the authority having jurisdiction;

DUTIES OF THE OWNER

12.1 Every owner shall:

b) obtain where applicable from the authority having jurisdiction, permits relating to demolition, excavation, building, repair of buildings, zoning, change in classification of occupancy, sewers, water, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, electricity, buildings to be moved and all other permits required in connection with the proposed work prior to the commencement of such work.

Please complete enclosed application with construction details by **June 11, 2018**. Failure to comply may result in legal action.

If you have any questions, please contact the undersigned at 250-368-0222.

Yours truly,

Don Lepitre
Building and Plumbing Official

cc: Mark Andison, CAO

Attachment

DL/sb

202 – 843 Rossland Ave Trail, British Columbia Canada V1R 4S8
toll-free: 1 800 355-7352 • tel: 250 368-9148 • fax: 250 368-3990
email: admin@rdkb.com • web: www.rdkb.com

Regional District of Kootenay Boundary

February 1, 2018

REGISTERED MAIL

Robert MacDonald
1232 McLeod Road
Fruitvale, B.C. V0G 1L1

Re: STOP WORK ORDER
1232 McLeod Road, Fruitvale, B.C. (Area 'A')
Lot 4 District Lot 8383 Kootenay District Plan 10244

This letter confirms a Stop Work Order December 15, 2017 for location of a manufactured home at the above referenced property without a valid building permit as required by the Regional District of Kootenay Boundary Building Bylaw No. 449 (1985);

PROHIBITION

7.1 No person shall commence or continue any work provided for in Section 3.2 or related to building unless he has a valid and subsisting permit issued by the authority having jurisdiction;

DUTIES OF THE OWNER

12.1 Every owner shall:

b) obtain where applicable from the authority having jurisdiction, permits relating to demolition, excavation, building, repair of buildings, zoning, change in classification of occupancy, sewers, water, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, electricity, buildings to be moved and all other permits required in connection with the proposed work prior to the commencement of such work.

Please complete enclosed application with construction details by **March 1, 2018**. Failure to comply may result in legal action.

If you have any questions, please contact the undersigned at 250-368-0222.

Yours truly,

Don Lepitre
Building and Plumbing Official

cc: Mark Andison, CAO

Attachment

/sb

202 – 843 Rossland Ave Trail, British Columbia Canada V1R 4S8
toll-free: 1 800 355-7352 • tel: 250 368-9148 • fax: 250 368-3990
email: admin@rdkb.com • web: www.rdkb.com

Regional District of Kootenay Boundary

STAFF REPORT

Date: 19 Jul 2018 **File**
To: **Chair Russell and Board of Directors**
From: Mark Andison, Chief Administrative Officer
Re: Building Bylaw Contravention

Issue Introduction
A staff report from Mark Andison, CAO, regarding a Building Bylaw Contravention for the property described as:
2-7700 Porcupine Road, Big White, B.C.
Electoral Area 'E' / West Boundary
Parcel Identifier: 026-135-264
Strata Lot 47 District Lot 4109S Similkameen Division Yale District Strata Plan KAS2516
Owner: 2492498 Ontario Inc.

History/Background Factors
The Building Official confirmed that there have been no changes concerning the above referenced property. The owner, 2492498 Ontario Inc., has constructed alterations to a multi-family dwelling without first obtaining a building permit.

Implications
The filing of a Notice on Title against the above mentioned property pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* will alert future purchasers of the property that the building(s) are in contravention of the B.C. Building Code and/or Building Bylaw.

Advancement of Strategic Planning Goals
Not applicable.

Background Information Provided

- Staff Report dated May 15, 2018 submitted to the Board regarding the building bylaw contravention;
- Letter dated June 5, 2018 inviting the Owner to the July 26, 2018 Board Meeting.

Alternatives

1. Once all deficiencies are rectified, the Owner may request that that Regional District of Kootenay Boundary Board of Directors remove the Notice on Title upon receipt of $200.00 (Administration fee for removal of the Notice).

Recommendation(s)

1. That the Regional District of Kootenay Boundary Board of Directors direct the Chief Administration Officer to file a Notice in the Land Title Office pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* against the property legally described as Strata Lot 47, District Lot 4109S, Similkameen Division Yale District, Strata Plan KAS2516.

Regional District of Kootenay Boundary

STAFF REPORT

Date: 15 May 2018 **File**
To: **Chair Russell and Board of Directors**
From: Mark Andison, Chief Administrative Officer
Re: Building Bylaw Contravention

Issue Introduction
A staff report from Mark Andison, CAO, regarding a Building Bylaw Contravention for the property described as:
2-7700 Porcupine Road, Big White, B.C.
Electoral Area 'E' / West Boundary
Parcel Identifier: 026-135-264
Strata Lot 47 District Lot 4109S Similkameen Division Yale District Strata Plan KAS2516
Owner: 2492498 Ontario Inc.

History/Background Factors
The owner, 2492498 Ontario Inc., has constructed alterations to a multi-family dwelling on the above referenced property without first obtaining a building permit.

The Regional District of Kootenay Boundary Building and Plumbing Amendment Bylaw No. 449 states:

Duties of the Owner
12.1 Every owner shall:
b) obtain where applicable from the authority having jurisdiction, permits relating to demolition, excavation, building, repair of buildings, zoning, change in classification of occupancy, sewers, water, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, electricity, buildings to be moved, and all other permits required in connection with the proposed work prior to the commencement of such work.

Implications
The Regional District of Kootenay Boundary Board of Directors has dealt with a number of Bylaw Contraventions by Filing a Notice on Title. The effect of this Notice is to alert future Purchasers of the property that the building(s) are in contravention of the B.C. Building Code and/or regulatory bylaws. The above action does not preclude the Regional District of Kootenay Boundary from taking such steps as may be further authorized by Bylaw, *Local Government Act* and *Community Charter* to enforce compliance with regulations.

Advancement of Strategic Planning Goals
Not applicable.

Background Information Provided
- History / Background Factors;
- Registered letter dated March 12, 2018.

Alternatives
1. Once all deficiencies are rectified, the Owner may request that the Regional District of Kootenay Boundary Board of Directors remove the Notice on Title upon receipt of $200.00 (Administration fee for removal of the Notice).

Recommendation(s)
1. That the Regional District of Kootenay Boundary Board of Directors invite the owner, 2492498 Ontario Inc., to appear before the Board to make a presentation relevant to the filing of a Notice in the Land Title Office pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* against the property legally described as Strata Lot 47, District Lot 4109S, Similkameen Division Yale District, Strata Plan KAS2516.

STAFF REPORT ATTACHMENT

Date:	**May 16, 2018**	**File:**	
To:	**Chair Russell and Board of Directors**		
From:	**Mark Andison, CAO**		
RE:	**BUILDING BYLAW CONTRAVENTION** **2-7700 PORCUPINE ROAD, BIG WHITE, B.C.** **ELECTORAL AREA 'E' / WEST BOUNDARY** **PARCEL IDENTIFIER: 026-135-264** **STRATA LOT 47 DISTRICT LOT 4109S SIMILKAMEEN DIVISION YALE DISTRICT STRATA PLAN KAS2516** **OWNER: 2492498 ONTARIO INC.**		

History/Background Factors

The owner, 2492498 Ontario Inc., has constructed alterations to a multi-family dwelling on the above referenced property without first obtaining a building permit.

Feb. 9, 2018	Stop Work Order confirmed;
Feb. 9, 2018	**First registered letter** mailed to owner, requesting a response by March 9, 2018;
Feb. 19, 2018	Canada Post confirmation that the letter was not received, letter sent to incorrect mailing address named on Title;
March 12, 2018	Email correspondence confirming correct mailing address;
March 12, 2018	**Second registered letter** mailed to owner, requesting a response by April 9, 2018;
March 15, 2018	Canada Post confirmation that the letter was delivered;
May 16, 2018	To date, we have had no response from the owner.

Regional District of Kootenay Boundary

March 12, 2018 .

REGISTERED

2492498 Ontario Inc.
731 Eastern Avenue
Toronto, ON M4M 3H6
Attn: Ginny Webster

Re: STOP WORK ORDER
#2 – 7700 Porcupine Rd., Big White, B.C.
Lot 47, DL 4109s, Plan KAS2516

A review of the above referenced file indicates that we have not received the documentation requested in our letter dated February 9, 2018. A **Stop Work Order** was posted on February 9, 2018 for construction of an **Alteration to a Multi Family Dwelling** without a building permit.

No building permit has been issued as required by the Regional District of Kootenay Boundary Building Bylaw No. 449

Section 7.1 — No person shall commence or continue any work provided for in Section 3.2 or related to building unless he has a valid and subsisting permit issued by the authority having jurisdiction.

Section 12.1 b) — Every owner shall:
obtain where applicable from the authority having jurisdiction, permits relating to demolition, excavation, building, repair of buildings, zoning, change in classification of occupancy, sewers, water, plumbing, signs canopies, awnings, marquees, blasting, street occupancy, electricity, buildings to be moved, and all other permits required in connection with the proposed work prior to the commencement of such work;

To apply for a permit, please fill out the enclosed application form and submit the relevant documentation listed on the "How to Obtain a Building Permit" checklist to our office by **April 9, 2018**. Failure to comply may result in legal action.

If you have any questions, please contact the undersigned.

Respectfully,

R Silva

Robert Silva, RBO
Building & Plumbing Official

RS:rt

Attachment

Cc: Mark Andison, MCIP, RPP, Regional District of Kootenay Boundary CAO ✓
Associated Property Management (2001) Ltd., 1441 St. Paul Street, Kelowna, B.C. V1Y 2E4 ✓
bernard.larose@associatedpm.ca ✓

2140 Central Ave Box 1965 Grand Forks, British Columbia Canada V0H 1H0
toll-free: 1 877 520-7352 • tel: 250 442-2708 • fax: 250 442-2688
email: gfbuilding@rdkb.com • web: www.rdkb.com

Regional District of Kootenay Boundary

June 5, 2018

2492498 Ontario Inc.
731 Eastern Avenue
Toronto, ON M4M 3H6

Re: Constructed Alterations to MFD without Building Permit
2-7700 Porcupine Road, Big White, B.C., Electoral Area 'E' / West Boundary
Contravention of Building Bylaw No. 449
Strata Lot 47 District Lot 4109S Similkameen Division Yale District Strata Plan KAS2516

On May 24, 2018 the Board of Directors reviewed the attached report regarding the above referenced property. As a consequence, the Board will, at its next regular meeting, be considering a resolution to direct the Chief Administrative Officer to file a formal Notice in the Land Title Office regarding this contravention. Pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter,* you are to be afforded the opportunity to be heard by the Board of Directors before such a Notice is filled. The Board has therefore, adopted the following resolution.

"That 2492498 Ontario Inc. be invited to appear before the Board to make a presentation relevant to the filing of a Notice in the Land Title Office pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* against the property legally described as Strata Lot 47, District Lot 4109S, SDYD, Strata Plan KAS2516".

This hearing before the Board of Directors is scheduled for Thursday, July 26, 2018 at approximately 6:00 p.m. This meeting will be held at the Regional District of Kootenay Boundary office, 2140 Central Avenue, Grand Forks, B.C. Please advise Sara Bradley at the address noted below in advance, whether you or a representative will be present at this hearing. If you will be attending this hearing, we would request a written submission from you relating to this matter by July 19, 2018. This will provide sufficient time for your report to be distributed to the Board of Directors.

Please be advised that, in order to avoid registration of this Notice, the Board of Directors requires a written confirmation from the Building Inspection staff that the property is now in compliance. You are encouraged to acquire that confirmation before the hearing date.

Enclosed for your information is a copy of Section 302 of the *Local Government Act* and Section 57 of the Community Charter. The effect of this Notice is to remove liability from the Regional District of Kootenay Boundary and warn future purchasers of the property that the building(s) or construction on the property may have been in violation of the B.C. Building Code and/or Regulatory Bylaws of the Authority having Jurisdiction.

Yours truly,

Theresa Lenardon
Manager of Corporate Administration

Attachment

TL/sb

202 – 843 Rossland Ave Trail, British Columbia Canada V1R 4S8
toll-free: 1 800 355-7352 • tel: 250 368-9148 • fax: 250 368-3990
email: admin@rdkb.com • web: www.rdkb.com

Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	A-16
To:	Chair Russell and the Board of Directors		
From:	Ken Gobeil, Planner		
RE:	Forestry Referral – Atco Wood Products: Development Area G		

ISSUE INTRODUCTION

Atco Wood Products (ATCO) has invited the Regional District to provide comments regarding 12 proposed cut blocks (G10 to G21) in Atco's Development Area 'G'. The proposed cut blocks are south of Casino, in the vicinity of Morris Creek and Sheppard Creek in Electoral Area 'B'/Lower Columbia-Old Glory (see Applicants' Submission).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	Crown
Applicant:	Adam Rogers (Atco Wood Products)
Location:	Un-surveyed Crown Land north of Trail
Electoral Area:	Electoral Area 'B'/Lower Columbia-Old Glory
Legal Description(s):	Un-surveyed Crown Land
Area:	212.9 hectares
Current Use(s):	Forest
Land Use Bylaws	
Official Community Plan Bylaw No. 1470	Rural Resource 3
Zoning Bylaw No. 1540	Rural Resource 3
Other	
ALR:	None
Waterfront / Floodplain	Sheppard Creek, Morris Creek Various Creeks and Tributaries

PROPOSAL

ATCO proposes to harvest a variety of trees from 212.9 hectares in 12 cut blocks. The main focus for activity is forest health and timber volume. The species are primarily Lodgepole Pine (dead/dying from mountain pine beetle), Douglas fir, Western Larch and minor amounts of Western Red Cedar. These cut blocks are in the Sheppard Creek and Morris Creek geographic area south of Casino. The cut blocks are all proposed on Crown Land. ATCO expects approval around the end of 2018 with harvest beginning in the spring of 2019, with a maximum timeframe of 4 years.

Access to the proposed sites would be by using and expanding upon Road Permit R06912, which includes 13.7 kilometres of new road proposed to access cut blocks. The forest service roads connect to Casino Road.

IMPLICATIONS

Resource use is permitted in the Rural Resource 3 Zone. Resource use is defined as:

- *the use of land providing for the conservation and management of natural resources, extraction of primary forest materials, or the extraction and grading of mineral resources, and including agriculture and grazing.*

A few of the cut block areas are close to the Casino Community Watershed. While no cut blocks have been proposed within the watershed area, access roads may cross into the watershed area, and small streams or tributaries may be affected by vehicle and equipment traffic.

There are several creeks and tributaries in this area, as well as existing cut blocks, and access roads. All forest operations on Crown land in BC are governed by the *Forest and Range Practices Act (FRPA)* and its regulations. Objectives with regard to carrying out primary forest activities in watersheds are outlined in the *Forest Planning and Practices Regulation* Section 59-62. It specifies that the licence holder must protect water quality and not create any source of sediments which could enter the watercourses.

To ensure development activities aren't adversely affecting watercourses Atco has the following practices:

- Stem retention near streams
- Using designated crossings
- Designating reserve areas near special sites
- Consultation with hydrologists and engineers,
- Create riparian reserve zones and machine free zones,
- Minimize road lengths,
- Minimize skidding trails and stream crossings,
- Closely monitor the harvesting activities occurring near watercourses
    - Conduct post-harvest assessments, and follow up work as needed.

Cut block areas within the Morris Creek area have been selected for harvest specifically for forest health. This includes harvesting trees that have been affected by the

mountain pine beetle. Atco has stated that healthy deciduous and Douglas Fir trees within the harvestable areas shall be reserved.

ADVISORY PLANNING COMMISSION (APC)

During the July 3, 2018 meeting, the APC noted concern with wear and tear of roads caused by the logging industry. There were no specific concerns raised regarding the proposal or Atco Wood Products.

RECOMMENDATION

That the staff report regarding the Forestry Referral from Atco Wood Products proposed development of 'Area G, Morris Creek and Sheppard Creek" on unsurveyed crown land in Electoral Area 'B'/Lower Columbia-Old Glory be received.

ATTACHMENTS

Applicants' Submission

APPLICANT SUBMISSION

ATCO
WOOD PRODUCTS

May 29, 2018

Regional District Kootenay/Boundary
#202 843 Rossland Ave.
Trail , B.C.
V1R 4S8

Attn: Carly Rimell

Re: Atco Wood Products, Development Area 'G' (Morris & Sheppard Creek) Proposed Development

This letter is to provide you with an opportunity to comment on proposed cut blocks G10 to G21 in geographic area letter 'G'. Attached is a 1:20000 scale map for your reference of approximate block locations.

The proposed cut blocks are located in the Sheppard / Morris Creek geographic area. The proposed blocks will be accessed via private land road use agreement(s), the existing and proposed sections of Road Permit R06912 and in-block roads. The main focus in Morris Creek is forest health. The main focus in Sheppard Creek is forest health and timber volume.

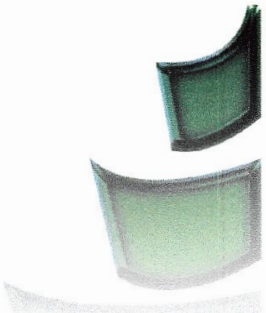
Additional details of this development can be viewed at the Atco Wood Products Forestry Office at 1846 1st Street, Fruitvale from 7 a.m. to 4 p.m. Monday to Friday. Please contact me by my direct line or email (see below) to set up a confirmed time or to make alternate arrangements.

All comments must be received in writing by July 20, 2018.

Yours truly,

Adam Rodgers, RPF
Development Forester

AR/ar
Encl.



P.O. Box 460 Fruitvale, BC V0G 1L0
Main Office: P 250 / 367.9441 F 250/367.6210
Direct Line : P 250 / 367.2526 F 250/367.6210
Email: adam.rodgers@atcowoodproducts.com

Map produced by:

ATCO WOOD PRODUCTS

REFERRAL MAP

Area G - Morris Creek

F.L.: A20193
Map. Ref.: 82F002
Date Exported: May 29, 2018
Scale 1:20,000

N

0.65 0.33 0 0.65 KM

APPLICANT SUBMISSION

Existing Roads
- Highway/Paved Road
- Non-Status
- Road Permit
- Forest Service Road
- Trail

Proposed Roads
- Road

Existing Blocks
- C.P. Approved
- NSR
- SR
- FG/ROO/Other
- WTP/Retention

Proposed Blocks
- Cut Area
- WTP/Retention

Other
- Private Land
- Power Line
- Gas Line
- Municipality
- Recreation Polygon
- Atco Chart Area
- Lake
- Haul Route
- POD

Casino Community Watershed * Approximate*

232-1
232-3
201-2
201-1
201-4
201-7
201-6
161-1
G10
G11
G12
G13
G14
G15
G16
G17
G18
G19
G20
G21

Morris Creek
Casino Creek
East Casino Creek
Sheppard Creek
Ryan Creek
Vidin Lake

Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	R-1
To:	Chair Russell and member of the Board of Directors		
From:	Ken Gobeil, Planner		
RE:	City of Rossland Referral – Subdivision referrals		

ISSUE INTRODUCTION

The RDKB has received a referral from the City of Rossland for 3 subdivision applications. The RDKB has been asked to provide comment on the subdivision applications as part of the external referral process (see Rossland Referrals).

HISTORY / BACKGROUND INFORMATION

Property Information	
Locations:	1) Rossland File No. 3323.23/08-2018 Feeney's Road 2) Rossland File No. 3320.20/02-2018 Caldera Road 3) Rossland File No. 3320.20/09-2018 Red Mountain Road
Jurisdiction:	City of Rossland
Current Use(s):	1) Small farm/acreage 2) Vacant 3) Motel/Vacant

The subject properties are within the City of Rossland north of the Rossland Town site. One of the properties included in these referrals, 3915 Red Mountain Road, was included in a bylaw amendment referral to the RDKB in May 2018.

PROPOSAL

- Rossland File 3323.23/08-2018. The applicants propose to consolidate 3 parcels into 1.
  - Parcel A Sub Lot 18, TWP 28, KD, Plan X60
  - Parcel A Sub Lot 21 TWP 28, KD, Pan X-60
  - Parcel A, Sub Lot 22, TWP 28, KD, Plan X60

- Rossland File 3320.20/02-2018. The applicants propose to create 12 lots with 2 areas included for future road right of way.
    - Parcel A, Sub Lot 24, TWP 28, KS, Plan X60
- Rossland File 3320.20/09-2018. The applicants propose to create 8 lots. This will include 7 parcels with 1 common parcel which appears to be used for access.
    - Lot B, Section 2-3, Plan NEP62765 TWP 28, KD
    - 2) Lot 1, Section 3 Plan NEP84578, DL 1940, TWP 28, KD

IMPLICATIONS

The City of Rossland has jurisdiction regarding land use and subdivision approving authority. Therefore the RDKB has no land use bylaws that can be referenced when reviewing these referrals or making comments. The City of Rossland would also be responsible for parkland dedication requirements where applicable.

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 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 2000's to determine the appropriate level of treatment, capacity, and operational needs for the next 30-50 years.

The Environmental Services Department have been asked to provide comment on the sewage treatment capacity. The following statement was provided July 3, 2018:

> *The volumes of waste water generated by the proposed subdivision would have a minimal affect 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 effect the City of Rossland in terms of flows and budget apportionment.*

ADVIOSRY PLANNING COMMISSION (APC)

During the July 3 APC meeting, the subdivisions were supported. The APC also noted that they did not receive a copy of the proposed subdivision plan.

PLANNING AND DEVELOPMENT COMMENTS

The subdivision referral packages prepared by the City of Rossland included plans of proposed subdivision for each file. The plan of proposed subdivision for each file has been separated and included as a separate attachment for reference.

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors advise the City of Rossland that the Regional District of Kootenay Boundary's interests are unaffected by the proposed subdivision files 3233.23/08-2018, 3320.20-02-2018, and 3320.20/09-2018

ATTACHMENTS

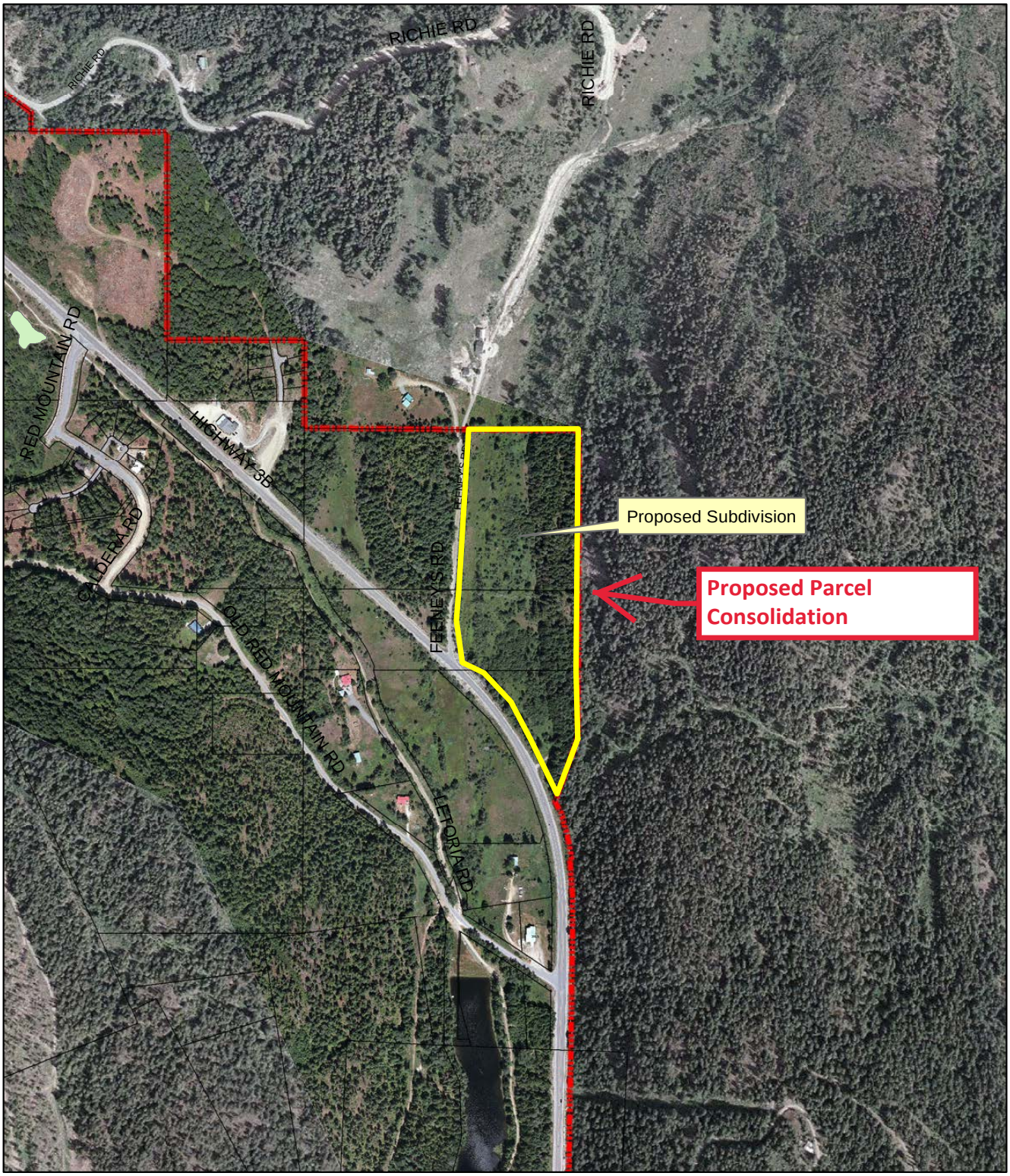
Rossland File No. 3323.23/08-2018 Subdivision Plan
Rossland File No. 3323.23/08-2018
Rossland File No. 3320.20/02-2018 Subdivision Plan
Rossland File No. 3320.20/02-2018
Rossland File No. 3320.20/09-2018 Subdivision Plan
Rossland File No. 3320.20/09-2018

Rossland File 08-2018

CITY OF ROSSLAND

Location Map

160 80 0 160 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.

CITY OF ROSSLAND

File No: 3320.20/08-2018
May 22, 2018

(√)	File Copy	(√)	Shaw Cable Technician
(√)	Deputy Fire Chief (RDKB)	(√)	Telus Engineering Technician
(√)	Building Inspection	(√)	Fortis Distribution Design Technician
(√)	Manager of Public Works (Rossland)	(√)	Fortis Gas
(√)	Manager of Planning (Rossland)	(√)	MoT – Grand Forks
( )	Chief Administrative Officer (Rossland)	( )	MoE – Nelson
( )	Interior Health Authority	( )	DFO - Nelson
( )	Deputy City Clerk/Bylaw Officer (Rossland)	()	KCTS–Kootenay Columbia Trail Society
(√)	Adjacent Municipalities: RDKB	()	Other:

Dear Sir/Madam:

Re: SUBDIVISION APPLICATION
PARCEL IDENTIFIER: 012-250-074, 012-250-040, 012-250-031
LEGAL DESCRIPTION:

- **PCL A (SEE 21298I) SUBL 18 TP 28 KOOTENAY DISTRICT PL X60 EXC PT INCLUDED IN PLS 6323 & R299**
- **PCL A (SEE 21298I) SUBL 21 TP 28 KOOTENAY DISTRICT PL X60**
- **PCL A (SEE 21298I) SUBL 22 TP 28 KOOTENAY DISTRICT PL X60**

ADDRESS: FEENEY RD

Please find enclosed a copy of the proposed Subdivision Application for the above noted property located on Feeney Rd in Rossland, BC.

It would be appreciated if you would examine this proposed subdivision from the viewpoint of your regulations and policies and give us your comments.

Please send us your reply to this office.

In order to expedite the processing of the application, could you please reply within **14 days**. Please contact this office if you will be responding after this period.

Yours truly,

Stacey Lightbourne
Planner
Phone: 250.362.2329

Rossland File 08-2018

CITY OF ROSSLAND

Email: staceylightbourne@rossland.ca

SUBDIVISION APPLICATION REFERRAL RESPONSE FORM

(REPLY TO THE ATTENTION OF STACEY LIGHTBOURNE, PLANNER
VIA FAX/MAIL/OR EMAIL)

OUR FILE NUMBER: 3320.20/08-2018 YOUR FILE NUMBER:_____

NAME: _____ DATE: _____

AGENCY/DEPARTMENT: _____

POSITION: _____

PHONE: _____ FAX: _____

Please indicate whether your agency or department's interests are affected by the subject application by checking one of the following boxes (pleas use the space provided below for written comments):

( ) Our interests are unaffected and we have no objections to the subject application.
( ) Our interests are unaffected subject to: (list conditions below).
( ) Our interests are unaffected. The applicant should contact us regarding the following: (list requirements below:
( ) Our interests are affected. Brief details of our concerns are noted below.
( ) We cannot recommend approval at this time. Reasons for our objections are listed below.
( ) We are unable to respond at this time, but expect to have a response to your office by: _____
( ) Other: _____

Written response: _____

_____

_____

_____

_____

CITY OF ROSSLAND

City of Rossland Box 1179 Rossland B.C. V0G 1Y0 Telephone (250) 362-7396 Fax (250) 362-5451 www.rossland.ca

Rossland File 08-2018

APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia

CITY OF ROSSLAND

Application/File No.

The information requested in this form is required to expedite the application and assist the staff in preparing a recommendation.

This form is to be competed in full and submitted with all requested information and Application Fees. For Assistance, please refer to the Guide to Subdivision Applications.

1. *Applicant & Registered Owner*

Applicant's Name: Carmel O'Flanagan

Address: Box 196 - 200 Victoria Rd

City: Rossland Postal Code: V0G 1Y0

Telephone: 250 362-5008 Fax 250 362 5037
250 368 1610 c.

Registered Owner's Name: Brian + Carmel O'Flanagan.

Address: 200 Victoria Rd

City: Rossland Postal Code: V0G 1Y0

Telephone: 250 368 1610 Fax 250 362 5037

2. *Subject Property*

Legal Description in Full: PCL A, PLAN X60 Sub lot 18, TWP 28 KLD (See 212981) exc PL 6323 and R 299.
- See Tax Notices -

Location of Property (street address, general description or map): Highway 3B - Feeney Rd.

Size of Property (area, number of parcels): 18.5 acres

Present OCP Designation: _____

Present Zoning Designation: Resort Residential

Description of the Existing Use/Development: Vacant Land

Description of Proposed Development: Sub-Divide "as Per enclosed Map) Property Highway 3B - Feeney Rd into (1) Lot

Existing or Readily Available Services:

Services	Currently Existing		Readily Available*	
	Yes	No	Yes	No
Road Access	✓			
Water Supply			✓	
Sewage Disposal			✓	
Storm Sewers				
Stormwater Management				
Hydro	✓			
Telephone	✓			
Natural Gas				
Cable Television	✓		✓	

*Readily Available means services can be easily extended from the existing mains to the subject property.

Location of Property (street address, general description or map): Highway 3B - Feeney Rd

Size of Property (area, number of parcels): 18.5 acres

Present OCP Designation: _____

Present Zoning Designation: Resort Residential

Description of the Existing Use/Development: Vacant Land

Description of Proposed Development: Sub-Divide "as Per enclosed Map) Property Highway 3B - Feeney Rd into (1) Lot

Existing or Readily Available Services:

Services	Currently Existing		Readily Available*	
	Yes	No	Yes	No
Road Access	✓			
Water Supply			✓	
Sewage Disposal			✓	
Storm Sewers				
Stormwater Management				
Hydro	✓			
Telephone	✓			
Natural Gas				
Cable Television	✓		✓	

*Readily Available means services can be easily extended from the existing mains to the subject property.

Proposed Water Supply Method: Well

Proposed Sewage Disposal Me: Septic Tank.

Proposed Storm Drainage Method: As Required by City

Approximate Commencement Date of Proposed Project: ASAP

3. ***Reasons and Comments in Support of the Application***
(Attach separate sheet if necessary)

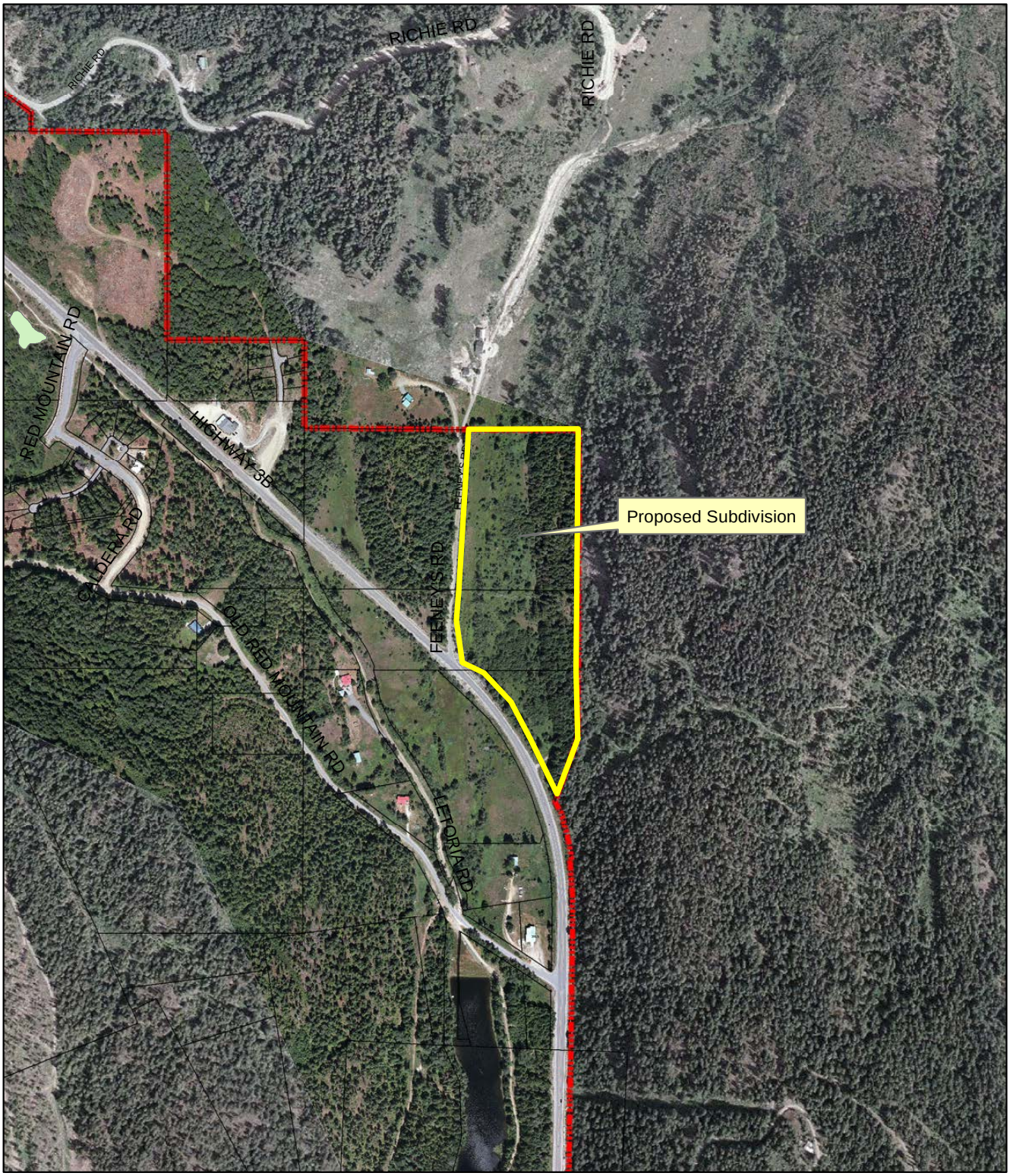
Small farm or acreage.

Rossland File 08-2018

CITY OF ROSSLAND

Location Map

160 80 0 160 Meters



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Rossland File 08-2018

TITLE SEARCH PRINT 2018-05-25, 14:28:05

File Reference: Requestor: Stacey Lightbourne

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 172 LAND TITLE ACT
Land Title District	NELSON
Land Title Office	NELSON
Title Number	J17310
From Title Number	215154I
Application Received	1975-10-22
Application Entered	1975-10-24

Registered Owner in Fee Simple

Registered Owner/Mailing Address: BRIAN O'FLANAGAN, MEDICAL DOCTOR
CARMEL ANN O'FLANAGAN, HIS WIFE
BOX 196
ROSSLAND, BC
V0G 1Y0
AS JOINT TENANTS

Taxation Authority Rossland, The Corporation of the City of

Description of Land

Parcel Identifier: 012-250-040

Legal Description:

PARCEL A (SEE 21298I) SUBLOT 21 TOWNSHIP 28 KOOTENAY DISTRICT PLAN X60

Legal Notations NONE

Charges, Liens and Interests

Nature:	RIGHT OF WAY
Registration Number:	49142D
Registration Date and Time:	1957-07-16 13:47
Registered Owner:	INLAND NATURAL GAS CO. LTD.
Remarks:	INTER ALIA PART RW PLAN 280

TITLE SEARCH PRINT 2018-05-25, 14:28:05

File Reference: Requestor: Stacey Lightbourne

Nature:	EASEMENT
Registration Number:	KR62280
Registration Date and Time:	2001-07-11 11:17
Remarks:	INTER ALIA APPURTENANT TO LOTS 1A, 1B, 1C, 1D & 3 PLAN 1245 & PART SUBLOT 29 (PLAN 22209A) PLAN X60
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KW172253
Registration Date and Time:	2004-12-03 14:09
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

Rossland File 08-2018

TITLE SEARCH PRINT 2018-05-25, 14:29:41

File Reference: Requestor: Stacey Lightbourne

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 172 LAND TITLE ACT
Land Title District	NELSON
Land Title Office	NELSON
Title Number	J17311
From Title Number	215155I
Application Received	1975-10-22
Application Entered	1975-10-24

Registered Owner in Fee Simple

Registered Owner/Mailing Address: BRIAN O'FLANAGAN, MEDICAL DOCTOR
CARMEL ANN O'FLANAGAN, HIS WIFE
BOX 196
ROSSLAND, BC
V0G 1Y0
AS JOINT TENANTS

Taxation Authority Rossland, The Corporation of the City of

Description of Land

Parcel Identifier: 012-250-031

Legal Description:

PARCEL A (SEE 21298I) SUBLOT 22 TOWNSHIP 28 KOOTENAY DISTRICT PLAN X60

Legal Notations NONE

Charges, Liens and Interests

Nature:	RIGHT OF WAY
Registration Number:	49142D
Registration Date and Time:	1957-07-16 13:47
Registered Owner:	INLAND NATURAL GAS CO. LTD.
Remarks:	INTER ALIA PART RW PLAN 280

TITLE SEARCH PRINT 2018-05-25, 14:29:41

File Reference: Requestor: Stacey Lightbourne

Nature:	EASEMENT
Registration Number:	KR62280
Registration Date and Time:	2001-07-11 11:17
Remarks:	INTER ALIA APPURTENANT TO LOTS 1A, 1B, 1C, 1D & 3 PLAN 1245 & PART SUBLOT 29 (PLAN 22209A) PLAN X60

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KR96094
Registration Date and Time:	2001-10-15 11:33
Registered Owner:	WEST KOOTENAY POWER LTD.
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KW172253
Registration Date and Time:	2004-12-03 14:09
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Rossland File 08-2018

TITLE SEARCH PRINT 2018-05-25, 14:26:28

File Reference: Requestor: Stacey Lightbourne

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 189 LAND TITLE ACT
Land Title District	NELSON
Land Title Office	NELSON
Title Number	LB544067
From Title Number	LB285446
Application Received	2015-11-10
Application Entered	2015-11-10

Registered Owner in Fee Simple

Registered Owner/Mailing Address: BRIAN O'FLANAGAN, MEDICAL DOCTOR
CARMEL ANN O'FLANAGAN, HIS WIFE
BOX 196
ROSSLAND, BC
V0G 1Y0
AS JOINT TENANTS

Taxation Authority Rossland, The Corporation of the City of

Description of Land

Parcel Identifier: 012-250-074

Legal Description:

PARCEL A (SEE 21298I) SUBLOT 18 TOWNSHIP 28 KOOTENAY DISTRICT PLAN X60
EXCEPT PLANS 6323, R299 AND EPP50918

Legal Notations NONE

Charges, Liens and Interests

Nature:	RIGHT OF WAY
Registration Number:	49142D
Registration Date and Time:	1957-07-16 13:47
Registered Owner:	INLAND NATURAL GAS CO. LTD.
Remarks:	INTER ALIA
	PART RW PLAN 280

TITLE SEARCH PRINT 2018-05-25, 14:26:28

File Reference: Requestor: Stacey Lightbourne

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KR96094
Registration Date and Time:	2001-10-15 11:33
Registered Owner:	WEST KOOTENAY POWER LTD.
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KW172253
Registration Date and Time:	2004-12-03 14:09
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

Nature:	LAND TAX DEFERMENT ACT AGREEMENT
Registration Number:	LB260030
Registration Date and Time:	2008-11-20 11:33
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	RESTRICTS DEALINGS

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Rossland File 08-2018

Status: Registered Doc #: KR62280 RCVD: 2001-07-11 RQST: 2018-05-25 14.28.51

LAND TITLE ACT
FORM C
(Section 219.81)
Province of
British Columbia

11 JUL 2001 11 17
LAND TITLE OFFICE
KAMLOOPS

KR062280

GENERAL INSTRUMENT - PART 1 (this area for Land Title Office Use) Page 1 of 5 Pages

1. APPLICATION:(Name, Address, phone number and signature of applicant, applicant's solicitor or agent)
Lorri Lauer, c/o
McEWAN, HARRISON & CO. LAW CORPORATION
1432 Bay Avenue, Trail, BC V1R 4B1
(250) 368-8211 **CLIENT NO 10784**
(signature)

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
012-250-040	**Parcel A (See 21298I) Sublot 21, Tp 28, Kootenay District, Plan X60**
012-250-031	**Parcel A (See 21298I) Sublot 22, Tp 28, Kootenay District, Plan X60**

3. NATURE OF INTEREST:

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
See Schedule		

01 01/07/11 11:18:46 01 KL 454680
CHARGE $55.00

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms	_	D.F. No.
(b) Express Charge Terms	x	Annexed as Part 2
(c) Release	_	There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in schedule annexed to this instrument.
If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S): **BRIAN O'FLANAGAN and CARMEL ANN O'FLANAGAN**

6. GRANTEE(S): (including occupation(s), postal address(es) and postal code(s))*

THOMAS GERALD FEENEY, Businessman, and **JANE AUDREY FEENEY,**
Homemaker, both of P.O. Box 161, Rossland, B.C. V0G 1Y0 "Joint Tenants"

7. ADDITIONAL OR MODIFIED TERMS: NONE

8. EXECUTION(S): ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

USE BLACK INK ONLY	Execution Dates	**USE BLACK INK ONLY**
Officer Signature	Y M D	Party(ies) Signature(s)
CHRIS MCEWAN, Solicitor 1432 Bay Avenue Trail, BC V1R 4B1 (as to both signatures)	2001 6 28	BRIAN O'FLANAGAN CARMEL ANN O'FLANAGAN

OFFICER CERTIFICATION:Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

FIRST REGISTRY SERVICES LTD. TOLL FREE: 877-822-1266

Status: Registered Doc #: KR62280 RCVD: 2001-07-11 RQST: 2018-05-25 14.28.51

Land Title Act
FORM D

EXECUTIONS CONTINUED

USE BLACK INK ONLY	Execution Dates	**USE BLACK INK ONLY**
Officer Signature	**Y M D**	Transferee(s) Signatures
JENNY GHILARDUCCI BARRISTER AND SOLICITOR 1309 BAY AVENUE TRAIL, B.C. V1R 4A7 AS TO BOTH SIGNATURES	2001 7 10	THOMAS GERALD FEENEY JANE AUDREY FEENEY

OFFICER CERTIFICATION:Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Status: Registered Doc #: KR62280 RCVD: 2001-07-11 RQST: 2018-05-25 14.28.51

Land Title Act
FORM E

SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

3. Nature of Interest

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST Transferee
Easement	Entire Instrument	PID # 015-860-353 Lot 1A, Tp 28, Kootenay District, Plan 1245 PID # 015-860-370 Lot 1B, Tp 28, Kootenay District, Plan 1245 PID #015-860-396 Lot 1C, Tp 28, Kootenay District, Plan 1245 PID #015-860-426 Lot 1D, Tp 28, Kootenay District, Plan 1245 PID #015-860-451 Lot 3, Tp 28, Kootenay District, Plan 1245 PID #015-649-563 That part of Sublot 29, Tp 28, Kootenay District, Plan X60 shown on Sketch Plan 22209A

Status: Registered Doc #: KR62280 RCVD: 2001-07-11 RQST: 2018-05-25 14.28.51

THIS AGREEMENT made the _____ day of July , 2001.

BETWEEN:

BRIAN O'FLANAGAN and
CARMEL ANN O'FLANAGAN
of P.O.Box 196
Rossland, B.C. V0G 1Y0

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

THOMAS GERALD FEENEY and
JANE AUDREY FEENEY
of P.O. Box 161
Rossland, B.C. V0G 1Y0

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS THE GRANTOR is the registered owner of lands described as:

012-250-040	Parcel A (See 21298I) Sublot 21, Tp 28, Kootenay District, Plan X60
012-250-031	Parcel A (See 21298I) Sublot 22, Tp 28, Kootenay District, Plan X60

(hereinafter called the "Servient Tenement");

AND WHEREAS THE GRANTEE is the registered owner of lands described as:

PID # 015-860-353	Lot 1A, Tp 28, Kootenay District, Plan 1245
PID # 015-860-370	Lot 1B, Tp 28, Kootenay District, Plan 1245
PID #015-860-396	Lot 1C, Tp 28, Kootenay District, Plan 1245
PID #015-860-426	Lot 1D, Tp 28, Kootenay District, Plan 1245
PID #015-860-451	Lot 3, Tp 28, Kootenay District, Plan 1245
PID #015-649-563	That part of Sublot 29, Tp 28, Kootenay District, Plan X60 shown on Sketch Plan 22209A

(hereinafter called the "Dominant Tenement");

AND WHEREAS THE Grantor has agreed to grant unto the Grantee, an easement along and over the Servient Tenement, upon the terms and subject to the conditions herein set forth;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One ($1.00) Dollar now paid by the Grantee to the Grantor (the receipt and sufficiency of which is hereby acknowledged by the Grantor) the Grantor DOTH HEREBY GRANT and convey subject to the conditions and covenants contained in this agreement, unto the Grantee, together with their agents, servants and invitees, a free and uninterrupted easement and right of way in common with the Grantor, for persons and vehicles along and over the Servient Tenement.

Status: Registered Doc #: KR62280 RCVD: 2001-07-11 RQST: 2018-05-25 14.28.51

THE GRANTEE COVENANTS WITH THE GRANTOR AS FOLLOWS:

1. The Grantee agrees to limit the use of this right of way and easement to those portions of the Servient Tenement which are roadway as at the date of this easement.

2. The Grantee, in exercise of its rights granted herein, will not cause or permit any damage to the Servient Tenement; and the Grantee will not interfere in any way with the rights granted under any present or future utility Statutory Rights of Way over and through the Servient Tenement.

3. The Grantee agrees to release the Grantor from all claims, actions, suits and demands that may arise, directly or indirectly, in connection with the use of the right of way and easement hereby granted, and the Grantee will indemnify the Grantor from all loss and liability resulting from the use of the easement and right of way by any of its servants, agents or invitees. The Grantor will not make any improvements to the Servient Tenement or alter the character of the Servient Tenement such as to impair or obstruct the grant of easement and right of way contained herein.

4. Notwithstanding any other term or condition contained in this Easement, the Grantor may, acting reasonably, at the Grantor's expense and on ninety (90) days notice in writing to the Grantee, establish an alternate roadway access over the Servient Tenement for the benefit of the Dominant Tenement. In such event, the parties agree:

(a) that they will execute and deliver to the other party such discharges and such replacement or amendment easement documents in registrable form as may reasonably be required to establish such alternate roadway access, and provided that such access is not to be established by designation of public road;

(b) that any disagreement in relation to the establishment of the alternate roadway access shall be settled by the determination of a single arbitrator appointed under the Commercial Arbitration Act;

(c) that the Grantor's designation of an alternate roadway access over the Servient Tenement shall be deemed reasonable and not contestable by the Grantee if the same has received the approval of the approving officer as defined in the Land Title Act as part of a subdivision of the Servient Tenement; and

(d) that the Grantee will provide to the Grantor a discharge of this Easement in the event that public road access is established to the Dominant Tenement or any part thereof by subdivision of the Servient Tenement.

5. The parties agree to bear the costs of maintaining the existing roadway over the Servient Tenement in proportion to their use of such roadway. Any disagreement in relation to the cost of such maintenance and use shall be settled by the determination of a single arbitrator appointed under the Commercial Arbitration Act.

6. The covenants contained in this Agreement shall be covenants running with the land, and the right of way and easement hereby granted shall continue unless revoked by instrument, or by operation of law.

7. This Agreement shall enure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Grantor and Grantee have caused these presents to be signed the day and year first above written.

END OF DOCUMENT

Status: Registered Doc #: KR96094 RCVD: 2001-10-15 RQST: 2018-05-25 14.31.03

LAND TITLE ACT
FORM C
(Section 219.81)
Province of
British Columbia

15 OCT 2001 11 33 KR096094

LAND TITLE OFFICE
KAMLOOPS

C 55

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office use) Page 1 of 3 pages

1. APPLICATION: (*Name, address, phone number and signature of applicant, applicant's solicitor or agent*)
Dan Bachynski, Land Services Supervisor WKP File: TRL-205
for West Kootenay Power Ltd.
1290 Esplanade, PO Box 130, Trail, BC V1R 4L4
Phone: (250) 368-0434
(Client #11140)
Dan Bachynski
signature of applicant, applicant's solicitor or agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
012-250-074	Parcel A (see 212981), Sublot 18, Township 28, Kootenay District, Plan X60 except part included in Plan 6323 and part subdivided by Plan R299
012-250-031	Parcel A (see 212981), Sublot 22, Township 28, Kootenay District, Plan X60

3. NATURE OF INTEREST:*

DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST
Statutory Right of Way	Entire Instrument	The Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms ☐ D.F. No.
(b) Express Charge Terms ☒ Annexed as Part 2
(c) Release ☐ There is no Part 2 of this instrument
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

01 01/10/15 11:34:35 01 KL 477422
CHARGE $55.00

5. TRANSFEROR(S):*
BRIAN O'FLANAGAN and CARMEL ANN O'FLANAGAN

6. TRANSFEREE(S): (*including postal address(es) and postal code(s)*)*
WEST KOOTENAY POWER LTD., a public utility, incorporated by Special Act of the Legislature of the Province of British Columbia, having its head office at 1290 Esplanade, PO Box 130, Trail, British Columbia V1R 4L4

7. ADDITIONAL OR MODIFIED TERMS:*
None

8. EXECUTION(S): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date Y	M	D	Party(ies) Signature(s)
Roland J. Vogel, Barrister & Solicitor #200-999 Farwell Street, Trail, BC (AS TO SIGNATURE OF BRIAN O'FLANAGAN)	01	10	04	BRIAN O'FLANAGAN
BRUCE A. LeROSE, Barrister & Solicitor #200-999 Farwell Street, Trail, BC (AS TO SIGNATURE OF CARMEL ANN o'FLANAGAN)	01	10	03	CARMEL ANN O'FLANAGAN

OFFICER CERTIFICATION: (as to all signatures)
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

DARYL JOHNSON
BARRISTER & SOLICITOR
KAMLOOPS, BC

Status: Registered Doc #: KR96094 RCVD: 2001-10-15 RQST: 2018-05-25 14.31.03

TERMS OF INSTRUMENT - PART 2

WKP File TRL-205 Page 2 of 3 pages

STATUTORY RIGHT OF WAY

THIS INDENTURE made this 3rd day of October , 2001.

BETWEEN: BRIAN O'FLANAGAN, MEDICAL DOCTOR
CARMEL ANN O'FLANAGAN, HIS WIFE
BOX 196
ROSSLAND, BC V0G 1Y0

JOINT TENANTS

(hereinafter called "the Transferor")
OF THE FIRST PART

AND:

WEST KOOTENAY POWER LTD., a company incorporated by Special Act of the Legislature of the Province of British Columbia, having its head office at 1290 Esplanade, Trail, British Columbia, V1R 4L4

(hereinafter called "the Company")
OF THE SECOND PART

WHEREAS this Statutory Right of Way is necessary for the operation and maintenance of the Company's undertaking;

In consideration of the sum of One Dollar ($1.00) now paid by the Company to the Transferor, the receipt of which is hereby acknowledged, the Transferor HEREBY GRANTS AND CONVEYS to the Company, its employees, agents and licensees, an easement by way of Statutory Right of Way for full, free and uninterrupted access at all times hereafter with or without vehicles or equipment to, through and over that certain parcel of land situated in the City of Rossland in the Province of British Columbia, more particularly described as:

(1) Parcel A (see 21298I), Sublot 18, Township 28, Kootenay District, Plan X60 except part included in Plan 6232 and part subdivided by Plan R299
(2) Parcel A (see 21298I), Sublot 22, Township 28, Kootenay District, Plan X60

(hereinafter called "the property");

For the purpose of constructing, operating and maintaining thereon existing overhead electrical distribution lines and all related equipment ("the facilities"), with the right to dig up the soil and rock thereof and from time to time to inspect, repair, remove or replace any part thereof, and to cut and clear any trees and underbrush which in the Company's opinion might interfere with the construction and operation of the facilities;

FORM 101A

Status: Registered Doc #: KR96094 RCVD: 2001-10-15 RQST: 2018-05-25 14.31.03

RESERVING HOWEVER to the Transferor the right to cultivate or otherwise use the property and the right to compensation for any damage done by the Company to fences and to crops thereon.

The transferor covenants that he has the right to enter into this Indenture; that he will not at any time hereafter do any act including the planting of any trees or climbing vines or erecting any building or structure, that would jeopardize or interfere with the operation or maintenance of the facilities, and that the Transferor will cause no damage to nor interfere with the facilities.

It is hereby understood between the parties to this agreement that the facilities are restricted to those necessary or beneficial at the date of execution of this statutory right of way. Any additional facilities will not be installed without the written consent of the Transferor.

The rights, privileges and easement hereby granted are and shall be of same force and effect as a covenant running with the land, and this Indenture shall enure to the benefit of and be binding upon the parties hereto, their heirs, administrators, successors and assigns, and wherever the singular or masculine is used herein, it shall be construed as if the feminine, plural or neuter, as the case may be, had been used wherever context or the parties hereto so require.

IN WITNESS WHEREOF the Transferor has caused these presents to be executed as of the day and year first above written.

WITNESS:

Roland J. Vogel, Barrister & Solicitor
#200-999Farwell Street, Trail, BC
(AS TO SIGNATURE OF BRIAN O'FLANAGAN)

Bruce A. LeRose
Barrister & Solicitor
#200-999 Farwell street
Trail, BC V1R 3V1
(AS TO SIGNATURE OF CARMEL O'FLANAGAN)

BRIAN O'FLANAGAN

CARMEL O'FLANAGAN

END OF DOCUMENT

FORM 101A

Rossland File 02-2018

CITY OF ROSSLAND

Location Map

110 55 0 110 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.

RED MOUNTAIN ROAD
CALDERA ROAD
CEDAR CREEK PLACE
HIGHWAY 3B
FUTURE ROAD
EX. OLD RED MOUNTAIN ROAD
COMMON PROPERTY
EASEMENT
LIMITS OF CONSTRUCTION
PLAN NES3660
PLAN NEP88963
PLAN NEP88964
PLAN NEP88972
PLAN NEP88965
PLAN 5102
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
1 691m²
2 666m²
3 670m²
4 798m²
5 758m²
6 567m²
7 1004m²
8 725m²
9 642m²
10 649m²
11 635m²
12 611m²
DRIVEWAY LOCATIONS TO BE DETERMINED ON FIELD. (TYP.)
CONTRACTOR TO ADVISE ENGINEER OF WATER SERVICE DIAMETER PRIOR TO CONSTRUCTING NEW WATER SERVICE (TYP.)
EXISTING STUB LOCATIONS AND INVERTS TO BE CONFIRMED PRIOR TO CONSTRUCTION (TYP.)
OUTLINED EXISTING SANITARY AND WATER INFRASTRUCTURE TO BE RELOCATED AS PER DESIGN.
200ø PVC SAN
200ø SAN CAPPED FOR FUTURE EXPANSION (TYP.)
BLOW-OFF (TYP.)
FIRE HYDRANT
WAT. SERV. CONNECTION
1 – 250ø GV HxF
1 – 250ø TEE FxFxF
1 – 250ø HxF x 150F TEE
1 – 150ø GV HxF
FH (TYP.)
500ø CULVERT
CHECK DAMN (TYP.)
100ø SAN SERV. (TYP.)
19ø WAT SERV. (TYP.)
PROPOSED STOP SIGN R=8
FIRE HYDRANT CONVERGE R=90m (TYP.)
EX. FIRE HYDRANT CONVERGE R=90m (TYP.)
EX. DRAINAGE COURSE
R=8
PLAN
1:500
0 10 30m

R1S - SINGLE DETACHED WITH SECONDARY RESIDENTIAL

LOT AREA AND LOT FRONTAGE

MINIMUM PARCEL AREA	550m²
MAXIMUM PARCEL AREA	1,250m²
MINIMUM PARCEL FRONTAGE	18.0m

MINIMUM YARD SETBACKS

FRONT LOT LINE	4.0m
REAR LOT LINE	2.0m
INTERIOR LOT LINE	1.8m
EXTERIOR LOT LINE	3.0m

"NOT FOR CONSTRUCTION"
FOR APPROVAL 2017-12-08

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DATE	REV	DESCRIPTION	BY	APPR.
2017-11-27	A	FOR PRELIMINARY ONLY (NOT FOR CONSTRUCTION)	VHN	DSR
2017-12-08	B	FOR APPROVAL (NOT FOR CONSTRUCTION)	VHN	DSR
2017-12-15	C	FOR APPROVAL (REVISED SITE PLAN)	VHN	DSR

DATE	REV	DESCRIPTION	BY	APPR.

EXISTING / PROPOSED: SANITARY, STORM, WATER, IRRIGATION; FM, GAS, H/T/C, U/G; FORCEMAIN, GAS, HYDRO; T, C, EOP; TEL, CABLE, FENCE; SANITARY CLEANOUT, SANITARY MANHOLE, STORM CLEANOUT, STORM MANHOLE, INSPECTION CHAMBER (SAN), INSPECTION CHAMBER (STM), LIFT STATION, CATCH BASIN, TEST PIT, SWALE, DITCH, SIGN, CULVERT, HEADWALL, HYDRANT, METER, BLOWOFF, CAP, AIR VALVE, VALVE, GUY WIRE, POLE, POST-TOP STREETLIGHT, DART-STYLE STREETLIGHT, MONUMENT, SURVEY HUB, IRON PIN, CABLE SERVICE BOX, TELEPHONE SERVICE BOX, HYDRO SERVICE BOX, HYDRO VAULT, LOW PROFILE TRANSFORMER, TELEPHONE VAULT

SCALE	1:500
DATE	2017-11-20
APPROVED	DSR
DESIGN BY	DSR
DRAWN BY	VHN
CHECKED BY	DSR

SEAL

wsp
ENGINEERING • PLANNING • GEOMATICS
#420-301 VICTORIA STREET, KAMLOOPS, BC, V2C 2A3
PHONE (250) 374-5252 FAX (250) 372-8336

RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
SITE PLAN

REV. No. C
2017-12-15
PROJECT No. 171-14861-00
DRAWING No. 003

N:\171-14861-00 Caldera Ph 2\03 Cad_Sheets\003 SITE PLAN.dwg Plotted 19 December 2017

File No: 3320.20/02-2018
June 11, 2018

(√)	File Copy	(√)	Shaw Cable Technician
(√)	Deputy Fire Chief (RDKB)	(√)	Telus Engineering Technician
(√)	Building Inspection	(√)	Fortis Distribution Design Technician
(√)	Manager of Public Works (Rossland)	(√)	Fortis Gas
(√)	Manager of Planning (Rossland)	(√)	MoT – Grand Forks
( )	Chief Administrative Officer (Rossland)	(√)	MoE – Nelson
(√)	Interior Health Authority	( )	DFO - Nelson
( )	Deputy City Clerk/Bylaw Officer (Rossland)	(√)	KCTS–Kootenay Columbia Trail Society
( )	Adjacent Municipalities: RDKB	()	Other:

Dear Sir/Madam:

Re: SUBDIVISION APPLICATION – 12 LOTS
PARCEL IDENTIFIER: 011-958-057
LEGAL DESCRIPTION: PCL A (SEE 21298I) SUBL 24 TP 28 KOOTENAY DISTRICT PL X60 EXC (1) PT LYN W OF A LINE PARA TO & 10 CHS DISTANT FROM THE WLY BDY (2) PTS INCLUDED IN PLS 5102 R299 NEP19698 & & NEP88960
ADDRESS: CALDERA RD, ROSSLAND

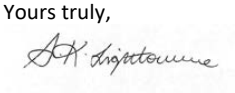
Please find enclosed a copy of the proposed Subdivision Application for the above noted property located on Caldera Rd in Rossland, BC.

It would be appreciated if you would examine this proposed subdivision from the viewpoint of your regulations and policies and give us your comments.

Please send us your reply to this office.

In order to expedite the processing of the application, could you please reply within **14 days**. Please contact this office if you will be responding after this period.

Yours truly,



Stacey Lightbourne
Planner
Phone: 250.362.2329

Email: staceylightbourne@rossland.ca

SUBDIVISION APPLICATION REFERRAL RESPONSE FORM

(REPLY TO THE ATTENTION OF STACEY LIGHTBOURNE, PLANNER
VIA FAX/MAIL/OR EMAIL)

OUR FILE NUMBER: 3320.20/02-2018 YOUR FILE NUMBER:_____

NAME: _____ DATE: _____

AGENCY/DEPARTMENT: _____

POSITION: _____

PHONE: _____ FAX: _____

Please indicate whether your agency or department's interests are affected by the subject application by checking one of the following boxes (pleas use the space provided below for written comments):

( ) Our interests are unaffected and we have no objections to the subject application.
( ) Our interests are unaffected subject to: (list conditions below).
( ) Our interests are unaffected. The applicant should contact us regarding the following: (list requirements below:
( ) Our interests are affected. Brief details of our concerns are noted below.
( ) We cannot recommend approval at this time. Reasons for our objections are listed below.
( ) We are unable to respond at this time, but expect to have a response to your office by: _____
( ) Other: _____

Written response: _____

_____

_____

_____

_____

_____

Rossland File 02-2018

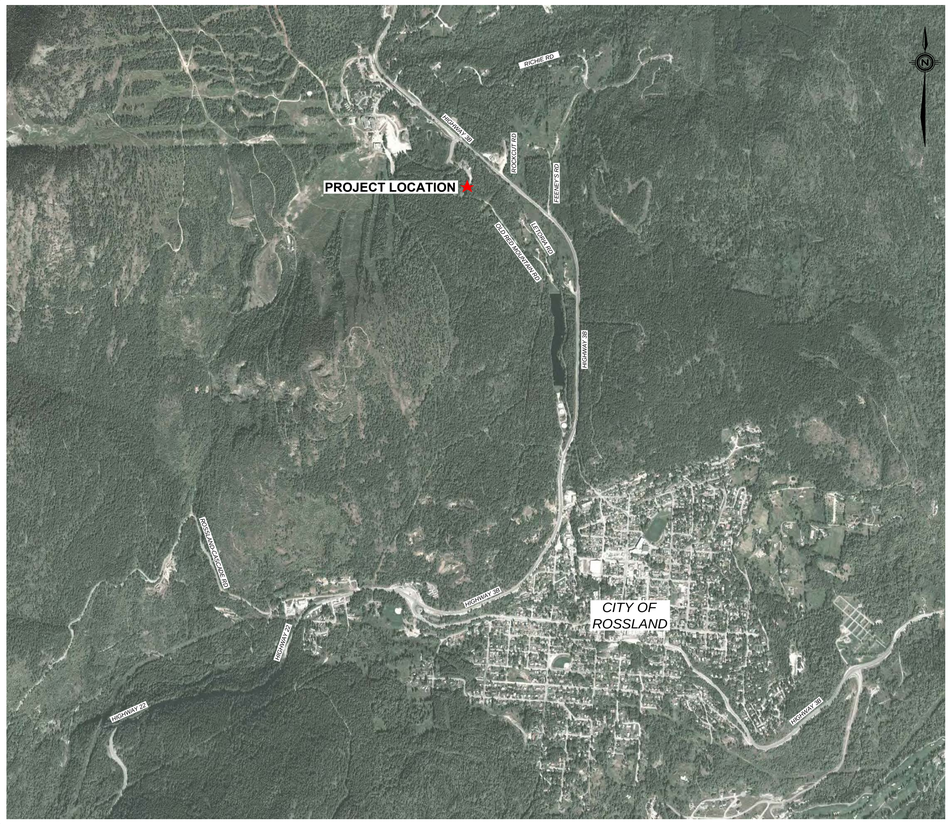
CITY OF ROSSLAND

Location Map

110 55 0 110 Meters



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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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LOCATION PLAN
N.T.S.

DRAWING LIST:

171-14861-00-000	TITLE SHEET
171-14861-00-001	GENERAL NOTES
171-14861-00-002	EXISTING CONDITIONS PLAN
171-14861-00-003	SITE PLAN
171-14861-00-004	CALDERA ROAD - PLAN & PROFILES
171-14861-00-005	CALDERA ROAD - GRADING & EXCAVATION PLAN
171-14861-00-006	CALDERA ROAD - SECTIONS 1 OF 2
171-14861-00-007	CALDERA ROAD - SECTIONS 2 OF 2
171-14861-00-008	STANDARD DETAILS 1 OF 2
171-14861-00-009	STANDARD DETAILS 2 OF 2

STANDARD DETAILS

CITY OF ROSSLAND: BY LAW No.1999, 1198

P-1 P-2 P-4 P-6 P-7 S-1 S-2 S-3
S-4 S-5 T-1 T-2 T-3

MMCD STANDARD DETAILS: S4 W3 W8

RED MOUNTAIN RESORT
CALDERA SUBDIVISION - PHASE 2
SITE INFRASTRUCTURE

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"NOT FOR CONSTRUCTION"
FOR APPROVAL 2017-12-08

DATE	REV	DESCRIPTION	BY	APPR.
2017-12-08	A	FOR APPROVAL (NOT FOR CONSTRUCTION)	VHN	DSR

DATE	REV	DESCRIPTION	BY	APPR.

SCALE	AS NOTED
DATE	2017-12-08
APPROVED	DSR
DESIGN BY	DSR
DRAWN BY	VHN
CHECKED BY	DSR

SEAL

wsp
ENGINEERING • PLANNING • GEOMATICS
#420-301 VICTORIA STREET, KAMLOOPS, BC, V2C 2A3
PHONE (250) 374-5252 FAX (250) 372-8336

RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
TITLE SHEET

REV. No. A
2017-12-08
PROJECT No. 171-14861-00
DRAWING No. 000

N:\171-14861-00 Caldera Ph 2\03 Cad_Sheets\000 TITLE SHEET.dwg Plotted: 8 December 2017

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT THE OWNER TO ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.
2. CONTACT "BC ONE CALL" AT 1-800-474-6886 A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION TO LOCATE ALL EXISTING UTILITIES.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH:
   - CITY OF ROSSLAND SSBL.
   - THE MASTER MUNICIPAL CONSTRUCTION DOCUMENT AND STANDARD DETAIL DRAWINGS (MMCD) LATEST EDITION (PLATINUM EDITION);
   - CONSTRUCTION PLANS, SEALED AND ISSUED FOR CONSTRUCTION
   - APPLICABLE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS REFERENCED THEREIN.
   - FLNRO AND/OR MINISTRY OF ENVIRONMENT AND/OR FEDERAL DEPARTMENT OF FISHERIES AND OCEANS REQUIREMENTS;
   - MINISTRY OF TRANSPORTATION "B. C. TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS", LATEST EDITION;
   - WORKSAFE BC LATEST EDITION.
   - INTERIOR HEALTH AUTHORITY.

   THE CONTRACTOR SHALL MAINTAIN ON SITE COPIES OF THE ABOVE DOCUMENTS AND SHALL ENSURE THAT ALL TRADES ARE THOROUGHLY FAMILIAR WITH THE APPLICABLE SECTIONS OF THE DOCUMENTS.
4. ALL ELEVATIONS ARE GEODETIC AND ARE REFERENCED TO EXISTING INTEGRATED SURVEY MONUMENTS.
5. THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY THE SUPERVISING CONSULTING ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO CONSTRUCTION.
6. FIGURED DIMENSION SHALL GOVERN OVER SCALED DIMENSIONS.
7. LOT DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. REFER TO BCLS REGISTERED LEGAL PLAN FOR ACTUAL LOT DIMENSIONS. THE CONTRACTOR SHALL CONFIRM LOCATIONS OF LOT LINES PRIOR TO INSTALLATION OF SERVICE CONNECTIONS.
8. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM ALL AUTHORITIES AND AGENCIES PRIOR TO COMMENCING THE WORK.
9. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE THE WORKS DONE BY
   - BC HYDRO, TELUS, CABLE AND GAS.
   - OTHER FRANCHISE UTILITIES.

   THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PERSONNEL AT LEAST 72 HOURS PRIOR TO THE WORK. SCHEDULING AND OTHER CONSTRUCTION CONSTRAINTS IMPOSED BY THESE WORKS SHALL BE TAKEN INTO ACCOUNT.
10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING STREETS, SERVICES, OR LANDSCAPING THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION. REPAIRS TO EXISTING SERVICES SUCH AS WATER, SANITARY SEWER, STORM SEWER AND STREET OR TRAFFIC LIGHTING SHALL BE MADE BY THE CITY AT COST TO THE CONTRACTOR. REPAIRS TO EXISTING SURFACE WORKS MAY BE DONE BY THE CONTRACTOR AT THE DISCRETION OF THE CITY.
11. THE CONTRACTOR SHALL ENSURE THAT STREETS ARE KEPT CLEAN AND FREE OF EQUIPMENT AND MATERIALS AT ALL TIMES WHEN CONSTRUCTION ACTIVITY IS NOT UNDERWAY.
12. A TRAFFIC AND PEDESTRIAN SAFETY CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION MEETING.
13. WHERE UTILITY OR SERVICE INSTALLATIONS ARE REQUIRED TO CROSS EXISTING PAVEMENTS AUGURING OR JACKING IS REQUIRED AT THE DISCRETION OF THE CITY.
14. CONTRACTOR SHALL BE REGISTERED WITH WORKSAFE BC AND RED SEAL CERTIFIED.

ENVIRONMENTAL

1. WORKS IN SET-BACK AREAS, AND DISCHARGE TO CREEKS, STREAMS, AND WATERCOURSES MAY BE SUBJECT TO FEDERAL AND PROVINCIAL AUTHORITY APPROVAL. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED ENVIRONMENTAL PROFESSIONAL TO COMPLETE ANY REQUIRED STUDIES AND OBTAIN ANY NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

EARTHWORKS & GRADING

1. THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITIES ARE IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS AS DESCRIBED IN PHASE 1 REPORT WHERE THE GEOTECHNICAL REPORT VARIES FROM THE STANDARD MMCD 2009 (PLATINUM) EDN. SECTION 31 CLAUSES, THE REQUIREMENTS OF THE GEOTECHNICAL REPORT SHALL TAKE PRECEDENCE.
2. ALL TESTING OF MATERIALS AND COMPACTION SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER UNDER THE DIRECTION OF THE SUPERVISING CONSULTING ENGINEER. PRIOR TO ISSUANCE OF THE SUBSTANTIAL COMPLETION CERTIFICATE, THE SUPERVISING CONSULTING ENGINEER SHALL SUBMIT TO THE CITY A FINAL GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL ENGINEER. COPIES OF REPORTS AND TEST RESULTS SHALL BE SUBMITTED TO THE CITY AS WORK PROGRESSES OR AS REQUESTED.
3. GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE NATIVE SUBGRADE PRIOR TO FILL PLACEMENT.
4. GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE FILL MATERIAL PRIOR TO USE.
5. REMOVE VEGETATION, STRIP ORGANIC MATERIAL, AND UNSUITABLE MATERIAL, AS REQUIRED, PRIOR TO PLACING STRUCTURAL FILL.
6. COMPACT ALL EARTH FILLS AND GRANULAR MATERIAL LAYERS IN MAXIMUM 0.3 METRE LIFTS TO 100% MODIFIED PROCTOR DENSITY (MPD), UNLESS OTHERWISE DIRECTED IN WRITING BY THE GEOTECHNICAL ENGINEER.
7. THE SUPERVISING CONSULTING ENGINEER SHALL PROVIDE TO THE CITY, A FINAL REPORT FROM THE GEOTECHNICAL ENGINEER, PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.
8. AREAS SHALL BE GRADED TO +/- 50mm AT NOTED CONTROL POINTS. FINAL GRADING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.
9. EMBANKMENTS SHALL BE PLACED, SHAPED, COMPACTED, AND PROTECTED TO STANDARDS AND SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER.

EROSION AND SEDIMENT CONTROL

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROSSLAND AND SEDIMENT CONTROL FOR CONSTRUCTION BYLAW UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
2. AN EROSION AND SEDIMENT CONTROL SUPERVISOR (ESCS) MUST BE RETAINED FOR SITES WITH A DISTURBANCE AREA LARGER THAN 2000M^2. THE ESCS MUST (1) PREPARE AN ESC SUBMISSION AND (2) INSPECT, MONITOR AND REPORT ON THE ESC FACILITIES. THE ESC SUBMISSION MUST INCLUDE THE ESC SUBMISSION FORM, THE ESC PLAN AND THE ESC LETTER OF APPOINTMENT.
3. THE WORK SHALL NOT RESULT IN WATER LEAVING THE SITE WITH A TURBIDITY THAT EXCEEDS:
   - 25 NEPHELOMETERIC TURBIDITY UNITS (NTU'S) DURING NORMAL WEATHER CONDITIONS (LESS THAN 25mm OF RAIN IN THE 24 HOURS PRIOR), OR
   - 100 NTU'S DURING SIGNIFICANT RAINFALL EVENTS (EQUAL TO OR GREATER THAN 25mm OF RAIN IN THE 24 HOURS PRIOR) ONLY WHERE AN EROSION AND SEDIMENT CONTROL SUPERVISOR (ESCS) IS MONITORING THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT BMPS ARE IMPLEMENTED ON SITE. ACCEPTABLE BMPS INCLUDE THOSE PROVIDED BELOW, THOSE PROVIDED BY THE ESCS, AND THOSE PROVIDED IN FISHERIES AND OCEANS CANADA'S LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT (1993):
   a. CLEAR ONLY THE AREAS NECESSARY (LEAVE VEGETATION IN AREAS THAT DON'T REQUIRE DISTURBANCE)
   b. ESTABLISH A STABILIZED ENTRY/EXIT POINT
   c. PROTECT THE PERIMETER OF THE SITE
   d. DVERT UP-SLOPE WATER AROUND THE WORK SITE (KEEP CLEAN WATER CLEAN)
   e. ROUGHEN EXPOSED SOILS
   f. TEMPORARILY STABILIZE DISTURBED EARTH
   g. CREATE TEMPORARY SEDIMENT DETENTION FACILITIES ONSITE
   h. INSTALL INLET PROTECTION MEASURES AT ALL STORM SYSTEM INLETS
   i. PLACE SOIL PILES UPSLOPE OF THE PERIMETER PROTECTION AND COVER WITH PLASTIC SHEETING OR EROSION CONTROL BLANKETS
   j. DEWATER TO A CONTAINED PART OF THE SITE AND ALLOW IT TO INFILTRATE INTO THE SOIL
   k. INSTALL ROOF DOWNPIPES AS SOON AS PRACTICABLE AFTER THE ROOF IS LAID
   l. ENSURE THAT ALL CONTROL MEASURES ARE MAINTAINED IN GOOD WORKING ORDER
   m. RE-VEGETATE OR OTHERWISE PERMANENTLY STABILIZE THE SITE
5. THE CONTRACTOR'S ESCS SHALL INSPECT AND MAINTAIN ESC WORKS REGULARLY, AND AFTER EACH SIGNIFICANT RAINFALL EVENT. INSPECTIONS SHOULD BE DONE IN ACCORDANCE WITH THE CITY PUBLICATION: EROSION AND SEDIMENT CONTROL (ESC) BYLAW: RESPONSIBILITIES OF THE ESC SUPERVISOR. RECOMMENDATIONS CONCERNING ADDITIONS, MAINTENANCE, AND MODIFICATIONS TO THE ACCEPTED PLAN, OR NEW BEST MANAGEMENT PRACTICES (BMPS), SHALL BE IMPLEMENTED IMMEDIATELY BY THE DEVELOPER.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE MODIFICATION AND MAINTENANCE OF THE ESC WORKS ON AN ONGOING BASIS, AND IMMEDIATELY PERFORM REMEDIAL WORKS AS DIRECTED BY THE ESCS, THE CITY, OR OTHER SENIOR REGULATORY OR GOVERNMENT AGENCIES.

ROADWORKS

1. CHANGES OF GRADE AND DIRECTION SHALL BE FORMED BY SMOOTH VERTICAL AND HORIZONTAL CURVES.
2. ALL SUB-BASE ROAD AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO 95% MPD.
3. THE CONDITIONS FOR PLACING ASPHALT PAVEMENT AND CONCRETE SHALL CONFORM WITH THE SPECIFICATIONS DETAILED IN MMCD 2009 (PLATINUM) EDN.
4. TIE-INS TO EXISTING PAVEMENT SHALL BE MADE BY CUTTING BACK THE EXISTING PAVEMENT TO SOUND MATERIAL AS NECESSARY TO PRODUCE A NEAT VERTICAL FACE. PRIOR TO PLACING ASPHALTIC CONCRETE, EXPOSED PAVEMENT FACES AND OTHER ABUTTING STRUCTURES SHALL BE TACK COATED WITH ASPHALT EMULSION.
5. ALL NEW PAVEMENT SHALL BE GRADED SO THAT NO PONDING FORMS. THE MINIMUM CROSS SLOPE ON ANY NEW OR OVERLAIN ROAD SURFACE SHALL BE 2%, UNLESS OTHERWISE SPECIFIED.
6. ALL VALVES BOXES, MANHOLES, ETC., THAT ARE WITHIN THE PAVED SURFACE OF THE ROADWAY SHALL BE SET AT BASE COURSE ELEVATION FOR THE WARRANTY PERIOD, AND ADJUSTED TO FINISHED COURSE ELEVATION PRIOR TO FINISH COURSE PAVING.
7. ALL TEMPORARY AND PERMANENT STREET, TRAFFIC, AND ADVISORY SIGNS, AND PAVEMENT MARKINGS NOT NECESSARILY SHOWN ON THE DRAWINGS.
8. ALL EXISTING CONFLICTING PAVEMENT MARKINGS SHALL BE REMOVED BY HYDROBLASTING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICATION OF CENTERLINE 'CHIPSEAL MARKERS' IMMEDIATELY UPON PAVEMENT APPLICATION ON ROAD DESIGNS WITH MARKED CENTERLINE, UNLESS OTHERWISE DIRECTED. (NO TEMPORARY TAPE OR PAINT TO BE USED ON FINAL LIFT.)

DRAWING NOTES - SANITARY SEWER

1. TIE-INS AND CONNECTIONS TO EXISTING SANITARY SEWERS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF THE ENGINEER, FOLLOWING APPROVAL TO PROCEED FROM THIS CITY. A MINIMUM 72 HOURS NOTICE TO BE GIVEN FOR ANY TIE-IN.
2. NEW SEWER LINES TIED TO EXISTING LINES SHALL BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
3. POWER FLUSHING SHALL BE PERFORMED ON ALL MAINS PRIOR TO ACCEPTANCE. VIDEO TAPE OF ALL MAINS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACING IN SERVICE. TESTING AND VIDEO INSPECTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE SUPERVISING CONSULTING ENGINEER. VIDEO TAPES AND TEST RESULTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.
4. DELETERIOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE CITY SEWER SYSTEM.
5. TOP OF INSPECTION CHAMBER STANDPIPES SHALL BE SET TO 600mm ABOVE FINAL LOT GRADE.
6. MANUFACTURED WYES OR APPROVED ALTERNATIVE SHALL BE USED FOR ALL SERVICE CONNECTIONS TO SANITARY MAINS.
7. ALL NEW DETENTION STRUCTURES, INFILTRATION FACILITIES AND FLOW CONTROL STRUCTURES EG. ORIFICES, GATES, WEIRS TO BE VIDEO TAPED OR PHOTOGRAPHED BY THE CONTRACTOR.
8. ALL SANITARY MAINS TO BE PVC SDR35 PIPE. ALL SANITARY SERVICES SHALL BE PVC SDR28. UNLESS OTHERWISE NOTED.

STORM

1. TIE-INS AND CONNECTIONS TO EXISTING STORM SEWERS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF THE ENGINEER, FOLLOWING APPROVAL TO PROCEED FROM THIS CITY. A MINIMUM 72 HOURS NOTICE TO BE GIVEN FOR ANY TIE-IN.
2. NEW SEWER LINES TIED TO EXISTING LINES MUST BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
3. POWER FLUSHING SHALL BE PERFORMED ON ALL MAINS PRIOR TO ACCEPTANCE. VIDEO TAPE OF ALL MAINS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACING IN SERVICE. TESTING AND VIDEO INSPECTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE SUPERVISING CONSULTING ENGINEER. VIDEO TAPES AND TEST RESULTS SHALL BE PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.
4. DELETERIOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE CITY SEWER SYSTEM.
5. MINIMUM SLOPE ON CATCH BASIN LEADS TO BE 2%.
6. MANUFACTURED WYES OR APPROVED ALTERNATIVE SHALL BE USED FOR ALL SERVICE CONNECTIONS TO STORM MAINS.

WATER

1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MMCD (PLATINUM EDITION) AND INTERIOR HEALTH AUTHORITY PUBLIC HEALTH ENGINEERING GUIDELINES UNLESS OTHERWISE NOTED.
2. ALL PIPE TO BE BEDDED IN ACCORDANCE W/ LATEST EDITION OF MMCD PLATINUM.
3. ALL MAINLINE VALVES TO BE RESILIENT SEAT GATE VALVES AND COME WITH RISER AND STONE DISK.
4. PROVIDE A MINIMUM 1.5m COVER FOR WATER MAINS.
5. WATERMAINS SHALL BE MARKED BELOW GRADE USING A METALLIC DETECTABLE REINFORCED UNDERGROUND UTILITY MARKING TAPE. THE TAPE SHALL BE MINIMUM 150mm WIDE, METALLIC BLUE IN COLOUR AND SHALL BE MARKED "CAUTION: WATER LINE BURIED BELOW". THE TAPE IS TO BE INSTALLED ON TOP OF THE PIPE CUSHION, A MINIMUM OF 300mm ABOVE THE TOP OF THE PIPE. MARKING TAPE SHALL BE "THORTEC" OR APPROVED EQUAL.
6. A MINIMUM OF 3m CLEAR HORIZONTAL CLEARANCE AND 300mm CLEAR VERTICAL CLEARANCE TO BE MAINTAINED BETWEEN WATERMAINS AND ALL SANITARY AND STORM SEWERS. WHERE ADEQUATE VERTICAL CLEARANCE CANNOT BE ACHIEVED OR WHERE WATERMAIN PASSES UNDER SANITARY OR STORM SEWER ALL WATERMAIN JOINTS WITHIN 6m OF THE CROSSING ARE TO BE WRAPPED WITH CANUSA-CPS AQUA SHIELD HEAT SHRINKABLE WRAP
7. A MINIMUM OF 1.5m HORIZONTAL CLEAR SEPARATION AND 150mm CLEAR VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATERMAINS AND ELECTRICAL CONDUITS, GAS MAINS AND TELEPHONE CONDUITS, UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR SHALL CONDUCT PRESSURE TEST IN ACCORDANCE WITH MMCD SPECIFICATIONS AND IN THE PRESENCE OF THE CIVIL ENGINEER.
9. CONTRACTOR TO MAINTAIN ACCESS AND WATER SERVICE TO LOCAL HOUSEHOLDS AND BUSINESSES AT ALL TIMES.
10. CONSTRUCTION SHALL NOT PROCEED WITHOUT FIRST OBTAINING THE CITY ACCEPTANCE OF THE DRAWINGS.
11. NEW WATERMAINS ARE TO BE PRESSURE TESTED, CHLORINATED AND BACTERIOLOGICALLY ACCEPTED BY INTERIOR HEALTH AUTHORITY PRIOR TO CONNECTION TO THE CITY WATER SYSTEM. SUPERCHOLRINATED WATER SHALL BE NEUTRALIZED IN ACCORDANCE WITH MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS GUIDELINES PRIOR TO DISCHARGE TO ANY DRAINAGE COURSE.
12. ALL WATER MAINS AT TIE-IN POINTS TO BE CAPPED 1.5m FROM EXISTING WATER MAINS UNLESS OTHERWISE SPECIFIED. TIE-INS AND CONNECTIONS TO EXISTING SANITARY SEWERS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF THE ENGINEER, FOLLOWING APPROVAL TO PROCEED FROM THIS CITY. A MINIMUM 72 HOURS NOTICE TO BE GIVEN FOR ANY TIE-IN.
13. ALL PIPE TO BE PVC CL235 DR18 PIPE.

STREET LIGHTING

1. STREET LIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL ENGINEER'S DESIGN DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

ELECTRICAL

1. ELECTRICAL LAYOUT SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL ENGINEER'S DESIGN DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

COMMUNICATIONS

1. COMMUNICATIONS LAYOUT SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL ENGINEER'S DESIGN DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

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"NOT FOR CONSTRUCTION"
FOR APPROVAL 2017-12-08

DATE	REV	DESCRIPTION	BY	APPR.
2017-12-08	A	FOR APPROVAL (NOT FOR CONSTRUCTION)	VHN	DSR

DATE	REV	DESCRIPTION	BY	APPR.

SCALE N.T.S.
DATE 2017-12-08
APPROVED DSR
DESIGN BY DSR
DRAWN BY VHN
CHECKED BY DSR

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RED MOUNTAIN RESORT
CALDERA SUBDIVISION - PHASE 2
GENERAL NOTES

REV. No. A
2017-12-08
PROJECT No. 171-14861-00
DRAWING No. 001

N:\171-14861-00 Caldera Ph 2\03 Cad_Sheets\001 GENERAL NOTES.dwg Plotted: 19 December 2017



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"NOT FOR CONSTRUCTION"
FOR APPROVAL 2017-12-08

DATE	REV	DESCRIPTION	BY	APPR.
2017-12-08	A	FOR APPROVAL (NOT FOR CONSTRUCTION)	VHN	DSR

DATE	REV	DESCRIPTION	BY	APPR.

EXISTING: SANITARY, STORM, WATER, IRRIGATION; FM, GAS, H/T/C, U/G; FORCEMAIN, GAS, H/T/C, HYDRO; T, C, FENCE; TEL, CABLE, EOP, EP; SANITARY CLEANOUT, SANITARY MANHOLE, STORM CLEANOUT, STORM MANHOLE, INSPECTION CHAMBER (SAN), INSPECTION CHAMBER (STM), LIFT STATION, CATCH BASIN, SWALE, DITCH, TEST PIT, CULVERT, HEADWALL, SIGN, HYDRANT, AIR VALVE, METER, VALVE, BLOWOFF, CAP, GUY WIRE, POLE, POST-TOP STREETLIGHT, DAUT-STYLE STREETLIGHT

PROPOSED: SANITARY, STORM, WATER, IRRIGATION; FM, GAS, H/T/C, U/G; FORCEMAIN, GAS, H/T/C, HYDRO; T, C, EP, GUTTER; SANITARY CLEANOUT, SANITARY MANHOLE, STORM CLEANOUT, STORM MANHOLE, INSPECTION CHAMBER (SAN), INSPECTION CHAMBER (STM), LIFT STATION, CATCH BASIN, SWALE, DITCH, TEST PIT, CULVERT, HEADWALL, SIGN, HYDRANT, AIR VALVE, METER, VALVE, BLOWOFF, CAP, GUY WIRE, POLE, POST-TOP STREETLIGHT, DAUT-STYLE STREETLIGHT

MONUMENT; SURVEY HUB; IRON PIN; CABLE SERVICE BOX; TELEPHONE SERVICE BOX; HYDRO SERVICE BOX; HYDRO VAULT; LOW PROFILE TRANSFORMER; TELEPHONE VAULT

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DATE	2017-12-08
APPROVED	DSR
DESIGN BY	DSR
DRAWN BY	VHN
CHECKED BY	DSR

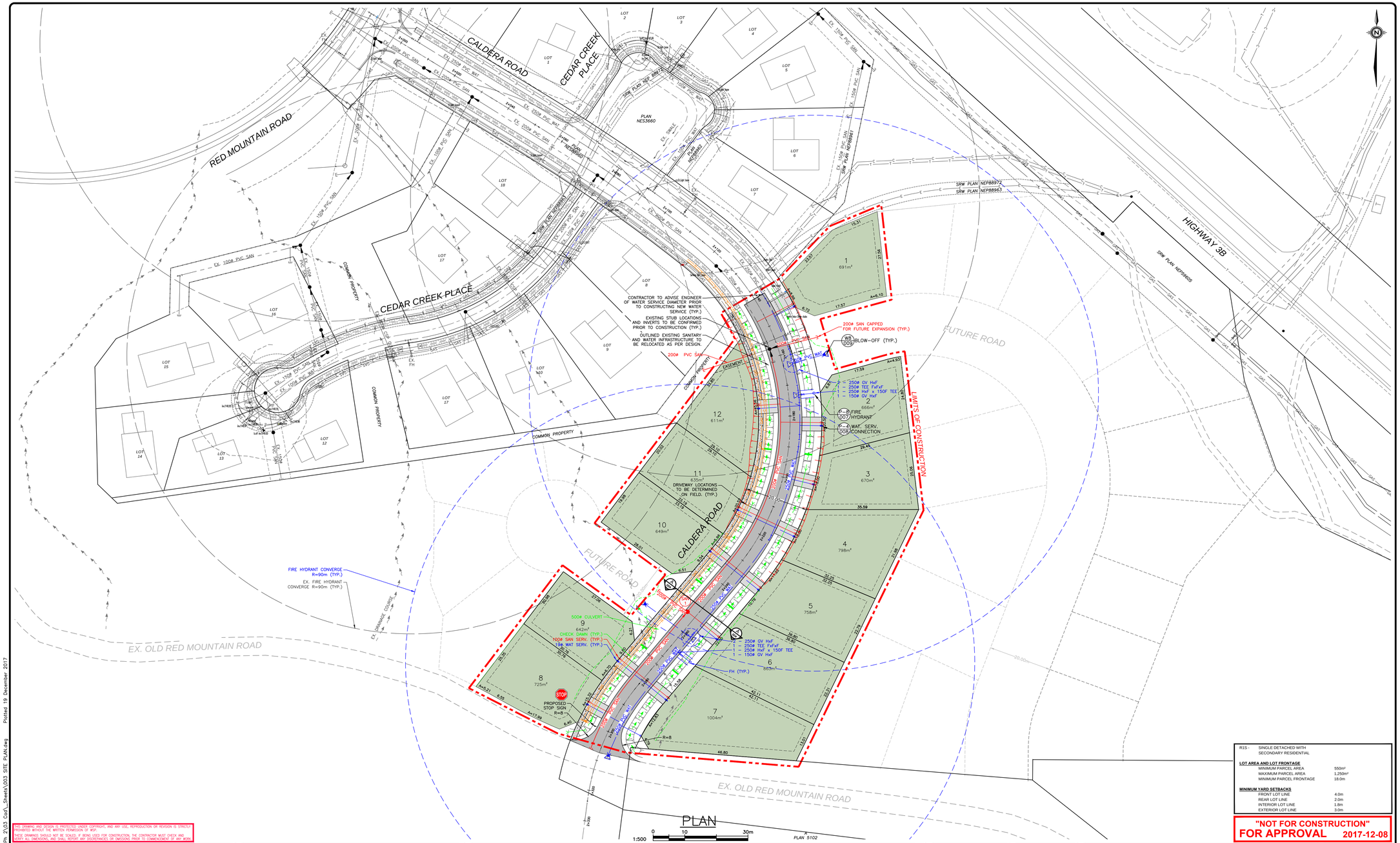
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RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
EXISTING CONDITIONS PLAN

REV. No.	A
	2017-12-08
PROJECT No.	171-14861-00
DRAWING No.	002

N:\171-14861-00 Caldera Ph. 2\03 Cad_Sheets\002 EXISTING CONDITIONS PLAN.dwg Plotted: 8 December 2017



R1S - SINGLE DETACHED WITH SECONDARY RESIDENTIAL

LOT AREA AND LOT FRONTAGE

MINIMUM PARCEL AREA	550m²
MAXIMUM PARCEL AREA	1,250m²
MINIMUM PARCEL FRONTAGE	18.0m

MINIMUM YARD SETBACKS

FRONT LOT LINE	4.0m
REAR LOT LINE	2.0m
INTERIOR LOT LINE	1.8m
EXTERIOR LOT LINE	3.0m

"NOT FOR CONSTRUCTION"
FOR APPROVAL 2017-12-08

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DATE	REV	DESCRIPTION	BY	APPR.
2017-11-27	A	FOR PRELIMINARY ONLY (NOT FOR CONSTRUCTION)	VHN	DSR
2017-12-08	B	FOR APPROVAL (NOT FOR CONSTRUCTION)	VHN	DSR
2017-12-15	C	FOR APPROVAL (REVISED SITE PLAN)	VHN	DSR

DATE	REV	DESCRIPTION	BY	APPR.

EXISTING / PROPOSED: SANITARY, STORM, WATER, IRRIGATION; FM, GAS, H/T/C, U/G; FORCEMAIN, GAS, H/T/C, HYDRO; T, C, EOP; TEL, CABLE, FENCE; SANITARY CLEANOUT, SANITARY MANHOLE, STORM CLEANOUT, STORM MANHOLE, INSPECTION CHAMBER (SAN), INSPECTION CHAMBER (STM), LIFT STATION, CATCH BASIN, TEST PIT, SWALE, DITCH, SIGN, CULVERT, HEADWALL, HYDRANT, METER, BLOWOFF, CAP, AIR VALVE, VALVE, GUY WIRE, POLE, POST-TOP STREETLIGHT, DAVIT-STYLE STREETLIGHT, MONUMENT, SURVEY HUB, IRON PIN, CABLE SERVICE BOX, TELEPHONE SERVICE BOX, HYDRO SERVICE BOX, HYDRO VAULT, LOW PROFILE TRANSFORMER, TELEPHONE VAULT, GUTTER, EP

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APPROVED	DSR
DESIGN BY	DSR
DRAWN BY	VHN
CHECKED BY	DSR

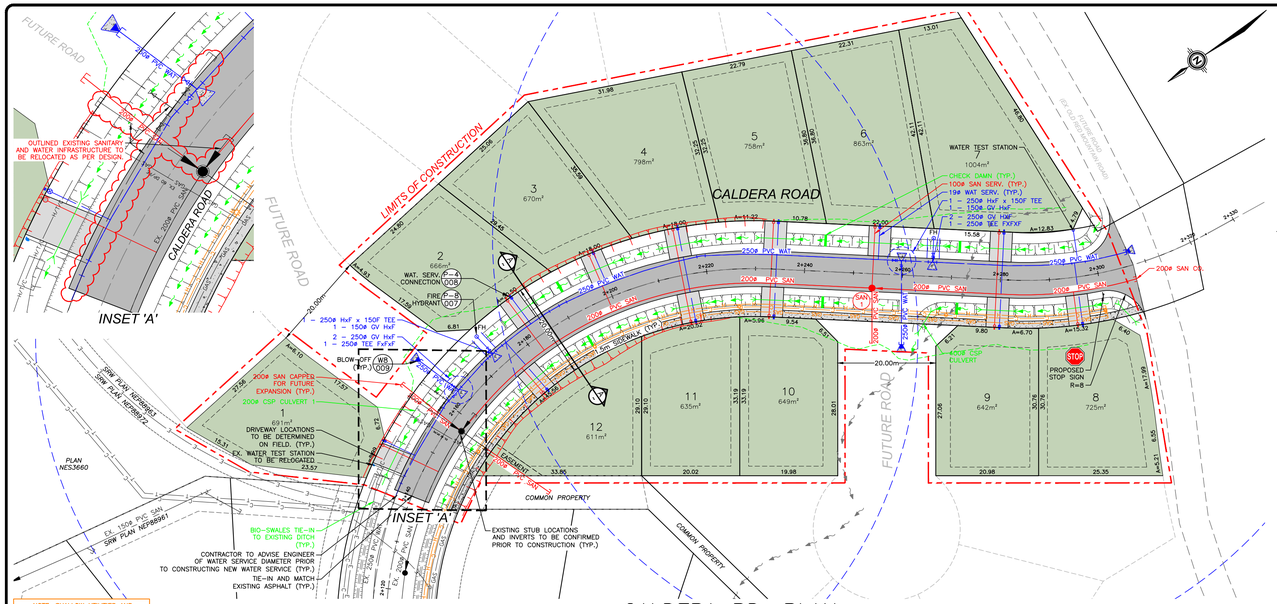
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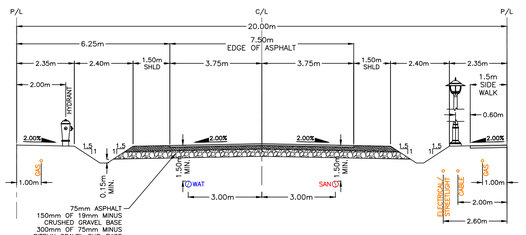
RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
SITE PLAN

REV. No. C
2017-12-15
PROJECT No. 171-14861-00
DRAWING No. 003

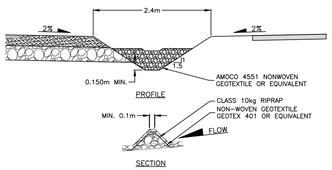
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CALDERA RD. PLAN
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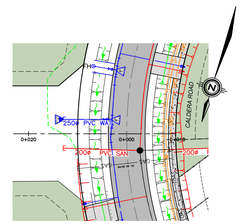


A ~ 20m TYPICAL ROAD
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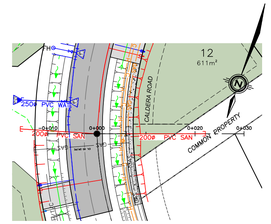


DITCH RIP RAP: 100-400mmø ANGULAR ROCK
M.O.T. CLASS: 25 Kg
RECOMMENDED GRADATIONS: 85% PASSING 100mmø
50% PASSING 300mmø
15% PASSING 400mmø

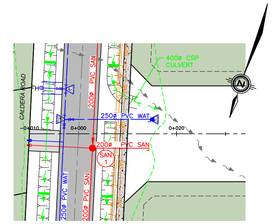
1 ~ TYPICAL CHECK DAMN
N.T.S.



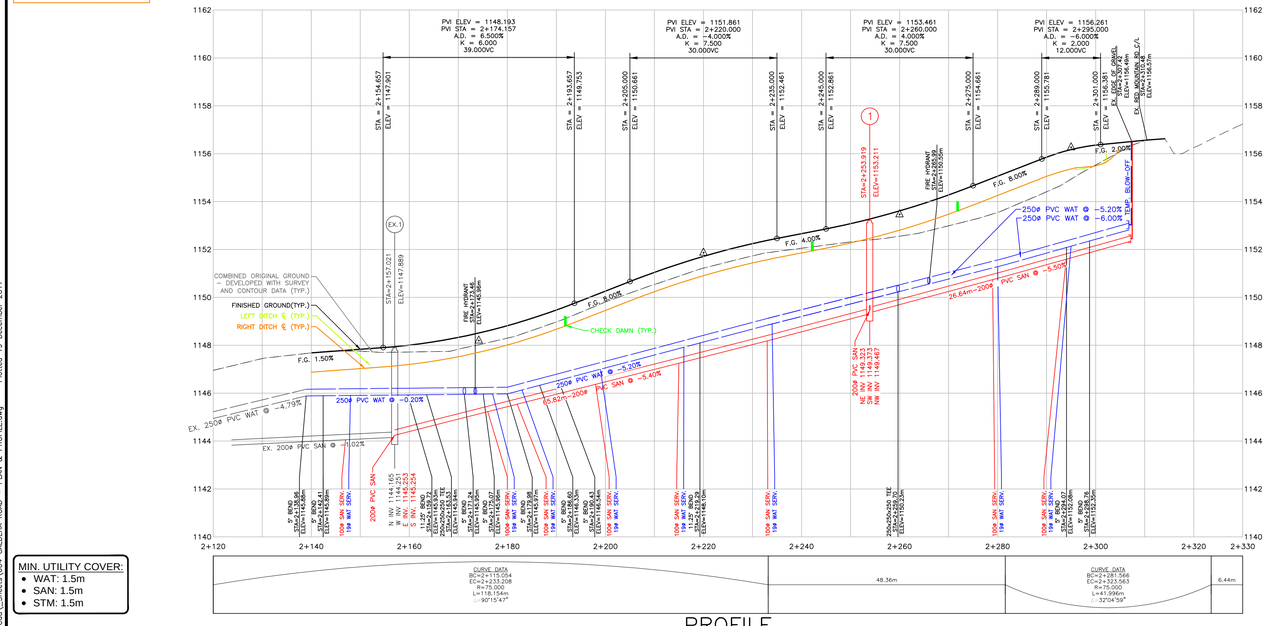
FUT. RD 'A' PLAN
SCALE 1:500



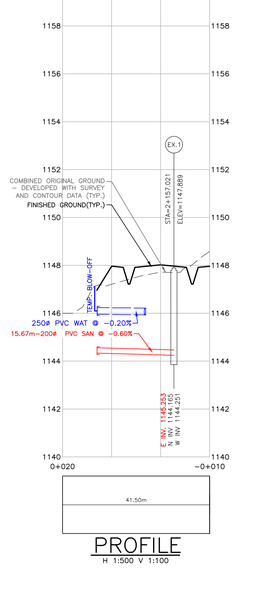
EX.SAN UPGRADE
SCALE 1:500



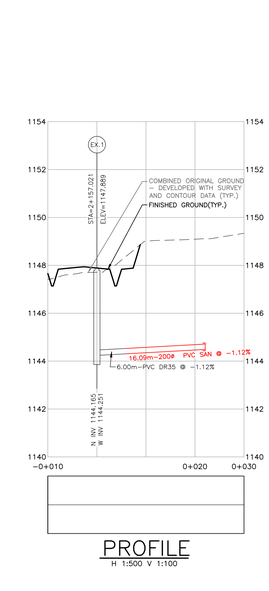
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SCALE 1:500



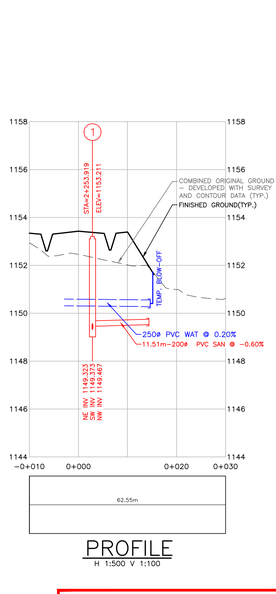
PROFILE
H 1:500 V 1:100



PROFILE
H 1:500 V 1:100



PROFILE
H 1:500 V 1:100



PROFILE
H 1:500 V 1:100

MIN. UTILITY COVER:
- WAT: 1.5m
- SAN: 1.5m
- STM: 1.5m

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1:500 0 10 30m

DATE	REV	DESCRIPTION	BY	APPR.
2017-12-08	A	FOR APPROVAL (NOT FOR CONSTRUCTION)	VHN	DSR

DATE	REV	DESCRIPTION	BY	APPR.

EXISTING: SANITARY, STORM, WATER, IRRIGATION; TM, GAS, H/T/C, U/G; FORCEMAIN, GAS, H/T/C, HYDRO; T, C, EP, FENCE; TEL, CABLE, EOP, FENCE; SANITARY CLEANOUT, SANITARY MANHOLE; STORM CLEANOUT, STORM MANHOLE; INSPECTION CHAMBER (SAN), INSPECTION CHAMBER (STM); LIFT STATION, CATCH BASIN; SWALE, DITCH, TEST PIT; CULVERT, HEADWALL, SIGN; HYDRANT, AIR VALVE; METER, VALVE; BLOWOFF, CAP; GUY WIRE, POLE; POST-TOP STREETLIGHT, DAVIT-STYLE STREETLIGHT
PROPOSED: SANITARY, STORM, WATER, IRRIGATION; TM, GAS, H/T/C, U/G; FORCEMAIN, GAS, H/T/C, HYDRO; T, C, EP, GUTTER; SANITARY CLEANOUT, SANITARY MANHOLE; STORM CLEANOUT, STORM MANHOLE; INSPECTION CHAMBER (SAN), INSPECTION CHAMBER (STM); LIFT STATION, CATCH BASIN; SWALE, DITCH, TEST PIT; CULVERT, HEADWALL, SIGN; HYDRANT, AIR VALVE; METER, VALVE; BLOWOFF, CAP; GUY WIRE, POLE; POST-TOP STREETLIGHT, DAVIT-STYLE STREETLIGHT
MONUMENT; SURVEY HUB; IRON PIN; CABLE SERVICE BOX; TELEPHONE SERVICE BOX; HYDRO SERVICE BOX; HYDRO VAULT; LOW PROFILE TRANSFORMER; TELEPHONE VAULT

SCALE	AS NOTED
DATE	2017-12-08
APPROVED	DSR
DESIGN BY	DSR
DRAWN BY	VHN
CHECKED BY	DSR

SEAL

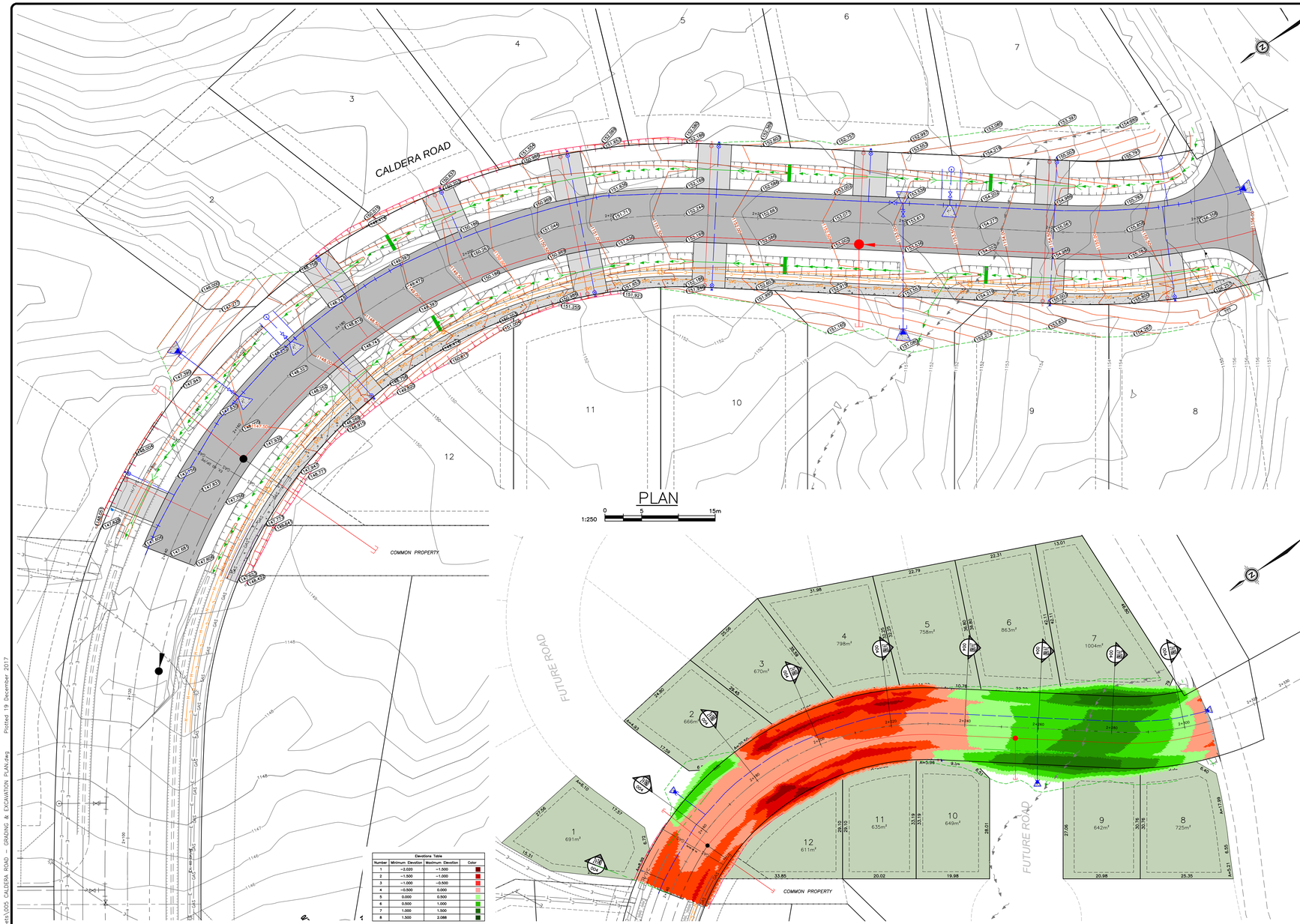
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RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
CALDERA ROAD – PLAN & PROFILE

"NOT FOR CONSTRUCTION"
FOR APPROVAL 2017-12-08

REV. No.	A
	2017-12-08
PROJECT No.	171-14861-00
DRAWING No.	004

N:\171-14861-00 Caldera Rv 21\03 Civil_Sheets\004 CALDERA ROAD - PLAN & PROFILE.dwg Plotted: 19 December 2017



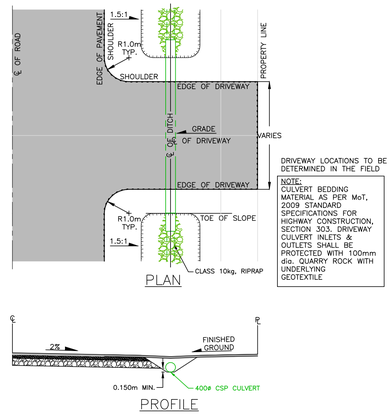
PLAN

1:250 0 5 15m

PLAN

1:500 0 10 30m

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-2.000	-1.500	
2	-1.500	-1.000	
3	-1.000	-0.500	
4	-0.500	0.000	
5	0.000	0.500	
6	0.500	1.000	
7	1.000	1.500	
8	1.500	2.088	



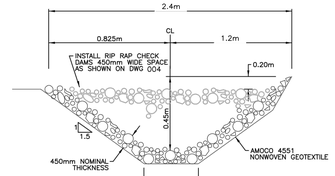
PLAN

DRIVEWAY LOCATIONS TO BE DETERMINED IN THE FIELD

NOTE:
CULVERT BEDDING MATERIAL AS PER MoT, 2009 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 303. DRIVEWAY CULVERT INLETS & OUTLETS SHALL BE PROTECTED WITH 100mm dia. QUARRY ROCK WITH UNDERLYING GEOTEXTILE

PROFILE

2 TYPICAL DRIVEWAY CULVERT
SCALE 1:100



DITCH RIP RAP: 100-400mmø ANGULAR ROCK
M.O.T. CLASS: 25 Kg
RIP RAP LIMITS: SEE DRAWING 002
RECOMMENDED GRADATION: 85% PASSING 100mmø
50% PASSING 300mmø
15% PASSING 400mmø

BIOSWALE RIP-RAP TYPICAL CROSS SECTION FOR SLOPES FROM 2.0-12.0%

3 TYPICAL DITCH
N.T.S.

LEGEND

DESIGN SPOT ELEVATIONS ○ XXX.XXX

EXISTING SPOT ELEVATIONS ○ XXX.XXX

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SCALE	AS NOTED
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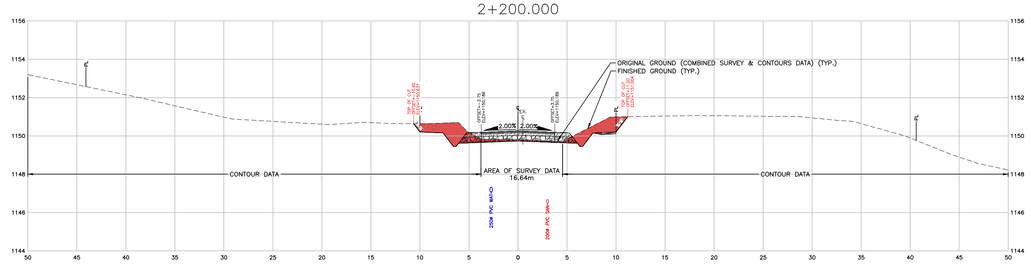
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RED MOUNTAIN RESORT
CALDERA SUBDIVISION - PHASE 2
CALDERA ROAD - GRADING & EXCAVATION PLAN

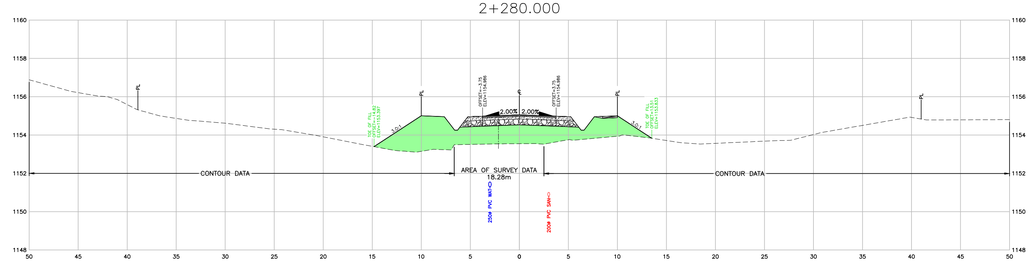
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2017-12-08
PROJECT No. 171-14861-00
DRAWING No. 005

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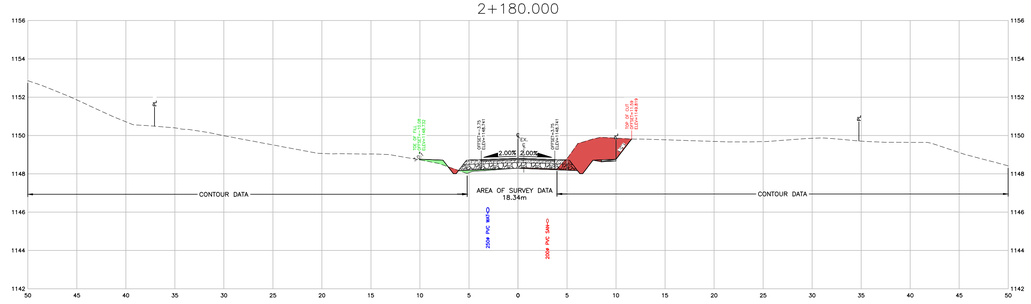
2+200.000



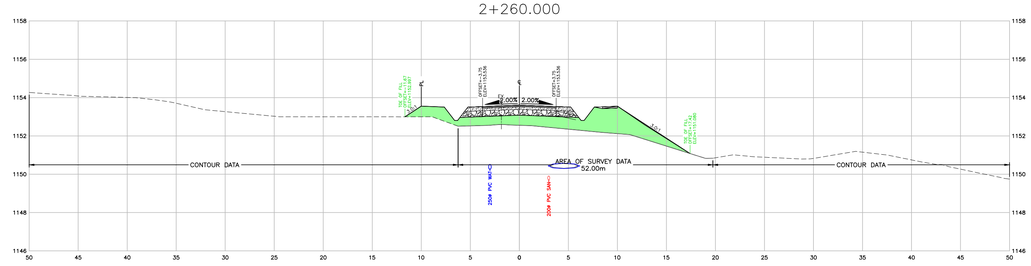
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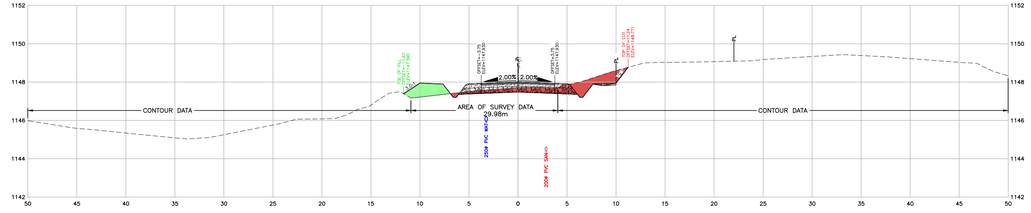
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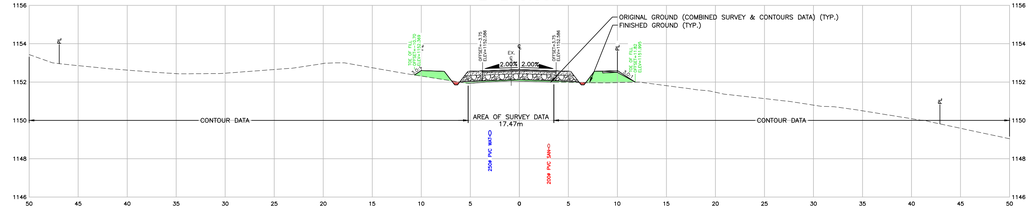
2+260.000



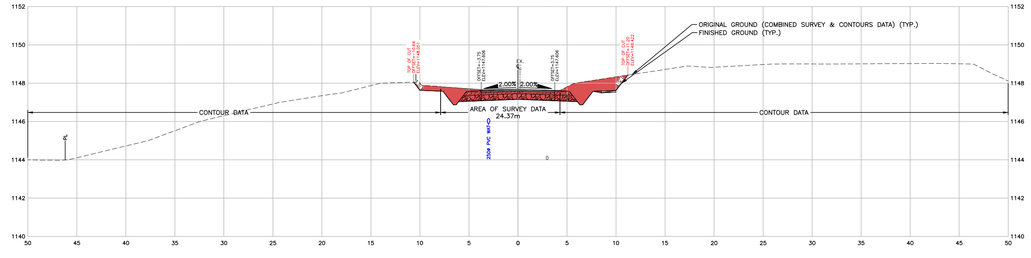
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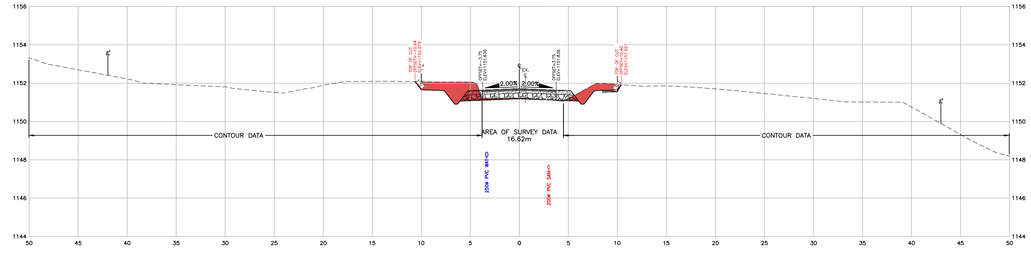
2+240.000



2+140.000



2+220.000



CALDERA ROAD SECTIONS

H 1:250 V 1:250

1:250 0 5 15m

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DATE	2017-12-08
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DESIGN BY	VHN
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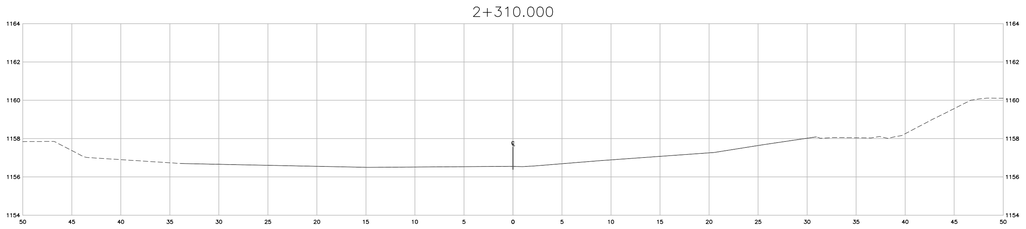
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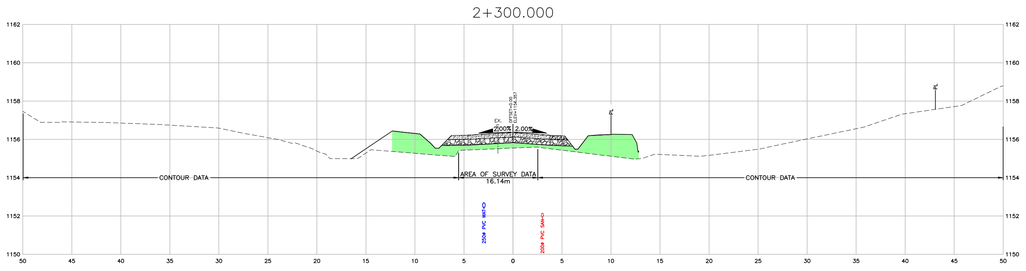
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RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
CALDERA ROAD – SECTIONS 1 OF 2

REV. No. A
2017-12-08
PROJECT No. 171–14861–00
DRAWING No. 006

N:\171-14861-00 Calderra Ph 2\03 Cad\171-14861-00 W01.dwg Plotted: 8 December 2017





CALDERA ROAD SECTIONS

H 1:250 V 1:250

1:250 0 5 15m

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DESIGN BY	VHN
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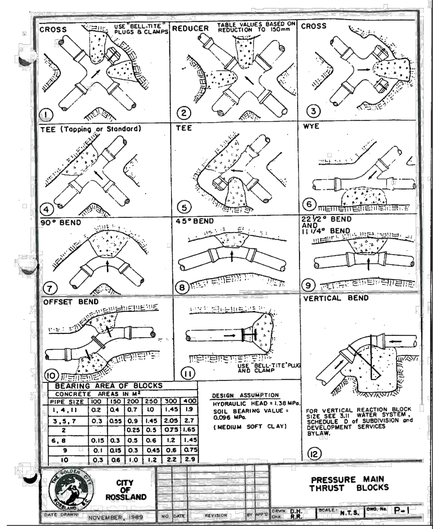
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RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
CALDERA ROAD – SECTIONS 2 OF 2

REV. No. A
2017-12-08
PROJECT No. 171-14861-00
DRAWING No. 007

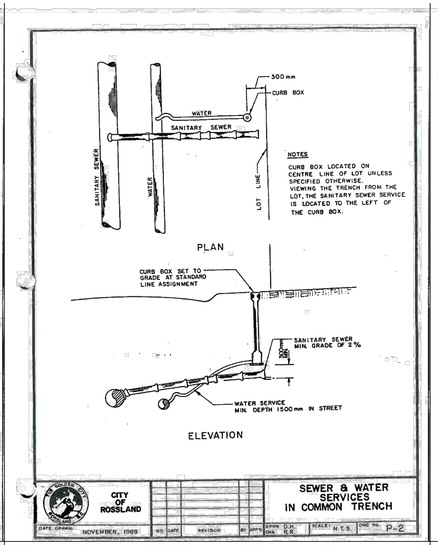
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PRESSURE MAIN THRUST BLOCKS

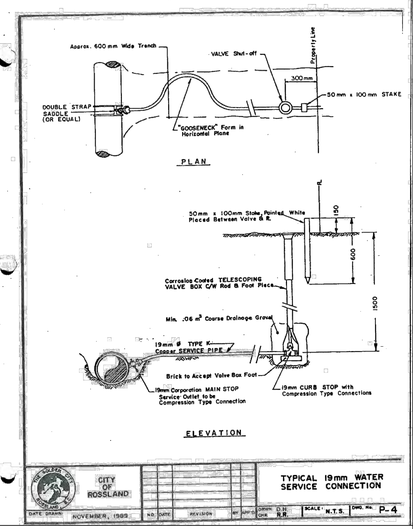


NOTES
CURB BOX LOCATED ON CENTRE LINE OF LOT UNLESS SPECIFIED OTHERWISE. VIEWING THE TRENCH FROM THE LOT, THE SANITARY SEWER SERVICE IS LOCATED TO THE LEFT OF THE CURB BOX.

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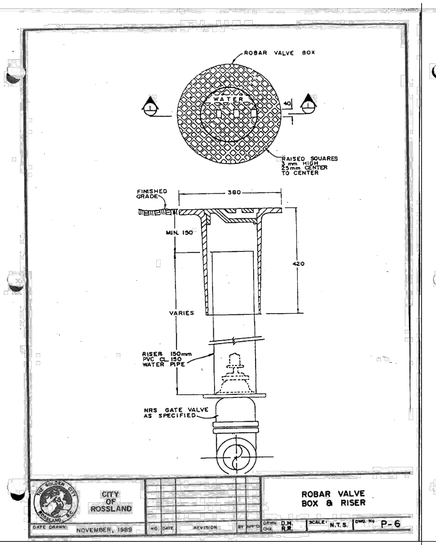
SEWER & WATER SERVICES IN COMMON TRENCH



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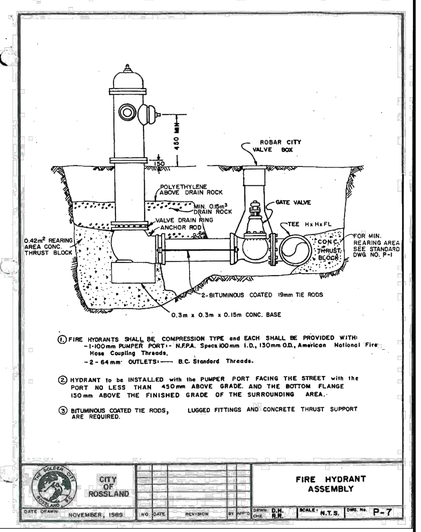
TYPICAL 19mm WATER SERVICE CONNECTION



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ROBAR VALVE BOX & RISER



① FIRE HYDRANTS SHALL BE COMPRESSION TYPE and EACH SHALL BE PROVIDED WITH:
- 1-100mm PUMPER PORT- NFPA. Specs 100 mm I.D., 130 mm O.D., American National Fire Hose Coupling Threads.
- 2-64 mm OUTLETS ---- B.C. Standard Threads.

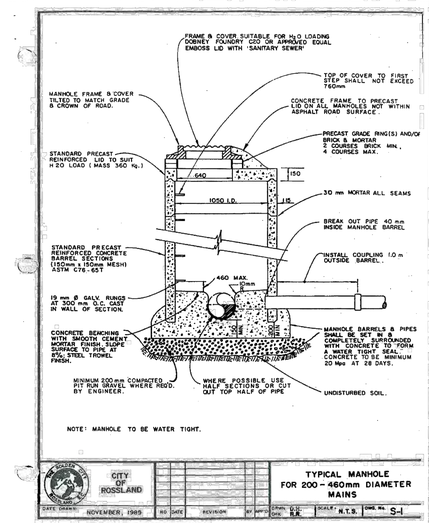
② HYDRANT to be INSTALLED with the PUMPER PORT FACING THE STREET with the PORT NO LESS THAN 450 mm ABOVE GRADE AND THE BOTTOM FLANGE 150 mm ABOVE THE FINISHED GRADE OF THE SURROUNDING AREA.

③ BITUMINOUS COATED THE RODS, LUGGED FITTINGS AND CONCRETE THRUST SUPPORT ARE REQUIRED.

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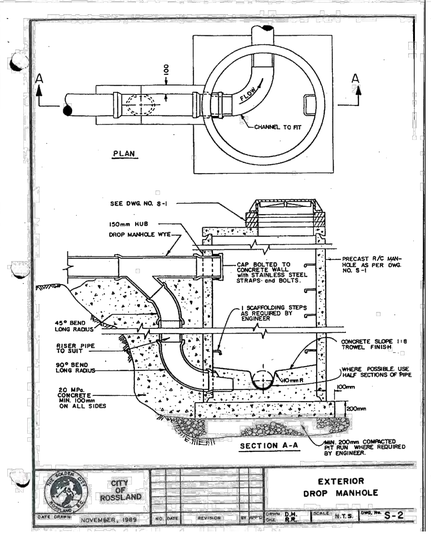
FIRE HYDRANT ASSEMBLY



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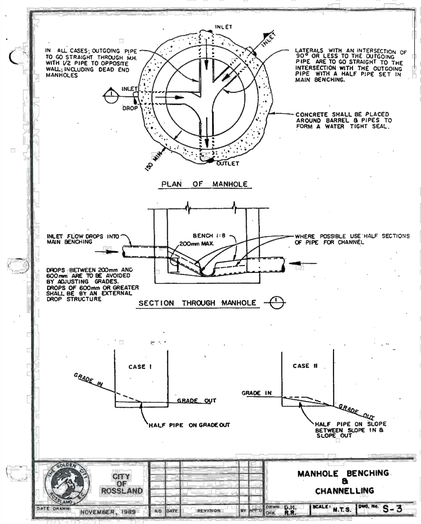
TYPICAL MANHOLE FOR 200 - 460mm DIAMETER MAINS



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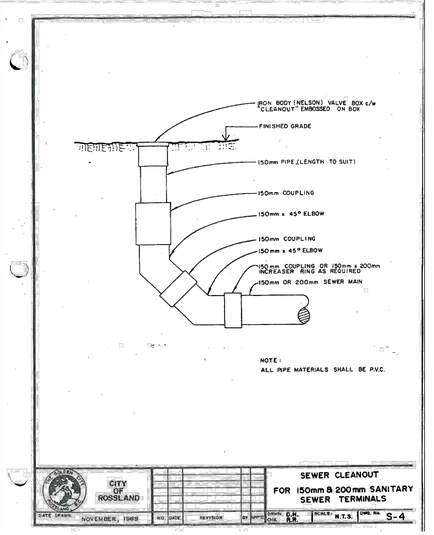
EXTERIOR DROP MANHOLE



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MANHOLE BENCHING & CHANNELLING



NOTE:
ALL PIPE MATERIALS SHALL BE P.V.C.

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SEWER CLEANOUT FOR 150mm & 200mm SANITARY SEWER TERMINALS

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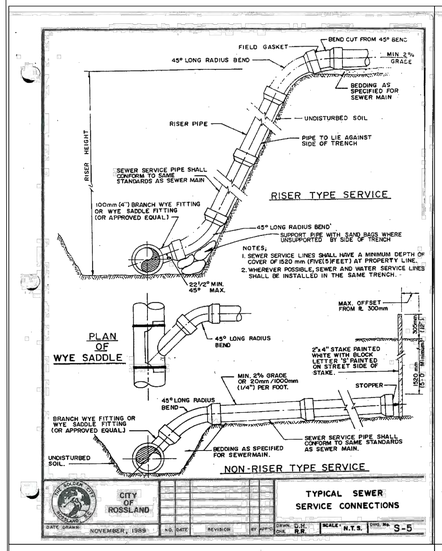
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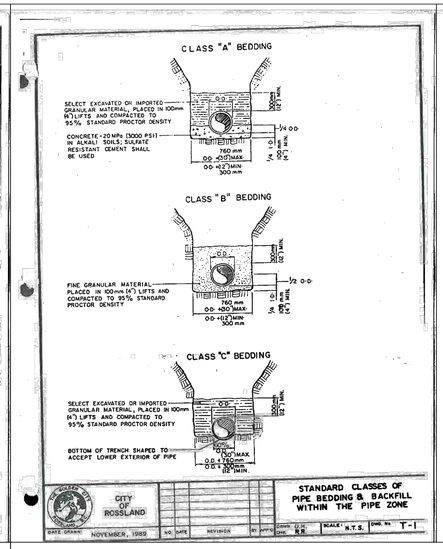
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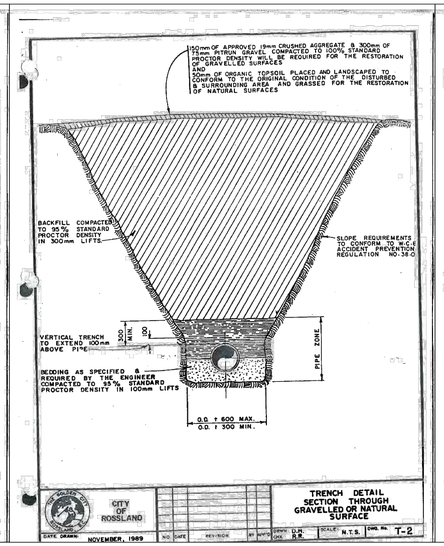
RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
STANDARD DETAILS 1 OF 2

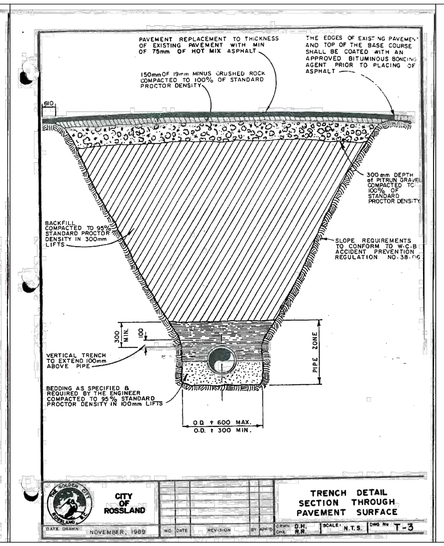
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PROJECT No. 171-14861-00
DRAWING No. 008

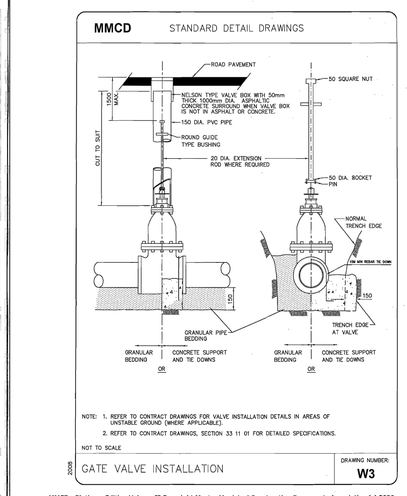
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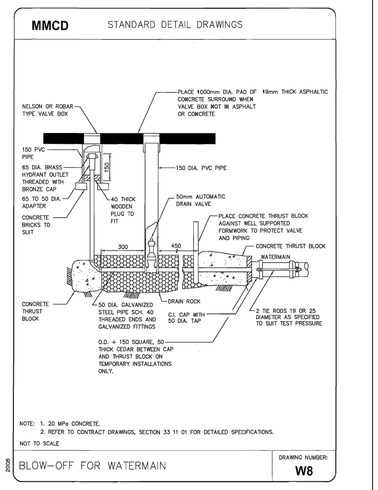




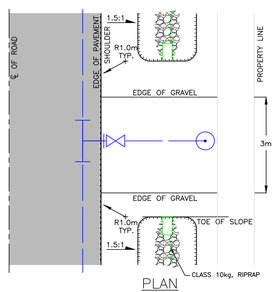




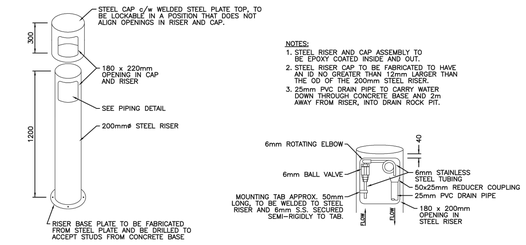
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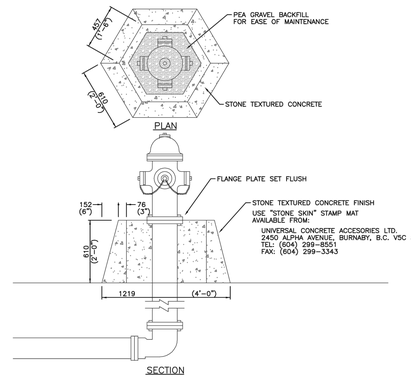
MMCD - Platinum Edition Volume II Copyright Master Municipal Construction Documents Association (c) 2009



HYDRANT NEAR DITCH
N.T.S.



WATER QUALITY TEST STATION
(SOUTH EAST KELOWNA IRRIGATION DISTRICT STANDARD)



DECORATIVE CONCRETE FIRE HYDRANT RING DETAIL
NOT TO SCALE

THIS DRAWING AND DESIGN IS PROTECTED UNDER COPYRIGHT, AND ANY USE, REPRODUCTION OR REVISION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF WSP.
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"NOT FOR CONSTRUCTION"
FOR APPROVAL 2017-12-08

DATE	REV	DESCRIPTION	BY	APPR.
2017-12-08	A	FOR APPROVAL (NOT FOR CONSTRUCTION)	VHN	DSR

DATE	REV	DESCRIPTION	BY	APPR.

EXISTING / PROPOSED: SANITARY, STORM, WATER, IRRIGATION; FM FORCEMAIN, GAS, H/T/C, U/G; T TEL, C CABLE, EP, GUTTER, EOP, HYDRO, FENCE; SANITARY CLEANOUT, SANITARY MANHOLE, STORM CLEANOUT, STORM MANHOLE; INSPECTION CHAMBER (SAN), INSPECTION CHAMBER (STM), LIFT STATION, CATCH BASIN, TEST PIT; SWALE, DITCH, SIGN; CULVERT, HEADWALL; HYDRANT, AIR VALVE, METER, VALVE; BLOWOFF, CAP; GUY WIRE, POLE; POST-TOP STREETLIGHT, DAVIT-STYLE STREETLIGHT

MONUMENT; SURVEY HUB; IRON PIN; CABLE SERVICE BOX; TELEPHONE SERVICE BOX; HYDRO SERVICE BOX; HYDRO VAULT; LOW PROFILE TRANSFORMER; TELEPHONE VAULT

SCALE	N.T.S.
DATE	2017-12-08
APPROVED	DSR
DESIGN BY	DSR
DRAWN BY	VHN
CHECKED BY	DSR

SEAL

wsp
ENGINEERING • PLANNING • GEOMATICS
#420-301 VICTORIA STREET, KAMLOOPS, BC, V2C 2A3
PHONE (250) 374-5252 FAX (250) 372-8336

RED MOUNTAIN RESORT
CALDERA SUBDIVISION – PHASE 2
STANDARD DETAILS 2 OF 2

REV. No. A
2017-12-08
PROJECT No. 171-14861-00
DRAWING No. 009

N:\171-14861-00 Caldera Ph 2\03 Civil_Sheets\009 STANDARD DETAILS 2 OF 2.dwg Plotted: 8 December 2017

TITLE SEARCH PRINT 2018-06-11, 12:14:42

File Reference: Requestor: Stacey Lightbourne

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 189 LAND TITLE ACT
Land Title District	NELSON
Land Title Office	NELSON
Title Number	LB302704
From Title Number	KX20511
Application Received	2009-04-23
Application Entered	2009-05-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address: RMR ACQUISITION CORP., INC.NO. BC0696628
BOX 670
ROSSLAND, BC
V0G 1Y0

Taxation Authority Rossland, The Corporation of the City of

Description of Land

Parcel Identifier: 011-958-057

Legal Description:

PARCEL A (SEE 21298I) SUBLOT 24 TOWNSHIP 28 KOOTENAY DISTRICT PLAN X60 EXCEPT (1) PART LYING WEST OF A LINE PARALLEL TO AND 10 CHAINS DISTANT FROM THE WESTERLY BOUNDARY (2) PARTS INCLUDED IN PLANS 5102, R299, NEP19698 AND AND NEP88960

Legal Notations

THIS LAND IS SUBJECT TO THE RESORT ASSOCIATIONS ACT AND THE BYLAWS OF THE RED RESORT ASSOCIATION FILED WITH THE REGISTRAR OF COMPANIES

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE LB232016

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE LB440603

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE LB440605

TITLE SEARCH PRINT 2018-06-11, 12:14:42

File Reference: Requestor: Stacey Lightbourne

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	XJ15099
Registration Date and Time:	1995-06-19 15:11
Registered Owner:	CITY OF ROSSLAND
Remarks:	INTER ALIA CANCELLED EXCEPT FOR PART SHOWN ON NEP59605 SEE KM24189

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LA133914
Registration Date and Time:	2006-09-26 13:41
Registered Owner:	FORTISBC INC.
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LB260891
Registration Date and Time:	2008-11-25 10:26
Registered Owner:	FORTISBC INC
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LB302729
Registration Date and Time:	2009-04-23 14:00
Registered Owner:	THE CORPORATION OF THE CITY OF ROSSLAND
Remarks:	INTER ALIA PART ON PLAN NEP88961

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LB302736
Registration Date and Time:	2009-04-23 14:01
Registered Owner:	THE CORPORATION OF THE CITY OF ROSSLAND
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	LB302739
Registration Date and Time:	2009-04-23 14:01
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND INFRASTRUCTURE
Remarks:	RESTRICTS SUBDIVISION

TITLE SEARCH PRINT 2018-06-11, 12:14:42

File Reference: Requestor: Stacey Lightbourne

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LB302745
Registration Date and Time:	2009-04-23 14:02
Registered Owner:	FORTISBC INC.
Remarks:	INTER ALIA PART SHOWN ON PLAN NEP88972

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LB302746
Registration Date and Time:	2009-04-23 14:02
Registered Owner:	FORTISBC INC.
Remarks:	INTER ALIA

Nature:	EASEMENT
Registration Number:	CA4272129
Registration Date and Time:	2015-03-09 13:35
Remarks:	INTER ALIA PART IN PLAN EPP47702 APPURTENANT TO STRATA LOTS 13 AND 14 STRATA PLAN NES3660

Nature:	MORTGAGE
Registration Number:	CA6689765
Registration Date and Time:	2018-03-21 09:21
Registered Owner:	BANK OF MONTREAL
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6689766
Registration Date and Time:	2018-03-21 09:21
Registered Owner:	BANK OF MONTREAL
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Rossland File 02-2018

Status: Registered | Doc #: CA4272129 | RCVD: 2015-03-09 RQST: 2018-06-11 12.19.01

FORM_C_V19 (Charge)

KAMLOOPS LAND TITLE OFFICE

Mar-09-2015 13:35:44.003

DECLARATION(S) ATTACHED
CA4272129

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Colnmbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Rachel Victoria Hutton CAW5HG

Digitally signed by Rachel Victoria Hutton CAW5HG
DN: c=CA, cn=Rachel Victoria Hutton CAW5HG, o=Lawyer, ou=Verify ID at www.juricert.com/LKUP.cfm?id=CAW5HG
Date: 2015.03.09 13:17:13 -07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

STIKEMAN ELLIOTT LLP, BARRISTERS & SOLICITORS
SUITE 1700, PARK PLACE
666 BURRARD STREET
VANCOUVER BC V6C 2X8

Rachel V. Hutton
File No.: 112980-1017
Phone No.: (604) 631-1300

Document Fees: $77.72

Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

SEE SCHEDULE

STC? YES ☐

3. NATURE OF INTEREST | CHARGE NO. | ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) ☐ Filed Standard Charge Terms D.F. No. (b) ☑ Express Charge Terms Annexed as Part 2
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

THE OWNERS STRATA PLAN NES3660; AND
RMR ACQUISTION CORP. (INCORPORATION NO. BC0696628)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

RMR ACQUISTION CORP.

BOX 670
ROSSLAND BRITISH COLUMBIA
V0G 1Y0 CANADA

Incorporation No
BC0696628

7. ADDITIONAL OR MODIFIED TERMS:
N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

J.C. (Judy) GRIFFITHS
Notary Public
J.C. Griffiths Notary Corporation
P.O. Box 1209 - 2110 Columbia Ave.
Rossland, BC V0G 1Y0

Execution Date		
Y	M	D
15	03	05

Transferor(s) Signature(s)

THE OWNERS STRATA PLAN NES3660 by its authorized signatory (ies):

Name: Louis McBride

Name: Jim Greene

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Status: Registered Doc #: CA4272129 RCVD: 2015-03-09 RQST: 2018-06-11 12.19.01

FORM_D1_V19

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor / Borrower / Party Signature(s)
J.C. (Judy) GRIFFITHS Notary Public J.C. Griffiths Notary Corporation P.O. Box 1209 - 2110 Columbia Ave. Rossland, BC V0G 1Y0	15	03	05	RMR ACQUISTION CORP. by its authorized signatory(ies): Name: Don Thompson Name:
J.C. (Judy) GRIFFITHS Notary Public J.C. Griffiths Notary Corporation P.O. Box 1209 - 2110 Columbia Ave. Rossland, BC V0G 1Y0	15	03	05	Transferee: RMR ACQUISTION CORP. by its authorized signatory(ies): Name: Don Thompson Name:

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Status: Registered Doc #: CA4272129 RCVD: 2015-03-09 RQST: 2018-06-11 12.19.01

FORM_E_V19

LAND TITLE ACT
FORM E

SCHEDULE PAGE 3 OF 11 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

NO PID NMBR **THE COMMON PROPERTY OF STRATA PLAN NES3660**

STC? YES

[Related Plan Number]

NES3660

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

011-958-057 **PARCEL A (SEE 21298I) SUBLOT 24 TOWNSHIP 28 KOOTENAY DISTRICT PLAN X60 EXCEPT (1) PART LYING WEST OF A LINE PARALLEL TO AND 10 CHAINS DISTANT FROM THE WESTERLY BOUNDARY (2) PARTS INCLUDED IN PLANS 5102, R299, NEP19698 AND AND NEP88960**

STC? YES ☐

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

STC? YES ☐

Status: Registered Doc #: CA4272129 RCVD: 2015-03-09 RQST: 2018-06-11 12.19.01

FORM_E_V19

LAND TITLE ACT
FORM E

SCHEDULE PAGE 4 OF 11 PAGES

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Easement		Easement over part shown on Plan EPP47702 Dominant Lands: PID 027-899-748, Strata Lot 13 Tp 28 Kootenay District Strata Plan NES3660 and PID 027-899-756 Strata Lot 14 Tp 28 Kootenay District Strata Plan NES3660

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

TERMS OF INSTRUMENT - PART 2

THIS AGREEMENT is dated for reference February 25, 2015.

AMONG:

THE OWNERS, STRATA PLAN NES3660 having an office at 200-5740 176A Street, Surrey, BC, V3S 4H2
(the "**Strata Corporation**")

AND

RMR ACQUISITION CORP. (Incorporation No. BC0696628)
Box 670, Rossland, BC V0G 1Y0
(the "**Lot 24 Owner**")

AND

RMR ACQUISITION CORP. (Incorporation No. BC0696628)
Box 670, Rossland, BC V0G 1Y0
(the "**SL13 Owner**")

AND

RMR ACQUISITION CORP. (Incorporation No. BC0696628)
Box 670, Rossland, BC V0G 1Y0
(the "**SL14 Owner**")

WHEREAS:

A. The Strata Corporation is the owner of the Common Property, and the Lot 24 Owner is the Owner of Lot 24;

B. The SL13 Owner is the owner of Strata Lot 13, and the SL14 Owner is the owner of Strata Lot 14; and

C. The Strata Corporation and the Lot 24 Owner have agreed to grant to the SL13 Owner and the SL14 Owner an easement for the purposes of permitting access over a shared roadway between Strata Lot 13 and Strata Lot 14, and the public roadway adjacent to Lot 24.

NOW THEREFORE THIS INSTRUMENT WITNESSES that in consideration of the premises, covenants and agreements herein contained and the sum of Ten Dollars ($10.00) now paid by the each party to the other and for other good and valuable consideration (the receipt and sufficiency of which the parties hereby acknowledge), the parties covenant and agree as follows:

Article 1
DEFINITIONS

1.1 **Definitions**. In this Agreement, the following terms have the following meanings:

(a) "**Common Property**" means the lands and premises situate in Rossland, B.C. and legally described as Common Property of Strata Plan NES3660;

(b) "**Easements**" means the easements over the Easement Area granted pursuant to Section 2.1;

(c) "**Easement Area**" means those parts of the Common Property and Lot 24 outlined in heavy bold on Reference Plan EPP47702, a copy of which is attached as Schedule "A" hereto;

(d) "**Lands**" means the Common Property, Lot 24, SL13 and SL14;

(e) "**Lot 24**" means PID 011-958-057, Parcel A (see 212981I) Sublot 24, Township 28 Kootenay District Plan X60 Except (1) Party lying West of a line parallel to and 10 chains distant from the Westerly boundary and (2) Parts included in Plans 5102 and NEP19698 (3) Part included in Plan R299;

(f) "**Owners**" means the Strata Corporation, Lot 24 Owner, SL13 Owner and SL14 Owner, and "Owner" means any one of them;

(g) "**SL13**" means Strata Lot 13, Township 28, Kootenay District Strata Plan NES3660, PID 027-899-748;

(h) "**SL14**" means Strata Lot 14, Township 28, Kootenay District Strata Plan NES3660, PID 027-899-756;

(i) "**SL Owners**" means the SL13 Owner and the SL14 Owner;

(j) "**Strata Lot Users**" means the SL13 Owner and the SL14 Owner and their successors, assigns, tenants, occupants, contractors, licensees, permittees, invitees, agents, servants, workers and officials; and

(k) "**Strata Lots**" means SL13 and SL14.

Article 2
EASEMENT

2.1 **Easement**. The Strata Corporation and the Lot 24 Owner hereby grant to the SL13 Owner and the SL14 Owner, in perpetuity, for the Strata Lot Users and all other persons now or hereafter having the express or implied permission of the SL Owners or having a similar right, the non-exclusive, full, free and uninterrupted right, licence, liberty, privilege and easement at all times and from time to time:

(a) to enter, go, return, exit, pass and repass with automobiles, motorcycles, bicycles, trucks and other motor vehicles and similar modes of conveyance, and on foot, with or without wheelchairs or similar devices through, along and over the Easement Area for the purpose of access to and from the Strata Lots; and

(b) to do all acts through, along and over the Easement Area necessary or incidental to the foregoing.

For the purposes of the Easements, the servient tenements are the Common Property and Lot 24, and the dominant tenements are SL13 and SL14.

Article 3
RESERVATIONS

3.1 **Reservations**. Notwithstanding the Easements granted in this Agreement, there is reserved to the Strata Corporation and the Lot 24 Owner, subject to the restrictions and limitations hereinafter set forth, the right at all times hereafter and from time to time:

(a) to temporarily interrupt the use and enjoyment of the Easements:

(i) inspecting, maintaining, repairing, replacing or reconstructing the Common Property or Lot 24, as the Strata Corporation or Lot 24 Owner, respectively, may require or may deem expedient; and

(ii) in any manner which does not unreasonably interfere with the access to and enjoyment of the Strata Lots of the Easement Area,

provided that any such interruption is as short as reasonably possible, reasonable notice of the intended interruption is provided (except in the case of emergency when no notice shall be required), and reasonable measures are taken by the Strata Corporation and/or the Lot 24 Owner during the period of the interruption to provide the SL Owners with adequate alternative access, if appropriate; and

(b) to grant statutory rights of way, easements, covenants or licenses or any other rights in land in respect of the Common Property or Lot 24 in favour of the City of Rossland, other governmental entity, any public utility, public authority or any other person the Common Property, Lot 24, or any portion thereof; provided such grants will not unreasonably interfere with the rights granted to the SL Owners pursuant to this Agreement.

Article 4
COVENANTS

4.1 **SL Owner Covenants.** The SL Owners covenant and agree:

(a) to comply with all applicable laws relating to the use of the Easement Area;

(b) to inspect, repair, replace, clean and maintain the Easement Area and keep the same reasonably clear of snow and ice as would a reasonable and prudent owner. Until such time as a building permit for Strata Lot 13 is issued, the SL14 Owner agrees to be solely responsible for, and to pay all costs associated with, the obligations set out in this Section 4.1(b). The SL Owners agree that upon issuance of a building permit for Strata Lot 13, that they will be jointly and severally liable for the obligations set out in this Section 4.1(b), and that they shall share equally in all costs association with carrying out such obligations;

(c) not to:

(i) temporarily or permanently park motor vehicles or place any objects in, or otherwise obstruct, the Easement Area in any way;

(ii) construct any improvements in the Easement Area, unless such improvement is approved by the Lot 24 Owner and the Strata Corporation, each acting reasonably;

(iii) cause undue noise or light to be emitted within the Easement Area;

(iv) idle motor vehicles within the Easement Area; or

(v) interfere with each other's rights under this Agreement,

(d) to indemnify and save harmless the Strata Corporation and the Lot 24 Owner in respect of any action, cause of action, suit, damage, loss, cost, claim or demand of any nature whatsoever arising out of the exercise by the SL Owners or any other person permitted by the SL Ownershereunder of any of the rights granted hereunder by reason of or with respect to any injury to person or persons including death resulting at any time hereafter and any damage to or loss of property suffered by the Strata Corporation or Lot 24 Owner or others except to the extent of negligence or willful misconduct of the Strata Corporation or Lot 24 Owner or persons for whose conduct the Strata Corporation or Lot 24 Owner are responsible; and

(e) to maintain at all times at their own expense, with the Strata Corporation and Lot 24 Owner shown as an additional named insureds, comprehensive general liability insurance against claims for personal injury, death or property damage suffered by others arising out of the use of and operations on the Easement Area by the Strata Lot Users in amounts not less than that as would be carried by a reasonable and prudent owner, and whenever reasonably required by the Strata Corporation or Lot 24 Owner, to furnish the Strata Corporation or Lot 24 Owner with evidence of such insurance.

4.2 **Strata Corporation and Lot 24 Owner Covenants.** The Strata Corporation and Lot 24 Owner covenant and agree:

(a) to cause a gravel road to be constructed, including, if necessary, clearing and excavation, within the Easement Area;

(b) except as set out herein, not to do or permit to be done any act or thing by any person claiming through or under it, which may interfere with or obstruct access to or the use of the Easement Area in accordance with the Easements; and

(c) to permit Strata Lot Users, in perpetuity, subject to the provisions of this Agreement, to peaceably hold and enjoy the Easement hereby granted.

Article 5
EASEMENT RUNS WITH THE LANDS

5.1 **Easements Run with the Lands**. The Easements herein granted to the SL13 Owner and SL14 Owner and the other covenants and agreements herein shall be construed as running with the Common Property and Lot 24 and as appurtenant to the Strata Lots.

5.2 **Use and Enjoyment of Easement**. The Easements herein granted will extend to and may be enjoyed by the SL Owners and their successors and assigns from time to time and its servants, contractors, subcontractors, agents, tenants, invitees and licensees and any right reserved to the Strata Corporation or the Lot 24 Owner will extend to and may be enjoyed by the Strata Corporation or the Lot 24 Owner and their successors and assigns from time to time and their servants, contractors, subcontractors, agents, tenants, invitees and licensees.

5.3 **No Vesting of Fee**. No part of the fee of the Common Property or Lot 24 will pass to or be vested in the SL Owners under or by virtue of this Agreement and, subject to the obligation of the SL Owners to pay for the costs under Section 4.1(b), the SL Owners may enjoy the Easements herein subject only to the rights and restrictions herein provided.

Article 6
GENERAL

6.1 **Enurement**. Subject to the provisions set out herein, the Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns and the owner or owners from time to time of an interest in all or any portion of the Lands, the Lands will remain at all times charged therewith, provided that no Owner will be liable for any breach of a covenant, agreement or obligation of any other Owner under this Agreement which occurs after such party has ceased to be the owner of the Common Property or Lot 24 or Strata Lot 13 or Strata Lot 14, as the case may be.

6.2 **Time of the Essence**. Time will be of the essence of this Agreement.

6.3 **Severability**. Should any portion of this Agreement be declared invalid and unenforceable then such portion will be deemed to be severable from this Agreement and the invalidity or unenforceability thereof will not affect or render unenforceable or invalid any other provisions of this Agreement.

Status: Registered Doc #: CA4272129 RCVD: 2015-03-09 RQST: 2018-06-11 12.19.01

6.4 Notice. Any notice, request or communication required or permitted to be given hereunder will be in writing and will be deemed to have been duly given if personally delivered to the party or mailed in Canada by prepaid registered post addressed to the party at the address set out above, or to such other address in Canada as any party may specify in writing to the other parties, provided that if and when the owner of any parcel of Land should change, then to the address as set out in the State of Title Certificate for that parcel of land, and such notice will be deemed to have been received, if delivered, on the date of delivery, and if mailed, then on the third business day following its mailing, provided that if mailed, should there be between the time of the mailing and the actual receipt of the notice, a mail strike, slowdown or other labour dispute which might affect delivery of such notice, then such notice will only be effective if actually delivered.

6.5 **Headings**. The headings in this Agreement have been included for convenience only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provisions thereof.

6.6 **References**. This Agreement and the words "hereof", "herein" and similar words refer to this Agreement as a whole and not to any section, subsection or other subdivision hereof and any reference in this Agreement to a designated section, subsection or other subdivision is a reference to the designated section, subsection or subdivision hereof.

6.7 **Waiver**. No waiver of any breach of this Agreement is effective unless it is an express waiver in writing by the party so waiving such breach. No waiver by any party of any default will be deemed to be a waiver by such party of any subsequent default.

6.8 **Further Assurances**. Each party will from time to time execute and deliver in registrable form, at the request of the other, all such further documents, deeds, instruments and do or cause to be done such further acts and things and give all such further assurances as may be necessary or desirable to facilitate the granting of the Easement contained herein.

6.9 **Governing Law**. This Agreement will be governed and construed in accordance with the laws in force in the Province of British Columbia.

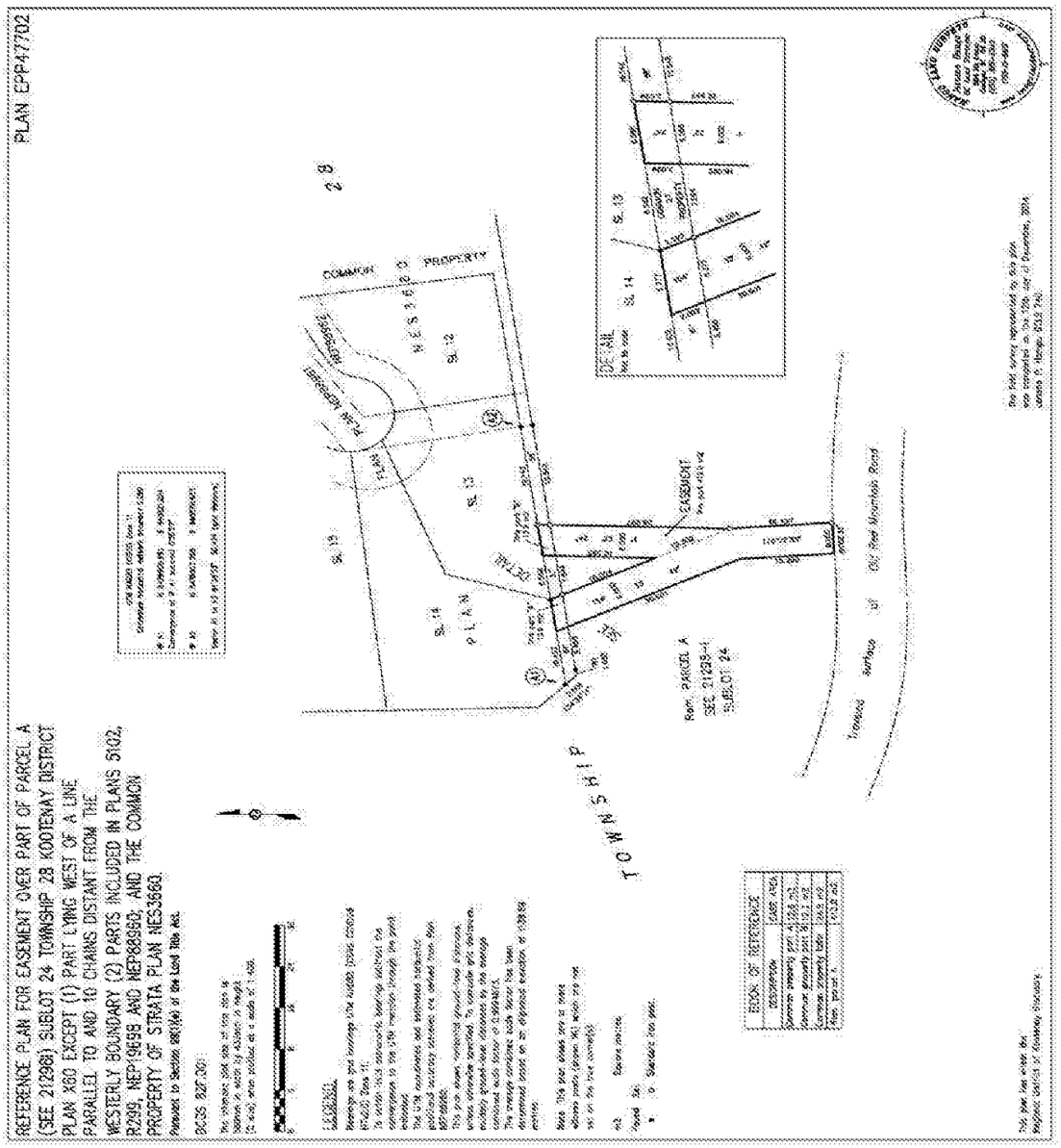
6.10 **Default by an Owner**. If at any time an Owner (the "**Defaulting Owner**") fails to perform its obligations under this Agreement (the "**Obligations**"), then any one of the other Owners (a "**Non-Defaulting Owner**") may, but is not obligated to, without waiving or releasing the Defaulting Owner from its duty to comply with the Obligations, take all actions reasonably necessary to satisfy the Obligations. The Defaulting Owner shall indemnify the Non-Defaulting Owner for any reasonable costs and expenses incurred by the Non-Defaulting Owner relating to the performance of all or a portion of the Obligations by the Non-Defaulting Owner pursuant to this Section 6.10 and the Defaulting Owner shall pay such costs and expenses within fifteen days of the receipt of a demand in writing from the Non-Defaulting Owner for the payment of such costs and expenses.

IN WITNESS WHEREOF, the parties have executed this Agreement in Item 8 of the General Instrument - Part 1.

Status: Registered Doc #: CA4272129 RCVD: 2015-03-09 RQST: 2018-06-11 12.19.01

Schedule "A"

Easement Area



END OF DOCUMENT

397422 v3

Rossland File 02-2018

Status: Registered Doc #: CA4272129 RCVD: 2015-03-09 RQST: 2018-06-11 12.19.01

FORM_DECGEN_V19

LAND TITLE ACT
FORM DECLARATION

Related Document Number:

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

Rachel Victoria Hutton CAW5HG

Digitally signed by Rachel Victoria Hutton CAW5HG
DN: c=CA, cn=Rachel Victoria Hutton CAW5HG, o=Lawyer, ou=Verify ID at www.juricert.com/LKUP.cfm?id=CAW5HG
Date: 2015.03.09 13:17:39 -07'00'

See attached Form E - Certificate of Strata Corporation NES3660.

NOTE:
A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

Status: Registered Doc #: CA4272129 RCVD: 2015-03-09 RQST: 2018-06-11 12.19.01

FORM E

CERTIFICATE OF STRATA CORPORATION

(Sections 78, 79, 80, 100, 214, 257, 259, 261, 262, 263, 266, 269, 274, 283)

The Owners, Strata Plan NES3660 certify that a resolution referred to in section 80 of the *Strata Property Act* was passed by a 3/4 vote at the special general meeting held on the 24th day of February, 2015 and that the attached instrument conforms to the resolution.

For the purposes of section 165(4)(f) of the *Land Title Act*, execution of the attached instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act*, and the instrument conforms to the resolution.

Signature of Council Member

Signature of Second Council Member

401023 v1

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

23 APR 2009 14 00 LB302729

LB302731

114-M

LAND TITLE ACT

FORM C

(Section 233)

RLB 4/23/2009 2:05:06 PM 1 3
Charge 1 $66.15

C SRW

RLB 4/23/2009 2:05:10 PM 1 3
Plans 1 $55.00 PLAN

Province of
British Columbia

GENERAL INSTRUMENT - PART 1 *(This area for Land Title Office Use)* Page 1 of 19 pages

1. APPLICATION: *(Name, address, phone number and signature of applicant, applicant's solicitor or agent)*
STIKEMAN ELLIOTT LLP, Barristers & Solicitors, Suite 1700, Park Place, 666 Burrard Street, Vancouver, BC, Canada V6C 2X8 Phone: (604) 631-1300
Attention: Rachel V. Hutton
File No.: 112980-1017

C (PA)

C (PA)

Rachel V. Hutton
Applicant's Solicitor

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*
(PID) *(LEGAL DESCRIPTION)*

RLB 4/23/2009 2:05:19 PM 1 3
Charge 2 $132.30

SEE SCHEDULE

3. NATURE OF INTEREST*:

DESCRIPTION	*DOCUMENT REFERENCE (page and paragraph)*	*PERSON ENTITLED TO INTEREST*
SEE SCHEDULE		

4. TERMS: Part 2 of this mortgage consists of (select one only):

(a) Filed Standard Charge Terms ☐ D.F. No.
(b) Express Charge Terms ☒ Annexed as Part 2
(c) Release ☐ There Is no Part 2 of this instrument

A selection of (a) or (b) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*
RMR ACQUISITION CORP., (Inc. No. BC0696628)
THE OWNERS, STRATA PLAN NES 3660
COMMUNITY FUTURES DEVELOPMENT CORPORATION OF GREATER TRAIL, (Reg. No. A0046974), as to priority
JEFF BUSBY, as to priority

6. TRANSFEREE(S): (including postal address(es) and postal code(s))*
THE CORPORATION OF THE CITY OF ROSSLAND, a Municipality duly incorporated under the laws of the Province of British Columbia, having an address at 1899 Columbia Avenue, Box 1179, Rossland, British Columbia, VOG 1Y0

*If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E

CLIENT # 11631
First Registry Services Ltd.
Land & Court Agent
P.O. Box 1405
Kamloops, BC V2C 6L7
Toll Free: 1-877-828-1266

260225 v2

Caldera: Water/Sewer SRW
Document #8

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

GENERAL INSTRUMENT - PART 1

7. ADDITIONAL OR MODIFIED TERMS:*

N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any:

Officer Signature(s)	Execution Date Y	M	D	Party(ies) Signature(s)
NATALIE V. MARACH BARRISTER AND SOLICITOR STIKEMAN ELLIOTT LLP SUITE 1700 PARK PLACE 666 BURRARD STREET VANCOUVER, BRITISH COLUMBIA, CANADA V6C 2X8 604-631 1300	09	04	20	**RMR ACQUISITION CORP.** by its authorized signatory Name: Rachel Victoria Hutton

Officer Signature(s)	Execution Date Y	M	D	Party(ies) Signature(s)
NATALIE V. MARACH BARRISTER AND SOLICITOR STIKEMAN ELLIOTT LLP SUITE 1700 PARK PLACE 666 BURRARD STREET VANCOUVER, BRITISH COLUMBIA, CANADA V6C 2X8 604-631 1300	09	04	20	**THE OWNERS, STRATA PLAN NES 3660** by its authorized signatory Name: Rachel Hutton

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

*If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E
**If space insufficient, continue executions on additional page(s) in Form D

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s)
ROBERT G. P. BROWN BARRISTER & SOLICITOR SUITE 200, 999 FARWELL ST. TRAIL, B.C. V1R 3V1 TEL (250) 368-3327 FAX (250) 368-4994	09	04	20	**COMMUNITY FUTURES DEVELOPMENT CORPORATION OF GREATER TRAIL, as to priority** by its authorized signatory Name: Craig Adam

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s)
Joanne Fiore	09	04	14	**JEFF BUSBY, as to priority**

JOANNE FIORE
Commission # 1647925
Notary Public - California
San Diego County
My Comm. Expires Feb 27, 2010

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

9985 Scripps Westview, #40
San Diego, CA 92131
(858) 523-3277

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s)
J.C. (Judy) GRIFFITHS NOTARY PUBLIC J.C. Griffiths Notary Corporation P.O. Box 1209 - 2110 Columbia Ave. Rossland, BC V0G 1Y0 (250) 362-6803	09	04	10	**THE CORPORATION OF THE CITY OF ROSSLAND** by its authorized signatory Name: Ron Campbell (RON CAMPBELL) MICHAEL MATURO

WITNESSED AS TO EXECUTION ONLY.
NO ADVICE SOUGHT OR GIVEN

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	*(LEGAL DESCRIPTION)*
011-958-057	Parcel A (see 21298I) Sublot 24, Township 28 Kootenay District Plan X60 Except (1) Part lying West of a line parallel to and 10 chains distant from the Westerly boundary and (2) Parts included in Plans 5102, NEP19698 and NEP ~~88960~~ (3) Part included in Plan R299
012-040-134	Parcel A (see 21298I) Sublot 28, Township 28 Kootenay District Plan X60 Except (1) Part lying South of a line parallel to and 5 chains distant from the Southerly boundary and West of a line parallel to and 20 chains distant from the Easterly boundary and (2) Parts included in Plans 5201, 5552, 6874, NEP79845 and Plan NEP ~~88960~~
NO PID	Strata Lot 2, Township 28 Kootenay District Plan NES 3660
NO PID	Strata Lot 3, Township 28 Kootenay District Plan NES_____
NO PID	Strata Lot 4, Township 28 Kootenay District Plan NES_____
NO PID	Strata Lot 5, Township 28 Kootenay District Plan NES_____
NO PID	Strata Lot 6, Township 28 Kootenay District Plan NES_____
NO PID	Strata Lot 7, Township 28 Kootenay District Plan NES_____
NO PID	Strata Lot 13, Township 28 Kootenay District Plan NES_____
NO PID	Strata Lot 14, Township 28 Kootenay District Plan NES_____
NO PID	Strata Lot 16, Township 28 Kootenay District Plan NES 3660
NO PID	Common Property Strata Plan NES 3660, Township 28, Kootenay District

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

LAND TITLE ACT

FORM E

SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

3. NATURE OF INTEREST*:

DESCRIPTION	*DOCUMENT REFERENCE (page and paragraph)*	*PERSON ENTITLED TO INTEREST*
Section 218 *Land Title Act* Statutory Right of Way over part shown outlined in heavy black on Plan NEP 88961	Pages 11 - 12, Section 2.1	Transferee
Priority Agreement granting Section 218 *Land Title Act* Statutory Right of Way LB 302729 priority over Mortgage CA981027	Page 17	Transferee
Priority Agreement granting Section 218 *Land Title Act* Statutory Right of Way LB302729 priority over Mortgage LA62831 (modified by LB2249 and LB243386)	Page 18	Transferee

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

TERMS OF INSTRUMENT - PART 2

STORM WATER AND SANITARY SEWER DRAINAGE
STATUTORY RIGHTS OF WAY

AMONG

RMR ACQUISITION CORP. and
THE OWNERS, STRATA PLAN NES 3660
AS GRANTORS

AND

THE CORPORATION OF THE CITY OF ROSSLAND
AS GRANTEE

AND

COMMUNITY FUTURES DEVELOPMENT CORPORATION OF GREATER TRAIL and
JEFF BUSBY
AS TO PRIORITY

April 21, 2009

A. It is understood and agreed that this Instrument will be read as follows:

(a) the Transferor, RMR Acquisition Corp., is called "**RMR**";

(b) the Transferor, The Owners, Strata Plan NES 3660, is called the "**Strata Corporation**" and, together with RMR they are collectively, the "**Grantors**"); and

(c) the Transferee, The Corporation of the City of Rossland, is called the "**City**" when referring to the corporate entity and "**City of Rossland**" when referring to geographic location;

B. RMR is the registered owner of the RMR Lands (hereinafter defined);

C. The Strata Corporation for strata plan NES 3660 acts on behalf of the Owners of strata lots 1 to and including 18, Strata Plan NES 3660, Township 28, Kootenay District, with respect to the common property thereof, including any structures, buildings and other improvements forming part thereof (the "**Common Property**"); and

D. The Grantors have agreed to grant to the City statutory rights of way necessary for the operation and maintenance of the City's undertaking in respect of the Lands to permit the City to make use of the Right of Way Area on the Lands (each as hereinafter defined) for the purpose of storm water and sanitary sewer drainage and water works.

NOW THEREFORE THIS INSTRUMENT WITNESSES that in consideration of the premises, covenants and agreements herein contained and the sum of Ten Dollars ($10.00) now paid by the City to RMR and for other good and valuable consideration (the receipt and sufficiency whereof RMR hereby acknowledges), the parties hereto hereby covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 Definitions

Terms defined in this Article 1.1 for all purposes of this Instrument, unless specifically provided herein, will have the meaning hereinafter specified. The terms herein defined are:

(a) "**City Engineer**" means the professional engineer engaged by or on behalf of the City;

(b) "**Lands**" means the Common Property and the RMR Lands;

(c) "**Right of Way**" means the Statutory Right of Way granted under Section 2.1;

(d) "**Right of Way Area**" means the 4080.9 m² portion of the Lands shown outlined in bold black line on the Plan of Statutory Right of Way certified correct by Jerome P. Hango, B.C.L.S. on January 12, 2009, a photo-reduced copy of which is attached hereto as Schedule "B";

(e) "**RMR Lands**" means those certain parcels of land situate in the City of Rossland and legally described as:

(i) PID: 012-040-134, Parcel A (see 21298I) Sublot 28, Township 28 Kootenay District Plan X60 Except (1) Part lying South of a line parallel to and 5 chains distant from the Southerly boundary and West of a line parallel to and 20 chains distant from the Easterly boundary and (2) Parts included in Plans 5201, 5552, 6874, NEP79845 and Plan NEP 88960;

(ii) PID: 011-958-057, Parcel A (see 21298I) Sublot 24, Township 28 Kootenay District Plan X60 Except (1) Part lying West of a line parallel to and 10 chains distant from the Westerly boundary and (2) Parts included in Plans 5102, NEP19698 and NEP 88960 (3) Part included in Plan R299; and

(iii) Strata Lots 2, 3, 4, 5, 6, 7, 13, 14 and 16 of Strata Plan NES 3660; and

(f) "**Works**" means sewer and water mains, pipes, lines, ditches, swales, detention facilities, conduits, manholes, drains, pumps, attachments, inlet/outlet structures, equipment, accessories and devices situate on the Right of Way Area in connection with the Right of Way.

1.2 Schedules

The following Schedules are attached hereto and form part of this Instrument:

Schedule	Description
"A"	Plan of Right of Way Area

1.3 Interpretation

Any interest in land created hereby, including those noted in the Form C attached to and forming part of this Instrument, as being found in certain sections,

paragraphs or parts of this Instrument, will be construed, interpreted and given force in the context of those portions of this Instrument:

(a) which define the terms used herein;

(b) which deal with the interpretation of this Instrument; and

(c) which are otherwise of general application.

1.4 Headings

The division of this Instrument into Articles and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Instrument. The terms "this Instrument", "hereof", "hereunder" and similar expressions refer to this Instrument and not to any particular Article or other portion hereof and include any agreement or instrument supplemental or ancillary hereto. Unless something in the subject matter or context is inconsistent therewith, references herein to Articles are to Articles of this Instrument.

1.5 Number

Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.

1.6 Governing Law

This Instrument will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein.

ARTICLE 2
STATUTORY RIGHT OF WAY

2.1 Right of Way

Pursuant to Section 218 of the *Land Title Act*, R.S.B.C. 1996, Chapter 250, as amended, each of the Grantors hereby grants and conveys to the City in perpetuity, the full, free and uninterrupted right, license, liberty, privilege, easement and statutory right of way over the Right of Way Area for the City, its licensees, agents, contractors, subcontractors, employees and permittees at all times hereafter, by day and by night, at their will and pleasure to:

(a) enter the Right of Way Area, cross over it, exit it and use it for the purposes described in this Section 2.1;

(b) bring vehicles, machinery, equipment, tools, and supplies on and to the Right of Way Area, and use them for the purposes described in this Article 2.1;

(c) install, construct, place, lay down, repair, maintain, inspect, replace, alter, operate, demolish, remove, or abandon sanitary sewer, storm water and water main drainage and conveyance systems including, without limitation, any Works relating to such purposes that the City Engineer considers necessary or desirable to convey, drain, or dispose of sewage, storm water, water, liquid waste, effluent, debris, and materials carried by or mixed in with them including, without limitation, sand, leaves, and dirt, on the Right of Way Area, above ground or under ground; and

(d) do anything else that the City Engineer considers necessary or desirable in connection with its rights hereunder, acting reasonably.

2.2 No City Obligation

Nothing in this Article 2 will imply any obligation of the City to the Grantors or to anyone else to exercise any of the rights under Section 2.1.

ARTICLE 3
COVENANTS

3.1 Grantor's Covenants

The Grantors each covenant that they will not use the land within the Right of Way Area, and will not suffer or permit anyone else to use the land within the Right of Way Area, above ground or below ground:

(a) for any purpose that may interfere with the Works, damage or destroy them, impair their operation, obstruct access to them, or create any hazard, or that may interfere with or interrupt the City's use and enjoyment of the Right of Way Area; or

(b) to excavate or dig any well, hole, trench, ditch, or other excavation, to add to or remove soil or other ground cover, to add or remove fill, or to install or construct any roads, trails, paths, embankments, buildings or structures.

3.2 City's Covenants

The City covenants and agrees, and will cause its licensees, agents, contractors, subcontractors, employees and permittees:

(a) not to bury any debris or rubbish of any kind in excavations or backfill and will remove shoring and like temporary structures as backfilling proceeds;

(b) to clean all lands to which it has had access hereunder of all rubbish and construction debris created or placed thereon by the City and leave such lands in a neat and clean condition;

(c) as soon as weather and soil conditions permit, and so often as it may exercise its rights of entry hereunder to any of the Right of Way Area, replace the surface soil as nearly as may be reasonably possible to the same condition as it was prior to such entry, in order to restore the natural drainage to such lands;

(d) to carry out all work in a good and workmanlike manner so as to do as little injury to the Lands as reasonably possible; and

(e) restore and indemnify the Grantors for all damage, injury or disturbance which may be caused to the surface of the Lands in the exercise of its rights hereunder.

3.3 Mutual Covenant

The parties hereto acknowledge and agree as a personal covenant that it is intended that the rights set forth in Section 2.1 are to be exercised only over those portions of the Lands that from time to time are required for the purposes set out in Section 2.1 and that the City will not unreasonably otherwise exercise or attempt to otherwise exercise its rights over the Lands under Section 2.1.

ARTICLE 4
NOTICES

4.1 Notices

Any notice or other communication required or contemplated to be given or made by any provision of this Agreement (a "**Notice**") will be given or made in writing and will be delivered personally, by courier or transmitted by facsimile addressed to the recipient as follows:

(a) to RMR:

RMR Acquisition Corp.
2114 Columbia Avenue
Box 670
Rossland, BC V0G 1Y0

Facsimile Number: (250) 362-7631

(b) to the Strata Corporation:

The Owners, Strata Plan NES3291
P.O. Box 1142
Rossland, BC V0G 1Y0

Facsimile Number: (250) 326-9650

(c) to the City:

City of Rossland
1899 Columbia Avenue
Box 1179
Rossland, BC V0G 1Y0

Facsimile Number: (250) 362-5451

or to such other address or facsimile number as may be designated by Notice by either party to the other. Any Notice given by personal delivery or courier will be conclusively deemed to have been given on the day of actual delivery thereof, and if transmitted by facsimile, on the business day in British Columbia following the day of the transmittal thereof.

ARTICLE 5
MISCELLANEOUS

5.1 Runs with the Lands

The interests in land created hereby will run with and bind the Lands in perpetuity; provided that the parties agree that if the Lands are subdivided, the rights, Rights of Way and covenants herein will not run with those parcels derived from the Lands which do not include any part of the Right of Way Area or areas within the Right of Way Area which are not reasonably required for the exercise of the City's rights under this Instrument, and this Instrument will be deemed to have been discharged from such parts.

5.2 No Liability

The parties agree that neither the Grantors nor any successor in title to the Lands, or portions thereof, will be liable for breaches of or non-observance or non-performance of covenants herein occurring as the same relate to any portion of the Right of Way Areas after they have ceased to be the registered owner of such portion, but the Grantors or their respective successors in title, as the case may be, will remain liable

after ceasing to be the registered owner of any portion of the Right of Way Area for all breaches of and non-observance and non-performance of covenants herein as the same relate to such portion that occur prior to the Grantors or any of their respective successors in title, as the case may be, ceasing to be the registered owner of such portion.

5.3 Severability

All the obligations and covenants contained in this Instrument are severable, so that if any one or more of the obligations or covenants are held by or declared by a court of competent jurisdiction to be void or unenforceable, the balance of the obligations and covenants will remain and be binding.

5.4 Registration and Permitted Encumbrances

The Grantors agree to cause the registrable interests in land contained in this Instrument to be registered as a charge against the Lands in priority to all financial charges.

5.5 Further Acts

The parties hereto will do such things and execute such documents and in such form necessary in order to perfect the intention of this Instrument.

5.6 City's Other Rights Unaffected

Nothing contained or implied herein will derogate from the obligations of the Grantors under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its statutory functions, and the rights, powers, duties and obligations of the City under all public and private statutes, bylaws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Instrument had not been executed and delivered by the Grantors and the City.

5.7 Reference Date

This Instrument is dated for reference April 21, 2009.

5.8 Enurement

This Instrument will enure to the benefit of and be binding upon the parties hereto and their respective successors, administrators and assigns.

5.9 City Property

In spite of any rule of law or equity to the contrary, the Works will remain the property of the City even though they may be annexed or affixed to the Lands, unless the City abandons them as this Section 5.9 provides. The City may remove all or part of the Works from the Right of Way Area. If the City decides that it no longer requires the Right of Way, it may release its rights under this Instrument and notify the Grantors that it is abandoning all or part of the Works. In that case, any such Works so abandoned will become the property of the Grantors, as to their respective interests in the Lands.

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Community Futures Development Corporation of Greater Trail (the "**Chargeholder**") HOLDER OF Mortgage CA981027 (the "**CF Mortgage**") charging *inter alia,* the Common Property and the lands listed under Section 1.1(e)(iii) above (the "**CF Mortgaged Lands**")

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Mortgage, hereby approves and consents to the granting of the Section 218 Statutory Right of Way (the "**Encumbrance**") which is contained in the attached agreement, and consents and agrees that the Encumbrance will be binding upon the Chargeholder's interest in or charge upon the CF Mortgaged Lands and will be an encumbrance upon the CF Mortgaged Lands in priority to the Mortgage in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the CF Mortgaged Lands prior to the dating, execution, and registration of the Mortgage.

IN WITNESS WHEREOF the Chargeholder has executed this priority agreement as of the date written on the Form C to which this priority agreement is attached and is a part hereof.

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Jeff Busby (the "**Chargeholder**") HOLDER OF
Mortgage LA62831, modified by LB2249 and LB243386
(collectively, the "**Mortgage**") charging *inter alia,* those lands listed
under subsection 1.1(e)(i) and 1.1(e)(ii) above (the "**Busby
Mortgaged Lands**")

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Mortgage, hereby approves and consents to the granting of the Section 218 Statutory Right of Way (the "**Encumbrance**") which is contained in the attached agreement, and consents and agrees that the Encumbrance will be binding upon the Chargeholder's interest in or charge upon the Busby Mortgaged Lands and will be an encumbrance upon the Busby Mortgaged Lands in priority to the Mortgage in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the Busby Mortgaged Lands prior to the dating, execution, and registration of the Mortgage.

IN WITNESS WHEREOF the Chargeholder has executed this priority agreement as of the date written on the Form C to which this priority agreement is attached and is a part hereof.

SCHEDULE "A"

STATUTORY RIGHT OF WAY PLAN OVER STRATA LOTS 2, 3, 4, 5, 6, 7, 13, 14, AND 16, AND PART OF THE COMMON PROPERTY, Tp 28, KOOTENAY DISTRICT PLAN NES____; PART OF PARCEL A (SEE 21298I), SUBLOT 24, Tp 28, KOOTENAY DISTRICT PLAN X60, EXCEPT (1) PART LYING WEST OF A LINE PARALLEL TO AND 10 CHAINS DISTANT FROM THE WESTERLY BOUNDARY (2) PARTS INCLUDED IN PLANS 5102, NEP19698 AND NEP _ _ _ (3) PART INCLUDED IN PLAN R299; AND PART OF PARCEL A (SEE 21298I), SUBLOT 28, Tp 28, KOOTENAY DISTRICT PLAN X60, EXCEPT (1) PART LYING SOUTH OF A LINE PARALLEL TO AND 5 CHAINS DISTANT FROM THE SOUTHERLY BOUNDARY AND WEST OF A LINE PARALLEL TO AND 20 CHAINS DISTANT FROM THE EASTERLY BOUNDARY AND (2) PLANS 5201, 5552, 6874, NEP79845 AND PLAN NEP _ _ _

Pursuant to Section 113 of the Land Title Act

BCGS 82F.011

SCALE 1:400

LEGEND

Bearings are astronomic derived from Plan NEP____.

All distances are in metres.

● Denotes standard iron post found.

○ Denotes standard iron post placed.

Sl. Denotes Strata Lot.

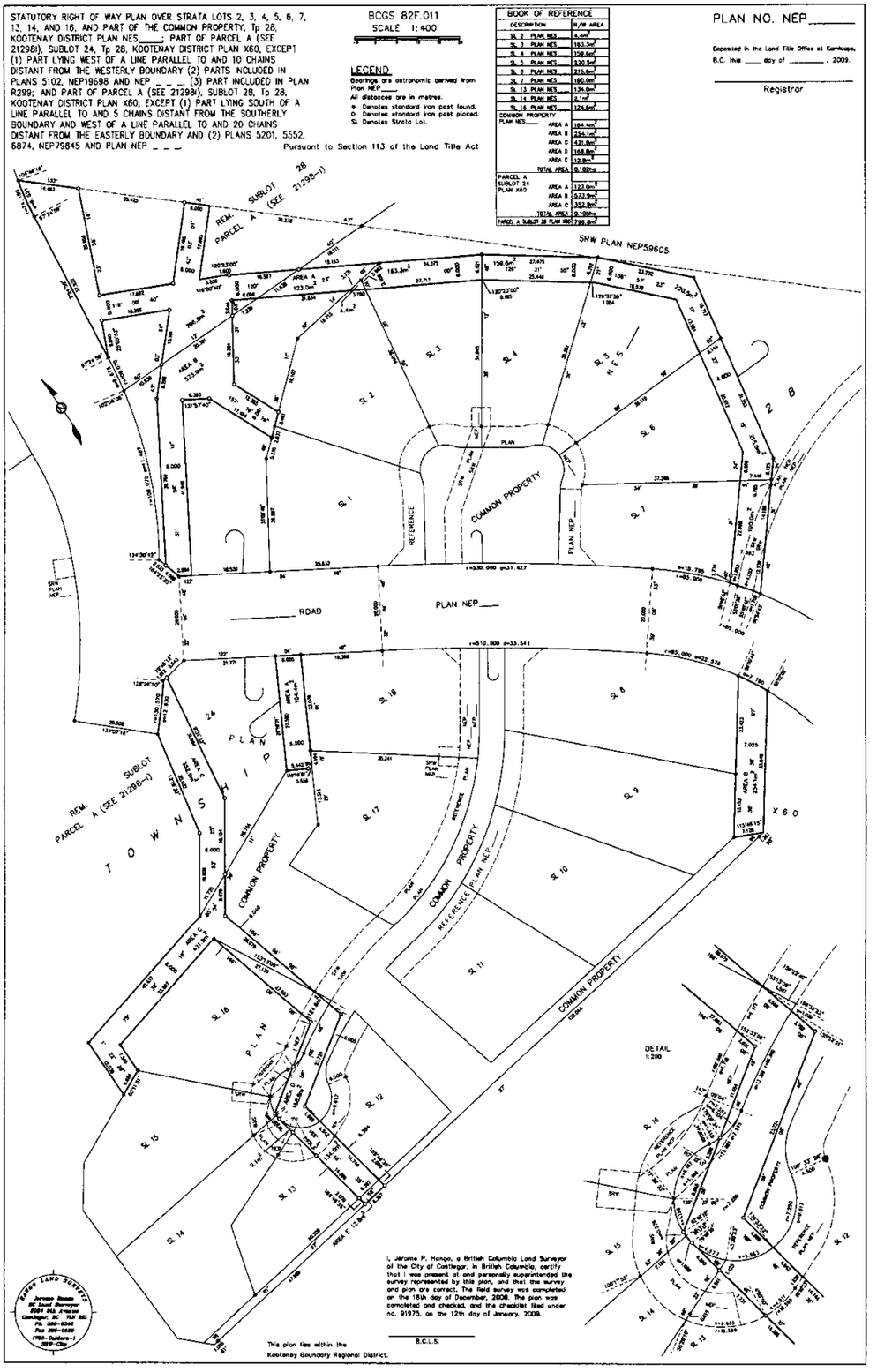
BOOK OF REFERENCE

DESCRIPTION	R/W AREA
Sl. 2 PLAN NES	4.4m²
Sl. 3 PLAN NES	183.3m²
Sl. 4 PLAN NES	150.6m²
Sl. 5 PLAN NES	320.3m²
Sl. 6 PLAN NES	215.6m²
Sl. 7 PLAN NES	180.0m²
Sl. 13 PLAN NES	134.9m²
Sl. 14 PLAN NES	8.1m²
Sl. 16 PLAN NES	124.8m²
COMMON PROPERTY PLAN NES____	
AREA A	184.5m²
AREA B	236.1m²
AREA C	421.8m²
AREA D	188.8m²
AREA E	12.9m²
TOTAL AREA	0.1024ha
PARCEL A SUBLOT 24 PLAN X60	
AREA A	123.0m²
AREA B	573.9m²
AREA C	352.8m²
TOTAL AREA	0.1050ha
PARCEL A SUBLOT 28 PLAN X60	796.8m²

PLAN NO. NEP_____

Deposited in the Land Title Office at Kamloops, B.C. this ____ day of _____, 2009.

Registrar



END OF DOCUMENT

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

Strata Property Act

FORM E

Certificate of Strata Corporation

CERTIFICATE FOR SECTION 79

The Owners, Strata Plan NES 3660 certify that a resolution referred to in section 79 of the *Strata Property Act* was passed by a unanimous vote at an annual or special general meeting held on April 21, 2009, and that the attached instrument, schedule, plan or other document conforms to the resolution.

For the purposes of section 165(4)(f) of the *Land Title Act*, execution of the attached instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act*, and the instrument conforms to the resolution.

RMR ACQUISITION CORP.

Per: _____
Signature of Council Member

260434 v1

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

Land Title Act
FORM 11(A)
(section 99(1)(e), (j) and (k))

APPLICATION FOR DEPOSIT OF REFERENCE OR EXPLANATORY PLAN (CHARGE)

I, Rachel Victoria Hutton, Solicitor, of Stikeman Elliott LLP, Barristers and Solicitors, Suite 1700, Park Place, 666 Burrard Street, Vancouver, BC V6C 2X8, (604) 631-1300, apply on behalf of RMR Acquisition Corp. (Inc. No. BC0696628), having an address of Box 670, Rossland, BC V0G 1Y0, being the owner of the subject lands, apply to deposit a Statutory Right of Way Plan over **SEE ATTACHED SCHEDULE.**

PLAN

I enclose:

1. The reference/explanatory plan.
2. The reproductions of the plan required by section 67(s) (see below).
3. Fees of $ 55.00.

ASSIGNED PLAN NO.
NW 88961

DATED this 21st day of April, 2009.

R. Hutton
Rachel Victoria Hutton

NOTE:

i. Under section 67(s) the following reproductions of the plan must accompany this application:
   a. one blue linen original (alternatively white linen or original transparency).
   b. one duplicate transparency.
   c. one whiteprint is required as a worksheet for the land title office.

ii. The following further requirements may be necessary:
   a. If the parent property is in an Agricultural Land Reserve, a release is required unless the parent property is less than 2.0 acres (app. .8094 hectares) or where, for permitted uses, an approving officer has endorsed the plan under section 3 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (B.C. Reg. 171/2002) under the *Agricultural Land Commission Act*.
   b. Where a notice respecting a grant under the *Home Purchase Assistance Act* is endorsed on title, an extra white print must accompany the application, unless the *Ministry of Lands, Parks and Housing* agrees otherwise in writing. This extra print must contain the following endorsement:

      "The eligible residence as defined by the *Home Purchase Assistance Act* is located on lot _____ created by this plan.

      _____
      B.C.L.S. or solicitor for the owner"

   c. Controlled access approval must be evident on the plan where parent property adjoins a highway that is designated as a controlled access highway.
   d. Where the plan refers to a restrictive covenant to be made under section 219, the instrument containing must be tendered with the plan.

CLIENT # 11631
First Registry Services Ltd.
Land & Court Agent
P.O. Box 1405
Kamloops, BC V2C 6L7
Toll Free: 1-877-828-1266

260423 v1

SCHEDULE

Strata Lots 2, 3, 4, 5, 6, 7, 13, 14, and 16, Township 28, Kootenay District Plan NES 3660;

Part of the Common Property, Township 28, Kootenay District Plan NES 3660;

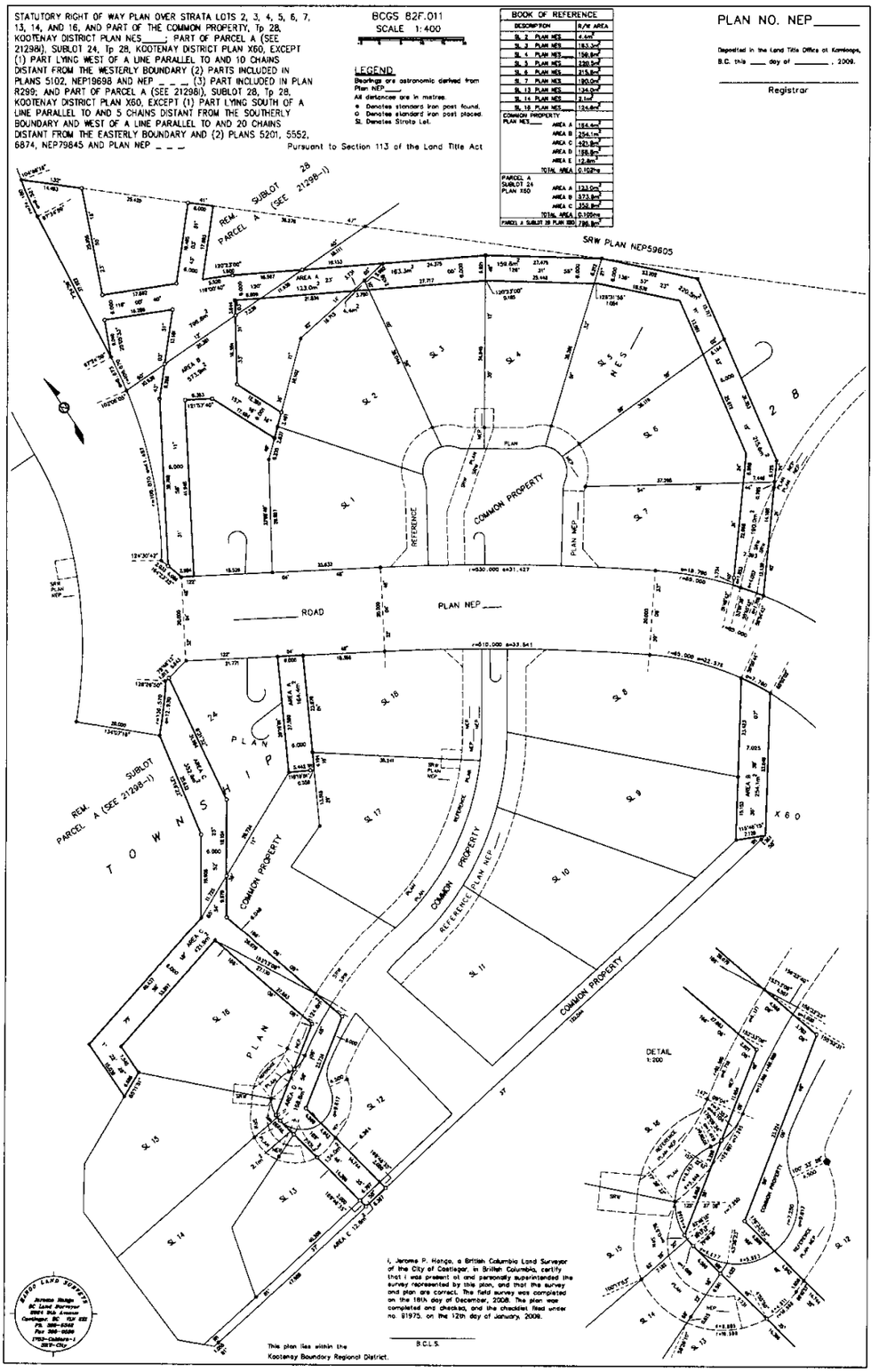
Part of Parcel A (see 21298I) Sublot 24, Township 28 Kootenay District Plan X60 Except (1) Part lying West of a line parallel to and 10 chains distant from the Westerly boundary and (2) Parts included in Plans 5102, NEP19698 and NEP 88960 (3) Part included in Plan R299; and

Part of Parcel A (see 21298I) Sublot 28, Township 28 Kootenay District Plan X60 Except (1) Part lying South of a line parallel to and 5 chains distant from the Southerly boundary and West of a line parallel to and 20 chains distant from the Easterly boundary and (2) Parts included in Plans 5201, 5552, 6874, NEP79845 and Plan NEP 88960.

260423 v1

Rossland File 02-2018

Status: Registered Doc #: LB302729 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01



Page 23 of 23

Status: Registered Doc #: LB302736 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

LB0302738 23 APR 2009 14 01 LB0302736

LAND TITLE ACT
FORM C
(Section 233)
Province of
British Columbia
GENERAL INSTRUMENT - PART 1 *(This area for Land Title Office Use)*

C SRW

1. APPLICATION: *(Name, address, phone number and signature of applicant, applicant's solicitor or agent)*
STIKEMAN ELLIOTT LLP, Barristers & Solicitors, Suite 1700, Park Place, 666 Burrard Street, C
Vancouver, BC, Canada V6C 2X8 Phone: (604) 631-1300
Attention: Rachel V. Hutton
File No.: 112980-1017

R. Hutton PA
Rachel V. Hutton
Applicant's Solicitor

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*
(PID) *(LEGAL DESCRIPTION)*

C PA

SEE SCHEDULE

3. NATURE OF INTEREST*:

DESCRIPTION	*DOCUMENT REFERENCE (page and paragraph)*	*PERSON ENTITLED TO INTEREST*
SEE SCHEDULE		

RLB 4/23/2009 2:06:09 PM 1 3
Charge 3 $198.45

4. TERMS: Part 2 of this mortgage consists of (select one only):
(a) Filed Standard Charge Terms ☐ D.F. No.
(b) Express Charge Terms ☒ Annexed as Part 2
(c) Release ☐ There Is no Part 2 of this instrument
A selection of (a) or (b) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*
RMR ACQUISITION CORP., (Inc. No. BC0696628)
COMMUNITY FUTURES DEVELOPMENT CORPORATION OF GREATER TRAIL, (Reg. No. A0046974), as to priority
JEFF BUSBY, as to priority

6. TRANSFEREE(S): *(including postal address(es) and postal code(s))**
THE CORPORATION OF THE CITY OF ROSSLAND, a Municipality duly incorporated under the laws of the Province of British Columbia, having an address at 1899 Columbia Avenue, Box 1179, Rossland, British Columbia, VOG 1Y0

*If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E

CLIENT # 11631
First Registry Services Ltd.
Land & Court Agent
P.O. Box 1405
Kamloops, BC V2C 6L7
Toll Free: 1-877-828-1266

260149 v5

Caldera: Parkland Dedication
Document #11

GENERAL INSTRUMENT - PART 1

7. ADDITIONAL OR MODIFIED TERMS:*
   N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any:

Officer Signature(s)	Execution Date Y	M	D	Party(ies) Signature(s)
NATALIE V. MARACH BARRISTER AND SOLICITOR STIKEMAN ELLIOTT LLP SUITE 1700 PARK PLACE 666 BURRARD STREET VANCOUVER, BRITISH COLUMBIA, CANADA V6C 2X8 604-631 1300	09	04	20	**RMR ACQUISITION CORP.** by its authorized signatory Name: Rachel Victoria Hutton

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

*If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E
**If space insufficient, continue executions on additional page(s) in Form D

Status: Registered Doc #: LB302736 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s)
ROBERT G. P. BROWN BARRISTER & SOLICITOR SUITE 200, 999 FARWELL ST. TRAIL, B.C. V1R 3V1 TEL (250) 368-3327 FAX (250) 368-4004	09	04	22	**COMMUNITY FUTURES DEVELOPMENT CORPORATION OF GREATER TRAIL, as to priority** by its authorized signatory Name: Craig Adams

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Status: Registered Doc #: LB302736 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s)
Joanne Fiore JOANNE FIORE Commission # 1647925 Notary Public - California San Diego County My Comm. Expires Feb 27, 2010	09	04	14	**JEFF BUSBY, as to priority**

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

9985 Scripps Westview, #40
San Diego, CA 92131
(858) 523-3277

LAND TITLE ACT
FORM D

Page 5

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s)
J.C. (Judy) GRIFFITHS NOTARY PUBLIC J.C. Griffiths Notary Corporation P.O. Box 1209 - 2110 Columbia Ave. Rossland, BC V0G 1Y0 (250) 362-6803	09	04	20	**THE CORPORATION OF THE CITY OF ROSSLAND** by its authorized signatory T.W. Campbell Name: T.W. Campbell MICHAEL MATURO

WITNESSED AS TO EXECUTION ONLY
NO ADVICE SOUGHT OR GIVEN

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT Page 6

FORM E

SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	*(LEGAL DESCRIPTION)*
011-958-057	Parcel A (see 21298I) Sublot 24, Township 28 Kootenay District Plan X60 Except (1) Part lying West of a line parallel to and 10 chains distant from the Westerly boundary and (2) Parts included in Plans 5102, NEP19698 and NEP 88960 (3) Part included in Plan R299
012-040-134	Parcel A (see 21298I) Sublot 28, Township 28 Kootenay District Plan X60 Except (1) Part lying South of a line parallel to and 5 chains distant from the Southerly boundary and West of a line parallel to and 20 chains distant from the Easterly boundary and (2) Parts included in Plans 5201, 5552, 6874, NEP79845 and Plan NEP 88960

3. NATURE OF INTEREST*:

DESCRIPTION	*DOCUMENT REFERENCE (page and paragraph)*	*PERSON ENTITLED TO INTEREST*
Section 218 *Land Title Act* Statutory Right of Way	Section 1, page 8	Transferee
Priority Agreement granting Section 218 *Land Title Act* Statutory Right of Way LB 302736 priority over Mortgage CA981027	Page 13	Transferee
Priority Agreement granting Section 218 *Land Title Act* Statutory Right of Way LB 302736 priority over Mortgage LA62831 (modified by LB2249 and LB243386)	Page 14	Transferee

TERMS OF INSTRUMENT - PART 2

SECTION 218 STATUTORY RIGHT OF WAY

THIS STATUTORY RIGHT OF WAY dated the 21st day of April, 2009.

BETWEEN:

RMR ACQUISITION CORP.
(Incorporation No. BC0696628)
Box 670, Rossland, BC V0G 1Y0

(the "**Developer**")

AND:

THE CORPORATION OF THE CITY OF ROSSLAND
1899 Columbia Avenue
Box 1179, Rossland, BC V0G 1Y0

(the "**City**")

Recitals

A. The Developer is the registered owner of the following lands in Rossland, British Columbia:

(a) PID 011-958-057, Parcel A (see 21298I) Sublot 24, Township 28 Kootenay District Plan X60 Except (1) Part lying West of a line parallel to and 10 chains distant from the Westerly boundary and (2) Parts included in Plans 5102, NEP19698 and NEP~~88960~~ (3) Part included in Plan R299 ("**Sublot 24**"); and

(b) PID 012-040-134, Parcel A (see 21298I) Sublot 28, Township 28 Kootenay District Plan X60 Except (1) Part lying South of a line parallel to and 5 chains distant from the Southerly boundary and West of a line parallel to and 20 chains distant from the Easterly boundary and (2) Parts included in Plans 5201, 5552, 6874, NEP79845 and NEP~~88960~~ ("**Sublot 28**").

B. The Developer has applied to subdivide Sublot 24 in order to create a 18 bare land strata lot residential development ("**Caldera Phase 1**") and wishes to develop further phases of bare land strata lots on Sublot 24 in the future (the "**Future Caldera Phases**").

C. Upon the first subdivision of the Caldera Lands, the Developer is required by Section 941 of the *Local Government Act* to provide parkland to the City of an amount and in a location acceptable to the City, to a maximum of 5% of Sublot 24.

D. The City and the Developer have agreed that in satisfaction of its statutory obligation to dedicate parkland upon subdivision of Sublot 24, the Developer will dedicate a linear park through portions of the Sublot 24 and Sublot 28 (collectively, the "**Lands**").

E. The parkland to be dedicated to the City by the Developer is comprised of a pre-existing pedestrian and recreational trail known as the "Centennial Trail", the location and boundaries of which are shown outlined as "parkland dedication" on the sketch plan attached as Schedule "A" hereto, and including improvements already constructed by the Developer on such trail, being a tunnel, drainage, crowing and surfacing improvements (collectively, the "**Parkland**").

F. The exact location of the Parkland to be dedicated by the Developer has not yet been surveyed in order that it may be dedicated, and the Developer has requested and the City has agreed that the Developer may proceed with subdivision and development of Caldera Phase 1 provided that the Developer grants this Right of Way which is necessary for the operation and maintenance of the City's undertaking in respect of the Lands to permit the City to make use that portion of the Lands comprising the Parkland as a park and to secure the future dedication of the Parkland. Accordingly, this Statutory Right of Way is being registered as a blanket charge over the Lands on a temporary basis, on the terms and conditions set out below.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the terms of this Covenant and the sum of Ten ($10.00) Dollars now paid by the City to the Developer, the receipt and sufficiency of which is hereby acknowledged, the Developer hereby covenants and agrees as follows:

Statutory Right of Way

1. Pursuant to Section 218 of the *Land Title Act*, R.S.B.C. 1996, Chapter 250, as amended, the Developer hereby grants and conveys to the City in perpetuity, the full, free and uninterrupted right, license, liberty, privilege, easement and statutory right of way for the City, its licensees, agents, contractors, subcontractors, employees and permittees at all times hereafter, by day and by night, at their will and pleasure use the Lands as a recreational park for pedestrian, bicycle and non-motorised vehicle transportation open to public use.

Modification of Right of Way

2. As soon as weather and snow conditions permit, the Developer will dedicate the Parkland to the City as park, in which case this Right of Way will be discharged from title to the Lands upon registration of such dedication, together with statutory right of way KX181669. Any such agreement and plans will be prepared at the sole cost and registered by the Developer at its sole cost, and be in form and substance acceptable to both parties, each acting reasonably.

Covenants

3. The Developer covenants and agrees to dedicate to the City those portions of the Lands comprising the Parkland as parkland pursuant to section 941 of the *Local Government Act*, which dedication shall be referred to herein as the "**Dedication**".

4. The Developer and the City covenant and agree together that the Parkland to be subject to the Dedication shall have an approximate location as shown on Schedule "A", which area is agreed not to comprise more than 5% of the total area of Sublot 24

5. The Right of Way granted hereunder and the Dedication of the Parklands constitute full and complete satisfaction of the Developer's statutory requirement for park dedication with respect to the subdivision of Sublot 24.

6. The parties acknowledge and agree as a personal covenant that it is intended that the rights set forth in Section 1 are to be exercised only over that portion of the Lands comprising the Parkland and that the City will not unreasonably otherwise exercise or attempt to otherwise exercise its rights over the Lands under Section 1.

7. Despite the fact that a portion of the Parkland will extend onto Sublot 28, the Dedication shall not relieve the Developer from its obligation under Section 941 of the *Local Government Act* to dedicate not more than 5% of the Sublot 28 upon its subdivision.

8. The Developer covenants and agrees to complete the Dedication of the Parkland by no later than September 30, 2011.

9. Except as set out herein, the Developer covenants and agrees not do or permit to be done any act or thing by any person claiming through or under it which may interfere with or obstruct access to, or create any hazard, or that may interfere with or interrupt the City's use and enjoyment of the Right of Way.

10. The City covenants and agrees that is has accepted the improvements which the Developer has constructed on the Parkland and no further construction or work on the Parkland is required by the Developer in satisfaction of the Developer's

statutory requirements for park dedication in respect of the Caldera Phase 1 subdivision and development.

11. The City covenants and agrees that the Dedication of the Parkland will satisfy the Developer's statutory requirements for park dedication for any Future Caldera Phases (or other future subdivision of Sublot 24), save and except that the City may require the Developer, as a condition of such future subdivisions, to improve portions of the Parkland drainage, crowning and surfacing in accordance with the specifications attached as Schedule "B" hereto and to the City's reasonable satisfaction. This clause will survive the release of this Agreement from title to the Lands.

12. The City covenants and agrees:

(a) to provide the usual level of planning and administrative support to the Developer at no cost in respect of the future Parkland work contemplated by section 11 above.

(b) to recommend to the Approving Officer for the City, approval of the subdivision for Caldera Phase I upon registration of this Right of Way and compliance with all other planning and engineering requirements and conditions of subdivision required by the Approving Officer; and

(c) to provide the Developer with a release of this Statutory Right of Way from title to the Lands and Statutory Right of Way KX181669 upon completion of the Dedication of the Parkland as contemplated above.

General Covenants

13. The interests in land created hereby will run with and bind the Lands in perpetuity; provided that the parties agree that if the Lands are subdivided, the rights and covenants herein will not run with those parcels derived from the Lands which do not include any part of the areas which are not reasonably required for the exercise of the City's rights under this Instrument, and this Instrument will be deemed to have been discharged from such parts.

14. Nothing in this Covenant affects the City's rights and powers in the exercise of its statutory functions under its statutes, bylaws, resolutions, orders and regulations, all of which may be fully exercised in relation to the Lands as if this Covenant had not been granted.

15. (1) The Developer indemnifies and saves harmless the City from all loss, damage, costs, suits and actions and claims of any kind, however caused, whether known or unknown, arising out of or in any way connected with the granting or enforcement of this Agreement.

(2) The indemnity in Subsection (1) includes, without limiting the generality of the foregoing, a claim for loss or injury to persons or to property due to the Developer's negligence or to the Developer's failure to comply with the City's bylaws or any one of them or with any provision of this Agreement.

16. No finding of negligence, whether joint or several, as against the City in favour of any third party in an action to which the Developer was not a party, shall operate to relieve or shall be deemed to relieve the Developer in any manner from any liability to the City, whether such liability arises under this Agreement, under the provisions of the *Local Government Act* as amended from time to time or otherwise.

17. The Developer agrees that:

(a) the covenants, promises and agreements herein contained have been made as contractual obligations under Section 941(9) of the *Local Government Act*, as well as being made pursuant to Section 218 of the *Land Title Act* and as such shall be binding on the Developer and its successors and assigns; and

(b) nothing herein shall be deemed to constitute a waiver of any lawful requirement with which the Developer would otherwise have to comply.

18. The Developer shall at his own expense do or cause to be done all acts within his power reasonably necessary to grant priority to this Right of Way over all financial charges and encumbrances which may have been registered against the title to the Lands, except those approved in writing by the City.

19. Every reference to the parties is deemed to include the heirs, executors, administrators, successors, assigns, employees, agents, officers, elected officials and invitees of the parties; this Agreement shall enure to the benefit of and be binding on the Developer notwithstanding any rule of law or equity to the contrary; wherever the singular or masculine is used in this Agreement the same shall be construed as meaning the plural, feminine or body corporate or politic where the context so requires; the parties hereto shall do all things and execute all documents which may be necessary to give proper effect to the intention of this Agreement; and this Covenant shall be governed and construed in accordance with the laws of the Province of British Columbia.

20. The waiver of default by either party shall not be deemed to be a waiver of any subsequent default by that party.

21. Whenever it is required or desired that either party deliver or serve a notice on the other, the delivery or service shall be deemed to be satisfactory if and deemed to have occurred when the notice has been:

(a) served personally, on the date of service; or

(b) mailed by pre-paid registered mail, on the date received or on the sixth day after receipt of mailing by any Canada Post office, whichever is the earlier, so long as the notice is mailed to the party at the address on the first page of this Agreement for that party or to whatever address to which the parties from time to time may in writing agree, except that in the event of a strike or disruption in postal service, the notice shall not be deemed to be received until actually received.

22. If any part of this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.

23. This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia.

IN WITNESS WHEREOF the parties have executed the Forms C and D attached to this Agreement under seal.

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Community Futures Development Corporation of Greater Trail
(the "**Chargeholder**"), holder of mortgage CA981027
(the "**Mortgage**") charging *inter alia*, the Lands

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Mortgage, hereby approves and consents to the granting of the Section 218 Statutory Right of Way (the "**Encumbrance**") which is contained in the attached agreement, and consents and agrees that the Encumbrance will be binding upon the Chargeholder's interest in or charge upon the Lands and will be an encumbrance upon the Lands in priority to the Mortgage in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the Lands prior to the dating, execution, and registration of the Mortgage.

IN WITNESS WHEREOF the Chargeholder has executed this priority agreement as of the date written on the Form C to which this priority agreement is attached and is a part hereof.

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Jeff Busby
(the "**Chargeholder**"), holder of mortgage LA62831 as Modified
by LB2249 and LB243386
(the "**Mortgage**") charging *inter alia,* the Lands

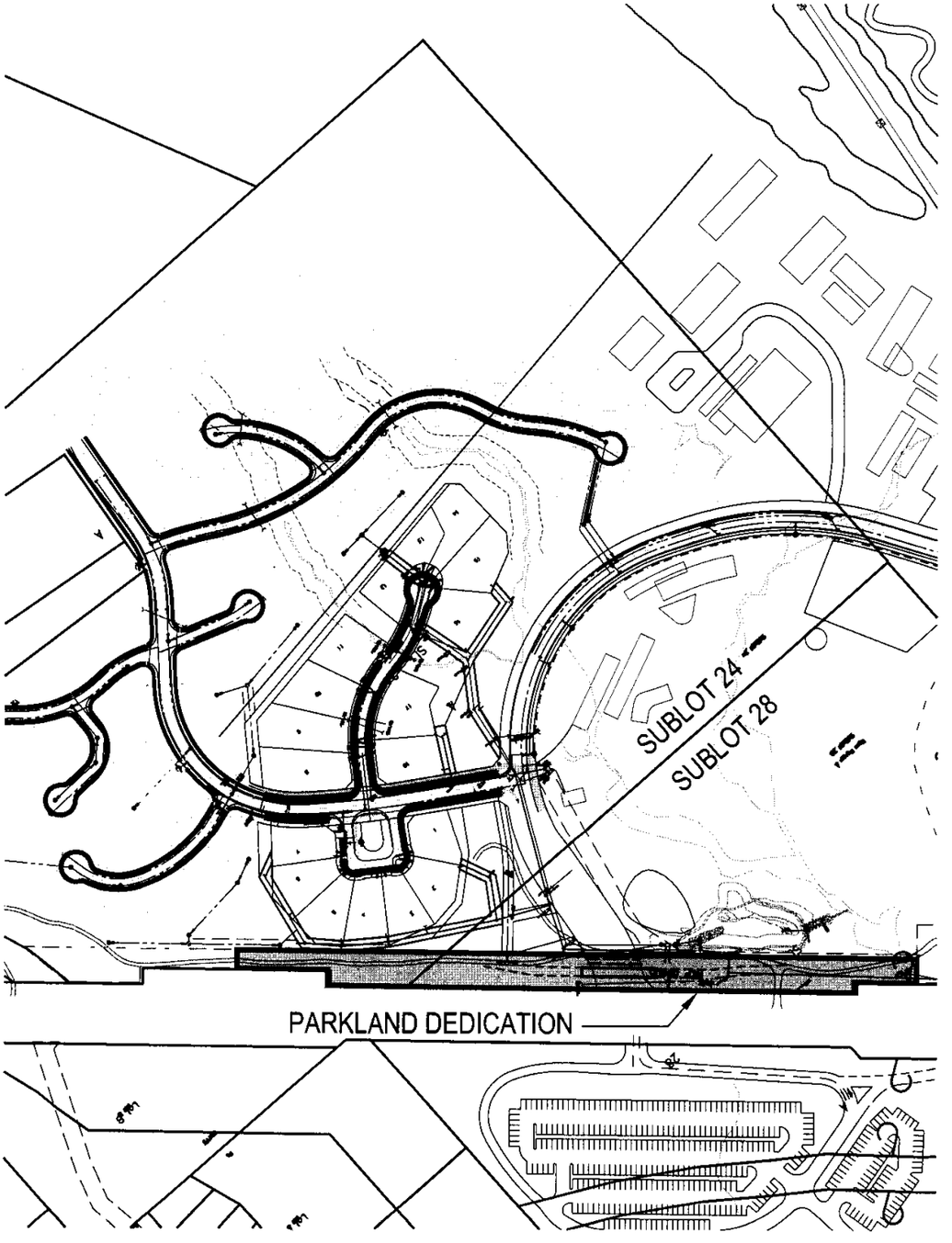
For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Mortgage, hereby approves and consents to the granting of the Section 218 Statutory Right of Way (the "**Encumbrance**") which is contained in the attached agreement, and consents and agrees that the Encumbrance will be binding upon the Chargeholder's interest in or charge upon the Lands and will be an encumbrance upon the Lands in priority to the Mortgage in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the Lands prior to the dating, execution, and registration of the Mortgage.

IN WITNESS WHEREOF the Chargeholder has executed this priority agreement as of the date written on the Form C to which this priority agreement is attached and is a part hereof.

Status: Registered Doc #: LB302736 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

Page 15

SCHEDULE A



Status: Registered Doc #: LB302736 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

SCHEDULE "B"

Future Parkland Work Specifications

Width

- Maximum width limited to the width of the tunnel
- 8′ considered minimum safe width for two way bike path
- Additional width required for future asphalt

Drainage

- Crowning is required
- Side swales and culverts required
- Grade breaks required

Grade

- Maximum grade for crusher fines trail is 8%
- Grade per existing trail with improvements where practical to achieve maximum 8%.

Curves

- Minimum curve radius of 50′
- Curves with a radius of less than 100′ should be super elevated

Crusher Fines Surface

- 5″ of compacted depth for bike trails
- 12″ base course and or geotextile underlayment may be required in wet areas

END OF DOCUMENT

Status: Registered Doc #: LB302739 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

2009 14 01 LB0302741

23 APR 2009 14 01 LB302739

LAND TITLE ACT
FORM C
(Section 233)
Province of
British Columbia

RLB 4/23/2009 2:06:16 PM 1 3
Charge 3 $198.45

GENERAL INSTRUMENT - PART 1 *(This area for Land Title Office Use)* Page 1 of 10 pages

1. APPLICATION: *(Name, address, phone number and signature of applicant, applicant's solicitor or agent)*
STIKEMAN ELLIOTT LLP, Barristers & Solicitors, Suite 1700, Park Place, 666 Burrard Street, Vancouver, BC, Canada V6C 2X8 Phone: (604) 631-1300
Attention: Rachel V. Hutton
File No.: 112980-1017

Rachel V. Hutton
Applicant's Solicitor

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	*(LEGAL DESCRIPTION)*
011-958-057	Parcel A (see 21298I) Sublot 24, Township 28 Kootenay District Plan X60 Except (1) Part lying West of a line parallel to and 10 chains distant from the Westerly boundary and (2) Parts included in Plans 5102, NEP19698 and NEP 88960 (3) Part included in Plan R299

3. NATURE OF INTEREST*:

DESCRIPTION	*DOCUMENT REFERENCE (page and paragraph)*	*PERSON ENTITLED TO INTEREST*
SEE SCHEDULE		

4. TERMS: Part 2 of this mortgage consists of (select one only):

(a) Filed Standard Charge Terms	☐	D.F. No.
(b) Express Charge Terms	☒	Annexed as Part 2
(c) Release	☐	There Is no Part 2 of this instrument

A selection of (a) or (b) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*
RMR ACQUISITION CORP., (Inc. No. BC0696628)
COMMUNITY FUTURES DEVELOPMENT CORPORATION OF GREATER TRAIL, (Reg. No. A0046974), as to priority
JEFF BUSBY, as to priority

6. TRANSFEREE(S): *(including postal address(es) and postal code(s))**
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA as represented by MINISTER OF TRANSPORTATION AND INFRASTRUCTURE, Parliament Buildings, Victoria, British Columbia, V8V 1X5

*If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E

First Registry Services Ltd.
Land & Court Agent
P.O. Box 1405
Kamloops, BC V2C 6L7
Toll Free 1-877-828-1266
CLIENT # 11631

260665 v1

Caldera: MOT Interaction Covenant
Document #11B

GENERAL INSTRUMENT - PART 1

7. ADDITIONAL OR MODIFIED TERMS:*
   N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any:

Officer Signature(s)	Execution Date Y	M	D	Party(ies) Signature(s)
JESSICA SISK ROEHLE BARRISTER AND SOLICITOR STIKEMAN ELLIOTT LLP SUITE 1700 PARK PLACE 666 BURRARD STREET VANCOUVER, BRITISH COLUMBIA, CANADA V6C 2X8 604-631-1300	09	04	22	**RMR ACQUISITION CORP.** by its authorized signatory Name: Rachel Victoria Hutton

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

*If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E
**If space insufficient, continue executions on additional page(s) in Form D

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s)
ROBERT G. P. BROWN BARRISTER & SOLICITOR SUITE 200, 999 FARWELL ST. TRAIL, B.C. V1R 3V1 TEL (250) 368-3327 FAX (250) 368-4994	09	04	22	**COMMUNITY FUTURES DEVELOPMENT CORPORATION OF GREATER TRAIL, as to priority** by its authorized signatory Name: Craig Adams

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Status: Registered Doc #: LB302739 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date Y	M	D	Transferor/Borrower/Party Signature(s)
Joanne Fiore JOANNE FIORE Commission # 1647925 Notary Public - California San Diego County My Comm. Expires Feb 27, 2010	09	04	14	**JEFF BUSBY, as to priority**

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C., 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

9985 Scripps Westview, #40
San Diego, CA 92131
(858) 523-3277

Status: Registered Doc #: LB302739 RCVD: 2009-04-23 RQST: 2018-06-11 12.19.01

LAND TITLE ACT Page 5
FORM E

SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

3. NATURE OF INTEREST*:

DESCRIPTION	*DOCUMENT REFERENCE (page and paragraph)*	*PERSON ENTITLED TO INTEREST*
Section 219 *Land Title Act* Covenant	Section 1, page 7	Transferee
Priority Agreement granting Section 219 *Land Title Act* Covenant LB302739 priority over Mortgage CA981027	Page 9	Transferee
Priority Agreement granting Section 219 *Land Title Act* Covenant LB302739 priority over Mortgage LA62831 (modified by LB2249 and LB243386)	Page 10	Transferee

TERMS OF INSTRUMENT - PART 2

SECTION 219 COVENANT

THIS AGREEMENT dated the 21st day of April, 2009.

BETWEEN:

RMR ACQUISITION CORP.
(Incorporation No. BC0696628)
Box 670, Rossland, BC V0G 1Y0

(the "**Owner**")

AND:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA as represented by MINISTER OF TRANSPORTATION AND INFRASTRUCTURE
Parliament Buildings, Victoria, British Columbia, V8V 1X8

(the "**Ministry**")

Recitals

A. The Owner is the registered owner of the following lands in Rossland, British Columbia:

PID 011-958-057, Parcel A (see 21298I) Sublot 24, Township 28 Kootenay District Plan X60 Except (1) Part lying West of a line parallel to and 10 chains distant from the Westerly boundary and (2) Parts included in Plans 5102, NEP19698 and NEP 8896 0 (3) Part included in Plan R299

(the "**Lands**");

B. Section 219 of the *Land Title Act* provides that there may be registered as a charge against the title to any land a covenant in favour of the Ministry that such land is to be used in a particular manner or that such land is not to be subdivided except in accordance with the covenant.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the terms of this Covenant and the sum of Ten ($10.00) Dollars now paid by the City to the Developer, the receipt and sufficiency of which is hereby acknowledged, the Developer hereby covenants and agrees as follows:

1. The Owner, on behalf of itself and its successors and assigns, hereby covenants and agrees with the Ministry, as a covenant in favour of the Ministry pursuant to Section 219 of the *Land Title Act*, R.S.B.C. 1996, Chapter 250, as amended, it being the intention and agreement of the Owner that the provisions hereof be annexed to an run with and be a charge upon the Lands, that the Owner shall not subdivide the Lands, or any of them, until such time as the intersection situate in the City of Rossland of Highway 3B and "Caldera Road" has been constructed to the satisfaction of the Provincial Approving Officer for the Ministry, provided it is understood that such Provincial Approving Officer may, at this time that any further subdivision of the Lands is applied for, require that no further construction of such intersection is required.

2. Subject to the provisions of section 219 of the *Land Title Act*, the Owner's covenants contained in this Agreement shall burden and run with the Lands and shall enure to the benefit of and be binding upon the Owner, its successors and assigns, and the Ministry and their assigns.

3. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Ministry in relation to the Owner, including its successors and assigns, or the Lands under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Ministry tee as if this Agreement had not been made by the parties.

4. The Owner will do or cause to be done at his expense all acts reasonably necessary for the Ministry to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lands save and except those in favour of either of the Ministry and those specifically approved in writing by the Ministry.

5. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of section 219(9) of the *Land Title Act*.

6. The Owner shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.

7. (a) The Owner or any of its successors and assigns, as the case may be, shall give written notice of this Agreement to any person to whom they propose to dispose of the Lands, which notice shall be received by that person prior to such disposition.

(b) For the purposes of this paragraph "dispose" shall have the meaning given to it under section 29 of the *Interpretation Act*, R.S.B.C. 1996, C. 238.

8. Wherever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.

9. If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent pemiitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

10. This Agreement shall be interpreted according to the laws of the Province of British Columbia.

11. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

12. Every reference to Ministry in this Agreement shall include the Minister of Transportation and Infrastructure, the Deputy Minister of Transportation and Infrastructure and any person designated by either of them to act for or on their respective behalf with respect to any of the provisions of this Agreement.

In witness whereof, the Owner has executed the Form C, Part 1 of this General Instrument.

APPROVED AS TO FORM AND CONTENT;

Peter Muirhead, Approving Officer
Ministry of Transportation

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Community Futures Development Corporation of Greater Trail
(the "**Chargeholder**"), holder of mortgage CA981027
(the "**Mortgage**") charging *inter alia,* the Lands

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Mortgage, hereby approves and consents to the granting of the Section 219 Covenant (the "**Encumbrance**") which is contained in the attached agreement, and consents and agrees that the Encumbrance will be binding upon the Chargeholder's interest in or charge upon the Lands and will be an encumbrance upon the Lands in priority to the Mortgage in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the Lands prior to the dating, execution, and registration of the Mortgage.

IN WITNESS WHEREOF the Chargeholder has executed this priority agreement as of the date written on the Form C to which this priority agreement is attached and is a part hereof.

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Jeff Busby
(the "**Chargeholder**"), holder of mortgage LA62831 as Modified
by LB2249 and LB243386
(the "**Mortgage**") charging *inter alia,* the Lands

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder, being the holder of the Mortgage, hereby approves and consents to the granting of the Section 219 Covenant (the "**Encumbrance**") which is contained in the attached agreement, and consents and agrees that the Encumbrance will be binding upon the Chargeholder's interest in or charge upon the Lands and will be an encumbrance upon the Lands in priority to the Mortgage in the same manner and to the same effect as if the Encumbrance had been granted and registered against title to the Lands prior to the dating, execution, and registration of the Mortgage.

IN WITNESS WHEREOF the Chargeholder has executed this priority agreement as of the date written on the Form C to which this priority agreement is attached and is a part hereof.

END OF DOCUMENT

Status: Registered Doc #: XJ15099 RCVD: 1995-06-19 RQST: 2018-06-11 12.19.01

LAND TITLE ACT
FORM C
(Section 219.81)
Province of
British Columbia
GENERAL INSTRUMENT – PART 1

C-50

XJ015099

95 JN 19 15 11.7

RECEIVED
LAND TITLE OFFICE
NELSON

(This area for Land Title Office use)

Page 1 of 7 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or Agent)

Helve Raun Ranniste, c/o The Rossland Law Office, Box 819, Rossland, BC V0G 1Y0 362-5999

Helve R

TERRA REGISTRY SERVICES LTD

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF THE MORTGAGED LAND: *
(PID) (LEGAL DESCRIPTION)

SEE SCHEDULE

3. NATURE OF INTEREST:

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
Statutory Right-of-Way	Entire Instrument	The Corporation of The City of Rossland

4. TERMS : Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms ( ) D.F. No.
(b) Express Charge Terms (X) Annexed as Part 2
(c) Release ( ) There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): the "Grantor"
RED MOUNTAIN RESORTS INC. (Inc. #366241)

06/19/95 A6917a CHARGE 50.00

6. TRANSFEREE(S) : (including postal address(es) and postal code(s) the "Grantee"
THE CORPORATION OF THE CITY OF ROSSLAND, a Municipality duly incorporated under the laws of the Province of British Columbia, of Box 1179, of the City of Rossland, Province of British Columbia, V0G 1Y0

7. ADDITIONAL OR MODIFIED TERMS:
none

8. EXECUTION(S): This instrument creates assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date Y	M	D	Parties Signatures
	95	8 6	16	RED MOUNTAIN RESORTS INC. by its authorized signatory(ies)

JAAK RANNISTE
BARRISTER & SOLICITOR
P.O. BOX 819
2004 WASHINGTON STREET
ROSSLAND, B.C. V0G 1Y0
TEL: (604) 362-5999 FAX: (604)362-7669

(AS TO BOTH SIGNATURES)

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matter set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument

* If space insufficient, enter "See Schedule" and attach schedule in Form E.

Status: Registered Doc #: XJ15099 RCVD: 1995-06-19 RQST: 2018-06-11 12.19.01

LAND TITLE ACT
FORM E

SCHEDULE

Enter the required information in the same order as the information must appear on the Freehold Transfer Form, Mortgage Form or General Document Form.

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

PID	LEGAL DESCRIPTION
C/T XC12525 012-040-134	Parcel A (See 21298I) Sublot 28, Township 28 Kootenay District Plan X60 except (1) Part lying south of a line parallel to and 5 chains distant from the southerly boundary and west of a line parallel to and 20 chains distant from the easterly boundary and (2) Parts included in Plans 5201, 5552, and 6874
C/T XF5102 011-958-057	Parcel A (See 21298I) Sublot 24, Township 28 Kootenay District Plan X60 except (1) Part lying west of a line parallel to and 10 chains distant from the westerly boundary (2) parts included in plans 5102 and NEP19698 (3) part included in plan R299.

Assign 1a

Status: Registered Doc #: XJ15099 RCVD: 1995-06-19 RQST: 2018-06-11 12.19.01

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date			Transferor/Borrower/Party Signature(s)
	Y	M	D	
	95	6	18. 19.	THE CORPORATION OF THE CITY OF ROSSLAND by its authorized signatory: ANDRE CHAREL

JAAK RANNISTE
BARRISTER & SOLICITOR
P.O. BOX 819
2004 WASHINGTON STREET
ROSSLAND, B.C. V0G 1Y0
TEL. (604) 362-5999 FAX: (604) 362-7669

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R S B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument

M28-2435

Status: Registered Doc #: XJ15099 RCVD: 1995-06-19 RQST: 2018-06-11 12.19.01

TERMS OF INSTRUMENT - PART 2

NECESSARY FOR THE OPERATION AND MAINTENANCE OF GRANTEE'S UNDERTAKING

WHEREAS:

A. The Grantor is the registered owner in fee simple of all and singular those certain parcels or tracts of land and premises situate, lying and being in the City of Rossland, Province of British Columbia and more particularly known as:

PID 012-040-134
Parcel A (See 21298I) Sublot 28 Township 28 Kootenay District Plan X60 except (1) Part lying south of a line parallel to and 5 chains distant from the southerly boundary and west of a line parallel to and 20 chains distant from the easterly boundary and (2) Parts included in Plans 5201, 5552 and 6874; and,

PID 011-958-057
Parcel A (See 21298I) Sublot 24 Township 28 Kootenay District Plan X60 except (1) part lying west of a line parallel to and 10 chains distant from the westerly boundary (2) Parts included in Plans 5102 and NEP19698 (3) Part included in Plan R299

(hereinafter referred to as "the Lands");

B. To facilitate the installation of water, sewer and water drainage lines, including all pipes, valves, fittings and facilities in connection therewith (hereinafter called "the Works"), the Grantor has agreed to permit the construction by the Grantee of the aforementioned Works on the Lands and to grant for that purpose the right-of-way hereinafter described;

C. The parties have agreed that the Grantee will at a future date cause a survey to be conducted and a reference or explanatory plan (the "Plan") prepared for the purpose of specifying the area of the Lands required for the right-of-way.

THEREFORE in consideration of the sum of One Dollar ($1.00) now paid by the Grantee to the Grantor (the receipt and sufficiency of which is hereby acknowledged by the Grantor), and in consideration of the covenants and conditions hereinafter contained to be observed and performed by the Grantee and for other valuable consideration:

I. THE GRANTOR DOES HEREBY:

1. Grant and transfer unto the Grantee the full and uninterrupted right to lay down and install, operate, maintain, inspect, alter, remove, replace, bury, cleanse, string and otherwise establish one or more systems of Works upon, over and across the Lands (hereinafter referred to as the "Statutory Right-of-Way");

2. Grant, convey, confirm and transfer unto the Grantee for himself, and his servants, agents, workmen, contractors and all other licensees of the Grantee together with machinery, vehicles, equipment, and materials the right at all reasonable times to enter upon and to pass and trespass over such of the Lands as may reasonably be required for the purpose of ingress to and egress from the Statutory Right-of-Way.

II. THE GRANTOR DOES HEREBY COVENANT AND AGREE WITH THE GRANTEE, as follows:

1. That the Grantor will not, nor permit any other person to erect, place, install or maintain any building, structure, mobile home, concrete driveway or patio, pipe, wire or other conduit on, over or under any portion of the Statutory Right-of-Way so that it in any way interferes with or damages or prevents access to, or is likely to cause harm to works authorized hereby to be installed in or upon the Statutory Right-of-Way;

2. That the Grantor will not do nor knowingly permit to be done any act or thing which will interfere with or injure the said Works and in particular will not carry out any blasting on or adjacent to the Statutory Right-of-Way without the consent in writing of the Grantee, provided that such consent shall not be unreasonably withheld;

3. That the Grantor will not substantially diminish the soil cover over any of the works installed in the Statutory Right-of-Way and in particular without in any way limiting the generality of the foregoing, will not construct open drains or ditches along or across any of the Works installed in the Statutory Right-of-Way;

4. That the Grantor will from time to time and at all times upon every reasonable request and at the cost of the Grantee do and execute or cause to be made, done or executed all such further and other lawful acts, deeds, things, devices, conveyances and assurances whatsoever for the better assuring unto the Grantee of the rights hereby granted.

III.THE GRANTEE HEREBY COVENANTS AND AGREES WITH THE GRANTOR, as follows:

1. That the Grantee will restrict the location of the Works on the Lands to approximately a twenty metre wide strip along the southwestern boundary of Highway No. 3B;

2. That the Grantee will, within one year from the date hereof and at its expense, prepare a reference or explanatory plan of the right-of-way (the "Plan") and register the Plan at the Nelson Land Title Office together with a release of the Lands except to the parts required for the Statutory Right-of-Way as described on the Plan;

3. That the Grantee will not bury any debris or rubbish of any kind in excavations or backfill and will remove shoring and like temporary structures as backfilling proceeds;

4. That the Grantee will thoroughly clean all lands to which it has had access hereunder of all rubbish and construction debris created or placed thereon by the Grantee and will leave such lands in a neat and clean condition;

5. That the Grantee will, as soon as weather and soil conditions permit, and so often as it may exercise its right of entry hereunder to any of the Lands, replace the surface soil as nearly as may be reasonably possible to the same condition as it was prior to such entry, in order to restore the natural drainage to such Lands, provided however, that nothing herein contained shall require the Grantee to restore any trees or other surface growth but the Grantee shall leave such lands in a condition which will not inhibit natural regeneration of such growth;

6. That the Grantee will, as far as reasonably possible, carry out all work in a proper and workmanlike manner so as to do as little injury to the Lands as possible;

7. That the Grantee will make good at its own expense all damage or disturbance which may be caused to the surface soil of the Lands in the exercise of its rights hereunder.

IV. THE PARTIES EACH HEREBY COVENANT AND AGREE WITH THE OTHER, as follows:

1. The said Works referred to above, together with all pipes, valves, conduits, wires, casings, fittings, lines, meters, appliances, facilities, attachments or devices used in connection therewith shall constitute the Works;

Status: Registered Doc #: XJ15099 RCVD: 1995-06-19 RQST: 2018-06-11 12.19.01

End

2. Notwithstanding any rule of law or equity to the contrary, the Works brought on to, set, constructed, laid, erected in, upon or under the Statutory Right-of-Way by the Grantee shall at all times remain the property of the Grantee notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee;

3. In the event that the Grantee abandons the Works or any part thereof the Grantee may, if it so elects, leave the whole or any part thereof in place;

4. No part of the title in fee simple to the soil shall pass to or be vested in the Grantee under or by virtue of these presents and the Grantor may fully use and enjoy all of the Lands subject only to the rights and restrictions herein contained;

5. The covenants herein contained shall be covenants running with the Land and that none of the covenants herein contained shall be personal or binding upon the parties hereto, save and except during the Grantor's seisin or ownership or any interest in the Lands and with respect only to that portion of the Lands of which the Grantor shall be seised or in which he shall have an interest, but that the Lands, nevertheless, be and remain at all times charged therewith;

6. Where the expression "Grantor" includes more than one person, all covenants herein on the part of the Grantor shall be construed as being several as well as joint;

7. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors and assigns. be and wherever the singular or masculine is used, it shall be construed as if the plural or the feminine as the case may be, had been used.

END OF DOCUMENT

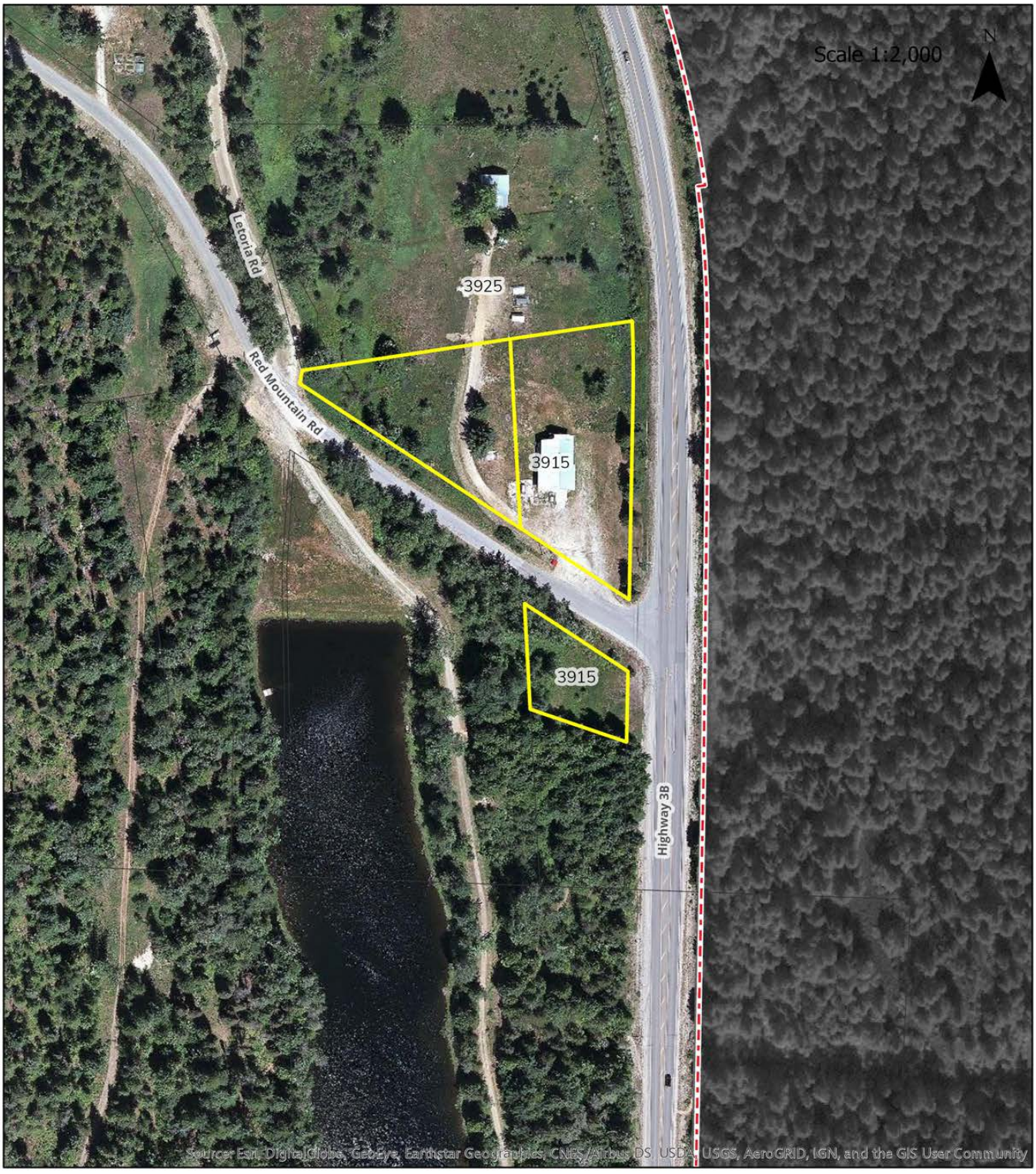
Rossland File 09-2018

CITY OF ROSSLAND

Location Map
3915 Red Mountain Rd

Rossland Boundary
Parcels
3915 Red Mtn Rd

Date: 2018-03-20 NAD 1983 UTM Zone 11N

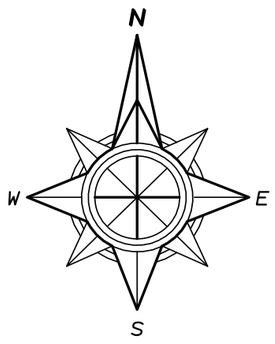


Rossland File 09-2018

PLAN OF PROPOSED SUBDIVISION OF

LOT 1, PLAN NEP84578 AND PART OF B, PLAN NEP84578, D. L. 1940, AND SECTION 3, TOWNSHIP 28, KOOTENAY DISTRICT

B. C. G. S. 82F 011



LEGEND

0 5.00 10 20 30 40

Distances are in metres Scale 1: 500

	found	placed
Denotes standard iron post	●	○
Denotes traverse hub	▲	△

PK Denotes Parker Kalon Nail

NB Denotes Present and original Natural Boundary

MRP Denotes metal reference post placed

Bearings are astronomic derived from Plan NEP 62765

PART A PLAN NEP62765

PART LOT C PLAN 1442

43° 08′ 33″ 0.118 MRP 87° 03′ 20″ 02″ 22.67 19.10 7.04 8.78 10.498 41′ 48.03 80° 28.430 0.812 4.141 8.37 1.941 1.991 1.77 ORIGINAL CREEK NATURAL BOUNDARY 10° 02′ 52″ 5.376 156° 05′ 55″ 15.194 PK1 19.97 42.09 25.45 17.09 NEP62767 2 1200 m² 3 677 m² 27.64 4 543 m² 29.34 2 8 5 670 m² r= 483.723 a= 29.031 Wt. 0.070 90° 29′ 39″ 21.18 19.00 61.43 21.26 6.35 6.14 Proposed Common Lot 4.24 10.00 98° 22′ 52″ 1 852 m² 2.85 123° 55.88 7 COMMON PROPERTY ACCESS a= 43.229 r= 36.000 a= 30.167 r= 46.000 60° 48′ 22″ r = 46.000 29° 34′ 44″ 6 3384 m² 163° 54′34″ 14.625 PLAN A 1442 ROAD REMAINDER C PLAN 1442 RED MOUNTAIN ROAD T. P. PLAN R299 REMAINDER B PLAN 1442 103.105 (IP TO IP) 125° 46′ 39″ 123° 19′ 42″ 185.147 (IP TO IP) 158.891 D. L. 1940 IDA MAY M. C. NORTHWESTERLY BOUNDARY LONDONDERRY M. C. D. L. 952 19′ 27.25 6.115 PLAN NEP62766 51.791 42″ PLAN NEP62765 83.847 12″ 29′ 165° 24′ 37″ 22.399 29.808 49.2 42.8 8 1388 m² 28.5 40.3 PLAN NEP62765 ROSSLAND NANCY GREENE PLAN R299 HIGHWAY

Proposed Common Lot

Dated at Trail, British Columbia

B. C. L. S.

F 18-5815D.sub FB 135 PG 27

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

This plan lies within the Kootenay Boundary Regional District

Rossland File 09-2018

CITY OF ROSSLAND

File No: 3320.20/09-2018
May 22, 2018

(√)	File Copy	(√)	Shaw Cable Technician
(√)	Deputy Fire Chief (RDKB)	(√)	Telus Engineering Technician
(√)	Building Inspection	(√)	Fortis Distribution Design Technician
(√)	Manager of Public Works (Rossland)	(√)	Fortis Gas
(√)	Manager of Planning (Rossland)	(√)	MoT – Grand Forks
( )	Chief Administrative Officer (Rossland)	( )	MoE – Nelson
( )	Interior Health Authority	( )	DFO - Nelson
( )	Deputy City Clerk/Bylaw Officer (Rossland)	()	KCTS–Kootenay Columbia Trail Society
(√)	Adjacent Municipalities: RDKB	()	Other:

Dear Sir/Madam:

Re: SUBDIVISION APPLICATION – 8 LOTS
PARCEL IDENTIFIER: 024-249-050, 027-190-722
LEGAL DESCRIPTION: L B SECS 2 & 3 TP 28 KOOTENAY DISTRICT PL NEP62765, L 1 DL 1940 & SEC 3 TP 28 KOOTENAY DISTRICT PL NE084578
ADDRESS: 3915 RED MOUNTAIN RD

Please find enclosed a copy of the proposed Subdivision Application for the above noted property located on 3915 Red Mountain Rd in Rossland, BC.

It would be appreciated if you would examine this proposed subdivision from the viewpoint of your regulations and policies and give us your comments.

Please send us your reply to this office.

In order to expedite the processing of the application, could you please reply within **14 days**. Please contact this office if you will be responding after this period.

Yours truly,

Stacey Lightbourne
Planner
Phone: 250.362.2329

Email: staceylightbourne@rossland.ca

Rossland File 09-2018

CITY OF ROSSLAND

SUBDIVISION APPLICATION REFERRAL RESPONSE FORM

(REPLY TO THE ATTENTION OF STACEY LIGHTBOURNE, PLANNER
VIA FAX/MAIL/OR EMAIL)

OUR FILE NUMBER: 3320.20/09-2018 YOUR FILE NUMBER:_____

NAME: _____ DATE: _____

AGENCY/DEPARTMENT: _____

POSITION: _____

PHONE: _____ FAX: _____

Please indicate whether your agency or department's interests are affected by the subject application by checking one of the following boxes (pleas use the space provided below for written comments):

( ) Our interests are unaffected and we have no objections to the subject application.
( ) Our interests are unaffected subject to: (list conditions below).
( ) Our interests are unaffected. The applicant should contact us regarding the following: (list requirements below:
( ) Our interests are affected. Brief details of our concerns are noted below.
( ) We cannot recommend approval at this time. Reasons for our objections are listed below.
( ) We are unable to respond at this time, but expect to have a response to your office by: _____
( ) Other: _____

Written response: _____

_____

_____

_____

_____

_____

City of Rossland Box 1179 Rossland B.C. V0G 1Y0 Telephone (250) 362-7396 Fax (250) 362-5451 www.rossland.ca

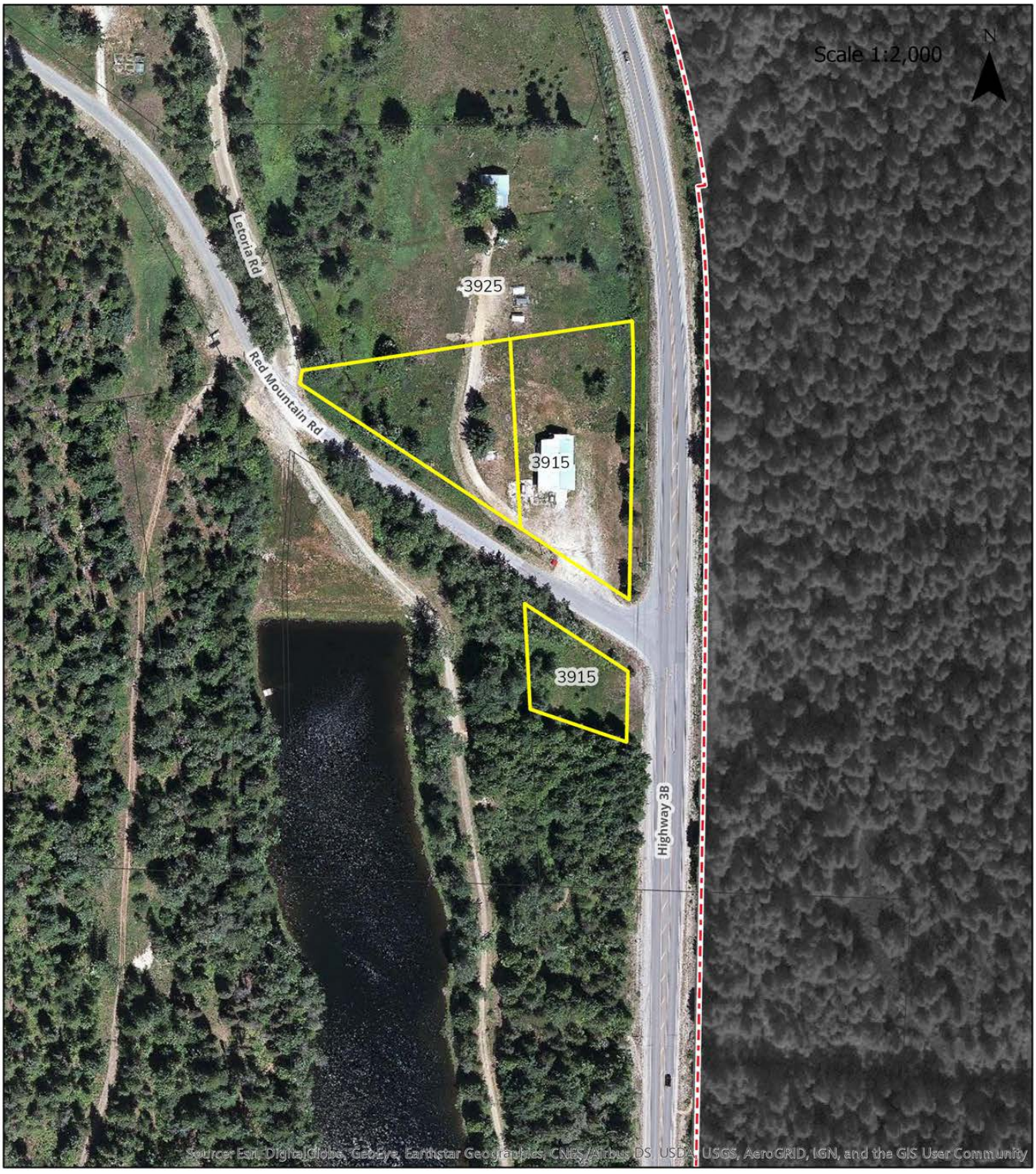
Rossland File 09-2018

CITY OF ROSSLAND

Location Map
3915 Red Mountain Rd

Rossland Boundary
Parcels
3915 Red Mtn Rd

Date: 2018-03-20 NAD 1983 UTM Zone 11N



Rossland File 09-2018

APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia Application/File No.

The information requested in this form is required to expedite the application and assist the staff in preparing a recommendation.

This form is to be competed in full and submitted with all requested information and Application Fees. For Assistance, please refer to the Guide to Subdivision Applications.

1. *Applicant & Registered Owner*

Applicant's Name: Beds at Red Ventures Ltd

Address: 3915 Red Mtn Rd

City: Rossland BC Postal Code: V0G1Y0

Telephone: 250-231-4522 Fax

Registered Owner's Name: Christine & Darrin Albo / David Thoss / Morgan Davies

Address: Box 1703

City: Rossland BC Postal Code: V0G1Y0

Telephone: 250-231-4522 Fax

2. *Subject Property*

Legal Description in Full: Lot B, section 2 & 3, township 28, KDP NEP 62675 and lot 1 dl 1940 & Section 3 township 28 KDP 084578

APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia Application/File No.

Location of Property (street address, general description or map): 3915 Red Mountain Rd - Rossland BC

Size of Property (area, number of parcels): 2 parcels

Present OCP Designation: (R-IR)

Present Zoning Designation:

Description of the Existing Use/Development: Motel - long term rentals

Description of Proposed Development: See attached 5-6 residential lots

Existing or Readily Available Services:

Services	Currently Existing		Readily Available*	
	Yes	No	Yes	No
Road Access	✓			
Water Supply	✓		✓	
Sewage Disposal	✓		✓	
Storm Sewers			✓	
Stormwater Management				

APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia Application/File No.

Hydro	✓			
Telephone	✓			
Natural Gas			✓	
Cable Television	✓			

*Readily Available means services can be easily extended from the existing mains to the subject property.

APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia Application/File No.

Proposed Water Supply Method: connecting to City Water

Proposed Sewage Disposal Method: connecting to City Sewer

Proposed Storm Drainage Method: connecting to City Storm Drainage

Approximate Commencement Date of Proposed Project: ASAP

3. ***Reasons and Comments in Support of the Application***
(Attach separate sheet if necessary)

APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia Application/File No.

m) The location of existing septic tank and septic tank drainage fields where applicable;

n) The location of any wells within 30 metres of the parcel or parcels to be subdivided if the proposed lots are to be served by septic systems;

o) The location of any existing drainage facilities, such as storm sewers, tile drains or culverts, whether in use or not;

p) The proposed water and sewer main extensions to service the subdivision;

q) The proposed road grades where steep and uneven terrain exists; and

r) A scale, north arrow and any other plan identification that shall be considered relevant.

Note: In some circumstances, where a development proposal is relatively simple, the above requested information may be combined on one plan.

☑ Proof of Ownership (a title search dated no more than 30 days prior to submission of the application).

☐ Copies of any previous studies or reports made on the subject property relating to its present condition and suitability for the proposed use/ development, e.g. geotechnical reports, site contamination and remediation studies.

5. Application Fee (GST Exempt Service – GST Reg. No. 103799000)

An applicant for subdivision shall submit with the application a non-refundable fee in the following amounts:

a).....For a subdivision that creates two new parcels $250.00

b) For a subdivision that creates three or more parcels$100.00 per parcel

The appropriate fee must accompany the application and shall be made payable to the City of Rossland.

Other fees such as Development Cost Charges and Administration fees may apply before final approval of the subdivision.

APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia

Application/File No.

6. *Application*

I, David Thoss, am making an application pursuant to the *Land Title Act* and/or the *Condominium Act* for subdivision of the above listed property or properties. To the best of my knowledge, the information in support of this application is accurate and complete.

This application is made with my full knowledge and consent.

Feb 20/2018

Date

Registered Owner's Signature

Where the Applicant is not the Registered Owner, the Application must include either the signature of the Registered Owner or a signed letter of authorization from the Registered Owner.

For Office Use Only

Rossland File 09-2018

APPLICATION FOR SUBDIVISION

City of Rossland
1899 Columbia Avenue
Rossland, British Columbia

Application/File No.

✓ Application Form duly completed

✓ Proof of ownership (title search) received

✓ Attachments received

____ Application fee received

✓ Application signed by Registered Owner or letter of authorization provided

Feb 20/2018 [signature]

Date Signature of Official

Comments: _____

Rossland File 09-2018

LAND TITLE OFFICE

STATE OF TITLE CERTIFICATE

Certificate Number: STSR2435680

File Reference: ks beds at red

THOMPSON LEROSE AND BROWN
302 - 1199 CEDAR AVENUE
TRAIL BC V1R 4B8

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at https://apps.ltsa.ca/cert (access code 722095).

I certify this to be an accurate reproduction of title number **CA6499212** at 11:59 this 12th day of December, 2017.

REGISTRAR OF LAND TITLES

Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CA6499212 LB100961
Application Received	2017-12-08
Application Entered	2017-12-12
Registered Owner in Fee Simple Registered Owner/Mailing Address:	BEDS AT RED VENTURES LTD., INC.NO. BC1141410 PO BOX 1703 ROSSLAND, BC V0G 1Y0
Taxation Authority	Nelson Trail Assessment Area Rossland, The Corporation of the City of

LAND TITLE OFFICE

STATE OF TITLE CERTIFICATE

Certificate Number: STSR2435680

Description of Land

Parcel Identifier: 027-190-722

Legal Description:

LOT 1 DISTRICT LOT 1940 AND SECTION 3 TOWNSHIP 28 KOOTENAY DISTRICT PLAN NE084578

Legal Notations NONE

Charges, Liens and Interests

Nature:	EASEMENT
Registration Number:	KM89943
Registration Date and Time:	1998-09-11 12:53
Remarks:	PART ON PLAN NEP62767 APPURTENANT TO LOT A NEP62765
Nature:	COVENANT
Registration Number:	LB100960
Registration Date and Time:	2007-08-23 09:36
Registered Owner:	CITY OF ROSSLAND
Nature:	MORTGAGE
Registration Number:	CA6499278
Registration Date and Time:	2017-12-08 10:15
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. FI36
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6499279
Registration Date and Time:	2017-12-08 10:15
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. FI36
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).

Rossland File 09-2018

LAND TITLE OFFICE

STATE OF TITLE CERTIFICATE

Certificate Number: STSR2435678

File Reference: ks beds at red

THOMPSON LEROSE AND BROWN
302 - 1199 CEDAR AVENUE
TRAIL BC V1R 4B8

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at https://apps.ltsa.ca/cert (access code 599015).

I certify this to be an accurate reproduction of title number **CA6499211** at 11:58 this 12th day of December, 2017.

REGISTRAR OF LAND TITLES

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA6499211
From Title Number	KN13308
Application Received	2017-12-08
Application Entered	2017-12-12
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	BEDS AT RED VENTURES LTD., INC.NO. BC1141410 PO BOX 1703 ROSSLAND, BC V0G 1Y0
Taxation Authority	Nelson Trail Assessment Area

LAND TITLE OFFICE

STATE OF TITLE CERTIFICATE

Certificate Number: STSR2435678

Description of Land

Parcel Identifier: 024-249-050

Legal Description:

LOT B SECTIONS 2 AND 3 TOWNSHIP 28 KOOTENAY DISTRICT PLAN NEP62765

Legal Notations NONE

Charges, Liens and Interests

Nature:	RESERVATION
Registration Number:	V18721
Registered Owner:	THE NELSON & FORT SHEPPARD RAILWAY COMPANY
Remarks:	SEE 17124A INTER ALIA
Nature:	RIGHT OF WAY
Registration Number:	47944D
Registration Date and Time:	1957-01-10 14:31
Registered Owner:	INLAND NATURAL GAS CO. LTD.
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	KM89941
Registration Date and Time:	1998-09-11 12:53
Registered Owner:	CROWN IN RIGHT OF BRITISH COLUMBIA C/O MINISTRY OF HEALTH REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	KM89942
Registration Date and Time:	1998-09-11 12:53
Remarks:	PART ON PLAN NEP62766 APPURTENANT TO LOT A NEP62765
Nature:	MORTGAGE
Registration Number:	CA6499278
Registration Date and Time:	2017-12-08 10:15
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. FI36
Remarks:	INTER ALIA
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA6499279
Registration Date and Time:	2017-12-08 10:15
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. FI36
Remarks:	INTER ALIA

LAND TITLE OFFICE

STATE OF TITLE CERTIFICATE

Certificate Number: STSR2435678

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

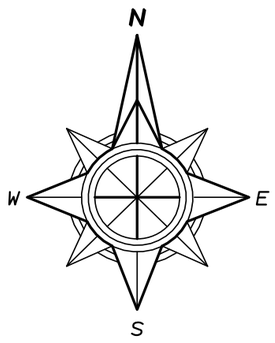
This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).

Rossland File 09-2018

PLAN OF PROPOSED SUBDIVISION OF

LOT 1, PLAN NEP84578 AND PART OF B, PLAN NEP84578, D. L. 1940, AND SECTION 3, TOWNSHIP 28, KOOTENAY DISTRICT

B. C. G. S. 82F 011



LEGEND

0 5.00 10 20 30 40

Distances are in metres Scale 1: 500

	found	placed
Denotes standard iron post	●	○
Denotes traverse hub	▲	△

PK Denotes Parker Kalon Nail

NB Denotes Present and original Natural Boundary

MRP Denotes metal reference post placed

Bearings are astronomic derived from Plan NEP 62765

PART A PLAN NEP62765

PART LOT C PLAN 1442

43° 08′ 33″ 0.118 MRP 87° 03′ 20″ 02″ 22.67 19.10 7.04 8.78 10.498 41′ 48.03 80° 28.430 0.812 4.141 8.37 1.941 1.991 1.77 ORIGINAL CREEK NATURAL BOUNDARY 10° 02′ 52″ 5.376 156° 05′ 55″ 15.194 PK1 19.97 42.09 25.45 17.09 NEP62767 2 1200 m² 3 677 m² 27.64 4 543 m² 29.34 2 8 5 670 m² r= 483.723 a= 29.031 Wt. 0.070 90° 29′ 39″ 21.18 19.00 61.43 21.26 6.35 6.14 Proposed Common Lot 4.24 10.00 98° 22′ 52″ 1 852 m² 2.85 123° 55.88 7 COMMON PROPERTY ACCESS a= 43.229 r= 36.000 a= 30.167 r= 46.000 60° 48′ 22″ r = 46.000 29° 34′ 44″ 6 3384 m² 163° 54′34″ 14.625 PLAN A 1442 ROAD REMAINDER C PLAN 1442 RED MOUNTAIN ROAD T. P. PLAN R299 REMAINDER B PLAN 1442 103.105 (IP TO IP) 125° 46′ 39″ 123° 19′ 42″ 185.147 (IP TO IP) 158.891 D. L. 1940 IDA MAY M. C. NORTHWESTERLY BOUNDARY LONDONDERRY M. C. D. L. 952 19′ 27.25 6.115 PLAN NEP62766 51.791 42″ 83.847 12″ 29′ PLAN NEP62765 PLAN R299 ROSSLAND NANCY GREENE 165° 24′ 37″ 22.399 29.808 49.2 42.8 8 1388 m² 28.5 40.3

Dated at Trail, British Columbia

B. C. L. S.

F 18-5815D.sub FB 135 PG 27

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

This plan lies within the Kootenay Boundary Regional District

Rossland File 09-2018

Status: Registered | Doc #: CA6582509 | RCVD: 2018-01-23 RQST: 2018-05-25 14.48.13

FORM_C_V23 (Charge)

KAMLOOPS LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Colnmbia

Jan-23-2018 10:54:13.001

CA6582509

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Nicholas Mirsky ULCP25 — Digitally signed by Nicholas Mirsky ULCP25 Date: 2018.01.23 10:05:15 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Nicholas Mirsky, Supervisor, Property Services for
FORTISBC INC.
2850 Benvoulin Road
Kelowna BC V1W 2E3

Land File: TRL - 552
OI#: 2574521 Order: 65172989
Client.11140

Document Fees: $71.58 Deduct LTSA Fees? Yes ☑

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

024-249-050 LOT B SECTIONS 2 AND 3 TOWNSHIP 28 KOOTENAY DISTRICT PLAN NEP62765

STC? YES ☐

3. NATURE OF INTEREST | CHARGE NO. | ADDITIONAL INFORMATION

Statutory Right of Way | | ENTIRE INSTRUMENT

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No. (b) ☑ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

BEDS AT RED VENTURES LTD., INC.NO. BC1141410

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

FORTISBC INC.
A PUBLIC UTILITY, HAVING ITS HEAD OFFICE AT
#100 - 1975 SPRINGFIELD ROAD
KELOWNA BRITISH COLUMBIA
V1Y 7V7 CANADA

Incorporation No
PA-0000087

7. ADDITIONAL OR MODIFIED TERMS:

none

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Lilina T. Lysenko
Barrister & Solicitor
1590 Bay Avenue
Trail, BC V1R 4B3
Phone: 250-231-5019
Witnessed as to signature only,
no legal advice sought or given

Execution Date		
Y	M	D
18	01	19

Transferor(s) Signature(s)

BEDS AT RED VENTURES LTD., INC.NO. BC1141410 BY ITS AUTHORIZED SIGNATORY(IES):

Print Name: David Thoss

Print Name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT - PART 2

STATUTORY RIGHT OF WAY

THIS INDENTURE made this day of , 2018.

BETWEEN:

BEDS AT RED VENTURES LTD., INC.NO. BC1141410
PO BOX 1703
ROSSLAND, BC
V0G 1Y0

(hereinafter called "the Transferor")
OF THE FIRST PART

AND:

FORTISBC INC., a public utility incorporated by Special Act of the Legislature of the Province of British Columbia, having its head office at #100 – 1975 Springfield Road, Kelowna, BC V1Y 7V7

(hereinafter called "the Company")
OF THE SECOND PART

WHEREAS this Statutory Right of Way is necessary for the operation and maintenance of the Company's undertaking;

In consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid by the Company to the Transferor, the receipt of which is hereby acknowledged, the Transferor HEREBY GRANTS AND CONVEYS to the Company, its employees, agents and licensees, an easement by way of Statutory Right of Way for full, free and uninterrupted access at all times hereafter with or without vehicles or equipment to, through and over that certain parcel of land situated in the Nelson Trail Assessment Area, in the Province of British Columbia, more particularly described as:

LOT B SECTIONS 2 AND 3 TOWNSHIP 28 KOOTENAY DISTRICT PLAN NEP62765

(hereinafter called "the property");

Rossland File 09-2018
Status: Registered Doc #: CA6582509 RCVD: 2018-01-23 RQST: 2018-05-25 14.48.13

For the purpose of constructing, operating and maintaining thereon an electrical distribution system and communication lines and all related equipment ("the facilities"), with the right to dig up the soil and rock thereof and from time to time to inspect, repair, remove, alter or replace any part thereof, and to cut and clear any trees and underbrush which in the Company's opinion might interfere with the construction and operation of the facilities;

RESERVING HOWEVER to the Transferor the right to cultivate or otherwise use the property and the right to compensation for any damage done by the Company to fences and to crops thereon.

The transferor covenants that he has the right to enter into this Indenture; that he will not at any time hereafter do any act including the planting of any trees or climbing vines or erecting any building or structure, that would jeopardize or interfere with the operation or maintenance of the facilities, and that the Transferor will cause no damage to nor interfere with the facilities.

It is hereby understood between the parties to this Agreement that the facilities are restricted to that area shown in bold black on the attached sketch plan which is page 4 of this 4 page agreement.

The Company may provide a communications and/or cable company with all the rights under this Statutory Right of Way to install and maintain communication and/or cable circuits on the facilities.

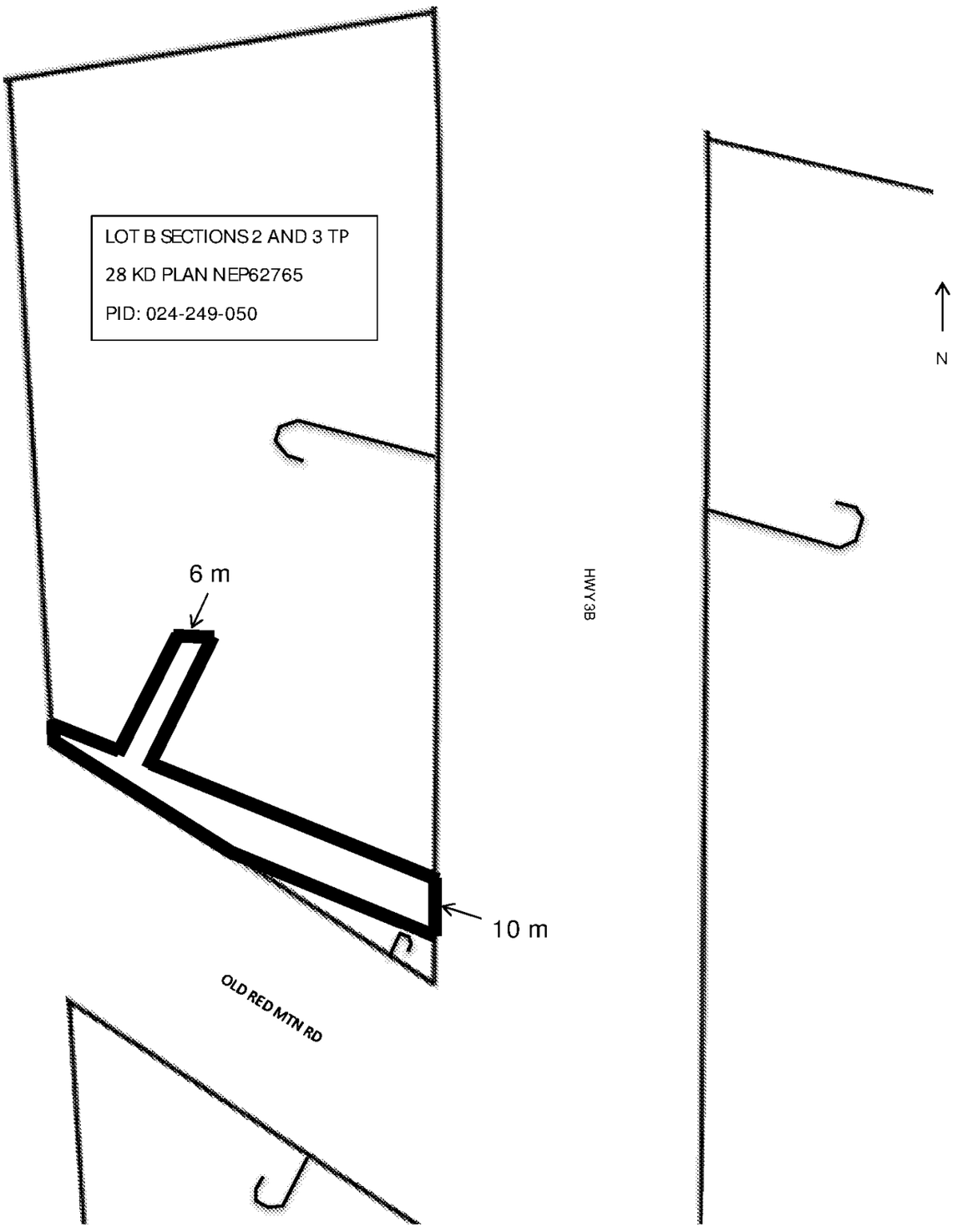
If any provision of this Indenture is declared invalid or unenforceable by a competent authority, such provision shall be deemed severed and shall not affect the validity or enforceability of the remaining provisions of this Indenture, unless such invalidity or unenforceability renders the operation of this indenture impossible.

The rights, privileges and easement hereby granted are and shall be of same force and effect as a covenant running with the land, and this Indenture shall enure to the benefit of and be binding upon the parties hereto, their heirs, administrators, successors and assigns, and wherever the singular or masculine is used herein, it shall be construed as if the feminine, plural or neuter, as the case may be, had been used wherever context or the parties hereto so require.

IN WITNESS WHEREOF the Transferor has caused these presents to be executed as of the day and year first above written.

Rossland File 09-2018

Status: Registered Doc #: CA6582509 RCVD: 2018-01-23 RQST: 2018-05-25 14.48.13



LAND TITLE ACT '98 SEP 11 12 53 C55
FORM C KM089941
(Section 219.81) DARYL JOHNSON LAND TITLE OFFICE
LAND & COURT AGENT KAMLOOPS/NELSON
Province of British Columbia KAMLOOPS, BC
GENERAL INSTRUMENT - PART 1 (this area for Land Title Office Use) Page 1 of 5 Pages

1. APPLICATION: (Name, Address, phone number and signature of applicant, applicant's solicitor or agent)

McEWAN, HARRISON & CO. LAW CORPORATION
1432 Bay Avenue, Trail, BC V1R 4B1
(250) 368-8211 **CLIENT NO 10784**
(signature)

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION(S) OF LAND:*
(PID) (LEGAL DESCRIPTION)

LOT A, TP 28, KOOTENAY DISTRICT, PLAN NEP 62765
LOT B, TP 28, KOOTENAY DISTRICT, PLAN NEP ~~62765~~

3. NATURE OF INTEREST:

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
~~Restrictive~~ Covenant Section 219 Land Title Act	Entire Instrument	Transferee

01 98/09/11 12:55:52 01 KL 213478
CHARGE $55.00

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms
(b) Express Charge Terms
(c) Release
__ D.F. No.
x Annexed as Part 2
__ There is no Part 2 of this instrument
A selection of (a) includes any additional or modified terms referred to in item 7 or in schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S): **CHARLOTTE JOLLIFFE, KATIE ENNS and CAROLINE HELEN ENNS**

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))*

SEE SCHEDULE

7. ADDITIONAL OR MODIFIED TERMS: N/A

8. EXECUTION(S): ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

USE BLACK INK ONLY	Execution Dates			**USE BLACK INK ONLY**
Officer Signature	Y	M	D	Covenantor's Signature(s)
Chris McEwan, Solicitor 1432 Bay Avenue Trail, BC V1R 4B1	98	06	09	Charlotte Jolliffe CHARLOTTE JOLLIFFE

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Land Title Act
FORM D

EXECUTIONS CONTINUED

USE BLACK INK ONLY

Officer Signature

YVONNE MARIE GEIB
NOTARY PUBLIC - 826-1300
33082 B - 1st AVENUE
MISSION, B.C., V2V 1G3

Execution Dates

Y	M	D
98	5	25

USE BLACK INK ONLY

Covenantor's Signature

Katie Enns
KATIE ENNS

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

USE BLACK INK ONLY

Officer Signature

William A. Westcott
Barrister & Solicitor
1432 Bay Ave.
Trail, B.C. V1R 4J1

Execution Dates

Y	M	D
98	05	21

USE BLACK INK ONLY

Covenantor's Signature

CAROLINE HELEN ENNS

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Status: Registered Doc #: KM89941 RCVD: 1998-09-11 RQST: 2018-05-25 14.48.13

Land Title Act
FORM E

SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

6. **TRANSFEREE(S):** (including occupation(s), postal address(es) and postal code(s))*

THE CROWN in Right of the Province of British Columbia,
as represented by the Minister of Health through the Medical Health Officer of the Central Kootenay Health Unit, 813 - 10th Street,
Castlegar, British Columbia V1N 2H7

- and-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
202 - 843 Rossland Avenue
Trail, B.C. V1R 4S8

Rossland File 09-2018
Status: Registered Doc #: KM89941 RCVD: 1998-09-11 RQST: 2018-05-25 14.48.13

TERMS OF INSTRUMENT - PART 2

COVENANT Page 4

(Section 219 - Land Title Act)

THIS INDENTURE made the 9th day of June, 1998.

BETWEEN:

CHARLOTTE JOLLIFFE
of P.O. Box 897
Rossland, B.C. V0G 1Y0

- and -

KATIE ENNS, of 6081 Riverside Road
Matsqui, B.C. V0X 1S0

- and -

CAROLINE HELEN ENNS,
of P.O. Box 986, Rossland, B.C. V0G 1Y0

(hereinafter called the "Covenantors")

OF THE FIRST PART

AND:

THE CROWN, in Right of the Province of British Columbia, as represented by the Minister of Health through the Medical Health Officer of the Central Kootenay Health Unit, 813 - 10th Street, Castlegar, British Columbia, V1N 2H7

- and -

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
202 - 843 Rossland Avenue
Trail, British Columbia V1R 4S8

(hereinafter called the "Covenantees")

OF THE SECOND PART

A. **WHEREAS** the Covenantors have subdivided the following properties:

(1) Lot 13, Township 28, Kootenay District, Plan X-60
(2) Lot 17, Township 28, Kootenay District, Plan X-60 except part included in Plan 1442
(3) That part of Lot 18 shown colored red on Plan DD2203, Township 28, Kootenay District, Plan X-60 except part colored red on Plan 659A in A.F. Parcels Book, Vol. 11, Fol. 367

(hereinafter called the "Lands"), into two lots according to a Plan of Subdivision certified correct by Gordon Stein, B.C.L.S. on the 10th day of November, 1997; Now Lots A+B NSP 62765.

B. **AND WHEREAS** the Approving Officer, as a condition to granting approval to the subdivision, has requested that the Covenantors enter into this covenant hereinafter contained, pursuant to Section 219 of the Land Title Act;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises and the sum of ONE DOLLAR ($1.00) of lawful money of Canada paid by the Covenantees to the Covenantors (receipt of which is hereby acknowledged), the Covenantor do hereby covenant and agree with the Covenantees under Section 215 of the Land Title Act of the Province of British Columbia, as follows:

1. Water acquired from a surface water source will not be used for drinking water until it has been treated to the satisfaction of the Medical Health Officer, as untreated surface water does not meet the B.C. Drinking Water Standards.

AND it is understood and agreed by and between the parties hereto that the words "Covenantors" and "Covenantees" wherever used in this Agreement shall include the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Covenantors have executed these presents on the day and year first above written.

SIGNED, SEALED AND DELIVERED by)
the Covenantors in the presence of)
)
_____)
Name)
_____) SEE FORM C
Address)
_____)
Occupation)

This is the instrument creating the condition or covenant entered into under S. 219 of the Land Title Act by the registered owners referred to herein and shown on the print of the plan annexed hereto and initialled by me.

_____
Approving Officer
Ministry of Transportation & Highways

END OF DOCUMENT

C55

LAND TITLE ACT
FORM C
(Section 219.81) 98 SEP 11 12 53 KM089942

DARYL JOHNSON
LAND & COURT AGENT
KAMLOOPS, BC

Province of British Columbia LAND TITLE OFFICE KAMLOOPS/NELSON
GENERAL INSTRUMENT - PART 1 (This area for Land Title Office Use) Page 1 of 3 Pages

1. APPLICATION: (Name, Address, phone number and signature of applicant, applicant's solicitor or agent)
Lorri Lauer, c/o
McEWAN, HARRISON & CO. LAW CORPORATION
1432 Bay Avenue, Trail, BC V1R 4B1 Client No. 10784
(604) 368-8211
L Lauer
(signature)

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION(S) OF LAND:*
(PID) (LEGAL DESCRIPTION)
Lot B, Tp 28, Kootenay District, Plan NEP 62765

3. NATURE OF INTEREST:

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
Easement over part of Plan NEP 62766	Entire Instrument	"PID UNKNOWN" Transferee Lot A Tp. 28 Pl. NEP 62765

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms
(b) Express Charge Terms
(c) Release
__ D.F. No.
X Annexed as Part 2
__ There is no Part 2 of this instrument
A selection of (a) includes any additional or modified terms referred to in item 7 or in schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S): **CHARLOTTE JOLLIFFE**

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))*
01 98/09/11 12:55:56 01 213478
CHARGE $55.00
KATIE ENNS, Homemaker, of 6081 Riverside Road, Matsqui, B.C. V0X 1S0 and ~~**CAROLYN HELEN ENNS**~~ **CAROLINE**, Cook, of P.O. Box 986, Rossland, B.C. V0G 1Y0 "Joint Tenants"

7. ADDITIONAL OR MODIFIED TERMS:
N/A

8. EXECUTION(S): ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

USE BLACK INK ONLY	Execution Dates			USE BLACK INK ONLY
Officer Signature	Y	M	D	Grantor's Signature(s)
Chris McEwan, Solicitor 1432 Bay Avenue Trail, BC V1R 4B1	98	06	09	Charlotte Jolliffe CHARLOTTE JOLLIFFE

(as to both signatures)
OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Rossland File 09-2018
Status: Registered Doc #: KM89942 RCVD: 1998-09-11 RQST: 2018-05-25 14.48.13

THIS AGREEMENT made in duplicate the 9th day of June, 1998.

BETWEEN:

CHARLOTTE JOLLIFFE

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

KATIE ENNS AND CAROLINE HELEN ENNS

(hereinafter called the "Grantee")

OF THE SECOND PART

A. The Grantor is the registered owner of lands described as:

PID #
Lot B, Township 28, Kootenay District, Plan NEP 62765

(hereinafter called the "**Servient Tenement**");

B. The Grantee is the owner of:

PID #
Lot A, Township 28, Kootenay District, Plan NEP 62765

(hereinafter called the "**Dominant Tenement**")

C. The Grantee desires to obtain from the Grantor an Easement along and over the Servient Tenement for the purpose of access, ingress and egress to from the Dominant Tenement;

WITNESSETH THAT IN CONSIDERATION of the premises and the grants and covenants herein contained, and the sum of One ($1.00) Dollar now paid by the Grantee to the Grantor (the receipt and sufficiency of which is hereby acknowledged), and of the due execution of these presents by the Parties hereto, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Grantor grants unto the Grantee for the benefit of and to be appurtenant to the Dominant Tenement for the use and enjoyment of the Grantee and his servants, agents, tenants, invitees, and licencees and the owner or owners of the Dominant Tenement from time to time and all those claiming through them, the full, free and uninterrupted right,

Rossland File 09-2018
Status: Registered Doc #: KM89942 RCVD: 1998-09-11 RQST: 2018-05-25 14.48.13

licence, liberty, easement, privilege, and permission at all times and from time to time to enter upon and pass and repass over and through that portion of the Grantor's Lands designed by the Reference Plan of Easement NEP 62766 prepared and certified correct by Gordon Stein, B.C.L.S. on the 10th day of November, 1997, for the purpose of ingress and egress.

2. The Grantee agrees to make good at his own expense all damage or disturbance which may be caused to the Dominant Tenement in exercise of the rights hereunder.

3. This Easement is and shall be of the same force and effect as a covenant running with the land, and these presents, including all covenants and conditions herein contained, shall extend to and be binding upon and enure to the benefit of the successors and assigns of the Grantors and the Grantees; and wherever the plural or masculine is used in this Agreement, it shall be construed as including the singular or feminine or body politic or corporate, where the context or parties so require.

IN WITNESS WHEREOF the parties has executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of:)
)
_____)
Witness:) SEE FORM C
_____)
Address:)
_____)
Occupation:)

SIGNED, SEALED AND DELIVERED)
in the presence of:)
)
_____)
Witness:) SEE FORM D
_____)
Address:)
_____)
Occupation:)

END OF DOCUMENT

PLAN 50

DARYL JOHNSON
LAND & COURT AGENT
KAMLOOPS, BC

COPY

LAND TITLE ACT
FORM 11
(SECTION)

APPLICATION FOR DEPOSIT OF REFERENCE OR EXPLANATORY PLAN (CHARGE)

ASSIGNED PLAN NO. NEP 62766

I, D. Chris McEwan, Barrister & Solicitor of 1432 Bay Avenue, Trail, British Columbia, V1R 4B1, apply on behalf Katie Enns of 6081 Riverside Road, Matsqui, B.C. V0X 1S0 and ~~Carolyn~~ Helen Enns, of P.O. Box 986, Rossland, B.C. V0G 1Y0 "Joint Tenants", and Charlotte Jolliffe, P.O. Box 897, Rossland, B.C. V0G 1Y0 apply to deposit a Reference Plan of:

Part of Lot B, Plan [redacted], NEP 62765
Township 28, Kootenay District

I enclose:

1. The Reference Plan (original transparency or original linen);
2. The reproduction of the Reference Plan required by section 67 (u); (see below)
3. Fees of $ ~~55.00~~ 50.00

01 98/09/11 12:56:04 21 KL 213478
S/S/DT PLANS $50.00

DATED at Trail, British Columbia this 31st day of July, 1998.

D. Chris McEwan, Esq.

NOTE: (i) Under section 67 (u) the following reproductions of the plan must accompany this application:

(a) one blue linen original (alternatively white linen or original transparency).
(b) one duplicate transparency.
(c) one whitelar (white mylar print) for each taxing unit requiring returns.
(d) one whiteprint for the Assessment Authority of British Columbia (to be addressed to the primary taxing unit shown on title).
(e) one whiteprint for the appropriate regional district identified on the plan.
(f) one whiteprint for the Ministry of Transportation, Communications and Highways when the plan is in unorganized territory or where the ministry has approved the plan under the Controlled Access (Highway) Regulations.

in addition, one whiteprint is required as a worksheet for the land title office.

Status: Registered Doc #: KM89943 RCVD: 1998-09-11 RQST: 2018-05-25 14.50.05

LAND TITLE ACT
FORM C
(Section 219.81)

DARYL JOHNSON
LAND & COURT AGENT
KAMLOOPS, BC
12 53

LAND TITLE OFFICE
KAMLOOPS/NELSON

KM089435

Province of
British Columbia
GENERAL INSTRUMENT - PART(this area for Land Title Office Use) Page 1 of 4 Pages

1. APPLICATION: (Name, Address, phone number and signature of applicant, applicant's solicitor or agent)

Lorri Lauer, c/o
McEWAN, HARRISON & CO. LAW CORPORATION
1432 Bay Avenue, Trail, BC V1R 4B1 Client No. 10784
(604) 368-8211

(signature)

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
015-723-275	Lot B District Lot 1940 Section 3 Township 28 Kootenay District Plan 1442

3. NATURE OF INTEREST:

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
Easement	Entire Instrument	PID "UNKNOWN Transferee

PLAN NEP 62767 LOT A Twp 28 PLAN NEP 62765

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms ___ D.F. No.
(b) Express Charge Terms x Annexed as Part 2
(c) Release ___ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S): **CITY OF ROSSLAND**

01 98/09/11 12:56:08 KL 213478
CHARGE $55.00

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))*

KATIE ENNS, (CAROLINE) Homemaker, of 6081 Riverside Road, Matsqui, B.C. V0X 1S0 and ~~CAROLYN~~ **HELEN ENNS**, Cook, of P.O. Box 986, Rossland, B.C. V0G 1Y0 "Joint Tenants"

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

USE BLACK INK ONLY	Execution Dates			USE BLACK INK ONLY
Officer Signature	Y	M	D	Grantor's Signature(s)
JAAK RANNISTE BARRISTER & SOLICITOR P.O. BOX 819 2004 WASHINGTON STREET ROSSLAND, BC V0G 1Y0 TEL: (250) 362-5999 FAX: (250) 362-7669	97	12	16	THE CITY OF ROSSLAND by its authorized signatory: JOSEPH W ISSEL

~~(as to both signatures)~~

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Land Title Act
FORM D

EXECUTIONS CONTINUED

USE BLACK INK ONLY	Execution Dates			USE BLACK INK ONLY
Officer Signature	Y	M	D	Grantee's Signature
YVONNE MARIE GEIB NOTARY PUBLIC - 826-1300 33082 B - 1st AVENUE MISSION, B.C., V2V 1G3	97	5	25	KATIE ENNS

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

USE BLACK INK ONLY	Execution Dates			USE BLACK INK ONLY
Officer Signature	Y	M	D	Grantee's Signature
CHRIS McEWAN BARRISTER & SOLICITOR 1432 BAY AVE. TRAIL, B.C. V1R 4B1	97	12	15	CAROLINE HELEN ENNS

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Rossland File 09-2018
Status: Registered Doc #: KM89943 RCVD: 1998-09-11 RQST: 2018-05-25 14.50.05

TERMS OF INSTRUMENT - PART 2

THIS AGREEMENT made in duplicate the 16th day of December, 1997.

BETWEEN:

CITY OF ROSSLAND

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

KATIE ENNS AND CAROLINE HELEN ENNS

(hereinafter called the "Grantee")

OF THE SECOND PART

A. The Grantor is the registered owner of lands described as:

PID #015-723-275
Lot B, District Lot 1940 Section 3 Township 28 Kootenay District Plan 1442

(hereinafter called the "**Servient Tenement**");

B. The Grantee is the owner of:

PID #
Lot A, Township 28, Kootenay District, Plan NEP 62765

(hereinafter called the "**Dominant Tenement**")

C. The Grantee desires to obtain from the Grantor an Easement along and over the Servient Tenement for the purpose of access, ingress and egress to from the Dominant Tenement;

WITNESSETH THAT IN CONSIDERATION of the premises and the grants and covenants herein contained, and the sum of One ($1.00) Dollar now paid by the Grantee to the Grantor (the receipt and sufficiency of which is hereby acknowledged), and of the due execution of these presents by the Parties hereto, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Grantor grants unto the Grantee for the benefit of and to be appurtenant to the Dominant Tenement for the use and enjoyment of the Grantee and his servants, agents, tenants, invitees, and licencees and the owner or owners of the Dominant Tenement from time to time and all those claiming through them, the full, free and uninterrupted right,

licence, liberty, easement, privilege, and permission at all times and from time to time to enter upon and pass and repass over and through that portion of the Grantor's Lands designed by the Reference Plan of Easement NEP 62767 prepared and certified correct by Gordon Stein, B.C.L.S. on the 10th day of November, 1997, for the purpose of ingress and egress.

2. The Grantee agrees to make good at his own expense all damage or disturbance which may be caused to the Dominant Tenement in exercise of the rights hereunder.

3. This Easement is and shall be of the same force and effect as a covenant running with the land, and these presents, including all covenants and conditions herein contained, shall extend to and be binding upon and enure to the benefit of the successors and assigns of the Grantors and the Grantees; and wherever the plural or masculine is used in this Agreement, it shall be construed as including the singular or feminine or body politic or corporate, where the context or parties so require.

IN WITNESS WHEREOF the parties has executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of:)
)
_____)
Witness:) SEE FORM C
_____)
Address:)
_____)
Occupation:)

SIGNED, SEALED AND DELIVERED)
in the presence of:)
)
_____)
Witness:) SEE FORM D
_____)
Address:)
_____)
Occupation:)

END OF DOCUMENT

PLAN 50.

DARYL JOHNSON
LAND & COURT AGENT
KAMLOOPS, BC

LAND TITLE ACT
FORM 11
(SECTION)

APPLICATION FOR DEPOSIT OF REFERENCE OR EXPLANATORY PLAN (~~CHARGE~~)

I, D. Chris McEwan, Barrister & Solicitor of 1432 Bay Avenue, Trail, British Columbia, V1R 4B1, apply on behalf Katie Enns of 6081 Riverside Road, Matsqui, B.C. V0X 1S0 and ~~Carolyn.~~ Caroline Helen Enns, of P.O. Box 986, Rossland, B.C. V0G 1Y0 "Joint Tenants", and Charlotte Jolliffe, P.O. Box 897, Rossland, B.C. V0G 1Y0 apply to deposit a Reference Plan of:

Part of Lot B, Plan 1442,
Township 28, Kootenay District

ASSIGNED PLAN NO.
NEP 62767

I enclose:

1. The Reference Plan (original transparency or original linen);
2. The reproduction of the Reference Plan required by section 67 (u); (see below)
3. Fees of $ ~~55.00~~ 50.00

DATED at Trail, British Columbia this 31st day of July, 1998.

01 98/09/11 12:56:11 KL 213478
S/S/DT PLANS $50.00

D. Chris McEwan, Esq.

NOTE: (i) Under section 67 (u) the following reproductions of the plan must accompany this application:

(a) one blue linen original (alternatively white linen or original transparency).
(b) one duplicate transparency.
(c) one whitelar (white mylar print) for each taxing unit requiring returns.
(d) one whiteprint for the Assessment Authority of British Columbia (to be addressed to the primary taxing unit shown on title).
(e) one whiteprint for the appropriate regional district identified on the plan.
(f) one whiteprint for the Ministry of Transportation, Communications and Highways when the plan is in unorganized territory or where the ministry has approved the plan under the Controlled Access (Highway) Regulations.

in addition, one whiteprint is required as a worksheet for the land title office.

23 AUG 2007 09 36 LB100960

$65.65 COV 29

LAND TITLE ACT
FORM C
(Section 233(1))
Province of British Columbia
GENERAL INSTRUMENT - PART 1 *(This area for Land Title Office use)* PAGE 1 of 9 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's ~~solicitor~~ or agent)
J.C. Griffiths Notary Corporation Client #011626
PO Box 1209, 2110 Columbia Avenue
Rossland, BC V0G 1Y0
Phone: (250) 362-6803
File Ref. No: 02-1252
RICK HARRIS
AGENT
~~CENTRAL STEN AD LTD.~~
Greta Witter, Authorized Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*
(PID) (LEGAL DESCRIPTION)
SEE SCHEDULE

11 07/08/23 09:40:59 01 KL 012869
CHARGE $65.65

3. NATURE OF INTEREST: * DOCUMENT REFERENCE (page and paragraph) PERSON ENTITLED TO INTEREST
DESCRIPTION
~~SEE SCHEDULE~~
SECTION 219 COVENANT ENTIRE DOCUMENT TRANSFEREE

4. TERMS: Part 2 of this Instrument consists of (select one only)

(a)	Filed Standard Charge Terms	☐	D.F. No.
(b)	Express Charge Terms	☑	Annexed as Part 2
(c)	Release	☐	There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*
CITY OF ROSSLAND, P.O. Box 1179, Rossland, British Columbia V0G 1Y0

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*
CITY OF ROSSLAND, P.O. Box 1179, Rossland, British Columbia V0G 1Y0

7. ADDITIONAL OR MODIFIED TERMS:*
N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date			Party(ies) Signature(s)
	Y	M	D	**CITY OF ROSSLAND,** by its authorized signatory(ies)
	2007	08	17	TRACEY ELLEN BUTLER, City Clerk
				ANDREW GORDON SMITH, Mayor

J.C. (Judy) GRIFFITHS
NOTARY PUBLIC
J.C. Griffiths Notary Corporation
P.O. Box 1209 - 2110 Columbia Ave.
Rossland, BC V0G 1Y0

AS TO BOTH

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

LAND TITLE ACT
FORM E
SCHEDULE

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM.

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID)	(LEGAL DESCRIPTION)
TBD	LOT 1 SHOWN ON A PLAN OF SUBDIVISION OF PART OF LOT B AND PART OF LOT C, PLAN 1442, D. L. 1940, AND SECTION 3, TOWNSHIP 28, KOOTENAY DISTRICT, prepared by Milos J. Hinterberger, B.C.L.S., completed on the 4th day of June, 2007, ~~a copy of which is attached hereto.~~ Now NEP 84578

TERMS OF INSTRUMENT – Part 2 Page 3 of 9 Pages

RESTRICTIVE COVENANT

THIS AGREEMENT made this 17th day of August, 2007

BETWEEN:

CITY OF ROSSLAND
PO Box 1179
Rossland, BC V0G 1Y0

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

CITY OF ROSSLAND
PO Box 1179
Rossland, BC V0G 1Y0

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner in fee simple of the following lands in the Province of BC, more particularly known and legally described as:

LOT B DISTRICT LOT 1940 SECTION 3 TOWNSHIP 28 KOOTENAY DISTRICT PLAN 1442

and

LOT C DISTRICT LOT 1940 SECTION 3 TOWNSHIP 28 KOOTENAY DISTRICT PLAN 1442

(hereinafter called the "Lands");

AND WHEREAS the Grantor proposes to subdivide the Lands, according to a plan of subdivision of:

PART OF LOT B AND PART OF LOT C, PLAN 1442, D.L. 1940 AND SECTION 3, TOWNSHIP 28, KOOTENAY DISTRICT

(hereinafter called the "Lands");

completed and certified correct on the 4th day of June, 2007, by . HINTERBERGER, British Columbia Land Surveyor. The grantor proposes to grant to the grantee a covenant under Section 219 of the *Land Title Act* against the following lands contained in the subdivision:

LOT 1 DISTRICT LOT 1940 SECTION 3 TOWNSHIP 28 KOOTENAY DISTRICT PLAN NEP 84578

(hereinafter called the "Lots");

AND WHEREAS a covenant under Section 219 of the *Land Title Act* is required as a condition of the consent to approval of the subdivision of the Lands by the City of Rossland, under Section 82 of the *Land Title Act*;

AND WHEREAS Section 219 of the *Land Title Act* provides that there may be registered as a charge against the title to any land a covenant in favour of the Grantee in respect to the use of the land or that land is not to be subdivided except in accordance with the covenant;

AND WHEREAS the Grantor is aware of and hereby acknowledges that there is a potential flood danger to the Lots.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE ($1.00) DOLLAR of lawful money of Canada and other good valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby covenant and agree with the First and

Second Grantees under section 219 of the *Land Title Act* of the Province of British Columbia as follows:

1. The Grantor hereby covenants and agrees with the Grantee, as a covenant in favour of the Grantee pursuant to Section 219 of the *Land Title Act*, it being the intention and agreement of the Grantor that the provisions hereof be annexed to and run with and be a charge upon the Lots, that from and after the date hereof:

   a) No building, mobile home or unit, modular home or structure, shall be constructed, reconstructed, moved, extended or located within fifteen (15) metres of the natural boundary of Acme Creek.

   b) No area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system, thereof, is less than one-point-five (1.5) metres above the natural boundary of Trail Creek.In the case of a mobile home, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above described elevation.

   c) The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater. Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer to the natural boundary than the setback requirement given in condition (1(a)) above. The face of the landfill slope shall be adequately

protected against erosion from flood flows (wave action, ice or other debris).

2. The Grantor acknowledges that the Grantee does not represent to the Grantor, not to any other person that any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots will not be damaged by flooding or erosion and the Grantor, with full knowledge of the potential flood or erosion danger and in consideration of the approvals given by the First Grantee hereby:

a) agrees to indemnify and to save harmless the Grantee and it's employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Grantee or any of it's employees, servants or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Grantor or his heirs, executors, administrators, successors and assigns contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lots, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots caused by flooding, erosion or some other similar cause; and

b) does remise, release and forever discharge the Grantee and it's employees, servants or agents from all manner of actions, cause of actions, suits, debts, accounts, covenants, contracts, claims and demands which the Grantor or any of his heirs, executors, administrators, successors and assigns may have against the Grantee and it's employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Lots, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built,

constructed or placed on the Lots, caused by flooding, erosion or some such similar cause.

3. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Grantee in relation to the Grantor, including his heirs, executors, administrators, successors and assigns, or the Lots under any law, bylaw, order or regulation or in equity all of which rights, powers and remedies may be fully and effectively exercised by the Grantee as if this Agreement had not been made by the parties.

4. The Grantor will do or cause to be done at his expense all acts reasonably necessary for the Grantee to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lots save and except those specifically approved in writing by the Grantee.

5. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of Section 219(9) of the *Land Title Act.*

6. The Grantor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.

7. Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.

8. If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as

though the illegal or unenforceable parts or sections had never been included in this Agreement.

9. This Agreement shall be interpreted according to the laws of the Province of British Columbia.

10. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

11. Every reference to the Minister of Environment, Lands and Parks, in this Agreement shall include the Minister of Environment, Lands and Parks, the Deputy Minister of Environment, Lands and Parks and any person designated by either of them to act for or on their respective behalf with respect to any of the provisions of this Agreement.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year first above written.

SIGNED, by the Grantor(s):)
)
)
In the presence of:)
)
)
)
)
)
)
)
)
)
)

CITY OF ROSSLAND, by it's
authorized signatory(ies)

J.C. (Judy) GRIFFITHS
NOTARY PUBLIC
J.C. Griffiths Notary Corporation
P.O. Box 1209 - 2110 Columbia Ave.
Rossland, BC V0G 1Y0

This is the instrument creating the condition or covenant entered into under Section 219 of the *Land Title Act* by the registered owner(s) referred to herein and shown on the print of the plan annexed hereto and initialled by me.

Approving Officer, City of Rossland

END OF DOCUMENT

Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	BW-4213-07913.242
To:	Chair Russell and Members of the Board of Directors		
From:	Ken Gobeil, Planner		
RE:	Development Permit Amendment – Grizzly Ridge		

ISSUE INTRODUCTION

The RDKB has received an application for an amendment to Development Permit 302C-15D for the Grizzly Ridge housing development in Big White, Electoral Area 'E'/ West Boundary (see Site Location Map; Subject Property Map; Applicant Submission).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner(s):	Iron Horse Developments Ltd
Applicant:	Marvin Dean
Location:	Grizzly Ridge Trail
Electoral Area:	Electoral Area 'E' / West Boundary
Legal Description(s):	Lot A, Plan KAP 83081, District Lot 4213, 4284, Except Pan KAS3742 PH 1
Area:	2.49 hectares
Current Use(s):	Duplex housing
Land Use Bylaws	
Official Community Plan Bylaw No. 1125	Medium Density Residential
Development Permit Areas	• Commercial and Multiple Family Development Permit Area • Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area
Zoning Bylaw No. 1166	Medium Density Residential 4

The subject property is located north of the Snow Pines neighbourhood of Big White. Road access is at the end of Snow Pines Way.

The original development permit for this property was issued in 2006 and was amended in 2008, 2009, and 2016. The total build out proposed for the property includes:

- 1 – 16 unit multiple family dwelling;
- 1 – single family dwelling; and
- 21 – two family dwellings (duplexes)

To date Phases 1, 2, and 3 have been built.

PROPOSAL

The applicant proposes to develop phase 4 and 5 of the proposed total build out. This would include 4 - two family dwellings (duplexes), or SL 15-22 on the Site Plan (see, Applicant's Submission).

IMPLICATIONS

This application for a development permit amendment will not make any changes to the total build out. In order for an amendment to be approved, the requirements of the Official Community Plan and Zoning Bylaw must be satisfied.

Official Community Plan

Development Permit areas, and guidelines for development, are regulated in the Big White Official Community Plan. The property is within 2 development permit areas, the Commercial and Multi-Family Development Permit Area, and the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area.

Commercial and Multi-Family Development Permit Guidelines

- Access: Practical access and loading has been proved with the driveways and parking areas meeting bylaw standards for the 4 –two dwelling unit buildings.
- Drainage Management: It has been confirmed that the drainage management plan has been presented that shows snow storage and drainage for the proposed full buildout. This development permit amendment application will not affect the overall drainage.
- Snow Management: Snow management has been confirmed, and a professional architect has provided a written statement satisfying how people are protected in a reasonable manner from snow shedding.
- General Building Form: Building plans indicate compliance with the general building form guidelines.
- Roof Form: Building plans indicate compliance with the roof form guidelines.
- Exterior Finish: Building plans indicate compliance with the exterior finish guidelines.

Alpine and Environmentally Sensitive Landscape Reclamation Development Permit Guidelines

- The landscape plan notes that the area of development does not have any existing vegetation as it was all removed when the property was initially developed and the roads were built.
- Ground cover will be mostly gravel which will help act as separation for fire suppression.
- The plants that have been chosen were selected due to their ability to grow in high altitudes.

Zoning Bylaw

The proposed 2 family dwelling buildings comply with the Zoning Bylaw. Including setbacks, parking, site coverage, and building height.

ADVISROY PLANNING COMMISSION (APC)

During the June 25 APC meeting a recommendation of support was made with the following conditions:

- *Review of landscape plan for snow storage, no large trees or rocks to side of driveways*
- *A careful look at storm drainage should be done.*

In addition to the recommendation the following comments were also made in the APC minutes:

- *As part of the landscape plan, snow storage, which will be on either side of the driveways include some large trees, and what appear to be large blast rock. The planting of large trees should not be encouraged, as they are not likely to survive snow storage as well as small shrubs.*
- *Large rocks in these areas are not helpful for snow removal.*
- *We are concerned about runoff a flooding event that occurred last spring into Snow Pines 1 washed out a driveway.*
- *Blasting of rock may block creeks.*
- *Are there sufficient culverts?*

PLANNING AND DEVELOPMENT COMMENTS

In response to the comments by the APC the applicant submitted a revised Landscape plan that removes larger trees in snow storage areas and the large rocks.

Storm Drainage is based on plans created by a certified professional. Standards for development regarding drainage and culverts in road right of ways are the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). The RDKB has no authority, capacity, and could not accept the liability involved with superseding or challenging certified professionals design plans.

The runoff event that was referenced in the APC comments was the result of an open ditch and an MoTI culvert, and not the fault of the subdivision. The culvert has since been replaced and repairs have been made so that a similar event do not happen in the future.

RECOMMENDATION

That the staff report regarding the Development Permit application submitted by Marvin Dean on behalf of Iron Horse Developments Ltd to allow for the development of four two family dwellings to be constructed in the Commercial and Multiple Family Development Permit Area and the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Lot A, Plan KAP 83081, District Lot 4213, 4284, Except Pan KAS3742 PH 1, Big White, Electoral Area 'E'/ West Boundary, be received.

ATTACHMENTS

Site Location Map
Applicant Submission

Site Location Map

Regional District of Kootenay Boundary

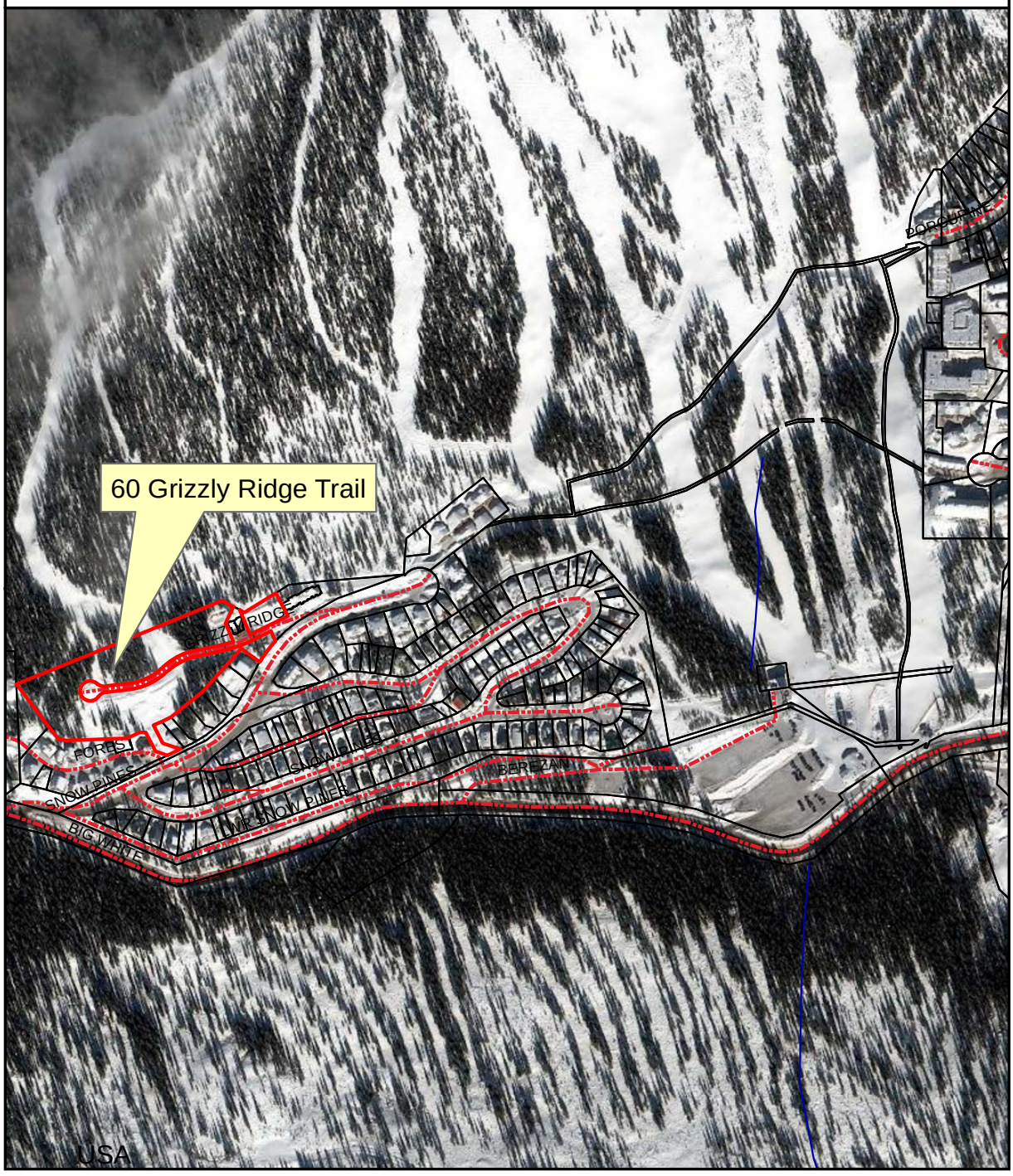
2015/10/23

N

0 100 200 400

Meters

Scale 1:10,000



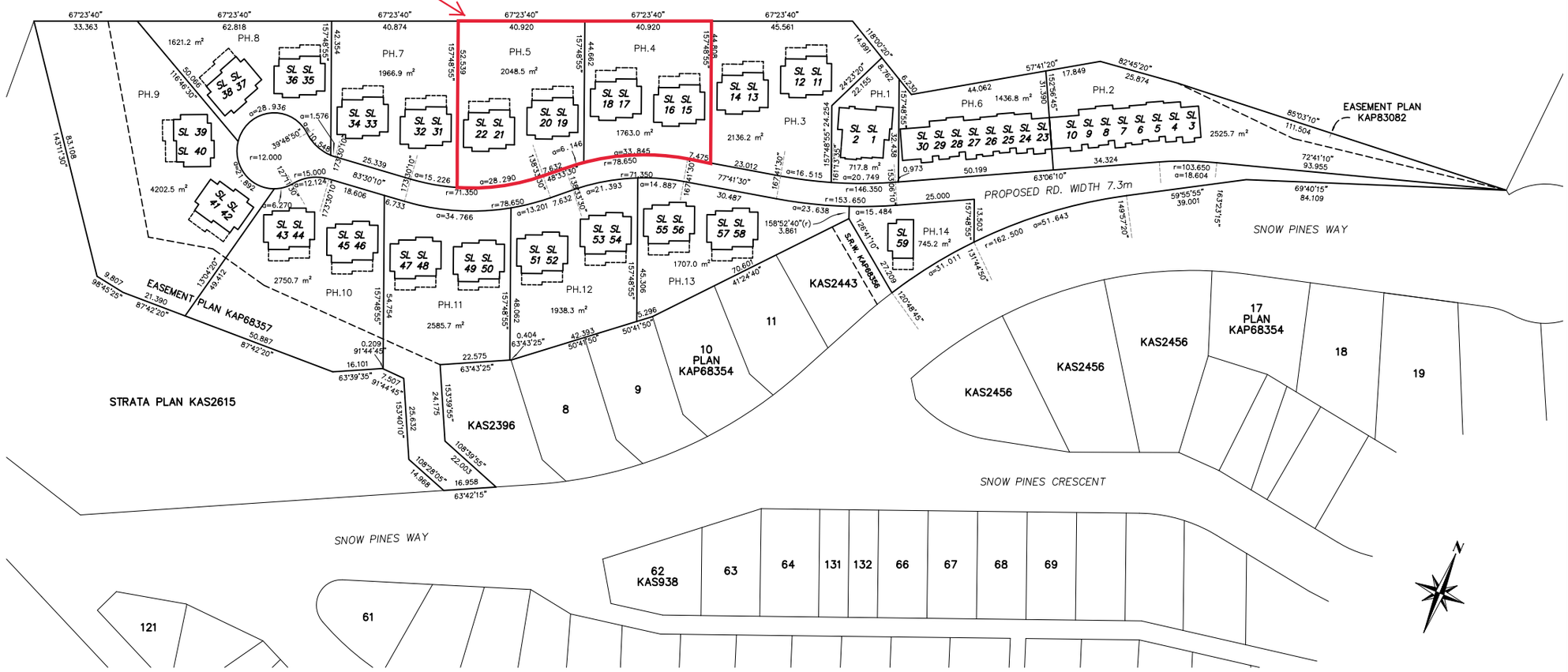
Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\BW\2015-10-23_Grizzly_SLM.mxd

Site Plan

UNSURVEYED CROWN LAND

APPLICANT SUBMISSION

Current Application:
Phase 4&5
SL15-SL22



TITLE:

SKETCH PLAN TO ACCOMPANY DISCLOSURE STATEMENT FOR PHASED STRATA PLAN OF LOT A, PLAN KAP83081, D.L. 4213, S.D.Y.D.

DRAWN BY: *RUNNALLS DENBY*
british columbia land surveyors

259A Lawrence Avenue
Kelowna, B.C.
V1Y 6L2
Phone: (250)763-7322
Fax: (250)763-4413
Email: neil@runnallsdenby.com

CLIENT: GRIZZLY RIDGE DEVELOPMENTS

SCALE: 1:1500 (8.5" x 14"")

DATE: January 15, 2018

DWG: 11761 DISCLOSURE 9

FILE No: 11761

REV. 0

APPLICANT SUBMISSION

Jenish House Design Ltd.
#201-1658 Commerce Ave.
Kelowna, B.C. V1X 8A9
1-888-458-9235

RDKB to whom it may concern,

This letter is to confirm that Jenish House Design 's custom duplex design plan # C8-3-101 was designed to eliminate the possibility of snow falling from roofs above onto person's below by providing an entry offset from the roofs above.

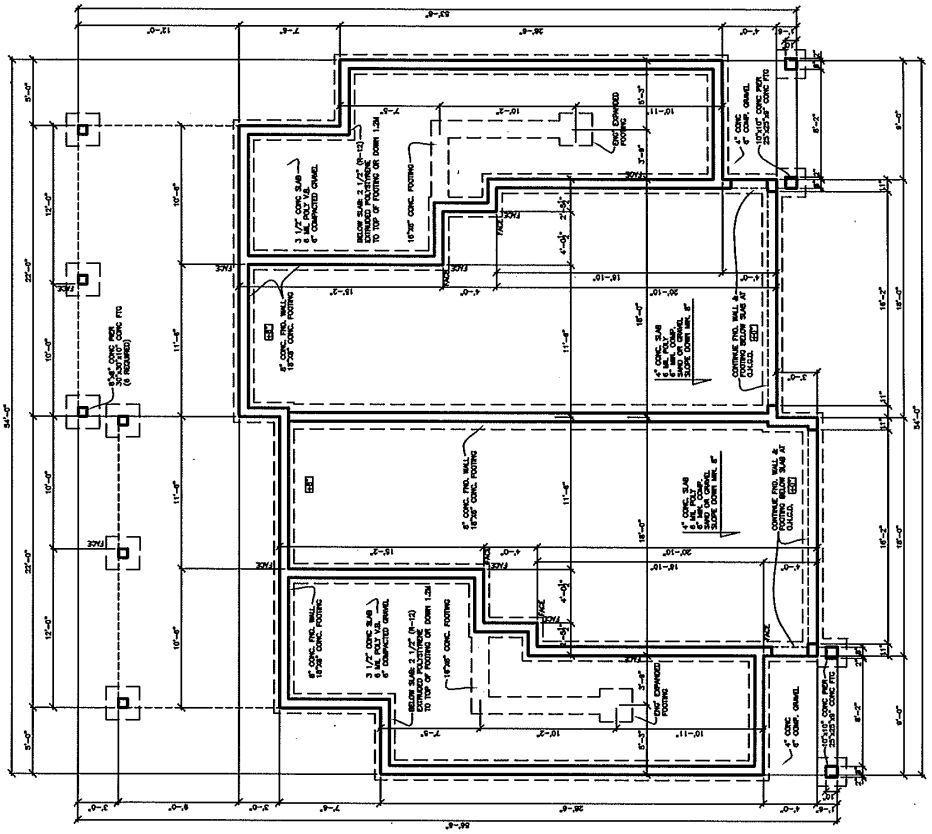
Sincerely,

Trevor Beatty
President
Jenish House Design Limited

Toll Free: 1-888-458-9235
Email: info@jenish.com
Phone: 236-420-3346
Fax: 236-420-3348

APPLICANT SUBMISSION

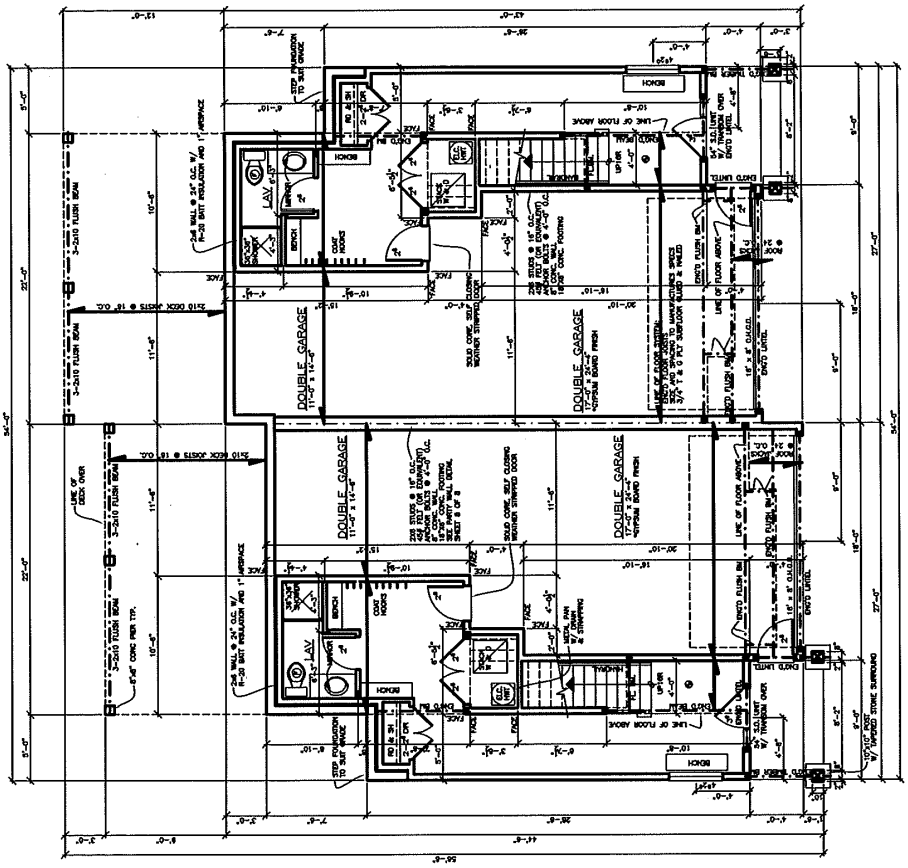
JENISH HOUSE DESIGN LIMITED



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

APPLICANT SUBMISSION

JENISH HOUSE DESIGN LIMITED

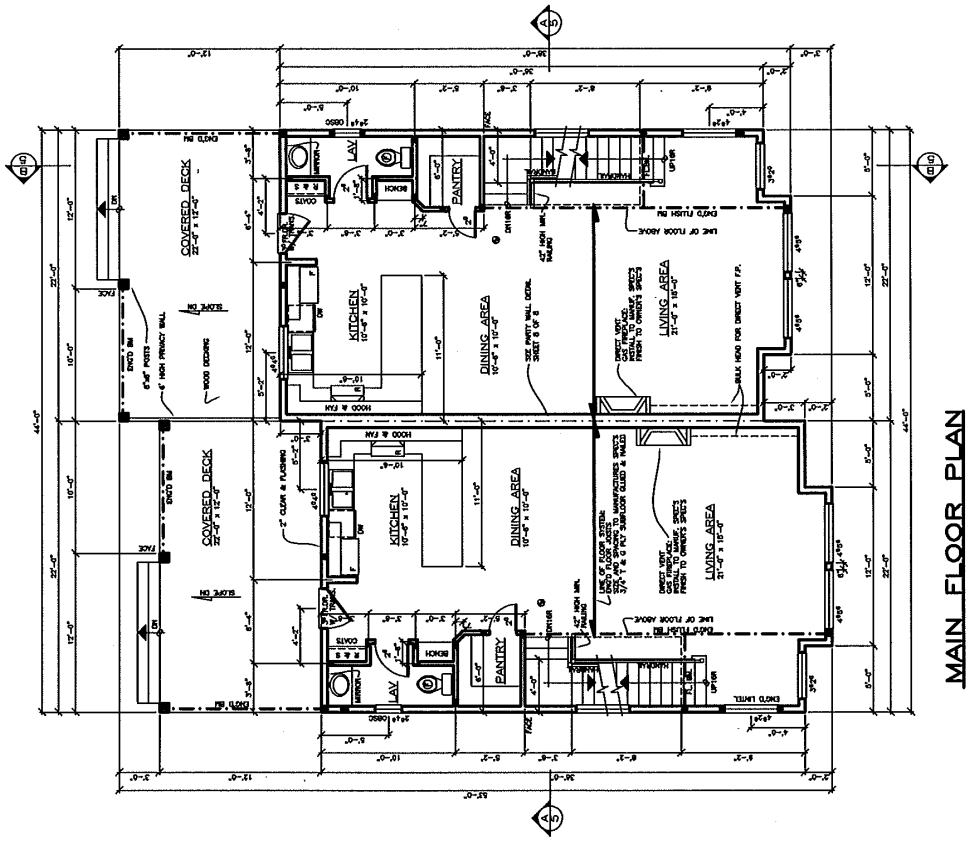


LOWER FLOOR PLAN

FINISHED AREA (PER UNIT) = 401 SQ. FT.
GARAGE AREA (PER UNIT) = 606 SQ. FT.

APPLICANT SUBMISSION

JENISH HOUSE DESIGN LIMITED

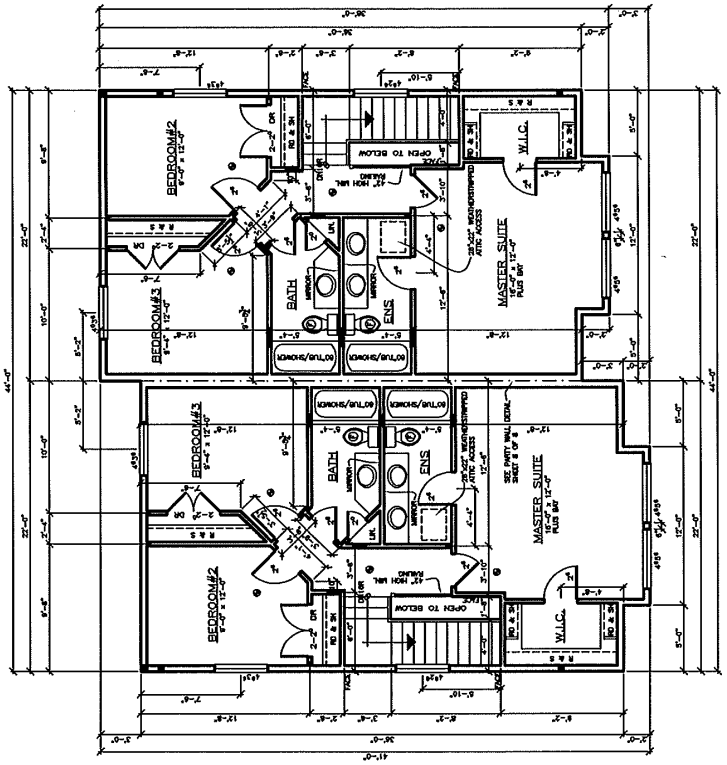


MAIN FLOOR PLAN

FINISHED AREA (PER UNIT) = 816 SQ. FT.
TOTAL FINISHED AREA (PER UNIT) = 2006 SQ. FT.

APPLICANT SUBMISSION

JENISH HOUSE DESIGN LIMITED



SECOND FLOOR PLAN

FINISHED AREA (PER UNIT) = 802 SQ. FT.
NOT INCLUDING 'OPEN TO BELOW'

APPLICANT SUBMISSION

ROOF FRAME PLAN

TRUSS LAYOUT TO BE CHECKED, VERIFIED & ENGINEERED BY TRUSS MANUFACTURER

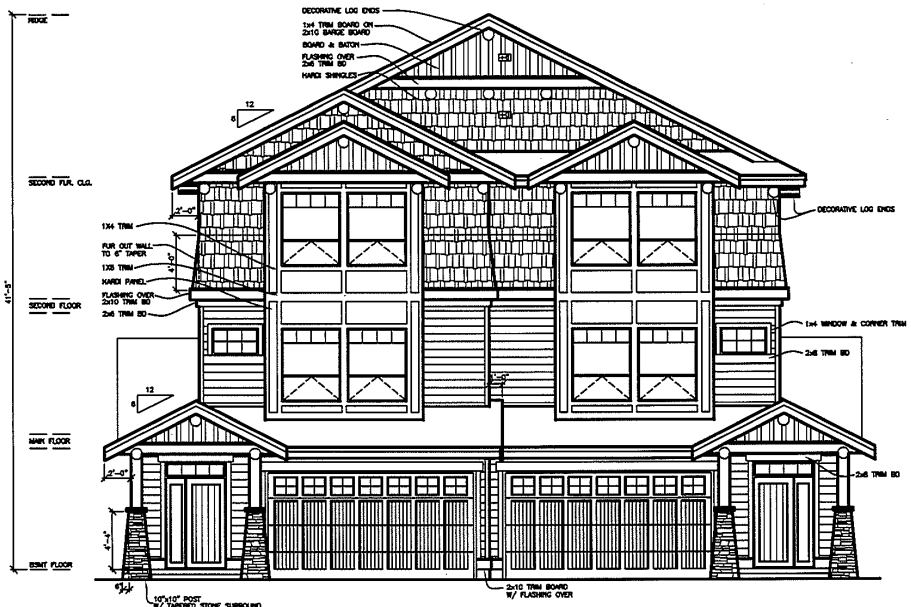
UPPER ROOF	LOWER ROOF
(A)— TRUSSES @ 24" O.C.	(1)— TRUSSES @ 24" O.C.
(B)— GIRDER TRUSS	(2)— JACK TRUSSES @ 24" O.C.
(C)— JACK TRUSSES @ 24" O.C.	(3)— MONO TRUSSES @ 24" O.C.
	(4)— GIRDER TRUSSES

HEAD OFFICE:
353-151 COMMERCIAL DRIVE
KELOWNA, B.C. V1X 7W2
(778) 478-4311
TOLL FREE 1-866-456-5335

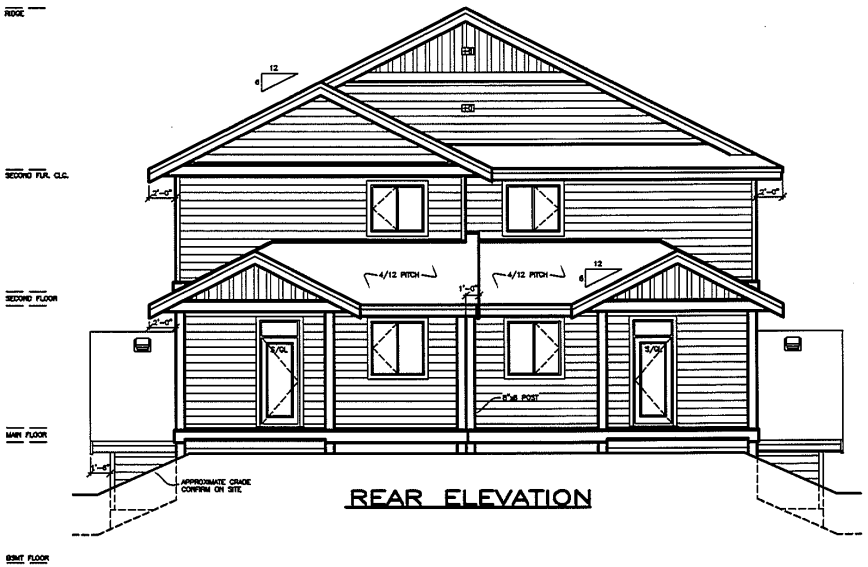
JENISH HOUSE DESIGN LIMITED

This drawing is the exclusive property of JENISH HOUSE DESIGN LIMITED and may not be reproduced or used in any form without written permission. Read notes

REFERENCE: CUSTOM
DRAWN: LM
CHECKED: TS
DATE: MAR '15
SCALE: 1/4"=1'-0"
SHEET: 5 OF 6
PLAN NUMBER: CS-3-101



FRONT ELEVATION



REAR ELEVATION

NOTE:
ENGINEER'S ADDENDUMS, STRUCTURAL DETAILS, AND NOTES SUPERCEDE THOSE NOTED ON THIS GENERAL NOTE SHEET DEPENDING ON LOCAL CONDITIONS.

GENERAL NOTES

STANDARD NOTES

- THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.
- BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE PLANS, THE OWNER AND/OR BUILDER ACCEPTS THESE PLANS AS DRAWN AND HAS READ AND UNDERSTANDS THE GENERAL NOTES AS FOLLOWS.
- THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT SUBSEQUENT CHANGES TO THE CODE ARE COMPLIED WITH AND INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO THE CURRENT BC BUILDING CODE AND/OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.
- ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- JENISH HOUSE DESIGN LIMITED SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY SYSTEM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOAD.
- THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.
- AT END OF CONSTRUCTION THE BUILDER SHALL BE RESPONSIBLE FOR CLEARING THE JOB SITE AND BUILDING(S) OF ANY REFUSE AND MAKING GOOD ANY DAMAGE TO BUILDING(S) INCURRED DURING CONSTRUCTION.
- PRIOR TO COMMENCING EXCAVATION WORK THE BUILDER SHALL BE RESPONSIBLE FOR ESTABLISHING THE LOCATION OF AND CLEARLY MARKING EXISTING SERVICES AND IMMEDIATELY NOTIFYING APPLICABLE AUTHORITIES OF ANY DISCREPANCIES
- TOPSOIL AND EXCAVATED MATERIAL TO BE STOCKPILED SEPARATELY ON SITE.

ERRORS AND OMISSIONS

- JENISH HOUSE DESIGN LIMITED MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS, HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
- SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE OUR OFFICE AT YOUR EARLIEST CONVENIENCE, BY DOING SO WE SHALL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS PURCHASED IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM RECURRING.

STRUCTURAL DESIGN AND ENGINEERING

- TO PROVIDE OUR CLIENTS WITH DISTINCTIVE AND ATTRACTIVE DESIGNS IT HAS BEEN NECESSARY IN SOME INSTANCES TO USE BEAM SIZES AND FRAMING DETAILS NOT SPECIFIED IN PART NINE OF THE B.C. BUILDING CODE. THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF OWNER OR BUILDER TO PROVIDE.

STRUCTURAL DESIGN CRITERIA

- ASSUMED ROOF DESIGN LOAD (LIVE AND DEAD) = 80 POUNDS PER SQUARE FOOT (3.8 kN/M2).
  ASSUMED SOIL BEARING CAPACITY = 2,500 P.S.F. (119.7 kN/M2).
- CONCRETE FOUNDATIONS AND SLABS ON GRADE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPA AT 28 DAYS.
- FRAMING LUMBER TO BE #2 S.P.F. AND BETTER UNLESS OTHERWISE NOTED.
  BEAMS TO BE #2 S.P.F. AND BETTER.

NOTE:
IF SOIL CONDITIONS ARE LOOSE OR FLOOR AND ROOF LOADS ARE GREATER THAN THIS PLAN IS DESIGNED FOR, YOUR BUILDING DEPARTMENT MAY REQUIRE ADJUSTMENTS TO THE PLANS OR JOB THAT THE PLANS BE ENGINEERED BY A CERTIFIED STRUCTURAL ENGINEER. IT IS BEST THAT AN ENGINEER FAMILIAR WITH LOCAL CONDITIONS BE CONSULTED.

SITE PLAN NOTES

- IF A SITE PLAN IS NOT PROVIDED BY JENISH HOUSE DESIGN LIMITED, THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS HOME ON THE PROPERTY. JENISH HOUSE DESIGN LIMITED ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATIONS OR LOT CONDITIONS.
- OWNER SHALL SUPPLY ANY MISSING INFORMATION ON SITE PLAN, I.E. DIMENSIONS, ELEVATIONS OF LOT, LEGAL DESCRIPTION, SITE ADDRESS, NORTH DIRECTION, AND LOCATION OF SERVICES, EASEMENTS AND RIGHT OF WAYS. ALL MEASUREMENTS ON SITE PLAN TO BE CONFIRMED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.
- WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

ELECTRICAL

- INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH THE BC ELECTRICAL CODE AND REGULATIONS AND WITH THE LOCAL ELECTRIC POWER SUPPLIER'S REGULATIONS IN ALL RESPECTS.
- ELECTRICAL OUTLET LOCATIONS SHOWN ON PLANS COMPLY WITH OR EXCEED CURRENT BUILDING CODE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDING TO OWNER'S REQUIREMENTS.

FOUNDATIONS

- FOUNDATIONS SHALL BE CONCRETE ON SOLID UNDISTURBED BEARING AND BELOW FROST LINE.
- FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28-DAY STRENGTH AND THE FLOOR SYSTEM IS COMPLETED (ENGINEERING HAS BEEN INSTALLED OR UNTIL ADEQUATELY BRACED) SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.
- GRADES SHOWN ON PLANS ARE ESTIMATED, FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE ENGINEERING.
- REINFORCED DRAINAGE SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
- IT IS RECOMMENDED THAT ALL FOUNDATION WALLS 24" (600 MM) AND HIGHER SHALL HAVE ONE 12 MM (1/2" DIAMETER) REINFORCING BAR CENTERED 3" FROM TOP. CORNER REINFORCING TO BE LAPPED MINIMUM 24".

WOOD FRAMING

- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR STUDS TO CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED. FACE OF EXTERIOR STUD WALL AND FOUNDATION WALL TO BE FLUSH.
- JOISTS SHALL BE DOUBLED UNDER PARALLEL PARTITIONS OVER 4'-0" LONG. JOISTS TO BE PLACED TO ACCOMMODATE HOUSING, PLUMBING, ETC.
  ALL LINTELS SHALL BE 2 - 2 X 10'S UNLESS OTHERWISE NOTED.
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LBS. FELT, 6 MIL POLY OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS AT MAXIMUM 6'-0" O/C OR OTHER APPROVED METHOD. EXTERIOR CONCRETE SILL PLATE TO BE LEVEL AND UNGROUTED.
- FLOOR JOISTS AND ROOF JOISTS WITH SPANS MORE THAN 7'-0" SHALL BE CROSSBRACED AT MID SPAN OR AT 7'-0" O/C MAXIMUM UNLESS SHEATHED OR STRAPPED BOTH SIDES WITH WOOD. BRIDGING SHALL BE 2 X 2 DIAGONAL TYPE WHEREVER POSSIBLE.
- ROOF TRUSSES REQUIRE ENGINEER'S CERTIFICATE. FOR PREFABRICATED TRUSSES OBTAIN CERTIFICATE FROM MANUFACTURER.

INSULATION AND VENTILATION

- MINIMUM INSULATION REQUIREMENTS:

ROOF (ATTIC)	R-48	(U.S.I. = 8.46)
ROOF/CEILING (SLOPING)	R-28	(U.S.I. = 4.93)
WALLS	R-22	(U.S.I. = 3.87)
INSULATION REQUIREMENTS ABOVE DEGREE DAYS OR GREATER		
	R-60	(U.S.I. = 10.46)
	R-24	(U.S.I. = 4.23)

- 6 MIL ULTRAVIOLET RESISTANT POLY AIR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION.
- ALL ROOF SPACE SHALL BE VENTED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN TOP OF ATTIC SPACE AND OVERHANG SOFFIT.
- PROVIDE BAFFLE FOR AIR SPACE EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
- ATTICS OR ROOF SPACES TO BE VENTED MINIMUM 1/300 OF AREA. VENTILATED CRAWLSPACES TO BE VENTED MINIMUM 1/500 OF AREA WITH CLOSEABLE VENTS.

FINISHING

- OWNER SHALL SPECIFY ALL INTERIOR AND EXTERIOR FINISHING. OWNER SHALL CONFIRM ANY FINISHING SHOWN ON PLANS.
- EXTERIOR DOORS SHALL BE SOLID CORE/INSULATED AND WEATHER-STRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
  FLASH AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHING AND CAULK AROUND ALL EXTERIOR OPENINGS. FLASH OVER ALL UNPROTECTED OPENINGS.
- WINDOW SIZES ARE SHOWN IN FEET AND INCHES. I.E. 4'-0" = 4'-0" WIDE BY 5'-0" HIGH. DOOR SIZES ARE WIDTH SHOWN BY 6'-8" HIGH. I.E. 2'-6" = 2'-6" WIDE BY 6'-8" HIGH.
- OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE FULL HEIGHT UNLESS SHOWN AS AN ARCH. ARCHES ARE FRAMED 7'-0" HIGH UNLESS OTHERWISE NOTED.
- COAT AND CLOTHES CLOSETS SHALL HAVE ONE ROD AND SHELF. LINEN CLOSETS SHALL HAVE 5 ADJUSTABLE SHELVES WHERE POSSIBLE. BROOM CLOSETS SHALL HAVE ONE SHELF.
- ALL BATHROOMS SHALL HAVE A WALL MEDICINE CABINET OR ONE LOCKABLE DRAWER.

HEATING

- INSTALLATION OF ENTIRE HEATING SYSTEM MUST COMPLY WITH MANUFACTURER'S DIRECTIONS (WHERE APPLICABLE) AND CONFORM WITH LOCAL CODES AND REGULATIONS IN ALL RESPECTS.
- GAS CONNECTION WILL REQUIRE SEPARATE PERMIT AND INSPECTION.
- FUEL BURNING APPLIANCES, INCLUDING FURNACES, FIREPLACES AND STOVES, TO BE PROVIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR.

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- JENISH HOUSE DESIGN LIMITED PERMITS THE PURCHASER TO CONSTRUCT ONLY ONE (1) DWELLING FROM THESE DRAWINGS.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
CEILING MOUNTED	
	SURFACE MOUNTED LIGHT FIXTURE (FLUORESCENT FULL STRIP)
	RECESSED LIGHT FIXTURE
	CEILING FAN
	RECESSED WALL WASHER
	VAPOUR PROOF LIGHT FIXTURE
	FLOOR LAMP
	CLOCK OUTLET
	VENT FAN
	RECESSED NIGHT LAMP
	TRACK LIGHT
	SINGLE FLUORESCENT FIXTURE
	FLUORESCENT LIGHT FIXTURE WARNING MOUNTED
	FLUORESCENT LIGHT FIXTURE RECESSED

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE MOUNTED 12" ABOVE FINISHED FLOOR (1' ABOVE TABLE TOP)
	SINGLE RECEPTACLE
	HEAVY RECEPTACLE
	DUPLEX RECEPTACLE FASTENED WITH SCREWS
	DUPLEX RECEPTACLE — SPLIT WIRED
	DUPLEX FLOOR RECEPTACLE
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER, FOR MICROWAVE, TOASTER, COFFEE MAKER, ETC.
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER, FOR TELEPHONE, RADIO, ETC.
	DUPLEX APPLIANCE OUTLET
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER, ALL SIX OUTLETS ARE TO BE GFCI PROTECTED
	DUPLEX RECEPTACLE WITH SPECIAL PURPOSE OUTLET MOUNTED ABOVE COUNTER
	SINGLE POLE SWITCH
	3 WAY OR 4 WAY SWITCH
	DIMMER CONTROL SWITCH
	DOOR SWITCH
	TIMER

SYMBOL	DESCRIPTION
	GARAGE DOOR OPENER
	DOOR CHIMES
	PUSH BUTTON
	INTERCOM CHIMES
	INTERCOM INTERCOM
	TELEPHONE OUTLET
	TELEPHONE OUTLET
	SMOKE DETECTOR AND ALARM

STANDARD SYMBOLS

	CLOSE A METAL CHIMNEY
	CLOSE B METAL CHIMNEY
	WIRE BIN
	FLOOR DRAIN
	LABORATORY FIXTURE WITH SPECIAL PURPOSE OUTLETS, HOUSING SERVICE FITTINGS
	FLOOR DRAIN WITH GRATE
	SHOWER AIR DIFFUSERS
	RETURN AIR DIFFUSER

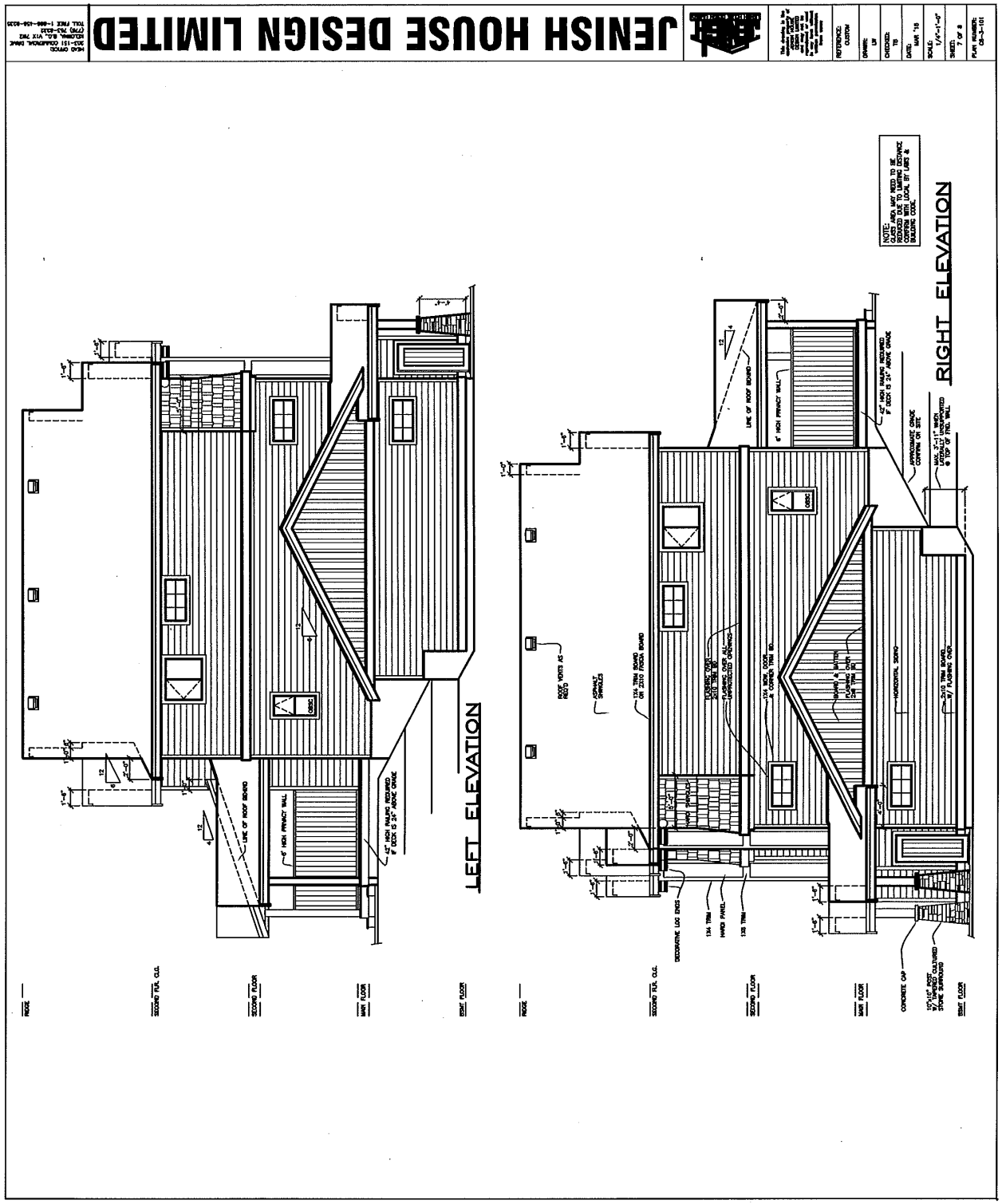
HEAD OFFICE:
202A - 111 COMMERCIAL DRIVE
VANCOUVER, B.C. V5L 3Y1
PHONE 251-4252
TOLL FREE 1-888-456-5535

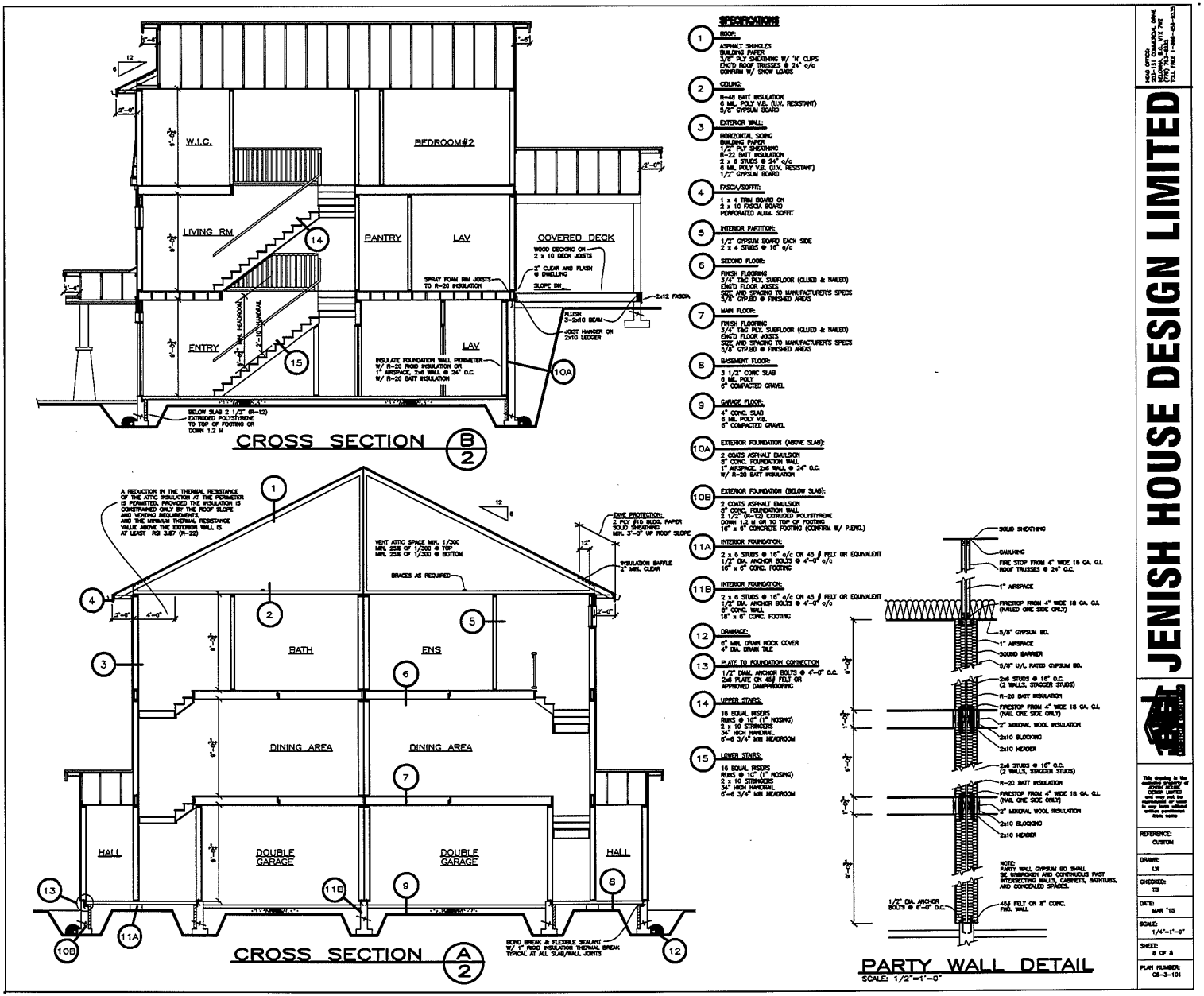
JENISH HOUSE DESIGN LIMITED

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REFERENCE:	CUSTOM
DRAWN:	LW
CHECKED:	TS
DATE:	MAR '15
SCALE:	1/4"=1'-0"
SHEET:	6 OF 8
PLAN NUMBER:	CS-3-101

APPLICANT SUBMISSION




W.I.C.
BEDROOM#2
LIVING RM
PANTRY
LAV
COVERED DECK
ENTRY
LAV
CROSS SECTION B 2
BATH
ENS
DINING AREA
DINING AREA
HALL
DOUBLE GARAGE
DOUBLE GARAGE
HALL
CROSS SECTION A 2
SPECIFICATIONS
ROOF:
ASPHALT SHINGLES
BUILDING PAPER
3/8" PLY SHEATHING W/ 'H' CLIPS
ENG'D ROOF TRUSSES @ 24" o/c
CONFIRM W/ SNOW LOADS
CEILING:
R-46 BATT INSULATION
6 MIL. POLY V.B. (LIV. RESISTANT)
5/8" GYPSUM BOARD
EXTERIOR WALL:
HORIZONTAL SIDING
BUILDING PAPER
1/2" PLY SHEATHING
R-22 BATT INSULATION
2 x 6 STUDS @ 24" o/c
6 MIL. POLY V.B. (LIV. RESISTANT)
1/2" GYPSUM BOARD
FASCIA/SOFFIT:
1 x 4 TRIM BOARD ON
2 x 10 FASCIA BOARD
PERFORATED ALUM. SOFFIT
INTERIOR PARTITION:
1/2" GYPSUM BOARD EACH SIDE
2 x 4 STUDS @ 16" o/c
SECOND FLOOR:
FINISH FLOORING
3/4" T&G PLY. SUBFLOOR (GLUED & NAILED)
ENG'D FLOOR JOISTS
SIZE AND SPACING TO MANUFACTURER'S SPECS
5/8" GYP.BD @ FINISHED AREAS
MAIN FLOOR:
FINISH FLOORING
3/4" T&G PLY. SUBFLOOR (GLUED & NAILED)
ENG'D FLOOR JOISTS
SIZE AND SPACING TO MANUFACTURER'S SPECS
5/8" GYP.BD @ FINISHED AREAS
BASEMENT FLOOR:
3 1/2" CONC SLAB
6 MIL POLY
6" COMPACTED GRAVEL
GARAGE FLOOR:
4" CONC. SLAB
6 MIL. POLY V.B.
6" COMPACTED GRAVEL
EXTERIOR FOUNDATION (ABOVE SLAB):
2 COATS ASPHALT EMULSION
8" CONC. FOUNDATION WALL
1" AIRSPACE, 2x6 WALL @ 24" O.C.
W/ R-20 BATT INSULATION
EXTERIOR FOUNDATION (BELOW SLAB):
2 COATS ASPHALT EMULSION
8" CONC. FOUNDATION WALL
2 1/2" (R=12) EXTRUDED POLYSTYRENE
DOWN 1.2 M OR TO TOP OF FOOTING
16" x 8" CONCRETE FOOTING (CONFIRM W/ P.ENG.)
INTERIOR FOUNDATION:
2 x 6 STUDS @ 16" o/c ON 45 # FELT OR EQUIVALENT
1/2" DIA. ANCHOR BOLTS @ 4'-0" o/c
16" x 8" CONC. FOOTING
INTERIOR FOUNDATION:
2 x 6 STUDS @ 16" o/c ON 45 # FELT OR EQUIVALENT
1/2" DIA. ANCHOR BOLTS @ 4'-0" o/c
8" CONC. WALL
16" x 8" CONC. FOOTING
DRAINAGE:
6" MIN. DRAIN ROCK COVER
4" DIA. DRAIN TILE
PLATE TO FOUNDATION CONNECTION
1/2" DIAM. ANCHOR BOLTS @ 4'-0" O.C.
2x6 PLATE ON 45# FELT OR
APPROVED DAMPPROOFING
UPPER STAIRS:
16 EQUAL RISERS
RUNS @ 10" (1" NOSING)
2 x 10 STRINGERS
34" HIGH HANDRAIL
6'-8 3/4" MIN HEADROOM
LOWER STAIRS:
16 EQUAL RISERS
RUNS @ 10" (1" NOSING)
2 x 10 STRINGERS
34" HIGH HANDRAIL
6'-8 3/4" MIN HEADROOM
PARTY WALL DETAIL
SCALE: 1/2"=1'-0"
JENISH HOUSE DESIGN LIMITED
REFERENCE: CUSTOM
DRAWN: LM
CHECKED: TB
DATE: MAR '15
SCALE: 1/4"=1'-0"
SHEET: 6 OF 8
PLAN NUMBER: 08-3-101

APPLICANT SUBMISSION

PATRICK McCUSKER
ARCHITECTURE INC.

June 12, 2018

Attention: Ken Gobeil : Planner
Regional District of Kootenay Boundary
202 – 843 Ross land Avenue
Trail, BC V1R 4S8

REGISTERED ARCHITECT PATRICK SCOTT McCUSKER BRITISH COLUMBIA

Re: Snow Management Strategy for Grizzly Ridge Development Lot A Plan KAP83081, Big White Ski Resort, B.C.

The Buildings for this project should be designed to incorporate the following Snow Management Strategies:

1. To minimize the potential for Ice Damming at the roof edges a minimum of R 40 insulation with in the roof cavity should be required, combined with a continuous air barrier at the attic ceiling.
   (Note) Penetrations of the air barrier should be kept to a minimum to maintain its integrity and prevent warm moist air leakage into the attic space.

2. Proper roof cross ventilation by way of continuous soffit venting and unobstructed ridge venting will be required to maintaining a consistent outdoor temperature along the roof surface to further minimize the potential of thawing along outer roof surface during freeze/ thaw cycles.
   (ventilation amount must meet the BCBC and be a minimum of ratio of 1/150)

3. All roofs will be constructed with a continuous Ice and Water Shield water proof membrane.

4. All roofing material should be "High Friction "fiberglass asphalt shingles and have a maximum 4/12 pitch to allow snow accumulation to remain on the roof and prevent sluffing
   All front entries, decks and main floor outdoor living spaces beneath the main roof should be design with cover structurally secure to prevent falling snow hazard from the main roof. In addition, pathways should be pulled away from the eaves by way of landscaping and all entries will be recessed to provide additional protection.

5. Driveways that exceed 8% slope should be heat traced

6. Snow management of roads and driveways should be maintained by the ownership management agent.

PATRICK McCUSKER , PRINCIPAL / PATRICK McCUSKER ARCHITECTURE INC.
ARCHITECT AIBC, AAA, MRAIC
3430 Benvoulin Road, Kelowna, B.C. V1W 4M5
Phone: 778-484-0223 www.pmccarch.com

7. Ice and snow build up at entrances and designated emergency exits around the building should be monitored on a regular basis and kept clear by the ownership management agent.

8. Excess snow should be stockpiled on site in designated snow areas shown on a submitted site plan. In the case of extreme snow conditions, the owner should enter into a snow removal contract with a snow removal company based in Big White.

If the above measures are implemented people and property could be protected in a reasonable manner from snow shedding

Please note that these are only strategies and not specification.
PMA will not be reviewing or inspecting the construction nor not take any responsibility to assure compliance to these suggestions.
This will be the responsibility of the designer, the contractor and the developer.

Should you have any further questions or concerns regarding this snow management strategy, please feel free to contact me at 778-484-0223

Yours Truly,



Patrick McCusker
Principal-Patrick McCusker Architect Inc
Architect-.A.I.B.C., A.A.A ,M.R.A.I.C.,

APPLICANT SUBMISSION

June 13, 2018

RE: Grizzly ridge

To whom it may concern

The building site, in which we are requesting a development permit amendment for, currently has no vegetation. It was blasted and completely cleared at time of servicing. There is no existing vegetation, there is nothing to preserve or reuse. There is no soil to retain, any top soil brought in for plant growth will be covered with fabric and gravel cover.

The number of plants needed per site will be determined as per size of space and taking into account that when the plants mature that we don't want over growth.

The back of the buildings will be gravel base and a few shrubs as needed, as this will be ski in access. Between building will be gravel as it will be ski access and nothing will grow do to lack of sunshine.

We will plant some grass for color, grass doesn't grow that well at the Big White altitude, and needs constant watering.

There is no top soil on site; therefore it will all be trucked onto the site.

The vegetation that will be planted on the site is exclusively composed of species that grow naturally in the area and are accustomed to high attitudes. Because of this, maintenance of this vegetation will only be required for the first couple of years, until established. Hand water will be required by the owner for the first couple years until the plants get established .

This a flat site with a slight slope so no drainage or bank issues

Snow storage is between driveways and all trees and bigger shrubs will be tepee protected in the winter until they mature.

The overall look will be shrubs and trees and a gravel base over landscape fabric.

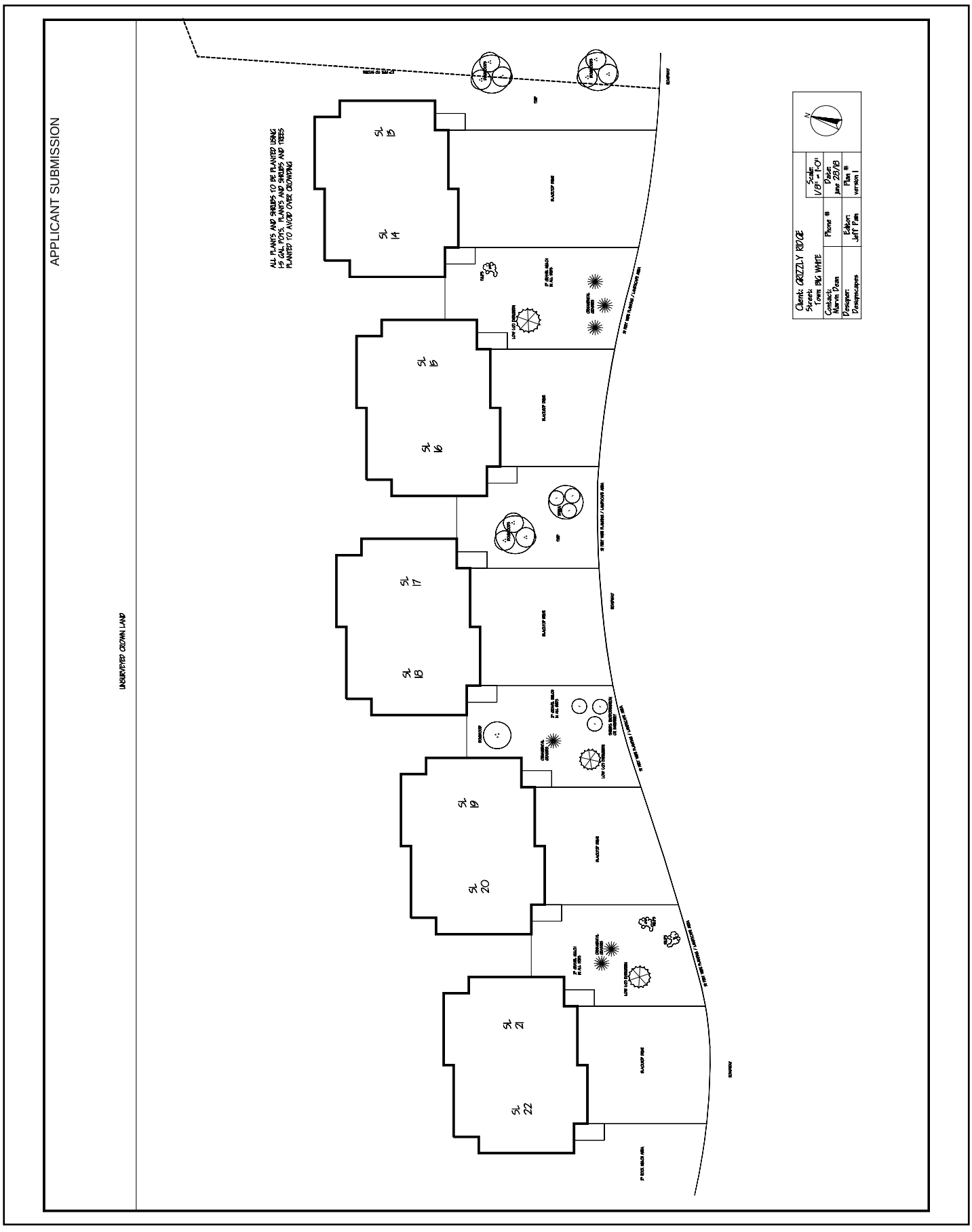
Regards,

APPLICANT SUBMISSION

Marvin Dean

Grizzly Ridge

250-878-0666


APPLICANT SUBMISSION
UNSURVEYED CROWN LAND
ALL PLANTS AND SHRUBS TO BE PLANTED USING
#5 GAL POTS, PLANTS AND SHRUBS AND TREES
PLANTED TO AVOID OVER CROWDING
Client: GRIZZLY RIDGE
Street: Town BIG WHITE
Contact: Marvin Dean
Phone #
Designer: Dekspmcapes
Edition: Jeff Pan
Scale: 1/8" = 1'-0"
Date: June 28/18
Plan #
version 1
SL 14
SL 15
SL 16
SL 17
SL 18
SL 19
SL 20
SL 21
SL 22
BLACKTOP PAVE
2" WOOD MULCH IN ALL BEDS
LAWN SOD THROUGHOUT
SHRUB BED DEMARCATION
3" WIDE PAVER EDGING
3" WIDE PAVER PLANTING / LANDSCAPE AREA
3" WIDE PAVER PLANTING / LANDSCAPE AREA
3" WIDE PAVER PLANTING / LANDSCAPE AREA

APPLICANT SUBMISSION

D.C. Ponto and Associates Ltd.
Consulting Engineers

March 13, 2018

Our File: GG0501

Regional District of Kootenay Boundary
202-843 Rossland Avenue
Trail, BC
V1R 4S8

Attn: Mr. Ken Gobeil

Re: ***Grizzly Ridge Strata Development***
Storm Water Management and Snow Storage Plan

Mr. Gobeil,

Please see the attached storm water management and snow storage plan for the Grizzly Ridge Strata development. This plan has been revised from our original submission to accommodate the new proposed building layout scheme.

Storm Water Management:

The onsite storm water works consist of a catchbasin collection and ground recharge system for the minor (10 year) events and overland flow via the road corridor for the major events. The onsite storm flows are routed into a subsurface storage and ground discharge system consisting of drywells and a perforated pipe system. Surcharge storm water is conveyed via closed conduit and discharges to the existing storm water drainage system on Snowpine Road.

The offsite drainage follows the Snowpine Road storm water system to Big White Road where it crosses via culvert and enters the natural watercourse system.

All storm works have been designed and constructed using good engineering principals and practices.

Snow Storage:

Snow storage for this site will be accommodated in the dedicated sites as shown on the attached plan. The proposed snow storage areas are located where any ice fall and/or shedding will be onto non-traveled boulevards and/or drainage ditches. This will ensure no danger is presented to the pedestrian walkway, entry point, ski runs and/or vehicles. These sites will be used to accommodate the onsite road and walkway snow storage and, if required, excess snow removal will be to an offsite facility via loader and truck transport.

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

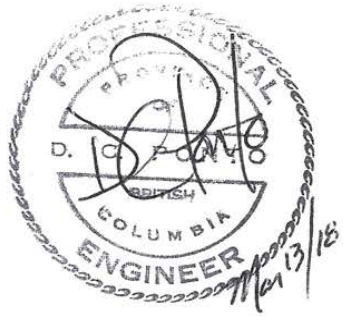
D.C. Ponto and Associates Ltd.
Consulting Engineers

The Strata for this development will be responsible for the snow removal program as well as application of de-icer or sand/salt to the roadway and walk paths to ensure public safety on all common areas.

Retention of snow on building roofs will be addressed by the building designer/architect.

We trust this addresses your concerns regarding storm water management and snow storage for this development. Please do not hesitate to contact our office if you have any further questions or concerns.

Thank you.



Yours truly

D.C. Ponto and Associates Ltd.

Don Ponto, P.Eng.

cc: Iron Horse Developments Ltd. – attn: Marvin Dean

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

SYMBOLS LEGEND

MAJOR 100 YEAR OVERLAND FLOOD ROUTE

MINOR FLOW ROUTE
GENERAL SITE GRADES

SS — SNOW STORAGE AREAS

NOTE: ALL SNOW IN EXCESS OF STORAGE AREA CAPACITIES TO BE TRANSPORTED TO OFFSITE DISPOSAL

UNSURVEYED CROWN LAND

EASEMENT PLAN KAP83082

SNOW PINES WAY

STRATA PLAN KAS938

GRAVEL ROAD

0.20 CULVERT

RIGHT OF WAY PLAN KAP45610

SNOWPINE ROAD

SNOW PINE ESTATES

Legend

- Water
- San. Sewer
- Storm Sewer
- Gas
- U.G. Telephone
- Cable T.V.
- U.G. Electrical
- Edge of Asphalt
- Ex. Ground Profile
- Test Pit — TP 12
- Lamp Standard — L.S.
- Catch Basin — C.B.
- Manhole — MH
- Trees
- Ditch
- Power Pole — PP
- Hydrant
- Walls
- Control Mon.

No.	Date	Revision	By	App
2	Mar12, 2018	ISSUED FOR APPROVAL	DP	DP
1	May 8, 2006	ISSUED FOR APPROVAL	DP	DP

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — D. C. PONTO — 17014 — Mar 14/18

D.C. PONTO AND ASSOCIATES LTD.
CONSULTING ENGINEERS
TEL (250) 548-3383 ◊ 12330 OYAMA ROAD, LAKE COUNTRY, BC, V4V 2A3
FAX (250) 548-3403

GRIZZLY RIDGE

GREYSTONE GROUP DEVELOPMENTS

STORM WATER MANAGEMENT AND SNOW STORAGE PLAN

Design	D.P.	Date	MAY 2006
Drawn	D.P.	File	GSG0501
Approved	D.P.	District File	N/A
Scale	1:750 HORIZ.	Drawing No.	SWMP001
		Rev. No.	1

Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	D-06
To:	Chair Russell and Members of the Board of Directors		
From:	Ken Gobeil, Planner		
RE:	Permit Referral – Ministry of Energy Mines and Petroleum Resources		

ISSUE INTRODUCTION

The Regional District received a referral regarding an application by 1086359 BC Ltd. to amend their permit for mineral exploration under the Provisions of the *Mines Act.* The amendment is to change the locations of exploration.

HISTORY / BACKGROUND FACTORS

Property Information	
Owner(s):	Crown
Applicant:	Matt Ball, 1086359 BC LTD.
Location:	Golden Crown Property, south of Pheonix
Electoral Area:	Electoral Area 'D' / Rural Grand Forks
Legal Description(s):	Unsurveyed Crown Land
Area:	9.4 hectares (23.3 acres)
Current Use(s):	Mine
Land Use Bylaws	
Official Community Plan	Rural Resource 1 and Rural Resource 2
Zoning Bylaw	Rural Resource 2
Other	
Waterfront / Floodplain	Unnamed Creeks
ALR	NA

Multi Year Area Based (MYAB) Permits allow for the construction of access roads, trails, heli-pads, air strip and boat launch for exploration, surface drilling, trenching, test pits, and settling ponds.

The existing MYAB Permit No. MX-5-809 includes:

- 20 trenches with 0.2 hectare disturbance
- 20 stock piles with 0.2 hectares disturbance
- 50 surface drill sites with 0.5 hectares of disturbance
    - 14 sites at 0.14 hectares of disturbance were used in 2017
- 50 sumps/ settling ponds with 0.01 hectares of disturbance
    - 0.0028 hectares were used in 2017
- 0.44 hectares of new exploration trail
    - 0.0075 hectares was used in 2017

This area is south of Pheonix within Electoral Area 'D'/Rural Grand Forks.

According to the Ministry of Energy Mines and Petroleum Resources, digital files indicate the site has had a Mines Permit since 1998. Permit MX-5-809 was issued August 2018, due to a new company name being used. The RDKB was not referred to for that application due to legislative responsibilities. However, due to a change in practice by the ministry, referrals are now made to local governments for more activities to provide better opportunities for comment during the exploration stages.

PROPOSAL

1086359 BC Ltd. is proposing to amend the terms of permit No. MX-5-809. The application is not intended to change any of the volumes of excavation, only proposed location of exaction. The amendment would include:

- An expanded area of exploration
- A five year period (2018-2023)
- 20 trenches with 0.2 hectare disturbance
- 20 stock piles with 0.2 hectares disturbance
- 36 surface drill sites with 0.36 hectares of disturbance
- 36 sumps/ settling ponds with 7.2m^2 of disturbance
- 0.43 hectares of new exploration trail

Drill holes are anticipated to be 100m deep. Sites would be selected utilizing pre-existing cleared areas as much as possible. If drill sites require clearing, the area would be a maximum of 10m by 10m. Drill water and drill cuttings would be transported via trench and captured in ponds:

- Trenches would be 100m by 2m.
- Ponds would be constructed to 1m by 2m by 1m.

Trench and pond location and design would utilize existing cleared/disturbed areas. Drill pads, ponds and trenches not required for future work would be reclaimed upon completion. Water sources for drilling have been pre-determined in the "Work Plan" and trucked to drill sites from a sourced private well.

Access to drill sites and trenches would be mostly done through pre-existing roads and trails, with minimal new roads required. Most new roads would be required for exploration. Newly constructed access would be a maximum of 3m wide.

IMPLICATIONS

Within the RUR 1 zone, resource extraction is not a permitted use; however, Section 309 of the zoning bylaw permits the exploration and mining of any mineral, gravel or coal in any zone. Mineral, gravel, and coal exploration and/or mining activities cannot be, in any way restricted per provincial authority as stated in the *Mines Act*, *Coal Act* and *Mineral Tenure Act.*

Site reclamation, setback from waterbodies, and wildlife preservation are regulated by the province, and these have been addressed within the Applicant's Submission.

The proposal states that topsoil removed for trenches or pad sites would be kept separate from the sub-surface materials excavated. This would be done to ensure proper reclamation. New road construction would be reported as part of the annual reports to the Provincial Government with updated reports on drilling and trenching information. Reclamation would be done after an area is determined to no longer warrant further exploration, prior to the expiry of the land use permit.

There are private properties included in the total area (9700 Lone Star Road). However, the potential for human health impacts are stated to be low since the inhabited areas can be avoided during excavation, and there are no community watersheds in the vicinity. The closest community drinking water source would be Covert Irrigation District, which is in a separate watershed to the east in Electoral Area 'D'/Rural Grand Forks.

The Ministry of Environment would take into consideration potential impacts on people and wildlife as part of their decision making process.

ADVISORY PLANNING COMMISSION (APC)

During the July 3, 2018 meeting, the Rural Grand Forks APC made the following resolution:

> *That this referral be received for information with the following comments.*
>
> - *There are concerns about possible encroachment on recreational users.*
> - *The Grand Forks Community Trails Society; the Grand Forks ATV Club and the local mountain bikers' association should all be notified.*

PLANNING COMMENTS

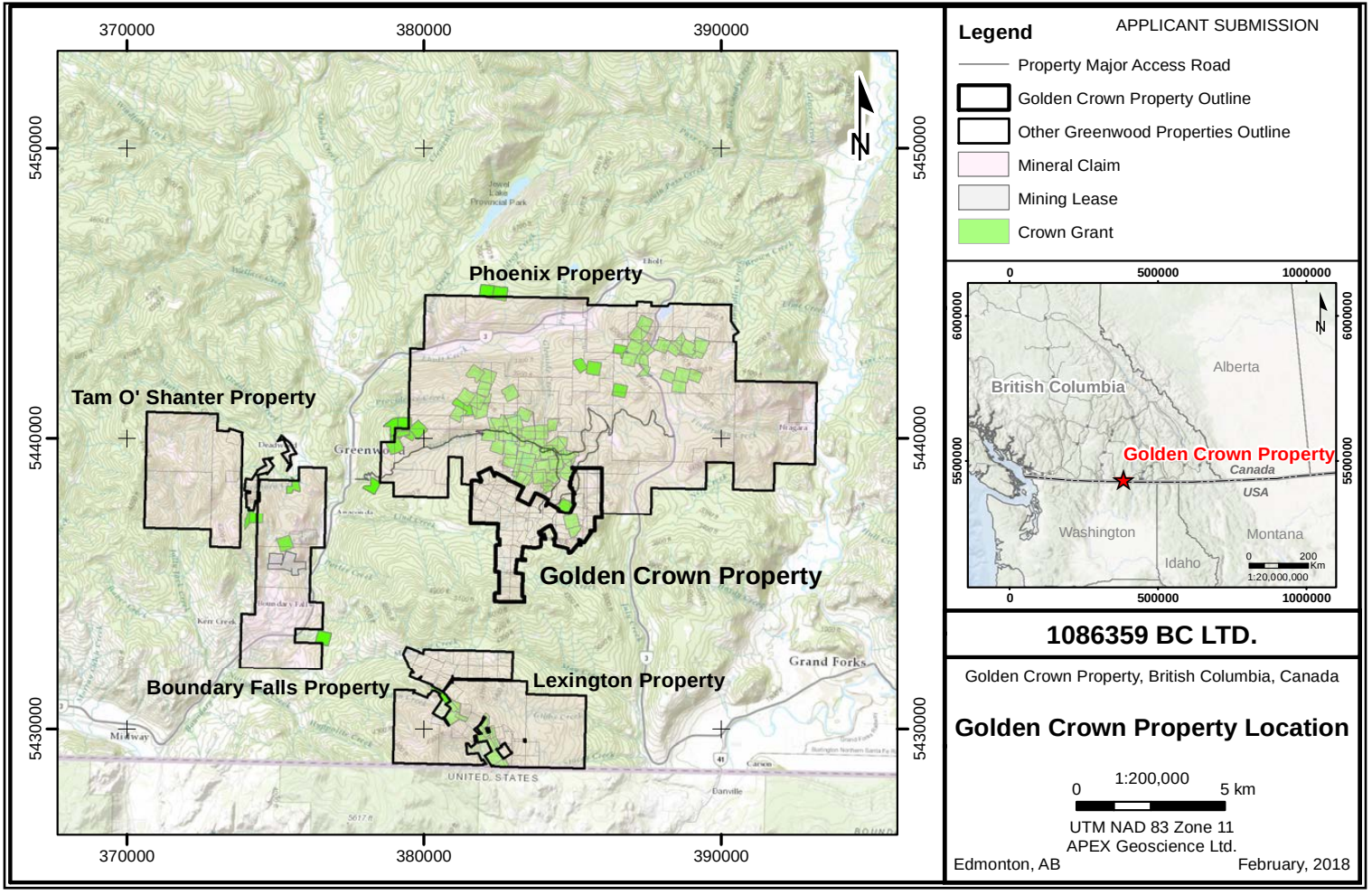
The APC comments can be passed onto the Ministry for consideration. The Planning Department has also passed these comments onto the Facilities and Recreation Manager in Grand Forks for information.

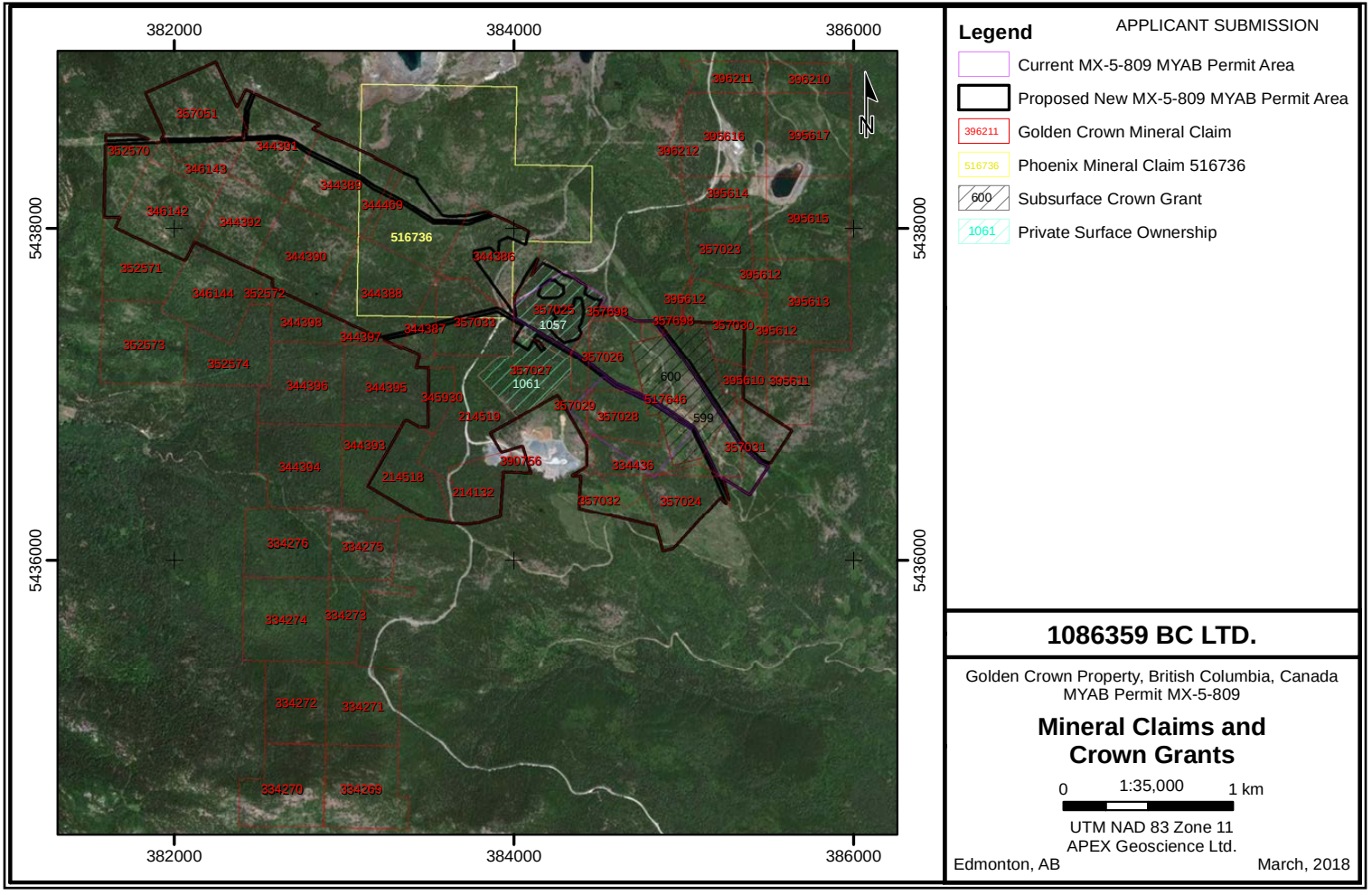
RECOMMENDATION

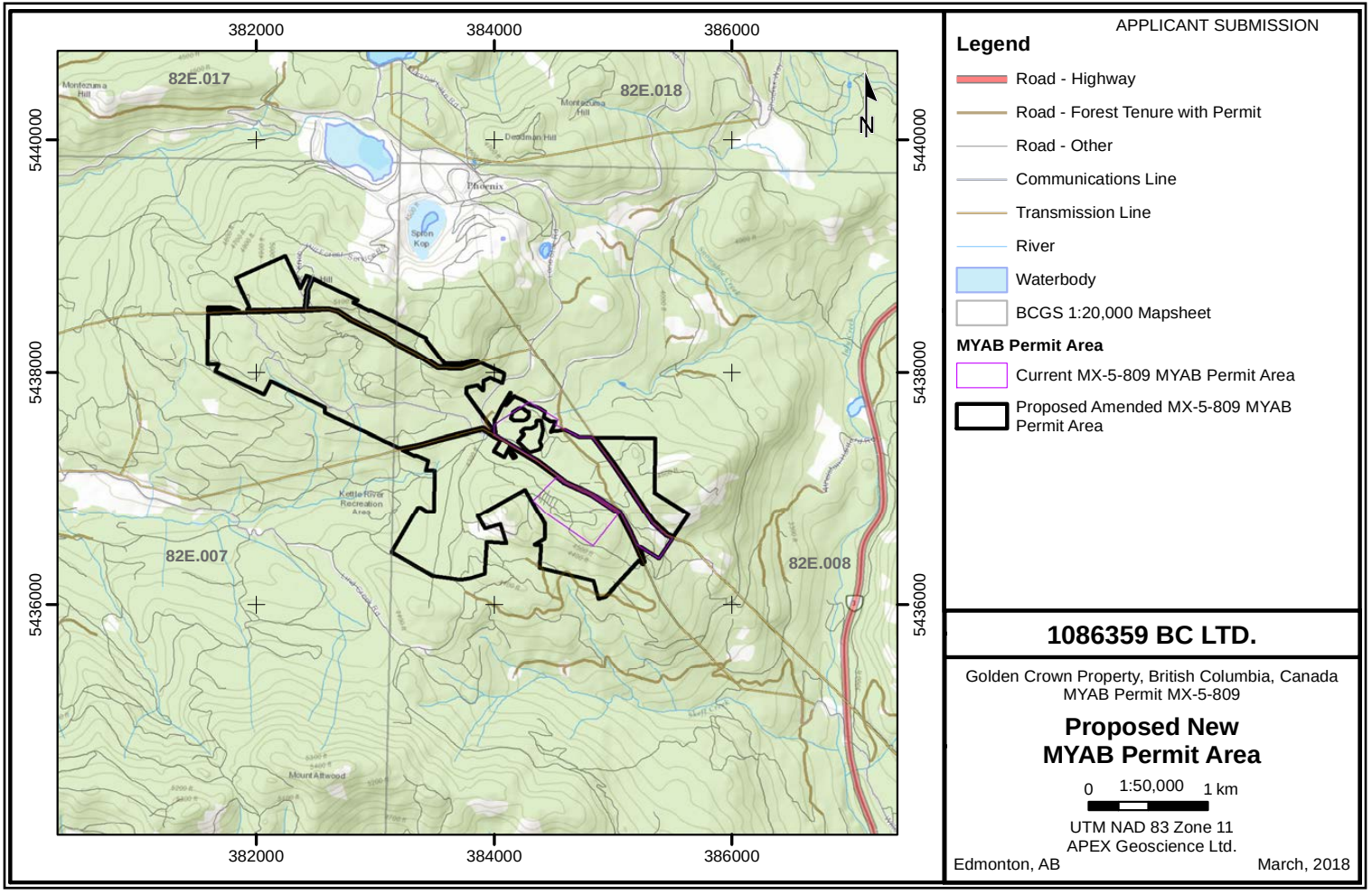
That the Regional District of Kootenay Boundary Board of Directors direct staff to forward this staff report regarding the proposed amendment to an existing permit for mineral exploration on Unsurveyed Crown Land south of Pheonix, in Electoral Area 'D'/Rural Grand Forks to Front Counter BC for consideration.

ATTACHMENTS

Applicant Submission


370000
380000
390000
5450000
5440000
5430000
Phoenix Property
Tam O' Shanter Property
Golden Crown Property
Boundary Falls Property
Lexington Property
Greenwood
Grand Forks
Midway
UNITED STATES
Legend
APPLICANT SUBMISSION
Property Major Access Road
Golden Crown Property Outline
Other Greenwood Properties Outline
Mineral Claim
Mining Lease
Crown Grant
0
500000
1000000
6000000
5500000
Alberta
British Columbia
Golden Crown Property
Canada
USA
Washington
Montana
Idaho
0 200 Km
1:20,000,000
1086359 BC LTD.
Golden Crown Property, British Columbia, Canada
Golden Crown Property Location
1:200,000
0 5 km
UTM NAD 83 Zone 11
APEX Geoscience Ltd.
Edmonton, AB
February, 2018


382000
384000
386000
5438000
5436000
N
516736
1057
1061
600
599
Legend
APPLICANT SUBMISSION
Current MX-5-809 MYAB Permit Area
Proposed New MX-5-809 MYAB Permit Area
396211
Golden Crown Mineral Claim
516736
Phoenix Mineral Claim 516736
600
Subsurface Crown Grant
1061
Private Surface Ownership
1086359 BC LTD.
Golden Crown Property, British Columbia, Canada
MYAB Permit MX-5-809
Mineral Claims and Crown Grants
0
1:35,000
1 km
UTM NAD 83 Zone 11
APEX Geoscience Ltd.
Edmonton, AB
March, 2018


382000
384000
386000
5440000
5438000
5436000
82E.017
82E.018
82E.007
82E.008
Montezuma Hill
Deadman Hill
Phoenix
Spion Kop
Kettle River Recreation Area
Mount Attwood
N
APPLICANT SUBMISSION
Legend
Road - Highway
Road - Forest Tenure with Permit
Road - Other
Communications Line
Transmission Line
River
Waterbody
BCGS 1:20,000 Mapsheet
MYAB Permit Area
Current MX-5-809 MYAB Permit Area
Proposed Amended MX-5-809 MYAB Permit Area
1086359 BC LTD.
Golden Crown Property, British Columbia, Canada
MYAB Permit MX-5-809
Proposed New MYAB Permit Area
0
1:50,000
1 km
UTM NAD 83 Zone 11
APEX Geoscience Ltd.
Edmonton, AB
March, 2018

APPLICANT SUBMISSION

Notice of Work

0501027 - Golden Crown

Tracking Number: 100240322

Applicant Information

If approved, will the authorization be issued to an Individual or Company/Organization?	Company/Organization
What is your relationship to the company/organization?	Consultant

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit / Tenure / Licence will be issued, if approved.

Name:	1086359 BC LTD.
Doing Business As:	
Phone:	604-221-8936
Fax:	604-336-1490
Email:	drmattball@yahoo.ca
BC Incorporation Number:	BC0684784
Extra Provincial Inc. No:	
Society Number:	
GST Registration Number:	
Contact Name:	Dr. Matt Ball
Mailing Address:	318-1199W. Pender Street Vancouver BC V6E 2R1

CONSULTANT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name:	Tara Gunson
Phone:	780-604-3282
Daytime Phone:	
Fax:	
Email:	tgunson@apexgeoscience.com
Mailing Address:	110-8429 24 Street NW Edmonton AB T6P 1L3
Letter(s) Attached:	Yes (MYAB Permit MX-5-809 Amendment - Authorization Letter.pdf)

TECHNICAL INFORMATION

APPLICATION INFORMATION

Type of Notice of Work: Mineral

Please be advised that exploration for Uranium or Thorium is not permissable.

Is this a New Permit or an Amendment to an existing permit for this property? Amendment

Have you submitted an Annual Summary? No

Please complete the Annual Summary and attach it with this application. A Notice of Work application cannot be processed unless the Annual Summary has been submitted for the site. The completed Annual Summary can be uploaded and attached to this application at the "Document Upload" step later in the application.

ONE YEAR, MULTI-YEAR OR MULTI-YEAR AREA BASED PERMIT

One Year Permit

A One Year permit allows you to do your exploration activities over 1 year. You will have to identify the exact location/s for each proposed activity. At the end of the year you will have to submit an Annual Summary outlining the activities done during the previous year.

Multi-Year Permit

A Multi-Year permit allows you to do your exploration activities over 2-5 years. You will have to identify the exact location/s for each proposed activity. At the end of each year you will have to submit an Annual Summary outlining the activities done during the previous year.

Multi-Year, Area Based Permit
A Multi-Year, Area Based permit also allows you to spread your exploration activites over 2-5 years, but you must provide details of all exploration activities proposed in the first year, including proposed disturbances and estimated timber cutting. At the end of each year you will have to submit an Annual Summary and at the beginning of each new year you will have to submit a Multi-Year, Area-Based Work Program Annual Update, outlining your previous activities as well as your plans for the next year.

Type of permit to apply for:	I would like to apply for a Multi-Year, Area Based permit
Term of application:	5 years
Is this the first year of your application?	Yes

MINE INFORMATION

Do you have an existing mine number?	Yes **Mine Number:** 0501027
Name of the property:	Golden Crown
Tenure Numbers:	214132, 214518, 214519, 334436, 344386, 344387, 344388, 344389, 344390, 344391, 344392, 344469, 345930, 346142, 346143, 352570, 357024, 357025, 357026, 357027, 357028, 357029, 357031, 357032, 357033, 357051, 357698, 390756, 517646 and 516736
Crown Grant / District Lot Numbers:	Subsurface Crown Grants: 599 and 600
Directions to site from nearest municipality:	From the community of Greenwood, head east on Phoenix Road, a paved/gravel road at the southern end of town accessing the Phoenix open pit and linking to the Lone Star Haul Road. Secondary dirt roads east and west of Hartrford Junction provide access across the claims. Alternatively, take Highway 3 and exit west at the Phoenix ski slope road between Greenwood and Grand Forks; branch onto Snowshoe Main forest service road at Km 4, then numerous secondary dirt/gravel forest service roads provide access across the property.
Geographic Coordinates of Mine:	**Latitude:** 49.0758600 **Longitude:** -118.5783700
Maximum Annual Tonnage Extracted:	0 tonnes

INFORMATION ABOUT PROPOSED ACTIVITIES

Activities to be undertaken:	Access roads, trails, heli pads, air strips and boat ramps Exploration Surface Drilling Mechanical Trenching / Test Pits Settling Ponds Water Supply

FIRST AID

Proposed First Aid equipment on site:	Level 3 First Aid Kit with additional oxygen plus an Emergency Transport Vehicle (ETV) kit
Level of First Aid Certificate held by attendant:	Occupational First Aid Level 3

DESCRIPTION OF WORK PROGRAM

If you prefer to upload a document, please enter "see attached document" and attach the document in the "Document Upload" step later in the application under "Other".

Sufficient details of your work program to enable a good understanding of the types and scope of the activities that will be conducted:

This amendment is to expand the MYAB area of MX-5-809. The total amount of drill sites, trenches and access construction will not change from the original permit, just some of the locations.

The original permit MX-5-809 authorized:
20 trenches with 0.20 ha of disturbance,
20 stock piles with 0.20 ha of disturbance,
50 drill sites with 0.50 ha of disturbance (of which 14 sites @ 0.14 ha of disturbance were used in 2017),
50 sumps/settling ponds with 0.01 ha disturbance (of which 0.0028 ha were used in 2017),
0.44 ha of new exploration trail (of which 0.0075 ha were used in 2017).

In order to keep the numbers the same, this amendment will therefore apply for:
20 trenches with 0.20 ha of disturbance
20 stock piles with 0.20 ha of disturbance
36 surface drill sites with 0.36 ha of disturbance
36 sumps/settling ponds with 0.0072 ha disturbance
0.4325 ha of new exploration trail

Drillholes are anticipated to be 100 m deep. The location of drillsites will be selected to utilize pre-existing cleared areas. If drill pads are required to be cut, they will be a maximum area of 10 m x 10 m (therefore a maximum 0.36 ha of disturbance for drillsites). Water for drilling will be obtained from one or more of the proposed water sources shown on the "Work Plan" figure attached and trucked to the drillsite. Alternatively, water may be sourced from a private water well. Drill water and drill cuttings will be captured in constructed 1 m x 2 m x 1 m sumps at each drill pad (therefore a maximum sump disturbance of 0.0072 ha). Sumps will be filled in immediately upon completion of each drillhole. Dill pads not required for future work will be reclaimed upon completion .

The trenches will be 100 m long and 2 m wide (therefore maximum trench disturbance of 0.40 ha). As with drillsites, trench location selection will aim to utilize pre-existing cleared/disturbed areas.

Access to drillsites and trenches will also strive to utilize pre-existing roads and trails, although some new cut will be required. A total of 0.4325 ha of trail construction (no excavation) will be required to facilitate exploration on the Project. Newly constructed access will consist of trails 3 m wide. New access constructed will be documented and submitted in the annual reports to the Ministry along with the drilling and trenching information.

Any topsoil required to be removed for trenches, drill pads and sumps will be kept separate from the sub-surface materials excavated. During reclamation the subsurface material stockpiles will be pushed back into the excavated sites as close to the natural contouring as possible with the topsoil placed on top. New constructed access will be reclaimed when the area is determined to no longer warrant further exploration, prior to the expiry of the land use permit.

TIME OF PROPOSED ACTIVITIES

Original Start Date:

Proposed start and end date: Mar 15, 2018 to Mar 14, 2023

Please remember that you need to give 10 days notice to the Inspector of Mines of your intention to start work, and 7 days notice of your intention to stop work.

ACCESS

Access presently gated: No

PRESENT STATE OF LAND

Please identify what the present state of the land is where you would like to undertake your activities. If some of the questions do not apply to you please enter n/a in the space provided.

Present condition of the land: The land uses for this area has included mining, forestry and seasonal cattle grazing. There are also two private surface blocks with residences situated within the mineral claims 357025 (DL 1057) and 357027 (DL 1061). No work will be conducted on these lands without the consent of the land owner. Past mineral exploration and forestry activities have removed blocks timber in the area and created a network of roads, some active and numerous overgrown by natural processes.

Type of vegetation: The major vegetation in the area consists of hemlock, tamarack, cedar, pine and some deciduous trees. Some of the land has been logged in the past. There are local areas of

thick underbrush and areas of natural grassland. Generally the higher elevations are forested with second growth and the lower elevations are grass land.

Physiography: The Project lies in Boundary Country of the Southern Interior of British Columbia, located on the cusp of the semi-arid Okanagan Valley and the Interior rain forest. The elevation range in the region is between 300 to 2,000 metres (m) above sea level. The Project is in the high ground between the towns of Greenwood and Grand Forks, with an average elevation of 1,370 m. In the region, the higher elevations are generally forest covered, while the lower elevations are grass ranch land. The forest cover is second growth Ponderosa Pine, Douglas Fir and Larch with minimal underbrush. The area is encompassed in the Kettle Provincial Forest Department and lies within the drainages of Boundary, Eholt and July Creeks. The climate in the region is characterized by hot, dry summers and winters with snowfall generally less than 1 m, although the higher ground can more typically receive 1-2 m but less than 0.5 m on lower south facing slopes. Work can be carried out year-round with snow ploughing during winter months. The BC government ploughs the Phoenix road between Greenwood and the Phoenix Ski slope turn off and the Lone Star road to as far as Hartford Junction. The Snowshoe Main forest service road serving the Greenwood Mill, located on the Golden Crown Property, has been snow plowed by Golden Dawn's contractors to maintain access for the 24/7 security during the care and maintenance period (Figure 5.1).

Current means of access: The property is easily accessible from the nearest community of Greenwood; Highway 3 followed by Phoenix Road, a paved/gravel road immediately east of the town, accessing the Phoenix open pit and linking the Lone Star Haul Road (permit R08700). Secondary dirt roads east and west of Hartford Junction provide access across the claims.

Old equipment: There is no equipment or buildings currently on the Golden Crown Property other than the Private lands and the mining/milling equipment situated at the Greenwood Process Plant (Zip Mill - permit M-223) which is under a separate major mines permit. Some of this equipment may be utilized during planned activities at Golden Crown Property.

Recreational trails / use: There are no known recreational trails within the claims, although the Lone Star Haul Road and other roads and tracks are used by various parties, including for recreational purposes.

ACCESS TO TENURE

Do you need to build a road, create stream crossings or other surface disturbance that will not be on your tenure? No

LAND OWNERSHIP

Application area in a community watershed: No

Proposed activities on private land: Yes

Please note that under Section 19 of the Mineral Tenure Act and Section 2.1 of the Mineral Tenure Act Regulation you must not begin any mining activities until 8 days after giving notice to every owner of the surface area on which the recorded holder intends to carry out that activity.

Notice served to all parties on private lands: No

Please note that according to Section 19 of the Mineral Tenure Act and Section 2.1 of the Mineral Tenure Act Regulation you must not begin the exploration for or development or production until 8 days after giving notice to every owner of the surface area on which the recorded holder intends to carry out that activity.

Activities in a park: No

CULTURAL HERITAGE RESOURCES

Cultural Heritage applies to a large spectrum of heritage resources that is defined as "an object, a site or the location of a traditional societal practice that is of historical, cultural or archaeological significance to British Columbia, a community or an aboriginal people."

The Archaeology Branch of the Ministry of Forests, Land and Natural Resource Operations is responsible for the administration of the Heritage Conservation Act as it applies to archaeological sites. The Archaeology Branch has developed guidelines for companies engaged in natural resource extraction to aid in planning for and avoiding or managing impacts to protected archaeological sites.

Are you aware of any protected archaeological sites that may be affected by the proposed project? No

FIRST NATIONS ENGAGEMENT

In making decisions on authorizations, the government will be fulfilling its responsibility to consult, and where appropriate, accommodate First Nations. The government takes this responsibility seriously and encourages the applicant to engage First Nations early and often as part of any planned development.

Establishing good relations with First Nations who might be affected by a proposed development is a key part of any successful mining operation. The Ministry of Energy and Mines encourages applicants to engage and information share with First Nations that might be affected by a proposed development prior to submitting an application. The earlier in the life of a proposed activity that the avenues of communication are established the greater the likelihood that the relationships formed will be constructive and beneficial to all parties. A lack of information sharing and engagement by the applicant may result in extended timeframes for decision.

Applicants should keep a detailed record of information sharing and engagement with First Nations on their project in the event the government needs to review it. Information on First Nations information sharing and engagement should include the following: a list of First Nations contacted, whether the activity was modified based on feedback from First Nations, and whether the applicant has entered into any informal or formal agreements with First Nations in connection with the project.

The Consultative Areas Database Public Map Service is an online, interactive mapping tool that allows you to identify First Nations who have treaty rights or asserted or proven rights or title on the land base. More information can be found at http://maps.gov.bc.ca/ess/sv/cadb/.

Have you shared information and engaged with First Nations in the area of the proposed activity? No

MECHANICAL TRENCHING / TEST PITS

MAPS

Unless this is an area based application mark the locations of the proposed trenches/pits on the map. You will upload the maps at the document upload step later in the application process.

ACTIVITIES

Click on the "Add Activity" button to add one or more activities. Select your activity out of the list and enter the disturbed area and timber volume.

Activity	Number of sites	Disturbed Area (ha)	Merchantable timber volume (m^3)
Stockpiles	20	0.20	0.00
Trenches and Test Pits	20	0.20	0.00
Total:		**0.40**	**0.00**

RECLAMATION PROGRAM

Describe the proposed reclamation and timing for this specific activity: The trenches will be dug preferentially in areas where trees have already been cleared. Trenching disturbance will include up to 20 trenches at approximately 1m wide by 100m length. Subsurface material removed during trenching will be stockpiled until it is later backfilled during reclamation. Topsoil will be kept separate and used as the final backfill material at surface. Original landscape shapes will be re-established and any organic debris will be spread on top. It is anticipated that as this activity may be ongoing over the life of the project, but trenches will be backfilled annually.

Estimated cost of reclamation activities described above: $1,500.00

EXPLORATION SURFACE DRILLING

MAPS

Unless this an area based application mark the locations of the proposed surface drilling on the map. The maps will be uploaded at the document upload step later in the application.

ACTIVITIES

Click on the "Add Activity" button to add one or more activities. Select your activity out of the list and enter the disturbed area and timber volume.

Activity	Number of sites	Disturbed Area (ha)	Merchantable timber volume (m^3)
Diamond Drilling - Surface	36	0.36	0.00
Total:	**36**	**0.36**	**0.00**

SUPPORT OF DRILL PROGRAM

The drill program will be: Ground supported

RECLAMATION PROGRAM

Describe the proposed reclamation and timing for this specific activity: The drilling will require 36 drillsites. The location of drillsites will be selected to utilize pre-existing cleared areas. If drill pads are required to be cut, they will be a maximum area of 10 m x 10 m (therefore a maximum 0.36 ha of disturbance for drillsites). Water for drilling may be obtained from one or more of the water sources identified in the "Work Plan" Figure and trucked to the drillsite. Alternatively, water may be sourced from a private water well. Drill water and drill cuttings will be captured in constructed 1 m x 2 m x 1 m sumps at each drill pad (therefore a maximum sump disturbance of 0.0072 ha). Sumps will be filled in immediately upon completion of each drillhole. Dill pads not required for future work will be reclaimed at the end of each season or prior to expiry of the permit.

Please describe the location of the Core Storage (including latitude and longitude if known): Historic core storage has been maintained at the site of the old Golden Crown Mine. New core will be stored either at the same location or at the Greenwood Process Plant site (Zip Mill).

Estimated cost of reclamation activities described above: $2,700.00

ACCESS ROADS, TRAILS, HELI PADS, AIR STRIPS AND BOAT RAMPS

MAPS

Mark the locations of the proposed access roads and trails on the map. The maps will be uploaded at the document upload step later in the application.

ACTIVITIES

Click on the "Add Activity" button to add one or more activities. Select your activity out of the list and enter the length in km, the total disturbed area and total merchantable timber volume.

Activity	Length (km)	Disturbed Area (ha)	Merchantable timber volume (m^3)
Exploration Trail - New	1.44	0.43	25.00
Total:	**1.44**	**0.43**	**25.00**

BRIDGES, CULVERTS AND CROSSINGS

Are you proposing any bridges, culverts and/or other river / stream crossings? No

RECLAMATION PROGRAM

Describe the proposed reclamation and timing for this specific activity: Access to drillsites and trenches will strive to utilize pre-existing roads and trails, although some new cut will be required. A total of (0.4325 ha) of trail construction (no excavation) will be required to facilitate exploration on the Project. Newly constructed access will consist of trails 3 m wide (1,442 m length). New access constructed will be documented and submitted in the annual reports to the Ministry along with the drilling and trenching information.

Estimated cost of reclamation activities described above: $3,188.00

ADDITIONAL INFORMATION

Please note that you may require a Special Use Permit under the Forest Practices Code of British Columbia Act or a Land Act tenure or other authorization under the legislation to use roads to access your tenure.

For further information please contact FrontCounter BC.

WATER SUPPLY

MAPS

Mark the locations of all proposed water intakes, settling ponds and/or sediment control structures on the appropriate maps.

SOURCE OF WATER

Click on the "Add Source" button to add one or more water sources.

Source	Activity	Water Use	Estimated Rate (m^3/s)
Stream or Pond	Other: Diamond Drilling	Water is circulated through the drill hole. A typical diamond drill uses approx 500 gal/hr (or 0.0005 m3/s)	0.01

Pump size in water (inches): 1.50

Location of water intake: See Work Plan Figure

Please clearly mark the locations of all water intakes on the maps uploaded in Step 6 - Document Upload.

Total: **0.01**

SETTLING PONDS

The Inspector may require a seismic design for ponds above grade.

Describe the waste water treatment facility (settling pond design, recycling, distance from creek, etc.): Drill water and cuttings will be captured in constructed 1 m x 2 m x 1 m sumps at each drill pad (therefore a maximum sump disturbance of 0.0072 ha). Sumps will be filled in immediately upon completion of each drillhole.

ACTIVITIES

Click on the "Add Activity" button to add one or more proposed settling pond.

Pond ID	Width (m)	Length (m)	Depth (m)	Total disturbed area (ha)	Total merchantable timber volume (m^3)

36 sumps		1	2	1	0.01	0

Water Source: Diamond drill water return
Construction Method: Excavated

Disposal of fines from clean out (i.e. use as a subsoil material): Fines should not contain materials harmful to plants or groundwater and will be buried and reclaimed.

Water from ponds will be:
Recycled: No
Exfiltrated to Ground: Yes
Discharged to Environment: No

RECLAMATION PROGRAM

Describe the proposed reclamation and timing for this specific activity: Sumps will be filled in immediately upon completion of each drillhole. Any topsoil required to be removed for sumps will be kept separate from the sub-surface materials excavated. During reclamation the subsurface material will be pushed back into the excavated site as close to the natural contouring as possible with the topsoil placed on top.

Estimated cost of reclamation activities described above: $350.00

TIMBER CUTTING

Total merchantable timber volume: 25.00 m3

Free Use PermitBased on the information provided you will require a Free Use Permit as the total volume of merchantable timber to be cut does not exceed 50 m3. This permit will be automatically applied for as part of this Notice of Work.

EQUIPMENT

Click on the "Add Equipment" button to add one type of equipment at a time. All equipment must comply with the requirements of the Health, Safety and Reclamation Code.

Quantity	Type	Size / Capacity
1	Bulldozer/Crawler Tractors	D-7 or similar
1	Drill	Dimaond Drill
1	Excavator	3 yd
2	Truck	Pick-up's

SUMMARY OF RECLAMATION

Based on the information you have provided on the previous screens the Summary of Reclamation is:

Activity	Total Affected area (ha)	Estimated cost of reclamation ($)
Access roads, trails, etc.	0.43	3,188.00
Exploration Surface Drilling	0.36	2,700.00
Mechanical Trenching, etc.	0.40	1,500.00
Settling Ponds	0.01	350.00
Subtotal:	1.20	7,738.00
Unreclaimed disturbance from previous year:	0.15	
Disturbance planned for reclamation this year:	0.00	
Total:	**1.35**	**7,738.00**

OTHER CONTACTS

Please enter the contacts that are applicable to your application.

Contact Info		Type of Contact
Name:	Matt Ball	Mine manager

Phone:	604-710-6009
Daytime Phone:	
Fax:	604-336-1490
Email:	drmattball@yahoo.ca
Mailing Address:	318-1199 W. Pender Street Vancouver BC V6E 2R1

Contact Info		**Type of Contact**
Name:	1086359 BC Ltd.	Permittee
Doing Business As:		
Phone:	604-685-4170	
Fax:	604-336-1490	
Email:		
BC Inc. Number:	BC0684784	
GST Registration Number:		
Contact Name:	Dr. Matt Ball	
Mailing Address:	318-1199 W. Pender Street Vancouver BC V6E 2R1	

Name:	1086359 BC Ltd.	Tenure Holder
Doing Business As:		
Phone:	604-685-4170	
Fax:	604-336-1490	
Email:		
BC Inc. Number:	BC0684784	
GST Registration Number:		
Contact Name:	Dr. Matt Ball	
Mailing Address:	318-1199 W. Pender Street Vancouver BC V6E 2R1	

Name:	APEX Geoscience Ltd.	Site operator
Doing Business As:		
Phone:	780-467-3532	
Fax:	780-467-4025	
Email:	mdufresne@apexgeoscience.com	
BC Inc. Number:		
GST Registration Number:		
Contact Name:	Michael Dufresne	
Mailing Address:	110-8429 24 Street Edmonton AB T6P 1L3	

Name:	Golden Dawn Minerals Inc.	Site operator
Doing Business As:		
Phone:	604-221-8936	
Fax:	604-336-1490	
Email:	drmattball@yahoo.ca	
BC Inc. Number:		
GST Registration Number:		
Contact Name:	Dr. Matt Ball	
Mailing Address:	318-1199 W. Pender Street Vancouver BC V6E 2R1	

LOCATION INFORMATION

LAND DETAILS

Do you have the legal description of the land or the civic address then click on 'Add Land Information'.
All applications must include the appropriate maps and applications received without maps will be returned. All maps must be in colour, computer generated, with a scale, north arrow and a detailed legend.

For Mineral, Coal and Placer applications you must provide a minimum of 3 maps:
- A Location Map which must show the location of the property in relation to the nearest community with the access route from the community to the work site clearly marked;
- A Tenure Map which must show the boundaries of the tenure(s) and tenure numbers, at a scale of 1:20,000 or less;
- A Map of Proposed Work which must show topography, water courses, existing access, existing disturbance, contour lines, known cultural heritage resources and/or protected heritage property, at a scale of 1:10,000 or 1:5,000. For site specific applications the location of all proposed exploration activities must be shown; for area-based applications the work area must be shown as a polygon, with the location of all proposed exploration activities for year 1 shown, and shape files provided of the area.

For Sand & Gravel/Quarry applications you must provide a Plan View, Cross and Longitudinal Sections and a Land Title/Crown Land Tenure Map. Details of these requirements are listed in the Sand & Gravel/Quarry Operations Activity sheet.

☑ I have one or more files (PDF, JPG, PNG etc.) with my maps

MAP FILES

Do you have a PDF or image file of a drawn map? You can upload it here.

Description	Filename
Claims Map	MYAB Permit MX-5-809 Amendm...
Golden Crown Work Plan Map	Golden Crown Work Plan Map.pdf
Golden Crown Work Plan Map INSET A	Golden Crown Work Plan Map ...
Property Location Map	MYAB Permit MX-5-809 Amendm...

☑ I have shape files from my Geographic Information System

SPATIAL FILES

Do you have a spatial file from your GIS system? You can upload it here.

Description	Filename
Current MYAB Area	Golden_Crown_Current_MYAB_P...
GC Historic Trenches to be Reclaimed	Golden_Crown_Historic_Trenc...
Golden Crown Mineral Claims	Golden_Crown_Mineral_Claims...
JD Historic Trenches to be Reclaimed	Golden_Crown_JD_Area_Histor...
Phoenix Mineral Claim	Phoenix_Mineral_Claim_51673...
Proposed Drillholes	2018_Proposed_GC_JD_Drillin...
Proposed New Access	Golden_Crown_Proposed_New_A...
Proposed New MYAB Area	Golden_Crown_Proposed_New_M...
Proposed Trenches	Golden_Crown_Proposed_Trenc...
Proposed Water Sources	Golden_Crown_Proposed_Water...

Subsurface Crown Grants	Golden_Crown_Crown_Grants_n...

ATTACHED DOCUMENTS

Document Type	Description	Filename
Annual Summary	MYAB Permit MX-5-809 Amendment - ASEA 2017	MYAB Permit MX-5-809 Amendm...
Archaeological Chance Find Procedure	MYAB Permit MX-5-809 Amendment - Archaeological Chance Find Procedure	MYAB Permit MX-5-809 Amendm...
Mine Emergency Response Plan	MYAB Permit MX-5-809 Amendment - Mine Emergency Response Plan	MYAB Permit MX-5-809 Amendm...
Other	MYAB Permit MX-5-809 Amendment - Environmental Disturbance Mitigation Measures	MYAB Permit MX-5-809 Amendm...
Other	MYAB Permit MX-5-809 Amendment - First Year (2018) Work Plan	MYAB Permit MX-5-809 Amendm...
Record of First Nations Engagement	MYAB Permit MX-5-809 Amendment - Consultation Summary updated 20180216	MYAB Permit MX-5-809 Amendm...
Tenure Authorization Letter	MYAB Permit MX-5-809 Amendment - Authorization Letter	MYAB Permit MX-5-809 Amendm...

PRIVACY DECLARATION

PRIVACY NOTE FOR THE COLLECTION, USE AND DISCLOSURE OF PERSONAL INFORMATION
Personal information is collected by FrontCounter BC under the legal authority of section 26 (c) and 27 (1)(a)(i) of the Freedom of Information and Protection of Privacy Act (the Act).
The collection, use, and disclosure of personal information is subject to the provisions of the Act. The personal information collected by FrontCounter BC will be used to process your inquiry or application(s). It may also be shared when strictly necessary with partner agencies that are also subject to the provisions of the Act. The personal information supplied in the application package may be used for referrals or notifications as required. Personal information may be used by FrontCounter BC for survey purposes.For more information regarding the collection, use, and/or disclosure of your personal information by FrontCounter BC, please contact FrontCounter BC at 1-877-855-3222 or at:
FrontCounter BC Program Director
FrontCounter BC, Provincial Operation
441 Columbia Street
Kamloops, BC V2C 2T3
☑ Check here to indicate that you have read and agree to the privacy declaration stated above.

REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

Company / Organization:	1086359 BC LTD.
Contact Name:	Dr. Matt Ball
Contact Address:	318-1199W. Pender Street Vancouver BC V6E 2R1
Contact Phone:	604-221-8936
Contact Email:	drmattball@yahoo.ca

☑ **I hereby consent to the disclosure of the information contained in this application to other agencies, government ministries or other affected parties for referral or First Nation consultation purposes.**

IMPORTANT NOTICES

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

DECLARATION

☑ By submitting this application form, I, declare that the information contained on this form is complete and accurate.

OTHER INFORMATION

Is there any other information you would like us to know?	Edited to change the work term to 5 year (March 15, 2018 to March 14, 2023) and added a 1:10,000 scale work plan map.

OFFICE

Office to submit application to:	Cranbrook

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?	No

APPLICANT SIGNATURE

Applicant Signature	**Date**

OFFICE USE ONLY

Office Cranbrook	**File Number**	**Project Number**
	Disposition ID	**Client Number**

Regional District of Kootenay Boundary

STAFF REPORT

Date:	Jul 26, 2018	**File #:**	BW-4176s-07385.231
To:	Chair Russell and Members of the Board of Directors		
From:	Ken Gobeil, Planner		
RE:	Procedure Request – Fees and Procedure Bylaw 1231		

ISSUE INTRODUCTION

The RDKB has received a request to extend the deadline for an active application to lapse and close as per section 13(2) of the RDKB Fees and Procedures Bylaw No. 1231 (see and Applicant's Request).

HISTORY / BACKGROUND INFORMATION

Gary George submitted an application for a Development Variance Permit on June 24, 2017. This item was reviewed at the August 8, 2017 Advisory Planning Commission (APC) meeting, the September 14, 2017 Electoral Area Services (EAS) Committee meeting, and the September 21, 2017 Board of Directors meeting.

The subject property is part of a duplex residential development in the Snow Pines subdivision, created in 2001.

In August 2017, the applicant applied for a Development Variance Permit in order to repair and alter the roof at the back and side of the house in order to handle the snow loads and protect access in and out of the property as well as the propane tank at the side of the house that had been damaged. The requested variance was to decrease the interior side setback from 2.0 metres to 0 metres.

During the September 21, 2017 Board of Directors meeting the following resolution was made:

> *That the Development Variance Permit application submitted by Gary George to construct a roof with the following requested variances: To decrease the minimum interior side setback for a principal building from 2.0 metres to 0.0 metres a 2.0 metre variance, on the parcel legally described as Lot 139, Plan KAS938, District Lot 4176s, SDYD, 4874A Snow Pines Road, Big White, Electoral Area 'E'/West Boundary be referred back to Staff for further information and for further review of the matter.*

PROPOSAL

Gary George is requesting an extension of 60 days in order to give his engineer sufficient time to create the plans required to show a roof design that will protect people and property while not shedding snow onto the neighbouring property.

IMPLICATIONS

The request for extension was received more than 60 days prior to the application closure date. Hereby meeting the regulation as set out in the Fees and Procedure Bylaw No. 1231. The applicant notes that it was not possible for the engineer to complete plans on time due to other commitments and the need to do a site inspection while there is no snow on the property (see Applicant's Request). The new deadline, if supported would be November 20, 2018.

RECOMMENDATION

That the Regional District of Kootenay Boundary Board of Directors approve the request submitted by Gary George to extend the consideration deadline of a Development Variance Permit application by 60 days, as per section 13(2) of the Fees and Procedure Bylaw No. 1231.

ATTACHMENTS

Site Location Map
Applicant Request

Site Location Map

Regional District of Kootenay Boundary

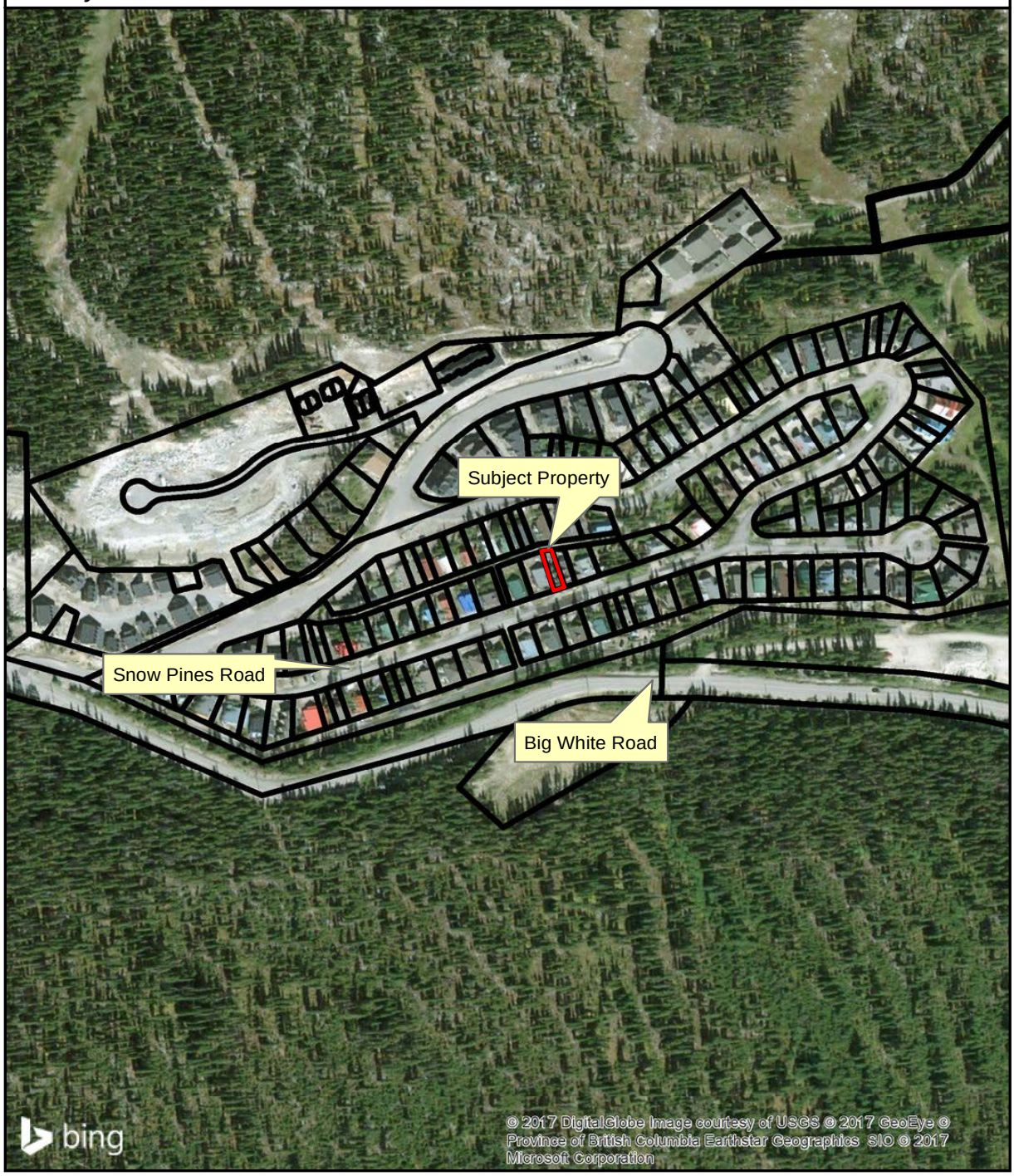
4874 Snow Pines Road
Lot 139, Plan KAS938, District Lot 4176s, Land District 54

July 14, 2017

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Meters

Scale 1:4,285



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APPLICANT SUBMISSION

From: Gary George
To: Ken Gobeil
Subject: Request for Application Extension.
Date: June 21, 2018 12:00:15 PM

I am writing this e-mail as a request to extend my application for consideration of amending the roof details to reduce the hardships of snow load from adjoining property.Due to the short season we have to deal with and the problems with getting the required people to address our concerns in the remote setting;I am requesting an extension of my application.The board has requested a professional opinion from a structural engineer in this matter.I have an engineer lined up to do just that.

The engineer is to do a proper site inspection.Also to do a follow up and approval of the architect drawings I have gotten done over last few months.The work load of the engineer plus the need for a site visit has been making time move along rather quickly.We were waiting for the snow to be all melted and then the engineer was not back in Canada .He is now; but his schedule has moved as well.I just want to be prepared to in case it moves farther out of schedule or other unforeseen circumstances arise.I would like to request an extra 60 days in case we have to work into the fall to get the project completed or settled.

Thank You.

Gary George
4874A Snow Pines Road
Big White,BC

Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	BW-4255-10293.275
To:	Chair Russell and Members of the Board of Directors		
From:	Carly Rimell, Senior Planner		
RE:	Development Permit Amendment – DL4255 Staff Housing		

ISSUE INTRODUCTION

Brent Harley and Associates (BHA), acting as agent for Big White Ski Resort Ltd., has submitted a development permit amendment application to complete the second and final phase of a staff housing development. The application is to construct the remaining 3 buildings, for a total of 4 for employee housing at 180 Black Forest Way *(see Site Location Map; Site Plan; Proposed Building Form and Character)*. To obtain a building permit for the remaining 3 staff housing buildings, the applicant must satisfy the requirements in the Commercial and Multiple Family Development Permit Area, which also includes the Landscape Reclamation plan.

HISTORY / BACKGROUND FACTORS

Property Information	
Owner(s):	Big White Ski Resort Ltd.
Applicant:	Brent Harley and Associates Inc.
Location:	180 Black Forest Way
Electoral Area:	Electoral Area 'E' / West Boundary
Legal Description(s):	Plan EPP72662, District Lot 4255, SDYD, within the Controlled Recreation Area for Big White Ski Resort
Area:	0.69 ha
Current Use(s):	Multi-Family Housing
Land Use Bylaws	
Official Community Plan Bylaw No. 1125	Medium Density Residential
Development Permit Areas	• Commercial and Multiple Family Development Permit Area

	• Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area
Zoning Bylaw No. 1166	Employee Housing Residential 6A Zone (R6A)

The Black Forest Area has been identified as a future growth area for Big White since the mid-1990s. The area is located within the eastern portion the Big White Official Community Plan Area between Happy Valley and the base of the Black Forest chair.

A Crown Grant was applied for in 2007 and offered on September 16, 2009 for proposed District Lot (DL) 4255. At that time, due to economic downturn, the resort chose not to proceed with the Crown Grant offer and deferred the application.

In preparation for development, and the original Crown grant offer, in 2009 the RDKB amended the Official Community Plan (OCP) to re-designate the subject property from 'Black Forest Future Growth Area' to 'Medium Density Residential' and amended the Zoning Bylaw to rezone the subject property from 'Recreational Resource 1' to 'Chalet Residential 3'. The subject property was also included in the 'Commercial and Multiple Family Development Permit Area' and the 'Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area'.

No development had taken place on the subject property until 2017 when the RDKB received 3 applications; a Crown grant referral, rezoning application, and a development permit application.

The subject property was rezoned to 'Employee Housing Residential 6A Zone' (R6A), on May 24th 2017. This parcel remains designated as 'Medium Density Residential' in the Big White OCP.

The Crown Grant process was completed in June 2017. The subject property is now a fee simple parcel owned by Big White Ski Resort Ltd.

Development Permit (553-17D) was issued for Phase 1 on May 30, 2017. Phase 1 of the development included; 1 building for employee housing, 7.3 meter-wide driveway, 14 parking spaces and a waste recycling enclosure. Presently the building for employee housing is complete, the waste management enclosure is in the process of being constructed, and the driveway and parking (14 spaces) are to sub grades. Paving of the surfaces is proposed to coincide with the remaining 42 spaces required to complete the development.



Southwest view of completed employee housing building.

PROPOSAL

Brent Harley and Associates Inc., acting as agent for Big White Ski Resort, has submitted a development permit amendment application to construct the remaining 3 buildings for employee housing. The proposed total number of units per building is 9, yielding a total of 36 units for the site *(see Proposed Building Floor Plan).* This would be the final phase to bring this proposed project to completion.

DEVELOPMENT PERMIT AREA GUIDELINES

A Development Permit is required for the construction of new multiple family residential developments. The following guidelines have been established for development in this area. Only the guidelines which are relevant to the proposed amendment are discussed. Wording in italics relate to this development proposal.

Commercial and Multiple Family Development Permit Area Guidelines

(1) Buildings should have practical access and loading areas taking the following factors into consideration;

Practical access and egress must be provided for passenger vehicles.

Access and egress are shown on the site plan. The proposed driveway is designed for two-way traffic circulation and meets the required minimum width of 7.3m for two-way traffic circulation. The drive aisle fronting the waste management building is designed for one-way traffic circulation and meets the required minimum width of 6m for one-way traffic circulation.

Appropriate firetruck and other emergency vehicle access must be ensured.

The site plan notes a designated stall (ranging from 3.25m to 3.8m in width) for emergency access fronting each building, for a total of 4. This development proposal was referred to the Big White Fire Department for review and comment. The Big White Fire Chief is satisfied with the proposal from a health and safety standpoint.

One waste bin and three recycling containers are suggested for every ten self-contained residential units or twenty hotel rooms up to a maximum of four waste bins per building.

The Waste Management Plan proposes a fully enclosed 36m² (390ft²) building to facilitate the collection and disposal of waste and recycling (see Site Plan and Waste Management Plan). Each of the proposed employee housing buildings will contain 5 four bedroom units and 4 bachelor units. For Phase 1 the applicant proposed two 6 yard bins, one for garbage and the other for mixed recycling to be collected twice a week.

For the current proposal (3 additional staff housing buildings) the applicant proposes a 'bin pac' compaction unit as an alternative to 3 additional waste bins and 9 additional recycling bins. The 'bin pac' compaction unit is proposed to be screened and placed on a heated slab at the rear of the waste management building. The agent notes that Big White has used these units in the past and experienced a 6:1 reduction in waste volume.

This development proposal was referred to our Solid Waste Management Coordinator for review and comment. The Solid Waste Management Coordinator is satisfied with the proposal from a waste management standpoint.

Details of outdoor parking and maneuvering areas must be provided.

The proposed parking for the completed development is 57 spaces, which is in accordance with Section 317(1) (Parking Requirements) of the Big White Zoning Bylaw. The proposed spaces also satisfy the dimensions required in Section 317(5) (Parking Requirements) of the Zoning Bylaw. The R6A Zone provides an exception to the requirement that parking spaces must be covered.

(2) A Drainage Management Plan prepared by a Professional Engineer shall be provided. The plan must address how surface water will be directed through the site and where it will be directed off the site. Drainage across land must be controlled in a manner, which does not increase discharge off the land, or alter the drainage pattern in a manner which negatively impacts other land.

The Drainage Management Plan was submitted by D.C. Ponto and Associated Ltd. The report details that for minor 10 year events the onsite storm water works would consist of a catch basin collection and drywell ground recharge system complete with a closed conduit conveyance system to outfall to the natural drainage course adjacent to the site (see Storm Water Management Plan). For major events exceeding the minor system capacity, the storm water

overland flow would be contained and directed via the access road and parking lot corridor to the natural drainage course. All storm works would be designed and constructed using proper engineering principles and practices.

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

D.C. Ponto and Associates Ltd. determined that given the average terrain steepness of the site and its relatively close proximity to the drainage water course, the control of the storm water for the site would be managed without difficulty and with no adverse effect on adjacent properties.

(3) A Snow Management Plan shall be provided taking the following factors into consideration:

Roof design must establish effective snow management;

The gable roofs of the proposed buildings are designed with a relatively low slope (4:12) and a high friction surface (SBS Granular Membrane). The agent asserts that this slope and roof treatment has been proven to accumulate snow mass as opposed to shedding.

The Plan must describe snow management measures to maintain safe vehicle access to buildings;

All pedestrian and vehicle access points must be protected from snow shedding and ice accumulation;

The building entrance and ground level bachelor suites are proposed to have roof canopy protection. The exits of the buildings would also be protected by a roof (see Proposed Building Form and Character).

Ski ways and pedestrian pathways shall be away from potential roof avalanche areas;

The groomed snow paths for pedestrian and skiers are proposed around portions of the perimeter of the buildings. The roof is designed to accumulate snow mass as opposed to shedding therefore reducing the risk roof avalanches (see Snow Management Plan).

The Plan must also identify snow storage areas on the property and/or clearly describe how and where excess snow is to be removed;

The access driveway and parking lot would be cleared by Big White Ski Resort to maintain continuous vehicle access. Areas around each building would be groomed and cleared as required to maintain pedestrian and skier snow path access to building entrances and exits.

A professional architect or engineer must assure the Regional District in writing that people and property are protected in a reasonable manner from the risk of snow shedding.

The architect for the project, Hugh Bitz, submitted the snow management plan and determined that these combined measures will protect people and property in a reasonable manner from the risk of snow shedding.

(4) Proposed buildings should be designed to withstand the harsh alpine climate at Big White while incorporating the following features:

1.0 General Building Form:

Building facades should appear as a composition of several segments or masses rather than a large homogenous entity. Buildings should not dominate the landscape or overpower the pedestrian scale.

Building facades and roof lines should be articulated to break up the massing of developments;

The roof design was selected for functionality. The architect states "that the simple gable pitch roof is a practical response to the accumulation of snow melt and the problems of ice damming. Rather than accumulating snow in valleys or against dormers and inviting leaks by the plastic expanse of ice and the subsequent melt the snow is distributed uniformly and allowed to expand without constraint. The gable volume allows a large cold air space between the insulating ceiling layer and roof surface. The effect is to minimize the issue of ice damming. The relatively shallow pitch (4:12) and granular surface of the roof membrane will minimize the possibility of shedding. Attempts to integrate the roof to fit with the form and character guidelines within the development permit area was not considered as critical when weighed against the function, practicality and longevity of the gable pitch roof."

Use of porches, courtyards and entry features that define ground levels of buildings, provide visual interest and define human scale are encouraged;

The proposed building entrances and ground level bachelor suites are to have roof canopy protection on the ground level of the buildings. The building design also has several outdoor balconies. The proposed colour accents of blue, red and yellow provide visual interest.

Balconies should be simply designed, the use of long vertical or horizontal bands of balcony space is discouraged; Balconies should be covered and/or protected from snow and ice buildup;

The proposed design for the buildings avoid long bands of balcony space. The design proposes covered balconies.

2.0 Roof Form

Roofs should be simple and designed to provide effective snow management. The intent is protection of pedestrians and property:

Roofs having a sloped appearance should be utilized and the mass of a single large roof should be broken into a collection of roofs and/or masses;

Roof design was selected as a practical response to the accumulation of snow melt and the problem of ice damming.

Where feasible, it is encouraged that the principle ridgeline be oriented to the street or major public open space;

The principle ridgelines are oriented towards Black Forest Road, for proposed Building 1 and Building 2. Proposed Building 3 has the principle ridgelines are oriented towards the parking area and the exterior side parcel line, which abuts Crown land.

Roof overhangs should be provided;

The proposed building design shows a roof overhang around the perimeter of the building.

Adequate roof ventilation is key to the 'cold roof' concept. Convective ventilation consisting of continuous vents at the eaves and exhaust vents at gable ends of the ridgeline is preferred;

The gable roof design allows a large cold air space between the insulating layer and roof surface. There are two large aluminum roof vents incorporated into the design, one at the front and the other at the rear of the building.

Use of ornaments such as finials, scrollwork on ridges and/or decorative turrets are discouraged;

The building design does not propose any of these ornamental details.

Roof top access stairs, elevator shafts and mechanical equipment should be designed to be contained within the roof and/or screened from important sight lines.

The building design does not appear to incorporate any of these elements within important sight lines due to the proposed placement of the buildings.

3.0 Exterior Finish

Materials that reinforce the rustic and rural context of Big White will be used. Materials should be selected based on their durability, weathering potential, compatibility with the surrounding landscape and historic use within a traditional mountain resort;

The architect acknowledges that the 'village context' was not considered a critical feature in the building's design. The building design was selected based on economy, functionality and durability.

Big White's extreme freeze/thaw cycle and frequent large accumulations of snow must be considered in the selection of materials;

A cementatious fiber panel (Hardie Board) and batten finish painted warm grey surrounds the main floor and bay locations of the proposed buildings. Galvalum corrugated siding on the exterior of the 2nd and 3rd floor of the proposed buildings.

Proposed buildings must be consistent with the mountain setting with appropriate designs and cladding such as stone, wood acrylic stucco and treated/textured concrete;

The agent acknowledges that the proposed design and cladding are not traditional materials such as stone and wood that are typical of a ski resort. However, the agent asserts that due to its reflective quality and grey colour that it will have a positive effect of merging the mass of the building within the surrounding environment.

Stained or painted wood siding is strongly recommended; Use of heavy natural log or timber beams and posts are encouraged; Use of corner boards, brackets, knee braces, exposed steel fasteners and substantial trim boards is encouraged;

The proposed design does not include wood materials, brackets, fasteners or braces.

The use of stone covering the lower portions of buildings is encouraged; A limit of 3 materials at the ground floor level should be chosen for their durability and detailed in a manner which respects the pedestrian scale;

The main floor of the exterior of the proposed buildings includes a concrete podium and board and batten 'hardie' panel. There are also portions of the buildings which are proposed to incorporate vibrant colour. The design shows red, blue and yellow.

Large windows, which maximize the percentage of glass allowable for every elevation of the building are encouraged; Door openings should be protected from the wind and overhanging or drifting snow;

The buildings' main entrance is proposed to be sheltered by a canopy. The entrances to the bachelor suites on the ground level are sheltered by a linear canopy which projects out from the mass of the building. Each of the bedrooms are proposed to have 1 window.

(5) Skier access to and from buildings shall be maintained wherever possible;

The Snow Management Plan details the groomed snow path areas for skier and pedestrian access.

(6) House numbers shall be displayed and clearly visible at all times;

The agent does not directly address this within the proposal but it would be included as part of the conditions within the Development Permit Amendment. The building which was permitted and constructed under Phase 1 has the address of 180 Black Forest Way. Additional numbers will be issued as required.

Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area Guidelines

(1) All disturbed areas must be reclaimed. A landscape reclamation report shall describe the manner in which disturbed areas will be reclaimed. The retention of natural vegetation is strongly encouraged wherever possible. Landscape reclamation may include the replanting of natural vegetation. Areas with hard surfacing such as an asphalt driveway or sidewalk are to be shown on the plan.

The Landscape Reclamation Plan notes that the lot will be cleared and grubbed of trees and stumps. The topsoil and duff will then be stripped and stockpiled. The native till material will be graded to provide a level site. The topsoil/duff mixture will be reapplied in soft areas to facilitate planting (see Landscape Reclamation Plan).

Planting will consist of reclaimed 8'-10' balsam firs placed in areas to avoid conflict with snow stockpiling, grooming (skiing and walking paths) and to preserve light and views for the building residents. All other soft areas will be planted with a grass mix supplied by Quality Seeds. The mix has been used successfully at Big White on a variety of terrain. The overall goal of the applicant it to achieve a durable landscape that is consistent with the natural setting.

(2) The Landscape Reclamation Plan should consider the threat of wildfire. The plan could indicate fire resistance of vegetation and/or suggest other measures to mitigate the threat of wildfire.

The entire property is proposed to be seeded with a grass mix and there is no proposed placement of Balsam Firs near the buildings. The exterior materials of the buildings are not highly flammable.

(3) The Landscape Reclamation Plan should consider snow clearing and snow storage to ensure vegetation is not destroyed by these activities.

There is some overlap in the proposed snow storage areas indicated on the Snow Management Plan and the placement of the Balsam Firs noted on the Landscape Reclamation Plan. However, the applicant will be responsible for snow removal and would likely take this into consideration as it is within their best interest to ensure the survival of the trees.

(4) Landscaping and screening elements, if proposed, should provide visual privacy and separation to neighbouring properties and enhance the appearance of proposed buildings as viewed from public roads, the Village Core and adjacent residential properties.

The surrounding area is currently undeveloped Crown land, there is currently plenty of privacy. The closest lot, (DL 4254) is across the Black Forest Way, is currently undeveloped and is owned by Big White Ski Resort. The Landscape Reclamation Plan indicates Balsam Fir to be planted along portions fronting Black Forest Way creating an element of screening.

(5) Existing vegetation shall be preserved wherever possible and all surface parking, garbage and recycling areas should be screened from view. The vegetation planted should be able to withstand the harsh alpine climate and be coordinated with adjacent landscaping.

The applicant intends to preserve the topsoil and level the site. The applicant then plans to replace the topsoil and plant reclaimed Balsam Fir on site. There is no vegetation proposed around the parking areas, however there are 2 Balsam Fir trees proposed near the waste management building.

(6) Encourage the use of vegetation that does not require irrigation with the exception of watering at planting to establish root development.

The proposed grass mix has been used by the applicant at different sites around the ski resort. The grass mix has been applied to ski runs and has successfully established itself. As the applicant intends to transplant the trees they will already have some root development.

ADVISORY PLANNING COMMISSION (APC)

During the June 25th meeting it was moved, seconded and resolved that the APC recommends to the Regional District that the subject Development Permit Amendment application, be supported.

In addition to the recommendation, the following comments were also made in the APC minutes:

- *Outstanding items were identifies with the application in May 2017 for the four buildings. One building was permitted to proceed.*
- *These items were access for garbage and a discussion of waste and recycling bins and compaction facilities, and fire department concerns regarding width of access and emergency vehicle parking.*
- *Jeremy Hopkinson says that BHA have redrawn the parking next to all the buildings to allow for that concern. He also says that the garbage concerns have been addressed with Tim Dueck.*
- *The driveway has been widened.*

ATTACHMENTS

Site Location Map
Site Plan
Storm Water/Drainage Management Plan

Proposed Building Form and Character
Proposed Building Floor Plan
Waste Management Plan
Snow Management Plan
Landscape Reclamation Plan

RECOMMENDATION

That the staff report regarding the Development Permit Amendment application submitted by Brent Harley and Associates on behalf of Big White Ski Resort Ltd to allow for the development of three staff housing buildings to be constructed in the Commercial and Multiple Family Development Permit Area and the Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area on the parcel legally described as Plan EPP72662, District Lot 4255, SDYD, Big White, Electoral Area 'E'/ West Boundary, be received.

Regional District of Kootenay Boundary

Site Location Map

2018/06/14

N

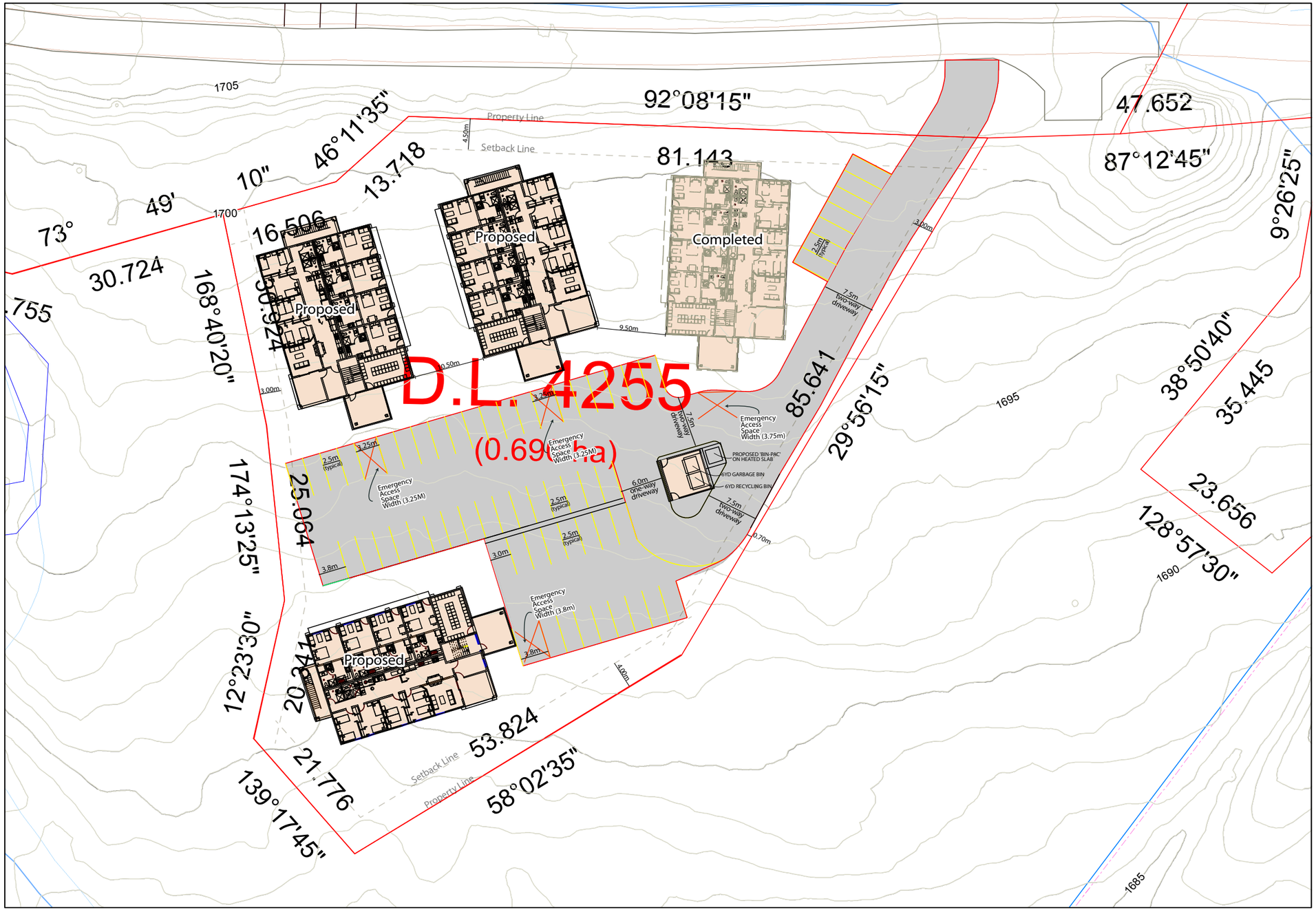
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Big White Ski Resort

Legend

- Existing Buildings
- Parcel
- Parcel Setbacks
- Proposed Driveway & Parking Stalls
- Proposed Emergency Access Space

BUILDING	UNITS 4 BdRm.	Bach.	PARKING SPACES
Completed	5	4	5x2 + 1x4= 14
Proposed	5	4	5x2 + 1x4= 14
Proposed	5	4	5x2 + 1x4= 14
Proposed	5	4	5x2 + 1x4= 14
TOTAL	20	16	56

Parking Stalls Required: 56
Parking Stall Proposed: 59 + 4 Emergency Access Space
Emergency Access Space: 4 (One per Building)

Prepared for:
Big White Ski Resort
5315 Big White Road
Kelowna, BC
Canada. V1P 1P3
Tel: (250) 765-3101 Fax: (250) 491-6122
email: bigwhite@bigwhite.com

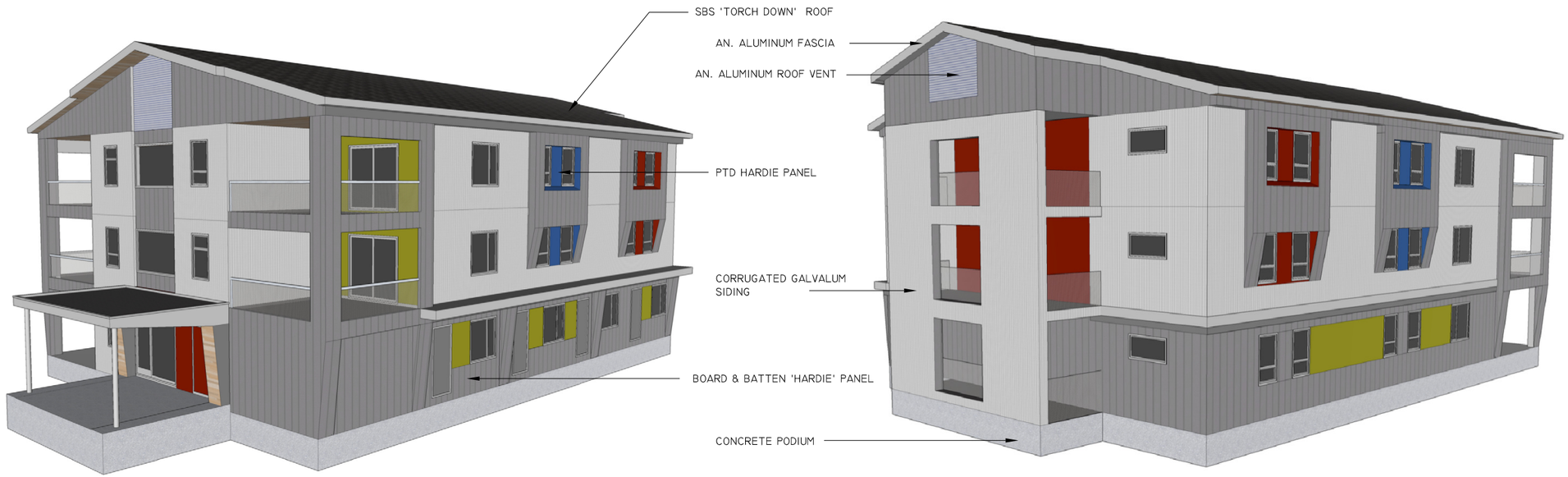
Planning by:
BHA
4-1005 Alpha Lake Road,
Whistler, B.C.
Canada. V0N 1B1
Tel: 604 932 7002
email: bha@brentharley.com

2018

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Black Forest Proposed Site Plan DL 4255



SOUTH EAST PERSPECTIVE

NORTH WEST PERSPECTIVE

The proposed building form derives from the modular/prefabricated method of construction. Each floor will be assembled from 5 modules constructed off site, transported, then lifted into place. These modules will come largely complete with interior and exterior finishing in place. The 4:12 gable pitch roof will similarly be constructed in modules and lifted in place with torch on roof membrane applied on site.

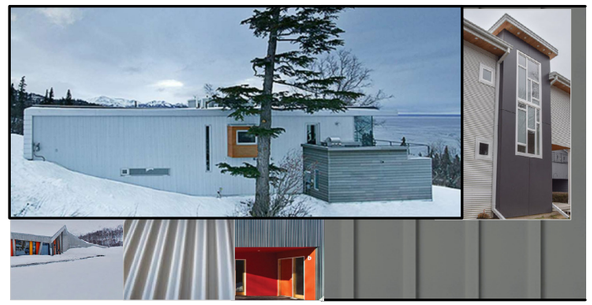
ROOF

The simple gable pitch roof is a practical response to the accumulation of snow melt and the problems of ice damming. Rather than accumulating snow in valleys or against dormers and inviting leaks by the plastic expanse of ice and the subsequent melt, the snow is distributed uniformly and allowed to expand without constraint. Importantly the gable volume allows a large cold air space between the insulating ceiling layer and roof surface. The effect is to minimize the issue of ice damming. The relatively shallow pitch (4:12) and granular surface of the roof membrane (SBS) will minimize the possibility of shedding. Attempts to integrate the roof by decorative articulation, i.e. to appear within a 'village' context -was not considered a critical feature considering these advantages.

The building's main entrance is sheltered by a 'free- standing' canopy. The entrances to the bachelor suites on the ground level are sheltered by a linear canopy projected out from the mass of the building. These features signal entry, shelter inhabitants from snow/rain, and add human scale at these locations.

MATERIALS

The exterior finish materials were selected based on durability, practicality - with regards to modular construction - and visual interest. A cementatious fiber panel (Hardie) board and batten finish painted warm grey grounds the main floor of the buildng and provides vertical detail at 'bay' locations. The field of the 2nd and 3rd floors is defined by Galvalum corrugated siding. This material is somewhat unusual for a ski resort since more traditional 'wood like' materials are commonly used. But it has the unique ability due to its reflectance to blend with and reflect the surrounding snow and grey skies. This has the positive effect of merging the mass of the building within its context. Further it is viewed as a universal modern material, appropriate in expressing the youthful & interconnected energy of the predominately 20-something employees inhabiting the building. As a counter point to the neutral/natural tones of the building mass - i.e. warm grey = ground; Gavalum(silver) = snow/sky - discrete areas will have vibrant colour. These colours add interest & energy to the composition, not unlike the colorfully clad skiers who populate the slopes. These moments of colour are an opportunity to distinguish the future buildings in the subdivision by mixing and altering the colour schemes



BIG WHITE SKI RESORT

hugh j bitz architect

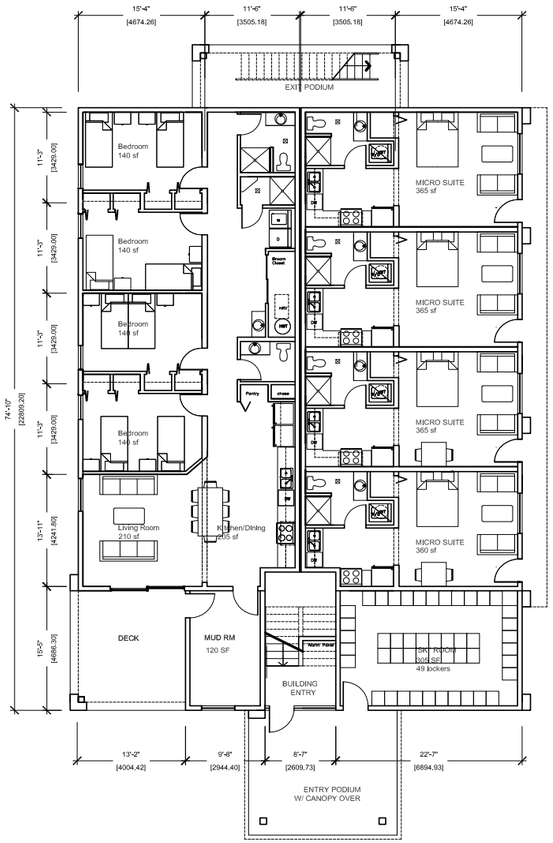
2017 STAFF HOUSING PROJECT
D.L. 4255 PLAN KAP 74822

PROPOSED BUILDING FORM & CHARACTER

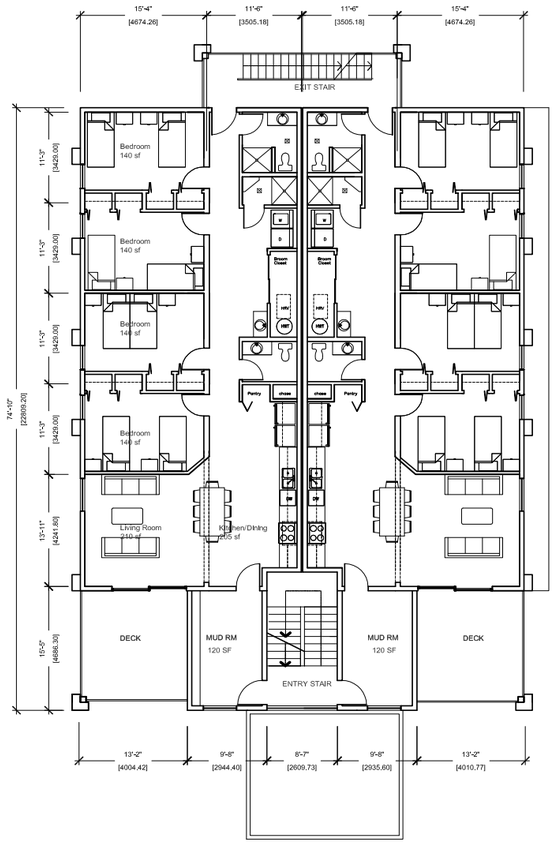
DP Submission

Date - 02.09.17
Scale -NTS

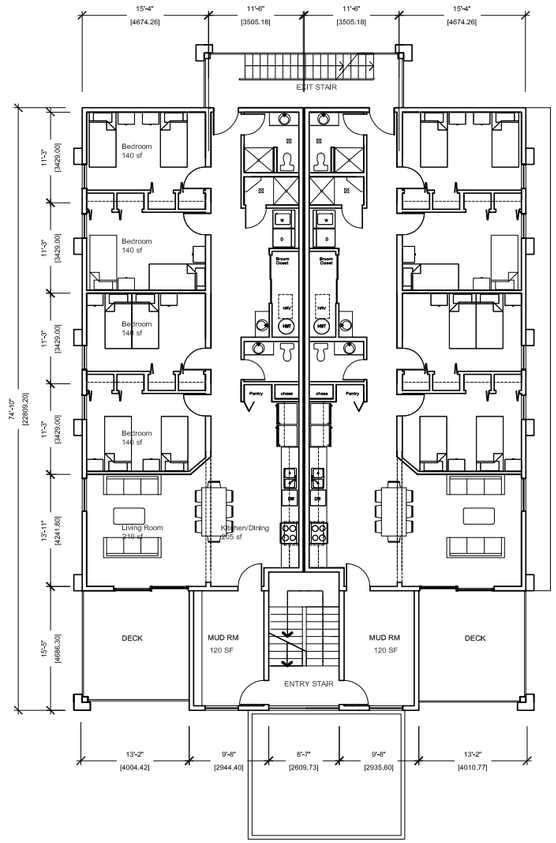
SK A3.0



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

BIG WHITE SKI RESORT

2017 STAFF HOUSING PROJECT
D.L. 4255 PLAN KAP 74822

PROPOSED BUILDING FLOOR PLAN

DP Submission

Date - 02.09.17
Scale - 1' = 1/16"

SK A2.0

hugh j bitz architect

D.C. Ponto and Associates Ltd.
Consulting Engineers

March 10, 2017

Our File: BW1722

Regional District of Kootenay Boundary
202-843 Rossland Avenue
Trail, BC
V1R 4S8

Attn: Ms. Donna Dean

Re: ***Black Forest Staff Accommodations Development,***
DL 4255, Plan KAP74822, Black Forest Road, Big White, BC
Storm Water Management Plan

Ms. Dean,

Please see the attached storm water management plan for the proposed Staff Accommodation development on DL 4255 (Plan KAP74822), in the Black Forest subdivision at Big White.

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

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

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

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

Thank you.

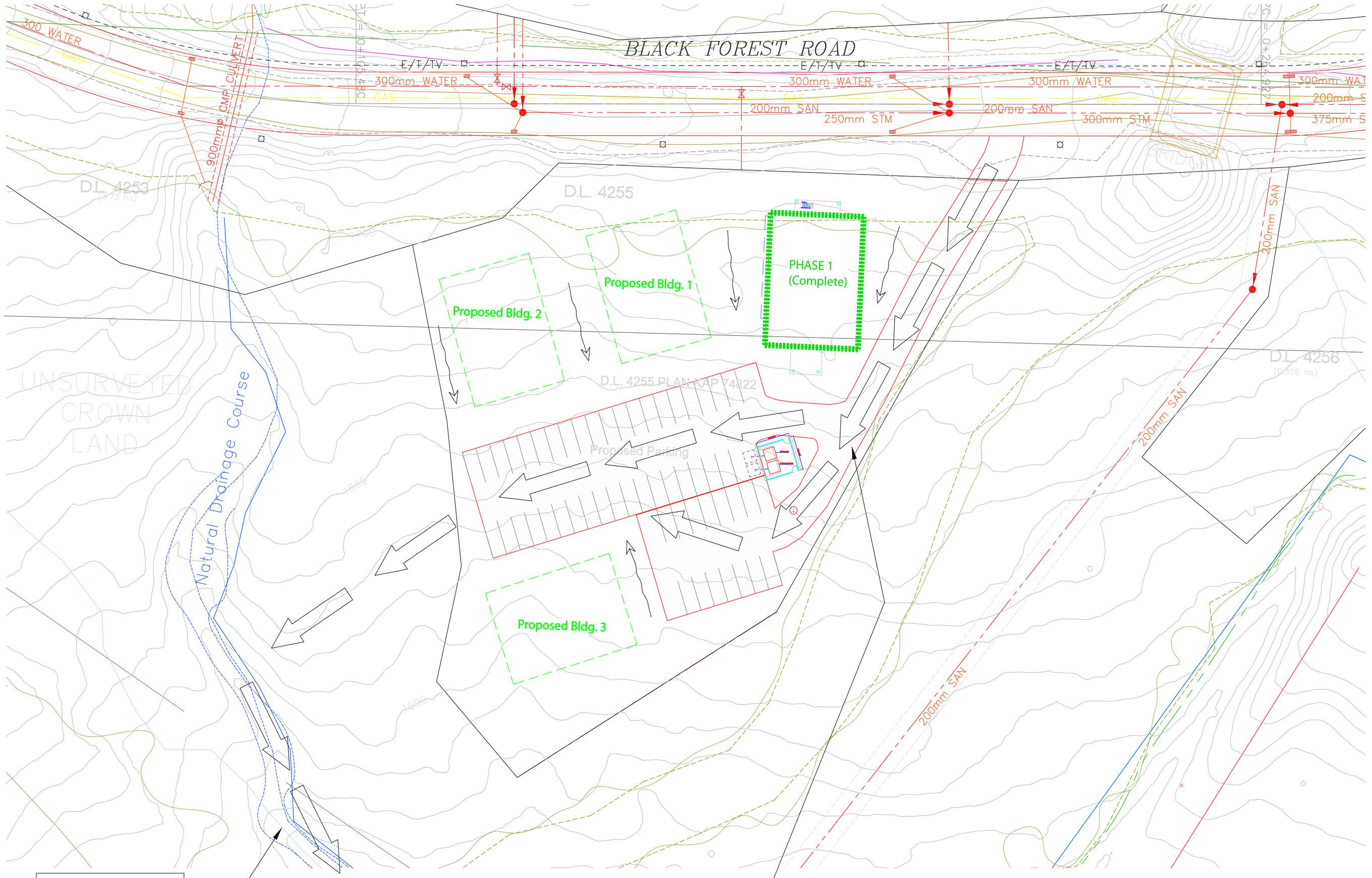
Yours truly

D.C. Ponto and Associates Ltd.

Don Ponto, P.Eng.

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

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



D.C. PONTO AND ASSOCIATES LTD.
CONSULTING ENGINEERS
TEL (250) 548-3383
dcponto@shaw.ca
12330 OYAMA ROAD
LAKE COUNTRY, BC
V4V 2A3

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
D. C. PONTO
Mar 10/17

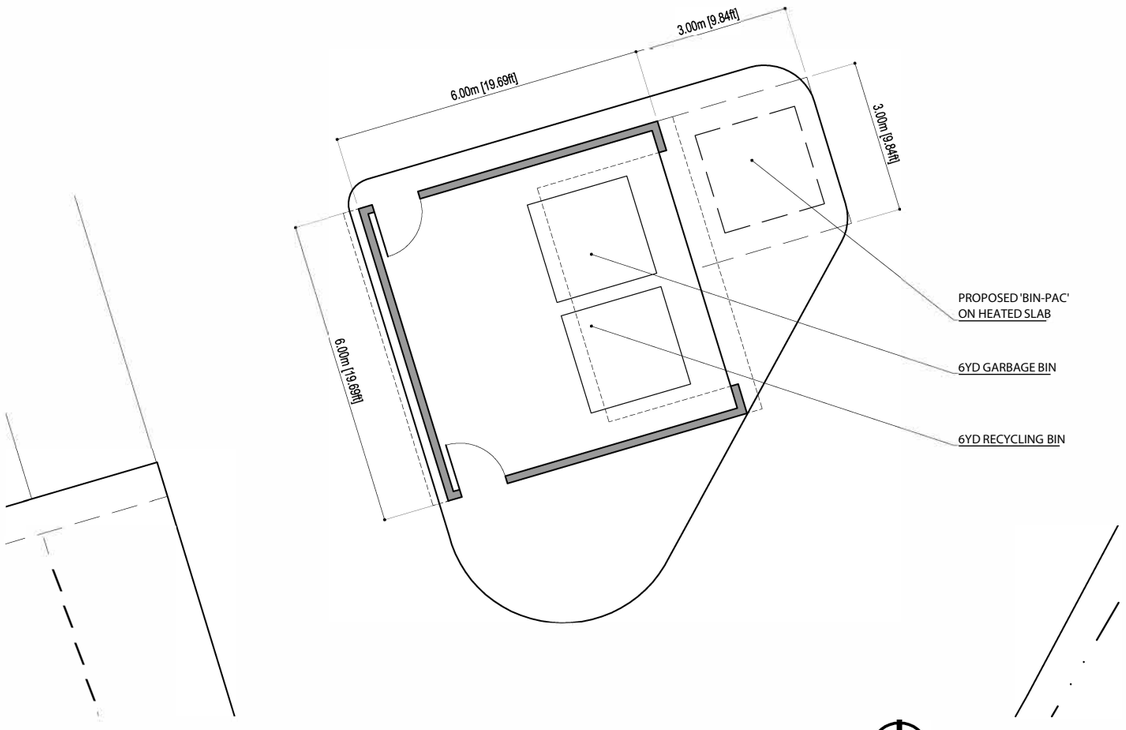
MAJOR 100 YEAR OVERLAND FLOW ROUTE

MINOR FLOW ROUTE

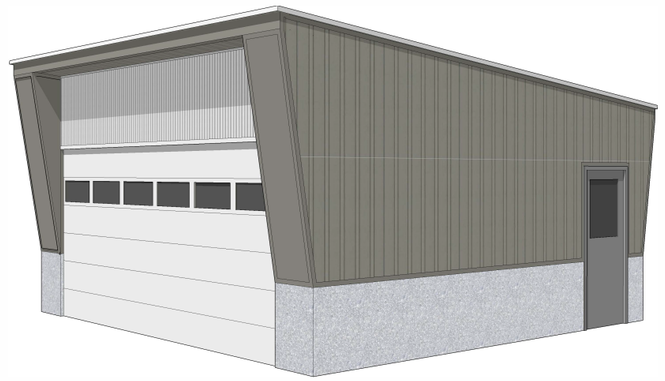
BIG WHITE SKI RESORT
STAFF ACCOMODATIONS PROJECT
STORM WATER MANAGEMENT PLAN
DL 4255, Plan KAP74833
Black Forest Subdivision, Big White

Scale: 1:NTS
Contour Interval: 1m

March 10, 2017
Rev. 1



PROPOSED BUILDING PLAN
Scale - 1 :100



WASTE AND RECYCLING BUILDING AS VIEWED FROM THE N.E.

WASTE MANAGMENT

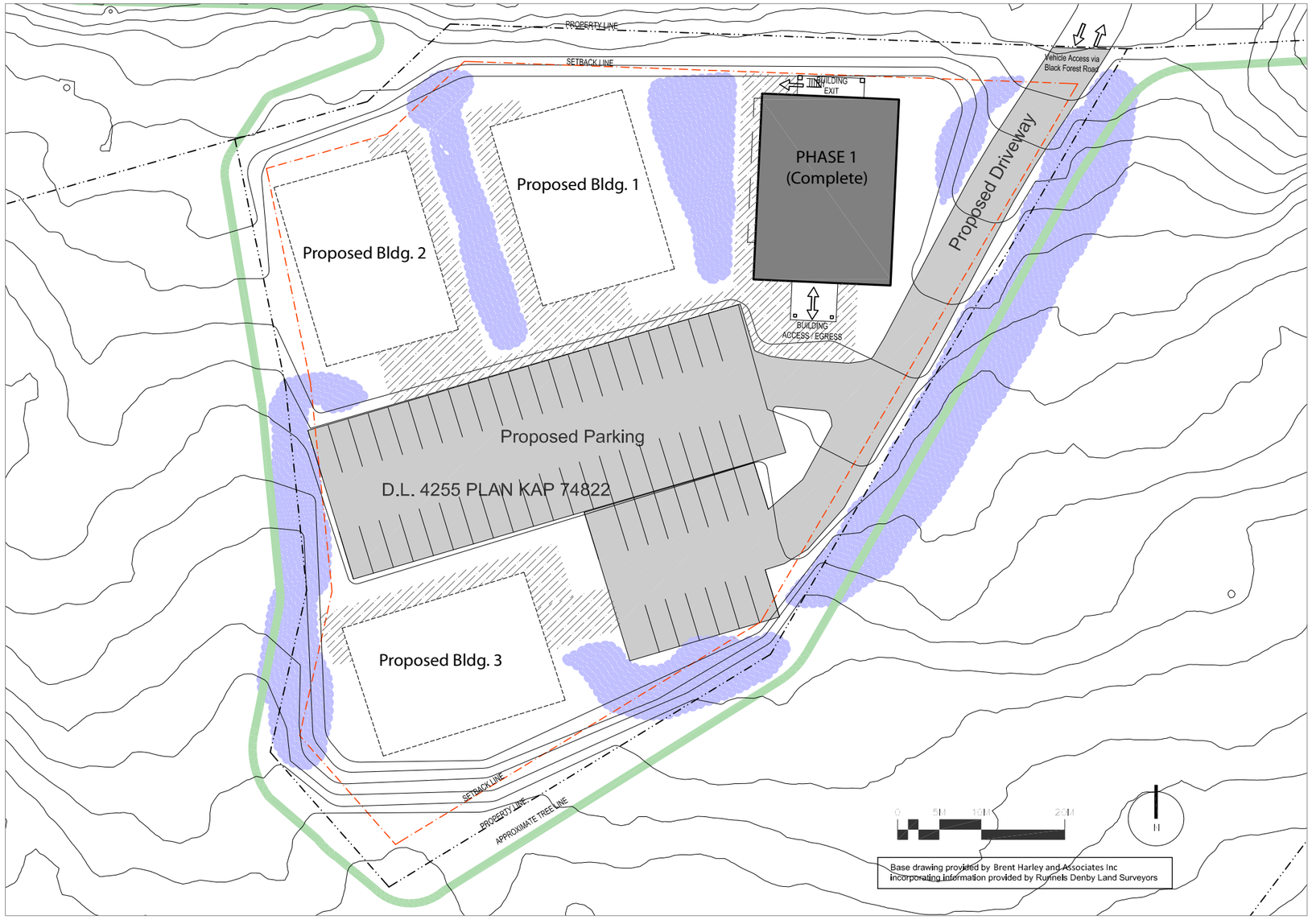
BIG WHITE IS PROPOSING A 'BIN-PAC' COMPACTION UNIT TO COMPLEMENT THE FULLY ENCLOSED WASTE AND RECYCLING BUILDING (PICTUREd ABOVE) THAT IS CURRENTLY BEING CONSTRUCTED. THE RESORT HAS HAD GREAT SUCCESS WITH THESE UNITS, EXPERIENCING A 6:1 REDUCTION IN VOLUME. THE UNIT WILL BE PLACED ON A HEATED SLAB IN FRONT OF THE ENCLOSURE TO FACILITATE PICK-UP., AND BE ENCIRLED BY A SCREEN OR BE FULLY ENCLOSED.

THE BUILDING WILL BE CLAD IN BOARD & BATEN SIDING WITH SOME GALVALUM SIDING DETAILS. THESE MATERIALS COMPLEMENT THE ADJACENT STAFF HOUSING BUILDING (RE. SK A3.0). THE LOW SLOPE ROOF (1:12) WITH HIGH FRICTION SBS MEMBRANE WILL EFFECTIVELY ACCUMULATE SNOW / PREVENT SHEDDING.

BIG WHITE SKI RESORT | 2017 STAFF HOUSING PROJECT | WASTE MANAGM ENT PLAN | DP Submission | Date - 05_25_17

hugh j bit architect | D_L 4255 PLAN KAP 74822 | Scale - as noted

SK AI.WM



SNOW MANAGMENT

ACCESS DRIVEWAY AND PARKING LOT WILL BE CLEARED BY BIG WHITE SKI RESORT TO MAINTAIN CONTINUOUS VEHICLE ACCESS. AREAS AROUND EACH BUILDING WILL BE GROOMED AND CLEARED AS REQUIRED TO MAINTAIN PED/SKIIER 'SNOW PATH' ACCESS TO BUILDING ENTRANCES AND EXITS. REMOVED SNOW WILL BE STOCKPILED IN DESIGNATED AREA AS SHOWN.

THE GABLE ROOF OF THE PROPOSED BUILDING IS DESIGNED WITH A RELATIVELY LOW SLOPE (4:12) AND A HIGH FRICTION SURFACE (SBS GRANULAR MEMBRANE). THIS SLOPE AND ROOF TREATMENT HAS BEEN PROVEN TO ACCUMULATED SNOW MASS - RATHER THEN SHEDDING - ON OTHER BUILDINGS AT BIG WHITE. THE PRIMARY BUILDING ENTRANCE AND GROUND LEVEL BACHELOR SUITES WILL HAVE ROOF CANOPY PROTECTION. THE BUILDING EXIT WILL BE PROTECTED BY A ROOF (RE. FLOOR PLANS AND FORM AND CHARACTER DRAWINGS SK2.0 AND SK3.0). COMBINED, THESE MEASURES WILL PROTECT PEOPLE AND PROPERTY IN A REASONABLE MANNER FROM THE RISK OF SNOW SHEDDING

PAVED DRIVEWAY AND PARKING

GROOMED SNOW PATH

SNOW STOCKPILE AREAS

BIG WHITE SKI RESORT

2017 STAFF HOUSING PROJECT
D.L. 4255 PLAN KAP 74822

hugh j bitz architect

SNOW MANAGMENT PLAN

DP Submission

Date - 08.06.18
Scale - 1:500

SK A1.SM



LANDSCAPE RECLAMATION PLAN

THE LOT WILL BE CLEARED AND GRUBED OF TREES AND STUMPS. THE TOPSOIL AND DUVV WILL THEN BE STRIPPED AND STOCKPILED. THE NATIVE TILL MATERIAL WILL BE GRADED TO PROVIDE A 'LEVEL' SITE. THE GRADED AREA WILL BE PREPARED WITH DITCHES /CULVERS/ DRYWELLS AS MAY BE REQUIREDTO FACILITATE DRAINAGE. THE TOPSOIL/DUFF MIXTURE WILL BE REAPPLIED IN 'SOFT' AREAS TO FACILITATE PLANTING.

PLANTING WILL CONSISIT OF RECLAIMED 8'-10' BALSAM FIRS PLACED IN AREAS TO AVOID CONFLICT WITH SNOW STOCKPILING, GROOMING (SKIING AND WALKING PATHS), AND TO PRESERVE LIGHT AND VIEWS FOR THE BUILDING RESIDENTS. ALL OTHER 'SOFT' AREAS WILL BE PLANTED WITH A GRASS MIX SUPPLIED BY QUALITY SEEDS (RE. IMAGE BELOW). THIS MIX HAS BEEN USED SUCCESSFULLY AT BIG WHITE ON A VARIETY OF TERRAIN. THE OVERALL EFFECT IS TO ACHIVED A DURABLE LANDSCAPE THAT IS CONSITANT WITH THE NATURAL SETTING

AREAS TO RECIEVE GRASS MIX



AREAS TO BE PLANTED WITH RECLAIMED 8' -10' BALSAM FIR



BIG WHITE SKI RESORT
2017 STAFF HOUSING PROJECT
D.L. 4255 PLAN KAP 74822

hugh j bitz architect

LANDSCAPE MANAGMENT PLAN DP Submission
Date - 08.06.18
Scale - 1:500

SK AI.LM

West Boundary Recreation

Grant Application

The purpose of this grant is to facilitate and foster recreation programs, with a focus on physical activity, for the residents of the West Boundary.

Applicant/Requesting Group	The Greenwood Municipal Swimming Pool		
Mailing Address:	P.O Box 129, Greenwood, BC V0H 1J0		
Phone:	250-445-2211	Email:	Pool.greenwoodcity@shaw.ca
Contact Person (Representative)	Colby Mullis		
Amount of grant request?	$258.78		
What is the purpose of the grant?	To accommodate the increased number of participants attending the Waterobic programs offered Monday through Friday. At present the facility has 8 sets of Aqua Barbells which are used by class attendees during the 45 minute fitness classes. In the past three weeks class average has increased to at least 12 partcipants per class, we have seen as many as 17 Requesting funding to purchase 10 new aquatic weights & appropriate storage for the new equipment that will add to the longevity of its quality when being stored during the on and off season.		
Who will the grant benefit?	The grant will benefit any and all participants of the Waterobic classes. These classes are offered Monday through Thursday evenings, as well as, Wednesday & Friday mornings.		
What are the other funding sources for this program/event?	The City of Greenwood covers cost of wages for waterobic instructors. Six classes per week, with nine weeks at $16.50. Instructor wages being just under		

	$900.00 The City of Greenwood also pays wages for the required Lifeguard certified staff to operate. Wages for staff comes in at $1,730.00
Are the participants being charged to participate?	X Yes No If yes, how much? Drop-in is $5.25 Seasons Pass is $63.00, 10 Punch Pass is $39.40
Estimated # of benefiting participants?	Varies. Approximately 15 per class, each class consists of different participants.
Where will the program/event be held?	Greenwood Municipal Swimming Pool
When will the program/event be held?	Monday through Friday. Program began June 25th and will run until August 31st for the 2018 season.
Signature of Authorized Representative	Date: July 19/18

Completed forms should be sent to:

Regional District of Kootenay Boundary
202-842 Rossland Avenue
Trail, BC V1R 4S8
Email: westboundaryrec@rdkb.com

Office Use Only	
Date Received	
Date Presented to the Boundary Community Development Committee	
Approved	Denied
Amount approved	

AQUAM Inc.
5500 FULLUM, SUITE 100, MONTREAL (QUEBEC) H2G 2H3
TEL.: 514 948-4878 FAX: 514 948-4879
WWW.AQUAM.COM INFO@AQUAM.COM

QUOTATION !53331

DATE 2018/07/18

INVOICE TO
00000GR032
CITY OF GREENWOOD
202 SOUTH GOVERNMENT, P.O. BOX 129
GREENWOOD BC V0H 1J0

TEL: 250-445-6644

DELIVER TO
00000GR032
CITY OF GREENWOOD
202 SOUTH GOVERNMENT, P.O. BOX 129
GREENWOOD BC V0H 1J0

TEL: 250-445-6644

PREPARED BY CROBILLARD

QUANTITY	ITEM NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	.....	ATT: COLBY MULLIS		
1	.....	pool.greenwoodcity@shaw.ca		
4	TR-37000.....	HAND BAR EXERCISER (PAIR) BLUE	16.75	67.00
6	TR-37001.....	HAND BAR EXERCISER ADVANCE (PR) YELLOW	18.50	111.00
1	31650.....	SHIPPING AND HANDLING	68.46	68.46
1	31525.....	PRICE VALID FOR 30 DAYS		

GST: R100240662
PST: 1003076942TQ0001JS

SUBTOTAL	246.46
GST/HST	12.32
QST	0.00
TOTAL	**258.78**

Regional District of Kootenay Boundary
1966 - 2016 50TH ANNIVERSARY

Grant-in–Aid Request

The personal information you provide on this RDKB document is being collected in accordance with the Freedom of Information and Protection of Privacy Act and will be used only for the purpose of processing RDKB business. This document may become public information. If you have any questions about the collection of your personal information, please contact Theresa Lenardon, Manager of Corporate Administration/Corporate Officer and Freedom of Information Protection of Privacy Officer at 250-368-9148 or foi@rdkb.com.

Please check all Electoral Area Boxes You Are Making Application To:

☐ Electoral Area 'A' Director Ali Grieve	☑ Electoral Area 'B'/ Lower Columbia-Old Glory Director Linda Worley	☐ Electoral Area 'C'/ Christina Lake Director Grace McGregor	☐ Electoral Area 'D'/ Rural Grand Forks Director Roly Russell	☐ Electoral Area 'E'/ West Boundary Director Vicki Gee

Applicant:	* Silver City Trap and Skeet Club				
Address:	* Box 426, 7000 Hwy 22				
Phone:	* 250-365-9422	Fax:		E-Mail:	* gdsriver56@shaw.ca
Representative:	* Rick Miller, President				
Make Cheque Payable To:	* Silver City Trap and Skeet Club				

**Starred items, including contact information, must be completed in full.*

******GIA Requests of $5,000.00 or more may require official receipt. The Electoral Area Director may ask for additional information.**

What is the total Cost of the Project? $ 75,000.00 **What amount are you requesting from this RDKB Director(s)?** $ 4,500.00

July 4/18

What is the Grant-in-Aid for? (attach an extra sheet if necessary)

The monies will be used for the relocation of the Skeet house and Sporting Clays stations. Also to build up an earthen berm as required by the Federal Range Officer. The requirements by the Federal Range Officer have caused the club to redesign the shooting field lay outs by moving them from the top field down to the lower bench and directing the shot towards the hillside. This will require the use of heavy earth moving equipment to build a road, replacement of existing structures and adding new underground services.

Please list all other organizations you have applied to for funding (attach an extra sheet if necessary)

Name of Organization Columbia Basin Trust
Amount Requested: $ 50,000 **Amount Secured:** $ 0

Name of Organization _____
Amount Requested: $ _____ **Amount Secured:** $ _____

Name of Organization _____
Amount Requested: $ _____ **Amount Secured:** $ _____

Date: June 25 2018 **Applicant Signature** R Miller **Print Name** Rick Miller

Office Use Only
Grant approved by Electoral Area Director: Linda Worley
Approved by Board: _____

SUBMIT

Regional District of Kootenay Boundary

Grant-in–Aid Request

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This application must include a complete mailing address. Incomplete address fields will result in delays in processing GIA funds and your request sent back to the RDKB Director.

Please check all Electoral Area Boxes You Are Making Application To:

☐ Electoral Area 'A' Director Ali Grieve	☑ Electoral Area 'B'/ Lower Columbia-Old Glory Director Linda Worley	☐ Electoral Area 'C'/ Christina Lake Director Grace McGregor	☐ Electoral Area 'D'/ Rural Grand Forks Director Roly Russell	☐ Electoral Area 'E'/ West Boundary Director Vicki Gee

Applicant:	* Kootenay Columbia Learning Centre				
FULL Mailing Address: Including Postal Code	* 2001 Third Avenue Trail, BC V1R 1R6				
Phone:	* 250-364-1275	Fax:	250-364-5743	E-Mail:	* dflick@sd20.bc.ca
Representative:	* Denise Flick				
Make Cheque Payable To:	* Kootenay Columbia Learning Centre				

**Starred items, including contact information, must be completed in full.*

******GIA Requests of $5,000.00 or more may require official receipt. The Electoral Area Director may ask for additional information.**

What is the total Cost of the Project? $_____ What amount are you requesting from this RDKB Director(s)? $ 750 ✓

What is the Grant-in-Aid for? (attach an extra sheet if necessary)

Kootenay Columbia Learning Centre Class of 2018

Please list all other organizations you have applied to for funding (attach an extra sheet if necessary)

Name of Organization Teck Metals
Amount Requested: $ _____ **Amount Secured: $** 1250

Name of Organization City of Trail
Amount Requested: $ _____ **Amount Secured: $** 650

Name of Organization Trail Kiwanis Club
Amount Requested: $ _____ **Amount Secured: $** 1000

Date: June 27/18 **Applicant Signature** Denise Flick **Print Name** Denise Flick

Office Use Only
Grant approved by Electoral Area Director: Linda Worley
Approved by Board: _____

Regional District of Kootenay Boundary – Scholarship Application

Name of Organization – Castlegar Sunrise 2000 Rotary Club
Amount Secured: $500.00

Name of Organization – Catalano Family
Amount Secured: $500.00

Name of Organization – Trail Lions Club
Amount Secured: $200.00

Name of Organization – Castlegar Selkirk Lions Club
Amount Secured: $500.00

Name of Organization – MLA Kootenay West Katrine Conroy
Amount Secured: $500.00

Name of Organization – Rotary Club of Trail
Amount Secured: $500.00

Name of Organization – Fruitvale Quilters Guild
Amount Secured: Quilt

Name of Organization – KCTU Social Justice Division
Amount Secured: $150.00

Name of Organization – Fraternal Order of Eagles
Amount Secured: $300.00

Name of Organization – City of Castlegar
Amount Secured: $650.00

Name of Organization – Village of Warfield
Amount Secured: $250.00

Name of Organization – City of Rossland
Amount Secured: $200.00

Name of Organization – Lauener Brothers Jewellers
Amount Secured: $100

Name of Organization – SD20 Indigenous Education
Amount Secured: $1000.00

Name of Organization – Safety Net Security
Amount Secured: $500

Regional District of Kootenay Boundary

Grant-in–Aid Request

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Please check all Electoral Area Boxes You Are Making Application To:

☐ Electoral Area 'A' Director Ali Grieve	☐ Electoral Area 'B'/ Lower Columbia-Old Glory Director Linda Worley	☑ Electoral Area 'C'/ Christina Lake Director Grace McGregor	☐ Electoral Area 'D'/ Rural Grand Forks Director Roly Russell	☐ Electoral Area 'E'/ West Boundary Director Vicki Gee

Applicant:	* JOAN HIRAM ON BEHALF OF COPS FOR KIDS.				
Address:	* #12 - 1500 NEIMI ROAD, CHRISTINA LAKE, BC				
Phone:	* 250 447-6438	Fax:		E-Mail:	* V0H 1E2.
Representative:	* JOAN HIRAM				
Make Cheque Payable To:	* JOAN HIRAM.				

Starred items, including contact information, must be completed in full.

****GIA Requests of $5,000.00 or more may require official receipt. The Electoral Area Director may ask for additional information.**

What is the total Cost of the Project? $ 1000 What amount are you requesting from this RDKB Director(s)? $ 1000.00

What is the Grant-in-Aid for? (attach an extra sheet if necessary)

LUNCH & "COP" CAKES & DONATION FOR THE CAUSE.

Approved Director McGregor July 9/2018

Please list all other organizations you have applied to for funding (attach an extra sheet if necessary)

Name of Organization _____

Amount Requested: $ _____ Amount Secured: $ _____

Name of Organization _____

Amount Requested: $ _____ Amount Secured: $ _____

Name of Organization _____

Amount Requested: $ _____ Amount Secured: $ _____

Date: July 5/18. Applicant Signature Joan M Hiram Print Name JOAN HIRAM.

Office Use Only

Grant approved by Electoral Area Director: _____

Approved by Board: _____

SUBMIT

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
PUBLIC HEARING MINUTES

Proposed Zoning Amendment Bylaw No. 1671 to amend the Big White Official Community Plan Bylaw No. 1125 and the Big White Zoning Bylaw No. 1165.

Minutes of a Public Hearing for Regional District of Kootenay Boundary held for proposed Bylaw no. 1671 to amend the Big White Official Community Plan Bylaw No. 1125 and proposed bylaw 1672 to amend the Big White Zoning Bylaw No. 1166 on July 11, 2018 at the Inn at Big White Conference Room (5340 Big White Road, Big White BC, V1P 1P3) at 6:00P.M.

Director Present:	Vicki Gee, Electoral Area 'E' / West Boundary
Staff Present:	Ken Gobeil, Planner
Members of the Public Present:	26

Director Gee introduced herself, welcomed everyone and opened the Public Hearing for proposed Bylaw No. 1671 to amend the Big White Official Community Plan Bylaw No. 1125 and proposed bylaw 1672 to amend the Big White Zoning Bylaw No. 1166 at 6:30 P.M.

Director Gee read the Chair's Opening, which identified the purpose of the hearing and established the rules and procedures for the hearing, and submissions received regarding the proposed bylaw. Director Gee then asked the Planner to provide a summary of the bylaws.

Ken Gobeil summarized that proposed Bylaw No. 1671 would amend the Big White Official Community Plan Bylaw No. 1125 by redesignating the subject property from 'Black Forest Future Growth' to 'Medium Density Residential'. Proposed Bylaw No. 1671, 2018 will also include the subject property within the 'Commercial and Multi-Family Development Permit Area' and the 'Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area'.

Proposed Bylaw No. 1672 would amend the Big White Zoning Bylaw No. 1166 by rezoning the subject property from the 'Recreational Resource 1 (REC1)' zone to the 'Employee Housing 6A (R6A)' zone. Proposed Bylaw No. 1672 will also add 'Hostel' to the list of permitted uses, and amend the parking regulations of the 'Employee Housing 6A (R6A)' zone.

Director Gee then opened the hearing for comments from the members of the public.

John Lebrun (255 Feathertop Rd) stated that he did not support the change in the zoning to add a hostel as a permitted use because the parking requirements for hostels in the bylaw are insufficient.

Tony Kobler (5375 Big White Road) stated that he did not support the bylaw amendment because the top 3 types of crimes in Big White reported to the police are not being addressed in this bylaw.

Debbie Jones (7470 Porcupine Road) stated that she was concerned about new development in the vicinity of Big White Road and the increase to pedestrian traffic on Big White Road. She stated that there have been several near misses this ski season due to pedestrian use of Big White Road.

Jeremy Hopkinson (5315 Big White Road) identified himself as an employee of Big White and offered some information on behalf of Big White:

- Currently, pedestrian paths are blocked for construction projects, and that paths will re-open when construction is complete.
- The subject property is in a good location for future residents to utilize the gondola and not walk along Big White Road. It was also stated residents of the subject property, (staff and hostel residents) typically do not have vehicles and would not need extra parking.
- The amendment to include hostel as a permitted use was intended to add an additional market as there was a concern that staff accommodation is too limited of a market to be successful.

Tony Kobler (5375 Big White Road) stated that bylaw amendments for housing options should not be made for people who cannot afford to live in Big White.

Audrey Demers (5375 Big White Road) stated that she is concerned that patrons could use a hostel as an all year housing option for lower income people, and is concerned with the population density in the area of the subject property, and the lack of supervision of other residents since Black Forest is an empty area.

Debbie Jones (7470 Porcupine Road) is concerned that Big White staff and hostel users will be walking on the roads and Big White road late at night after the gondola closes.

Jeremy Hopkinson (5135 Big White Road) stated that pedestrian traffic is an ongoing issue for Big White and stated that work is being done to ensure pedestrians routes are continuously improved. However, it was stated that Big White Road is not intended to be a pedestrian route and that other routes for pedestrians through the resort are available.

Carl Jones (7470 Porcupine Road) supports the bylaw amendment on the condition that long term residents and pedestrian footpath concerns are addressed. He stated that there is a shortage of affordable housing for staff in Big White.

Ann Dorsey (229 Kettleview Road) would like the shuttle to add stops in the Black Forest Area as a result of the potential staff housing and hostel development that could take place if the bylaw amendment is approved.

Tara Bannick (4845C Snowpines Way) stated she did not support a hostel, being added as a permitted use, and would like to see more control, management/ monitoring of staff at a staff housing facility to ensure that the Black Forest does not become an area for parties.

Audrey Demers (5375 Big White Road) stated that having staff housing in established neighbourhoods helps to limit parties and illegal activity as surrounding residents can supervise and report bad behavior and parties before they are out of hand.

John Lebrun (255 Feathertop Road) stated that he is in favour of rezoning the subject property for staff housing. He reiterated that that he did not support the change in the zoning to add a hostel as a permitted use because the parking requirements for hostels in the bylaw are insufficient.

Ann Dorsey (229 Kettleview Road) stated that in the 2018 ski season the RCMP spent a total of 12 hours in Big White and that an isolated area for staff housing and hostel creates a risk for crime which will require a greater police presence.

Jeremy Hopkinson (5135 Big White Road) stated that staff and hostel users are not a risk to the community, and it should not be assumed that it would attract a bad type of resident to Big White. He stated that many families use hostels as a cheaper housing option. Jeremy also stated that in Whistler they have entire subdivisions that are exclusively for staff, where there are even options for staff ownership, which have not turned into bad areas.

Tony Kobler (5375 Big White Road) stated that mixing hostels and staff housing on the same property is the main concern people have with the proposed bylaw amendment.

Jeremy Hopkinson (5135 Big White Road) stated that restricting a zone to one use such as staff housing can be crippling to the use of the building and revenue and may be left empty for portions of the year.

Debbie Jones (7470 Porcupine Road) stated that with Big White becoming an all year resort staff will be required in the summer as well, so the staff housing buildings may not necessarily be empty. She also asked if proposed development would be 1 building for staff housing and another for hostel, or would the uses be mixed as hostel and staff housing in each building.

Jeremy Hopkinson (5135 Big White Road) stated that at this point he is not aware of building design or layout and could not comment on the specific future building designs and intended use of the subject property. He also stated that in addition to the shortage of staff housing, there is also a shortage of hostel beds in Big White. Hostels could also be used by temporary contractors and Big White staff or staff of the local businesses as another housing option.

John Lebrun (255 Feathertop Rd) asked if staff housing was meant to only serve Big White resort staff or staff of any business operating in Big White.

Joyce Ricioppo (5020 Snowbird Way) stated that as an owner of a building that Big White staff live in, it is not the staff that are disrespectful or cause issues. However, supervision can very helpful to deter disrespectful behavior.

Carl Jones (7470 Porcupine Road) supports the bylaw amendment and potential development of the subject property with staff housing and hostels if there is 24 hour supervision of the facilities.

Director Gee called for comments 3 times, and stated this is the last opportunity to comment before the public hearing was closed, and after the hearing is closed comments will not be considered.

Director Gee made a last call for comments. As there were no further comments from the public present, Director Gee brought the meeting to a close.

The public hearing was adjourned 6:58 P.M.

I hereby certify that this is a fair and accurate record of the Public Hearing for Regional District of Kootenay Boundary proposed Big White Official Community Plan amendment Bylaw No. 1671 to amend the Big White Official Community Plan Bylaw No. 1125 and proposed Big White Zoning Amendment Bylaw No. 1672 to amend the Big White Zoning Bylaw No. 1166.

Recording Secretary,	Board Delegate,
Planner Ken Gobeil	Director Vicki Gee

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
BYLAW NO. 1632

A Bylaw to amend Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470, 2013 of the Regional District of Kootenay Boundary

WHEREAS the Regional District of Kootenay Boundary may amend the provisions of its Official Community Plan Bylaws pursuant to the provisions of the *Local Government Act*;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors believes it to be in the public interest to amend the Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan;

NOW THEREFORE the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1632, 2018;

2. That Map 1 (Land Use Designations) of the Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470, 2013 be amended to designate the following parcel from 'Rural Resource 1' to 'Light Industrial':

   - Block 16, DL 7187 and 8073, KD, NEP2115;

   as shown outlined in red on Schedule X attached hereto and forming part of this bylaw.

3. That Map 8 (Development Permit Areas) of the Electoral Area 'B'/Lower Columbia-Old Glory Official Community Plan Bylaw No. 1470, 2013 be amended to include the following parcel in the 'Industrial Development Permit Area':

   - Block 16, DL 7187 and 8073, KD, NEP2115;

   as shown outlined in red on Schedule Y attached hereto and forming part of this bylaw.

READ A FIRST TIME AND SECOND TIME this 25th day of January, 2018.

PUBLIC HEARING NOTICE ADVERTISED in the Trail Times this 14th day of February, 2018 and also this 15th day of February, 2018.

PUBLIC HEARING held on this 21st day of February, 2018.

READ A THIRD TIME this 27th day of March, 2018.

ADOPTED this__ day of ____, 20__.

_____ _____
Manager of Corporate Administration Chair

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1632, cited as "Regional District of Kootenay Boundary Official Community Plan Amendment Bylaw No. 1632, 2018".

_____
Manager of Corporate Administration

Regional District of Kootenay Boundary

Date: 1/18/2018

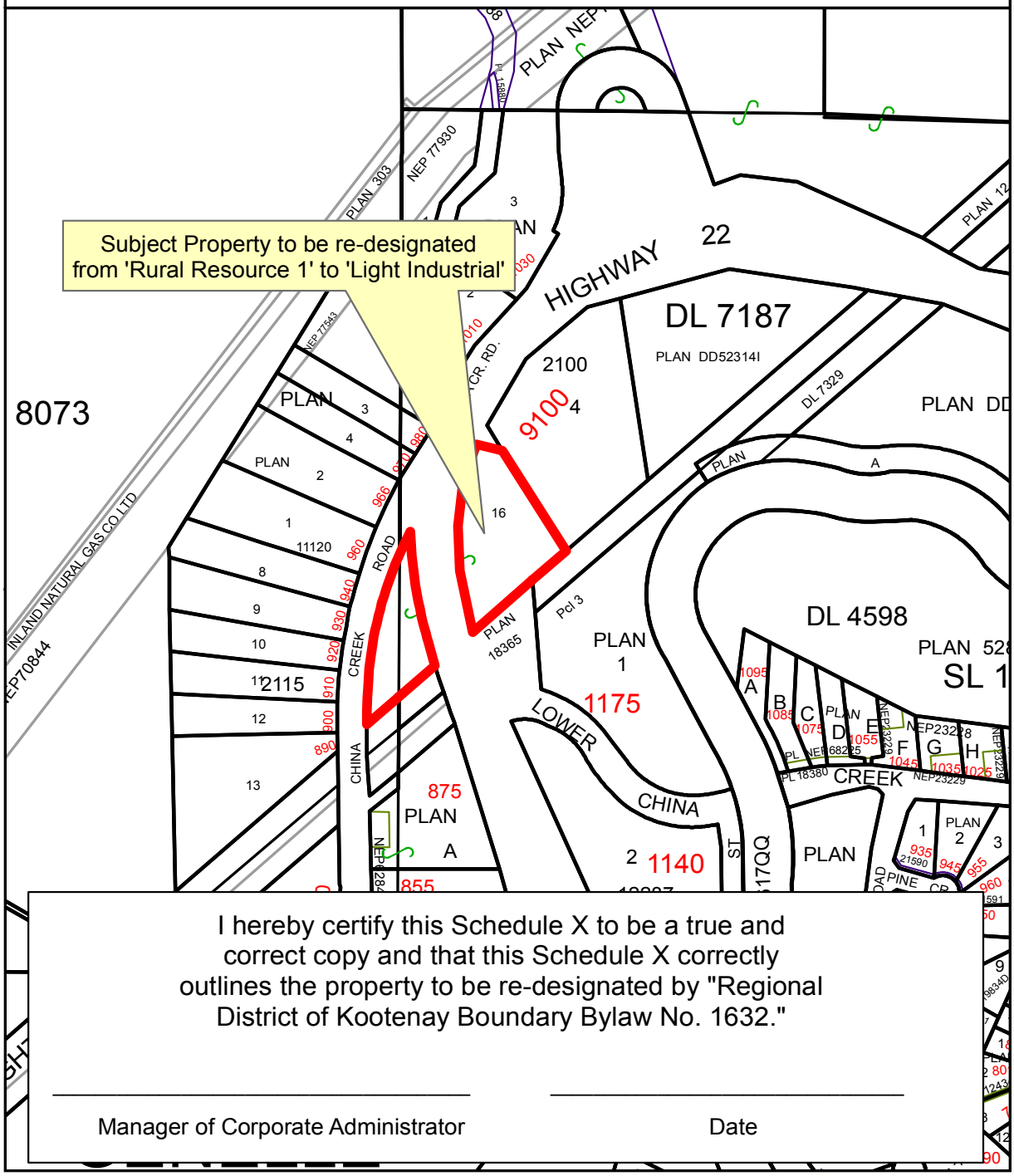
Schedule X

Block 16,
Plan NEP2115
District Lots 7187 and 8073

N

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Meters

Scale 1:5,000



I hereby certify this Schedule X to be a true and correct copy and that this Schedule X correctly outlines the property to be re-designated by "Regional District of Kootenay Boundary Bylaw No. 1632."

Manager of Corporate Administrator

Date

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Regional District of Kootenay Boundary

Schedule Y

Block 16,
Plan NEP2115
District Lots 7187 and 8073

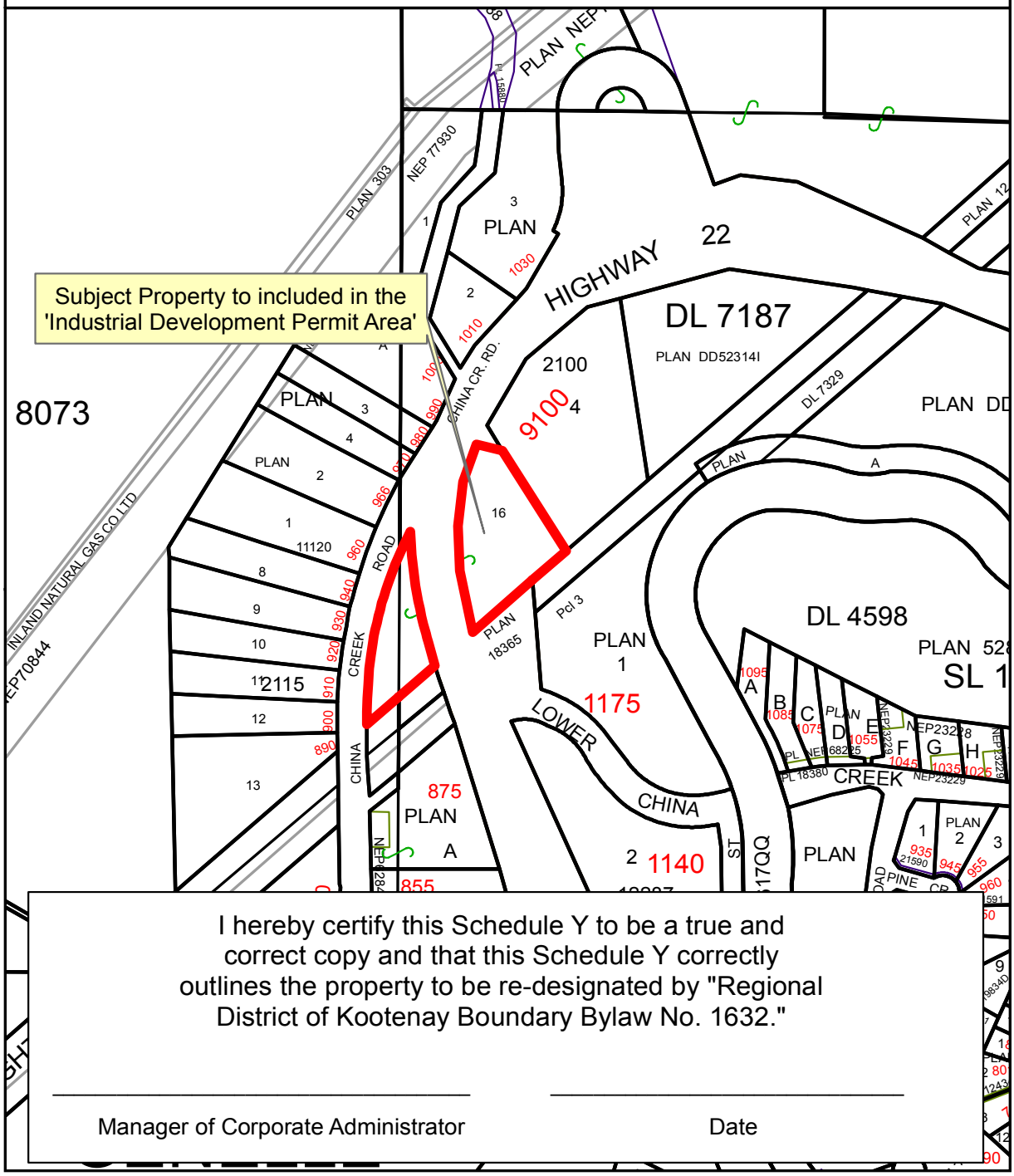
Date: 1/18/2018

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Meters

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I hereby certify this Schedule Y to be a true and correct copy and that this Schedule Y correctly outlines the property to be re-designated by "Regional District of Kootenay Boundary Bylaw No. 1632."

Manager of Corporate Administrator

Date

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Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	B-7187-08837.000
To:	Chair Russell and Members of the Board of Directors		
From:	Carly Rimell, Senior Planner		
RE:	Bylaws 1632 and 1633 Electoral Area 'B'/ Lower Columbia-Old Glory Bylaw Amendments		

ISSUE INTRODUCTION

Bylaws 1632 and 1633 were given third reading at the March 27, 2018 Board meeting and are on this agenda for consideration of adoption. This report provides the additional follow up requested by the RDKB Board on the First Nations referral responses.

The bylaws, if adopted would re-designate the parcel from 'Rural Resource 1' to 'Light Industrial' and include it within the 'Industrial Development Permit Area' and rezone the parcel from 'Rural Resource 1 (RUR 1)' to 'Light Industrial 2 (IN 2)' (see Site Location Map).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner:	West K Sand and Gravel Ltd.
Location:	Highway 22, Electoral Area 'B'/Lower Columbia-Old Glory, near Lower China Creek Rd.
Legal Description:	Block 16, DL7187 and 8073, KD, NEP2115
Area:	1.57 ha (3.9 acres)
Current Use:	Undeveloped
Land Use Bylaws	
OCP Bylaw No. 1410	Rural Resource 1
DP Area	NA
Zoning Bylaw No. 1460	Rural Resource 1 (RUR 1)
Other	
ALR:	NA

Waterfront / Floodplain	NA

Referral Responses

The RDKB received direct responses from the Penticton Indian Band (PIB) and Osoyoos Indian Band (OIB).

The PIB requested additional information in the form of a shape file and a payment in order to process the referral. RDKB staff provided the shape file, but did not provide the requested fee.

The OIB initially requested a 60-day extension, shape files, applicant's contact information, and an Archaeological Impact Assessment Report or an Archaeological Overview Assessment Report. OIB also requested payment from the applicant to process the referral. RDKB staff provided the shape file and applicant's contact information. To RDKB staff's knowledge the applicant did not provide payment to the OIB to process the referral.

Since the previous Board report in March, no additional communications have been received from the RDKB by the OIB.

SUBSEQUENT FOLLOW UP

RDKB staff have consulted with Archaeological and First Nations staff at the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (FLNRORD). Those communications are discussed below.

Archaeological Branch - FLNRORD

The Archaeologist advised that according to Provincial records there are no known archaeological sites recorded on the parcel, however modeling indicates there is a possibility for these sites to exist on the property.

In the absence of a confirmed archaeological site, the Archaeological Branch cannot require the proponent to conduct a study or obtain a permit prior to development. They do however encourage an Eligible Consulting Archaeologist be consulting prior to any land altering development.

If land altering development takes place without consultation of an Eligible Consulting Archaeologist and a site is discovered, activities must be halted and the Archaeology Branch contacted to obtain appropriate permits.

First Nations Relations – FLNRORD

The First Nations Advisor confirmed the legislative requirements which the Archaeologist outlined. She confirmed from a legislative and legal standpoint the applicant is only required to follow the *Heritage Act* requirements. The applicant cannot be forced to pay the requested referral processing fee or bring technicians to the parcel

as OIB requested.

The First Nations Advisor explained that the Provincial government have initiated a framework where they are beginning to require this as part of their processing in some applications.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

As stated above amendment Bylaws 1632 and 1633 are on this agenda for consideration for adoption. An Archaeological Impact Assessment Report or an Archaeological Overview Assessment Report have not been completed. If the bylaws are adopted the letter of transmittal will include information regarding their obligation to follow the *Heritage Act* if an archaeological site is discovered.

RECOMMENDATION

That the staff report regarding First Nations referral follow up on Bylaw 1632 and 1633, be received.

ATTACHMENTS

Site Location Map

Regional District of Kootenay Boundary

Site Location Map

2018/01/04

N

0 75150 300 450

Meters

Scale 1:15,000



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Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	B-7187-08837.000
To:	Chair Russell and Members of the Board of Directors		
From:	Carly Rimell, Senior Planner		
RE:	Bylaws 1632 and 1633 Electoral Area 'B'/ Lower Columbia-Old Glory Bylaw Amendments		

ISSUE INTRODUCTION

Bylaws 1632 and 1633 were given third reading at the March 27, 2018 Board meeting and are on this agenda for consideration of adoption. This report provides the additional follow up requested by the RDKB Board on the First Nations referral responses.

The bylaws, if adopted would re-designate the parcel from 'Rural Resource 1' to 'Light Industrial' and include it within the 'Industrial Development Permit Area' and rezone the parcel from 'Rural Resource 1 (RUR 1)' to 'Light Industrial 2 (IN 2)' (see Site Location Map).

HISTORY / BACKGROUND INFORMATION

Property Information	
Owner:	West K Sand and Gravel Ltd.
Location:	Highway 22, Electoral Area 'B'/Lower Columbia-Old Glory, near Lower China Creek Rd.
Legal Description:	Block 16, DL7187 and 8073, KD, NEP2115
Area:	1.57 ha (3.9 acres)
Current Use:	Undeveloped
Land Use Bylaws	
OCP Bylaw No. 1410	Rural Resource 1
DP Area	NA
Zoning Bylaw No. 1460	Rural Resource 1 (RUR 1)
Other	
ALR:	NA

Waterfront / Floodplain	NA

Referral Responses

The RDKB received direct responses from the Penticton Indian Band (PIB) and Osoyoos Indian Band (OIB).

The PIB requested additional information in the form of a shape file and a payment in order to process the referral. RDKB staff provided the shape file, but did not provide the requested fee.

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If land altering development takes place without consultation of an Eligible Consulting Archaeologist and a site is discovered, activities must be halted and the Archaeology Branch contacted to obtain appropriate permits.

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as OIB requested.

The First Nations Advisor explained that the Provincial government have initiated a framework where they are beginning to require this as part of their processing in some applications.

PLANNING AND DEVELOPMENT DEPARTMENT COMMENTS

As stated above amendment Bylaws 1632 and 1633 are on this agenda for consideration for adoption. An Archaeological Impact Assessment Report or an Archaeological Overview Assessment Report have not been completed. If the bylaws are adopted the letter of transmittal will include information regarding their obligation to follow the *Heritage Act* if an archaeological site is discovered.

RECOMMENDATION

That the staff report regarding First Nations referral follow up on Bylaw 1632 and 1633, be received.

ATTACHMENTS

Site Location Map

Site Location Map

Regional District of Kootenay Boundary

2018/01/04

N

0 75150 300 450

Meters

Scale 1:15,000



Document Path: P:\GIS\RDKB\MapDocuments\Routine_Maps\SiteLocationMap\Area_'B'_LowerColumbia-OldGlory\2018-01-04-SLM--WestK.mxd

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
BYLAW NO. 1633

A Bylaw to amend Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015 of the Regional District of Kootenay Boundary

WHEREAS the Regional District of Kootenay Boundary may amend the provisions of its Zoning Bylaws pursuant to the provisions of the *Local Government Act*;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors believes it to be in the public interest to amend the Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw;

NOW THEREFORE the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1633, 2018;

2. That Map 1 (Zoning Map) of the Electoral Area 'B'/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015 be amended to rezone the following parcel from 'Rural Resource 1 (RUR 1)' to 'Light Industrial 2 (IN 2)':

   - Block 16, DL 7187 and 8073, KD, NEP2115;

   as shown outlined in red on Schedule Z attached hereto and forming part of this bylaw.

READ A FIRST TIME AND SECOND TIME this 25th day of January, 2018.

PUBLIC HEARING NOTICE ADVERTISED in the Trail Times this 14th day of February, 2018 and also this 15th day of February, 2018.

PUBLIC HEARING held on this 21st day of February, 2018.

READ A THIRD TIME this 27th day of March, 2018.

I, Theresa Lenardon, Manager of Corporate Administration hereby certify the foregoing to be a true and correct copy of Bylaw No. 1633, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1633, 2018" as read a third time by the Regional District of Kootenay Boundary Board of Directors this 27th day of March, 2018.

_____
Manager of Corporate Administration

APPROVED by the Ministry of Transportation and Infrastructure Approving Officer this

_____ day of _____, 20__.

_____
Approving Officer

ADOPTED this _____ day of _____, 20__.

_____ _____
Manager of Corporate Administration Chair

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1633, cited as "Regional District of Kootenay Boundary Zoning Amendment Bylaw No. 1633, 2018".

_____
Manager of Corporate Administration

Schedule Z

Block 16,
Plan NEP2115
District Lots 7187 and 8073

Regional District of Kootenay Boundary

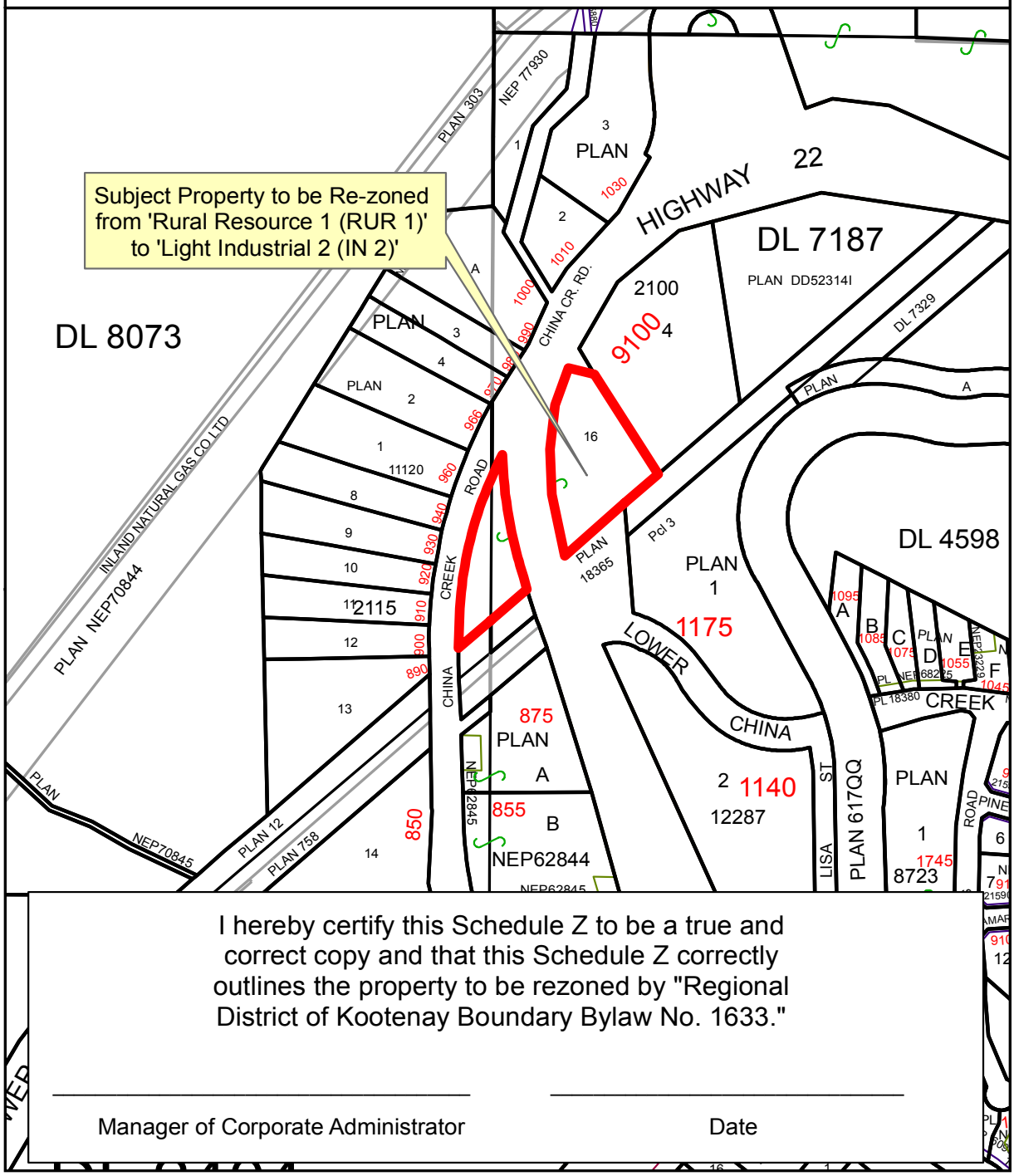
Date: 1/18/2018

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Meters

Scale 1:5,000



I hereby certify this Schedule Z to be a true and correct copy and that this Schedule Z correctly outlines the property to be rezoned by "Regional District of Kootenay Boundary Bylaw No. 1633."

Manager of Corporate Administrator

Date

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REGIONAL DISTRICT OF KOOTENAY BOUNDARY
BYLAW NO. 1671

A Bylaw to amend the Big White Official Community Plan
Bylaw No. 1125, 2001 of the Regional District of Kootenay Boundary

WHEREAS the Regional District of Kootenay Boundary may amend the provisions of its Official Community Plan Bylaws pursuant to the provisions of the *Local Government Act*;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors believes it to be in the public interest to amend the Big White Official Community Plan Bylaw;

NOW THEREFORE the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Big White Official Community Plan Amendment Bylaw No. 1671, 2018.

2. Schedule 'B' Land Use Map of the Big White Official Community Plan Bylaw No. 1125, 2001 is amended by re-designating the following area from "Black Forest Future Growth Area" to "Medium Density Residential":

    a. The portion of unsurveyed crown land south east of the intersection of Big White Road and Black Forest Way outlined in red on the attached Schedule 'X' attached hereto and forming part of this bylaw.

3. Schedule 'C' Development Permit Area Map of the Big White Official Community Plan Bylaw No. 1125, 2001 is amended by designating the following area to the "Commercial and Multi Family Development Permit Area" and the "Alpine Environmentally Sensitive Landscape Reclamation Development Permit Area" :

    a. The portion of unsurveyed crown land south east of the intersection of Big White Road and Black Forest Way outlined in red on the attached Schedule 'Y' attached hereto and forming part of this bylaw

READ A FIRST AND SECOND TIME this 26th day of April, 2018.

PUBLIC HEARING held on this 11th day of July, 2018.

PUBLIC HEARING NOTICE ADVERTISED in the Kelowna Daily Courier this 4th day of July and also this 5th day of July, 2018.

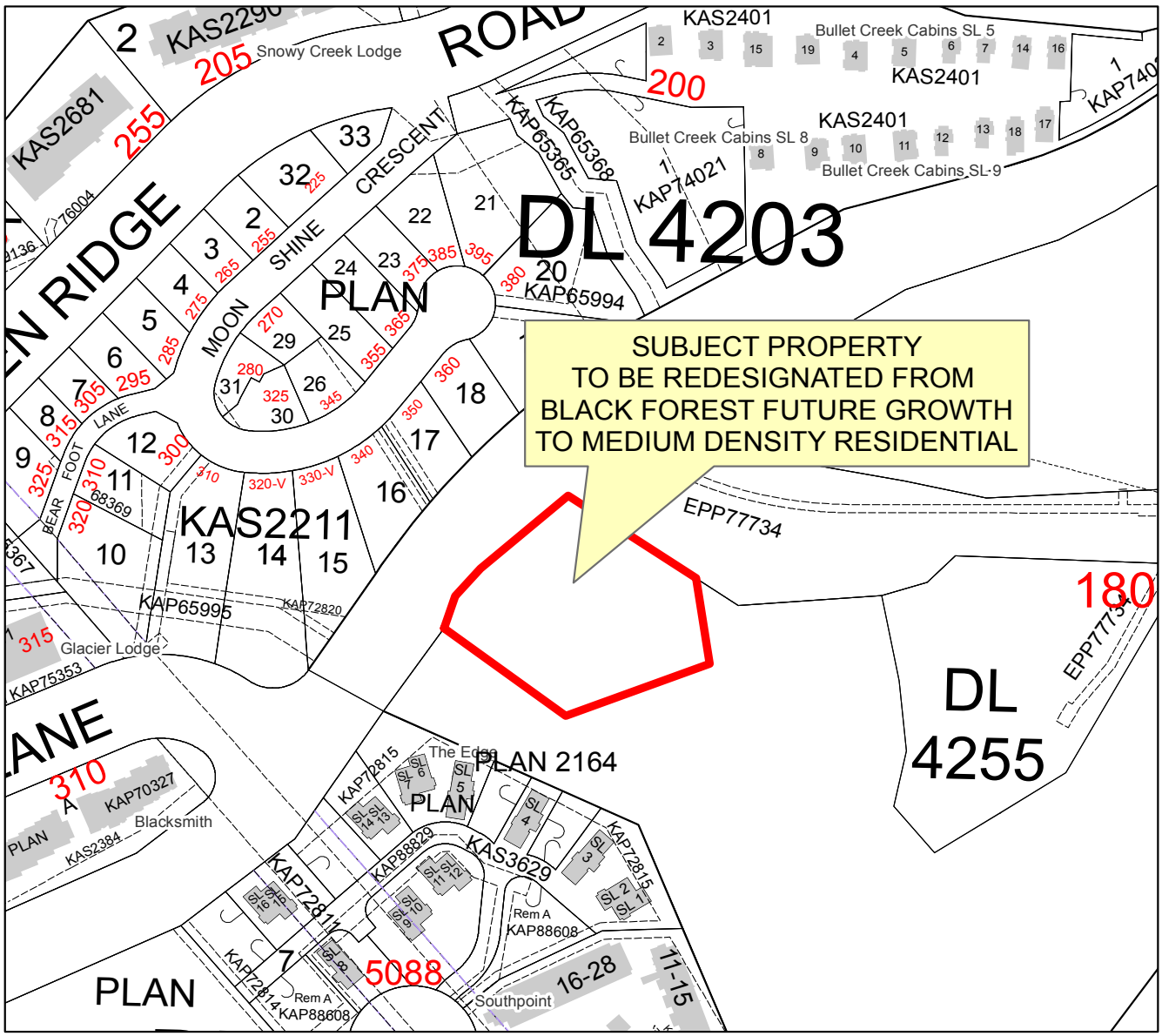
READ A THIRD TIME this 26th day of July, 2018.

FINALLY ADOPTED this 26th day of July, 2018.

_____ _____
Manager of Corporate Administration Chair

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1671, cited as "Regional District of Kootenay Boundary Big White Official Community Plan Amendment Bylaw No. 1671, 2018" as read a third time by the Regional District of Kootenay Boundary Board of Directors this 26th day of July, 2018.

_____
Manager of Corporate Administration



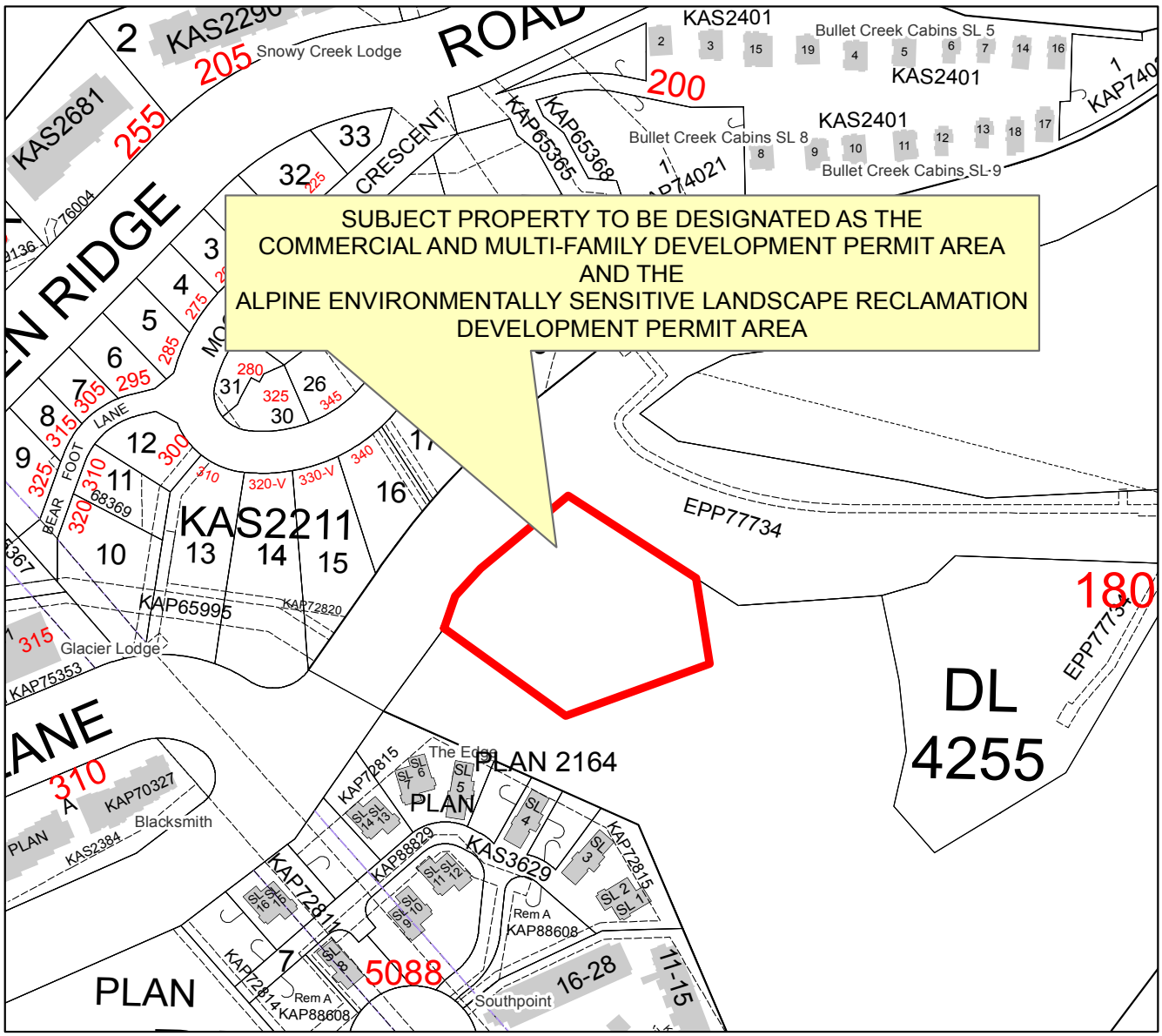
I hereby certify this Schedule X to be a true and correct copy and that this Schedule X correctly outlines the property to be redesignated by "Regional District of Kootenay Boundary Bylaw No. 1671."

N

Scale
1:2,000

Manager of Corporate Administration

Date



I hereby certify this Schedule Y to be a true and correct copy and that this Schedule Y correctly outlines the property to be redesignated by "Regional District of Kootenay Boundary Bylaw No. 1671."

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Scale 1:2,000

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Manager of Corporate Administration Date

Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	BW-4253-Temp. Black Forest
To:	Chair Russell and Members of the Board of Directors		
From:	Ken Gobeil, Planner		
RE:	Proposed Bylaw 1671 and 1672 Public Hearing Summary - July 11, 2018		

ISSUE INTRODUCTION

The purpose of this report is to summarize the concerns raised at the July 11, 2018 public hearing was held for proposed amendment Bylaw No. 1671 and 1672 and to provide staff comments. The minutes of the hearing are included in the agenda.

BACKGROUND INFORMATION

During the hearing comments were received by the RDKB, these comments can mostly be summarized within the following categories:

Parking

- Concerns were raised that there is insufficient parking requirement for a hostel.
- Concerns were raised that a developer could build a hostel that has fewer parking requirements than a staff housing facility and at a later date change the use to a staff housing to avoid providing sufficient parking.

Crime

- Concerns were raised regarding a lack of supervision from other land users, residents and housing types in the Black Forest Area could lead to an increase in partying and crime.
- There were multiple comments recommending supervision for any future hostel or staff housing establishment to ensure that crime does not increase.
- It was noted that having a staff housing facility or hostel surrounded by other residents is good because it puts eyes on the facility to help ensure laws are not being broken and neighbours can call security or RCMP services when needed.
- Adding a hostel as a permitted use in any zone was unwanted because it could increase the risk of crime.
- Crimes implied by comments include drugs, alcohol, noise, and fireworks.

Pedestrian Traffic

- Concerns were raised regarding pedestrian traffic at night. It was specifically noted that after the resort is closed and the gondola is no longer operating that people

walk along Big White Road which is a safety risk and increased pedestrians in the Black Forest area could increase the potential for an accident.
- A request was made that the shuttle add additional stops in the Black Forest area to meet the needs of new residents once people begin moving into the Black Forest area.

Population Density

- A comment was made that noted the RDKB should not approve a bylaw amendment for people who cannot currently afford to live in Big White.
- Comments received noted that residents did want the staff population to be separated from the rest of Big White residents.
- There was a concern that a hostel may be used by residents year round as a form of low income housing.
- Comments received noted that residents were opposed to changing the existing zone to add a hostel as a permitted use giving property owners the possibility of developing both staff housing facilities and hostels on the same property.

PLANNING AND DEVELOPMENT COMMENTS

The following is in response to the comments made and concerns raised during the hearing:

Parking

In the event that a Development Permit is issued for a specific use, the applicant will be required to meet the bylaw requirements which include parking. If the owner wishes to change that use they can apply for a Development Permit amendment. However, they will still be required to meet the bylaw requirements, including parking, before a new permit could be issued.

Crime

It will be the responsibility of the building manager to ensure that staff housing or hostel residents are following the appropriate rules regarding tenancy.

Lighting around buildings and on roadways and in public space can help increase visibility, which has been known to reduce crime.

Pedestrian Traffic

The shuttle noted by residents during the hearing is operated by Big White Resort. The pickup and drop off locations are selected at their discretion.

Increasing lighting can help with safety and visibility for traffic and pedestrians. Maintenance of roads, speed limits, designated pedestrian crossings are the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI) on public roads. On private property including Strata developments, this is the responsibility of the owner, or Strata Council.

Population Density

Affordable housing should be considered a positive attribute for all communities. It gives an opportunity for resort staff to live in the community to which they contribute.

As Big White grows there will be a greater demand for more year round employees and a need for a greater variety of housing options. Having more affordable housing options, such as staff housing and hostel, would help ensure there is a sufficient workforce to support the needs of a growing community. It would also help to include staff as community members and permanent residents.

Staff housing and hostels are used by a variety of people, including families, and older adults. These groups of people are not generally associated with the types of crime noted during the hearing. A mix of people can create a better social atmosphere, which is more inclusive.

Hostels are able to implement tenancy rules that are cognizant of noise, alcohol, drugs, parking and other concerns raised at the hearing.

The selection of residents for staff housing and hostels is at the discretion of the owner or manager of the facility.

The Black Forest area is not as developed as the rest of Big White at this time. However, it is one of the few remaining areas available for future development and will eventually be populated with a variety of housing types. This will create the community inclusion and oveersight by residents that was noted as desirable during the Public Hearing.

RECOMMENDATION

That the staff report regarding the July 11, 2018 public hearing for proposed amendment Bylaws 1671 and 1672 to amend the Big White Official Community Plan and Zoning Bylaws respectively, be received.

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

BYLAW NO. 1672

A Bylaw to amend Big White Zoning Bylaw No. 1166, 2001
of the Regional District of Kootenay Boundary

WHEREAS the Regional District of Kootenay Boundary may amend the provisions of its Zoning Bylaws pursuant to the provisions of the *Local Government Act*;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors believes it to be in the public interest to amend the Big White Zoning Bylaw;

NOW THEREFORE the Regional District of Kootenay Boundary Board of Directors, in open and public meeting assembled, enacts the following:

1. This Bylaw may be cited as Regional District of Kootenay Boundary Big White Zoning Amendment Bylaw No. 1672, 2017.

2. The Regional District of Kootenay Boundary Zoning Bylaw No. 1166, 2001 is amended to:

    a) Delete section 407A(2) Permitted Uses and replace it with the following:

    2. Permitted Uses

    The following uses only shall be permitted:

    a) Employee Housing;
    b) Employee Services;
    c) Hostel;
    d) Accessory buildings and structures.

    b) Delete section 407A(8) Parking and replace it with the following:

    8. Parking

    (1) Off-street parking spaces shall be provided in accordance with Section 317 of this Bylaw.

    (2) Employee Housing shall be exempt from section 317(6) (Proportion of parking spaces that must be covered).

3. Schedule B (Big White Zoning Map) of the Big White Zoning Bylaw No. 1166, 2001 is amended to rezone the following area, from 'Recreational Resource 1 REC1' Zone to 'Employee Housing Residential 6A R6A' Zone:

    a) The portion of unsurveyed crown land south east of the intersection of Big White Road and Black Forest Way as outlined in red on Schedule 'Z' attached hereto and forming part of this bylaw,

READ A FIRST TIME AND SECOND TIME this 26th day of April, 2018.

PUBLIC HEARING NOTICE ADVERTISED in the Kelowna Daily Courier this 4th day of July and also this 5th day of July, 2018.

PUBLIC HEARING held on this 11th day of July, 2018.

READ A THIRD TIME this 26th day of July, 2018.

FINALLY ADOPTED this 26th day of July, 2018.

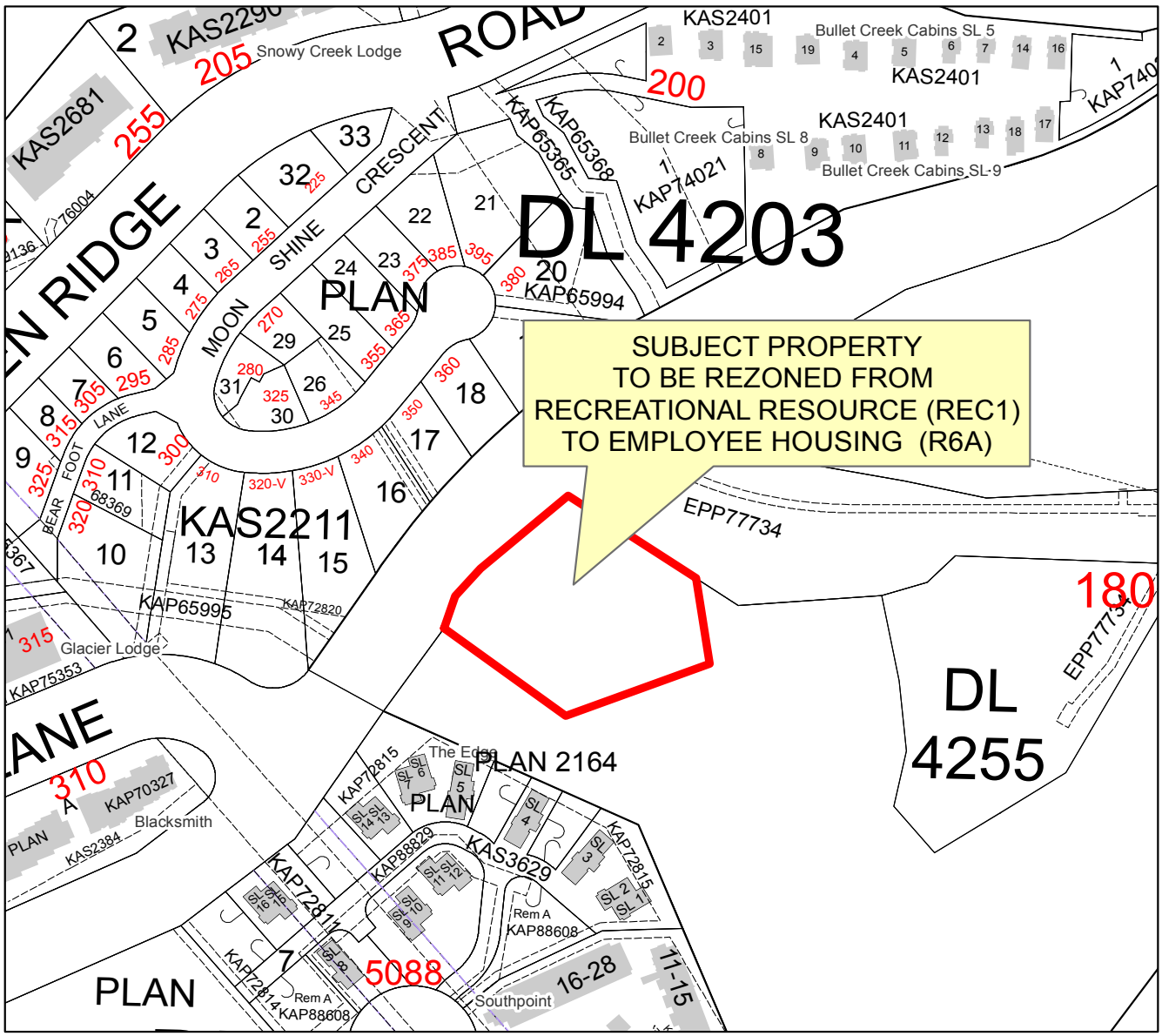
_____ _____

Manager of Corporate Administration Chair

I, Theresa Lenardon, Manager of Corporate Administration, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1672, cited as "Regional District of Kootenay Boundary Big White Zoning Amendment Bylaw No. 1672, 2018" as read a third time by the Regional District of Kootenay Boundary Board of Directors this 26th day of July, 2018.

_____

Manager of Corporate Administration



I hereby certify this Schedule Z to be a true and correct copy and that this Schedule Z correctly outlines the property to be rezoned by "Regional District of Kootenay Boundary Bylaw No. 1672."

N

Scale
1:2,000

Manager of Corporate Administration

Date

Regional District of Kootenay Boundary

STAFF REPORT

Date:	July 26, 2018	**File #:**	BW-4253-Temp. Black Forest
To:	Chair Russell and Members of the Board of Directors		
From:	Ken Gobeil, Planner		
RE:	Proposed Bylaw 1671 and 1672 Public Hearing Summary - July 11, 2018		

ISSUE INTRODUCTION

The purpose of this report is to summarize the concerns raised at the July 11, 2018 public hearing was held for proposed amendment Bylaw No. 1671 and 1672 and to provide staff comments. The minutes of the hearing are included in the agenda.

BACKGROUND INFORMATION

During the hearing comments were received by the RDKB, these comments can mostly be summarized within the following categories:

Parking

- Concerns were raised that there is insufficient parking requirement for a hostel.
- Concerns were raised that a developer could build a hostel that has fewer parking requirements than a staff housing facility and at a later date change the use to a staff housing to avoid providing sufficient parking.

Crime

- Concerns were raised regarding a lack of supervision from other land users, residents and housing types in the Black Forest Area could lead to an increase in partying and crime.
- There were multiple comments recommending supervision for any future hostel or staff housing establishment to ensure that crime does not increase.
- It was noted that having a staff housing facility or hostel surrounded by other residents is good because it puts eyes on the facility to help ensure laws are not being broken and neighbours can call security or RCMP services when needed.
- Adding a hostel as a permitted use in any zone was unwanted because it could increase the risk of crime.
- Crimes implied by comments include drugs, alcohol, noise, and fireworks.

Pedestrian Traffic

- Concerns were raised regarding pedestrian traffic at night. It was specifically noted that after the resort is closed and the gondola is no longer operating that people

walk along Big White Road which is a safety risk and increased pedestrians in the Black Forest area could increase the potential for an accident.
- A request was made that the shuttle add additional stops in the Black Forest area to meet the needs of new residents once people begin moving into the Black Forest area.

Population Density

- A comment was made that noted the RDKB should not approve a bylaw amendment for people who cannot currently afford to live in Big White.
- Comments received noted that residents did want the staff population to be separated from the rest of Big White residents.
- There was a concern that a hostel may be used by residents year round as a form of low income housing.
- Comments received noted that residents were opposed to changing the existing zone to add a hostel as a permitted use giving property owners the possibility of developing both staff housing facilities and hostels on the same property.

PLANNING AND DEVELOPMENT COMMENTS

The following is in response to the comments made and concerns raised during the hearing:

Parking

In the event that a Development Permit is issued for a specific use, the applicant will be required to meet the bylaw requirements which include parking. If the owner wishes to change that use they can apply for a Development Permit amendment. However, they will still be required to meet the bylaw requirements, including parking, before a new permit could be issued.

Crime

It will be the responsibility of the building manager to ensure that staff housing or hostel residents are following the appropriate rules regarding tenancy.

Lighting around buildings and on roadways and in public space can help increase visibility, which has been known to reduce crime.

Pedestrian Traffic

The shuttle noted by residents during the hearing is operated by Big White Resort. The pickup and drop off locations are selected at their discretion.

Increasing lighting can help with safety and visibility for traffic and pedestrians. Maintenance of roads, speed limits, designated pedestrian crossings are the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI) on public roads. On private property including Strata developments, this is the responsibility of the owner, or Strata Council.

Population Density

Affordable housing should be considered a positive attribute for all communities. It gives an opportunity for resort staff to live in the community to which they contribute.

As Big White grows there will be a greater demand for more year round employees and a need for a greater variety of housing options. Having more affordable housing options, such as staff housing and hostel, would help ensure there is a sufficient workforce to support the needs of a growing community. It would also help to include staff as community members and permanent residents.

Staff housing and hostels are used by a variety of people, including families, and older adults. These groups of people are not generally associated with the types of crime noted during the hearing. A mix of people can create a better social atmosphere, which is more inclusive.

Hostels are able to implement tenancy rules that are cognizant of noise, alcohol, drugs, parking and other concerns raised at the hearing.

The selection of residents for staff housing and hostels is at the discretion of the owner or manager of the facility.

The Black Forest area is not as developed as the rest of Big White at this time. However, it is one of the few remaining areas available for future development and will eventually be populated with a variety of housing types. This will create the community inclusion and oveersight by residents that was noted as desirable during the Public Hearing.

RECOMMENDATION

That the staff report regarding the July 11, 2018 public hearing for proposed amendment Bylaws 1671 and 1672 to amend the Big White Official Community Plan and Zoning Bylaws respectively, be received.

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Bylaw No. 1679

A Bylaw of the Regional District of Kootenay Boundary, in the Province of British Columbia, to authorize the borrowing of funds to assist with the capital costs for the purposes of upgrading the RDKB East End Regional Sanitary Sewer System

WHEREAS the Regional District of Kootenay Boundary has established by Bylaw No. 1549, 2014 a service within the boundaries of the participating member municipalities of The Corporation of the City of Trail, The Corporation of the City of Rossland and The Corporation of the Village of Warfield for the purpose of the collection, conveyance, treatment and disposal of sanitary sewage;

AND WHEREAS the estimated capital costs for upgrades to the sewage treatment plant is the sum of Eleven Million Two Hundred Sixteen Thousand Dollars ($11,216,000.00).

AND WHEREAS the maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed 30 years;

AND WHEREAS the authority to borrow under this bylaw expires five years from the date on which this bylaw is adopted;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors has obtained the approval of electors in the participating areas;

NOW THEREFORE BE IT RESOLVED that the Regional District of Kootenay Boundary Board of Directors, in open meeting assembled hereby enacts as follows:

1. The Regional District of Kootenay Boundary Board of Directors is hereby empowered and authorized to undertake and carry out or cause to be carried out capital expenditures for upgrades to the Regional District of Kootenay Boundary East End Regional Sanitary Sewer System Treatment Plant, the Columbia Pollution Control Centre, within the participating member municipalities of The Corporation of the City of Trail, The Corporation of the City of Rossland and the Village of Warfield; the boundaries of the East End Regional Sanitary Sewer Service and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

a) to borrow upon the credit of the Regional District of Kootenay Boundary a sum not exceeding Eleven Million Two Hundred Sixteen Thousand Dollars ($11,216,000.00).

2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 30 years.

Citation:

This bylaw may be cited as "Regional District of Kootenay Boundary East End Regional Sanitary Sewer System Treatment Plant (Columbia Pollution Control Centre) Loan Authorization Bylaw No. 1679, 2018."

Read a First and Second Time this 28th day of June, 2018.

Read a Third Time this 28th day of June 28, 2018.

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1679 cited as the "Regional District of Kootenay Boundary East End Regional Sanitary Sewer System Treatment Plant (Columbia Pollution Control Centre) Loan Authorization Bylaw No. 1679, 2018" as read a third time this 28th day of June 2018.

_____
Manager of Corporate Administration

Approved by the Inspector of Municipalities this day of

Written consent, dated to adopt this Bylaw was received from the City of Trail.

Written consent, dated to adopt this Bylaw was received from the City of Rossland.

Written consent, dated to adopt this Bylaw was received from the Village of Warfield.

Reconsidered and Adopted this day of

Chair

Manager of Corporate Administration

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw 1679, cited as "Regional District of Kootenay Boundary East End Regional Sanitary Sewer System (Columbia Pollution Control Centre) Loan Authorization Bylaw No. 1679, 2018".

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1679 cited as the "Regional District of Kootenay Boundary East End Regional Sanitary Sewer System Treatment Plant (Columbia Pollution Control Centre) Loan Authorization Bylaw No. 1679, 2018" as Reconsidered and Adopted this day of

Manger of Corporate Administration

Regional District of Kootenay Boundary

STAFF REPORT

Date: 20 Jun 2018 **File** ES Admin
To: **Chair Martin and Steering Committee Members**
From: Goran Denkovski, Manager of Infrastructure and Sustainability
Re: CPCC Secondary Treatment Upgrade Grant Opportunity

Issue Introduction
A Staff Report from Goran Denkovski, Manger of Infrastructure and Sustainability regarding the CPCC Secondary Treatment Upgrade grant opportunity.

History/Background Factors
The Regional District of Kootenay Boundary (RDKB) has undertaken the development of a Liquid Waste Management Plan (LWMP) to assess the best approach for long-term wastewater management for the community. The central issue in the LWMP is the implementation of secondary treatment for the service area that incorporates the City of Trail, the City of Rossland, the Village of Warfield and the small adjacent communities of Rivervale and Oasis. After extensive investigation of options and community consultation during the development of the Stage 1 and Stage 2 Liquid Waste Management Plan, the selected option is to upgrade the existing CPCC from primary to secondary treatment at the existing site. The RDKB has since applied for and received grant funding from the Clean Water and Wastewater Fund ("CWWF") for design of the Columbia Pollution Control Centre (CPCC) upgrade, and for completion of the Stage 3 LWMP. The man scope of service for the CPCC upgrade can be summarized as follows:

- detailed design and preparation of tender package(s) for the new facilities to produce a "shovel ready" project in anticipation of the second phase of senior government funding.

The Federal Government and Province of British Columbia in early June 2018 announced the Green Infrastructure – Environmental Quality Sub-Stream grant that will fund infrastructure projects that support quality and management improvements for drinking water, wastewater and stormwater, as well as reductions to soil and air

pollutants through solid waste diversion and remediation. They are investing up to $243.04 million in the initial intake of the ICIP Green – Environmental Quality Sub-Stream to support infrastructure projects in communities across the province.

The application deadline is on August 29, 2018. The funding breakdown is Government of Canada 40%, Province of British Columbia 33.33% and RDKB 26.67%. This is different from the CWWF grant intake that had the RDKB share at 16.67%.

The grant intake application will require the following:

1. A resolution that identifies the source of the proponent's share of the projects costs. The resolution should show support for the project from a Regional District Board.
2. Evidence that the applicant's full share of funding has been or will be secured. This evidence may come from a local government loan authorization bylaw that has received third reading.

WSP/Opus has been retained to assist the RDKB with the application process.

A description of the necessary steps to acquire financing for the project is a follows. The project is a capital project that will likely require that the RDKB borrow money with a repayment term greater than five years. Borrowing money for a term greater than five years requires a loan authorization bylaw which requires elector approval.

The process by which the RDKB may obtain elector approval for a loan authorization bylaw in respect of the sanitary sewer service is as follows:

Section 407 (3) e of the (*Local Government Act*) requires that participating area approval be obtained for most loan authorization bylaws. Subsection 3 states that participating area approval may be obtained as follows:

1. In any case, by assent of the electors in accordance with section 344;
2. In any case, by approval given in accordance with section 345 (alternative approval process);
3. For a municipal participating area that is all of the municipality, consent given in accordance with section 346 (consent on behalf of municipal participating area).

Section 346 states that if a proposed participating area is all of a municipality, the council may give participating area approval by (a) consenting on behalf of the electors to adoption of the proposed bylaw, and (b) notifying the board of its consent.

Section 345 provides that alternative approval (rather than assent) may be used as the process where the bylaw relates to a service for (a) the collection, conveyance,

treatment or disposal of sewage. It therefore appears that, in a situation where consent of the council of one or more municipal participating areas is not obtained, the board could proceed to seek elector approval by either the assent (referendum) process or by the alternative approval process.

Implications

At the time of writing this report the estimate for the project based on the WSP/Opus report dated April 27, 2018 is $42,054,000. With the RDKB share of the grant at 26.67% borrowing of $11,216,000 would be required to fund the project. Using MFA financing over 30 years with a 3.15% interest rate for the first 10 yr term the Sewerage Service 700 tax requisition would be increased by $590,000/yr to service the debt.

The WSP/Opus February 8, 2018 Pre-Design report has the estimated Annual Operations and Maintenance costs listed for the new construction as:

	WSP/OPus Est. Build Out	RDKB Increase 700 Budget	Comment
Headworks	$33,000	$10,000	Increase 700 operation from $130,000 to $140,000
Primary Sedimentation	$25,000	$10,000	Increase 700 operation from $140,000 to $150,000
MBBR	$190,000	$190,000	
DAF	$137,000	$137,000	
UV Disinfection	$51,000	$51,000	
Sludge Dewatering	$84,000	$35,000	Dewatering is already budgeted
Electrical & SCADA	$103,000	$50,000	Estimating only $50,000 increase to current budget
Plant Personnel	$240,000	$10,000	Related to salary increase to current employees level 3 certification
Asset Replacement		$100,000	Estimate Only
Annual O&M Cost	$851,000	$593,000	

Sewerage Service 700 tax requisition for O&M is estimated to be increased by $593,000/yr.

For example if the project is approved in the Fall 2018 and the RDKB tenders the project in 2019. Construction would not begin until 2020 and take 2 years to complete. Therefore, the Sewerage Service 700 budget tax requisition is estimated to increase by a total of $1,170,000 in 2022/2023. This is to service full debt and O&M costs. Using 2017 flows:

1. Area 'B'/Lower Columbia - Old Glory 800 Service 2022/2023 would increase by $8,424/yr.
2. Trails tax requisition portion minus Area 'B'//Lower Columbia - Old Glory (as per 700 service budget) in 2022/2023 would increase by $841,000 - $8,424 = 832,576/yr.
3. Rosslands tax requisition portion in 2022/2023 would increase by $235,000/yr
4. Warfields tax requisition portion in 2022/2023 would increase by $131,040/yr

2017 Flows:

1. Trail 68.76%
2. Rossland 20.04%
3. Warfield 11.20%
4. Area 'B'/Lower Columbia - Old Glory 0.7%

Advancement of Strategic Planning Goals

Exceptional Cost Effective And Efficient Services

- We will ensure we are responsible and proactive in funding our services

Background Information Provided

N/A

Alternatives

1. That the Steering Committee receive the report.
2. Not receive the report.

Recommendation(s)

The the Steering committee receive the Staff Report regarding the CPCC Secondary Treatment Upgrade grant opportunity.

Stage 3 Liquid Waste Management Plan Steering Committee
June 20, 2018

Loan Authorization Bylaw No. 1679, 2018
Upgrades to the East End Regional Sanitary Sewer System Treatment Plan
Columbia Pollution Control Centre (CPPC)

First, Second and Third Readings

Resolution:

That the Stage 3 Liquid Waste Management Plan Steering Committee recommends that the Regional District of Kootenay Boundary Board of Directors adopt the Regional District of Kootenay Boundary East End Regional Sanitary Sewer System Treatment Plant (Columbia Pollution Control Centre) Loan Authorization Bylaw No. 1679, 2018.

Theresa Lenardon,
Manager of Corporate Administration/Corporate Officer

Bylaw No. 1676

A Bylaw to Establish the Ballot Questions for Assent Voting for the Disposal of RDKB East End Sewage Works for Public Acquisition

WHEREAS the *Local Government Act*, RSBC 2015, Local Governments are authorized to acquire, hold, manage and dispose of land, improvements, personal property or other property and any interest or right in or with respect to that property;

AND WHEREAS the *Local Government Act*, RSBC 2015 requires that the works for the collection, conveyance, treatment and disposal of sewage that are still in use may be disposed of only if they are disposed of to a municipality in the RDKB;

AND WHEREAS the RDKB, by Bylaw No. 1549, 2014 has established the East End Regional Sanitary Sewer Service and by assent of the electors, now wishes to dispose of the works for the collection, conveyance, treatment and disposal of sewage within the City of Trail and the City of Rossland as the participants in the RDKB East End Regional Sewage Service;

AND WHEREAS the RDKB has in effect an agreement with the City of Trail and an agreement with the City of Rossland under which the sewage service will continue for a period specified in those agreements, should the intended disposition receives the assent of the electors;

AND WHEREAS the RDKB Board of Directors must, by bylaw, establish the ballot questions to be used for all voting to acquire assent of the electors for the disposal of the East End Regional Sewage Service works for public acquisition;

NOW THEREFORE BE IT RESOLVED that the Regional District of Kootenay Boundary Board of Directors, in open meeting assembled enacts the following:

1. Ballot Questions

The Regional District of Kootenay Boundary Board of Directors approves referenda be held on Saturday October 20, 2018 with the 2018 General Local Elections in the entire East End Regional Sanitary Sewer Service Area within the member municipalities of the City of Trail, Village of Warfield and City of Rossland with the following ballot questions to be asked of the eligible voters in the entire service area:

Do you assent to the Regional District of Kootenay Boundary disposing of those portions of the sewer service infrastructure that are located within the City of Trail to the City of Trail?

And

Do you assent to the Regional District of Kootenay Boundary disposing of those portions of the sewer service infrastructure that are located within the City of Rossland and that portion of the sewer service infrastructure located between the boundary of the City of Rossland and the boundary of the Village of Warfield, to the City of Rossland?

2. Citation

This bylaw may be cited as "Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018".

Read a First this 26th day of July, 2018.

Read a Second Time this 26th day of July, 2018.

Read a Third Time this 26th day of July, 2018.

I, Theresa Lenardon, Manager of Corporate Administration/Corporate Officer of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1676 cited as the "Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018 " as Read a Third Time this 26th day of July, 2018.

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Manager of Corporate Administration/Corporate Officer

Reconsidered and Adopted this 26th day of July, 2018

_____ _____
Chair Manager of Corporate Administration/Corporate Officer

I, Theresa Lenardon, Manager of Corporate Administration/Corporate Officer of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1676 cited as the "Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018 " as Reconsidered and Adopted this 26th day of July, 2018.

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Manager of Corporate Administration

Regional District of Kootenay Boundary

STAFF REPORT

Date: 26 Jul 2018

File ADMN Bylaw No. 1676
Ballot Question-Disposition of
East End Sewage Assets

To: Chair Russell and Members of the RDKB Board of Directors

From: Theresa Lenardon, Manager of Corporate Administration/Corporate Officer

Re: Assent Voting
Disposition of Sewer Service Assets

Issue Introduction

A staff report from Theresa Lenardon, Manager of Corporate Administration/Corporate Officer regarding RDKB referenda for the disposition of the East End Regional Sanitary Sewer Service assets/infrastructure being conducted with the 2018 General Local Elections in the Cities of Trail and Rossland and the Village of Warfield.

The purpose of this report is to seek the Board's approval of:

1. the ballot questions via adoption of proposed RDKB Bylaw 1676, 2018,
2. appointments of a Regional Voting Officer and a Deputy Regional Voting Officer,
3. the dates set for advanced voting opportunities, and
4. participating area approval/assent.

History/Background Factors

General voting day for the 2018 General Local Elections as well as RDKB referenda will be held Saturday, October 20, 2018 and will be administered in accordance with the provisions of Parts 3 (Electors and Elections) and 4 (Assent Voting) of the *Local Government Act* and the RDKB Elections and Voting Conduct Bylaw No. 1667, 2018.

The referenda for the disposal of the East End Sewer Service assets will also be administered in accordance with *Local Government Act* Division 6, Sections 285-288 (Disposing of Land and Improvements) of Part 8-Regional Districts General Powers and Responsibilities.

Although the participants in the RDKB East End Sanitary Sewer Service are comprised of only member municipalities (and not any Electoral Areas), the service is delivered by the RDKB. Therefore, the referenda must be administered under *Local Government Act* Part 4 (Assent

Voting), Section 179; "Special procedures if voting is conducted by more than one local government" where the ballot question(s) must be approved by the RDKB Board of Directors through the adoption of a bylaw.

Board Decisions and Statutory Referenda Requirements

Ballot Questions/Ballot Question Bylaw: The ballot questions that electors of the participating service area municipalities will vote on and which are presented for approval in proposed Bylaw No. 1676 are:

- Do you assent to the Regional District of Kootenay Boundary disposing of those portions of the sewer service infrastructure that are located within the City of Trail to the City of Trail?

And

- Do you assent to the Regional District of Kootenay Boundary disposing of those portions of the sewer service infrastructure that are located within the City of Rossland and that portion of the sewer service infrastructure located between the boundary of the City of Rossland and the boundary of the Village of Warfield, to the City of Rossland?

The attached proposed Bylaw No. 1676 has been reviewed and validated by the Ministry of Municipal Affairs and Housing and by the RDKB solicitors. The Bylaw is before the Board on July 26th, 2018 for First, Second, Third Readings, and Adoption.

*Obtaining Approval by Assent of the Electors***:** The voting area is deemed all of the participating (service) areas of the East End Sanitary Sewer Service (Warfield, Trail and Rossland). Participating area approval is obtained if a majority of the collective/combined votes counted as valid are in favour of the ballot questions. The ballots for each question will be counted separately in each municipality with individual municipality totals (for and against) added together for the collective results.

Advance Voting Opportunities: Currently, the Province requires general voting day for General Local Elections to take place on the third Saturday in October. An advance voting opportunity 10 days before general voting day is required (October 10, 2018). A second, optional advanced voting opportunity may be held as designated by the Chief Elections Officer according to the local government's elections bylaw. The RDKB Elections and Other Voting Conduct Bylaw No. 1667, 2018 permits that a second, optional advanced voting opportunity can be held when needed and required. This permits the RDKB Chief Elections Officer/Regional Voting Officer to hold a second advance voting opportunity together with the Municipal General Local Elections for Mayors and Councils on October 17th (in addition to the required October 10th advance voting opportunity). The RDKB's solicitors and the Ministry of Municipal Affairs and Housing have confirmed this.

Referenda Appointments: In January 2018, the Board adopted RDKB Elections and Other (Assent) Voting Conduct Bylaw No. 1667, 2018 and appointed three Deputy Chief Elections Officers for assisting the Chief Elections Officer with conducting the RDKB Electoral Areas A-E

General Local Elections and to assist with conducting any referenda within Areas A-E. Then on June 28th, the Board appointed the RDKB Corporate Officer as the 2018 General Local Elections Chief Elections Officer for elections and referenda in Areas A-E. However, for the purposes of conducting referenda for the disposition of the sewer assets in Trail, Rossland and Warfield (as well as conducting the referenda for the proposed Boundary Integrated Watershed Service in Grand Forks, Greenwood and Midway), the Board must also appoint a Regional Voting Officer and a Deputy Regional Voting Officer.

Public Communication and Awareness: The RDKB Corporate Communications Officer will work with the East End Regional Sanitary Sewer Service Manager to create a Communications Plan and will begin to undertake public consultation in early September 2018.

Implications

Financial: Holding the referenda for the disposition of sanitary sewer service assets with the 2018 General Local Elections will result in an overall increase of approximately $1,500 (additional statutory advertising) to the 002-Elections and Referenda Advertising Budget as well as an increase in the volume work for elections officials.

Advancement of Strategic Planning Goals

Conducting referenda in the service areas of Trail, Rossland and Warfield for the disposition of the East End Sanitary Sewer Service assets and infrastructure is a requirement under Division 6-Disposing of Land and Improvements-Section 285 of the *Local Government Act*.

Background Information Provided

- Bylaw No. 1676; East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Bylaw

Alternatives

1. Receive the staff report (no action),
2. Refer the overall matter back to staff,
3. Give proposed Bylaw No. 1676, 2018 First, Second and Third Readings and Adoption and approve:
   - the referenda ballot questions (with adoption of RDKB Bylaw 1676, 2018)
   - participating area approval via assent of the electors with the voting area being all of the participating areas
   - the responsibility for obtaining approval and assent of the electors, and
   - appointments of Regional and Deputy Regional Voting Officers and dates for advance voting opportunities

Recommendation(s)

Corporate Vote Unweighted
That Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018 be given First, Second and Third Readings.

Corporate Vote Unweighted
That Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Establishment Bylaw No. 1676, 2018 be Reconsidered and Adopted.

Corporate Vote Unweighted
That Theresa Lenardon, the RDKB Chief Elections Officer be appointed as the Regional Voting Officer and Mark Daines be appointed as the Deputy Chief Elections Officer for the East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting. **FURTHER** that advance voting opportunities be held in conjunction with the 2018 General Local Elections on Wednesday, October 10 and Wednesday, October 17, 2018.

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approve that participating area approval for the disposition and acquisition of the RDKB regional sanitary sewer assets be obtained by assent of the electors within the entire voting area with a majority of the votes counted as valid in favour the referenda ballot questions. **FURTHER** that the voting area be deemed all of the Cities of Trail and Rossland and all of the Village of Warfield with the RDKB Board of Directors being responsible for conducting the voting throughout.

Bylaw No. 1676

A Bylaw to Establish the Ballot Questions for Assent Voting for the Disposal of RDKB East End Sewage Works for Public Acquisition

WHEREAS the *Local Government Act*, RSBC 2015, Local Governments are authorized to acquire, hold, manage and dispose of land, improvements, personal property or other property and any interest or right in or with respect to that property;

AND WHEREAS the *Local Government Act*, RSBC 2015 requires that the works for the collection, conveyance, treatment and disposal of sewage that are still in use may be disposed of only if they are disposed of to a municipality in the RDKB;

AND WHEREAS the RDKB, by Bylaw No. 1549, 2014 has established the East End Regional Sanitary Sewer Service and by assent of the electors, now wishes to dispose of the works for the collection, conveyance, treatment and disposal of sewage within the City of Trail and the City of Rossland as the participants in the RDKB East End Regional Sewage Service;

AND WHEREAS the RDKB has in effect an agreement with the City of Trail and an agreement with the City of Rossland under which the sewage service will continue for a period specified in those agreements, should the intended disposition receives the assent of the electors;

AND WHEREAS the RDKB Board of Directors must, by bylaw, establish the ballot questions to be used for all voting to acquire assent of the electors for the disposal of the East End Regional Sewage Service works for public acquisition;

NOW THEREFORE BE IT RESOLVED that the Regional District of Kootenay Boundary Board of Directors, in open meeting assembled enacts the following:

1. Ballot Questions

The Regional District of Kootenay Boundary Board of Directors approves referenda be held on Saturday October 20, 2018 with the 2018 General Local Elections in the entire East End Regional Sanitary Sewer Service Area within the member municipalities of the City of Trail, Village of Warfield and City of Rossland with the following ballot questions to be asked of the eligible voters in the entire service area:

Do you assent to the Regional District of Kootenay Boundary disposing of those portions of the sewer service infrastructure that are located within the City of Trail to the City of Trail?

And

Do you assent to the Regional District of Kootenay Boundary disposing of those portions of the sewer service infrastructure that are located within the City of Rossland and that portion of the sewer service infrastructure located between the boundary of the City of Rossland and the boundary of the Village of Warfield, to the City of Rossland?

2. Citation

This bylaw may be cited as "Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018".

Read a First this 26th day of July, 2018.

Read a Second Time this 26th day of July, 2018.

Read a Third Time this 26th day of July, 2018.

I, Theresa Lenardon, Manager of Corporate Administration/Corporate Officer of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1676 cited as the "Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018 " as Read a Third Time this 26th day of July, 2018.

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Manager of Corporate Administration/Corporate Officer

Reconsidered and Adopted this 26th day of July, 2018

_____ _____
Chair Manager of Corporate Administration/Corporate Officer

I, Theresa Lenardon, Manager of Corporate Administration/Corporate Officer of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1676 cited as the "Regional District of Kootenay Boundary East End Regional Sanitary Sewer Service Disposition and Acquisition of Works Assent Voting Ballot Question Bylaw No. 1676, 2018 " as Reconsidered and Adopted this 26th day of July, 2018.

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Manager of Corporate Administration

Regional District of Kootenay Boundary

STAFF REPORT

Date: 11 Jul 2018

File ADMN Bylaw No. 1681 Assent Voting Proposed Boundary Watershed Service

To: **Chair Russell and Members of the RDKB Board of Directors**

From: Theresa Lenardon, Manager of Corporate Administration/Corporate Officer

Re: Assent Voting-Proposed Boundary Watershed Service Establishment Ballot Question

Issue Introduction

A staff report from Theresa Lenardon, Manager of Corporate Administration/Corporate Officer regarding legislative requirements to hold assent voting for proposed Boundary Integrated Watershed Service and which assent voting is being conducted via referenda with the 2018 General Local Elections in more than one local government.

The purpose of this report is to seek the Board's approval of the following three legislative requirements:

1. assent voting ballot question via First, Second, Third Readings and Adoption of proposed Bylaw No. 1681,
2. appointments of a Regional Voting Officer and a Deputy Regional Voting Officer, and
3. dates for advanced voting opportunities.

History/Background Factors

At the June 28, 2018 Board meeting, the RDKB Board of Directors gave proposed RDKB-Boundary Integrated Watershed Service Establishment Bylaw No. 1678, 2018 First, Second and Third Readings. On June 29th, the Bylaw and the required background information were sent to the Inspector of Municipalities for Statutory Approval. Staff will be informed as to whether or not the bylaw receives the Inspector's approval sometime mid-August in time for publication of the assent voting notices and advertising.

On June 28th, the Board also adopted the following three recommendations:

1. That the Regional District of Kootenay Boundary Board of Directors approve referenda be held on Saturday October 20, 2018 with the 2018 General Local Elections in the entire proposed service area of RDKB Electoral Areas, C/Christina Lake, D/Rural Grand Forks and E/West Boundary, City of Grand Forks, City of Greenwood and Village of Midway with the following ballot question to be asked of the eligible voters in the entire service area:

   Are you in favour of the Regional District of Kootenay Boundary adopting Bylaw No. 1678, 2018 establishing a service for the promotion of watershed management planning in all parts of RDKB Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary and all parts of the City of Grand Forks, the City of Greenwood and the Village of Midway to be known as the Boundary Integrated Watershed Service which if approved will result in an annual overall requisition of up to $160,000 on the net taxable value of land and improvements?

   - Since the June 28th meeting and with respect to RDKB Board decisions and statutory assent voting requirements, staff has had further consultations with the RDKB solicitors and the Ministry (MAH). Although the Board adopted a resolution approving the ballot question via staff recommendation, it is felt that the ballot question should be approved through the adoption of a bylaw. Bylaw No. 1681, RDKB-Boundary Integrated Watershed Service Establishment Assent Voting Ballot Question Bylaw is presented to the Board for First, Second and Third Readings and for Adoption. This bylaw does not require Statutory Approval from the Inspector of Municipalities. Given the complexity of the legislation and requirements for conducting assent voting in more than one local government and in being cautious, this is the best approach.

     Note: The recommendation adopted at the June 28th Board meeting can still stand.

2. That the Regional District of Kootenay Boundary Board of Directors approves that participating area approval be obtained by assent of the electors for the entire proposed service area with a majority of votes counted as valid as in favour of the bylaw and that the voting area is deemed to be all the proposed participating areas with the RDKB Board of Directors being responsible for conducting the voting throughout the proposed service area.

   Note: This recommendation is required and remains (unchanged from June 28th Board approval).

3. That Theresa Lenardon, RDKB Manager of Corporate Administration/Corporate Officer be appointed as the RDKB Chief Elections Officer for the 2018 General Local Elections and for the 2018 referenda being held with the 2018 Local Elections. **FURTHER** that Gerry Henke be appointed as an additional Deputy Chief Elections Officer to assist with running the polls for the Boundary Integrated Watershed Service referenda.

   Note: This recommendation is required and still stands. However, the Board also needs to adopt a second recommendation approving the appointments of a "Regional Voting" Officer and a Deputy "Regional Voting" Officer.

Board Decisions and Statutory Assent Voting Requirements

General voting day for the 2018 General Local Elections as well as RDKB referenda will be held Saturday, October 20, 2018 and will be administered in accordance with the provisions of Parts 3 (Electors and Elections) and 4 (Assent Voting) of the Local Government Act and the RDKB Elections and Voting Conduct Bylaw No. 1667, 2018.

Given the participants in the proposed RDKB Boundary Integrated Watershed Service would include member municipalities (in addition to Electoral Areas), the service would then be delivered by the RDKB. Therefore, assent voting must be administered under *Local Government Act* Part 4 (Assent Voting), Section 179; "Special procedures if voting is conducted by more than one local government".

Advance Voting Opportunities: Currently, the Province requires General Voting Day for General Local Elections to take place on the third Saturday in October. An advance voting opportunity 10 days before general voting day is required (October 10, 2018). A second, optional advanced voting opportunity may be held as designated by the Chief Elections Officer according to the local government's elections bylaw. The RDKB Elections and Other Voting Conduct Bylaw No. 1667, 2018 permits that a second, optional advanced voting opportunity can be held when needed and required. This permits the RDKB Chief Elections Officer/Regional Voting Officer to hold a second advance voting opportunity together with the Municipal General Local Elections for Mayors and Councils on October 17th (in addition to the required October 10th advance voting opportunity). The RDKB's solicitors and the Ministry of Municipal Affairs and Housing have confirmed this.

Referenda Appointments: In January 2018, the Board adopted RDKB Elections and Other (Assent) Voting Conduct Bylaw No. 1667, 2018 and appointed three Deputy Chief Elections Officers for assisting the Chief Elections Officer with conducting the RDKB Electoral Areas A-E General Local Elections and to assist with conducting any referenda within Areas A-E. Then on June 28th, the Board appointed the RDKB Corporate Officer as the 2018 General Local Elections Chief Elections Officer for elections and referenda in Areas A-E. For the purposes of conducting referenda in Grand Forks, Greenwood and Midway (as well as conducting assent voting for the disposal of sanitary sewer assets in Trail, Rossland and Warfield), the Board must also appoint a "Regional Voting" Officer and a Deputy Regional Voting Officer.

Implications

Adoption of staff's recommendations will ensure the assent voting process complies with *Local Government Act* requirements.

Background Information Provided

1. Bylaw No. 1681, 2018-assent voting ballot question bylaw
2. Staff report presented at the June 28th Board meeting.

Alternatives

1. Receive staff report (no action).
2. Refer the overall matter back to staff.
3. Adopt Bylaw No. 1681
4. Approve staff's recommendations for the dates of advance voting opportunities and the appointments of a Regional and Deputy Regional Voting Officer.

Recommendation(s)

That Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Assent Voting Ballot Question Bylaw No. 1681, 2018 be given First, Second and Third Readings.

That Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Assent Voting Ballot Question Bylaw No. 1681, 2018 be Reconsidered and Adopted.

That Theresa Lenardon, the RDKB Chief Elections Officer be appointed as the Regional Voting Officer and Gerry Henke appointed as the Deputy Regional Voting Officer for the Boundary Integrated Watershed Service Establishment Assent Voting. **FURTHER** that advance voting opportunities be held in conjunction with the 2018 General Local Elections on Wednesday, October 10 and Wednesday, October 17, 2018.

Bylaw No. 1681

A Bylaw to Establish the Ballot Question for Assent Voting for Establishing the Proposed Boundary Integrated Watershed Service

WHEREAS pursuant to the provisions of the *Local Government Act*, a Regional Board, may by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors wishes, by way of assent voting, to establish a service for the purpose of promoting watershed management planning and managing the implementation of the Kettle River Watershed Management Plan;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors, via approval by assent of the Electors, intends to adopt Bylaw No. 1678, 2018 and create the Boundary Integrated Watershed delivery service, to be known as the Regional District of Kootenay Boundary - Boundary Integrated Watershed Service in Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary, the City of Grand Forks, the City of Greenwood and the Village of Midway;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors must, by bylaw, establish the ballot question to be used for all voting conducted by other local governments to acquire assent of the Electors for the adoption of proposed Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Bylaw No. 1678, 2018;

NOW THEREFORE BE IT RESOLVED that the Regional District of Kootenay Boundary Board of Directors, in open meeting assembled enacts the following:

1. Ballot Question

The Regional District of Kootenay Boundary Board of Directors approves referenda be held on Saturday October 20, 2018 with the 2018 General Local Elections in the entire proposed service areas of Electoral Area C/Christina Lake, Electoral Area D/Rural Grand Forks, Electoral Area E/West Boundary, the City of Grand Forks, the City of Greenwood and the Village of Midway with the following ballot question to be asked of the eligible voters in the entire proposed service area:

Are you in favour of the Regional District of Kootenay Boundary adopting Bylaw No. 1678, 2018 establishing a service for the promotion of watershed management planning in all parts of RDKB Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary and all parts of the City of Grand Forks, the City of Greenwood and the Village of Midway to be known as the Boundary Integrated Watershed Service which if approved will result in an annual overall requisition of up to $160,000 on the net taxable value of land and improvements?

2. Citation

This bylaw may be cited as "Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Assent Voting Ballot Question Bylaw No. 1681, 2018".

Read a First this 26th day of July 2018.

Read a Second Time this 26th day of July 2018.

Read a Third Time this 26th day of July 2018.

I, Theresa Lenardon, Manager of Corporate Administration/Corporate Officer of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1681 cited as "Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Assent Voting Ballot Question Bylaw No. 1681, 2018" as Read a Third Time this 26th day of July 2018.

_____
Manager of Corporate Administration/Corporate Officer

Reconsidered and Adopted this 26th day of July 2018

_____ _____
Chair Manager of Corporate Administration/Corporate Officer

I, Theresa Lenardon, Manager of Corporate Administration/Corporate Officer of the Regional District of Kootenay Boundary, hereby certify the foregoing to be a true and correct copy of Bylaw No. 1681 cited as "Regional District of Kootenay Boundary-Boundary Integrated Watershed Service Establishment Assent Voting Ballot Question Bylaw No. 1681, 2018" as Reconsidered and Adopted this 26th day of July 2018.

_____
Manager of Corporate Administration

Regional District of Kootenay Boundary

STAFF REPORT

Date: 18 Jun 2018

File ADMN Bylaw No. 1678 Boundary Integrated Watershed Service

To: **Chair Russell and Members of the RDKB Board of Directors**

From: Theresa Lenardon, Manager of Corporate Administration/Corporate Officer

Re: Proposed Boundary Integrated Watershed Service Establishment Bylaw No. 1678

Issue Introduction

A staff report from Theresa Lenardon, Manager of Corporate Administration/Corporate Officer regarding Board recommendations, which are required to hold assent voting (e.g. referenda) in RDKB Electoral Areas C, D and E, Cities of Grand Forks, Greenwood and the Village of Midway to obtain approval to establish a new Boundary Integrated Watershed Service.

The purpose of this report is to seek the Board's approval of the following:

1. First, Second and Third Readings of proposed Bylaw No. 1678,
2. referenda ballot question,
3. participating area approval and
4. appointments of the RDKB Chief Elections Officer and an additional Deputy Chief Elections Officer.

History/Background Factors

At the May 24, 2018 Board meeting staff were directed staff to undertake the background work associated with drafting a service establishment bylaw for a new Boundary Area Watershed Service.

Since then, Staff have drafted the proposed service establishment bylaw, a financial plan and the ballot question. Staff have also determined the timeline for the Ministry's bylaw review and have also undertaken a legislative review of the *Local Government Act* to determine the statutory requirements for holding referenda in all of the Boundary communities, including the member municipalities with the intention of seeking the assent of qualified electors during the October 2018 General Local Elections.

The ballot question, draft service establishment bylaw, budget and interpretation of the referenda requirements as set out in Part 10 of the *Local Government Act* have been sent to the RDKB solicitors and the Ministry of Municipal Affairs and Housing for preliminary review. The solicitors and the Ministry have confirmed that the aforementioned documents and staff's interpretation of the legislation are in good order.

A staff report by Donna Dean, Manager of Planning and Development was presented to the Kettle River Watershed Authority (Steering) Committee in June of 2017 (attached). The staff report provides background information respecting the types of water service that could be established to protect watersheds under the *Local Government Act* as well as an analysis of a proposed service for Kettle River Watershed Management and options for delivery of the service.

Proposed Service

The name of the Service would be the "Boundary Integrated Watershed Service" and the participants would include all areas of the Boundary communities - Areas C, D and E (including Big White), the Cities of Grand Forks and Greenwood and the Village of Midway. The proposed requisition limit is $160,032 ($0.0545/$1,000 on net taxable value of land and improvements) and the purpose of establishing the service is to promote watershed management planning in the Boundary. The method of cost recovery is set out in Section 4 in the attached draft bylaw.

First, Second and Third Readings-Ministry Bylaw Review Timeline

Proposed Bylaw No. 1678 is before the Board of Directors on June 28th for First, Second and Third Readings. Should the Board approve the readings the Bylaw will be sent to the Inspector of Municipalities for review and application for statutory approval on June 29th. The Ministry's bylaw review and approval process usually takes 4-6 weeks, however given this is an election year the bylaw review may take longer. Statutory approval of Bylaw 1678 is required before the Chief Elections Officer can begin to advertise the statutory assent voting notices. Staff will move forward to prepare the required assent voting advertising while waiting for the Inspector's response. The legal notices including notice of close of advance registration, applications for scrutineers and Notice of Assent Voting will be prepared and sent to the local newspapers mid-August.

Board Decisions and Statutory Referenda Requirements

Staff will ensure that the following Part 10 legislative requirements are met:

1. **Approval of Establishing Bylaw:** Statutory Approval from the Inspector of Municipalities and participating area approval by assent of the electors for the entire service area.
2. **Responsibility for Obtaining Approval**: By way of the Chief Elections Officer appointment, the RDKB Board of Directors is responsible for conducting the voting throughout the service area.

The Chief Elections Office must run the referenda in the member municipalities as though they are Regional District Electoral Area referenda. Polls will be set up to align with possible elections throughout the Boundary area, including Electoral Area C (Christina Lake Community Hall), Electoral Area D (advance polls in Grand Forks RDKB office and general voting day in Perley Elementary School), Electoral Area E (Bridesville, Rock Creek, Westbridge, Beaverdell, Big White and Greenwood City Hall), Village of Midway and City of Grand Forks. The RDKB Chief Elections Officer will be responsible, and will take the lead with Grand Forks, Greenwood and Midway staff/elections officials to arrange for the coordination of the referenda proceedings throughout the proposed service area and fulfill all parts of *Local Government Act* Part 4; Assent Voting.

Obtaining Approval by Assent of the Electors: Participating area approval through assent of the electors is obtained if a majority of the votes counted as valid are in favour of the bylaw with the voting area to be deemed all of the proposed participating areas.

Draft Ballot Question: Are you in favour of the Regional District of Kootenay Boundary adopting Bylaw No. 1678, 2018 establishing a service for the promotion of watershed management planning in all parts of RDKB Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary and all parts of the City of Grand Forks, the City of Greenwood and the Village of Midway to be known as the Boundary Integrated Watershed Service which if approved will result in an annual overall requisition of up to $160,032 with an estimated tax impact of $0.0545/$1,000 on the next taxable value of land and improvements, whichever is greater?

Public Consultation and Awareness: Towards the end of August and beginning of September, the RDKB Corporate Communications Officer will work with the Service Manager to create a Communications Plan and undertake public consultation.

Referenda Appointments: A Board resolution is required to appoint the RDKB Manager of Corporate Administration/Corporate Officer as the Chief Elections Officer for the 2018 General Local Elections and all the Boundary Integrated Watershed Service referenda. A Board Resolution is also required to appoint an additional Deputy Chief Elections officer to assist with running the advance and general voting day polls.

Implications

Financial: Holding the referenda with the 2018 General Local Elections will result in an overall increase of approximately $4,050 to the 002-Elections and Referenda Budget:

- $2,500 in additional advertising,
- $750 for one additional Deputy Chief Elections Officer who will work out of Greenwood City Hall and who will run the Area E polls for both the RDKB Electoral Area E Elections and the Boundary Integrated Watershed Service referenda,
- $500 remuneration for 2 additional poll clerks (probably at the Rock Creek and Beaverdell polls), and

- $300 for poll clerks and Deputy Chief Elections Officer expenses.

If the electorate votes in favour of establishing a service, the following are additional implications:

- ongoing implementation of the Kettle River Watershed Management Plan including the management of water quality and quantity, shoreline and riparian health, and recreation and cultural connection
- increased knowledge and awareness about the state of the watershed and actions to ensure healthy aquatic ecosystems and safe secure water source
- continuing with a Watershed Coordinator or the hiring of a staff position to continue the work already accomplished.

Advancement of Strategic Planning Goals

Environmental Stewardship/Climate Preparedness:
We will actively plan and advocate on behalf of our watershed : take a leadership role in protecting the quality and quantity of water through changes in governance, riparian area protection and citizen engagement, continue our efforts and participation in the Kettle River Watershed Study recognizing the importance of this resource to our region.

We will plan for climate change adaptation and mitigation: Deepen our understanding of the risks of floods in our communities in this time of climate change, ensure that our emergency planning is up to date and that we have acquired or identified sources for the resources and services that we need in order to effectively respond to emergencies.

Background Information Provided
1. Draft Bylaw No. 1678
2. Financial Plan
3. Tax calculations
4. June 2017 Kettle River Watershed Management Planning Steering Committee staff report from Donna Dean, Manager of Planning and Development

Alternatives
1. Receive the staff report (and do nothing)
2. Refer the overall matter back to staff
3. Give draft Bylaw 1678 First, Second and Third Readings and approve:
    - the referenda ballot question,
    - participating area approval via assent of the electors with the voting area being all of the participating areas (the entire service area)
    - the responsibility for obtaining approval and assent of the electors and
    - appointments for referenda officials as presented by staff.

Recommendation(s)

Corporate Vote Unweighted
That Regional District of Kootenay Boundary Boundary Integrated Watershed Service Establishment Bylaw No. 1678, 2018 be read a First, Second and Third Time.

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary Board of Directors approve referenda be held on Saturday October 20, 2018 with the 2018 General Local Elections in the entire service area of RDKB Electoral Areas, C/Christina Lake, D/Rural Grand Forks and E/West Boundary, City of Grand Forks, City of Greenwood and Village of Midway with the following ballot question to be asked of the eligible voters in the entire service area:

> Are you in favour of the Regional District of Kootenay Boundary adopting Bylaw No. 1678, 2018 establishing a service for the promotion of watershed management planning in all parts of RDKB Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary and all parts of the City of Grand Forks, the City of Greenwood and the Village of Midway to be known as the Boundary Integrated Watershed Service which if approved will result in an annual overall requisition of up to $160,032 with an estimated tax impact of $0.0545/$1,000 on the next taxable value of land and improvements, whichever is greater?

Corporate Vote Unweighted
That the Regional District of Kootenay Boundary approve that the participating area approval of establishing a service be obtained by assent of the electors for the entire proposed service area with a majority of votes counted as valid is in favour of the bylaw and that the voting area is deemed to be all the proposed participating areas with the RDKB Board of Directors being responsible for conducting the voting throughout the proposed service area.

Corporate Vote Unweighted
That Theresa Lenardon, RDKB Manager of Corporate Administration/Corporate Officer be appointed as the RDKB Chief Elections Officer for the 2018 General Local Elections and for the 2018 referenda being held with the 2018 Elections. **FURTHER** that Gerry Henke be appointed as an additional Deputy Chief Elections Officer to assist with running the polls for the Boundary Integrated Watershed Service referenda.

REGIONAL DISTRICT OF KOOTENAY BOUNDARY

Bylaw No. 1678

A bylaw to establish a service to provide funds for a Boundary Integrated Watershed Service within the boundaries of Regional District of Kootenay Boundary Electoral Areas: C/Christina Lake, D/Rural Grand Forks, E/West Boundary, the City of Grand Forks, the City of Greenwood, and the Village of Midway

WHEREAS pursuant to the provisions of the *Local Government Act*, a Regional District Board may, by bylaw, establish and operate any service that the Board considers necessary or desirable for all or part of the Regional District;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors wishes to establish a service for the purpose of promoting watershed management planning and managing the implementation of the Kettle River Watershed Management Plan within all areas of Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary, the City of Grand Forks, the City of Greenwood and the Village of Midway;

AND WHEREAS the Regional District of Kootenay Boundary Board of Directors has obtained the approval of the service area electors across the entire service area through assent voting in accordance with the *Local Government Act*;

NOW THEREFORE BE IT RESOLVED that the Regional District of Kootenay Boundary Board of Directors, in open meeting assembled, enacts as follows:

1. Establishment

The Regional District of Kootenay Boundary (RDKB) hereby establishes a Boundary Integrated Watershed delivery service, to be known as the Boundary Integrated Watershed Service, in Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary, the City of Grand Forks, the City of Greenwood and the Village of Midway.

2. Purpose

a. The Board of Directors of the RDKB hereby establishes a service for the following objects and purposes pertaining to the watershed:

i. To act as the co-ordinating body in the implementation of the recommendations of the Kettle River Watershed Management Plan;

ii. to engage and collaborate with other levels of government, non-government organizations and First Nations to conduct research and reporting on the watershed;

iii. to assist in delivery of planning for and delivery of projects pertaining to drought, flood and other natural hazard mitigation, adaptation, and resilience;

iv. to provide input to participating local governments to help ensure that policy development aligns with the objectives and action in the Kettle River Watershed Management Plan;

v. to organize or receive proposals from the public, local organizations or agencies and all levels of governments concerning water resources utilization and management in the best interests of the public;

vi. to define issues and determine such factors as priorities, economic feasibility, responsibility, necessary support legislation and required action;

vii. to provide communication and coordination between various levels of government and government agencies involved with water use and management;

viii. to present proposals and recommendations to appropriate agencies, including but not limited to first nations, municipalities or governments, according to jurisdiction and responsibility; and

ix. to participate financially or otherwise, in surveys, investigations or projects on behalf of municipalities, or electoral areas as may be authorized by the regional district;

b. This service shall provide for the promotion of watershed management planning in the Boundary communities and, for that purpose, the Board of the RDKB, or its designates, is empowered and authorized to do all things necessary, including, without limiting the generality of the foregoing, obtaining required permits and licenses, employing staff, purchasing equipment or services, and entering into contracts for the purposes of the Boundary Integrated Watershed Service.

3. **Service Area and Participants**

The boundaries of the service area shall be Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary, the City of Grand Forks, the City of Greenwood and the Village of Midway as outlined in red on the map attached as Schedule 'A'.

The service participants are Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary, the City of Grand Forks, the City of Greenwood and the Village of Midway.

4. **Financial Matters and Apportionment**

The annual operating costs shall be recovered as authorized under the *Local Government* or any other *Act* by one or more of the following:

(a) property value taxes on the net taxable value of improvements;
(b) parcel taxes imposed;
(c) fees and charges imposed;
(d) revenues raised by other means;
(e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

The maximum amount that may be requisitioned in any one year for the service provided in Section 1 of this Bylaw and the *Local Government Act* shall not exceed the amount generated by applying a tax of $0.0545/$1,000 to the net taxable value of land and improvements or $160,032 (One Hundred Sixty Thousand Thirty-two Dollars), whichever is greater.

5. **Citation**

This bylaw may be cited for all purposes as "Regional District of Kootenay Boundary Boundary Integrated Watershed Service Establishment Bylaw No. 1678, 2018."

6. **Expiry**

This service establishment bylaw shall expire on December 31, 2024, unless 2/3 of the participating local governments support extension to the service prior to that date.

Read a **FIRST** time this 28th day of June 2018.

Read a **SECOND** time this 28th day of June 2018.

Read a **THIRD** time this 28th day of June 2018.

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, do hereby certify the foregoing to be a true and correct copy of Bylaw No. 1678 cited as "Regional District of Kootenay Boundary Boundary Integrated Watershed Service Establishment Bylaw No. 1678, 2018." as read a third time this 28th day of June, 2018.

_____
Manager of Corporate Administration/Corporate Officer

APPROVED by the Inspector of Municipalities this day of , 2018.

Assent received from the Electors of Electoral Areas C/Christina Lake, D/Rural Grand Forks, E/West Boundary, the City of Grand Forks, the City of Greenwood and the Village of Midway by way of Assent Voting this day of , 2018.

RECONSIDERED and finally adopted this day of , 2018.

_____ _____

Chair Manager of Corporate Administration/Corporate Officer

I, Theresa Lenardon, Manager of Corporate Administration of the Regional District of Kootenay Boundary, do hereby certify the foregoing to be a true and correct copy of Bylaw No. 1678 cited as "Regional District of Kootenay Boundary Boundary Integrated Watershed Service Establishment Bylaw No. 1678 2018" as reconsidered and adopted this day of , 2018.

_____

Manager of Corporate Administration/Corporate Officer

Schedule A

Regional District of Kootenay Boundary
Boundary Integrated Watershed
Service Area Establishment
Bylaw No. 1678, 2018

Regional District of Kootenay Boundary

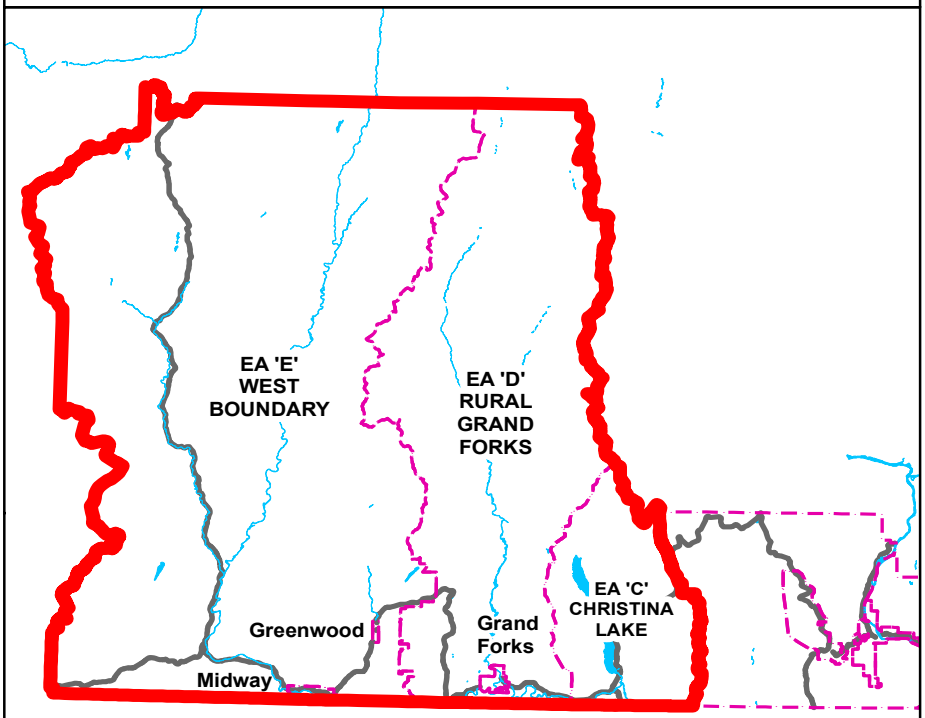
Date: 2018/06/13

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I hereby certify this Schedule A to be a true and correct copy and that this Schedule A correctly outlines the participating areas included in the "Regional District of Kootenay Boundary Bylaw No. 1678."

_____ _____

Manager of Corporate Administration Date

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REGIONAL DISTRICT OF KOOTENAY BOUNDARY
FIVE YEAR FINANCIAL PLAN

EXHIBIT NO. ___
KETTLE RIVER

PARTICIPANTS: Grand Forks, Greenwood, Midway, Electoral Areas 'C','D' & 'E'

		PAGE	2016 ACTUAL	2017 BUDGET	2017 ACTUAL	(OVER) UNDER	2018 BUDGET	Increase(Decrease) between 2017 BUDGET and 2018 BUDGET $	%	2019 BUDGET	2020 BUDGET	2021 BUDGET	2022 BUDGET
REVENUE:													
	Property Tax Requisition	**2**	0	0	0	0	140,750	140,750	0.00	140,342	142,986	147,683	148,434
11 210 100	Federal Grant In Lieu	**3**	0	0	0	0	0	0	0.00	0	0	0	0
11 590 159	Miscellaneous Revenue	**4**	0	0	0	0	0	0	0.00	0	0	0	0
11 911 100	Previous Year's Surplus	**5**	0	0	0	0	0	0	0.00	0	0	0	0
11 921 205	Transfer From Reserve	**6**	0	0	0	0	0	0	0.00	0	0	0	0
	Total Revenue		0	0	0	0	140,750	140,750	0.00	140,342	142,986	147,683	148,434
EXPENDITURE:													
12 610 111	Salaries and Benefits	**7**	0	0	0	0	116,045	116,045	0.00	118,329	120,658	123,035	125,458
12 610 210	Travel Expense	**8**	0	0	0	0	3,000	3,000	0.00	3,060	3,121	3,184	3,247
12 610 220	Public Participation Program	**9**	0	0	0	0	4,000	4,000	0.00	4,000	4,000	4,000	4,000
12 610 230	Board Fee	**10**	0	0	0	0	1,406	1,406	0.00	1,434	1,462	1,492	1,521
12 610 234	Library & Research	**11**	0	0	0	0	600	600	0.00	600	600	600	600
12 610 235	Operating Contract	**12**	0	0	0	0	1,000	1,000	0.00	1,000	1,000	1,000	1,000
12 610 243	Office Building Expense	**13**	0	0	0	0	8,000	8,000	0.00	8,160	8,323	8,490	8,659
12 610 247	Office Equipment	**14**	0	0	0	0	2,000	2,000	0.00	0	0	2,000	0
12 610 251	Office Supplies	**15**	0	0	0	0	700	700	0.00	700	700	700	700
12 610 253	Vehicle Operation	**16**	0	0	0	0	3,000	3,000	0.00	3,060	3,121	3,184	3,247
12 610 610	Capital	**17**	0	0	0	0	0	0	0.00	0	0	0	0
12 610 716	Grants to Other	**18**	0	0	0	0	0	0	0.00	0	0	0	0
12 610 741	Contribution To Reserve	**19**	0	0	0	0	0	0	0.00	0	0	0	0
12 610 990	Previous Year's Deficit	**20**	0	0	0	0	0	0	0.00	0	0	0	0
12 610 999	Contingencies	**21**	0	0	0	0	1,000	1,000	0.00	0	0	0	0
	Total Expenditure		0	0	0	0	140,750	140,750	0.00	140,342	142,986	147,683	148,434
	Surplus(Deficit)		0		0								

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

2017 Actual	Property Tax Requisition	2018 Budget		2019 Budget		2020 Budget		2021 Budget		2022 Budget
	Description	Amount		Amount		Amount		Amount		Amount
	11 830 200 ___ Grand Forks	28,507		28,424		28,959		29,911		30,063
	11 830 300 ___ Greenwood	3,141		3,132		3,191		3,296		3,312
	11 830 400 ___ Midway	4,905		4,890		4,983		5,146		5,172
	11 830 903 ___ Electoral Area 'C' / Christina Lake	31,876		31,783		32,382		33,446		33,616
	11 830 904 ___ Electoral Area 'D' / Rural Grand Forks	21,882		21,819		22,230		22,960		23,077
	11 830 905 ___ Electoral Area 'E' / West Boundary`	50,440		50,294		51,242		52,925		53,194
	Sub	140,750		140,342		142,986		147,683		148,434
Assessed Values used for apportionment:										
65,026,014	Grand Forks									
7,164,863	Greenwood									
11,187,989	Midway									
72,711,073	EA 'C' / Christina Lake									
49,915,081	EA 'D' / Rural Grand Forks									
115,059,329	EA ' D' / West Boundary									
321,064,349										
	This Year Requisition	140,750		140,342		142,986		147,683		148,434
	Total Requisition	**140,750**		**140,342**		**142,986**		**147,683**		**148,434**

Notes:

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Federal Grant In Lieu**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	11 210 100 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Federal Grant In Lieu										
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Miscellaneous Revenue**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	11 590 159 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1											
2											
3											
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Previous Year's Surplus**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	11 911 100 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Previous Year's Surplus	-	-		-		-		-		-
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:		
	Previous Year Budget	-
	Not applicable to first year	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Transfer From Reserve**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	11 921 205 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Taxation Offset										
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Not applicable to first year	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Salaries & Benefits**	**2017**				**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 111 ___	**Prior Year**				**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Incumbent	Hours	Rate	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Planning & Development Manager			20%	93,296	18,659	2.0%	19,032	2.0%	19,413	2.0%	19,801	2.0%	20,197
2	Boundary Area Watershed Coordinator			1892.5	39.20	74,186	2.0%	75,670	2.0%	77,183	2.0%	78,727	2.0%	80,301
3	Overtime and extra time					1,000	2.0%	1,000	2.0%	1,000	2.0%	1,000	2.0%	1,000
4	Cost pressures (e.g. CUPE contract increases)					500	2.0%	500	2.0%	500	2.0%	500	2.0%	500
	SubTotal	-				94,345		96,202		98,096		100,028		101,999
	Benefits @		23%			21,699	23.0%	22,126	23.0%	22,562	23.0%	23,006	23.0%	23,460
	Current Year Budget	**-**				**116,045**		**118,329**		**120,658**		**123,035**		**125,458**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Item #1 Planning & Development Manager Salary Split: 80% Planning; 20% Kettle River
CUPE salaries are under review

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Travel Expense**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 210 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Travel & meals within the watershed		1,000	2.0%	1,020	2.0%	1,040	2.0%	1,061	2.0%	1,082
2	Travel & meals outside the watershed to workshops &		2,000	2.0%	2,040	2.0%	2,081	2.0%	2,122	2.0%	2,165
	conferences			2.0%	-	2.0%	-	2.0%	-	2.0%	-
3											
	Current Year Budget	**-**	**3,000**		**3,060**		**3,121**		**3,184**		**3,247**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Attachment # 11.1)

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Public Participation Program**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 220 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Costs associated with holding public meetings	-	2,000		2,000		2,000		2,000		2,000
	(food, hall rental)										
2	Travel costs for members Authority and Working	-	2,000		2,000		2,000		2,000		2,000
	Group members										
	Current Year Budget	**-**	**4,000**		**4,000**		**4,000**		**4,000**		**4,000**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Board Fee**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 230 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Board Fee (2% increase for C.P.I.)		1,406	2.0%	1,434	2.0%	1,462	2.0%	1,492	2.0%	1,521
2	Carbon Offset & Climate Change Initiatives			2.0%	-	2.0%	-	2.0%	-	2.0%	-
	Current Year Budget	**-**	**1,406**		**1,434**		**1,462**		**1,492**		**1,521**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Library & Research**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 234 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Acquisition of research materials	-	150		150		150		150		150
2	Professional dues	-	450		450		450		450		450
3											
	Current Year Budget	**-**	**600**		**600**		**600**		**600**		**600**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Operating Contract**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 235 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Cell Phone(s)	-	1,000		1,000		1,000		1,000		1,000
2	Project Funding (conservation projects)	-									
	Current Year Budget										
		-	**1,000**		**1,000**		**1,000**		**1,000**		**1,000**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Office Building Expense**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 243 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Janitorial & Maintenance			2.0%	-	2.0%	-	2.0%	-	2.0%	-
2	Grand Forks Office Rental		7,000	2.0%	7,140	2.0%	7,283	2.0%	7,428	2.0%	7,577
3	Photocopy Recovery - Administration		1,000	2.0%	1,020	2.0%	1,040	2.0%	1,061	2.0%	1,082
4				2.0%	-	2.0%	-	2.0%	-	2.0%	-
5				2.0%	-	2.0%	-	2.0%	-	2.0%	-
	Current Year Budget	**-**	**8,000**		**8,160**		**8,323**		**8,490**		**8,659**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Office Equipment**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 247 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Computer	-	2,000		-				2,000		
2											
	Current Year Budget	**-**	**2,000**		**-**		**-**		**2,000**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Attachment # 11.1.1

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name **Office Supplies**
Account 12 610 251 ___

Item No	Description	2017 Prior Year Amount	2018 Budget Amount	%	2019 Budget Amount	%	2020 Budget Amount	%	2021 Budget Amount	%	2022 Budget Amount
1	Office Supplies	-	700		700		700		700		700
				2.0%	-	2.0%	-	2.0%	-	2.0%	-
	Current Year Budget	**-**	**700**		**700**		**700**		**700**		**700**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Vehicle Operation**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 253 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	mileage (no RDKB vehicle would be available regularly)		3,000	2.0%	3,060	2.0%	3,121	2.0%	3,184	2.0%	3,247
	cost would be for claimed mileage										
	Current Year Budget	**-**	**3,000**		**3,060**		**3,121**		**3,184**		**3,247**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Item #1

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Capital**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 610 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1		-	-		-		-		-		-
	Current Year Budget	-	-		**-**		**-**		**-**		**-**

Notes: no capital required for this service ; Year Budget -
Actual to December 31, 2017 -

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Other Grants**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 716 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1		-	-		-		-		-		-
	Current Year Budget	-	-		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Attachment # 11.1.1

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Contribution To Reserve**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 741 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Contibution to Reserve										
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Not applicable to first year	-

$ -

Balance in Reserve December 31, 2017
Account Number 34 700 ___

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Previous Year's Deficit**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 990 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Previous Year's Deficit	-	-		-		-		-		-
	Current Year Budget	-	-		**-**		**-**		**-**		**-**

Notes:	Previous Year Budget	-
	Not applicable to first year	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Contingencies**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 999 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Unanticipated expenses		1,000		-		-		-		-
	Current Year Budget	-	1,000		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Attachment # 11.1.1

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Kettle River Watershed Management

2018

BC Assessment Values

Class	Land and Improvements	Electoral Area C/Christina Lake	Electoral Area D/Rural Grand Forks	Electoral Area E/West Boundary	City of Grand Forks	City of Greenwood	Village of Midway	Assessed Values	Factor	Converted Values
1	Residential	620,090,552	424,625,346	1,033,764,711	424,349,214	56,490,201	66,658,200	2,625,978,224	10.00	262,597,822
2	Utilities	32,094,380	23,600,543	52,652,425	6,263,535	1,844,900	7,182,167	123,637,950	35.00	43,273,283
3	Unmanged Forest				18,939,400			18,939,400	10.00	1,893,940
4	Major Industry						4,221,300	4,221,300	34.00	1,435,242
5	Light Industry	2,954,200	2,687,308	2,127,500	3,835,000		198,000	11,802,008	34.00	4,012,683
6	Business/Other	12,068,300	2,827,400	35,875,100	66,846,149	5,295,400	4,069,450	126,981,799	24.50	31,110,541
7	Managed Forest			303,600	-			303,600	30.00	91,080
8	Recreation/Non Profit	6,495,900	313,500	7,988,500	275,500	531,100	51,000	15,655,500	10.00	1,565,550
9	Farm	18,761	2,570,671	6,052,814	52,634		160,263	8,855,143	10.00	885,514
		673,722,093	456,624,768	1,138,764,650	520,561,432	64,161,601	82,540,380	2,936,374,924		346,865,655

BUDGET

		%	
	ESTIMATED BUDGET		$ 160,000.00
	Collection Fee assessed by the Province	5.25	8,400.00
			$ 168,400.00

Tax on a $100,000 Home	$ 4.85
Tax on a $250,000 Home	$ 12.14
Tax on a $400,000 Home	$ 19.42

Taxes will be collected from the following Property Owners:

Rates Per $1000 of Assessed Value		Tax Rates	Collected
1	Residential	0.0485	$ 127,488.76
2	Utilities	0.1699	21,008.77
3	Unmanged Forest	0.0485	919.49
4	Major Industry	0.1651	696.80
5	Light Industry	0.1651	1,948.12
6	Business/Other	0.1189	15,103.87
7	Managed Forest	0.1456	44.22
8	Recreation/Non Profit	0.0485	760.06
9	Farm	0.0485	429.91
		TOTAL COLLECTIONS	$ 168,400.00

BYLAW RATE $ 0.0545 per $1000

14/06/2018 H:\bb\2018 analysis\Kettle watershed tax calc 2018.xlsx

Regional District of Kootenay Boundary

Kettle River Watershed Management Plan Steering Committee

Prepared for meeting of June 2017

Analysis of Establishing a Service for Kettle River Watershed Management	**K7**
Prepared for:	Chair McGregor, and members of the Kettle River Watershed Steering Committee
Report Prepared by:	Donna Dean, Manager of Planning and Development

ISSUE INTRODUCTION

The Steering Committee for the Kettle River Watershed Management Plan made the following resolution on December 6, 2016 "to have RDKB staff complete a feasibility study for a Watershed Management Service". The purpose of this report is to provide an analysis of the proposed service and to outline options for delivery of the service.

SERVICE ESTABLISHMENT

The community has come to rely on the work done by the Watershed Coordinator and it is believed that there is an expectation that the position will continue. A service is required for the ongoing implementation of the Kettle River Watershed Management Plan (*the Plan*) since the use of gas taxes for core funding is not sustainable. Without a program the Watershed Management Plan and the associated actions will likely "sit on the shelf".

This section describes the objectives, enabling legislation, participants, and estimated cost; and presents options regarding how the service could be delivered. The RDKB's Service Analysis Tool Kit was used as a guide for the preparation of this report https://www.rdkb.com/AboutUs/Policies.aspx).

What Would the Objectives of the Service Be?

The service, if established, would be a continuation of the work done to date on implementing the Plan, which was developed with input from the Boundary Area communities (*see attached List of Actions in the Plan*). The Plan focuses on four areas of concern for the Kettle River and its tributaries: water quality; water quantity; shoreline and riparian health; and recreation and cultural connection.

The purpose of the service could be summarized by the bulleted list below:

- Increase the level of knowledge about the state of the watershed and actions that can be taken to ensure healthy aquatic ecosystems and a safe and secure water source;

- Engage and collaborate with other levels of government, non-government organizations and First Nations to conduct research and reporting on the watershed; and
- Provide input to participating local governments to help ensure that policy development aligns with the objectives and action in the Plan.

A draft job description has been attached for reference. The job description assumes that the Watershed Coordinator would be an employee of the regional district, however this and all other aspects of the proposed service are open to discussion.

Under What Legislation Would the Service Be Established?

The provision of watershed services is not mandated by the Province; however, the service could be established under the Section 332 of the *Local Government Act*. That section of the Act states that "a regional district may operate any service that the board considers necessary or desirable for all or part of the regional district". Other local governments including the Regional District of Nanaimo and the Columbia Shuswap Regional District have established services specific to watershed management under Section 334 of the *Local Government Act*. The Cowichan Valley Regional District (CVRD) is in the process of considering a service for one or more watersheds in their region.

The Okanagan Basin Water Board (OBWB), which was established in 1970, is unique in the Province. The OBWB was established under the *Municipalities Enabling and Validating Act*, and by supplementary letters patent to the Okanagan Regional Districts. The OBWB is not a service but it's own form of local government with authority to tax. In order for a service to be considered under the *Municipalities Enabling and Validating Act*, the Act would have to be amended, which would require an order in council. That process would likely take longer than a service established under the *Local Government Act* and may not be necessary to accomplish the same objectives.

There are two types of services that have been established under the *Local Government Act* with the objective of protecting watersheds and other conservation activities. Those are Conservation Funds, where various organizations apply for funds for projects or land purchase and Watershed Programs, where local government or a delegated authority coordinate watershed management and education.

Conservation Funds

Conservation Funds are a dedicated source of income for the specific purpose of acquiring and conserving land and undertaking ecological conservation activities. Conservation Funds have been established by the Regional District of East Kootenay (RDEK), Regional District of Central Kootenay (RDCK) and Regional District of Okanagan Similkameen (RDOS). The following link is a guide for local governments in BC for establishing a conservation fund: http://www.soscp.org/wp-content/files_mf/conservationfundguidewebversion13.pdf.

Each of the three regional districts listed above have entered into agreements with local conservation groups for program management. The direct financial administration (grant payments), and final decisions regarding grant approvals is done by the regional districts themselves. The RDEK and RDCK have contracts with the Kootenay Conservation Program, while the RDOS has a contract with the South Okanagan-Similkameen Conservation Program. The contracts with the conservation programs range from $10,000 to $35,000 per year.

The following table includes links to each of the programs described above, with an estimate of their annual budget:

LG*	Link	Taxes/Cost
RDEK	http://kootenayconservation.ca/conservation-fund/cvlcf/	$250,000/yr ($20/parcel for 2009-2018)
RDCK	http://www.rdck.ca/EN/main/services/sustainability-environmental-initiatives/local-conservation-fund-service.html	$100,000/yr ($15/parcel or group of parcels)
RDOS	http://solovethisplace.ca/	$450,000/year

*LG-local Government

The funds are applied for by outside organizations such as service groups or societies to carry out specific conservation projects. Obtaining funds for and carrying out project work has been one of the challenges of the current RDKB model, although a Conservation Fund on its own would not address the need to have on-going coordination or oversight of the implementation of the Plan.

Watershed Programs Operated by Local Government

A position or positions are created within a local government (e.g. regional district) to carry out the implementation activities. This is the model used for most RDKB services. The Regional District of Nanaimo's Drinking Water Protection Program, which was established by RDNO Bylaw No. 1556 in 2008, is the only example of a watershed program in BC that is delivered with local government staff (http://www.rdn.bc.ca/cms/wpattachments/wpID2501atID7171.pdf). The program coordinates education, science and planning for a long-term adequate clean water supply for communities and ecosystems. The cost of the service is $5.2 million over 10 years and is funded through taxes.

The advantages to having local government staff include: ownership of the program and information gathered; and how it is delivered. The permanence of the position or positions would lend itself well to being able to attract staff who are well qualified to do the work and committed to be part of and stay in the community. However, the creation

of a position(s) would not provide as much flexibility in program delivery as delivery by an outside program, society or corporation would have.

Watershed Programs that are Operated Outside Local Government

Some local government services are operated by non-government organizations such as a commission, committee, society or similar group. Another option would be to contract the work out to a private firm, which is similar to the delivery model we have now but without the service for core funding.

An example of this delivery option for a watershed program is the Shuswap Watershed Council Service that is operated by the Fraser Basin Council (http://www.csrd.bc.ca/sites/default/files/meetings/Board/2015Agenda/09September17/Bylaw%20No.%205705%20%26%20Schedule%20A%20Map%2C%20Approved%20by%20Inspector.pdf). The RDCS has an agreement with the Fraser Basin Council to administer the Shuswap Watershed Council Service. The RDCS, through its Service Establishment bylaw has committed to $180,000 per year for five years (RDCS Bylaw No. 5705).

There may be cost savings with this delivery model since the local government is not responsible for all costs incurred for having employee(s), however any of the groups listed above would want to recover most if not all of their costs. The transfer of operations could provide more flexibility on how the program is delivered, however there would be less input regarding the day to day operation of the service and less ownership of the program. There would be the risk that the group or consultant withdraws from the contract and continuity with the program could be lost. The program would still require oversight by an existing department in the regional district.

Who Would Participate in the Service?

The participants would ideally include all six Boundary Area local governments (three electoral areas and the three municipalities), which comprise the portion of the Kettle River watershed within the RDKB. The Boundary area covers approximately 7000 km^2 and has a population of 12,080 (2016 census).

It should be noted that a small portion of Electoral Area 'E'/West Boundary is outside the Kettle River watershed (*see attached map*). That is the Sidley Mountain area in the south-west corner of the Electoral Area that drains towards the Okanagan. This 'orphaned' 50km^2 area is within the RDKB, but in the Okanagan drainage. A decision would have to be made regarding whether those properties should be included in the service area. Also the headwaters of the Kettle and Granby Rivers are within the Regional District of North Okanagan (RDNO) and consideration could be given to asking whether the RDNO would consider participation in the service, although it would be unlikely because residents would see few direct benefits and the headwaters contain little if any private land.

How much would the service cost?

A service establishment bylaw must state the maximum annual requisition for the service. For discussion purposes the attached draft five-year financial plan gives an estimate of the revenue, through taxes, and costs to run the service over five years assuming the method of delivery is one full time local government staff member and includes $50,000 in project funds that could be applied to restoration and other related projects (*see attached*). It is proposed that the funds would be delivered in a manner similar to a Conservation Fund, which would allow for matching funds from gas taxes or other sources, which could potentially double the funds available for projects. Based on these assumptions, the estimated cost of the service would be $190,750 per year. The Province also charges a collection fee of 5.25%.

The cost of the service would be $6.33 per $100,000 of assessed value. The table below outlines the property tax requisition for each of the proposed participants in the service:

Local Government Participant	Property Tax Requisition (2018)
Electoral Area 'C'/Christina Lake	$43,100
Electoral Area 'D'/Rural Grand Forks	$29,655
Electoral Area 'E'/West Boundary	$68,359
City of Grand Forks	$38,633
City of Greenwood	$4,256
Village of Midway	$6,647
Total	$190,750

OPTIONS TO CONSIDER

The following options should be considered by the Kettle River Watershed Management Plan Steering Committee:

1. Do nothing and see if there is public will to continue with the action items in the Plan without core funding in an ad hoc manner. Since existing staff is fully dedicated to current work plans there is no capacity to carry out the action items in the Plan in house,
2. Recommend that the Board of Directors give staff direction to prepare a service establishment bylaw and proceed with determining if there's the required public support to establish the service. Determination of public support could be accomplished in one of three ways, although consideration should be given to a communications strategy and polling prior a formal approval process. Approval can be determined through:
   a. Alternative approval process.
   b. Hold a referendum be held sometime before the end of 2017, or

c. Hold a referendum in conjunction with the 2018 elections (this options would require 'bridge funding through 2018).

3. Recommend that the RDKB Board of Directors give direction to staff to engage a consultant to conduct a more detailed feasibility study on the establishment of a Boundary Area Watershed Service.

ATTACHMENTS

List of Actions in the Kettle River Watershed Management Plan

Kettle River Watershed Map

Draft Watershed Coordinator Job Description

Draft Five Year Financial Plan for the Kettle River Watershed Service

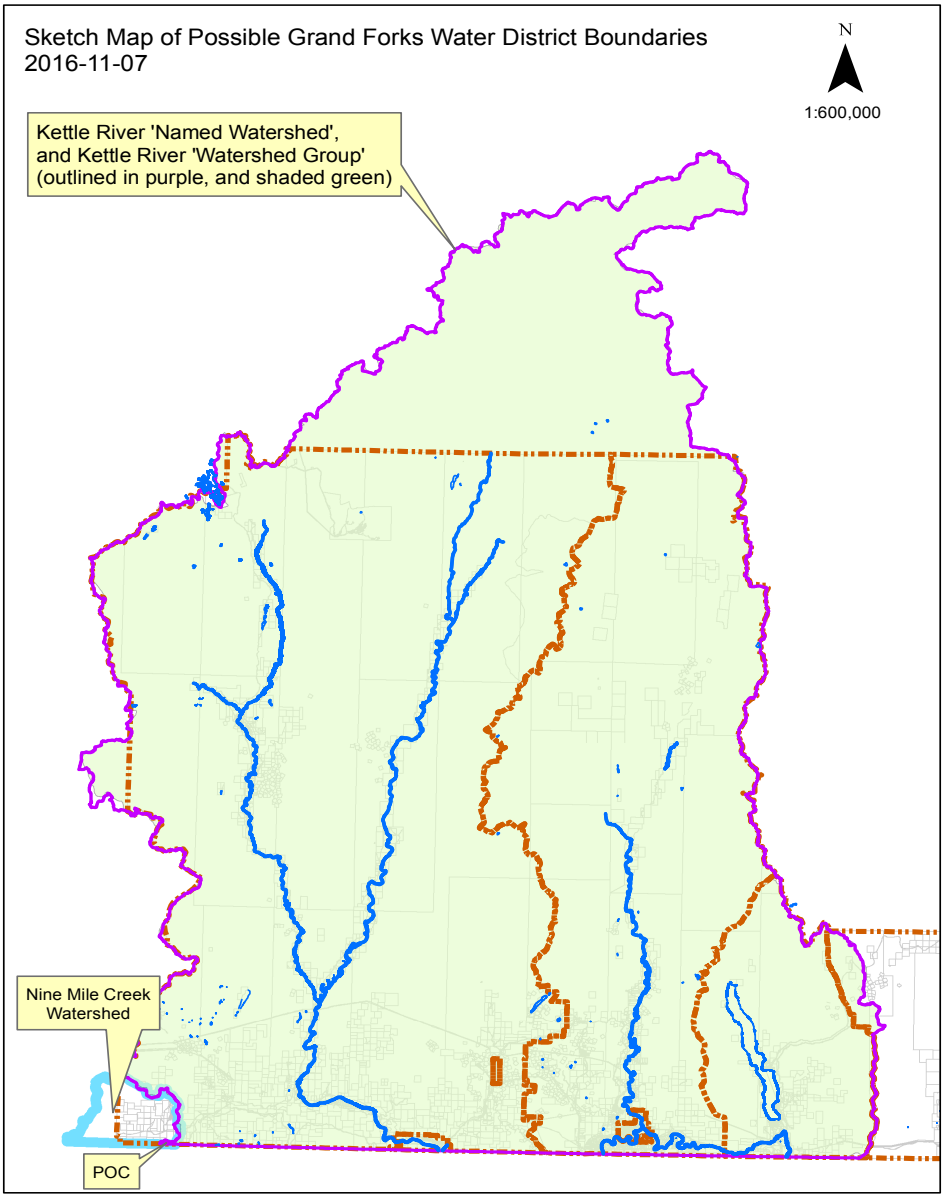
LIST OF ACTION ITEMS IN THE KETTLE RIVER WATERSHED MANAGEMENT PLAN

√ - completed; IP – In progress; NS – Not started

Action#	#	Action (short version)	Progress	Who is the lead?	Category
1.1.1	1	Establish an Implementation Team	√	Coordinator	Governance
1.4.2	2	Create a water supply working group	√	Coordinator	Governance
1.1.2/3/1.4.1	3	Study and recommend long-term governance/funding model	IP	Coordinator	Governance
1.1.5	4	Engage and collaborate with First Nations	IP	Coordinator	Governance
3.2.3	5	Establish formal habitat and stream stewardship group	IP	Coordinator	Governance
4.2.2	6	Actively promote use of the environmental hotlines	IP	Coordinator	Education
2.3.1	7	Develop and implement water conservation programs	IP	Coordinator	Education
4.1.3	8	Recognize and celebrate cultural connection to water	IP	Coordinator	Education
1.2.1	9	Build a digital map-based watershed information system	NS	Coordinator	Education
1.2.5	10	Develop and implement a watershed education strategy	NS	Coordinator	Education
1.3.1	11	Develop and implement a public engagement plan	NS	Coordinator	Education
2.6.3	12	Design and implement a water quality protection extension program	NS	Coordinator	Education
3.2.4	13	Develop and publish a 'Riparian Buffer Guide' booklet	NS	Coordinator	Education
4.3.1	14	Collaborate with recreation and trail user groups on protection, signs and stewardship	NS	Coordinator	Education
2.4.1	15	Establish and implement drought management strategies	IP	Coordinator	Research
3.1.6	16	Characterize cumulative impacts of road system	IP	Coordinator	Research
3.3.3	17	Develop a Watershed Restoration Program	IP	Coordinator	Research
2.1.2	18	Complete a comprehensive Environmental Flow Needs assessment	IP	Coordinator	Research
2.1.4	19	Continue the sampling and reporting program for the ambient groundwater quality network with additional parameters	IP	Coordinator	Research
2.6.1	20	Continue risk screening and assessment activities	IP	Coordinator	Research
1.2.3	21	Complete a climate change resilience analysis and implement recommendations	IP	Local Government	Research
1.2.4	22	Quantify ecosystem goods and services	IP	Local Governments	Research

Action#	#	Action (short version)	Progress	Who is the lead?	Category
3.1.1	23	Create a Sensitive Ecosystem Inventory	IP	Local Governments	Research
2.1.6	24	Develop an accessible database to compile and share well-testing data	NS	Coordinator	Research
3.1.5	25	Forest harvest impacts on stream temperature	NS	Coordinator	Research
1.2.2	26	Develop and implement a watershed monitoring framework	NS	Coordinator	Research
2.1.1	27	Implement monitoring and central reporting of water use and flows	NS	Coordinator	Research
2.1.3	28	Design and implement a synoptic water quality assessment to characterize current conditions	NS	Coordinator	Research
2.1.4	29	Design and implement a medium-term water quality monitoring network	NS	Coordinator	Research
2.2.1	30	Establish site-specific water quality objectives for surface and ground water	NS	Coordinator	Research
2.4.2	31	Identify water storage needs	NS	Coordinator	Research
2.4.3	32	Identify potential water storage sites and prioritize for further study	NS	Coordinator	Research
2.4.4	33	Develop water storage sites where community deems essential and appropriate	NS	Coordinator	Research
2.5.1	34	Identify, implement and report on water quality improvements for discharge sites	NS	Coordinator	Research
3.1.3	35	Consider undertaking a planning-level Channel Migration Zone (CMZ) study	NS	Coordinator	Research
3.1.4	36	Identify and characterize source, transport and fate of sediment affecting fish habitat	NS	Coordinator	Research
4.1.2	37	Undertake a traditional place-name study	NS	Coordinator	Research
4.1.1	38	Undertake a creel survey (# of fish caught by sport fisherman)	NS	Coordinator	Research
3.1.2	39	Consider updating floodplain maps	NS	Higher Government	Research
2.5.2	40	Consider strategies for augmenting or replacing wastewater treatment outfalls with alternative land-based treatment	NS	Local Governments	Research

Action#	#	Action (short version)	Progress	Who is the lead?	Category
3.2.1	41	Increase protection for areas at risk of erosion	IP	Local Governments	Policy
1.1.4	42	Integrate the KRWMP into local government decision-making	IP	Local Governments	Policy
2.5.3	43	Adjust permitting, approvals, and land use by-laws to support water quality	IP	Local Governments	Policy
2.6.4	44	Give consideration to source water protection, water conservation and aquifer recharge protection in planning documents	IP	Local Governments	Policy
4.3.4	45	Implement park and protected areas master planning	IP	Local Governments	Policy
3.2.2	46	Update and implement Riparian Area Development Permit guidelines	IP	Local Governments	Policy
2.2.4	47	Manage water decision making to support environmental flow and water quality objectives	IP	Province	Policy
2.2.2	48	Consider legal designations to protect environmental flows, water quality and temperature	IP	Province	Policy
1.3.2	49	Assess and improve the consistency, alignment and application of policies and regulations	NS	Local Governments	Policy
4.3.3	50	Implement regulations regarding motorized boat rec.	NS	Federal Government	Policy
4.2.1	51	Consider changes to fisheries regulations	NS	Higher Government	Policy
2.6.2	52	Develop aquifer management or source water protection plans	NS	Local Governments	Policy
3.3.1	53	Policies for retaining or increasing native vegetation cover	NS	Local Governments	Policy
2.2.3	54	Prioritize the high-demand aquifers for groundwater licensing and regulation	NS	Province	Policy
3.3.2	55	Consider the extension and integration of ecosystem-based conservation planning for forest resource management	NS	Province	Policy
4.3.2	56	Develop and implement integrated road and recreation access plans	NS	Province	Policy
3.4.1	57	Align agricultural and forestry stewardship incentives	NS	Province	Policy


Sketch Map of Possible Grand Forks Water District Boundaries
2016-11-07
N
1:600,000
Kettle River 'Named Watershed',
and Kettle River 'Watershed Group'
(outlined in purple, and shaded green)
Nine Mile Creek
Watershed
POC
Document Path: P:\GIS\RDKB\MapDocuments\RDKB Overall\Water\2016-11-07-PossibleGFWaterDistBdries.mxd

JOB DESCRIPTION

Review Date: June 2017

Job Title:	Boundary Area Watershed Coordinator
Department:	Blank for now
Reports to:	Blank for now
Location:	Regional District of Kootenay Boundary 2140 Central Avenue, Grand Forks
Status:	Permanent Full Time CUPE position
Hours of Work:	Monday to Friday 8:00 a.m. – 4:30 p.m. (October to March) With a 30 minute shorter work day April to September
Start Date:	Blank for now

JOB SUMMARY

Reporting to the Manager of {to be determined}, the Boundary Area Watershed Coordinator is responsible for the implementation and occasional review of the Kettle River Watershed Management Plan (the Plan). Duties of the position include: keeping the Plan current; watershed education, stewardship, and research; and providing input on land use policy direction for the local governments that participate in the service.

DUTIES

- Respond to watershed related inquiries
- Organize and attend meetings of the Kettle River Watershed Management Plan Committee, Kettle River Watershed Authority, and Kettle River Watershed Working Groups {frequency of meetings to be determined}
- Development and implementation of a Drought Management Plan for the Kettle River Watershed
- Prepare by-monthly newspaper columns to keep the public informed of the ongoing implementation activities and emergent watershed issues

DRAFT

- Act as a liaison with the Province to help ensure that potential contaminants of concern are sampled in appropriate locations and frequency to protect health and the environment
- Act as a liaison with the Okanagan Nation Alliance and other First Nations Groups regarding watershed management activities
- Act as a liaison with the Okanagan Basin Water Board regarding the portion of the Service Area that is within the Okanagan Basin
- Provide education to the general public and School District(s) regarding water quality and quantity; and riparian area health
- Provide input on development proposals and land use bylaws in the context of the Kettle River Watershed Management Plan for local governments that participate in the service
- Provide input regarding forestry development referrals and other land use referrals in the context of the Kettle River Watershed Management Plan for local governments that participate in the service
- Conduct a comprehensive review of the Kettle River Watershed Management Plan approximately every five years; and minor updates as required
- Undertake special research projects as opportunities arise
- Conduct site visits and field surveys as necessary

QUALIFICATIONS

The ideal candidate will possess:

- A degree from a recognized university in geography, environmental science or a related discipline
- A minimum of one year of experience in a water stewardship or similar position preferably with a local government
- A working knowledge of computer software including word processing, spreadsheets, publishing and mapping
- A valid BC Drivers License
- Excellent oral and written communication skills
- Excellent leadership skills and the ability to work with minimal supervision

DRAFT

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
FIVE YEAR FINANCIAL PLAN

EXHIBIT NO. ___
KETTLE RIVER

PARTICIPANTS: Grand Forks, Greenwood, Midway, Electoral Areas 'C','D' & 'E'

		PAGE	2016 ACTUAL	2017 BUDGET	2017 ACTUAL	(OVER) UNDER	2018 BUDGET	Increase(Decrease) between 2017 BUDGET and 2018 BUDGET $	%	2019 BUDGET	2020 BUDGET	2021 BUDGET	2022 BUDGET
REVENUE:													
	Property Tax Requisition	**2**	0	0	0	0	190,750	190,750	0.00	190,342	192,986	197,683	198,434
11 210 100	Federal Grant In Lieu	**3**	0	0	0	0	0	0	0.00	0	0	0	0
11 590 159	Miscellaneous Revenue	**4**	0	0	0	0	0	0	0.00	0	0	0	0
11 911 100	Previous Year's Surplus	**5**	0	0	0	0	0	0	0.00	0	0	0	0
11 921 205	Transfer From Reserve	**6**	0	0	0	0	0	0	0.00	0	0	0	0
	Total Revenue		0	0	0	0	190,750	190,750	0.00	190,342	192,986	197,683	198,434
EXPENDITURE:													
12 610 111	Salaries and Benefits	**7**	0	0	0	0	116,045	116,045	0.00	118,329	120,658	123,035	125,458
12 610 210	Travel Expense	**8**	0	0	0	0	3,000	3,000	0.00	3,060	3,121	3,184	3,247
12 610 220	Public Participation Program	**9**	0	0	0	0	4,000	4,000	0.00	4,000	4,000	4,000	4,000
12 610 230	Board Fee	**10**	0	0	0	0	1,406	1,406	0.00	1,434	1,462	1,492	1,521
12 610 234	Library & Research	**11**	0	0	0	0	600	600	0.00	600	600	600	600
12 610 235	Operating Contract	**12**	0	0	0	0	51,000	51,000	0.00	51,000	51,000	51,000	51,000
12 610 243	Office Building Expense	**13**	0	0	0	0	8,000	8,000	0.00	8,160	8,323	8,490	8,659
12 610 247	Office Equipment	**14**	0	0	0	0	2,000	2,000	0.00	0	0	2,000	0
12 610 251	Office Supplies	**15**	0	0	0	0	700	700	0.00	700	700	700	700
12 610 253	Vehicle Operation	**16**	0	0	0	0	3,000	3,000	0.00	3,060	3,121	3,184	3,247
12 610 610	Capital	**17**	0	0	0	0	0	0	0.00	0	0	0	0
12 610 716	Grants to Other	**18**	0	0	0	0	0	0	0.00	0	0	0	0
12 610 741	Contribution To Reserve	**19**	0	0	0	0	0	0	0.00	0	0	0	0
12 610 990	Previous Year's Deficit	**20**	0	0	0	0	0	0	0.00	0	0	0	0
12 610 999	Contingencies	**21**	0	0	0	0	1,000	1,000	0.00	0	0	0	0
	Total Expenditure		0	0	0	0	190,750	190,750	0.00	190,342	192,986	197,683	198,434
	Surplus(Deficit)		0		0								

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

2017 Actual	Property Tax Requisition	2018 Budget		2019 Budget		2020 Budget		2021 Budget		2022 Budget
	Description	Amount		Amount		Amount		Amount		Amount
	11 830 200 ___ Grand Forks	38,633		38,551		39,086		40,037		40,189
	11 830 300 ___ Greenwood	4,257		4,248		4,307		4,411		4,428
	11 830 400 ___ Midway	6,647		6,633		6,725		6,889		6,915
	11 830 903 ___ Electoral Area 'C' / Christina Lake	43,199		43,107		43,705		44,769		44,939
	11 830 904 ___ Electoral Area 'D' / Rural Grand Forks	29,655		29,592		30,003		30,733		30,850
	11 830 905 ___ Electoral Area 'E' / West Boundary`	68,359		68,213		69,160		70,843		71,112
	Sub	190,750		190,342		192,986		197,683		198,434
Assessed Values used for apportionment:										
65,026,014	Grand Forks									
7,164,863	Greenwood									
11,187,989	Midway									
72,711,073	EA 'C' / Christina Lake									
49,915,081	EA 'D' / Rural Grand Forks									
115,059,329	EA ' D' / West Boundary									
321,064,349										
	This Year Requisition	190,750		190,342		192,986		197,683		198,434
	Total Requisition	**190,750**		**190,342**		**192,986**		**197,683**		**198,434**

Notes:

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Federal Grant In Lieu**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	11 210 100 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Federal Grant In Lieu										
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:		
	Previous Year Budget	-
	Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Miscellaneous Revenue**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	11 590 159 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1											
2											
3											
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Previous Year's Surplus**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	11 911 100 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Previous Year's Surplus	-	-		-		-		-		-
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:		
	Previous Year Budget	-
	Not applicable to first year	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Transfer From Reserve**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	11 921 205 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Taxation Offset										
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:		
	Previous Year Budget	-
	Not applicable to first year	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Salaries & Benefits**	**2017**				**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 111 ___	**Prior Year**				**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Incumbent	Hours	Rate	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Planning & Development Manager			20%	93,296	18,659	2.0%	19,032	2.0%	19,413	2.0%	19,801	2.0%	20,197
2	Boundary Area Watershed Coordinator			1892.5	39.20	74,186	2.0%	75,670	2.0%	77,183	2.0%	78,727	2.0%	80,301
3	Overtime and extra time					1,000	2.0%	1,000	2.0%	1,000	2.0%	1,000	2.0%	1,000
4	Cost pressures (e.g. CUPE contract increases)					500	2.0%	500	2.0%	500	2.0%	500	2.0%	500
	SubTotal	-				94,345		96,202		98,096		100,028		101,999
	Benefits @		23%			21,699	23.0%	22,126	23.0%	22,562	23.0%	23,006	23.0%	23,460
	Current Year Budget	**-**				**116,045**		**118,329**		**120,658**		**123,035**		**125,458**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Item #1 Planning & Development Manager Salary Split: 80% Planning; 20% Kettle River
CUPE salaries are under review

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Travel Expense**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 210 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Travel & meals within the watershed		1,000	2.0%	1,020	2.0%	1,040	2.0%	1,061	2.0%	1,082
2	Travel & meals outside the watershed to workshops &		2,000	2.0%	2,040	2.0%	2,081	2.0%	2,122	2.0%	2,165
	conferences			2.0%	-	2.0%	-	2.0%	-	2.0%	-
3											
	Current Year Budget	**-**	**3,000**		**3,060**		**3,121**		**3,184**		**3,247**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Public Participation Program**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 220 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Costs associated with holding public meetings	-	2,000		2,000		2,000		2,000		2,000
	(food, hall rental)										
2	Travel costs for members Authority and Working	-	2,000		2,000		2,000		2,000		2,000
	Group members										
	Current Year Budget	**-**	**4,000**		**4,000**		**4,000**		**4,000**		**4,000**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Board Fee**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 230 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Board Fee (2% increase for C.P.I.)		1,406	2.0%	1,434	2.0%	1,462	2.0%	1,492	2.0%	1,521
2	Carbon Offset & Climate Change Initiatives			2.0%	-	2.0%	-	2.0%	-	2.0%	-
	Current Year Budget	**-**	**1,406**		**1,434**		**1,462**		**1,492**		**1,521**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Library & Research**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 234 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Acquisition of research materials	-	150		150		150		150		150
2	Professional dues	-	450		450		450		450		450
3											
	Current Year Budget	**-**	**600**		**600**		**600**		**600**		**600**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Attachment # 11.1)

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name **Operating Contract**
Account 12 610 235 ___

Item No	Description	2017 Prior Year Amount	2018 Budget Amount	%	2019 Budget Amount	%	2020 Budget Amount	%	2021 Budget Amount	%	2022 Budget Amount
1	Cell Phone(s)	-	1,000		1,000		1,000		1,000		1,000
2	Project Funding (conservation projects)	-	50,000		50,000		50,000		50,000		50,000
	Current Year Budget										
		-	**51,000**		**51,000**		**51,000**		**51,000**		**51,000**

Notes:

Previous Year Budget -
Actual to December 31, 2017 -

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Office Building Expense**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 243 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Janitorial & Maintenance			2.0%	-	2.0%	-	2.0%	-	2.0%	-
2	Grand Forks Office Rental		7,000	2.0%	7,140	2.0%	7,283	2.0%	7,428	2.0%	7,577
3	Photocopy Recovery - Administration		1,000	2.0%	1,020	2.0%	1,040	2.0%	1,061	2.0%	1,082
4				2.0%	-	2.0%	-	2.0%	-	2.0%	-
5				2.0%	-	2.0%	-	2.0%	-	2.0%	-
	Current Year Budget	**-**	**8,000**		**8,160**		**8,323**		**8,490**		**8,659**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Office Equipment**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 247 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Computer	-	2,000		-				2,000		
2											
	Current Year Budget	**-**	**2,000**		**-**		**-**		**2,000**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Attachment # 11.1.1

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Office Supplies**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 251 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	Office Supplies	-	700		700		700		700		700
				2.0%	-	2.0%	-	2.0%	-	2.0%	-
	Current Year Budget	**-**	**700**		**700**		**700**		**700**		**700**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Vehicle Operation**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 253 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount	%	Amount	%	Amount	%	Amount	%	Amount
1	mileage (no RDKB vehicle would be available regularly)		3,000	2.0%	3,060	2.0%	3,121	2.0%	3,184	2.0%	3,247
	cost would be for claimed mileage										
	Current Year Budget	**-**	**3,000**		**3,060**		**3,121**		**3,184**		**3,247**

Notes: Previous Year Budget -
Actual to December 31, 2017 -
Item #1

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Capital**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 610 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1		-	-		-		-		-		-
	Current Year Budget	-	-		**-**		**-**		**-**		**-**

Notes: no capital required for this service ; Year Budget -
Actual to December 31, 2017 -

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Other Grants**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 716 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1		-	-		-		-		-		-
	Current Year Budget	-	-		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name **Contribution To Reserve** | Account 12 610 741 ___

Item No	Description	2017 Prior Year Amount	2018 Budget Amount		2019 Budget Amount		2020 Budget Amount		2021 Budget Amount		2022 Budget Amount
1	Contibution to Reserve										
	Current Year Budget	**-**	**-**		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget -
Not applicable to first year -

$ -

Balance in Reserve December 31, 2017
Account Number 34 700 ___

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Previous Year's Deficit**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 990 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Previous Year's Deficit	-	-		-		-		-		-
	Current Year Budget	-	-		**-**		**-**		**-**		**-**

Notes:	Previous Year Budget	-
	Not applicable to first year	-

REGIONAL DISTRICT OF KOOTENAY BOUNDARY
Five Year Financial Plan

Name	**Contingencies**	**2017**	**2018**		**2019**		**2020**		**2021**		**2022**
Account	12 610 999 ___	**Prior Year**	**Budget**		**Budget**		**Budget**		**Budget**		**Budget**
Item No	Description	Amount	Amount		Amount		Amount		Amount		Amount
1	Unanticipated expenses		1,000		-		-		-		-
	Current Year Budget	-	1,000		**-**		**-**		**-**		**-**

Notes:

Previous Year Budget	-
Actual to December 31, 2017	-

Community Futures Boundary



GRAND FORKS COMMUNITY CENTRE

Concept Development Plan

Submitted by
Whalebone Productions Ltd.

April 19, 2018

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- *Appendix V: Press release, Community Centre for Grand Forks moves a step closer to reality, dated November 15, 2017*

Executive Summary

Background

The idea of a community centre and meeting space for the City of Grand Forks has been discussed for decades. At its January 16, 2017 meeting, Grand Forks City Council charged Community Futures Boundary and Roly Russell, the Regional District Director for Area D/Rural Grand Forks, with the task of exploring the feasibility of proceeding with the development of a community centre facility for the Grand Forks area.

As a first step, a review was undertaken of existing documentation with respect to the identification of potential locations, the level of community interest, and the types of proposed uses. Community consultation was then undertaken to verify continued interest in and support for a community hall/meeting space, confirm the most desirable location, and elucidate the community's perspective regarding the scale and scope of the community centre facility.

In addition, a broad cross section of existing facilities in comparable communities across the province were examined to get a better understanding of the type of facilities in use, typical operating and governance models, and to learn from other communities' experiences in building or refurbishing a community centre facility.

The Stakeholders' Concept

The stakeholders that were interviewed were clear that the main purpose of the community centre was to have a central meeting space that includes a fully equipped kitchen and has the capacity to handle large gatherings and banquets of up to 250 to 300 people. They also envisioned the community centre becoming the true heart of the community.

When asked what they thought the community centre could be used for, stakeholders identified the following top five types of activities, listed alphabetically:

- Arts and culture
- Community events, social gatherings, and public meetings
- Day care facility
- Education
- Fitness and wellness

Analysis of comparable facilities

When combined with Area D Rural Grand Forks, the total population for Grand Forks area is 7,236. It is the only mid-sized population centre within the Kootenay Boundary Regional District area that does not have suitable space for hosting large format meetings and public gatherings including banquets, conferences and social events. Most of the communities along the Highway 3 corridor spanning the regional district have some type of community hall or public meeting space.

Opportunities to Offset Costs

In an effort to reduce the burden on taxpayers and consolidate services, more and more municipal and regional governments are exploring the idea of developing multi-purpose facilities designed to accommodate several complementary activities and other uses, ranging from lease spaces for food and beverage services, retail outlets and office space, to incorporating other related services such health and wellness. Partnerships are also becoming more common and typically include some form of lease arrangement and/or joint operating agreement for the use of space and/or management of programs.

These types of multi-purpose facilities are more likely to be found in larger population centers where there is greater commercial capacity from which to draw on without taking away from existing neighbourhood establishments. In our examination of community centres and recreational facilities in comparable communities across the province we found that the majority follow a more traditional approach to offsetting costs through a combination of facility rentals, user fees, and recreation programming. The general view was that these types of facilities are considered to be a community benefit with a 30 per cent cost recovery expectation.

Understanding that many businesses in Grand Forks are fragile, there is an opportunity for Community Futures to work with existing businesses to help them grow and expand by opening a kiosk or satellite shop at the community centre, catering to the needs of user groups. There is also an opportunity for larger businesses to consider how they could support the community in this endeavor.

Location

Community leaders and stakeholders verified that the most suitable location for the community centre was on the same site as, or adjacent to, the Aquatic Centre, Jack Goddard Memorial Arena and the Curling Rink. The location was identified by community stakeholders as being the most suitable for a community centre since it is well established as a hub for recreational activities.

Curling Rink Option

In the course of the community consultations, the Grand Forks Curling Rink emerged as a facility that might be readily adapted to meet the needs of the proposed community centre. Several factors led to this conclusion, but most important was the fact that the curling rink is in need of upgrading, including some necessary updates to the kitchen. The results of a building condition assessment already planned by Grand Forks and District Recreation will identify any additional work that may be required to bring the facility up to current building code and regulatory standards.

Instead of building a new, stand alone community centre, there is a potential opportunity to refurbish the curling rink and incorporate additional meeting space into the existing structure, thus extending the life of an existing facility and community asset, increasing its functionality, and creating a new and vibrant space for the community.

Facility Space and Amenities

Based on feedback received during the consultation process, the following is a list of the suggested space and amenities to consider including in the proposed new Grand Forks community hall:

- Large main hall with capacity for 250 to 350 people in banquet style seating;
- Moveable walls to divide the main hall into two or three smaller rooms when not being used for larger events;
- Smaller, multi-use program and/or meeting rooms;
- Stage for live performances, including professional lighting, sound and A/V systems;
- Certified commercial kitchen for catering and the potential to handle small-batch food processing;
- Gallery/exhibition space for artists;
- Display space for museum exhibits;
- Studio space for local and visiting artists, and to hold art classes and workshops;
- Accessible washrooms with showers;
- Storage for user groups;
- Handicapped accessible throughout;
- LEEDS certified for improved energy efficiency and sustainability.

Ownership, Management and Operations

Under the current arrangement, the Grand Forks Curling Rink is owned by the City of Grand Forks and maintained by Grand Forks and District Recreation through funding from the Regional District of Kootenay Boundary. The Grand Forks Curling Club has a lease arrangement with Grand Forks and District Recreation to manage and operate the facility. The Curling Club model could be adapted to accommodate the additional requirements of managing an expanded curling rink/community hall facility.

Community Futures Boundary could play a critical role in overseeing and coordinating the management and operation of the community hall facility in Grand Forks through a joint community user board and working closely with the Curling Club, Grand Forks and District Recreation, the Recreation Commission, and other community organizations.

Financial Feasibility

Definite cost projections can only be determined once the building condition assessment of the curling rink has been completed and the community is able to make a decision on whether to refurbish the curling rink and incorporate additional meeting space into the existing structure, or whether to build a stand alone community centre facility.

Conclusion

The primary objective of this report was to explore the feasibility of proceeding with the development of a community centre facility for Grand Forks. Based on the work that has already been done over the years, it is clear that the community is keen to see a community centre built in Grand Forks. Feedback from stakeholders consistently pointed to the need for a space where the community can gather to celebrate major events and milestones, honour its leaders, and engage in the kinds of social and recreational activities that will bring it together.

As has been clearly identified in previous reports dating back to the early 2000s and further verified through the recent stakeholder consultation process, there is a clear consensus around and strong support for locating the facility on the same site as or adjacent to the existing recreational facilities.

Having a community centre in Grand Forks is an idea that the community has been pursuing for decades. Other communities in British Columbia, both larger and smaller than Grand Forks, have developed similar facilities that are well utilized and appreciated by local residents. It's now time that the City of Grand Forks and the Regional District of Kootenay Boundary work together to make this a reality.

Additional work involving key stakeholders and the public at large will need to be done to define more clearly the scale and scope of the facility, the configuration, and the type of programs and activities it will encompass.

In order to ensure that this project moves forward in a timely manner and to take advantage of a renewed level of community interest, the following recommendations/next steps are proposed.

Recommendations and Next Steps

1. **Expedite the condition assessment report**
   As noted earlier, the Regional District has already identified the need to undertake a building condition assessment of the curling rink. It is recommended that the building assessment be expedited since the outcome of the assessment will determine whether or not it is practical to refurbish the curling rink facility and expand it to incorporate a multi-use space. Should that not be possible, consideration will then need to be given to alternative options, such as adding a multi-purpose meeting space to another facility in the recreational complex, or building a new, stand-alone community centre complex.

2. **Undertake an in-depth and detailed design and feasibility study**
   Once the building assessment has been completed, the next step is for the community to come together to develop a detailed design for the centre that will include defining basic facility requirements such as the size of meeting space and activity areas, and the size and space to incorporate a mix of retail, office space and other revenue-generating

activities. The feasibility study will also identify specific strategies related to other revenue-generating possibilities such as the possibility of attracting an anchor tenant or tenants, having space available for community groups, businesses or other agencies on a user fee or lease arrangement.

3. **Develop a business plan**
   Once the design and feasibility study phase has been completed, a comprehensive business plan should be developed to guide the start-up and sustainability of the community centre facility. The Regional District Board and staff, the City of Grand Forks Mayor and Council and staff, and the Community Futures Boundary Board will need to be intricately involved in the development of the business plan.

4. **Make funds available to undertake the planning and design phase**
   It is recommended that the Regional District and City of Grand Forks commit to making some funds available to undertake the design and feasibility study, as well as the development of a comprehensive business plan. This would allow the community to leverage additional funds from other agencies.

5. **Identify potential sources of funding**
   Research will need to be undertaken to identify potential funding sources that will enable the City of Grand Forks and the Regional District of Kootenay Boundary to complete the construction of the proposed community centre.

CONCEPT DEVELOPMENT PLAN FOR THE GRAND FORKS COMMUNITY CENTRE

OVERVIEW

The idea of a community centre and meeting space for the City of Grand Forks has been discussed for decades and has been recently rekindled. Known as the "hub" of Boundary Country, Grand Forks is the only mid-sized population centre within the Kootenay Boundary Regional District area that does not have suitable space capable of bringing the community together or to hold large format meetings and gatherings for banquets and public presentations.

At its January 16, 2017 meeting, Grand Forks City Council charged Community Futures Boundary and Roly Russell, the Regional District Director for Area D/Rural Grand Forks, with the task of exploring "the feasibility of proceeding with the development of a community centre facility for Grand Forks, providing that any proposed financial elements involving municipal funds pertaining to the suggested project be brought to Council for consideration prior to implementation."

In October 2017, funding was received from Rural Dividend BC and Whalebone Productions Ltd. was hired to help facilitate the stakeholder consultation process, gather information on similar facilities, and produce a final report and concept development plan that would guide decision-making around the future development of the concept.

This is that report.

PROJECT OBJECTIVES

The objective of the consultation/concept development phase of the project is to generate a concept paper that identifies next steps for the development of a Grand Forks Community Centre. It is intended that the community engagement and collaboration component included in this phase of the project will result in a high level of satisfaction and support for the project and lay the groundwork for the development of strong community partnerships that will help move this project forward.

WORKING GROUP

A Working Group was established, comprised of the following people:

- Wendy McCulloch, General Manager, Community Futures Boundary
- Jennifer Wetmore, Manager of Community Economic Development, Community Futures Boundary
- Roly Russell, Director for Area D/Rural Grand Forks for the Regional District of Kootenay Boundary
- Ron Trepanier and Laurie Jones, Consultants, Whalebone Productions Ltd.

REVIEW BACKGROUND INFORMATION

- Gather and review all reports, studies and information regarding the work that has been done to date on previous proposals for a community centre in Grand Forks;
- Review and consult with other communities to gather information on successful community centre initiatives, what works and what doesn't.

STAKEHOLDER CONSULTATION

A list of key stakeholders to be consulted (both formally and informally) was compiled in consultation with the Working Group. The list of stakeholders represents a broad cross section of the community.

Assessment of Previous Concepts

A considerable amount of work has been undertaken at various times over the past 25-plus years to establish a community centre for Grand Forks, including a proposal developed by the City of Grand Forks in 2006 and, more recently, discussions with the Union of Spiritual Communities of Christ (USCC) to explore a joint use agreement to expand community use of the USCC community centre.

To get a better understanding of the various concepts that have been put forward in the past, and to build on the extensive work that has already been accomplished to date, we reviewed the existing documentation with respect to the identification of potential locations, the level of community interest, and the types of proposed uses. This review was not intended to provide a definitive history of the struggle to build a community centre in Grand Forks. Rather, the intent was to establish a context that would put the current efforts to build a community centre into perspective.

EARLY EFFORTS

The community of Grand Forks has been trying to build a community centre for decades, dating back to at least the mid-1980s if not earlier. In an online review of public documents, one of the earliest references to the idea of a community centre appears in a newspaper story

that refers to funds raised by "the Community Centre Committee" in 1985 for the construction of the Grand Forks swimming pool complex. The idea of some sort of community centre facility was still very much alive several years later when, in 1999, the City voted to provide a grant of up to $500,000 towards the development and construction of a community centre. Without further research and information, it's difficult to determine exactly what type of facility was envisioned at the time. However, City of Grand Forks records refer to an effort to incorporate a community hall and meeting space into the courthouse revitalization project in 2003 and 2004 as part of an arts and cultural centre that would draw more people downtown. The courthouse building opened in 2008 and is now home to the Grand Forks Art Gallery and Visitor Information Centre.

The most detailed and well-developed proposal for the construction of a community centre was put forward in 2006 and was led by the City of Grand Forks. While the idea of incorporating a community hall and meeting space into the arts and cultural centre didn't materialize, there was renewed interest in seeing a stand alone community centre built. In 2005, the City took advantage of provincial funding that was established to help communities outside the Lower Mainland participate in the 2010 Winter Olympics being held in Vancouver and Whistler.

The City applied for and received $330,000 from the Olympic Live Sites program, the maximum amount available. According to a press release from the Province of BC, dated September 17, 2005, the purpose of the funding was to construct a new, 5,500 sq. ft. community centre with a main hall capable of holding up to 300 people, a youth centre, boardroom, kitchen, washrooms and a storage room. The press release goes on to say that the purpose of the centre was to host a number of events during the 2010 Olympics and serve as the main viewing venue in the city from which to watch live feeds of the Games.

Community consultations during 2005 and 2006

Following the announcement of the provincial funding, the City undertook an extensive community consultation process to gather input into the uses and location of the community centre. Several public meetings were held in 2005 and 2006, and the City listed the community centre as one of its major goals in its long-term strategic plan, earmarking $1.5 million for construction of the centre.

Proposed location

As has been documented in previous reports dealing with the community centre, one of the issues that was discussed at length centered on the proposed location. In early 2006, the City established a Community Centre Focus Group that was tasked with reviewing potential locations for the community centre and making recommendations to the City on the preferred options.

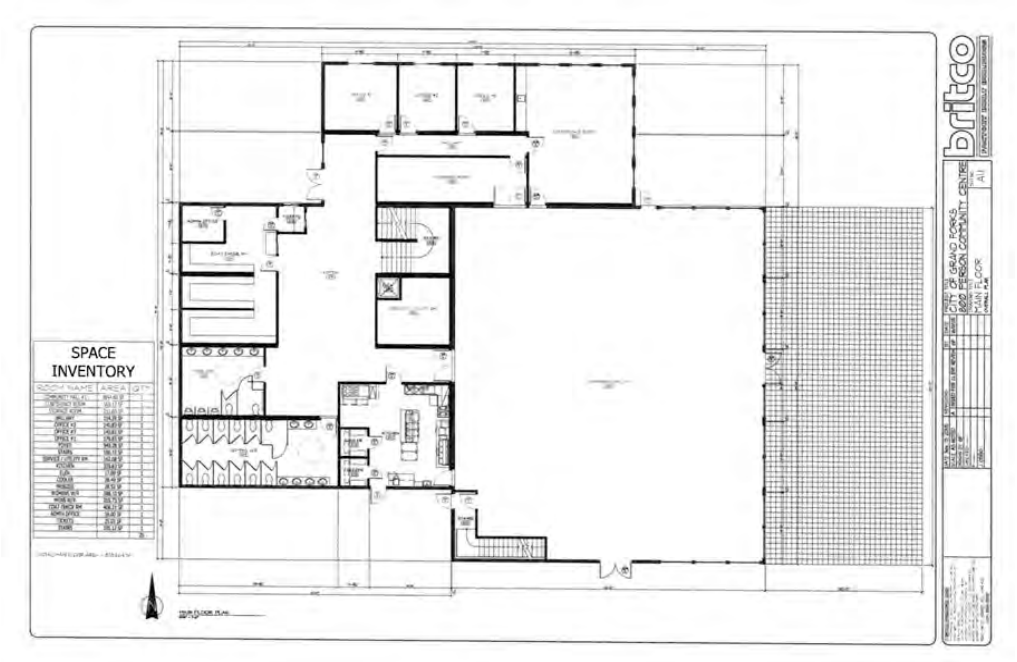
Around the same time as the City was developing the community centre proposal, and as a separate initiative, the Grand Forks Fall Fair Society was seeking a permanent home with an eye on land near Dick Bartlett Park. In early discussions regarding the proposed location for the community centre, the City attempted to combine the two projects and suggested that consideration be given to locations that could also accommodate the needs of the Fall Fair.

Following an assessment and evaluation of several potential locations, the list of proposed sites was narrowed down to five options, loosely grouped into three geographical areas:

1. Downtown
2. City Park
3. The west end of Grand Forks near Dick Bartlett Park

The potential sites were evaluated in terms of their advantages and disadvantages, and took into consideration such factors as the availability of land, suitability for a community centre, capacity for future growth, servicing and neighbourhood impacts. The downtown and City Park options were eventually dismissed for a number of reasons, chief among them being the lack of available land that would be suitable for the project.

Based on recommendations from the Community Centre Focus group and additional site analysis conducted by City staff at the time, the final recommendation was to build the community centre on land in between the curling rink, arena and aquatic centre, near Dick Bartlett Park.



Floor plans for a proposed 800-person community centre for the City of Grand Forks from Britco Factory Built Buildings, November 16, 2005.

Project put on hold in 2008

By the time the City had completed a preliminary design for the centre in November 2006, including architectural drawings, the project had mushroomed from the original concept of a 5,500 sq. ft. community hall and meeting space, to an $8 million, 20,000 sq. ft. multi-purpose building capable of holding banquets for up to 500 people. There were public concerns over the change in concept from a community hall to a much larger complex, the increase in size from 5,500 sq. ft. to 20,000 sq. ft. and the increased cost from $1.5 million to $8 million.

The community centre project was eventually shelved in 2008 due to the collapse of the forestry industry and a downtown in the economy. A more detailed overview of the 2006 proposal is appended to this report, including the final report.

THE USCC COMMUNITY CENTRE PROPOSAL

As mentioned earlier, at around the same time as the City was moving forward on the community centre project, the Grand Forks Fall Fair Society was seeking a permanent location for its annual fair. One of the locations that was considered and eventually dismissed was a section of land belonging to the Union of Spiritual Communities of Christ (USCC) near the USCC Community Centre just west of town. Those early discussions led to consideration of the USCC Community Centre itself as a possible facility for the community at large.

The USCC is a registered Canadian charitable society dedicated to the sustainability and enrichment of the Doukhobor heritage and culture. Opened in 1980, the USCC Centre is located on a 50-acre parcel of land 4 km west of downtown Grand Forks. It is a spacious, well-maintained facility with a large meeting hall and stage, fully equipped kitchen, and several smaller meeting and activity rooms.



In the fall of 2015, Community Futures Boundary and Roly Russell began discussions with J.J. Verigin, Executive Director and Chairman of the USCC, and Ken Harshenin from the USCC Land Use Committee, to explore the opportunity of developing a shared use concept for the USCC Community Centre in Grand Forks.

At the time, members of the USCC Board of Directors were exploring options to help offset the centre's operating costs. A proposed joint-use agreement was developed in collaboration

with Mr. Verigin and Mr. Harshenin, and submitted to the USCC for consideration at its Annual General Meeting in February 2016, but was turned down by the general membership. The main issues had to do with USCC restrictions on the preparation of meat in the kitchen and the serving of alcoholic beverages. Members of the USCC practice strict vegetarianism and have banned the use of alcohol in their facility.

As a courtesy, meetings were held with Mr. Verigin again in November 2017 to follow-up the initial concept and to advise him that the City of Grand Forks had tasked Community Futures Boundary and Mr. Russell to more thoroughly explore the concept of a multi-purpose community centre. Mr. Verigin said that the USCC Executive Committee would revisit the shared use proposal at its next meeting. At his invitation, Community Futures Boundary attended the meeting to make a presentation and address any outstanding issues.

In a follow-up phone call, Mr. Verigin said that the shared use concept was brought forward at the USCC Annual General Meeting again at the end of February 2018 and that the membership had once again declined to consider a lease arrangement for joint-use of the facility at this time.

Stakeholder Consultation

STAKEHOLDER INTERVIEWS

As mentioned above, a considerable amount of work has been undertaken at various times over the past 25-plus years in exploring the establishment of a community centre for Grand Forks, including a community consultation process in 2005 and 2006 that involved town hall meetings, site analysis, and the appointment of a community advisory group. That process, which was led by the City of Grand Forks, resulted in the development of a proposal to build a community centre adjacent to the existing recreational facilities near Dick Bartlett Park. More recently, in a survey of 314 residents conducted in 2016, 94.6 per cent of respondents stated the need for a public meeting space and community centre.

The main purpose of the community consultation phase of this project was to verify continued interest in and support for a community centre and meeting space, confirm the location, and determine the scale and scope of the proposed facility. The list of stakeholders to be interviewed was identified in collaboration with Community Futures Boundary and Roly Russell, the Regional District Director for Area D Rural Grand Forks. Rather than hold roundtable meetings, the Working Group decided it would be more productive to interview stakeholders individually, which would make it easier to probe for additional information. In some cases, follow-up telephone interviews were also conducted to clarify certain details.

In addition to the one-on-one interviews, presentations were made to the Grand Forks Rotary Club, where the interview/survey form was distributed to members for completion, and to the Marketing and Community Relations Committee of the Grand Forks Credit Union.

Discussions were also held with senior management and staff of the Grand Forks and District Recreation Department, the City of Grand Forks, and the Regional District of Kootenay Boundary.

The stakeholders that were interviewed consistently pointed to the need for a space where the community can gather to celebrate major events and milestones, honour its leaders, and engage in the kinds of social and recreational activities that will bring it together. The following is a list of the stakeholders consulted, listed alphabetically by organization.

BOUNDARY COUNTRY REGIONAL CHAMBER OF COMMERCE
Kendra Begg, Executive Director

Established in April 2012, the Boundary Country Regional Chamber of Commerce has more than 100 members and serves businesses across the Boundary, from Beaverdell and Rock Creek in the west to Christina Lake in the east. Its mission is to build a strong business network and develop a vibrant, healthy, and sustainable region by strengthening businesses, contributing to community development, and promoting tourism.

The Boundary Country Regional Chamber of Commerce would be able to use the community hall to host business trade fairs, networking sessions, guest speakers and business awards ceremonies.

BOUNDARY DISTRICT ARTS COUNCIL
Samantha Mercer-White, President
Ms. Mercer-White is also involved with the Boundary All Nations Aboriginal Council and the Boundary Women's Coalition.

The Boundary District Arts Council was established in 1976 to promote the value of arts and culture in the Boundary region by initiating, fostering and investing in creative contributions of community artists and cultural activities. Some of the initiatives they are involved in include Arts and Culture Week and sponsoring an annual performance series to bring in four shows throughout the year.

For the past few years, the Boundary District Arts Council has also been working closely with the Aboriginal community to strengthen Aboriginal arts and culture in the region.

Samantha Mercer-White envisions a multi-purpose community centre complex with community hall/kitchen for meetings and events as well as a performance area. In particular, seven of the 13 arts groups that are members of the Boundary District Arts Council are dance troupes involved in a variety of dance styles, including burlesque, belly dancing, fire spinning, African and tribal dancing. Ms. Mercer-White said that there is currently no suitable space to hold large dance performances. Other opportunities include making studio and gallery space available for local and visiting artists/artisans to hold workshops and showcase their work.

BOUNDARY ALL NATIONS ABORIGINAL COUNCIL

The Boundary All Nations Aboriginal Council (BANAC) was established in 2003 to foster cultural education and provide support to Aboriginal people living in the Boundary region, including First Nations, Métis and Inuit. It became a registered society in April 2005. In 2006, BANAC signed the first of what is now an annual Aboriginal Education Enhancement Agreement with School District 51, the Metis Association of BC, Selkirk College and the Boundary Family and Individual Services Society (BFISS) to help Aboriginal students succeed in school.

Ms. Mercer-White said that there is a need for a central meeting place for the region's Aboriginal community, which currently has no place to hold large meetings and gatherings. For the past 26 years, BANAC has organized weekly family gatherings with BFISS to bring families together around cultural activities. Those events have grown and regularly attract more than 50-60 people. They have outgrown the space at BFISS and have had to cancel those weekly gatherings.

BOUNDARY FAMILY AND INDIVIDUAL SERVICES SOCIETY
Darren Pratt, Executive Director

Boundary Family and Individual Services Society (BFISS) is a non-profit organization that provides a wide variety of programs to meet the needs of children, youth, women and families with the aim of fostering healthy communities in the Boundary area. Originally established in 1975, BFISS didn't really take off until 1982 when it was reactivated to lobby for the province's Infant Development Program to support special needs children.

BFISS now operates six Boundary Family Centres located in or next to the elementary schools in Christina Lake, Grand Forks, Greenwood, Midway, Rock Creek, and Beaverdell, and works closely with the School District to deliver the StrongStart pre-school program throughout the Boundary area. The Glanville Family Centre, located on the Perley School grounds in Grand Forks, is the hub for most of their services. BFISS also works closely with the Boundary All Nations Aboriginal Council to provide support to Aboriginal families and coordinate community-wide cultural events, and is a member of the Aboriginal Educational Enhancement Agreement with School District 51.

Mr. Pratt supported the need for a community centre that would provide space for activities for youth and families.

BOUNDARY MUSEUM AND INTERPRETIVE CENTRE
Lee Derhousoff, President

The Boundary Museum Society was established in 1958 and incorporated as a not-for-profit society in 1980. In 2009, the Boundary Museum and Interpretive Centre moved into the former Fructova School building, a large brick building that was built by the Doukhobors in 1929 and completely renovated in the 1980s.

In addition to Fructova School, the Boundary Museum also operates a number of other exhibits and sites throughout the Boundary region, including the Heritage Flour Mill, an outdoor exhibit in Gyro Park in downtown Grand Forks, and a photographic exhibit at the Christina Lake Welcome Centre. The Boundary Museum also has a meeting room that it rents out to various community organizations.

Most recently, the Boundary Museum has partnered with the Kettle Valley Food Co-op to host the Fall Harvest Festival on the museum grounds. More than 750 people attended this past year's event, which was held on September 30th, 2017. Ms. Derhousoff said the Fall Harvest Festival was so successful that they are looking to organize a "Spring Fling" that would focus on spring planting and a seed exchange.

She said there is definitely a need for a community centre and meeting space, especially for youth. Ms. Derhousoff grew up in Grand Forks and remembers starting a youth group. She also envisioned the community centre serving as a venue for the Boundary Museum to display photos and artifacts pertaining to the region's history, and also as a convenient staging area for their summer tours where visitors would convene at the community centre before heading out to tour the museum and other historical sites.

BOUNDARY WOMEN'S COALITION
Dara Sutton, Executive Director

Founded in 1991, the Boundary Women's Coalition is a non-profit society that provides services to the Boundary West Kootenay region in British Columbia. It operates a Women's Resource Centre (Tuesdays and Thursdays) and Transition House. The Resource Centre is a drop-in space, offering support and information to women, including referrals and a reference library with free computer use and Internet access. To help raise funds, the Resource Centre offers Café Femenino coffee for sale, a Fair Trade and organically certified coffee that is grown, processed and traded exclusively by women. For every pound of coffee sold, $4 goes to support the operation of the Resource Centre.

The Boundary Women's Coalition indicated that they might be looking for alternate space for the Resource Centre.

BRON AND SONS NURSERY
Ed Bron, Owner
Mr. Bron is also President of the Grand Forks Curling Club.

Bron and Sons Nursery is a wholesale nursery that began in Grand Forks in 1988 on a 20-acre field. Today, the company has grown to become one of the largest wholesale container plant producers in western Canada, specializing in cold hardy, container grown nursery stock and employing more than 110 people during peak season. Its products are sold to wholesalers, commercial landscapers, and retail garden centres across BC, Alberta, Saskatchewan, Manitoba, the Yukon and Northwest Territories as well as to the western United States.

Mr. Bron said that he strongly supported the idea of attaching the community centre and meeting space to the Curling Rink, and that it was a great idea.

CITY OF GRAND FORKS
Diane Heinrich, Chief Administrative Officer/Corporate Officer /Delores Sheets, Manager of Development and Engineering/ Graham Watt, Senior Planner

In January of this year Grand Forks City Council approved a motion giving Community Futures Boundary and Roly Russell, Area D Rural Grand Forks Director for the Regional District of Kootenay Boundary, the go-ahead to explore the feasibility of proceeding with the development of a community centre facility. As part of that process, Jennifer Wetmore and Ron Trepanier met with Diane Heinrich, Acting Chief Administrative Officer, and members of her team to share information and get their input.

All three expressed positive support for the idea of a community centre, and Ms. Heinrich stated that it tied-in with the city's long-term strategic plan. She supported the idea of a multi-purpose community centre complex with a meeting space and full kitchen capable of handling for large-format meetings and events. She also supported the idea that it would be located near the recreation facilities, and that it would be community run.

GRAND FORKS & DISTRICT RECREATION DEPARTMENT
Tom Sprado, Manager of Facilities and Recreation
Lil Bryant, Program Services Coordinator

The Grand Forks and District Aquatic Centre and the Grand Forks Arena are operated by the Grand Forks and District Recreation Department. Funding for recreation services comes from the residents of the City of Grand Forks and Electoral Area D as well as from facility and program user fees. There are separate budgets for each of the Grand Forks recreation facilities and programs. The recreation department consists of 17 permanent staff and a 10-person advisory Recreation Commission comprised of volunteers representing the City of Grand Forks and Electoral Area D.

Both Tom and Lil supported the idea of a multi-purpose community centre complex with a meeting space and full kitchen capable of handling for large-format meetings and events, and agreed that the location near the recreational facilities was appropriate. They indicated that they thought the idea of renovating and expanding the existing curling rink was worth exploring further.

They believed that the Grand Forks and District Recreation department would be fully capable of managing the community centre as part of their current operation.

GRAND FORKS CREDIT UNION
Kelly Thomas, CEO
Jeff Fero, Marking and Community Relations Manager
Marketing and Community Relations Committee

Founded in 1949, the Grand Forks Credit Union has been operating in the Kootenay Boundary region for nearly 70 years. It currently serves more than 8,000 members with an asset base worth more than $200 million and is one of BC's largest independent single branch Credit Unions still in operation today. Offering a full service suite of financial products and services, the Grand Forks Credit Union prides itself on proactive and creative solutions for its members and the community as a whole.

Along with seven other credit unions in the Kootenay Columbia region, Grand Forks Credit Union participates in regional Peer Group meetings held twice a year. Meetings are generally rotated between the communities. Grand Forks is the only community they have not held meetings in since there is no suitable space to accommodate their group. The Peer Group meetings typically average 60 people over four days with a need for a large meeting room as well as several smaller, breakout rooms for concurrent sessions.

GRAND FORKS CURLING CLUB
Ed Bron, President
Alan Peterson, Vice-president

Established in 1909, the Grand Forks Curling Club manages and operates the curling rink under a joint use agreement with the Regional District of Kootenay Boundary and Grand Forks and District Recreation. Built in 1977, the Grand Forks Curling Rink has four sheets of ice, a full kitchen, banquet facilities, a spacious lounge and viewing gallery. Shortly after construction, the Curling Club transferred ownership of the curling rink to the City of Grand Forks. In1985, operation and maintenance of the curling rink was turned over to the Regional District of Kootenay Boundary.

The Grand Forks Curling Club has a lease agreement with the Regional District of Kootenay Boundary to manage and oversee the operation of the curling rink.

Mr. Bron said that he has been in discussions with Grand Forks and District Recreation regarding the need to need to refurbish the curling rink, which is 40 years old. There has been some discussion about the need to undertake an assessment of the building. Mr. Bron said he believes there is an opportunity to refurbish the curling rink and expand it to include a community centre and meeting space above the existing rink.

GRAND FORKS ROTARY CLUB
Alan Peterson, President
Mr. Peterson is also on the Board of Directors for Community Futures Boundary and is vice-president of the Curling Club.

Established in 1965, the Grand Forks Rotary Club is a group comprised of community and business members. Among the projects that the Rotary Club has contributed to include the restoration of the customs house on the Gallery 2 grounds, and a building by the Grand Forks Station Pub. In 2013, the Rotary Club partnered with Community Futures Boundary, the City of Grand Forks, and the Grand Forks Credit Union on an initiative to provide free Wi-Fi throughout the downtown core.

The local club also holds a number of annual fundraisers, such as Lobsterfest, a Scotch-tasting night and Halloween bonfire. One of club's most popular fundraisers is its kettle corn, which is sold at events such as the Grand Forks International Baseball Tournament and the Fall Fair.

GRAND FORKS SENIORS' SOCIETY
Ralph White, President
Yvonne White, Director

The Grand Forks Seniors Society, Branch 68, operates a Seniors Centre in City Park, offering a variety of activities for seniors, including carpet bowling, Kung Fu, card games, and quilting. They also rent out the Seniors Centre/Hall for weddings, banquets and other events. The hall has a separate kitchen and can hold up to 70 people in banquet-style seating.

INTERNATIONAL FOREST PRODUCTS
Jake Remo, Sawmill Superintendent
Chris Stewart, Divisional Accountant

One of the largest employers in the Boundary, Interfor operates a sawmill and woodlands unit in Grand Forks. Interfor purchased the Grand Forks mill from Pope and Talbot in 2008 and, in 2012, invested $28 million to upgrade the mill and convert it into a state of the art, high-speed single line mill. As the Plant Manager, Dave Parsons, was away ill on the day of the interview, Jake Remo and Chris Stewart participated in the interview.

They saw the community centre as a positive asset for the community, with a particular focus on family, youth and Aboriginal. They also stated that Interfor would be able to support the community by donating some wood and other raw materials for use in construction of the building.

KETTLE VALLEY FOOD CO-OP

Dave Turner, Treasurer

Mr. Turner is also a member of the Board of the Kettle Valley Food Co Op and Community Futures Boundary, and is involved with the Grand Forks and Boundary Agricultural Society.

The Kettle Valley Food Co-op is a membership-driven, consumer and producer co-operative that was established in 2010 to link consumers with local growers. It is operated by a volunteer Board of Directors who are elected annually by the members of the co-op. Producer members list the products they have available each week on the food co-op's website, then consumer members can shop online for local food. Food orders are picked up once a week during distribution day (Thursdays) between 2 to 6 p.m. Members also have access to quarterly bulk food orders such as oils, nuts, sweeteners, spices, condiments and other products. Had 170 members in 2012.

Since 2011, the Kettle Valley Food Co-op has organized a Fall Harvest Festival, an annual fundraiser and membership drive featuring fresh produce from local farms, live music and performances, food trucks, wood-fired bread and freshly baked apple pies, blacksmith shop, kids' activities and the popular Farmer's Race. In 2017, they partnered with the Boundary Museum to host the Fall Harvest Festival on the museum grounds. The event was extremely successful, attracting more than 750 people, and the two organizations are planning to make it an annual event.

Mr. Turner envisioned the community centre as a place for live music, concerts and performances, especially local musicians and dances. He referred to the recent Fall Harvest Festival as an example of how the Kettle Valley Food Co-op and other groups could use the community centre for socials and fundraisers. He said that they had arranged for local musicians to perform on an outdoor stage during the Fall Harvest Festival. If they'd had access to a community centre, they could have extended the festivities by organizing a community dance and buffet for later that evening.

SCHOOL DISTRICT 51

Kevin Argue, Superintendent of Schools and also responsible for International Education

Doug Lacey, Director of Learning and also responsible for Aboriginal Outreach, Early Learning, Literacy and Special Needs

The Boundary School District was created in 1996 with the merger of Grand Forks School District 12 and Kettle Valley School District 13. It serves the communities of Christina Lake, Grand Forks, Greenwood, Midway, Rock Creek, Bridesville, Westbridge, Beaverdell, Big White and the surrounding rural areas. SD 51 has eight elementary and two secondary schools, a K-12 school and two alternate education facilities.

Both Mr. Argue and Mr. Lacey said that there is a particular need and interest on the part of the Aboriginal community for some sort of cultural centre that would support Aboriginal youth and families.

They also felt it was important to ensure that the facility is equipped with high-speed connectivity to allow quick and easy access to the Internet so that it will attract youth and provide an opportunity to develop educational programming around technology, such as a "hacker space" to facilitate the development of high-tech skills.

They also saw opportunities to offer after school programs for art, sports and high tech, as well as providing outreach services for drug counseling and mental health support for youth.

SELKIRK COLLEGE
Angus Graeme, President and CEO

Selkirk College began in 1966 with 458 charter students based in Castlegar. Today, Selkirk College offers more than 60 nationally recognized programs to 2,200 full-time students and more than 9,000 community learners in nine campuses and learning centres throughout the West Kootenay and Boundary regions.

In Grand Forks, Selkirk College operates a learning centre offering Community Education and Workplace Training programs and Academic Upgrading courses (formerly Adult Basic Education). They do not currently offer diploma programs in Grand Forks, but there are opportunities to complete University Arts and sciences distance courses that can be used towards diploma and university programs. While centrally located, the Grand Forks campus is not able to accommodate groups larger than 50 people.

Mr. Graeme said that he saw Selkirk College as a potential user of the community centre facility. He said Selkirk would still maintain its existing facility downtown, but believed there was an opportunity to work in partnership with the School District to develop a "hacker space" at the community centre that would engage youth in technology.

ROXUL
Phil Sweeny, Plant Manager

Roxul (currently being rebranded as Rockwool) is the world's leading manufacturer of stone wool insulation, offering a full range of insulation products for the construction industry. Roxul employs approximately 200 people at its facility in Grand Forks, which has been in operation since November 1999. It's estimated that Roxul contributes about $3 million to the local economy each year (source: Kootenay Biz Magazine). The company's North American headquarters is based in Milton, Ontario.

Mr. Sweeny said he supports the idea but did not commit to any financial support at this time. However, he offered to arrange a meeting with Ms. Leslie McLaren, Roxul's North American Manager for Government Affairs and Corporate Communications. Ms. McLaren is responsible for stakeholder relations and would be the primary contact for further discussions.

UNION of SPIRITUAL COMMUNITIES OF CHRIST
J.J. Verigin, Executive Director

The Union of Spiritual Communities of Christ (USCC) is a registered Canadian charitable society dedicated to the sustainability and enrichment of the Doukhobor heritage and culture. Its administrative office is headquartered in the USCC Community Centre in Grand Forks.

As mentioned earlier, Community Futures Boundary worked with Mr. Verigin on developing a shared use concept proposal for the USCC Community Centre in Grand Forks. The proposed joint-use agreement was submitted to the USCC for consideration at its Annual General Meeting in February 2016 and again in 2018, but was rejected by its members. Mr. Verigin expressed his support for a community centre and gathering place for Grand Forks.

Analysis of comparable facilities

In addition to reviewing previous proposals and interviewing community leaders and key stakeholders, a broad cross section of existing facilities in comparable communities across the province was examined to get a better understanding of the range of indoor recreation and community centre facilities available and typical operating and governance models, and to learn from others' experiences in building or refurbishing a community centre facility.

An analysis of communities along the Highway 3 and Highway 97 corridors, up to and including portions of Highway 16 and as far east as Radium Hot Springs, was undertaken. We also included a couple of examples from Cowichan Lake and Black Creek on Vancouver Island that we believe are relevant to the Grand Forks situation.

The following provides a list of the facilities included in the inventory, organized by population size. The list includes stand-alone community halls, multi-purpose recreation complexes, and community centres.

Community	Pop.	Name of facility	Owner/operator
Dawson Creek	12,178	Dawson Creek Memorial Arena, Dawson Creek Kin Arena, and the Dawson Creek Curling Rink	City of Dawson Creek owns and operates both arenas. The curling rink is owned by the City and operated by the Curling Club
Quesnel	12,064	Arts and Recreation Centre	City of Quesnel and the Cariboo Regional District
Williams Lake	10,508	Cariboo Memorial Recreation Complex	Cariboo Regional District
Trail	9,313	Greater Trail Community Centre Trail Aquatic Centre and Memorial Centre, and the Trail Riverfront Centre	Regional District of Kootenay Boundary City of Trail
Castlegar	8,309	Castlegar and District Community Complex	Regional District of Central Kootenay
Kimberley	7,425	Kimberley Centennial Hall and the Kimberley Civic Centre	City of Kimberley

Community	Pop.	Name of facility	Owner/operator
Merritt	7,139	Nicola Valley Aquatic Centre & Memorial Arena Merritt Civic Centre	City of Merritt
Hope	6,181	Hope & District Recreation Centre	District of Hope
Lake Cowichan	5,734	Cowichan Lake Sports Arena Complex and four community halls: - Centennial Hall - Honeymoon Bay Community Hall - Mesachie Lake Community Hall - Youbou Community Hall	Owned and operated by the Cowichan Valley Regional District through Cowichan Lake Recreation
Fernie	5,249	Fernie Centennial Community Centre and Max Turyk Community Centre	City of Fernie
Creston	5,226	Creston and District Community Complex and Rotacrest New Horizon's Hall West Creston Community Hall	Regional District of Central Kootenay West Creston Community Hall Society
Peachland	5,200	Peachland Community Centre	District of Peachland
Armstrong	5,114	Armstrong-Spalumcheen Centennial Hall, Hassen Memorial Arena, and the Nor-Val Sports Arena	Armstrong-Spallumcheen Parks and Recreation, operated by Canlan Management
Osoyoos	5,085	Sonora Community Centre	Town of Osoyoos
Oliver	4,824	Oliver Arena, Pool and Community Centre	Regional District of Okanagan Similkameen and the Town of Oliver throuth the Oliver Parks and Recreation Society
Yahk	4,657	Yahk-Kingsgate Community Centre	Regional District of Central Kootenay through the Yahk-Kingsgate Recreation Society
Fort Nelson	3,902	Northern Rockies Regional Recreation Centre	Regional Municipality of Fort Nelson
Sparwood	3,784	Sparwood Recreation and Leisure Centre	District of Sparwood
Rossland	3,729	Rossland Miners Hall	City of Rossland
Golden	3,708	Golden Civic Centre	Owned by the Town of Golden and managed by Kicking Horse Culture
Fruitvale	3,491	Fruitvale Memorial Hall Beaver Valley Arena Beaver Valley Curling Rink	Village of Fruitvale Regional District of Kootenay Boundary Beaver Valley Curling Club
Invermere	3,391	Columbia Valley Centre	District of Invermere
Mackenzie	3,262	Mackenzie Recreation Centre and Community Hall and the Ernie Bodin Community Centre	District of Mackenzie
Houston	2,993	Houston Leisure Services and Recreation and Houston Community Hall	District of Houston
Princeton	2,828	Princeton Recreation and Cultural Services and the Riverside Community Centre and Theatre	Town of Princeton
Chetwynd	2,635	Chetwynd and District Recreation Complex	District of Chetwynd

Community	Pop.	Name of facility	Owner/operator
Elkford	2,523	Elkford Community Conference Centre and Elkford Recreation Centre	District of Elkford
West Boundary	2,155	Beaverdell Community Hall Bridesville Community Hall	Beaverdell Community Club Bridesville Senior Citizen's Branch 115
McBride	1,710	Robson Valley Community Centre	Village of McBride
Warfield	1,700	Warfield Community Hall	Village of Warfield
Dome Creek	1,665	Dome Creek Community Hall	Dome Creek Community Association
Keremeos	1,502	Cawston Hall Similkameen Recreation Centre	Cawston Community Hall Society Regional District of Okanagan-Similkameen
Christina Lake	1,337	Christina Lake Community Hall Christina Lake Living Arts Centre	Christina Lake Community Association Christina Lake Living Arts Society
Salmo	1,141	Ymir Community Hall	Salmo Community Resources Society
Windermere	1,092	Windermere Community Hall	Windermere Community Association
Montrose	996	Montrose Community Hall	Village of Montrose
Cache Creek	963	Cache Creek Community Hall	Village of Cache Creek
Radium Hot Springs	776	Radium Hot Springs Community Hall Edgewater Community Hall	Village of Radium Hot Springs Edgewater Recreation Society
Greenwood	665	Greenwood Community Hall	City of Greenwood
Midway	649	Midway Community Hall	Village of Midway
Elko	551	Elko Community Hall	Elko Parks and Recreation Association and the Regional District of East Kootenay
Baynes Lake	504	Baynes Lake Community Hall	Baynes Lake Community Society
Bear Lake	317	Bear Lake Community Hall	Bear Lake Community Commission
Grasmere	55	Grasmere Pioneer Hall	Regional District of East Kootenay

HIGHWAY 3 CORRIDOR

According to figures from the 2016 Census, the population of Grand Forks is 4,049. When combined with Area D Rural Grand Forks, the total population for the area is 7,236.

Grand Forks is the only mid-sized population centre within the Kootenay Boundary Regional District area that does not have suitable space for hosting large format meetings and public gatherings including banquets, conferences and social events. Most of the communities along the Highway 3 corridor spanning the regional district have some type of community hall or public meeting space.

The following provides a list of Highway 3 communities with meeting facilities, ranked by population. As can be seen, several of the communities listed are smaller than Grand Forks.

Community	Pop	Type of facility	Owner/Operator
Greater Trail	9,313	Multi-purpose recreation centre with gymnasium and meeting rooms Greater Trail Community Centre and Charles Bailey Theatre	City of Trail Regional District of Kootenay Boundary and the Arts Council
Grand Forks and Area D Rural Grand Forks	**7,236**	Recreation complex with aquatic centre, arena and curling rink	Regional District of Kootenay Boundary and the City of Grand Forks
Rossland	3,729	The Miners Hall	City of Rossland
West Boundary/Area E (Beaverdell, Bridesville, Rock Creek, Westbridge)	2,155	Beaverdell Community Hall Bridesville Community Hall Rock Creek Fall Fairgrounds	Beaverdell Community Club Bridesville Senior Citizens Branch 115 Rock Creek Fall Fair Society
Fruitvale	1,920	Fruitvale Memorial Centre	Village of Fruitvale and the RDKB
Warfield	1,680	Warfield Community Hall	Village of Warfield
Christina Lake and Area C	1,337	Christina Lake Community Hall Christina Lake Living Arts Centre	Christina Lake Community Association Christina Lake Living Arts Society
Montrose	996	Montrose Community Hall	Village of Montrose
Greenwood	665	McArthur Community Centre	Village of Greenwood
Midway	649	Midway Community Hall	Village of Midway

GREATER TRAIL
(population 9,313)

The Trail Memorial Centre and the **Trail Aquatic and Leisure Centre** are operated by the City of Trail Parks and Recreation Department. The arena includes a commercial kitchen and a fitness centre as well as a gymnasium, which is used for recreation programming and also rented out for large gatherings such as trade shows and conferences, and has the capacity to hold up to 1,100 people (500 on the floor/600 in the bleachers). There are also several medium-sized meeting rooms available.

Until recently, the Trail and District Public Library shared space with the Trail Memorial Centre, but it has since been relocated to the new Riverfront Centre, an $8.3 million, 15,000 sq. ft. building that houses the public library, museum and archives, and visitor information centre and serves as a hub for learning and culture. The new facility opened on April 2, 2018.



Greater Trail Community Centre and Charles Bailey Theatre

Located in the former Trail Junior Secondary School building, the **Greater Trail Community Centre** is a joint initiative of the Regional District of Kootenay Boundary, Selkirk College, and the Trail and District Arts Council. The shared-use facility, which includes a performing arts theatre, brings several community-based organizations together in one central location and is an example of the types of partnerships that can be brought together to create a vibrant multi-purpose community centre offering a variety of cultural, recreational and educational activities under one roof.





Selkirk College operates its Food Service Worker program for developmentally challenged adults and runs a cafeteria out of the Senior Citizens activity centre on the ground floor of the building, turning out affordable and nutritious meals during the school season (fall through spring).

The Trail and District Arts Council rents office space in the building, and is responsible for managing the 719-seat **Charles Bailey Theatre** as well as the Muriel Griffiths Recital room, which holds 80-100 people.

The Trail Art Club operates VISAC Gallery, a community art gallery, in what was once the Industrial Education area of the school. In addition to exhibits featuring local and regional artists, the Gallery host's workshops and classes in painting, drawing, and pottery, which are held through Selkirk College and the local School Board.

The Trail Senior Citizens Branch 47 leases space and operates a drop-in activity centre in the building, including a dining hall, kitchen, activity room, and office. To help cover costs, the Senior Citizens Branch brings in revenue by renting its kitchen to Selkirk College for the Food Service Worker program.

The Trail Gymnastics Club also rents gym space in the building, offering a range of recreational and training programs for children, youth and adults.

ROSSLAND (population 3,729)

The Miners' Hall is an important heritage building for Rossland and is owned and operated by the City of Rossland through its Recreation Department and in partnership with the Rossland Arts Council**.** In addition to the main hall, the building also houses a **pottery studio** and **preschool**.



In addition to being used for regularly scheduled recreation programming, the hall is rented out for weddings, banquets and special events. During June, July and August the Arts Council books the hall for performances of the Gold Fever Follies, celebrating its 30th Anniversary this year.



FRUITVALE (population 1,920)

Fruitvale Memorial Hall is owned and operated by the Village of Fruitvale and the Regional District of Kootenay Boundary. Built in 1954 by the Royal Canadian Legion, the facility houses a main hall with seating capacity of 300 and a smaller meeting room for 60.



The Fruitvale Memorial Centre also includes a **bowling alley**.



WARFIELD (population 1,680)

Warfield Community Hall is owned and operated by the Village of Warfield and includes a full kitchen. Capacity: 168 licensed/ 200 non-licensed.





CHRISTINA LAKE (population 1,337)

Christina Lake Community Hall is owned and operated by the Christina Lake Community Association. Main hall capacity: 220 seated with two smaller meeting rooms and a full kitchen.

Christina Lake is also home to the **Christina Lake Living Arts and Welcome Centre**. An initiative of the Christina Lake Arts & Artisans Society, it is another example of a multi-purpose community centre, combining the Visitor Information Centre, the local chamber of commerce, the Christina Lake Stewardship Society, a gift shop and gallery, and the popular Lisa's Lakeside Bistro. It has become a venue for activities like art and craft classes, fitness, yoga and music.

MONTROSE (population 996)

Montrose Community Hall is owned and operated by the Village of Montrose.



GREENWOOD (population 665)

The Greenwood MacArthur Community Centre is owned and operated by the City of Greenwood.





MIDWAY (population 649)

Midway Community Hall is owned and operated by the Village of Midway in partnership with the Midway Community Association, and is also home to the Little Theatre Company. It has a full kitchen and bar area. Main hall capacity: 200.



BEAVERDELL (population 151)

Beaverdell Community Hall has been owned and operated by the Beaverdell Community Club since the 1970s when they inherited it from the Lions. In addition to hosting community events, the community hall shares space with the Public Library.

BRIDESVILLE



Bridesville Community Hall is owned and operated by the Bridesville Community Club and the Bridesville Senior Citizens Society Branch 115.

The Grand Forks Community Centre Concept

The following concept design is based on feedback from consultations with selected community leaders and stakeholders in Grand Forks. These are their suggestions.

PURPOSE AND USE OF THE FACILITY

Through the consultation process, stakeholders made it clear that an essential ingredient of the community centre was to have a central meeting space that includes a fully equipped kitchen and has the capacity to handle large gatherings and banquets of up to 300 to 350 people. At the same time, they understood the potential of the community centre to become the true heart of the community, and expressed an interest in seeing the facility used for a combination of programming activities, community events, and rentals, keeping in mind that the more programs and activities that are offered, the larger and more complex the space requirements will be.

When asked what they thought the community centre could be used for, stakeholders identified the following types of programs and activities. We have grouped them into categories representing different focus areas.

Arts and culture

- As a hub for arts and culture, offering art classes and workshops for painting, drawing, and pottery as well as studio space for local artists;
- Classes or workshops for sewing, quilting, drum-making;
- First Nations story telling, drumming, healing circles, and traditional food preparation;
- Gift shop and gallery/exhibit space for the Boundary District Arts Council and visiting artists;
- Exhibit space and an interpretive centre for the Boundary Museum
- As a performance venue for musicians, local theatre groups, and dance troupes.

Community events, social gatherings, and public meetings

- Banquets such as the annual business awards dinner, company Christmas parties and employee recognition events;
- Conferences and meetings such as the Credit Union Peer Group meetings and other regional association meetings;
- Fundraising events and socials such as the Rotary Club's annual Lobsterfest and Scotch-tasting night;
- Birthday parties, family reunions, wedding receptions, anniversaries, and memorial services.
- As a venue for live music and entertainment from local musicians and performers, and for local theatre and dance troupe performances and competitions;
- An Indoor Farmer's Market during the rainy season;

- Arts and crafts shows, fashion shows, trade shows;
- As an Emergency Preparedness and Response Centre in the event of natural disasters such as fire, flood or earthquake;
- As a polling station during elections, and for public health immunizations and blood drives.

Education

- Partnering with Selkirk College on a range of programs, from bringing in guest speakers as part of the lecture series from the MIR centre in Castlegar to offering a culinary program or foodservice training using the facility's kitchen.
- Partnering with the School District to develop after-school programs for youth. For example, there is an opportunity for the School District to partner with Selkirk College and the MIDAS Centre in Trail or the new Innovation Centre in Nelson, to develop technology programs for students, such as a hacker space – a shared workspace for people interested in tinkering with technology.

Fitness and wellness

- Recreational programming and fitness activities for a range of age groups, including seniors and youth, including but not limited to yoga, martial arts training, dance classes (square dancing, ballroom dancing, line dancing, Zumba, etc.), badminton, and pickle ball.
- While some of these activities may be offered elsewhere in the community, it may be possible to entice instructors to deliver some or all of their programs at the community centre, depending on space.
- Many community halls and recreation centres also open up their space to seniors and others for circuit walking.
- Health and wellness workshops. There is an opportunity to engage the Boundary Area Healers Association to operate a Healing Centre as part of the community centre.

Day care facility

- There is an opportunity for Grand Forks to take advantage of funding being made available through the Urban Aboriginal Headstart, a pre-school readiness program. While Aboriginal-focused, the day care would be open to children from all backgrounds.

Opportunities to Offset Operating Costs

In an effort to reduce the burden on taxpayers and consolidate services, more and more municipal and regional governments are exploring the idea of developing multi-purpose facilities designed to accommodate several complementary activities and other uses such as lease spaces for food and beverage services, retail outlets, office space, and other related services such as health and wellness. Partnerships are also becoming more common and typically include some form of lease arrangement or joint operating agreement for the use of space and/or management of programs. These kinds of arrangements can help offset capital and operating costs while also expanding the types of programs and services offered to reach a wider, more diverse range of users.

These types of multi-purpose facilities are more likely to be found in larger population centers where there is greater commercial capacity from which to draw on without taking away from existing neighbourhood businesses. In our examination of community centres and recreational facilities in comparable communities across the province we found that the majority follow a more traditional approach to offsetting costs through a combination of facility rentals, user fees, and recreation programming. The general view was that these types of facilities are considered to be a community benefit with a 30 per cent cost recovery expectation.

Other communities and facilities have managed to build multi-use, multi-stakeholder facilities that have incorporated some level of retail and office space to create lively, well-rounded spaces in their communities. This practice is especially common in larger urban areas such as Vancouver where a number of projects have utilized the private-public sector partnership model successfully.

VANCOUVER LIBRARY SQUARE

One such example is Vancouver's Library Square, the largest capital project ever undertaken by the City of Vancouver. Opened in 1995, the building sits on an entire city block in downtown Vancouver. In order to pay for the project, the City partnered with the federal government to build a high-rise office tower as part of the project; the federal government has a long-term lease on the office tower portion of the complex.



There is also a 12,000 sq. ft. conference centre in the library portion of the building. Revenue from the rental of meeting spaces funds the Vancouver Public Library's programs and services. Eligible non-profit groups receive discounted rental rates.

In addition to government office space and the conference centre, the cost of the Library Square project was also offset by incorporating space for retail shops, restaurants, and underground public parking. Retail shops are located at street level and along the promenade, and include the Library Square Public House, Flying Wedge Pizza, a barber shop, Blenz Coffee, and Pacific Coffee Roasters as well as a gift shop, a dollar store, and a convenience store.

VANCOUVER CONVENTION CENTRE'S WEST BUILDING

Similarly, lease space for offices, foodservice establishments, retail shops and public parking was incorporated into the design of the Vancouver Convention Centre's West Building which opened in 2009 and where tenants such as Subway, Cactus Club, Trevor Linden's Club 21 fitness centre, and Mahoney's Bar and Grill help offset the cost of the public facility.

THE GRAND FORKS EXPERIENCE

In Grand Forks, as in other communities, there is potential to build a multi-purpose community centre that could also accommodate space for other uses. Understanding that many businesses in Grand Forks are fragile, there is an opportunity for Community Futures Boundary to work with existing businesses to help them grow and expand by opening a kiosk or satellite shop at the community centre, catering to the needs of user groups. There is also an opportunity for larger businesses to consider how they could support the community in this endeavor.

The following provides examples of how similar communities have been successful in incorporating some form of revenue generating component in their facilities.

- Partnering with a local sporting goods provider to sell sporting equipment and active wear for skating, hockey, curling, swimming, fitness and yoga, baseball, soccer, etc. In **Cranbrook** (population 20,047), an indoor climbing and fitness facility partnered with two local businesses – a popular downtown café and a local sporting goods store – to lease space and establish outlets at its new facility. The arrangement offsets some of the facility's operating costs, offers customers a wider array of activities, and helps promote the local business.

- Leasing space to a local coffee shop or café. In **Christina Lake** (population 1,377), the Christina Lake Living Arts Centre has leased space to **Lisa's Lakeside Bistro**, a popular eatery that draws people from around the region to the Centre. Lisa's Bistro focuses on locally grown produce and products from local producers, and offers live



entertainment weekly, ensuring that the facility is lively well into the evenings and on weekends.

- In Trail, **Selkirk College's Food Service Worker** program leases the Greater Trail Community Centre's kitchen facility and operates a cafeteria out of the facility during the school season, turning out affordable and nutritious meals.

- There is also an opportunity to create a social enterprise like the **COCO Café** on Vancouver Island. Established in 2011, Coco Café is a project of the Cedar Opportunities Cooperative and was started by a group of families in the Cedar area (population 7,058), all of who have a family member with developmental disabilities. The café has a certified commercial kitchen and offers a full breakfast and lunch menu, home-style baking, and catering. The café provides training and employment to some 35 people.

- There is an opportunity to rent out the kitchen to local catering businesses or other organizations, or establish an operating agreement with a consortium of local caterers to provide catering services. To bring in additional revenue and help offset operating costs, **Cowichan Lake Recreation Department** has established its own catering business to provide catering services for meetings, banquets and other events, in part because there are no local catering businesses in the community.



- Until recently, the **Trail and District Public Library** shared space in the Trail Memorial Centre along with the Trail Sports Hall of Memories. The library has since relocated to the **Riverfront Centre**, a new, $8.3 million, 15,000 sq. ft. multi-purpose facility that houses the library, Museum and Archives, and Visitor Information Centre and serves as a hub for learning and culture. The new facility opened on April 2, 2018.

- **Cowichan Lake Recreation** is responsible for several community halls located around the lake. They have all established lease arrangements with Canada Post to rent out their foyers for business and residential mailboxes.

- As described earlier, the **Greater Trail Community Centre** is a joint initiative of the Regional District of Kootenay Boundary, Selkirk College, and the Trail and District Arts Council. The shared-use facility, which includes a performing arts theatre, brings several community-based organizations together in one central location including Selkirk College, the Trail and District Arts Council, the Trail Art Club, the Trail Senior Citizens Branch 47, and the Trail Gymnastics Club.

- Owned and operated by the **District of Mackenzie** and housed in a converted hospital, the **Ernie Bodin Community Centre** is a shared used facility that provides space to several community-based organizations, including the Mackenzie and District Museum, Mackenzie Community Arts Centre, Mackenzie Potters Guild, Ladies Hospital Auxiliary Thrift Store, a Senior Citizens activity centre and kitchen, and CHMM 103.5, a not-for-profit radio station.

INFRASTRUCTURE AND SITE CONSIDERATIONS

Location

Consultations with selected community leaders and stakeholders verified that the most suitable location for the community centre was on the same site as, or adjacent to, the Aquatic Centre, Jack Goddard Memorial Arena and the Curling Rink. This is the same location that was recommended by the City of Grand Forks in the 2006 proposal following an extensive site evaluation process conducted by City Staff and a Community Centre Focus Group.

The location that community stakeholders identified as being the most suitable for a community centre is well-established as a hub for recreational activities, and includes the following facilities and amenities:

1. The Aquatic Centre and fitness facility, built in 1987
2. The Grand Forks Curling Rink, built in 1979
3. The Jack Goddard Memorial Arena, built in 1965
4. A community learning garden by the Boundary and Region Agricultural Society
5. A skateboard park
6. Dick Bartlett Park, four baseball diamonds for little league and slow pitch
7. James Donaldson Park, one diamond with lights and permanent grandstand. James Donaldson Park is used for the yearly Grand Forks International Baseball Tournament

The recreational complex is 2 km from the downtown core, just off the main highway running through town and a five-minute drive away. It is 25-minute walk from downtown – six minutes by bicycle – along paved, well-lit city streets, and can also be accessed by cyclists and pedestrians via the Columbia and Western Rail Trail. There is no public transit system in Grand Forks.

Grand Forks and District Recreation

The Aquatic Centre and the Arena are operated and maintained by Grand Forks and District Recreation. Funding for recreation services comes from the Regional District of Kootenay Boundary through the City of Grand Forks and Electoral Area D Rural Grand Forks. There is some revenue generated through facility and program user fees. There are separate budgets for each facility. The recreation department consists of 17 permanent staff and a 10-person Recreation Commission, comprised of volunteers representing the City of Grand Forks and Electoral Area D.

Infrastructure

The Aquatic Centre, Curling Rink, Arena, skateboard park and community garden are all located on a block of land between 19th Street and 21st Street, bounded by Highway 3 (Central Avenue) to the north and 72nd Avenue to the south. James Donaldson Park is across Central Avenue, opposite the Arena, and Dick Bartlett Park is on 72nd Avenue, directly behind the Aquatic Centre.

Jack Goddard Memorial Arena

Built in 1965, the Jack Goddard Memorial Arena is an indoor ice-skating facility for recreational skating, figure skating and ice hockey. Home to the Border Bruins KIJHL hockey team, Grand Forks Minor Hockey and the Grand Forks Figure Skating Club as well as men's and women's recreational hockey teams. The arena is open from late August until the end of March. Public skating, drop-in hockey, and parent and tot skating sessions are scheduled regularly as well as several special events throughout the season. The arena also has two meeting rooms that that are used for birthday parties and community groups.

Operation and maintenance of the Memorial Arena is funded by through a special tax service that was established in 1976 by the Regional District of Kootenay Boundary and shared by the City of Grand Forks and Electoral Area D Rural Grand Forks.

Grand Forks Aquatic Centre



Built in 1987, the Aquatic Centre operates year round. It has a 25-meter indoor leisure swimming pool with four swimming lanes, a large shallow water “lagoon” or leisure area, sauna, and swirl pool. It also has a well-equipped fitness room. In addition to recreational swimming, programs at the pool include a variety of exercise classes, swimming lessons for children and adults, advanced aquatic and competitive team training and special events.

Operation and maintenance of the Aquatic Centre is funded by through a special tax service that was established in 1996 by the Regional District of Kootenay Boundary and shared by the City of Grand Forks and Electoral Area D Rural Grand Forks.

Grand Forks Curling Rink

The first curling rink was built by the Grand Forks Curling Club in 1909. It was located downtown near the Royal Canadian Legion where it continued to operate until it was eventually closed in the mid 1970s. In 1977, the Grand Forks Curling Club built a new curling rink on a lot near what is now the Jack Goddard Memorial Arena. By the time it was opened in 1979, the cost of the new rink had more than doubled from its original estimate of $150,000 to $382,000. To keep the curling rink open, the City of Grand Forks agreed to take over ownership of the facility, working out a lease arrangement that allowed the Curling Club to continue to operate the rink.



In 1985, the Regional District of Kootenay Boundary created a special tax service to fund the maintenance of the Grand Forks Curling Rink. The service is shared by the City of Grand Forks, Electoral Area C Christina Lake, and Electoral Area D Rural Grand Forks.

The curling rink has four sheets of ice with lockers, equipment storage and a viewing lounge on the main level. There is a large meeting space and full kitchen upstairs that the Curling Club rents out for meetings, banquets, social events, and fundraisers. The hall has the capacity to seat 150 people and is already well utilized by the community for meetings and events.

Community Learning Garden

Located behind the Aquatic Centre, the learning garden is a project of the Grand Forks and Boundary Region Agricultural Society with funding from the City of Grand Forks, the Grand Forks Credit Union and the Regional District. The idea is to turn the unused strip of land into a community garden to educate the public about alternative agriculture.

Skateboard Park

There is also a skateboard park located at the corner of 72nd Avenue and 19th Street, adjacent to the Aquatic Centre and across the street from Dick Bartlett Park.

Dick Bartlett Park

Behind the Aquatic Centre and Curling Rink, on 72nd Avenue, between 19th and 21st Streets. A ballpark with four baseball diamonds for little league and slow pitch.

James Donaldson Park

Located on the corner of Central Avenue and 19th Street, across the street from the Arena. A baseball diamond with lights and a permanent grandstand, designed for fastball. It is home to the annual Grand Forks International Baseball Tournament, the largest invitational baseball tournament in Canada. More recently, it has also been the site for the CannaFest Music Festival.

The park is named after James Donaldson, a long-time Grand Forks resident who, in the 1930s, turned the field into a place where neighbourhood kids could play baseball. Donaldson deeded the park to the City of Grand Forks. Over the years, the City has improved the park by adding floodlights for night games and a new grandstand. James Donaldson Park has been voted one of the top 16 parks in Canada in the Canada's Favourite Ballpark contest by Baseball Canada.



Artist's concept of what the proposed Grand Forks Curling Rink retrofit and Community Centre facility could look like.

The Grand Forks Curling Rink Option

In the course of our community consultations, the Grand Forks Curling Rink emerged as a facility that might be readily adapted to meet the needs of the proposed community centre. Several factors led to this conclusion.

The timing is right

Grand Forks and District Recreation is responsible for maintaining the curling rink, which is operated by the Grand Forks Curling Club under a lease arrangement with the Regional District. Faced with three aging facilities, Grand Forks and District Recreation is planning to conduct an assessment of the physical condition of each facility over the next two years. The condition assessments would provide an analysis of the lifecycle of the facilities, identify problem areas, and make recommendations to address any issues. Condition assessments of the Aquatic Centre and Memorial Arena have been scheduled for the 2018/19 fiscal year while an assessment of the Curling Rink is scheduled to be conducted sometime the following year, in 2019/20.

The curling rink is a main venue for meetings

The banquet space in the Grand Forks Curling Rink is already one of the main "go to" venues for holding meetings, banquets, fundraisers and community events in Grand Forks, including the annual business awards dinner by Community Futures Boundary, Interfor's staff parties, and the Rotary Club's Lobsterfest. Revenue from renting out the banquet hall helps offset the Curling Club's operation of the rink, and members of the Club expressed some concern that a new facility might draw business away. At the same time, the curling

rink meeting space upstairs is limited with a maximum capacity of 150 people, and the configuration is not user friendly for large groups.

The curling rink is in need of upgrading

The Curling Rink is in need of upgrading and modernization, including some necessary updates to the kitchen. Depending on the results of the condition assessment, it is anticipated that additional work may be required to bring the facility up to current building code and regulatory standards. The Curling Club is a volunteer run, not-for-profit organization. Should the condition report reveal that significant upgrades are needed, the Curling Club would be forced to raise additional funding to cover the cost of the upgrades, thus placing an added burden on the organization.

Notwithstanding the above, the curling rink remains the preferred option. Instead of building a new, stand alone community centre, there is a potential opportunity to refurbish the curling rink and incorporate additional meeting space into the existing structure, thus extending the life of an existing facility and community asset, increasing its functionality, and creating a new and vibrant space for the community.

Depending again on the results of the building condition assessment, the original structure could be refurbished and updated to meet current building codes and health and safety requirements. The roof over the two-storey portion of the facility might be replaced, the kitchen modernized, and the existing space expanded and reconfigured.

In our review of other community facilities, we identified two projects that are the most relevant to the Grand Forks situation. These are not meant to serve as an exact blueprint or template but rather to provide an example of how other communities in similar situations have approached these types of projects.

Mackenzie Recreation Retrofit and Community Hall Project

The District of Mackenzie, population 3,262, is located in the north central interior of British Columbia, just off Highway 97 between Chetwynd and Prince George.

In 2016, the District of Mackenzie undertook a $7 million renovation project to retrofit its recreation centre and build a new community hall, on track to be completed by December 2018. Among other things, the renovation project is expected to result in significant cost savings of about $80,000 a year through improved energy efficiency.



Built in stages dating back to the 1960s, the roughly 80,000 sq. ft. recreation centre includes an arena, library, pool, multipurpose areas and a curling rink. The facility was in need of renovations

to address increasing operating costs and building code issues. As well, planning processes and community engagement revealed a critical gap in municipal services – the lack of a community hall with the capacity to host large format events and gatherings.

According to Kevin Clarkson, Mackenzie's Director of Recreation Services, the community hall portion is one of the most important aspects of the project. The roughly 10,000 sq. ft. space will be large enough to host large-format events with a capacity of up to 500 people yet the space will be able to be partitioned out for day-to-day activities with a broad range of functions. Space used for fitness activities will be able to be seamlessly transformed for use as boardroom-style meetings or opened up completely to host larger gatherings or concerts. The new addition is designed to exceed BC Building Code standards and targets innovation in green building technologies and design layout.

Cowichan Lake Sports Arena

Located on Vancouver Island, Cowichan Lake has a population of 5,734, including the town of Lake Cowichan and surrounding rural area.

In 2011, Cowichan Lake Recreation completed a $7.6 million renovation to the Cowichan Lake Sports Arena and Curling Rink that included a roof replacement, the creation of four new arena dressing rooms, a new second floor warm room area, new skate shop, new public washrooms that provide handicap accessibility, modifications to the reception area, upgrading of curling washrooms, conversion of an existing dressing room to one more suited to curling, a designated child care space, creation of administrative offices on the main floor, the creation of a children's play area, and expansion of the existing concession. In addition, new meeting space was created upstairs overlooking a view of the lake.



Cowichan Lake Sports Arena renovation and expansion. New multi-purpose room overlooking a view of the lake.

The project included several energy efficiency measures to improve the use of energy, resulting in a 60% reduction of energy compared to a building built to current design standards and codes. Like the Grand Forks Curling Rink, the Cowichan Lake Sports Arena had installed a heat recovery system in 2007 to collect waste heat from the condenser and use it to heat the hot water, dressing rooms and other parts of the building. Additional improvements were made to further improve energy efficiency by maximizing heat recapture, replacing and upgrading lights and lighting systems, and installing automated systems to monitor and adjust changes in temperature.

GRAND FORKS FACILITY SPACE AND AMENITIES

Based on feedback received during the consultation process, the following is a list of the suggested space requirements and amenities to consider when designing the proposed new Grand Forks community centre

- Large main hall with capacity for 250 to 350 people in banquet style seating;
- Moveable walls to divide the main hall into two or three smaller rooms when not being used for larger events;
- Smaller, multi-use program and/or meeting rooms;
- Stage for live performances, including professional lighting, sound and A/V systems;
- Certified commercial kitchen for catering and the potential to handle small-batch food processing;
- Gallery/exhibition space for artists;
- Display space for museum exhibits;
- Studio space for local and visiting artists, and to hold art classes and workshops;
- Accessible washrooms with showers;
- Storage for user groups;
- Handicapped accessible throughout;
- LEEDS certified for improved energy efficiency and sustainability.

LEGAL AND REGULATORY CONSIDERATIONS

The type and extent of legal and regulatory factors to be considered will depend on the outcome of the building condition assessment of the curling rink and the subsequent decision by the community on whether to proceed with a project to renovate and expand the curling rink, build a separate facility, or add to another facility on the same site, such as the Aquatic Centre.

OWNERSHIP, MANAGEMENT AND OPERATIONS

In reviewing the models of other facilities compiled for this study, several common themes emerged, as follows:

- Indoor recreational facilities and community centres are typically owned, operated and maintained by either the municipality, the regional district or a combination;
- Programming is typically provided by qualified and experienced staff;
- Those that are the most successful work closely with user groups and engage residents to ensure that programming meets the needs of their communities;

- Many communities have established community advisory groups in the form of community associations or recreation commissions to provide input into programming;
- Some communities have developed lease arrangements to give community stakeholders responsibility for programming and operation, similar to the arrangement that the Grand Forks Curling Club has with Grand Forks and District Recreation to operate the curling rink, and that the Greater Trail Community Centre has with the Arts Council to operate the Charles Bailey Theatre;
- In addition to multi-purpose recreational facilities and community centres, many regions have separate, stand alone community halls that are run by volunteer organizations and rely on grants to help with operation and maintenance. These types of community halls are generally located in smaller communities, are often owned by a community group or association, and have historical significance to the community;
- In some areas, regional districts have assumed responsibility for operating and maintaining community hall facilities through taxation. For example, Cowichan Lake Recreation owns and operates four community halls in its area – Centennial Hall, Honeymoon Bay Community Hall, Mesachie Lake Community Hall, and Youbou Community Hall – working closely with local, volunteer associations to ensure each facility is well utilized. Similarly in northeastern BC, the Regional District of Fraser Fort George operates six community halls, including Bear Lake, Dome Creek, Nukko Lake, Reid Lake, Sinclair Mills and Tete Jaune.

As mentioned, under the current arrangement, the Grand Forks Curling Rink is owned by the City of Grand Forks and maintained by Grand Forks and District Recreation with funding from the Regional District of Kootenay Boundary. The Grand Forks Curling Club has a lease arrangement with Grand Forks and District Recreation to manage and operate the facility. This arrangement seems to be working well for all parties and there doesn't seem to be any need to change it at this stage.

The Curling Club model could be adapted to accommodate the additional requirements of managing an expanded curling rink/community hall facility. Feedback from key stakeholders in Grand Forks revealed that the community organizations contacted want to be involved in determining the purpose and use of the new facility. As such, there continues to be a role for Community Futures Boundary in overseeing and coordinating the management and operation of the community hall facility in Grand Forks through a joint community user board and working closely with the Curling Club, Grand Forks and District Recreation, the Recreation Commission, and other community organizations.

FINANCIAL FEASIBILITY

The funding environment today is completely different from the mid-2000s when the idea of a community centre was first proposed. In 2006, the City of Grand Forks estimated that it would cost approximately $8 million to build a new, stand-alone facility, using a combination of City funds, grants and money raised through unspecified corporate donations, and that it would cost approximately $100,000 a year to operate.

At the time, project financing relied heavily on receiving a $2 million grant from the Municipal Rural Infrastructure program. According to the project proposal prepared by the City of Grand Forks, funding components included the following:

- $2 million grant from the Municipal Rural Infrastructure program
- $1 million from the City's Land Sales reserve
- Olympic Live Sites grant of $330,000 (already approved)
- Funds from the Slag Fund Reserve
- Property taxation/debt repayment on a 25 to 30 year mortgage
- Community Bonds, guaranteed by the Municipal Finance Authority
- Unspecified amount of corporate and individual donations

More definite cost projections can only be determined once the community has decided which direction it wants to go. Similarly, available funding sources and the funding environment itself changes regularly and will have to be identified as the project develops.

In the case of both Lake Cowichan and the District of Mackenzie, choosing to retrofit, expand and revitalize existing buildings rather than building new, stand-alone facilities cut down on capital costs and resulted in significant cost savings by improving energy efficiencies and ongoing operating costs.

District of Mackenzie funding model

The Mackenzie Recreation Retrofit and Community Hall Project, Phase 2, had an estimated construction cost of $7 million. The focus of Phase 2 was on the addition of a community hall/meeting space to the facility as well as improvements to the lobby, reception, and administration spaces of the Recreation Centre, lighting and envelope upgrades to the pool, and technical upgrades. In 2012, the District commissioned a building retrofit feasibility study for $35,000 and undertook a $2.5 million Phase 1 project that included renewing the arena and making significant energy efficiency upgrades and improvements. Phase 2 funding components included:

- $5 million grant from the UBCM Gas Tax Strategic Priorities Fund
- $1.5 million in dividends from the District of Mackenzie's Community Forest held in partnership with the McLeod Lake Indian Band.
- $250,000 from the Regional District of Fraser-Fort George
- $250,000 from Northern Development Initiative Trust

Cowichan Lake funding model

The total cost of the Cowichan Lake Sports Arena renovation in 2011 was estimated to be $7.6 million with $100,000 coming from Regional District reserves. In November 2008, voters approved borrowing $7.5 million with repayment over a 20-year period. The cost of borrowing was shared by the property owners in the Town of Lake Cowichan and Electoral Area F (Cowichan Lake South, Skutz Falls) and Area I (Youbou, Meade Creek).

In January 2010 the Cowichan Lake project received $1 million in federal economic stimulus funding from the Recreation Infrastructure Canada Fund, thus reducing the amount that taxpayers would have to borrow from $7.5 million to $6.5 million.

Conclusion

The primary objective of this report was to explore the feasibility of proceeding with the development of a community centre facility for Grand Forks. Based on the work that has already been done over the years, it is clear that the community is keen to see a community centre built in Grand Forks. Feedback from stakeholders consistently pointed to the need for a space where the community can gather to celebrate major events and milestones, honour its leaders, and engage in the kinds of social and recreational activities that will bring it together.

As has been clearly identified in previous reports dating back to the early 2000s and further verified through the recent stakeholder consultation process, there is a clear consensus around and strong support for locating the facility on the same site as or adjacent to the existing recreational facilities.

Having a community centre in Grand Forks is an idea that the community has been pursuing for decades. Other communities in British Columbia, both larger and smaller than Grand Forks, have developed similar facilities that are well utilized and appreciated by local residents. It's now time that the City of Grand Forks and the Regional District of Kootenay Boundary work together to make this a reality.

Additional work involving key stakeholders and the public at large will need to be done to define more clearly the scale and scope of the facility, the configuration, and the type of programs and activities it will encompass.

In order to ensure that this project moves forward in a timely manner and to take advantage of a renewed level of community interest, the following recommendations/next steps are proposed.

Recommendations and Next Steps

1. **Expedite the condition assessment report**
   As noted earlier, the Regional District has already identified the need to undertake a building condition assessment of the curling rink. It is recommended that the building assessment be expedited since the outcome of the assessment will determine whether or not it is practical to refurbish the curling rink facility and expand it to incorporate a multi-use space. Should that not be possible, consideration will then need to be given to alternative options, such as adding a multi-purpose meeting space to another facility in the recreational complex, or building a new, stand-alone community centre complex.

2. **Undertake an in-depth and detailed design and feasibility study**
   Once the building assessment has been completed, the next step is for the community to come together to develop a detailed design for the centre that will include defining basic facility requirements such as the size of meeting space and activity areas, and the size and space to incorporate a mix of retail, office space and other revenue-generating activities. The feasibility study will also identify specific strategies related to other revenue-generating possibilities such as the possibility of attracting an anchor tenant or tenants, having space available for community groups, businesses or other agencies on a user fee or lease arrangement.

3. **Develop a business plan**
   Once the design and feasibility study phase has been completed, a comprehensive business plan should be developed to guide the start-up and sustainability of the community centre facility. The Regional District Board and staff, the City of Grand Forks Mayor and Council and staff, and the Community Futures Boundary Board will need to be intricately involved in the development of the business plan.

4. **Make funds available to undertake the planning and design phase**
   It is recommended that the Regional District and City of Grand Forks commit to making some funds available to undertake the design and feasibility study, as well as the development of a comprehensive business plan. This would allow the community to leverage additional funds from other agencies.

5. **Identify potential sources of funding**
   Research will need to be undertaken to identify potential funding sources that will enable the City of Grand Forks and the Regional District of Kootenay Boundary to complete the construction of the proposed community centre.

APPENDIX I

STAKEHOLDER INTERVIEW/SURVEY FORM

NAME OF ORGANIZATION

Contact:
Date:

Brief description of the organization:

1. **Do you support the idea of a community centre for Grand Forks?**

2. **What type of community centre facility do you think is needed?**

3. **What do you think the community hall/centre should include?**
   - Community hall and kitchen?
   - Leisure and recreational activities?
   - Research and education?
   - Arts and culture?
   - Food and agriculture?

4. **Where do you feel is the most suitable location for the community hall/centre?**

5. **Who do you see owning and operating the facility?**

6. **Any suggestions for revenue generating activities to help make the facility sustainable?**

7. **What is the price point?**

APPENDIX II

Grand Forks Community Centre

WORKING BACKGROUNDER FOR DISCUSSION

November 24, 2017

INTRODUCTION

The idea of a community centre for Grand Forks has been discussed for a number of years. To get a better understanding of the various concepts that have been put forward in the past, we reviewed the existing documentation pertaining to the previous proposal developed by the City of Grand Forks in 2006/07. The following materials were consulted:

- City Council minutes, annual reports, strategic planning documents, and newsletters posted on the City of Grand Forks website and the RDKB online archives
- Press release from the Province of BC dated September 17, 2005 announcing funding for the construction of a community centre
- Floor plans for a proposed 800 person community centre for the City of Grand Forks from Britco Factory Built Buildings, dated November 15, 2005
- Meeting notes from the Community Centre Public Consultation, dated November 22, 2005
- Notes from the WFG group supporting the proposed location near Dick Bartlett Park
- Terms of Reference for the Community Centre Focus Group, dated January 9, 2006
- City of Grand Forks memo from City Manager Victor Kumar detailing the community centre location and proposal to commence design and architectural work, dated April 12, 2006
- City of Grand Forks, Preliminary Community Centre Site Analysis, undated but presumably sometime around or after the April 12, 2006 memo from Victor Kumar
- Preliminary cost estimate for the Community Centre project from James Bush and Associates Ltd. dated October 18, 2006 and based on architectural drawings and a project outline prepared by Fairbank Architects (NOTE: We could not find a copy of the Fairbank document that was referenced in the JAB cost estimate)
- Minutes from a public meeting held November 20th, 2006 at the Hutton School Gymnasium to present the final design plans for the proposed Community Centre
- Artist's drawing/concept from the November 20th, 2006 presentation
- Breakdown of the building operating costs prepared by the City of Grand Forks in 2006 and estimated to be $100,000
- City of Grand Forks public information report and summary of the Community Centre proposal dated January/February 2007

REVIEW OF KEY ISSUES

In reviewing the existing materials around the proposed Grand Forks Community Centre the following key issues emerged:

1. Size, scale and scope of the project

   By the time the City had completed a preliminary design for the proposed community centre in November 2006, the project had mushroomed from the original concept of a 5,500 sq. ft. meeting hall to an $8 million, 20,000 sq. ft. multi-purpose building capable of holding banquets for up to 500 people. In the material reviewed, there was no rationale that explained the increased size.

   Some public concerns were expressed over the change in concept from a community hall and public meeting place to a multi-purpose community centre, the increase in size from 5,500 sq. ft. to 20,000 sq. ft., and the increased cost from $1.5 million to $8 million, but there is no evidence that these concerns were ever addressed or how significant they were.

2. Fall Fair attachment to the community centre

   The most contentious issue – and the one that consumed the most time and discussion – was the location of the facility. In considering various options, the City stipulated that the site had to accommodate the Fall Fair, the community's largest (and most important) event. That meant that all potential sites were assessed according to their suitability for both a community hall and the Fall Fair.

   Apart from the City's stipulation that the location of the Community Centre be tied to the Fall Fair, there was very little evidence in the documents available regarding the public's support of that requirement one way or the other, even though it was one of the criteria used in assessing potential locations.

3. Location

   Following an assessment and evaluation of several potential locations, the list was narrowed down to five options that could be loosely grouped into three geographical areas – Downtown, City Park, and the West End near Dick Bartlett Park and the recreational facilities. The Downtown and City Park options were dismissed for a number of reasons, including the fact that they were considered unsuitable for the Fall Fair. The preferred location was near Dick Bartlett Park and the existing recreational facilities.

4. Ownership, management and operation

   This was clearly a City-driven initiative. It's clearly stated in the material reviewed that the proposed community centre would be managed and operated by the City in conjunction with the Regional District of Kootenay Boundary. There is, however, no evidence in any of the documents that this decision was supported through public consultation.

5. Funding and operational costs

   The funding environment today is completely different from the early 2000s when these studies were undertaken. In 2006, the City estimated that it would cost approximately $8 million to build the facility, using a combination of City funds, grants and money raised through unspecified corporate donations. The City estimated it would cost approximately $100,000 a year to operate, and that the operating costs would be carried by the City and the Regional District.

THE NEED FOR A COMMUNITY CENTRE

The need for a community centre and public meeting space for Grand Forks has been discussed for a number of years and is fairly well documented.

The current interest in building a community centre for Grand Forks stems from an idea that originated in 2002/03 when the City of Grand Forks purchased the historic Courthouse from the provincial government and began to explore potential uses for the building. Consensus eventually solidified around the idea of combining the museum, art gallery, Chamber of Commerce and Visitor Information Centre and turning the building into an arts and cultural centre that would draw more people downtown. The renovated building opened in 2008 and is now the Grand Forks and District Art and Heritage Centre, housing the Grand Forks Art Gallery and Visitor Centre.

The idea of a community hall emerged out of those early discussions, initially as part of the Courthouse building and then as a stand-alone concept. One of the key factors was the announcement in November 2004 of funding from the Olympic Live Sites program to enable communities outside the Lower Mainland to build facilities that would allow them to participate in the upcoming 2010 Winter Olympics.

The City applied for – and received – $330,000 in funding from the Olympic Live Sites program, the maximum amount available. According to a press release from the Province of BC dated September 17, 2005, the purpose of the funding was to construct **a new, 5,500 sq. ft. community centre with a main hall capable of holding up to 300 people, a boardroom, youth centre, washrooms, kitchen and storage room.**

The stated purpose of the centre was to host a number of events during the 2010 Olympics and serve as the main viewing venue in the city from which to watch live feeds of the Games.

COMMUNITY CONSULTATION

Following the announcement of the Olympic Live Sites funding, the City undertook a community consultation process to gather input into the uses and location of the community centre. Two public forums were held in 2005 and **City Council included the community centre as one of its major goals in its 2006-2008 strategic plan, earmarking $1.5 million for construction of the centre.**

In early 2006, the City established a Community Centre Focus Group and hired a facilitator to work with the group to further refine the concept. At the time, it was clear that there was general consensus around the need and support for a community centre.

The Community Centre Focus Group was tasked with reviewing potential locations and making recommendations to the City on the preferred options.

The Terms of Reference for the Focus Group specified that the site had to accommodate the annual Fall Fair, one of the community's largest (and most important) events. As such, it was suggested that the group consider locating the community centre on a site near Dick Bartlett Park and the existing arena and aquatic centre.

LOCATION AND SITE SELECTION

Following an extensive review and evaluation process, the Community Centre Focus Group narrowed down the list of potential locations to five options, which could be loosely grouped into three geographical areas – Downtown, City Park, and the West End about a mile from the downtown core.

(Note: During this period, several references were also made to an earlier plan in the mid-1990s that apparently designated a parcel of land across from the arena as the future site of a community centre. The property is now the James Donaldson Ballpark; however, some residents suggested that the ballpark could be moved and replaced by the community centre, an idea that the City dismissed as being too expensive and disruptive.)

The potential sites were evaluated in terms of their advantages and disadvantages. Among the factors considered in the evaluation process were:

- Availability of the land
- Suitability for a community centre
- Capacity for future growth and expansion
- Site functionality
- Servicing
- Neighbourhood impacts
- Distance from other services and facilities
- Suitability of any existing structures

The Downtown Option

The two downtown options identified were the old Courthouse, which has since been converted into the art gallery and Visitor Centre, and the Boundary Mall and adjacent commercial properties. While the Focus Group and City Staff noted a number of attractive features to locating the community centre downtown, **the Boundary Mall and downtown option was eventually dismissed for a number of reasons,** including:

- Complexity of dealing with the tenants of a busy retail mall and loss of a substantial tax base/revenue generator for the City;
- Physical constraints of renovating and reconfiguring the existing building, suitability for a community centre, and limited room for future expansion;
- No room for the Fall Fair.

City Park/Seniors' Centre Option

This option considered building a combination community centre/seniors' centre on City Park near the river as a way to consolidate services under one building. While this option was also felt to have some attractive features (central to downtown, scenic river views and natural landscaping), **the City Park location was also dismissed for a number of reasons,** including:

- The land was on a floodplain and there were concerns over flooding;
- Land use conflict with the existing campground and park users and the potential loss of a feature park;
- No room for the Fall Fair;

The West End Option – Based on recommendations from the Community Centre Focus Group and additional site analysis and evaluations conducted by City Staff, **the preferred location for the community centre was eventually narrowed down to one of three potential sites in the**

general vicinity of Dick Bartlett Park and the existing recreational facilities in the west end of town, as follows:

1. Vacant, 20-acre parcel of city-owned land west of Dick Bartlett Park, at 72nd Avenue and 22nd Street;
2. The land currently used as baseball fields in Dick Bartlett Park, located directly across 72nd Avenue behind the aquatic centre and curling rink;
3. Vacant strip of land in between the arena, curling rink, and aquatic centre with the exact siting to be determined later.

PREFERRED LOCATION

Following the results of a preliminary site analysis and recommendations, **the final decision was to build the community centre on land in between the curling rink, arena and aquatic centre** with access from 19th Street. The centre would be a stand-alone building connected to the curling rink, aquatic centre and arena by covered sidewalks or breezeways.

According to information from the City, the decision to locate the community centre on the same site as the arena, aquatic centre and pool was **based primarily on expediency, cost and operational efficiencies. However, this decision didn't address the needs of the Fall Fair and its incorporation into the community centre project.**

The City argued that building the community centre on available vacant land would remove it from the city tax base, resulting in a loss of revenue to the City and hence taxpayers. The reasons cited for this decision were as follows:

1. Loss of tax revenue. The City (and hence taxpayers) would not receive any tax revenue from land that has municipal or regional facilities;
2. Vacant, useable land is an asset and potential revenue generator for taxpayers when properly developed and sold;
3. Trend towards an aging population with fixed incomes. Concern that higher property taxes would become a burden;
4. Need to preserve available land to accommodate future housing demands;
5. Cost-effective and convenient consolidation of all recreational and community services in a central location;
6. The land is already developed and serviced.

The decision to locate the Community Centre near the recreational facilities seemed to receive general support from the public at the time, as well as from City Council.

FACILITY SPACE AND AMENITIES

By the time the City had completed a preliminary design for the centre in January 2007, the project had mushroomed from the 5,500 sq. ft. hall that had been proposed in 2005, to an $8 million, 20,000 sq. ft. multi-purpose building capable of holding banquets for up to 500 people. There was nothing in the material to indicate the rationale behind the increase in size.

Even the floor plans produced by Britco in November 2005 refer to a larger building than the initial concept, and changed even more by the time the final designs were presented in November 2006.

The following provides a brief description of the proposed building:

- 20,000 sq. ft. open space or hall dividable into four smaller meeting/activity rooms with moveable walls to accommodate different sizes. Each of the rooms would have separate access so as not to disturb activities in the other rooms.
- Stand-alone building not connected structurally to the arena, pool or curling rink except by covered breezeways.
- Built to LEED certification standards
- Commercial kitchen and a food preparation and serving facility for up to 720 people or "the entire community" if needed;
- Capacity in the central open area to hold up to 500 people in banquet-style seating;
- Fully equipped with up-to-date audio-visual and communications systems that can operate during emergencies and natural disasters;
- Up to 3,000 sq. ft. basement space, storage and small meeting rooms also being considered with the potential to rent storage space to various community groups and organizations;
- Handicapped accessible;
- Washroom facilities.

COMMUNITY CENTRE PURPOSE AND USES

While much time and attention was devoted to choosing the location of the community centre, **less attention was spent on defining the purpose and use of the community centre**.

Suggested uses of the space included a laundry list of activities, ranging from a community hall for town meetings and events to a trade and convention centre capable of attracting conferences from outside the region.

The following provides a summary of the suggested uses that were put forward during the initial consultation phase, ranked in no particular order:

- A community hall for public and town hall meetings, guest speakers, and other presentations
- A trade and convention centre for trade shows and conventions;
- The Fall Fair and other agricultural activities
- A teaching facility or centre
- A meeting space for clubs and organizations with access to storage space for their supplies and equipment
- Catered events and banquets such as wedding and funeral receptions; the Community Christmas Dinner and other celebrations; class and community reunions
- Indoor/outdoor musical events, performances and plays, community dances and other social events
- Art exhibits and displays, craft fairs, etc.
- Cooking classes

- Indoor recreational activities and fitness programs, excluding indoor sports.

The facility was not intended to serve as a gymnasium for indoor sports such as basketball and volleyball that were being held in school gymnasiums. In fact, it was intended to reduce the pressure on those facilities by providing an alternative space for other activities that may be using school gymnasiums.

FINANCIAL AND FUNDING CONSIDERATIONS

The total estimated cost of the project was $8 million. Project financing relied heavily on receiving a $2 million grant from the recently announced Municipal Rural Infrastructure program. Funding components included:

- $2 million grant from the Municipal Rural Infrastructure program
- $1 million from the City's Land Sales reserve
- Olympic Live Sites grant of $330,000 (already approved)
- Funds from the Slag Fund Reserve
- Property taxation/debt repayment on a 25 to 30 year mortgage
- Community Bonds, guaranteed by the Municipal Finance Authority
- Corporate and individual donations

In early 2007, the Regional District of Kootenay Boundary filed an application for funding on behalf of the City of Grand Forks for the maximum of $2 million available under the Municipal Rural Infrastructure program. In examining the material provided, as well as the archived City Council Minutes from 2007 to the present, we could not find any record of whether or not funding was ever approved.

OPERATIONAL MODEL

The proposed model was based on consolidating services with the Regional District in order to take advantage of existing staff to administer all facilities. It was estimated that it would cost approximately $100,000/year to operate. RDKB Electoral Area D had already agreed to contribute $15,000 a year towards the operation of the facility.

As for the facility's revenue-generating potential, there was some passing mention made of the opportunity to explore partnerships with commercial ventures as well as charging activity fees to local groups and organizations to use the facility, but no details were provided.

OTHER POTENTIAL LOCATIONS

Working with City Staff, **the Focus Group also considered several other potential properties, which were dismissed due to various reasons, chief among them was lack of parking downtown and the ability to accommodate the Fall Fair:**

- The Health Unit building downtown
- Vacant land at the end of Market Street (4Ks of Raven)
- Parking lot/Selkirk College
- Parcel 2

- Sand Creek
- Fireman's Park site
- Several parks – Lois Haggen Park, City Park, Gyro Park, Massey Park and Barbara Park
- Credit Union parking lot
- City Works yard
- Former Forestry Building

CITY OF GRAND FORKS
MEMORANDUM

DATE : April 12th 2006

TO : Mayor and Councillors

FROM : Victor Kumar, City Manager

SUBJECT: Community Location and Proposal to Commence Design and Architectural Work

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STAFF RECOMMENDATIONS

A. Site Selection Option:

Option 4: Locate Community Centre in the West End between/in the vicinity of Arena/Aquatic Centre/Curling Rink: exact siting to be determined later.

B. Options and Alternatives on Project Team

Option 2: Proposal Call after the selection of location is the selection of an architect to provide 3 conceptual designs with capacities of 300 & 500 with phase-in option and preliminary cost estimates prior to tender call.

BACKGROUND

Community Centre/Hall issue has been discussed for a number of years by Councils of the day. In 2005, Council of the day made an application for Olympic Sites Grant and received approval for $330,000. To this end, the Financial Plan of 2005-2009 did not contain a plan for a Community Centre. To this end an amendment to the Plan was done including Community Centre/Hall as an expected expenditure in the Financial Plan.

In September the issue of Community Centre became a top priority in the Community generating discussion arising from the Plan amendment. To this end, the City issued a Newsletter and subsequent updates. A Community meeting was scheduled on November 22nd, 2005. Out of the Community consultation arose an interest to form a Focus Group.

The City developed a general parameters/guidelines and hired a facilitator to manage the process with the Focus Group within the general parameters. Out of the Focus Group three separate Groups emerged including others who came forward with ideas and recommendations.

The Facilitator delivered a Summary Report of the Focus Group. Focus Group members were allowed to make public presentations on preferred locations of the Community

Centre. Each group presented strengths and weaknesses of each location and made recommendations.

It is the general consensus of every participant that a Community Centre is needed in the City. The differing points of view arise on the location, the economic development aspect and the capacity/size of the building.

Key Issues
The factions of the Focus Group and many from the Community wish Council to make the following decisions on these key issues:

- Location of the Community Centre/Hall and availability within short time frame and functionality.
- Size and Capacity of the building: Phase-In Approach
- Next Steps: Architecture, Design and Cost
- Proposal Call: tender and selection leading to award and construction.

In considering the location, one of the key criteria is the time frame within which to achieve the desired outcome- the community centre. Almost everyone is of the general consensus that a Community Centre/Hall is required in Grand Forks. The differences arise in the size and location.

The prime location of the Community Hall/Centre might be governed by the availability of serviced land and the best use of land in conjunction with other nearby services and uses. A number of sites were listed and each site was rigorously evaluated in terms of its advantages and disadvantages. In addition to the major sites listed in the summary attached, the following sites were given consideration as well and evaluated in terms of availability, suitability, future expansion, site functionality, servicing, neighbourhood impacts; distance from the other services and facilities, suitability of an existing structure and time frame to accomplish and complete the construction: Health Unit building and the adjacent properties; Vacant land at the end of Market Street (4K's of River); Lois Haggen Pak; Parking Lot _Selkirk College; Parcel Z; Sand Creek; Firemen's Park; City Park; Gyro Park; Massey Park; Barabara park; Credit Union Parking Lot; City Works Yard, Former Forestry Building.

The location might be further subjected to the following general principles: compatibility with existing services and facilities; accessibility: walking, driving, public transit and parking; affordability: impact on property taxation, operating cost, capital cost and long term funding (sustainability): usage and versatility: various uses, occupancy and adaptability and general public acceptability of the site.

The support for each site might be augmented by economic consideration and enhancement of existing services. Economic considerations might include partnerships in utilization of the Community Hall/Centre in a commercial venture, attracting commercial ventures to utilize Community Centre and constructing the Community Centre as a commercial venture. Generally public dollars are not utilized in support of commercial ventures and granting of public facilities for commercial use might also create

complications as direct and indirect assistance to commercial undertaking and the implications of property taxation. Partnerships might be feasible with commercial ventures and this requires adherence to the guidelines and legislative requirements for the City to enter into such partnerships. It also might require a counter-petition or referendum process after reaching an Agreement on such partnerships. Generally some vocal sectors of the general public tend to view such commercial partnerships with suspicions and this in itself would consume enormous amount of resources. Further there is no viable partner willing to entertain such a concept.

Very few commercial partnerships/ventures with local governments have flourished successfully due to different objectives of organizations. Local government exists t o provide services at a loss (support from tax dollars) or at no profit where private sector might not venture at all and private sector ventures are designed to make profit. Private sector partners with local government is based on a substantial guaranteed stream of income from local government otherwise there would not be a need to enter into partnerships.

The viability of the project is determined by the size and capacity. There is an optimum size and capacity that might be suitable to the general public and the City. The size might be constraint by the expected capital expenditure and affordability of the community. The affordability issue is complex, however, it must be addressed within the context of assessment, class of taxpayers and the definition of the Community. There are three major classes of taxpayers: residential, commercial and major industry. Whilst the major users are always residents the taxpayers under the existing structure are 60% commercial/industry classes and 40% residential. The key issue in the affordability category is whether major users are willing to pay the major share of the operating and capital costs. Capital cost might be amortized over long period to even out the impact and manage cash flows. The long-term amortization of capital cost provides flexibility in that the larger community of Area D approved referendum funds are available when the cost is amortized as operating rather than as a one lump sum capital contribution. Size would be governed by the capacity such as 300 to 500 seating capacity.

The capacity debate is further complicated by the concept of phase-in. Build small and expand. There is merit to the phase-in concept, however, in the long-term phase-in approach might not be appealing considering the costs rise and there are a number of large and expensive components in the building that must be installed in anticipation of phase-in: example kitchen equipment. In the final analysis, phase-in might not be considered value for the money to the taxpayers other than its general perception of appeal to the general public of initial lower prices.

There are no firm costs and estimates of the size, capacity and location. Initially, the site preparation costs and landscaping including road system improved to accommodate the flow of traffic would form part of the overall capital costs. Capital would further be impacted by the capacity and size of the building. These could be obtained after the site has been confirmed. This is very critical to the issue of affordability (property taxation) and impact on operating costs. There might be two approaches available to obtain these.

One is calling a "design-build" and the other is "build" based on a pre-approved design. A structure of this nature, it might be appropriate to consider a –pre-approved design proposal. It creates much more certainty for the general public and the City. Further the general public might be inclined to support the project when there is greater certainty in design and costs. To this end it is prudent to engage the services of an architect to provide costs and two or three artists rendering for selection and approval.

Once the artist rendering has been accepted, a general Proposal Call might be initiated and a general contractor chosen to commence the project. The City's role would be minimal as the general contractor would construct under the guidance of the architect/project manager on behalf of the City with City Staff acting in liaison capacity with the architect/project manager.

In large municipal projects there is a tendency to involve as many individuals and possibly a committee. Experience and past practices bear support that accountability is established when there is few individuals/committees involved. General concern arises when too many individuals/committee instruct project manager/contractor and there are cost overruns arising from change orders.

It is prudent to have an initial project team selected based on a set of selection criteria. Once the selection is made, accountability is transferred to the project team with appropriate reporting structure in place.

Based on the foregoing discussion, the following options are offered to Council for selection a suitable location and options available on selection of a project team to commence the process of constructing a Community Centre.

A. Site Selection Options and Alternatives

Option 1: Locate Community Centre/Hall in the downtown location: Boundary Mall and other purchased Properties.

The Boundary Mall and any other properties to be purchased for the location has been adequately explored by the Focus Group supporting the downtown option. There are a number of attractive features including size, capacity and financing. This is an existing very active retail mall serving the community and providing a substantial tax base/revenue to the City. Immediate availability might not be there and relocating tenants might not be suitable for a number of reasons such as comparative relocation of tenants, lease costs and future terms of leases to tenants. This is a very complex site to manage in the short term. This option commits to an existing building that limits to the existing functionality and generally would continue to be limited by its original purpose and its interior design.

The key advantage of this option is its revenue generation capability with an existing anchor tenant. The disadvantages are availability, the complexity of relocation of certain tenants including the time frame to achieve such a move and the purpose of downtown location as retail hub as opposed to non-revenue tax generating property such as a

community centre/hall. The initial capital outlay plus further gradual capital outlay might provide a discouragement to the taxpayers in Community Centre/Hall concept.

Option 2: Locate Community Centre/Hall in the downtown location: Vacant Properties Court House and the demolition of existing Museum/VIC Centre Properties.

This option contemplates changes to the existing block of properties resulting in either moving the Visitor's Information Centre and the Museum or incorporating the two into the Community Centre/Hall building. This is a very attractive option in consolidating a number of publicly funded services under one roof and location. Adjacent to the properties are existing services of library/art gallery, post office and services. With the increasing traffic volume utilizing Highway #3 and a major thoroughfare dividing properties, the location does not necessarily suit community hall/centre. Extensive site work and the dedicated parkland are limitations of the location including less compatiblity with the function/purpose of a Community Centre/Hall in relation to the existing library/art gallery and other retail and residential properties in the vicinity.

The key advantage of this option is the existing open green space that might provide an interesting layout of a Community Centre/Hall whereas the negative aspects relate to the increasing volume of traffic/congestion in the vicinity, rerouting of traffic flows from #3 in to city streets/Hwy #3 and the consolidation of properties and services in the short term. The initial capital outlay might discourage this project in this location and might tend to lend itself towards another location with a similar capital outlay and with greater flexibility.

Option 3: Locate Community Centre/Hall in the West End: Dick Bartlett Park-vacant land.

This option locates the Community Centre/Hall on the west end of Dick Bartlet Park. The location offers future expansion including future second ice rink. This location is compatible with the existing recreation facilities and playing fields. This location is superior in many respects when compared with all other locations. It is most flexible in terms of design and expansion, parking and traffic flow. The location would require extensive landscaping features and the redesign of traffic flow patterns to accommodate the playing field and Community Centre/Hall traffic. The location is closer to many of the accommodation providers. The location does lack other services that might be considered the only drawback, however, when considered in the context of purpose and use, this drawback is insignificant.

The key advantage is the flexibility of the site in locating the facility amongst other recreational facilities in the immediate vicinity. The main negative aspect might be complementary food and beverage services in close proximity, however, this might be insignificant considering the distance of the entire city from the location. The other major disadvantages are the extensive landscaping, sound barriers, traffic-flow and the highest and best use of property not necessarily reflects a community centre/hall.

Option 4: Locate Community Centre in the West End between/in the vicinity of Arena/Aquatic Centre/Curling Rink: exact citing to be determined later.
This option provides an attractive land use between the three major recreation facilities. There are a number of operating efficiencies that might be available including staffing, utilities and scheduling of programs. The location has some existing limitations of these major recreation facilities. The arena and aquatic centre both are ageing facilities and situating a facility of this nature limits growth and redesign of aquatic and arena facilities including limiting the Community Centre, however, with the extensive available land, the Community Centre can be sited to complement the existing facilities without limiting the expansion and growth of all the facilities. Community Centre of size and purpose require flexibility in design and capital outlay. This can easily be accomplished given the combination of skill and experience of architects and contractors.

The main advantage is the consolidation of all facilities in one compact location utilizing the heavy user traffic to make the Community Centre very attractive and fully functional in combination with the three existing facilities. The three existing facilities offer an extensive advantage in terms of utilization and recreation programs that the Community Centre might support and complement that no other location could match. This location provides the best value to the taxpayer. The pattern of vehicle traffic flow need not change and extensive landscaping is minimized. This location offers the least impact on the residential properties.

Option 5: Locate Community Centre/Hall in the City Park-Seniors Centre Location.
This option contemplates a combination of Community Hall/Centre with seniors' facilities in a passive park. The location is very attractive and might meet the criteria to consolidate service -oriented functions under one building. The existing park land is a passive park with focus on different use and community centre/hall in combination with another use might create conflicting nature of uses.

The key advantage of the location is its proximity to other services and open green spaces, however, the key negative aspects are flooding and conflicting land uses with different users.

B. Options and Alternatives on Project Team

Option 1: Proposal Call after the selection of location based on design–build on 300 & 500 capacities with phase-in.
This option contemplates that once a location is selected that Council approves a Proposal Call on design-build concept. General contractors would submit tenders based on their own design with the City specifying capacity, phase-in and upper limit on capital outlay. Other features that might be incorporated in the design-build are those outlined in the report from Focus Group.

The key advantage is expediency, however, the major drawback is uncertainty in the outcome based on expectations and the actual result.

Option 2: Proposal Call after the selection of location is the selection of an architect to provide 3 conceptual designs with capacities of 300 & 500 with phase-in option and preliminary cost estimates prior to tender call.
This option contemplates calling a pre-determined "proposal call" from three reputable architects and conducting interviews to select a firm that would provide the City up to three conceptual designs and preliminary cost estimate based on building capacities of 300 & 500 with option to expand. Once a particular design is selected and made public, tenders documents are prepared by the architect to call Proposals for construction based on approved design, capacity and affordability. Public process might occur when affordability might be an issue. This two-step process provides opportunity to consult, review and increase certainty and confidence in the project.

The key advantage is certainty in cost and design while the major negative aspect is time commitment, though this is offset by the quality of the project and the result expected.

Option 3: Consult with the public on design, capacities and phase-in after the selection of a location.
This option contemplates a public discussion on design, capacities and phase-in and further anticipates that a design selection might occur through a public process including the initial building capacity and the future phase-in. The key elements of this option include providing design concepts, cost and other major features of the project/building. This option is very involved at the public level. It is unlikely majority of the general public would get involved to this extent, however there are others who would appreciate this approach and relish the opportunity to get involved in details.

The key advantage is the public process concept whereas the negatives are the enormous resources required to undertake the dual process of selection and consultation and further changes. It is extremely time consuming.

Option 4: Appoint a committee to provide design concepts and use an architect to provide preliminary estimates including phase-in based on capacities of 300 & 500.
This option contemplates that once the site has been selected, a committee would be delegated to provide conceptual design in consultation with an approved architect. The key elements of this option include committee consultation and recommendations on design, cost, major features of the site and building and constant liaison with the architect. Due to regional contribution to the project, this might involve regional discussion. Recommendation through a committee structure might be time consuming and would include resolving conflict within various members.

The key advantage of this process is exclusivity of project within the committee structure designed to seek input and provide the liaison role to the contractor and the project manager. The key disadvantage is that the lines of accountability get blurred and ultimately the project takes a different characteristic without the consent of the project funding partners.

Revenue Generation and Budget Impact
The cost of the project has been loosely estimated at $1.0 million +. The initial discussion focused on Britco structure, however, there is no approved design and resolution on such a construction. The key elements of cost of the building, contents, site preparation, impact on adjacent roads and landscaping to minimize noise and security features must all be obtained from a professional based on input and discussion. This is the critical aspect on the next phase after the site selection.

Legislative Impacts, Precedents and Policies
The context within which the City must operate revolves around the Financial Plan and property taxation. The Project must be included in the Financial Plan with an estimated cost and there must be a financial plan on the revenues and expenditures of the project. Once the site is chosen, next step would involve financial plan in consultation with the architect. It is conceivable that some form of public process might be required on the financial aspect including a process in the regional district.

Strategic Plan.
Community Centre/Hall is in the Strategic Plan as one of the projects this Council would like to complete before the Council's Term expires in 2008.

WEST OF DICK BARTLETT PARK 72ND AND 22ND	
PROS	**CONS**
• 20 Acres • No taxes • Lots of parking • Room for expansion • Close to geographic centre of town • Close to other recreation sites Fall Fair can use • Beautiful views • Access is good from 4 or 5 ways • Access to the Gables • Close to sani dump • Easy to build on site • Can support a basement/geothermal /solar • Can support larger trade shows • Easy for conventions • Close to motels • Close to hospital • Not many residences affected • Can have outdoor patio • Good area for Emergency Operation Centre • Could be managed by current Recreation Commission • Should be kept as public/park space • Possible new traffic light at 22nd	• Not visible from highway • Neighbourhood may not support • Not easy access from Arena/Pool • Traffic access from highway/ to highway can be difficult /dangerous • Other development prospects could generate value to City on that property (same logic for other properties) • Consider effect of location on downtown core • Reluctant to replace green space / environmental problems with aquifer • Possible environmental review needed – prior airport

CITY PARK	
PROS	**CONS**
• Central to Downtown • Aesthetics • Has potential to use more of park • Few private dwellings • Land owned by City of Grand Forks • Close to resources • Area is familiar to people • Beautiful views / trees • On Trans Canada Trail • On a walking trail network • Close to new Art Gallery / College • Landscaping easy • Parking already exists • Close to playground • Farmer's market close • Views within / without • Close to future transit hub • Won't end Music in Park	• On the floodplain/no basement • Campground conflicts • Access problems with cars • Would have to take out play/camp areas • Site development costs • May lose Farmer's market • Would have to take out trees • Loss of park • No room for Fall Fair • Parking paved – runoff problems • Current senior's building • Not close enough to other recreation sites • Ends Music in the Park

BEHIND COURTHOUSE	
PROS	**CONS**
• Appropriate size • Will appeal to downtown business community • Central – close to services • Allows people to experience the City • Incorporate Courthouse into centre • Incorporates much of same reasoning as City Park • Will revitalize downtown	• Space is too small • Lack of parking could infringe on current business parking • Too close to highway • Not central to whole of town • Do downtown businesses really want it • Noise for apartment dwellers • Trees have to be cut • Will limit outdoor activities

DICK BARTLETT PARK AREA (PLAYING FIELD)	
PROS	**CONS**
• Visibility from main highway • Access from 19th • Safe for pedestrians closer to recreation area • Close to sani dump • Close to Trans Canada Trail • Less conflict with residential • All of the pros from the other Dick Bartlett site	• Noise and traffic • More conflict with residents across 19th • Exorbitant cost to replace ball diamonds • Disrespectful to Dick Bartlett and others who built the park • Loss of a year round park • Possible native burial ground • Too close to skateboard park • Possible covenant on property to limit as recreation site.

BETWEEN ARENA / POOL / CURLING RINK	
PROS	**CONS**
• Geothermal system could run Centre, Pool, Arena, Curling Rink • Immediate highway access • Links all recreation services and current services • Visible from highway • Parking available • Could be cheapest option • No added impact on residential • Would unify current recreation buildings & possible upgrade of current facilities • Multi generational functions • Plans already exist • Will work with possible pool expansion • Current recreation administration could run facility • Can use west of Dick Bartlett Park for parking	• Reduces current parking • Has possible environmental contamination been cleaned up • Buildings close to each other – possible fire concerns • Consider age of Arena and small ice surface and possible upgrading • Consider liability insurance • May be cheaper to build separate and elsewhere • Arena may to torn down in future

PASSMORE LANDS	
PROS	**CONS**
• Lots of room • Would fit with Milton proposal • Ample room for parking • Lends itself well to many possibilities	• Too far from town • No phase three power • Poor winter access • Hard to tie to other facilities • Limited fire protection

BETWEEN SKATEBOARD PARK AND POOL	
PROS	**CONS**
• 21,000 sq ft • Outdoor area for BBQ • Closer to Arena has appeal to youth • Big parking area	• Future land values • South faces skateboard park • Electrical transformer will obstruct

COMMERCIAL BUILDING DOWNTOWN	
PROS	**CONS**
• Revenue from leases will fund renovations • Other revenue generating possibilities - Commercial Kitchen • Revitalizes downtown core • Can be expanded • Adaptability to community needs • Realistic • Senior's access • Already wheelchair accessible • Space immediately available • Sound business plan • Flexible • Sustainable • Connects to existing cultural services • 26,000 sq ft @ 50 sq ft = $1.3 million • Can house Museum/Art Gallery • Can be used 7 days a week • Cultural hub of City of Grand Forks Re-roofed 2 years ago	• Proximity to Winnipeg Hotel • Need to reapply for $330,000grant • $1.6 million, too expensive • Public relations challenge - change may be disruptive • Needs upgrading for energy efficiency • Don't get immediate space • Inside poles a problem • Upgrades may be expensive • Tax revenue loss to City of $12,000 yearly • Fall Fair may not work on site • Current water/sewer services may not be adequate • Within 100 yr floodplain

electrical. Mechanical[plumbing, sprinklers, heating, air conditioning, ventilation systems and controls]
- Food service equipment, plates, trays, trolleys, cups, etc. and freezers/coolers
- Furniture and equipment including stage and communication equipment[sound system, cable, telephone, internet, etc]
- Additional Parking Development and covered walkways among existing buildings. Handicapped and disabled access and reconfiguration to existing buildings.
- Engineering and design fees
- Construction market –price contingency.

Individual cost breakdown is not publicly provided by each of these category to ensure that during tender call, the City is provided a competitive bid instead of tender based on the City's estimated budget.

The project financing involves the following components:
- Direct cash from City's Land Sales Reserve[using land sales reserves must be replenished by additional land sales and for this reason ensuring the City holds vacant lands to generate cash and hence the use of existing location].
- Funds from the Slag Fund Reserve
- Property Taxation: Debt Repayment over the useful life of the building: generally 25 to 30 year mortgage based on one single 25 or 30-year payment with annual or semi-annual interest payments. On this basis, the annual debt payments made earn interest in investment and if earnings are good last few payments are forgiven as sufficient amount has accumulated to repay the debt.
- Community Bond: Same as a debt, however, investment in the Community Bond is guaranteed by the Municipal Finance Authority [MFA] in the event the City is unable to make the payment, the MFA would undertake the repayment first through RDKB and failure by RDKB, would result in repayment by all regional districts in BC. Community Bond carries a slightly lower interest rate than the borrowings from other investors through MFA. The payments are made through property taxation.
- Donations: Corporate and individual. Donations to the City are income tax deductible.

Phase In and Future Expansion.
A building of this nature is not conducive to phase in development as key features of the building must be put in place during design and construction regardless of the location for these reasons:
- Washroom facilities and plumbing must be designed to incorporate the expected occupancy load and must be situated in central locations. This will be upfront cost.
- Kitchen facilities must also be designed and installed upfront recognizing the maximum load capacity.
- Heating, ventilation and energy systems also require upfront costs recognizing the maximum load capacity.

- Cloak rooms and its locations must also be done upfront. Space must be made today and not in the future.

There are some components that might be left unfinished, however, it will still cost higher in the future. Today's dollars are cheaper than the dollars to be spent in the future.

Replacement Properties for Pool and Arena:

The proposed building is designed for future growth in Grand Forks and the Region's population. At the present time the population including Electoral Areas C, D, E, Midway, Greenwood and Grand Forks is estimated at 12,000+. Grand Forks and Area D population is estimated at 8,000. At 2% annual growth, it would take 25 years to reach a population of 12,000. The replacement of pool and arena within the next 25 years is unlikely for these reasons:

- Demographics are changing and so are the interests of those in the demographic mix.
- The existing pool and arena can still handle the growth expected recognizing that there would be some who advocate additional ice facility.
- Replacement pool and arena in the next 25 years might not be desirable in the same location depending upon where the growth is occurring.
- The present locations of school properties should be taken into consideration when facilities such as pool and arena are to be replaced. The City and School District would work together to determine how surplus properties of school and the City would be utilized.[Please refer to comments about cost of land and its implications to taxpayers].

Project Commencement Date:

The project commencement is dependent upon these key timeframes:

- Grant commitment letter from the Federal and the Provincial Governments. This is expected either by the end of April 2007 or not later than July 2007 subject to Federal election. The grant commitment of the Federal government disappears if the Federal Government's budget is defeated in a minority government.
- Reaching an agreement with RDKB for a total regional participation.
- Finalizing Property Taxation recognizing what might be affordable in the Community and who are the participants [City, Electoral Area D or the City alone] in the Community Centre. At the present time Area D is committed to $15,000 annually.

Status of the Project: January 2007

Grant application has been filled for the maximum of $2 million available under the Rural Municipal Infrastructure Grant Program. The grant is filed by the Regional District of Kootenay Boundary for the regional district service area of Electoral Area D and the City of Grand Forks. Electoral Area D's initial participation is limited to $15,000 per year.

Role of the Public

While the City awaits decision on the grant, Council encourages public dialogue and seeks constructive input. The public is requested to familiarize with the project, understand the long term direction Council is proposing and recognize that this is a local community facility for local use. It is for the benefit of local citizens, businesses, financial institutions, non-profit organizations, clubs, churches and industries. Everyone that is a resident, it is for you.

APPENDIX V

Community centre for Grand Forks moves a step closer to reality

November 15, 2017

GRAND FORKS, BC -- Community Futures Boundary will be working with Roly Russell, Area D/Rural Grand Forks Director for the Regional District of Kootenay Boundary, and the City of Grand Forks to more thoroughly explore the development of a multi-purpose community centre for the Grand Forks area.

Funding from the provincial government's Rural Dividend program was approved in October for the consultation and concept development phase of the community centre project, which will involve working with key community stakeholders to refine the concept and develop a proposal for moving the community centre closer to reality.

Roly Russell, Area D/Rural Grand Forks Director for the RDKB, was also successful in accessing Rural Dividend funding to develop a vision and concept for the Hardy Mountain Doukhobor Village Site.

"The Hardy Mountain Doukhobor site dovetails nicely with the community centre project," said Roly. "By combining our efforts, we can work with the community on exploring several different options for public gathering spaces and other venues that allow us to hold meetings and events as well as to celebrate our community's cultural heritage."

The need for a community centre and public meeting space for Grand Forks has been well established. Previous surveys have found that the majority of residents support the need for a community centre. Earlier this year, Grand Forks City Council approved a motion giving Community Futures Boundary and Area D Director Roly Russell the go-ahead to explore the feasibility of proceeding with the development of a community centre facility.

Wendy McCulloch, General Manager for Community Futures Boundary, said that it makes sense to work on the two projects together. "The community has been working for years to find a suitable location for a number of events such as the Fall Fair," she said. "We've also been exploring opportunities to showcase the region's agricultural heritage."

Community Futures Boundary will work closely with Roly on a phased approach to the development of these projects.

The Village of Midway

July 17, 2018

Regional District Kootenay Boundary
202 – 843 Rossland Ave.,
Trail, BC V1R 4S8

Attn: Chair Roly Russell

Dear Chair Russell,

Request for Support – BC Rural Dividend Grant Application

In the past, the Chair of the RDKB has provided a letter of support to our application to BC Rural Dividend, we feel that having this support really strengthened the application.

The Village of Midway is now in the process of preparing another *BC Rural Dividend program* application for submission to *Ministry of Forest, Land and Natural Resource Operations* by the July 31, 2018 due date. This application is for construction phase of the Midway Community Centre project. The Village of Midway will utilize this funding for construction costs to expand and implement energy efficiency upgrades to the Midway Community Centre.

We respectfully request your support for our application, and because we know just how very busy you are, we have again taken the liberty of providing a support letter template for your consideration and support.

Thanking you kindly.

Yours truly,

VILLAGE OF MIDWAY

for Penny L. Feist
Chief Administrative Officer

Encl.

PO Box 160, Midway BC, V0H 1M0 I 250.449.2222 I midwaybc@shaw.ca I www.midwaybc.ca

BC Ministry of Forests, Lands, Natural Resource Operations, and Rural Development
BC Rural Dividend Program
Victoria, BC

To Whom This May Concern:

RE: The Village of Midway BC Rural Dividend Program Application

The Village of Midway has prioritized upgrading the Midway Community Centre and has requested the support of various stakeholders to ensure a strong application package and a successful project. The [ORGANIZATION] will support the Village in their application to BC Ministry of Forests, Lands, Natural Resource Operations, and Rural Development for the BC Rural Dividend program. The Village of Midway will utilize this funding for construction costs to expand and implement energy efficiency upgrades to the Midway Community Centre.

This project will benefit the entire community and will provide new life into an important recreational and economic hub of the village. The Midway Community Centre upgrades are long overdue. I believe this is a worthy initiative and I look forward to celebrating a successful project with the community.

Your consideration for this much needed funding is greatly appreciated.

Sincerely,