



Regional District of Central Kootenay
RURAL AFFAIRS COMMITTEE
Open Meeting Agenda

Date: Wednesday, December 13, 2023
Time: 9:00 am
Location: Hybrid Model - In-person and Remote

Directors will have the opportunity to participate in the meeting electronically. Proceedings are open to the public.

Pages

1. WEBEX REMOTE MEETING INFO

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Meeting Time:

9:00 a.m. PST

10:00 a.m. MST

Join by Video:

<https://nelsonho.webex.com/nelsonho/j.php?MTID=m06ebbbec86939494c21acd98d666d584>

Join by Phone:

+1-604-449-3026 Canada Toll (Vancouver)

Meeting Number (access code): 2774 238 3929

Meeting Password: zjHY7pVY6W2

In-Person Location: RDCK Head Office - Board Room, 202 Lakeside Drive, Nelson, B.C.

2. CALL TO ORDER

Chair Jackman called the meeting to order at ____ a.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF THE AGENDA

RECOMMENDATION:

The agenda for the December 13, 2023 Rural Affairs Committee meeting be adopted as circulated.

5. RECEIPT OF MINUTES

7 - 11

The November 15, 2023 Rural Affairs Committee meeting minutes, have been received.

6. DELEGATIONS

6.1 WILDSAFE BC

12 - 25

Kayla Wiens, BC Conservation Foundation Project Coordinator for WildSafe BC and Kathy Murray, WildSafe BC Project Coordinator will give a presentation to the Committee.

The WildSafe BC - British Columbia Conservation Foundation presentation has been received.

7. PLANNING & BUILDING

7.1 DEVELOPMENT VARIANCE PERMIT - JONK

26 - 43

File No.: V2305B - Jonk
3200 Phillips Road
(Henry & Cheryl Jonk)
Electoral Area B

The Committee Report dated November 28, 2023 from Zachari Giacomazzo, Planner, re: Development Variance Permit - Jonk, has been received.

RECOMMENDATION:

That it be recommended to the Board:

That the Board APPROVE the issuance of Development Variance Permit V2305B to Cheryl Jonk and Henry Jonk for the property located at 3200 Phillips Road, Electoral Area B and legally described as LOT 4, DISTRICT LOT 12716, KOOTENAY DISTRICT PLAN 12570 (PID: 011-933-097) to vary Sections 24.4 and 24.5 of *Rural Creston Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013* in order to permit:

- A Farm Residential Footprint of 4000 m² whereas the bylaw permits a Farm Residential Footprint of 2500 m² for a Single Family Dwelling with a Secondary Suite.
- A Farm Residential Footprint with a maximum depth of 398 metres from the front property line whereas the bylaw requires

that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.

And further, that the Board NOT APPROVE the request to vary 24.6 of *Rural Creston Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013* in order to permit a dwelling with a maximum Gross Floor Area (GFA) of 371 m² whereas the bylaw permits a maximum GFA of 300 m².

7.2 DEVELOPMENT VARIANCE PERMIT - YMIR COMMUNITY ASSOCIATION

44 - 59

File No.: V2308G

7210 1st Avenue

(Ymir Community Association - Travis Johnston)

Electoral Area G

The Committee Report dated [November 27, 2023 from Zachari Giacomazzo, Planner, re: Development Variance Permit - Ymir Community Association, has been received.

RECOMMENDATION:

That it be recommended to the Board:

That the Board APPROVE the issuance of Development Variance Permit V2308G to Travis Johnston for the property located at 7210 1st Avenue, Electoral Area G and legally described as LOT 3, BLOCK 18, DISTRICT LOT 1242, KOOTENAY DISTRICT PLAN 640 (PID: 007-570-520) and LOT 4, BLOCK 18, DISTRICT LOT 1242, KOOTENAY DISTRICT PLAN 640 (PID: 007-570-538) to vary Section 29.5 of *Electoral Area 'G' Land Use Bylaw No 2452, 2018* in order to permit a 0.2 metre setback from the northern interior lot line whereas the bylaw requires a 2.5 metre setback from an interior lot line.

7.3 LAND USE BYLAW AMENDMENT - FILIPPO

60 - 83

File No.: Z2308G - Filippo

4650 Highway 6

(Anne & Jerry Filippo)

Electoral Area G

The Committee Report dated November 28, 2023 from Zachari Giacomazzo, Planner, re: Land Use Bylaw Amendment - Filippo, has been received.

RECOMMENDATION:

That it be recommended to the Board:

That *Land Use Amendment Bylaw No. 2935, 2023* being a bylaw to amend the *Electoral Area 'G' Land Use Bylaw No. 2452, 2018* is hereby given FIRST and SECOND reading by content and referred to a PUBLIC HEARING.

RECOMMENDATION:

That it be recommended to the Board:

That in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, Electoral Area 'G' Director Hans Cunningham is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

7.4 SUBDIVISION IN THE AGRICULTURAL LAND RESERVE - EVIN

84 - 104

File No.: A2310Hs-09145.975-Evin-ALC00179

2849 Evin Road

(Raymond Evin)

Electoral Area H

The Committee Report dated November 22, 2023 from Stephanie Johnson, Planner, re: Subdivision in the Agricultural Land Reserve - Evin, has been received.

RECOMMENDATION:

That it be recommended to the Board:

That the Board NOT SUPPORT regarding application A2310Hs for the purposes of subdivision in the Agricultural Land Reserve proposed by Ray Evin for the property located at 2849 Evin Road, Electoral Area H and legally described as PARCEL 2 (SEE 278081), DISTRICT LOT 8055, KOOTENAY DISTRICT EXCEPT PART INCLUDED IN PLANS 7734 AND NEP63201 (PID: 013--525-760).

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

9.1 COMMUNITY WORKS FUND APPLICATION – J.B. FLETCHER RESTORATION SOCIETY “J.B. FLETCHER STORE BUILDING SEALING AND SOLAR”

105 - 117

File No.: 1850-20-CW-294

Electoral Area D

The Committee Report dated November 27, 2023 from Micah Nakonechny, Grants Coordinator, re: Community Works Fund Application - J.B. Fletcher Restoration Society “J.B. Fletcher Store Building Sealing and Solar”, has been received.

RECOMMENDATION:

That it be recommended to the Board:

THAT the Community Works Fund application submitted by the J.B. Fletcher Restoration Society for the project titled “J.B. Fletcher Store Building Sealing and Solar” in the amount of \$25,000 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area D.

9.2 COMMUNITY WORKS FUND APPLICATION – KASLO BASEBALL AND SOFTBALL ASSOCIATION “MURRAY PEARSON MEMORIAL FIELD

118 - 138

RENOVATIONS”

File No.: 1850-20-CW-297

Electoral Area D

The Committee Report dated November 27, 2023 from Micah Nakonechny, Grants Coordinator, re: Community Works Fund Application - Kaslo Baseball and Softball Association “Murray Pearson Memorial Field Renovations”, has been received.

RECOMMENDATION:

That it be recommended to the Board:

THAT the Community Works Fund application submitted by the Kaslo Baseball and Softball Association for the project titled “Murray Pearson Memorial Field Renovations” in the amount of \$20,000 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area D.

- 9.3 COMMUNITY WORKS FUND APPLICATION – REGIONAL DISTRICT OF CENTRAL KOOTENAY “NORTH SHORE HALL PAVING PROJECT”**
File No.: 1850-20-CW-295
Electoral Area F

139 - 150

The Committee Report dated November 28, 2023 from Micah Nakonechny, Grants Coordinator, re: Community Works Fund Application - Regional District of Central Kootenay “North Shore Hall Paving Project”, has been received.

RECOMMENDATION:

That it be recommended to the Board:

THAT the Community Works Fund application submitted by the Regional District of Central Kootenay for the project titled “North Shore Hall Paving Project” in the amount of \$100,000 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area F.

10. PUBLIC TIME

The Chair will call for questions from the public and members of the media at _____ a.m./p.m.

11. IN CAMERA

11.1 MEETING CLOSED TO THE PUBLIC

RECOMMENDATION:

In the opinion of the Board and, in accordance with Section 90 of the *Community Charter* the public interest so requires that persons other than DIRECTORS, ALTERNATE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting;

AND FURTHER, in accordance with Section 90 of the *Community Charter*, the meeting is to be closed on the basis(es) identified in the following Subsections:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (g) litigation or potential litigation affecting the municipality;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

11.2 RECESS OF OPEN MEETING

RECOMMENDATION:

The Open Meeting be recessed in order to conduct the Closed In Camera meeting.

12. ADJOURNMENT

RECOMMENDATION:

The meeting be adjourned at _____



Regional District of Central Kootenay

RURAL AFFAIRS COMMITTEE MEETING

Open Meeting Minutes

Wednesday, November 15, 2023

9:00 a.m.

Hybrid Model - In-person and Remote

RDCK Board Room, 202 Lakeside Dr., Nelson, BC

COMMITTEE MEMBERS

PRESENT

Chair G. Jackman	Electoral Area A - In-person
Director R. Tierney	Electoral Area B - In-person
Director K. Vandenberghe	Electoral Area C
Director A. Watson	Electoral Area D - In-person
Director C. Graham	Electoral Area E
Director T. Newell	Electoral Area F
Director H. Cunningham	Electoral Area G - In-person
Director W. Popoff	Electoral Area H
Director A. Davidoff	Electoral Area I
Director H. Hanegraaf	Electoral Area J - In-person
Director P. Peterson	Electoral Area K

COMMITTEE MEMBERS

ABSENT

Director T. Weatherhead	Electoral Area K
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STAFF PRESENT

S. Horn	Chief Administrative Office
S. Sudan	General Manager of Development and Community Sustainability Initiatives
N. Wight	Planning Manager
Z. Giacomazzo	Planner
C. Hopkyns	Corporate Administrative Coordinator – Meeting Coordinator

1. WEBEX REMOTE MEETING INFO

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Join by Video:

<https://nelsonho.webex.com/nelsonho/j.php?MTID=mef1f4eac7990f902998ba18261df6270>

Join by Phone:

+1-604-449-3026 Canada Toll (Vancouver)

Meeting Number (access code): 2770 744 5399

Meeting Password: HPywJMjJ285

In-Person Location: Boardroom - 202 Lakeside Drive, Nelson B.C.

2. CALL TO ORDER

Chair Jackman called the meeting to order at 9:00 a.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the Indigenous peoples within whose traditional lands we are meeting today.

4. ADOPTION OF THE AGENDA

Moved and seconded,
And resolved:

The agenda for the November 15, 2023 Rural Affairs Committee meeting be adopted as circulated.

Carried

5. RECEIPT OF MINUTES

The October 18, 2023 Rural Affairs Committee meeting minutes, have been received.

6.. DELEGATIONS

No delegations.

7. PLANNING & BUILDING

7.1 BUILDING BYLAW CONTRAVENTION - MALCOLM & BERNAR

File No.: 3135-20- H-707.21865.950 BP24353

3802 Little Slocan South Road

(Mark Malcolm & Raffaella Bernar)

Electoral Area H

The Committee Report dated March 24, 2023 re: Building Bylaw Contravention – Malcolm & Bernar, has been received.

Rural Affairs Committee

Referred July 19, 2023 to August 16, 2023

Referred August 16, 2023 to November 15, 2023

- No delegation was present.
- Sangita Sudan, General Manager of Development and Community Sustainability Initiatives, had no additional information. Staff are recommending no further action, a building permit application was submitted.
- Chair Jackman thanked staff and referred the recommendation to Committee for consideration.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board take no further action to file a Notice on Title relating to land at 3802 Little Slocan South Road, Electoral Area H and legally described as LOT 1, PLAN NEP1572, DISTRICT LOT 6897, KOOTENAY LAND DISTRICT PARCEL B, (SEE K10975).

Carried

7.2 DEVELOPMENT VARIANCE PERMIT - DANIELS

File No.: V2306F - Daniels

2898 Lower Six Mile Road

(Roland & Trudy Daniels)

Electoral Area F

The Committee Report dated October 25, 2023 from Zachari Giacomazzo, Planner, re: Development Variance Permit - Daniels, has been received.

Zachari Giacomazzo, Planner, provided an overview to the Committee regarding the Development Variance Permit.

Moved and seconded,

And resolved that it be recommended to the Board:

That the Board APPROVE the issuance of Development Variance Permit V2306F to Roland P. Daniels and Trudy J. Daniels for the property located at 2898 Lower Six Mile Road, Electoral Area F and legally described as LOT A DISTRICT LOTS 787 AND 788 KOOTENAY DISTRICT PLAN NEP70753 (PID: 025-329-243) to vary Section 605 (5) of RDCK

Zoning Bylaw No. 1675, 2004 in order to permit a 1.5 metre setback from the northern interior lot line whereas the bylaw requires a 2.5 metre setback from an interior lot line.

Carried

7.3 PLANNING SERVICE WORK PLAN REVIEW

Electoral Areas A, B, C, D, E, F, G, H, I, J, K

The Committee Report dated November 1, 2023 from Nelson Wight, Planning Manager, re: Planning Service Work Plan Review, has been received.

Nelson Wight, Planning Manager, provided additional comments to the Committee regarding holding a workshop to review the Planning Services Work Plan, noting the following:

1. That the Committee recognizes where the organization is currently at and enter into the discussion with a spirit of cooperation;
2. That the organization look to other regional districts doing this work, such as the Cowichan Valley Regional District example from the report; and
3. That the Committee draw on the expertise from the RDCK planning team in this discussion.

Nelson shared that staff are seeking guidance from the Committee.

Director Page joined the meeting at 9:26 a.m.

Moved and seconded,
And resolved:

Director Page have freedom of the floor.

Carried

The Committee had a discussion regarding the Planning Service work plan review, workshop structure, timelines and priorities.

Moved and seconded,
And resolved that it be recommended to the Board:

That the Board direct staff to organize a workshop for the Rural Directors and all necessary staff to review the Planning Services Work Plan in order to establish recommendations for the prioritized list of projects to be considered by the Board for endorsement at a future meeting.

Carried

8. ENVIRONMENTAL SERVICES

No items.

9. RURAL ADMINISTRATION

No items.

10. PUBLIC TIME

The Chair called for questions from the public and members of the media at 10:03 a.m.

No questions from the media or public.

11. ADJOURNMENT

Moved and seconded,

And resolved:

The meeting be adjourned at 10:03 am.

Carried

Digitally approved by

Chair Jackman, Chair



British Columbia Conservation Foundation

WildSafeBC RDCK Presentation

Kathy Murray, Provincial Support
Kayla Wiens, Project Coordinator



British Columbia Conservation Foundation

*WildSafeBC is the
provincial leader in
preventing conflict
with wildlife
through
collaboration,
education, and
community
solutions.*

Outline

- 🐾 Summary of Program Delivery
- 🐾 WildSafe Ranger Program
- 🐾 Wildlife Safety and Awareness Workshops
- 🐾 Door to Door Educational Campaigns
- 🐾 WildSafeBC Display at Community Events
- 🐾 Other Initiatives
- 🐾 Program Highlights in the RDCK
- 🐾 WildSafeBC Funding
- 🐾 Questions and Discussion



WildSafe Ranger Program

🐾 82 WildSafe Ranger Presentations (WRP) reached 2500 youth



Wildlife Awareness and Safety Workshops

🐾 600 people attended 25 Wildlife
Awareness and Safety
workshops



Door to Door Education

- 650 households received educational door hangers
- 300 personal contacts made during door-to-door visits
- 47 night before garbage collection audits conducted (300 carts stickered)

WildSafeBC display at community events

🐾 2800 contacts
made at the
WildSafeBC
display
booths at 27
community
events
throughout the
RDCK



Other WildSafeBC Initiatives

- 🐾 Electric Fencing Workshops
- 🐾 Fruit Tree Replacement Programs
- 🐾 Social Media, 3 posts per week on community Facebook pages
- 🐾 Updates provided to community news papers, radio stations and other media outlets



Electric Fencing Workshop Nakusp

WildSafeBC is hosting an electric fencing workshop with the Nakusp Public Library as part of our 2023 BC Goes Wild Events. Properly installed and maintained electric fencing is effective to deter bears from fruit trees, chicken coops, and livestock. Electric fencing can effectively allow fruits to ripen without being eaten by bears when properly installed and maintained.



Advanced registration is preferred. E-mail arrowslocanlakes@wildsafebc.com for registration and details.

Date: Tuesday, September 26th 7:00-8:30 PM

Location: Nakusp Public Library



The Bare Campsite Program

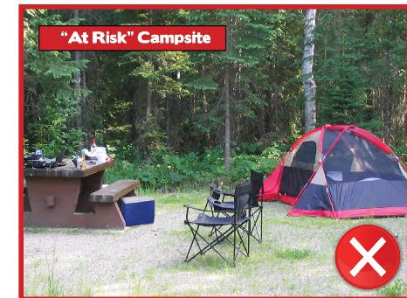
WildSafeBC Bare Campsite Program

Every year, thousands of animals get into conflict with people as a result of human behaviours and practices.



The WildSafeBC Bare Campsite Program provides clear guidelines and resources for campsite operators to maintain a safe campground for both people and wildlife.

To learn more,
please contact your local WildSafeBC
Community Coordinator or email
bc@wildsafebc.com



Keeping Wildlife Wild and Communities Safe www.wildsafebc.com

Bear Safety E Learning Course



**Bear Safety
When Recreating**

**NEW Free Online
Safety Course!**

Now available, a free elearning course that will help you
avoid conflicts with bears and stay safe.
Visit www.wildsafebc.thinkific.com



Keeping wildlife wild and communities safe



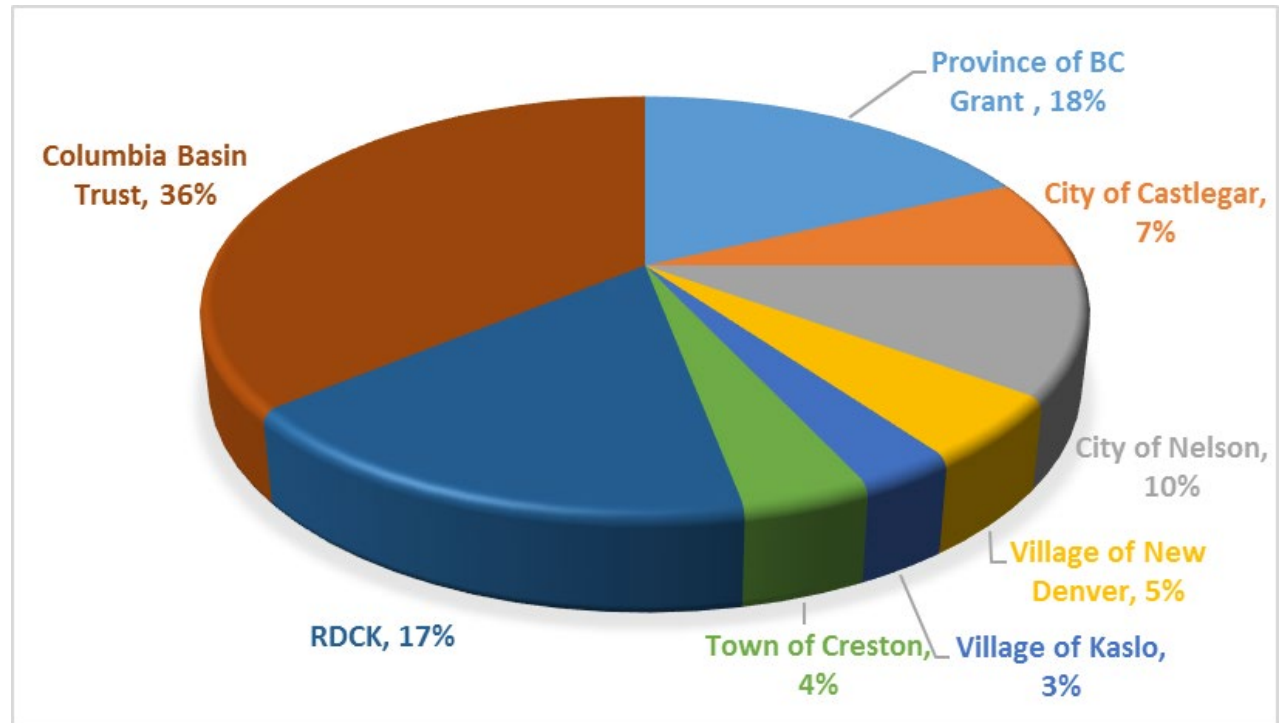
Program Highlights

- 🐾 A highlight of the season was participating in a multi-agency operation involving the Grizzly Bear family in the Nelson and RDCK area this fall. This included the trio's safe relocation, and subsequent return. Lisa Thompson
- 🐾 Collaboration with Creston Community Forest who helped host bear spray workshops and invited me to have a booth at a large field trip day for multiple schools for Forest Week. Nadia Pedigrew.

WildSafeBC Funding

🐾 Funding Sources

- Provincial Grant
- BC Conservation Foundation
- Community Funds: City of Castlegar, City of Nelson, Village of New Denver, Village of Kaslo, Town of Creston.
- Funding provides programming based on contribution amount.



Questions?

Thank you!



**BRITISH COLUMBIA
CONSERVATION FOUNDATION**



**BRITISH
COLUMBIA**
Ministry of
Environment and
Climate Change Strategy





Committee Report

Date of Report: November 28, 2023
Date & Type of Meeting: December 13, 2023, Rural Affairs Committee
Author: Zachari Giacomazzo, Planner
Subject: DEVELOPMENT VARIANCE PERMIT
File: V2305B - Jonk
Electoral Area/Municipality B

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is for the Rural Affairs Committee and Regional Board to consider a Development Variance Permit (DVP) in Electoral Area 'B'. If approved, the variance would authorize the following:

1. A Farm Residential Footprint of 4000 m² whereas the bylaw permits a Farm Residential Footprint of 2500 m² for a Single Family Dwelling with a Secondary Suite.
2. A Farm Residential Footprint with a maximum depth of 398 metres from the front property line whereas the bylaw requires that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.
3. A dwelling with a maximum Gross Floor Area (GFA) of 371 m² whereas the bylaw permits a maximum GFA of 300 m².

From the list above, Staff recommend that the Board approve variances #1 and #2, and not approve variance #3.

SECTION 2: BACKGROUND/ANALYSIS

GENERAL INFORMATION

Property Owner: Henry J. Jonk and Cheryl L. Jonk

Property Location: 3200 Phillips Road, Lister Electoral Area 'B'

Legal Description: LOT 4 DISTRICT LOT 12716 KOOTENAY DISTRICT PLAN 12570 (PID: 011-933-097)

Property Size: 4 hectares

Current Zoning: Agriculture 2 (AG2)

Current Official Community Plan Designation: Agriculture (AG)

SURROUNDING LAND USES

North: Country Residential (R2)

East: Country Residential (R2)

South: Agriculture 2 (AG2)

West: Agriculture 2 (AG2)

Background Information and Subject Property

The subject property is located in Electoral Area 'B' south of the Town of Creston. The property is partially within the ALR (ALR boundary shown in Figure 2). The lands to the north and east are zoned Country Residential and the lands to the south and west are zoned Agriculture 2. There is presently a large storage building on the subject property, and the property is accessed by a driveway that runs across an adjacent lot. A new access connecting the property directly to Phillips Road is to be constructed, and the proposed dwelling will be serviced by a drilled well and on-site wastewater (septic) system.



Figure 1: Overview Map

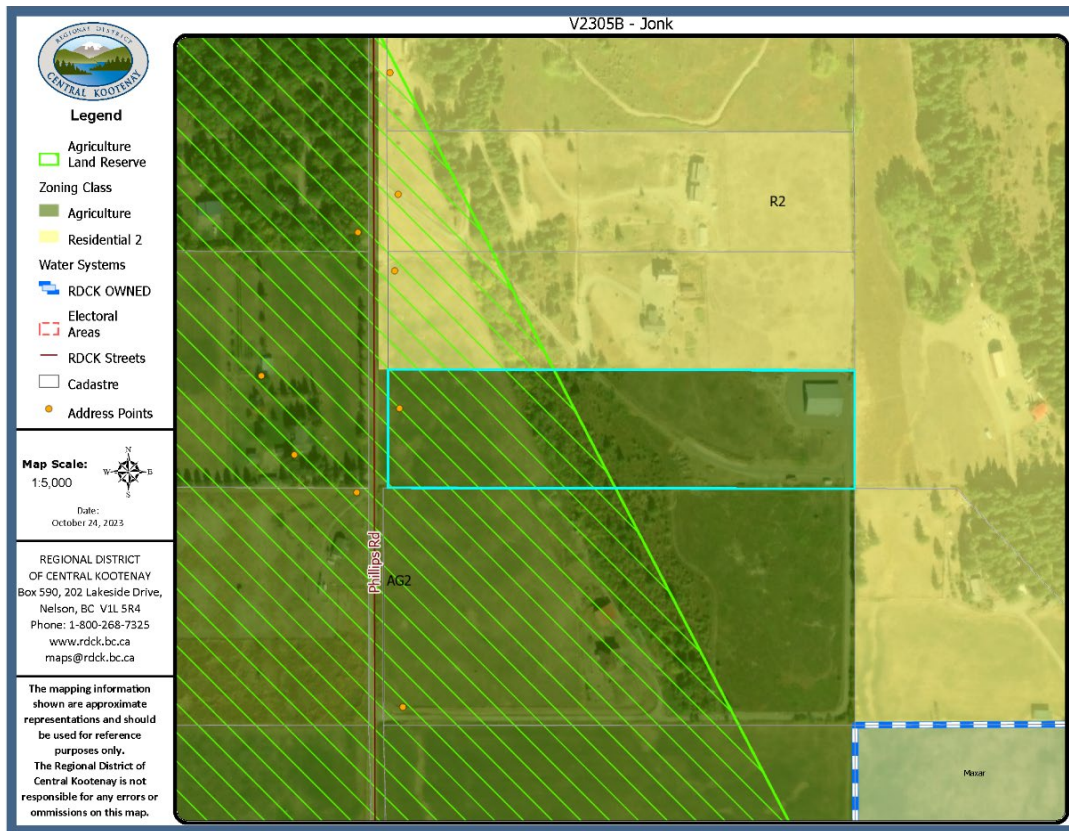


Figure 2: Zoning Map

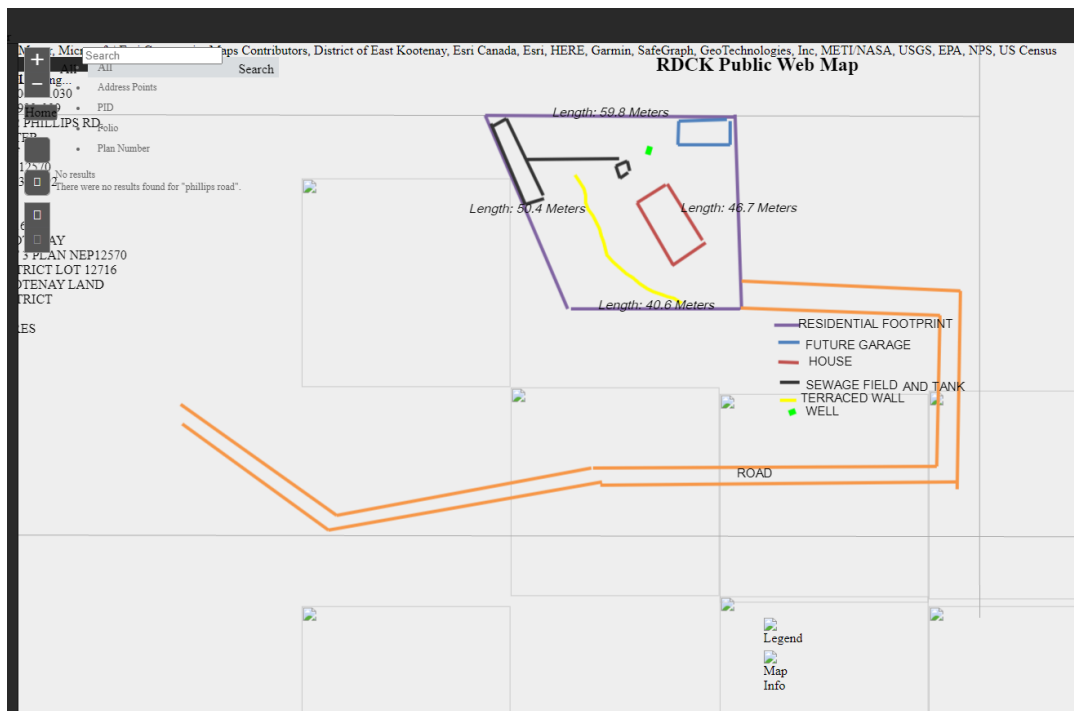


Figure 3: Site Plan showing the proposed Farm Residential Footprint

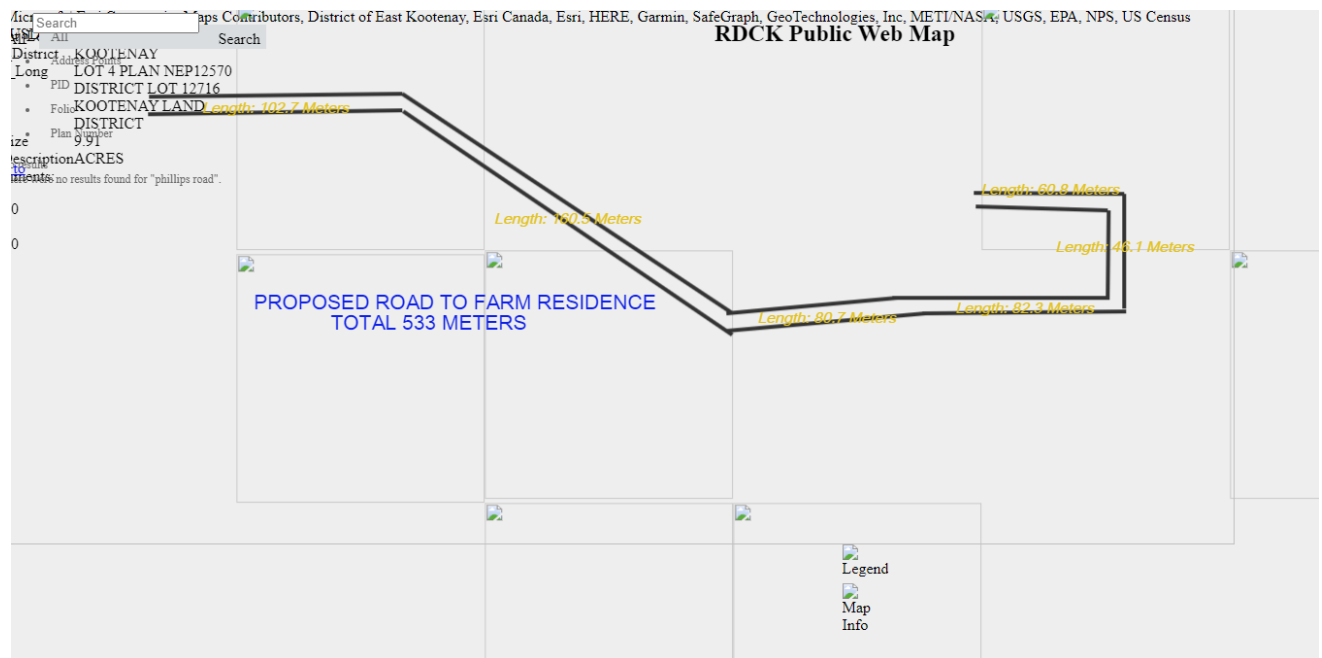


Figure 4 – Supplemental plan showing the total length of the driveway

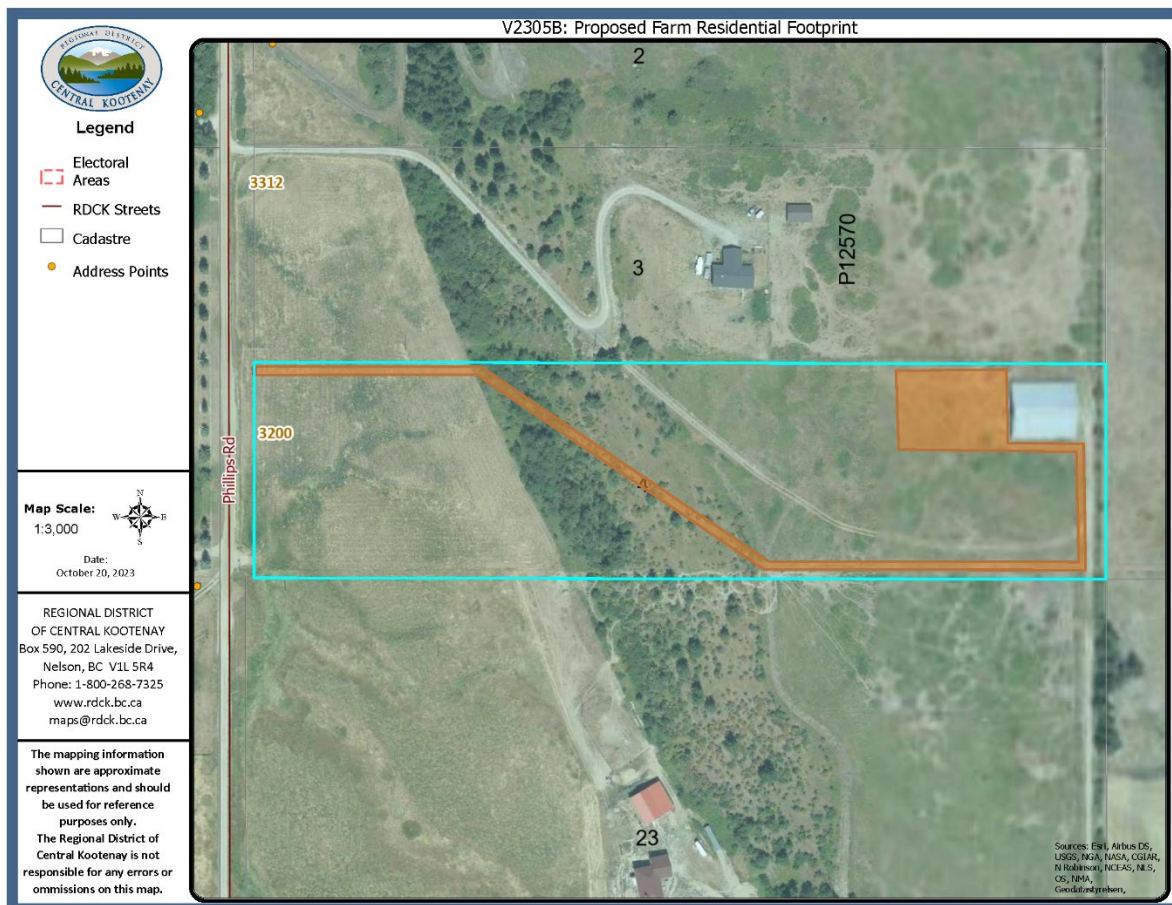


Figure 5 - Conceptual Farm Residential Footprint for illustrative purposes



Figure 6 - Agricultural Capability Mapping which shows the front of the property as Class 3 and the rear, where the house is proposed, as Class 5.

Planning Policy

Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013

Agriculture Objectives

1. To preserve and promote the use of agricultural land for current and future agricultural production, and to protect this land from uses which are inconsistent with agricultural use or are incompatible with existing agricultural uses in the area.
2. To encourage the agricultural sector's viability by pursuing supportive land use policies within and adjacent to farming areas and to ensure adequate water and land resources for agricultural purposes with recognition of the importance of local food production.
3. To support agricultural land use practices that do not adversely affect the surrounding environment not compromise the capability of the land for future food production.
4. To support agricultural land use practices within and adjacent to farming areas that seek to minimize conflicts between agriculture and other land uses.
5. To support a strategy for diversifying and enhancing farm income by creating opportunities for uses secondary to and related to agricultural use.
7. To recognize distinct agricultural areas reflecting unique historical development trends, soils and climate.
9. To work with the Town of Creston on a co-operative approach to agricultural lands within the urban / rural interface that will mitigate the loss of agricultural land to future growth.

Agriculture (AG) Policies

The Regional Board:

10. Directs that the principal use of land designated 'Agriculture' shall be for agricultural use.
14. May require that new development adjacent to agricultural areas provide sufficient buffering in the form of setbacks, fencing or landscaping.
16. Supports directing intensive agricultural operations to larger lots or increasing building setbacks and other possible mitigation measures to prevent potential conflicts with adjacent land uses.

17. Supports the use of minimum and maximum setback distances for residential development and the clustering of built structures on agricultural lands to reduce the impact to agricultural potential and operations.

Community Specific Policies

Lister, Rykert, Riverview and Huscroft

16. Recognizes that the community is primarily characterized by larger residential parcels and large lot agricultural parcels, the majority of which are located within the Agricultural Land Reserve and will allow for a mix of parcel sizes dependent on type of land use and agricultural activity.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: ☐ Yes ☒ No Financial Plan Amendment: ☐ Yes ☒ No
Debt Bylaw Required: ☐ Yes ☒ No Public/Gov't Approvals Required: ☐ Yes ☒ No

The application fee has been paid in full pursuant to the Planning Fees and Procedures Bylaw No. 2457, 2015.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Section 498 of the Local Government Act gives authority to vary provisions of a zoning bylaw provided that they do not affect use and density.

3.3 Environmental Considerations

None anticipated.

3.4 Social Considerations:

Staff notified surrounding property owners of the proposed variance in accordance with the Planning Procedures and Fees Bylaw No. 2457. No responses were received.

3.5 Economic Considerations:

None anticipated.

3.6 Communication Considerations:

The application was referred to internal departments, other government agencies and 6 surrounding property owners. No responses were received from property owners. The following responses were received from government agencies.

RDCK Building Services

The Building Department does not have any concerns with the proposed development at this time. The construction of the dwelling will be reviewed for compliance the BC Building Code through the requisite Building Permit application.

Ministry of Agriculture

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File V2305B that proposes to vary Sections 24.4, 24.5 and 24.6 of Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013. From an agricultural planning perspective, Ministry staff offer the following comments:

- Ministry staff note that the western ~1/3 of the Subject Property is located within the Agricultural Land Reserve (ALR) and has historically been used for agricultural production.
- Ministry staff recognize that the elevation of the Subject Property steadily increases east of the ALR boundary and that the residence is proposed to be constructed on the 'upper' non-ALR portion of the Subject Property. Ministry staff also recognize the importance of clustering buildings and note that the residence is proposed to be constructed adjacent to an existing agricultural building.
- Ministry staff also note that locating the proposed driveway directly adjacent to the northern property boundary minimizes the agricultural impact on the Subject Property given that it does not fragment the western ALR portion.
- To reduce the agricultural impact on the ALR portion of the Subject Property, Ministry staff understand and support the applicant's rationale for requesting a variance to both the maximum depth and size of the Farm Residential Footprint. Ministry staff note however, that no agricultural rationale has been supplied to justify an increase to the Maximum Gross Floor Area of the proposed residence.
- Ultimately, Ministry staff support the proposed location of the new residence and view this location as beneficial for any future agricultural use of the Subject Property.

Interior Health Authority – Specialist Environmental Health Officer

No comments provided.

Ministry of Transportation and Infrastructure – Development Officer

The Ministry has no concerns with the proposed Development Variance Permit. The applicant is however required to apply for an agricultural access for construction of the driveway.

Application can be made at the following link: <https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits>. Should the owners have any questions regarding the permit, they can reach out to BCMOT.WKD@gov.bc.ca.

BC Hydro

BC Hydro does not provide services here. FORTIS BC provides services.

Fortis BC

No comments provided.

Electoral Area 'B' APHC

From the DRAFT minutes of the November 28, 2023 meeting:

That the Area B Advisory Planning Commission **SUPPORT** the Development Variance Permit Application to Cheryl and Henry Jonk for the property located 3200 Phillips Road, Lister and legally described as LOT 4 DISTRICT LOT 12716 KOOTENAY DISTRICT PLAN 12570.

3 of 8 members indicated that they have concerns with the variance for the size of the dwelling. All members supported the variances for the size of the farm residential footprint and the distance of the farm residential footprint from the front lot line.

3.7 Staffing/Departmental Workplace Considerations:

Should the Board approve the requested variances, staff would issue the Permit and register a Notice of Permit on the property's Title. A Building Permit would then be required prior to constructing the dwelling.

3.8 Board Strategic Plan/Priorities Considerations:

Not applicable.

SECTION 4: OPTIONS

Planning Discussion

Based on the RDCK's Agriculture Policy Review project multiple text amendments to the Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 were adopted on October 13, 2022 by Bylaw No. 2835. Among other text amendments, the following clauses were added to the Development Regulations in the AG2 zone:

Section 24.4: The maximum Farm Residential Footprint shall be a maximum of 2000 square meters where one dwelling unit is permitted plus 500 square meters per additional permitted dwelling unit

Section 24.5: The maximum depth of the Farm Residential Footprint shall not exceed 60.0 metres measured from the Front Lot Line or Exterior Side Lot Line.

Section 24.6: The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.

This application is seeking variances to the three aforementioned regulations in order to:

1. Permit a Farm Residential Footprint of 4000 m² whereas the bylaw permits a Farm Residential Footprint of 2500 m² for a Single Family Dwelling with a Secondary Suite.
2. Allow a Farm Residential Footprint with a maximum depth of 398 metres from the front property line whereas the bylaw requires that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.
3. Permit a dwelling with a maximum Gross Floor Area (GFA) of 371 m² whereas the bylaw permits a maximum GFA of 300 m².

A strong rationale for variances #1 and #2 has been provided based on the existing agricultural uses on the lot, topographic constraints and surrounding land uses. Planning staff support the issuance of a DVP to approve variances #1 and #2 for the following reasons that relate to the preservation of existing Agricultural Land:

- The front of the property, where the zoning bylaw requires the house to be constructed, is currently being used for agriculture.
- The front 40% of the property is within the Agriculture Land Reserve.
- This area has a higher Agricultural Capability rating (Capability Classes 2 and 3) compared to the rear portion of the lot which has a lower Agricultural Capability rating (Capability Classes 5-6). See Figure 6 for an excerpt from the Provincial Agricultural Capability Mapping.

Staff recommend that the Board not support variance #3 (to permit a dwelling with a GFA of 371 m² whereas the bylaw permits a maximum GFA of 300 m²). The rationale in limiting the size of new dwellings with this zoning regulation is to discourage investment in non-farm assets, such as excessively large homes. Overinvestment in these non-farm assets on agriculturally zoned lands substantially increases the cost per acre, which can limit the

amount of affordable farmland. 300 m² was determined to be a limitation to strike a reasonable balance, as it would still allow property owners to build four bedroom homes with a secondary suite.

In situations where the 300 m² doesn't meet the owner's needs, their options include finding a different property that would allow a larger home¹. Alternatively, they may seek relief to that regulation through a development variance permit, as this owner has chosen. Staff support for such an application requires a reasonable demonstration of how that increased home size is beneficial to the agricultural use of the land. For this application, there was no rationale provided, which is why Staff are not supporting that aspect of the application.

Option 1

That the Board APPROVE the issuance of Development Variance Permit V2305B to Cheryl Jonk and Henry Jonk for the property located at 3200 Phillips Road and legally described as LOT 4 DISTRICT LOT 12716 KOOTENAY DISTRICT PLAN 12570 (PID: 011-933-097) to vary Sections 24.4 and 24.5 of Rural Creston Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 in order to permit:

- A Farm Residential Footprint of 4000 m² whereas the bylaw permits a Farm Residential Footprint of 2500 m² for a Single Family Dwelling with a Secondary Suite.
- A Farm Residential Footprint with a maximum depth of 398 metres from the front property line whereas the bylaw requires that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.

And further, that the Board NOT APPROVE the request to vary 24.6 of Rural Creston Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 in order to permit a dwelling with a maximum Gross Floor Area (GFA) of 371 m² whereas the bylaw permits a maximum GFA of 300 m².

Option 2

That the Board APPROVE the issuance of Development Variance Permit V2305B to Cheryl Jonk and Henry Jonk for the property located at 3200 Phillips Road and legally described as LOT 4 DISTRICT LOT 12716 KOOTENAY DISTRICT PLAN 12570 (PID: 011-933-097) to vary Sections 24.4, 24.5 and 24.6 of Rural Creston Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 in order to permit:

- A Farm Residential Footprint of 4000 m² whereas the bylaw permits a Farm Residential Footprint of 2500 m² for a Single Family Dwelling with a Secondary Suite.
- A Farm Residential Footprint with a maximum depth of 398 metres from the front property line whereas the bylaw requires that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.
- A dwelling with a maximum Gross Floor Area (GFA) of 371 m² whereas the bylaw permits a maximum GFA of 300 m².

Option 3

That the Board NOT APPROVE the issuance of Development Variance Permit V2305B to Cheryl Jonk and Henry Jonk for the property located at 3200 Phillips Road and legally described as LOT 4 DISTRICT LOT 12716 KOOTENAY DISTRICT PLAN 12570 (PID: 011-933-097) to vary Sections 24.4, 24.5 and 24.6 of Rural Creston Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 in order to permit:

¹ There is no "maximum GFA" for single-family dwellings in residential zones within the zoning bylaw for this electoral area.

- A Farm Residential Footprint of 4000 m² whereas the bylaw permits a Farm Residential Footprint of 2500 m² for a Single Family Dwelling with a Secondary Suite.
- A Farm Residential Footprint with a maximum depth of 398 metres from the front property line whereas the bylaw requires that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.
- A dwelling with a maximum Gross Floor Area (GFA) of 371 m² whereas the bylaw permits a maximum GFA of 300 m².

SECTION 5: RECOMMENDATIONS

That the Board APPROVE the issuance of Development Variance Permit V2305B to Cheryl Jonk and Henry Jonk for the property located at 3200 Phillips Road and legally described as LOT 4 DISTRICT LOT 12716 KOOTENAY DISTRICT PLAN 12570 (PID: 011-933-097) to vary Sections 24.4 and 24.5 of Rural Creston Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 in order to permit:

- A Farm Residential Footprint of 4000 m² whereas the bylaw permits a Farm Residential Footprint of 2500 m² for a Single Family Dwelling with a Secondary Suite.
- A Farm Residential Footprint with a maximum depth of 398 metres from the front property line whereas the bylaw requires that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.

And further, that the Board NOT APPROVE the request to vary 24.6 of Rural Creston Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013 in order to permit a dwelling with a maximum Gross Floor Area (GFA) of 371 m² whereas the bylaw permits a maximum GFA of 300 m².

Respectfully submitted,

Zachari Giacomazzo

CONCURRENCE

Planning Manager – Nelson Wight **Digitally approved.**

General Manager Development & Sustainability – Sangita Sudan **Digitally approved.**

Chief Administrative Officer – Stuart Horn **Digitally approved.**

ATTACHMENTS:

Attachment A – Development Variance Permit

Attachment B – Excerpt from Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013



Development Variance Permit

V2305B (JONK)

Date: November 23, 2023

Issued pursuant to Section 498 of the *Local Government Act*

TO: Cheryl Jonk and Henry Jonk

ADMINISTRATION

1. This Development Variance Permit (DVP) is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay (RDCK) applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this DVP, and any plans and specifications attached to this Permit that shall form a part thereof.
3. This DVP is not a Building Permit.

APPLICABILITY

4. This DVP applies to and only to those lands within the RDCK described below, and any and all buildings, structures and other development thereon, substantially in accordance with Schedules '1', '2' and '3':

Address: 3200 PHILLIPS ROAD, LISTER, ELECTORAL AREA 'B'

Legal: LOT 4 DISTRICT LOT 12716 KOOTENAY DISTRICT PLAN 12570

PID: 011-933-097

CONDITIONS

5. Development Variance

Electorate Area 'B' Comprehensive Land Use Bylaw No. 2316, Sections 24.4 and 24.5 are varied as follows:

From:

Section 24.4: The maximum Farm Residential Footprint shall be a maximum of 2000 square meters where one dwelling unit is permitted plus 500 square meters per additional permitted dwelling unit

Section 24.5: The maximum depth of the Farm Residential Footprint shall not exceed 60.0 metres measured from the Front Lot Line or Exterior Side Lot Line.

To:

Section 24.4: Permit a Farm Residential Footprint of 4000 m² whereas the bylaw permits a Farm Residential Footprint of 2500 m² for a Single Family Dwelling with a Secondary Suite.

Section 24.5: Allow a Farm Residential Footprint with a maximum depth of 398 metres from the front property line whereas the bylaw requires that the maximum depth of the Farm Residential Footprint shall not exceed 60 metres from the Front Lot Line.

As shown on Schedule '1' and '2'.

6. Schedule

If the holder of the DVP does not substantially start any construction or does not register the subdivision with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

7. Other

Authorized resolution *[enter resolution number]* passed by the RDCK Board on the _____ day of December, 2023.

The Corporate Seal of
THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
was hereunto affixed in the presence of:

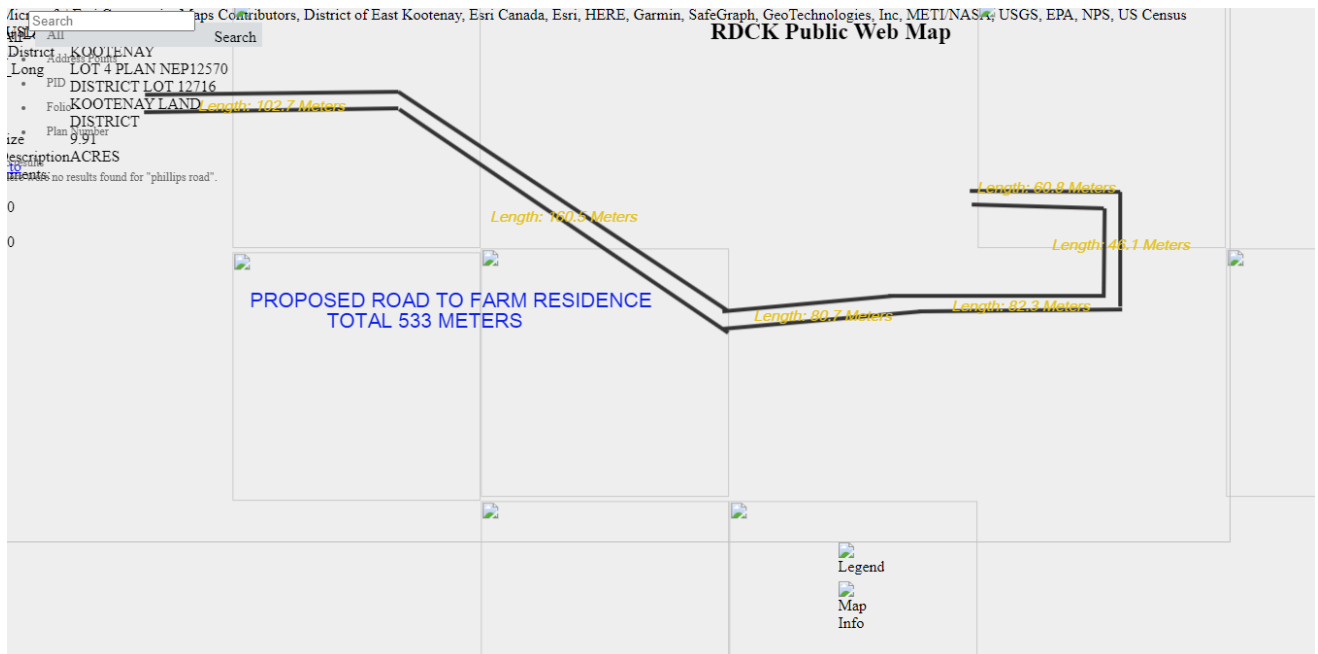
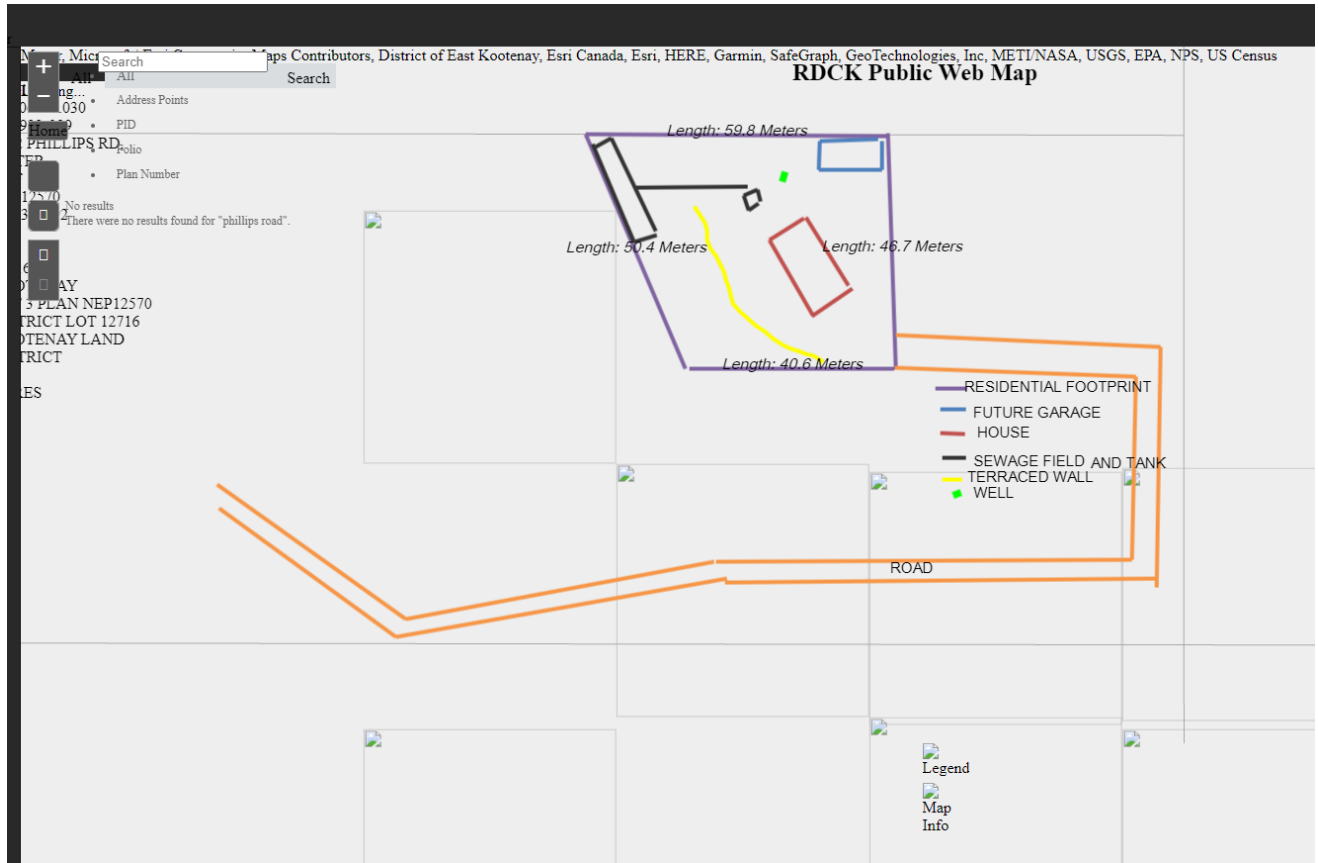
Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

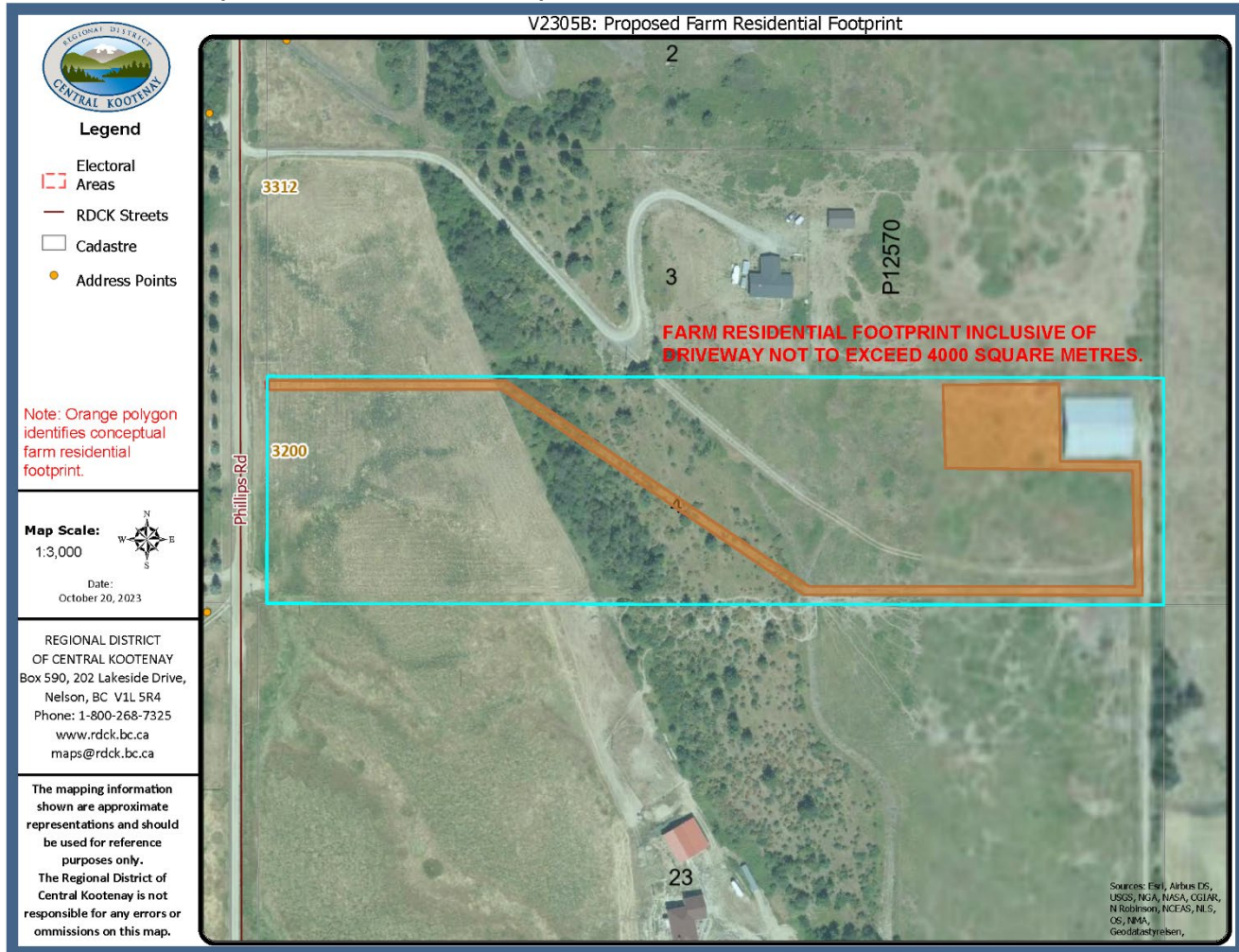
Schedule 1: Subject Property



Schedule 2: Site Plan prepared by Applicant



Schedule 3: Conceptual Farm Residential Footprint Plan



24.0 AGRICULTURE 2 (AG2)

Permitted Uses

1. Subject to the *British Columbia Agricultural Land Commission Act, Agricultural Land Reserve Use Regulation* and Orders, land, buildings and structures in the Agriculture 2 (AG2) zone shall be used for the following purposes only:

Agriculture

All activities designated as "Farm Use" as defined in the *Agricultural Land Commission Act* and Part 2 of the *Agricultural Land Reserve Use Regulation* as amended or replaced from time to time

Kennel

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Nursery, Greenhouses and Florist

Single Family Dwelling

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Veterinary Clinic (*may require ALC non-farm use approval*)

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Tourist Accommodation
- Home Based Business
- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (*may require ALC non-farm use approval*)
- Farmworker Dwelling Unit
- Portable Sawmills for processing of material harvested on site only
- Secondary Suite
- Temporary Farmworker Housing (*may require ALC non adhering residential use approval*)

Development Regulations

2. The minimum lot area shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.
3. The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
4. The maximum Farm Residential Footprint shall be a maximum of 2000 square meters where one dwelling unit is permitted plus 500 square meters per additional permitted dwelling unit.
5. The maximum depth of the Farm Residential Footprint shall not exceed 60.0 metres measured from the Front Lot Line or Exterior Side Lot Line.
6. The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.
7. A Farmworker Dwelling Unit is permitted on a lot provided that all of the following apply:

- a. The maximum Gross Floor Area is 90.0 square metres;
 - b. The lot is classified as a farm under the Assessment Act;
 - c. The lot is larger than 2 hectares; and
 - d. The Farm Business has been operation for at least 3 years.
8. Temporary Farmworker Housing is permitted on a lot provided that all of the following apply:
- a. The lot is classified as a farm under the Assessment Act;
 - b. The lot is larger than 1.2 hectares;
 - c. The minimum setback is 6.0 metres from the Front Lot Line and Exterior Lot Line and 15.0 metres from other lot lines; and
 - d. The minimum setback from the nearest exterior wall of a dwelling unit on another lot is 30.0 metres, or where a landscape screen comprised of a thick hedge of hardy shrubs or evergreen trees not less than 1.8 metres in height and 1.5 metres in width and maintained in a healthy growing condition is provided, the minimum setback from the nearest exterior wall of a dwelling unit shall not be required.
9. No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within 5 metres of a lot line.
10. Section (9) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
11. Farm Product processing that involves processing livestock:
- a. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve; and
 - b. must be located at least 30 meters from the nearest business or residence on another parcel.
12. The minimum setback for a kennel building shall be 30 metres from any lot line. All kennel operations shall ensure that dogs are held within the kennel building between the hours of 8 pm and 7 am.

Cannabis Regulations

- 13. Any building or structure for the purposes of cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be a minimum of 15 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
- 14. Any building or structure for the purposes of cannabis standard cultivation or cannabis standard processing shall be a minimum of 30 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
- 15. The maximum height of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be 15 metres.
- 16. The maximum footprint of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro

processing or cannabis nurseries shall not exceed 250 square metres.

17. The maximum gross floor area of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall not exceed 600 square metres.

Cannabis Facilities may require the submission of a Notice of Intent to the ALC for the removal of soil or placement of fill.



Committee Report

Date of Report: November 27, 2023
Date & Type of Meeting: December, 2023 Rural Affairs Committee
Author: Zachari Giacomazzo, Planner
Subject: DEVELOPMENT VARIANCE PERMIT
File: V2308G
Electoral Area/Municipality G

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is for the Rural Affairs Committee and Regional Board to consider a Development Variance Permit in Electoral Area 'G'. The variance would authorize the applicant to construct an accessible emergency exit ramp that would be sited 0.2 metres from the northern interior lot line whereas the bylaw requires a setback of 2.5 metres for buildings or structures from interior lot lines. Staff recommend that the Board approve the Development Variance Permit.

SECTION 2: BACKGROUND/ANALYSIS

GENERAL INFORMATION

Property Owner: Ymir Community Association

Property Location: 7210 1ST Avenue, Ymir, Electoral Area 'G'

Legal Description: LOT 3 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-520) and LOT 4 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-538)

Property Size: 554 m² (0.06 ha)

Current Zoning: Community Services (CS)

Current Official Community Plan Designation: Community Services (CS)

SURROUNDING LAND USES

North: Community Services (CS)

East: Parks and Recreation (PR)

South: Town-Site Residential (R1)

West: Parks and Recreation (PR)

Background Information and Subject Property

The subject property is located in Electoral Area 'G' within the unincorporated town of Ymir. The Ymir Community Hall is a 50 year old multi-purpose building/venue that is owned and operated by Ymir Community Association. Due to the fact that the existing building is 2 metres from the northern interior lot line, the construction of the proposed accessible emergency exit ramp will encroach into the required 2.5 metre setback. Inclusive of the railing, the ramp will be approximately 1.8 metres wide and will therefore be 0.2 metres from the northern interior lot line.

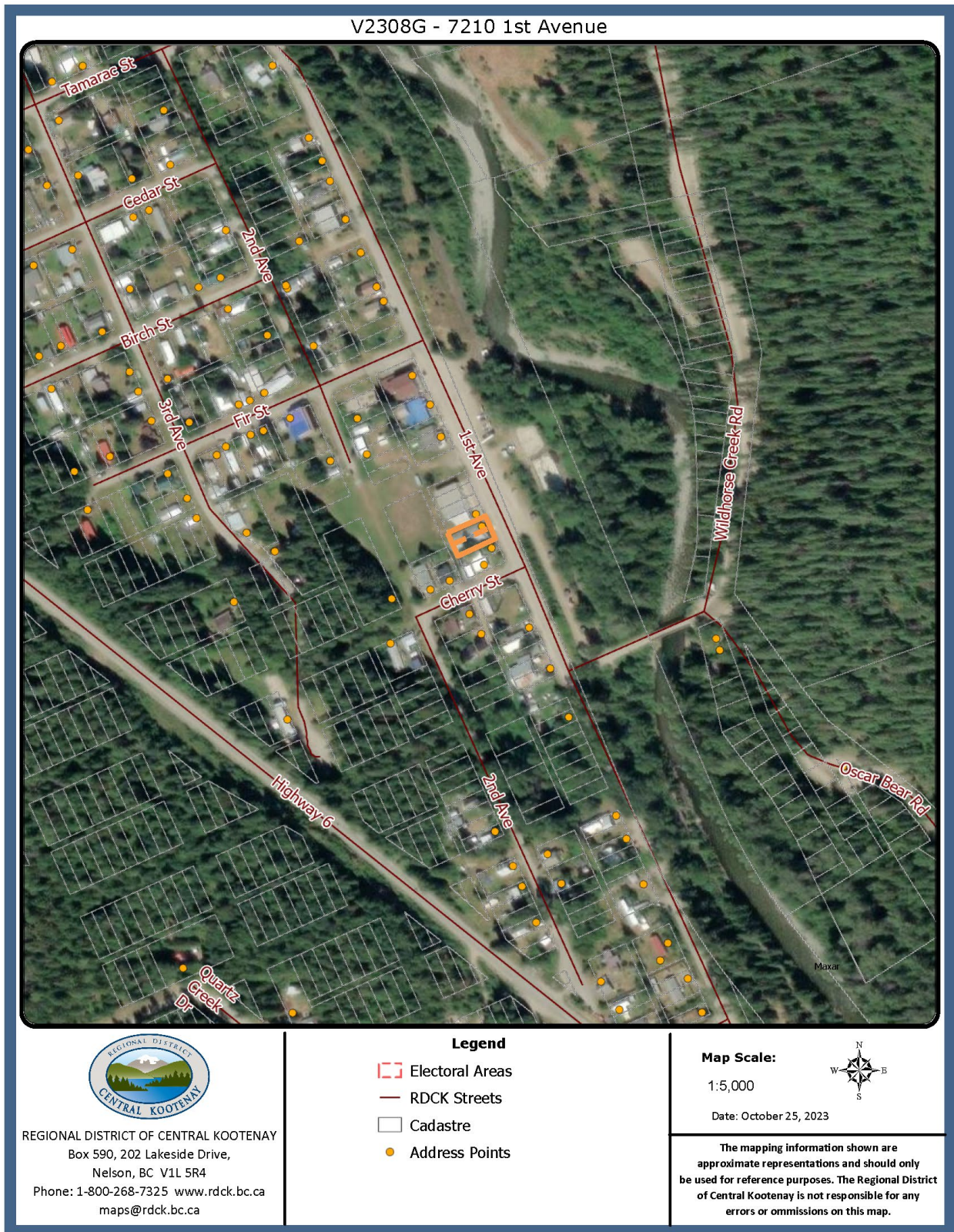


Figure 1: Overview Map

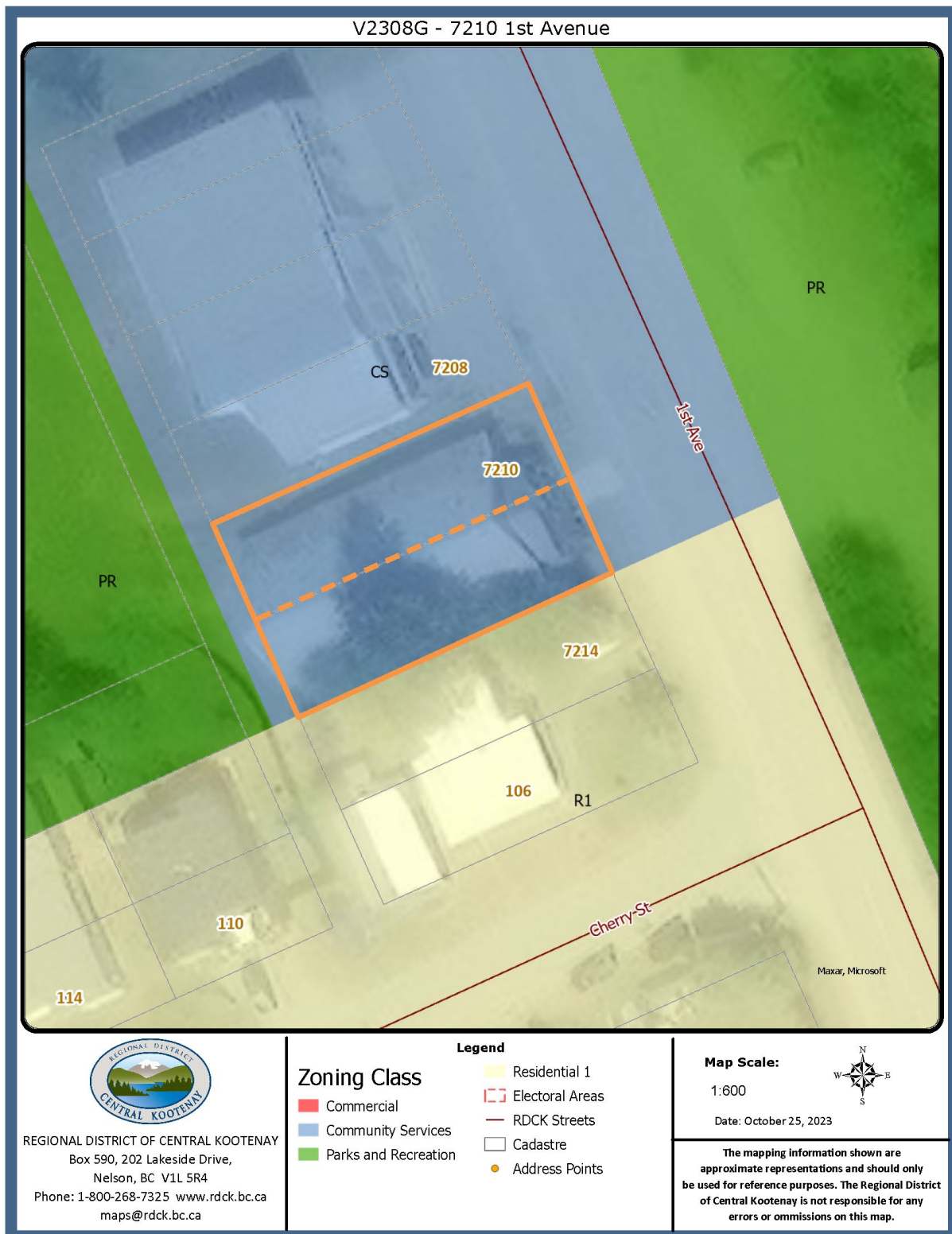


Figure 2: Zoning Map

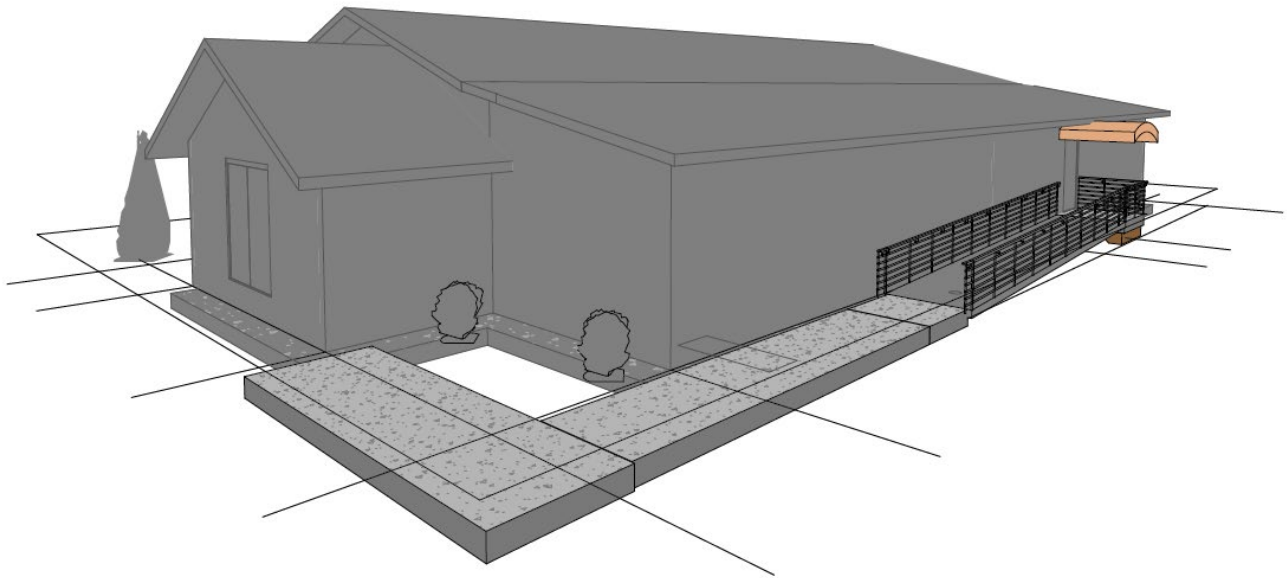


Figure 3 - Rendering of the proposed emergency exit ramp and walkway.

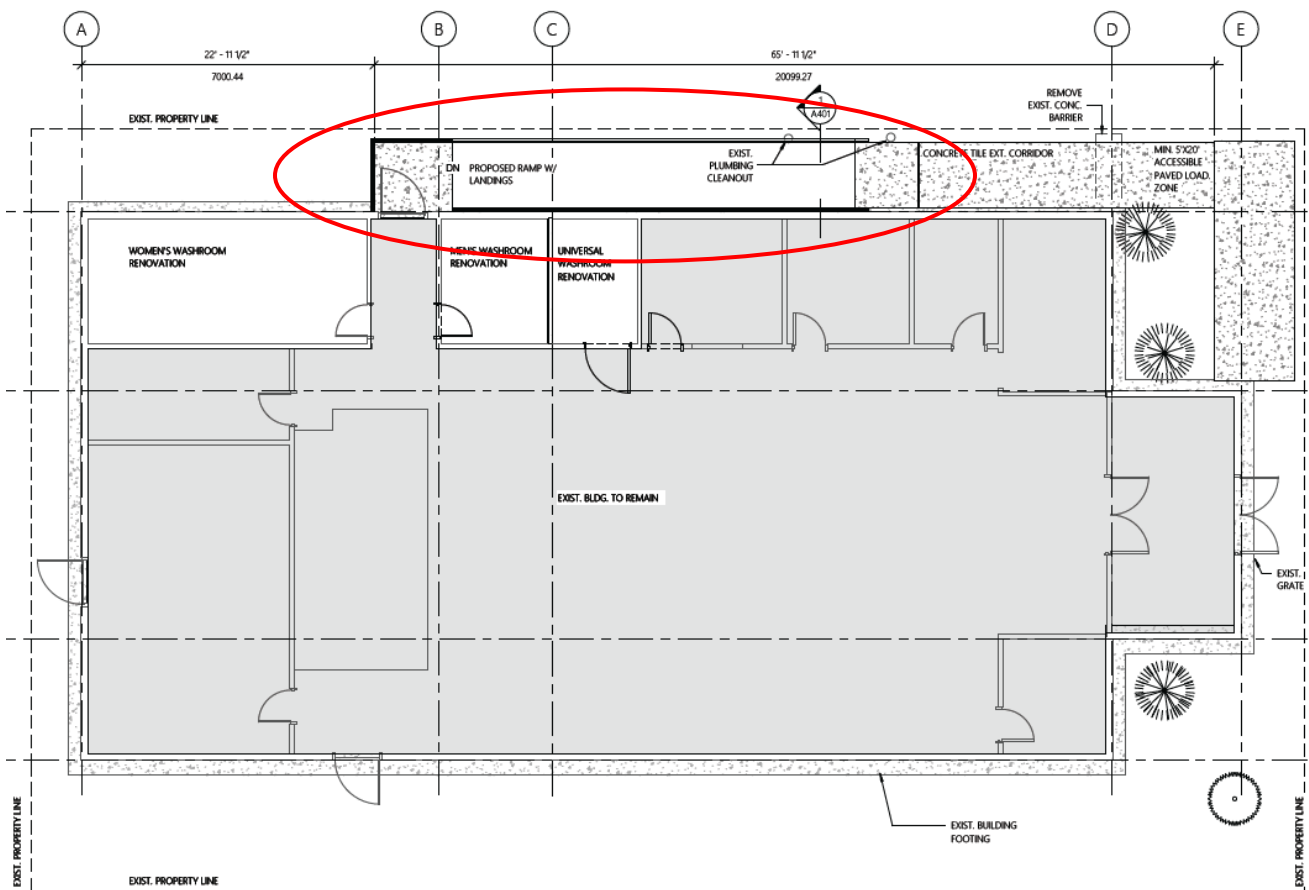


Figure 4: Site plan/floor plan with the proposed emergency exit ramp circled red.

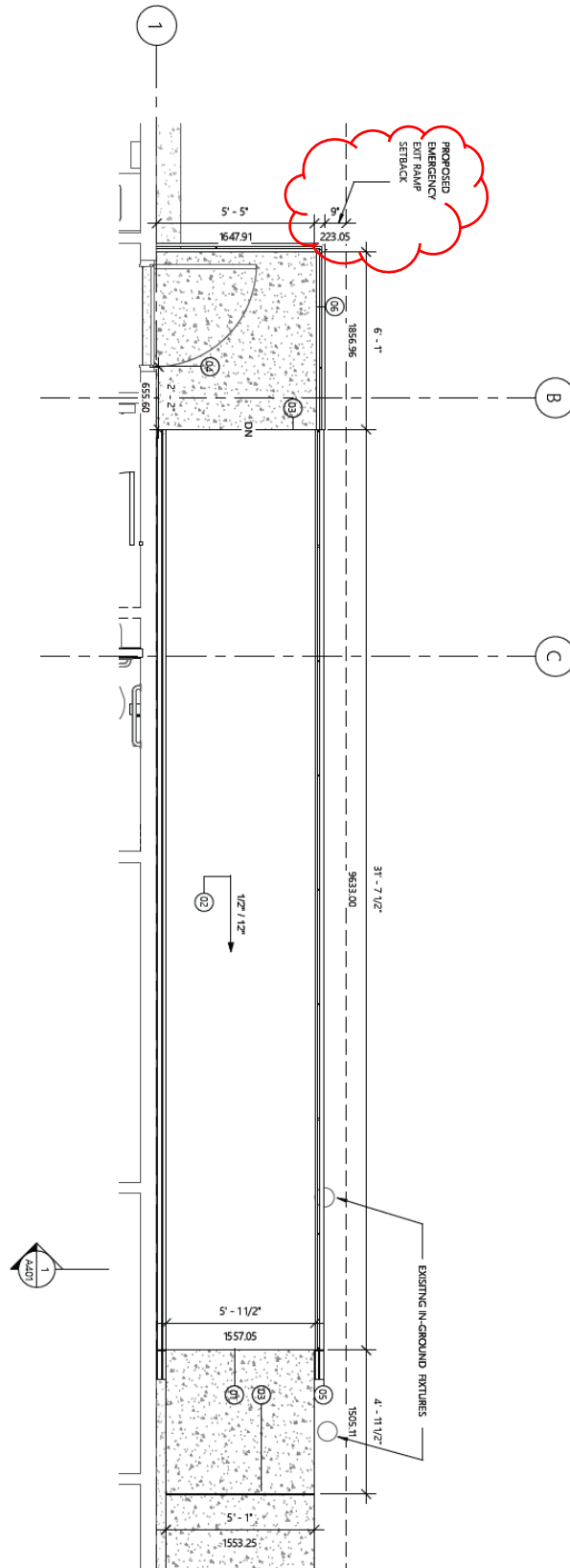


Figure 5 – Emergency exit ramp details. The proposed 0.2 metre setback measurement is circled in red.



Figure 4 – Existing emergency exit does not meet current accessibility standards in the BC Building Code.



Figure 5 - View of the location of the proposed emergency exit from 1st Avenue.

Planning Policy

Electoral Area 'G' Land Use Bylaw No. 2452, 2018

Community Services Policies

The Regional Board:

19. Encourages maintenance and enhancement of recreational and cultural amenities in the community of Ymir, including: Ymir Community Hall, Schoolhouse, Ymir Hotel, the Palace, Tiny Lights Festival, community ice rink, skate board park, campground and other community events and venues.

20. Encourages that public spaces and buildings are designed or re-designed to accommodate accessibility.

Community Specific Policies

Ymir

14. Recognizes that Ymir will continue to be a mixed development community with both existing Town-site Residential, Commercial and Community Service developments contributing to its role as a service center for the area.

20. Recognizes the importance of local cultural venues and events as contributing to the social fabric of the community, such as: the ice rink, skate-board facilities, community campground, community hall and various community events.

21. Encourages that new construction and renovation to existing commercial and community service buildings within the commercial core area maintain the heritage values of the community.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Financial Plan Amendment:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Debt Bylaw Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Public/Gov't Approvals Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

The application fee has been paid in full pursuant to the Planning Fees and Procedures Bylaw No. 2457, 2015.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Section 29.5 of Electoral Area 'G' Land Use Bylaw No. 2452, 2018 indicates the minimum interior side setback of 2.5 metres.

Section 498 of the Local Government Act gives authority to vary provisions of a zoning bylaw provided that they do not affect use and density.

3.3 Environmental Considerations

None anticipated.

3.4 Social Considerations:

There was no opposition to the application indicating that surrounding land owners do not have concerns.

3.5 Economic Considerations:

None anticipated.

3.6 Communication Considerations:

The application was referred to internal departments, other government agencies and 17 surrounding property owners. No responses were received from the surrounding property owners. The following responses were received from government agencies.

RDCK Water Services – Environmental Coordinator

Water Services has no concerns with this variance request as it does not impact water services.

RDCK Building Services

The only issue would be that the roof structure would have to be Non-Combustible or protected from fire spread due to the spatial separation requirements with the proximity to the property line. I don't see any other issue as they need exiting.

RDCK Fire Services

No concerns based on the information provided.

Interior Health Authority – Team Leader: Healthy Community Development

No comments provided.

Ministry of Transportation and Infrastructure – Development Officer

- *The Ministry has no concerns with the proposed reduced setback from the interior lot line.*
- *The Ministry requests that the applicant apply for a structure setback for the rear property line adjacent to the laneway.*
 - *The Ministry does not have concerns with issuing this permit, but rather would just like to have complete records of setback variances.*

Please have the applicant reach out to BCMOT.WKD@gov.bc.ca should they have any questions about applying for a permit.

Fortis BC

Land Rights Comments:

- *There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from changes to the existing FortisBC Electric ("FBC(E)") services, if required.*

Operational & Design Comments:

- *There are FortisBC Electric ("FBC(E)") primary distribution facilities along 1st Avenue.*
- *All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.*
- *The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.*
- *For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.*

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- *Electrician's Name and Phone number*
- *[FortisBC Total Connected Load Form](#)*
- *Other technical information relative to electrical servicing*

For more information, please refer to FBC(E)'s overhead and underground design requirements:
FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

3.7 Staffing/Departmental Workplace Considerations:

Should the Board approve the requested variance, staff would issue the Permit and register a Notice of Permit on the property's Title. A Building Permit would then be required prior to constructing the new emergency exit.

3.8 Board Strategic Plan/Priorities Considerations:

Not applicable.

SECTION 4: OPTIONS

Planning Discussion

Planning staff support the issuance of this DVP since:

- The requested variance to reduce the required setback from 2.5 metres to 0.2 metres is for a new emergency exit ramp that meets current accessibility standards.
- The form and character of the surrounding residential area is not impacted by the request to reduce the setback from the northern interior lot line and the footprint of the building is not changing.
- The proposal is consistent with all other applicable zoning regulations in Electoral Area 'G' Land Use Bylaw No. 2452, 2018
- There has been no opposition or feedback from surrounding landowners in response to the notice of proposal sign posted on the subject property or the notice of application that was sent by mail.

Based on the above, staff recommend that the Board approve the issuance of the Development Variance Permit Application.

Option 1

That the Board APPROVE the issuance of Development Variance Permit V2308G to Travis Johnston for the property located at 7210 1st Avenue and legally described as LOT 3 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-520) and LOT 4 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-538) to vary Section 29.5 of Electoral Area 'G' Land Use Bylaw No 2452, 2018 in order to permit a 0.2 metre setback from the northern interior lot line whereas the bylaw requires a 2.5 metre setback from an interior lot line.

Option 2

That the Board NOT APPROVE the issuance of Development Variance Permit V2308G to Travis Johnston for the property located at 7210 1st Avenue and legally described as LOT 3 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-520) and LOT 4 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-538) to vary Section 29.5 of Electoral Area 'G' Land Use Bylaw No 2452, 2018 in order to permit a

0.2 metre setback from the northern interior lot line whereas the bylaw requires a 2.5 metre setback from an interior lot line.

SECTION 5: RECOMMENDATIONS

That the Board APPROVE the issuance of Development Variance Permit V2308G to Travis Johnston for the property located at 7210 1st Avenue and legally described as LOT 3 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-520) and LOT 4 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-538) to vary Section 29.5 of Electoral Area 'G' Land Use Bylaw No 2452, 2018 in order to permit a 0.2 metre setback from the northern interior lot line whereas the bylaw requires a 2.5 metre setback from an interior lot line.

Respectfully submitted,

Zachari Giacomazzo

CONCURRENCE

Planning Manager – Nelson Wight **Digitally approved**

General Manager Development & Sustainability – Sangita Sudan **Digitally approved**

Chief Administrative Officer – Stuart Horn **Digitally approved**

ATTACHMENTS:

Attachment A – Development Variance Permit

Attachment B – Excerpt from *Electoral Area 'G' Land Use Bylaw No. 2452, 2018*



Development Variance Permit

V2308G (Travis Johnston)

Date: November 24, 2023

Issued pursuant to Section 498 of the *Local Government Act*

TO: Travis Johnston

ADMINISTRATION

1. This Development Variance Permit (DVP) is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay (RDCK) applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this DVP, and any plans and specifications attached to this Permit that shall form a part thereof.
3. This DVP is not a Building Permit.

APPLICABILITY

4. This DVP applies to and only to those lands within the RDCK described below, and any and all buildings, structures and other development thereon, substantially in accordance with Schedules '1' and '2':

Address: 7210 1ST AVENUE , YMIR, ELECTORAL AREA 'G'

Legal: LOT 3 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-520) and LOT 4 BLOCK 18 DISTRICT LOT 1242 KOOTENAY DISTRICT PLAN 640 (PID: 007-570-538)

CONDITIONS

5. Development Variance

Electoral Area 'G' Land Use Bylaw No. 2452, Section 29.5 is varied as follows:

From:

Minimum interior side setback: 2.5 metres

To:

Minimum interior side setback: 0.2 metres

As shown on Schedule '1', '2' and '3'.

6. Schedule

If the holder of the DVP does not substantially start any construction or does not register the subdivision with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

7. Other

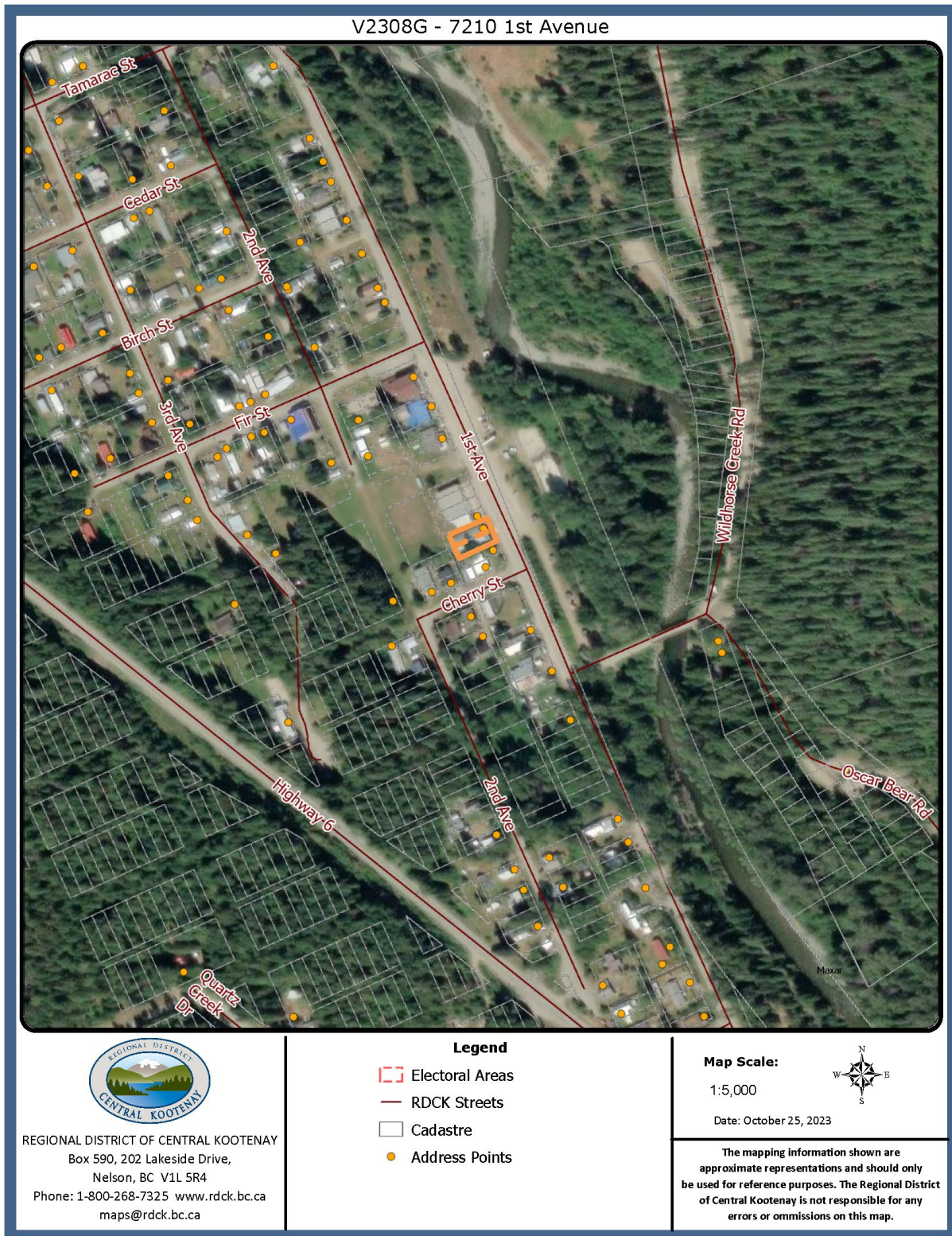
Authorized resolution *[enter resolution number]* passed by the RDCK Board on the 14th day of December, 2023.

The Corporate Seal of
THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
was hereunto affixed in the presence of:

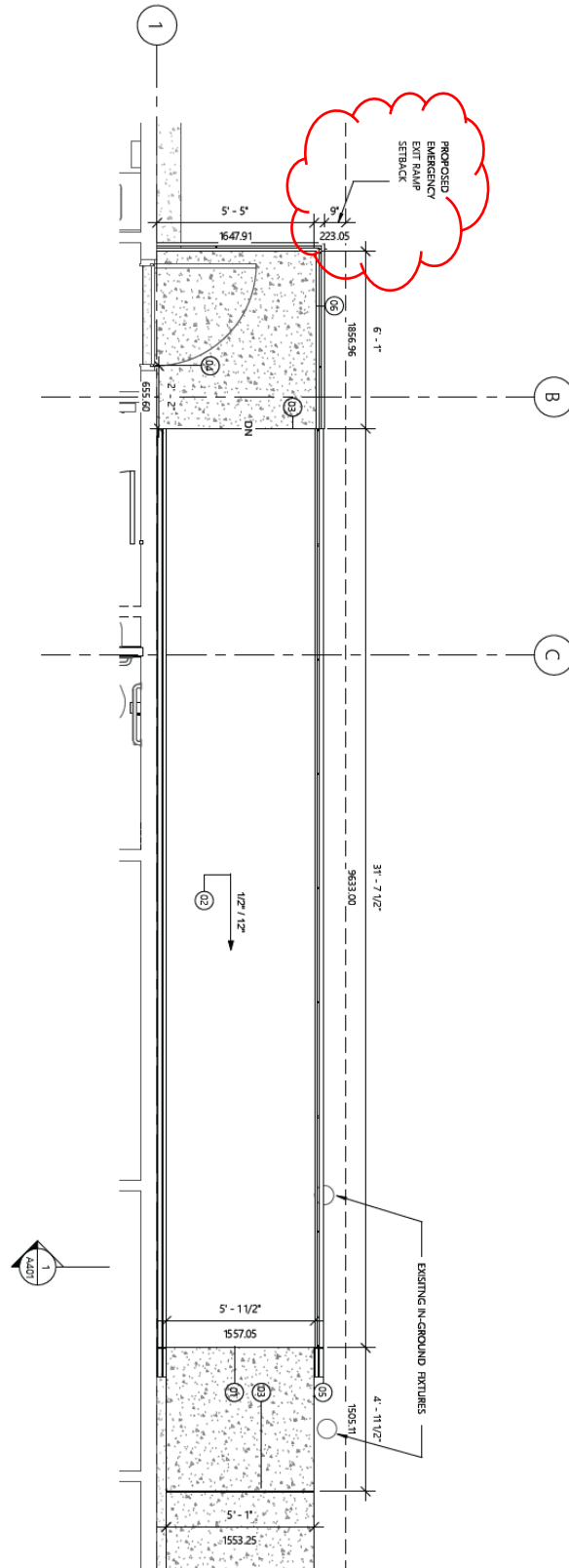
Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

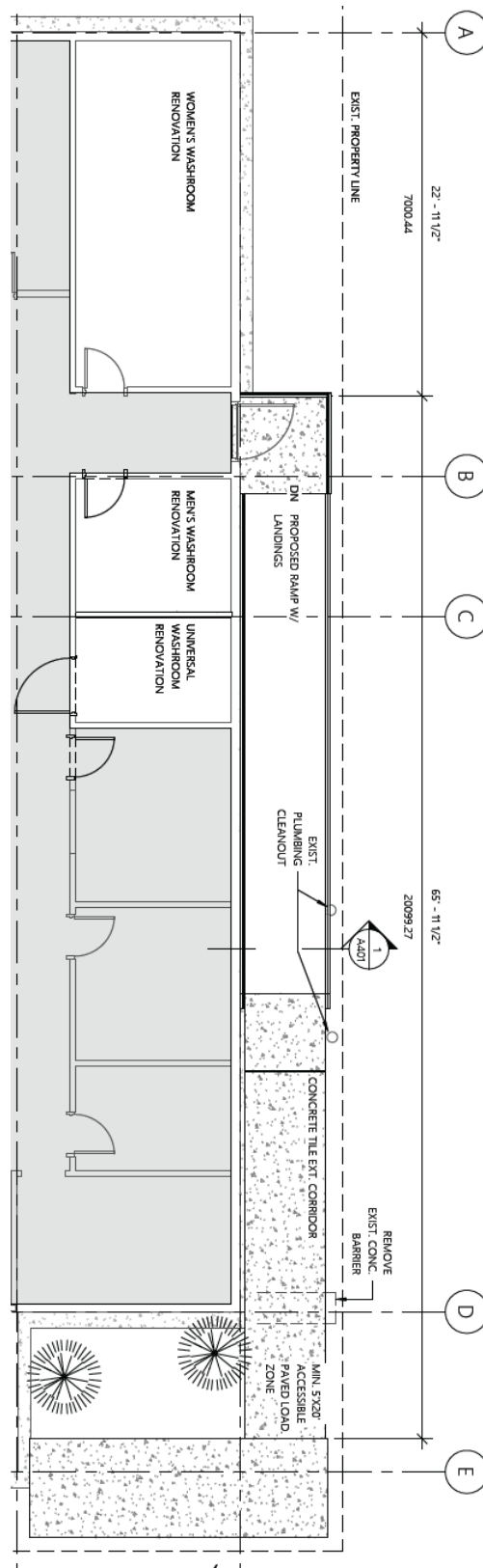
Schedule 1: Subject Property



Schedule 2: Emergency Exit Ramp Details



Schedule 3: Partial Floor Plan and Emergency Exit Ramp



29.0 COMMUNITY SERVICE (CS)

PERMITTED USES TABLE FOR CS ZONE	
1	Principal Uses Community Care Facility Community Garden Community Hall Community Market Day Care Facility Educational Facilities Farmer's Market Group Care Facilities Health Services Offices Place of Worship or Congregation Accessory Uses Accessory Building or Structures

DEVELOPMENT REGULATIONS TABLE FOR CS ZONE		
2	Minimum lot area for each Principal Use: Community Water System and Community Wastewater System Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System Individual Water Source and On-site Wastewater Disposal	0.1 hectares 0.2 hectares 1.0 hectares
3	Minimum front setback	4.5 metres
4	Minimum exterior side setback	4.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum lot coverage	50 percent
8	Maximum building height: Principal buildings Accessory buildings and structures	10.0 metres 6.0 metres
9	Minimum lot area for subdivision Community Water System and Community Wastewater System Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System Individual Water Source and On-site Wastewater	0.1 hectares 0.2 hectares



Committee Report

Date of Report: November 28, 2023
Date & Type of Meeting: December 13, 2023, Rural Affairs Committee
Author: Zachari Giacomazzo, Planner
Subject: LAND USE BYLAW AMENDMENT
File: Z2308G -Filippo
Electoral Area/Municipality G

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is for the Rural Affairs Committee and RDCK Board to consider an application for a bylaw amendment for the subject property at 4650 Highway 6, In Electoral Area 'G'.

The applicant seeks to re-zone approximately 1 hectare of the property from Parks and Recreation (PR) to Country Residential (R2) and amend the OCP land use designation from Parks and Recreation (PR) to Country Residential (RC) in order to permit a one-family dwelling. A subdivision application has been submitted to the Ministry of Transportation and Infrastructure to subdivide the approximate 1 ha portion of the property being considered through this application so that the future dwelling would be on a separate fee simple lot.

Staff recommend that Amending Bylaw No. 2935, 2023 being a bylaw to amend Electoral Area 'G' Land Use Bylaw No. 2452, 2018 be given FIRST and SECOND reading by content and referred to a Public Hearing.

SECTION 2: BACKGROUND/ANALYSIS

GENERAL INFORMATION

Property Owner: Anne Filippo and Jerry Filippo

Property Location: 4650 Highway 6, Hall Siding, Electoral Area 'G'

Legal Description: LOT A DISTRICT LOT 1241 KOOTENAY DISTRICT PLAN 17958
(PID 011-707-721)

Property Size: 14.4 hectares (35.6 acres)

Current Zoning: Parks and Recreation (PR) in Electoral Area 'G' Land Use Bylaw No. 2452, 2018

Current Official Community Plan Designation: Parks and Recreation (PR) in Electoral Area 'G' Land Use Bylaw No. 2452, 2018

SURROUNDING LAND USES

North: Tourist Commercial (TC)

East: Tourist Commercial (TC) and Forest Reserve (FR)

South: Tourist Commercial (TC) and Resource Area (RA)

West: Parks and Recreation (PR) and Forest Reserve (FR)

Background and Site Context

The subject property is located in Electoral Area 'G' on Highway 6, approximately 10 km south of the City of Nelson at the base of Whitewater Ski Hill Road. The property is presently used as a portion of and the main entrance (Apex Kiosk) to the Nelson Nordic Ski Club trails, however the location of the 1 hectare portion of land that is subject to this bylaw amendment application is not currently used for any or the Nordic ski trails. Please see Figure 3 for the location and dimensions of the proposed residential lot.



Figure 1 - Location map of the subject property

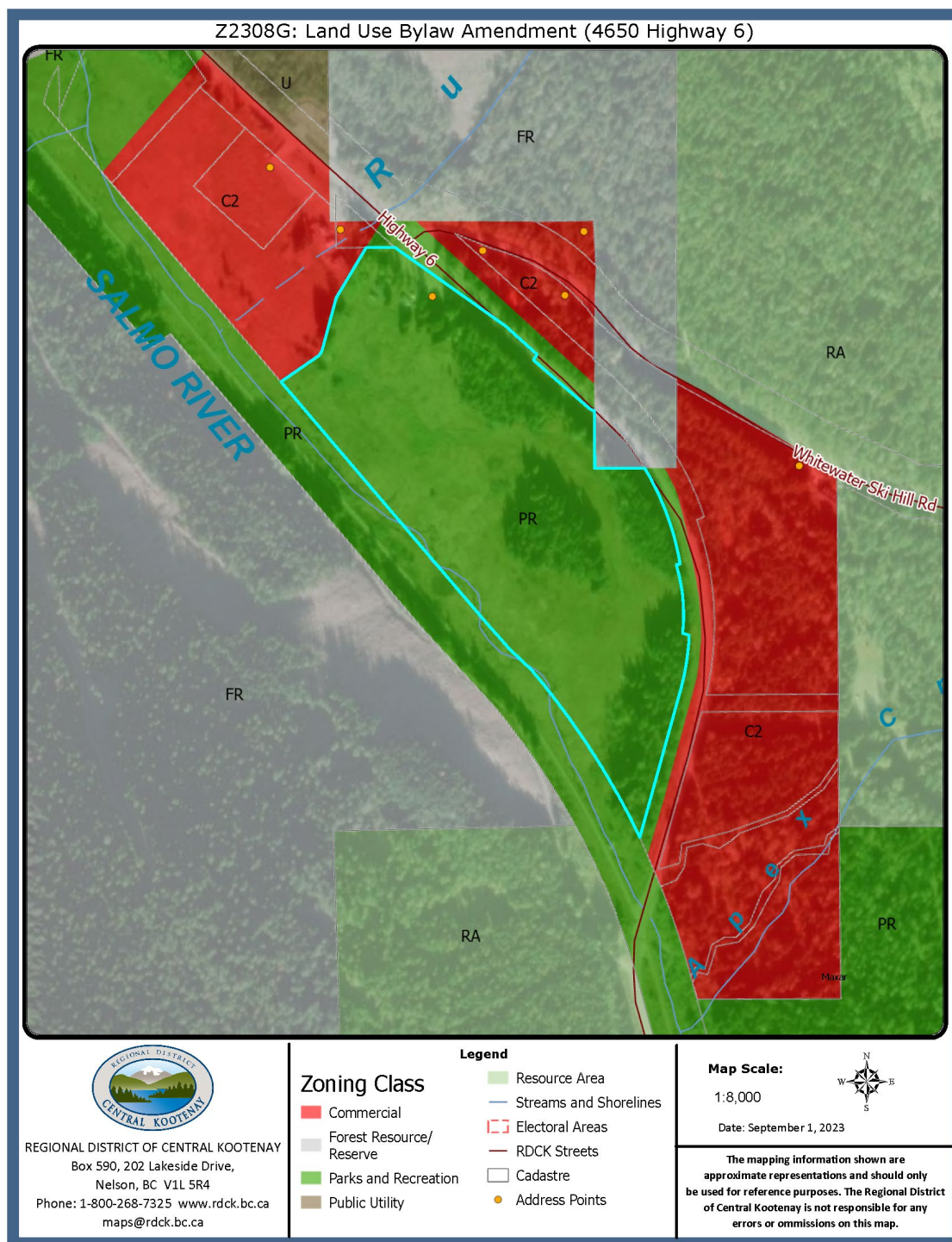


Figure 2 - Zoning map



Figure 3 - Site Plan showing the location of the proposed residential lot.



Figure 4: The location of the proposed dwelling is marked with wooden stakes and has been outlined in red.

Planning Policy

Parks and Recreation Policies

The Regional Board:

5. Supports the existing network of public outdoor recreation lots and trails, as well as the creation and extension of a connected network of trails and public corridors to access community parks, recreation areas, public open space and amenities where feasible and as indicated on Schedules A.1 and A.3.
6. Recognizes the importance and significance of the Great Northern Rail Trail at a community and regional level.
8. Supports continued dialogue and investigation of options toward dedicated non-motorized use on portions of the Great Northern Rail Trail in collaboration with all users.
10. Supports the establishment of public access points along the Salmo River for the purposes of swimming, fishing and other recreational pursuits.
13. Encourages investigation into options for the conservation and on-going access to recreational lands associated with rock climbing adjacent to Highway 6 in proximity to Hall Siding.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:

☐ Yes ☒ No

Financial Plan Amendment:

☐ Yes ☒ No

Debt Bylaw Required:

☐ Yes ☒ No

Public/Gov't Approvals Required:

☐ Yes ☒ No

Pursuant to Planning Fees and Procedures Bylaw No. 2457, 2015 the applicant has paid the Land Use Bylaw amendment fee of \$1600 in full.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

The application was processed in accordance with Planning Fees and Procedures Bylaw No. 2457, 2015.

3.3 Environmental Considerations

None anticipated.

3.4 Social Considerations:

A written notice of the proposed bylaw amendment was mailed to six (6) neighbouring property owners on September 11, 2023. No responses have been received from neighbouring property owners.

A letter of support has been received from the Nelson Nordic Ski Club, who operates Nordic ski trails on the subject property. This letter is included as Attachment 'C' to this report.

3.5 Economic Considerations:

None anticipated.

3.6 Communication Considerations:

The application was sent to 6 neighbouring property owners, relevant government agencies and First Nations.

The following responses were received from government agencies and First Nations:

RDCK Building Services

No comments from building for this project at the subdivision phase.

RDCK Emergency Services – Emergency Program Coordinator

The RDCK Emergency Dept has reviewed the subject application and has no significant concerns with the proposal.

There are no records of previous incidents affecting the property, and the change will not significantly affect the population level.

Access/egress is good (highway 6)

Adding a new residence will not substantially increase existing hazards or create any unreasonable new hazards.

No objections from us.

Ktunaxa National Council – Guardianship Referrals Administrator – Lands & Resources

The Ktunaxa Nation Council has no concerns with this application.

Penticton Indian Band – Referrals Coordinator

Penticton Indian Band has indicated that a Cultural Heritage Resource Assessment is required on the 1 hectare portion of the lot that is proposed to be rezoned.

Ministry of Water, Land and Resource Stewardship – Ecosystems Section Head – Kootenay-Boundary Region

The Kootenay-Boundary Ecosystems Section of the Ministry of Water, Land and Resource Stewardship has received your referral request. We are currently unable to provide a detailed review of the referral but provide the following standard requirements, recommendations and/or comments:

- 1. All activities are to follow and comply with all higher-level plans, planning initiatives, agreements, Memorandums of Understanding, etc. that local governments are parties to.*
- 2. Changes in and about a “stream” [as defined in the Water Sustainability Act (WSA)] must only be done under a license, use approval or change approval; or be in compliance with an order, or in accordance with Part 3 of the Water Sustainability Regulation. Authorized changes must also be compliant with the Kootenay-Boundary Terms and Conditions and Timing Windows documents. Applications to conduct works in and about streams can be submitted through FrontCounter BC.*
- 3. No “development” should occur within 15 m of the “stream boundary” of any “stream” [all as defined in the Riparian Areas Protection Regulation (RAPR)] in the absence of an acceptable assessment, completed by a Qualified Professional (QP), to determine if a reduced riparian setback would adversely affect the natural features, functions and conditions of the stream. Submit the QP assessment to the appropriate Ministry of Water, Land and Resource Stewardship office for potential review. Local governments listed in Section 2(1) of RAPR are required to ensure that all development is compliant with RAPR.*
- 4. The federal Species at Risk Act (SARA) protects Endangered, Extirpated or Threatened species listed under Schedule 1 of SARA. Developers are responsible to ensure that no species or ecosystems at risk (SEAR), or Critical Habitat for Federally listed species, are adversely affected by the proposed activities. The BC Species and Ecosystem Explorer website provides information on known SEAR occurrences within BC, although the absence of an observation record does not confirm that a species is not present. Detailed site-specific assessments and field surveys should be conducted by a QP according to Resource Inventory Standard Committee (RISC) standards to ensure all SEAR have been identified and that developments are consistent with any species or ecosystem specific Recovery Strategy or Management Plan documents, and to ensure proposed activities will not adversely affect SEAR or their Critical Habitat for Federally-listed Species at Risk (Posted).*
- 5. Development specific Best Management Practices (BMPs) should be applied to help meet necessary legislation, regulations, and policies. Current BC BMPs can be found at: Natural Resource Best Management Practices - Province of British Columbia (gov.bc.ca) and Develop with Care 2014 - Province of British Columbia.*
- 6. Vegetation clearing, if required, should adhere to the least risk timing windows for nesting birds (i.e., development activities should only occur during the least risk timing window). Nesting birds and some nests are protected by Section 34 of the provincial Wildlife Act and the federal Migratory Birds Convention Act. Guidelines to avoid harm to migratory birds can be found at: Guidelines to avoid harm to migratory birds - Canada.ca. If vegetation clearing is required during the bird nesting period (i.e., outside of the least risk timing window) a pre-clearing bird nest survey should be completed by a QP. The following least risk windows for birds are designed to avoid the bird nesting period:*

Bird Species	Least Risk Timing Windows
<i>Raptors (eagles, hawks, falcons, & owls)</i>	<i>Aug 15 – Jan 30</i>

<i>Hérons</i>	<i>Aug 15 – Jan 30</i>
<i>Other Birds</i>	<i>Aug 1 – March 31</i>

7. *The introduction and spread of invasive species is a concern with all developments. The provincial Weed Control Act requires that an occupier must control noxious weeds growing or located on land and premises, and on any other property located on land and premises, occupied by that person. Information on invasive species can be found at: Invasive species - Province of British Columbia. The Invasive Species Council of BC provides BMPs that should be followed, along with factsheets, reports, field guides, and other useful references. For example, all equipment, including personal equipment such as footwear, should be inspected prior to arrival at the site and prior to each daily use and any vegetative materials removed and disposed of accordingly. If noxious weeds are established as a result of this project or approval, it is the tenure holder's responsibility to manage the site to the extent that the invasive, or noxious plants are contained or removed.*
8. *Section 33.1 of the provincial Wildlife Act prohibits feeding or attracting dangerous wildlife. Measures should be employed to reduce dangerous human-wildlife conflicts. Any food, garbage or organic waste that could attract bears or other dangerous wildlife should be removed from the work area. If this is not feasible and waste is not removed, it should be stored in a bear-proof container to avoid drawing wildlife into the area and increasing the threat of human/wildlife conflict.*
9. *If this referral is in relation to a potential environmental violation it should be reported online at Report All Poachers & Polluters (RAPP) or by phone at 1-877-952-RAPP (7277).*
10. *Developments must be compliant with all other applicable statutes, bylaws, and regulations.*

Interior Health Authority – Team Leader, Health Community Development

Thank you for the opportunity to comment. Interior Health interests are not affected by the proposed rezoning from Parks & Rec to Country Residential.

Please note, at the time of subdivision application, the Ministry of Transportation and Infrastructure usually sends us a referral for parcels less than 2 hectares. At that time a detailed technical review will be completed.

Ministry of Transportation and Infrastructure – District Technician

Ministry of Transportation has no objections to the rezoning of land.

An application for the residential access permit has been received by our agency and is currently under review along with the subdivision proposal.

Electoral Area 'G' Advisory Planning and Heritage Commission

These comments are from the approved minutes of the October 25, 2023 meeting:

*That the Area G Advisory Planning Commission **SUPPORT** the Land Use Bylaw Amendment Application to rezone a portion of the property to Country residential (R2) for the property located at 4650 Highway 6, Hall Siding and legally described as LOT A DISTRICT LOT 1241 KOOTENAY DISTRICT PLAN 17958.*

FortisBC – Property Services

Land Rights Comments

- Additional land rights may be requested stemming from servicing the proposed development/subdivision.
- FBC(E) requests [appropriate / updated] land rights to protect the existing infrastructure to ensure proper delivery and maintenance of the service. **The applicant should contact the undersigned at 250-469-7927 or chelsea.stringer@fortisbc.com for further instruction regarding land rights and servicing requirements.**

Operational & Design Comments

- There are FortisBC Inc. (Electric) ("FBC(E)") primary distribution facilities along Highway 6.
- Given to the proximity of the overhead line on Highway 6 to the boundary of the lot, the applicant should pay particular attention to Electrical Code and WorksafeBC requirements in regards to placement of structures on the proposed lots if applicable. **Proposed developments that do not meet the WorksafeBC safe limits of approach requirements around electrical facilities may not be eligible for electrical services if they are deemed unsafe.**
- The applicant has not provided a landscape plan; however, they are reminded that vegetation beneath or near overhead electrical facilities must meet FBC(E) guidelines to avoid excessive brushing in the future.
- To date, arrangements have not been made to initiate the design process and complete the servicing requirements.
- All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.
- The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.
- For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.
- **To proceed, the applicant should contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.**

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

3.7 Staffing/Departmental Workplace Considerations:

Should the Board choose to give the amending bylaw First and Second reading and refer to public hearing, staff will organize the public hearing pursuant to the Planning Fees and Procedures Bylaw No. 2457, 2015.

3.8 Board Strategic Plan/Priorities Considerations:

Not applicable.

SECTION 4: OPTIONS

Planning Discussion

The proposal is to rezone an approximate 1 hectare portion of land in order to permit a one family dwelling to be constructed. The 1 ha portion of the subject property that is subject to this application would be rezoned from Parks and Recreation (PR) to Country Residential (R2) and the land use would be amended from Parks and Recreation (PR) to Country Residential (RC).

There is a concurrent subdivision application being reviewed by the Ministry of Transportation and the RDCK where the 1 hectare portion of land being considered in this bylaw amendment application is proposed to be subdivided from the 14.4 hectare subject property so that the proposed Country Residential portion of the existing lot will be its own fee simple lot.

Staff recommend first and second reading by content and referral to a public hearing for the proposed Zoning/Land Use Bylaw Amendment for the following reasons:

- There has been no opposition received from surrounding landowners or the general public related to the proposed bylaw amendment application.
- The Nelson Nordic Ski Club, who operate Nordic Ski Trails on the subject property have indicated that they support the proposed bylaw amendment application.
- The proposal to rezone/re-designate a portion of the subject property adjacent to Highway 6 is consistent with a concurrent subdivision application and at this time no significant concerns have been noted by MoTI or the RDCK.
- There will be additional opportunity for consultation and feedback at a public hearing

Option 1

That *Land Use Amendment Bylaw No. 2935, 2023* being a bylaw to amend the *Electoral Area 'G' Land Use Bylaw No. 2452, 2018* is hereby given FIRST and SECOND reading by content and referred to a PUBLIC HEARING.

And Further

That in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, Electoral Area 'G' Director Hans Cunningham is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Option 2

That further consideration of *Land Use Amendment Bylaw No. 2935, 2023* being a bylaw to amend the *Electoral Area 'G' Land Use Bylaw No. 2452, 2018* BE REFERRED to the January 17, 2023 Rural Affairs Committee meeting.

Option 3

That no further action be taken with respect to *Land Use Amendment Bylaw No. 2935, 2023* being a bylaw to amend the *Electoral Area 'G' Land Use Bylaw No. 2452, 2018*.

SECTION 5: RECOMMENDATIONS

That *Land Use Amendment Bylaw No. 2935, 2023* being a bylaw to amend the *Electoral Area 'G' Land Use Bylaw No. 2452, 2018* is hereby given FIRST and SECOND reading by content and referred to a PUBLIC HEARING.

And Further

That in accordance with *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015*, Electoral Area 'G' Director Hans Cunningham is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Respectfully submitted,

Zachari Giacomazzo, Planner

CONCURRENCE

Planning Manager – Nelson Wight **Digitally approved**

Manager of Development and Community Sustainability – Sangita Sudan **Digitally approved**

Chief Administrative Officer – Stuart Horn **Digitally approved**

ATTACHMENTS:

Attachment A – Zoning/OCP excerpts (existing and proposed zoning and land use)

Attachment B – Draft Amending Bylaw No. 2935, 2023

Attachment C – Letter of Support from Nelson Nordic Ski Club

31.0 PARKS AND RECREATION (PR)

PERMITTED USES TABLE FOR PR ZONE	
1	Principal Uses Campground Community Garden Community Market Community Wharves and Boat Launches Farmer's Market Nature Sanctuary Parks Accessory Uses Concessions Interpretative Facilities Washroom Facilities

DEVELOPMENT REGULATIONS TABLE FOR PR ZONE		
2	Minimum lot area for each Principal Use	1.0 hectares
3	Minimum front setback	4.5 metres
4	Minimum exterior side setback	4.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum lot coverage	35 percent
9	Minimum lot area for subdivision	1.0 hectares

20.0 COUNTRY RESIDENTIAL (R2)

PERMITTED USES TABLE FOR R2 ZONE	
1	Principal Uses Dwelling, One Family Dwelling, Two Family Accessory Uses Accessory Building or Structures Accessory Dwellings <i>with the exception of Hall Siding</i> Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals

DEVELOPMENT REGULATIONS TABLE FOR R2 ZONE		
2	Minimum lot area for each Principal Use	1.0 hectares
3	Minimum front setback	7.5 metres
4	Minimum exterior side setback	7.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum lot coverage	35 percent
8	Maximum building height:	
	Principal buildings	10.0 metres
	Accessory buildings and structures	8.0 metres
9	Maximum gross floor area of any accessory building or structure	200 square metres
10	Cumulative gross floor area of all accessory buildings or structures	400 square metres
11	Minimum lot area for subdivision	1.0 hectares

7.0 PARKS AND RECREATION

Background

Electoral Area G contains two RDCK Regional Parks: the Great Northern Rail Trail which extends through Electoral Area G from Apex to the Village of Salmo and the Rosebud Lake Wildlife Refuge. Provincial sites include Champion Lakes Provincial Park and the former Erie Lake Provincial Park. Provincial recreation sites in the area include Clearwater, Salmo Riverside, Barrett Lake, Huckleberry Hut and Erie Creek.

Ymir and the Village of Salmo also maintain community park space: including a campground, skateboard park and picnic areas in Ymir, and Knights of Pythias Park and Springboard Park in the Village of Salmo. A volunteer run ski hill and golf course operate just south and east of the Village of Salmo.



Public recreational trails and public spaces of all types exist informally or are managed by local interest groups on Crown lands or public lands throughout the Plan area. Coordination and partnership with the RDCK and other government agencies strive to ensure that land development does not inhibit the potential of establishing and maintaining an integrated trail network.

Parks and Recreation Objectives

1. Develop a comprehensive regional park and trail system that is consistent and complementary with other parks and trails in the RDCK.
2. Encourage the Province to provide on-going access to public recreation sites, trails and forest service roads for the purposes of outdoor recreation, foraging and wild harvesting.
3. Partner with the Village of Salmo to ensure that the long term recreational needs of the community are met.
4. Support the enhancement of opportunities for children, youth, and adult recreational and leisure activity and the creation of inter-generational programs to improve youth engagement and encourage social interaction for rural seniors.

Parks and Recreation Policies

The Regional Board:

5. Supports the existing network of public outdoor recreation lots and trails, as well as the creation and extension of a connected network of trails and public corridors to access community parks, recreation areas, public open space and amenities where feasible and as indicated on Schedules A.1 and A.3.
6. Recognizes the importance and significance of the Great Northern Rail Trail at a community and regional level.
7. Recognizes the importance and significance of the Fort Shepard to Salmo portion of the Dewdney Trail at a community and regional level.
8. Supports continued dialogue and investigation of options toward dedicated non-motorized use on portions of the Great Northern Rail Trail in collaboration with all users.
9. Encourages on-going dialogue between residents of Porto Rico and the operator of the Rifle Range to ensure that community impacts are mitigated.
10. Supports the establishment of public access points along the Salmo River for the purposes of swimming, fishing and other recreational pursuits.
11. Supports opportunities to re-establish and enhance recreational and visitor facilities at Erie Lake and Rosebud Lake.
12. Encourages investigation into options for the potential purchase or protection of conservation lands in the vicinity of Rosebud Lake.
13. Encourages investigation into options for the conservation and on-going access to recreational lands associated with rock climbing adjacent to Highway 6 in proximity to Hall Siding.
14. Recognizes and supports the establishment of an integrated trail network between the various unincorporated communities of the Plan area and the Village of Salmo; including on-going and proposed improvements at the Salmo Ski Hill and south slopes between Erie and the Village of Salmo.

3.0 RESIDENTIAL

Background



This section outlines the objectives and policies for Town-site Residential, Country Residential, Rural Residential, Remote Residential and Multi-Unit Residential designations in the areas covered by this Plan (OCP).

Electoral Area 'G' has a population of 1,627 persons based on 2016 census data. The area has a total of 794 dwellings, most of which are single person or two person households. One family dwellings and modular homes are the predominant housing type.

Development activity with regard to subdivision in the area remains small scale with an average of 14 new lots being created per year. Similarly, building activity tends to be focused on renovations and additions to existing residential structures.

Electoral Area 'G' is expected to grow due to parallel growth in the proximate communities of City of Nelson and Castlegar. It is anticipated that there will be an increase in population of 80 new residents within five years and 160 new residents over a ten year period¹.

General Residential Objectives

1. Accommodate anticipated residential growth in a manner that protects the rural character, environmental integrity, and the social and cultural diversity of the Plan area.
2. Encourage a variety of residential locations, types, tenures, and densities, including mixed use buildings in commercial areas to accommodate expected growth in the community and to accommodate options for housing affordability.
3. Direct residential development of less than 1 hectare (2.47 acres) to established residential areas and municipalities to ensure efficient use of existing services, amenities, and infrastructure.
4. Direct residential development that is not related to agricultural production or farm use to lands outside of the Agricultural Land Reserve (ALR).
5. Encourage high quality design, building, development and landscaping standards that improve energy efficiency and maintain and enhance rural character.

¹ Columbia Basin Selkirk College Rural Development Institute (2012) and (2016) Census Data

6. Support accessibility in housing to ensure that seniors and those with mobility challenges are able to reside safely in their respective communities.
7. Continue to provide for the keeping of farm animals and market gardens on residential properties provided that the keeping of farm animals is conducted in a manner that minimizes negative impact to adjacent property owners.
8. Continue to enable income-generating accessory uses including home based business and tourist accommodation opportunities, provided that they are compatible with the residential character of Plan area communities.

General Residential Policies

The Regional Board:

9. Will accommodate anticipated residential growth in the areas designated as residential on Schedule A.1 mapping.
10. Will increase housing diversity and choice in the community through allowing for accessory dwellings such as: secondary suites, cottages, carriage houses and garage suites to increase the number of dwellings available for rental occupancy and to single occupancy households.
11. Will support initiatives to provide for special needs housing required for seniors and those with mobility issues or in need of support, within the Village of Salmo or Ymir where servicing needs can be met given the predominately rural nature of the Plan area.
12. Will assess and evaluate proposed residential development based on the following:
 - a. capability of accommodating on-site domestic water and waste water disposal;
 - b. capability of the natural environment to support the proposed development, and any impacts on habitat and riparian areas;
 - c. susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - d. compatibility with adjacent land uses and designations, and how the form and character complements the surrounding rural area;
 - e. proximity and access to existing road networks and other community and essential services if they exist; and
 - f. mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas.
13. Recognizes that existing lots smaller than the minimum lot size permitted by designation may be used for the purposes permitted in the designation provided all other regulations are met.

14. Encourages the clustering of residential development to create separation between neighbouring developments and to avoid continuous sprawl-like development where feasible.
15. Encourages the infill of vacant residential lots before development of new residential areas, in addition to the consolidation of small residential lots to address safe building and servicing requirements.
16. Recognizes the limitations for further residential development in specified areas of Ymir and Rosebud Lake where water supply may be limited or septic servicing at capacity.

Town-site Residential (RS) Policies

The Regional Board:

17. Directs that the principal use shall be one-family, two-family or multi-family dwellings.
18. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.
19. Supports residential development with lot sizes for subdivision determined by the level of available or proposed servicing. Density may increase with the provision of community water and waste water disposal.
20. Encourages directing higher density residential development to municipalities or existing residential nodes where infrastructure services are available or can be provided.
21. Encourages mixed use development that builds upon existing infrastructure.

Country Residential (RC) Policies

The Regional Board:

22. Directs that the principal use shall be one-family or two-family dwellings.
23. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture and the keeping of farm animals as accessory uses.
24. Supports low density residential development with lot sizes for subdivision purposes determined by the capacity for on-site servicing, such as ground or surface water and Type 1 waste water disposal.

Rural Residential (RR) Policies

The Regional Board:

- 25. Directs that the principal use shall be one-family or two-family dwellings, horticulture or portable sawmills.
- 26. Will allow for accessory buildings and structures, accessory dwellings, accessory tourist accommodation, home-based business, horticulture, keeping of farm animals, kennels and small scale wood product manufacturing as accessory uses.
- 27. Supports rural residential development with lot sizes for subdivision that generally exceed 2.0 hectares.
- 28. Supports remote residential development with lot sizes for subdivision that generally exceed 4.0 hectares for properties that do not have access to a maintained public road or other servicing constraints.

Multi-Unit Residential (RMU) Policies

The Regional Board:

- 29. Directs that the principal use shall be multi-family dwellings or manufactured home parks.
- 30. Will allow for accessory buildings and structures, home-based business and horticulture as accessory uses in Multi-Unit Residential developments.
- 31. Will allow for accessory buildings and structures, and common facilities associated with a Manufactured Home Parks.
- 32. Supports that new Manufactured Home Parks will meet the standards for servicing and design as required under any applicable Regional District Manufactured Home Park Bylaw.
- 33. Supports residential development with lot sizes for subdivision determined by the level of available or proposed servicing. Density may increase with the provision of community water and waste water disposal.
- 34. Encourages directing higher density residential development to municipalities or existing residential nodes where infrastructure services are available or can be provided.
- 35. Encourages mixed use development that builds upon existing infrastructure.

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2935, 2023

A Bylaw to amend Electoral Area 'G' Land Use Bylaw No. 2452, 2018

WHEREAS it is deemed expedient to amend the Electoral Area 'G' Land Use Bylaw No. 2452, 2018, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A.1' and 'B.1' of Electoral Area 'G' Land Use Bylaw No. 2452, 2018 be amended by changing the Land Use Designation from Parks and Recreation (PR) to Country Residential (RC) and the Zoning from Parks and Recreation (PR) to Country Residential (R2) for a portion of LOT A DISTRICT LOT 1241 KOOTENAY DISTRICT PLAN 17958 (PID: 011-707-721), as shown on Schedules 'A' and 'B' which are attached hereto and form part of this bylaw.
- 2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as **"Electoral Area 'G' Land Use Amendment Bylaw No. 2935, 2023."**

READ A FIRST TIME this 13th day of December, 2023.

READ A SECOND TIME this 13th day of December, 2023.

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 2022.

READ A THIRD TIME this [Date] day of [Month], 2022.

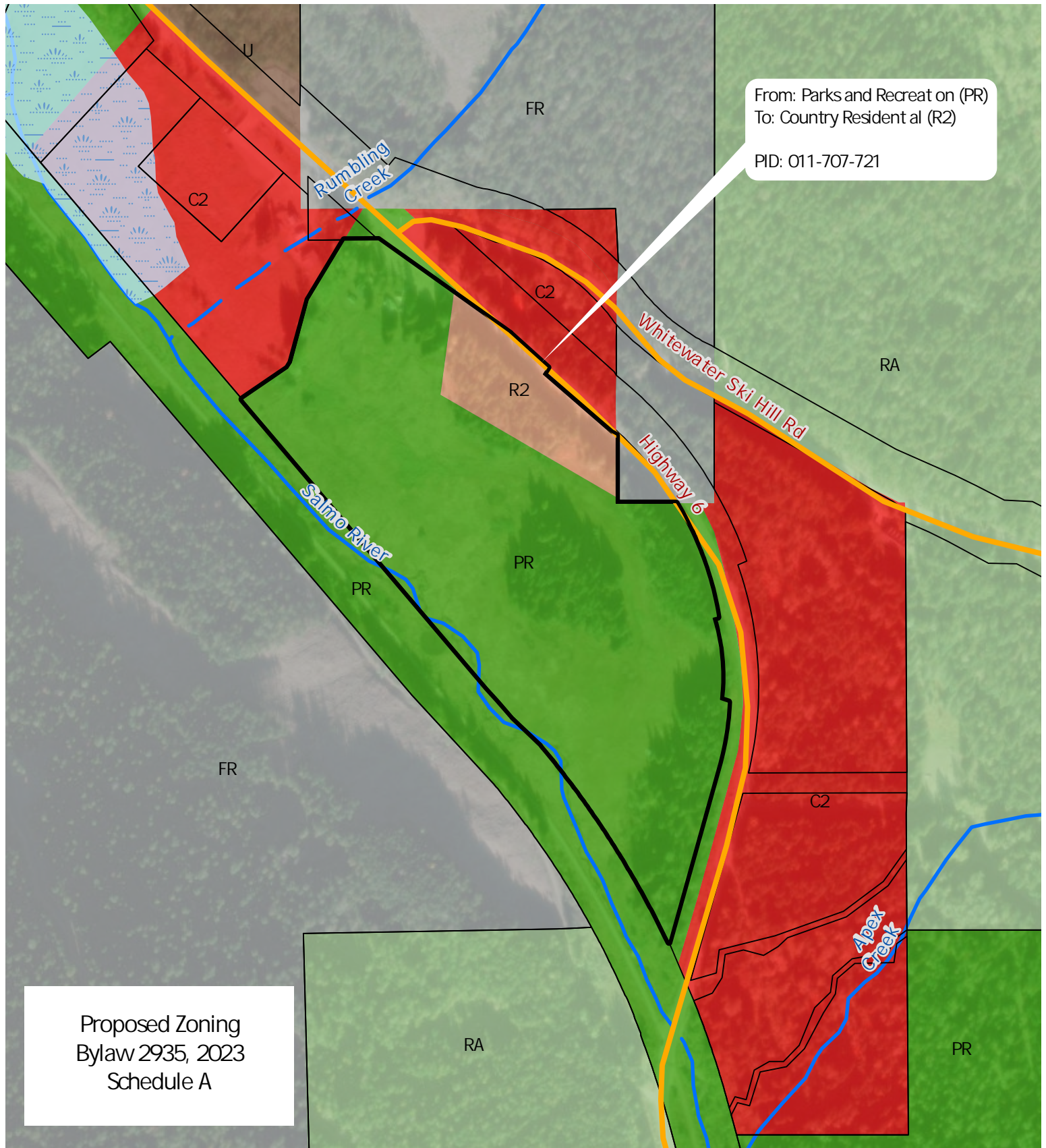
APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

Approval Authority,
Ministry of Transportation and Infrastructure

ADOPTED this XX day of XX, 202X.

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

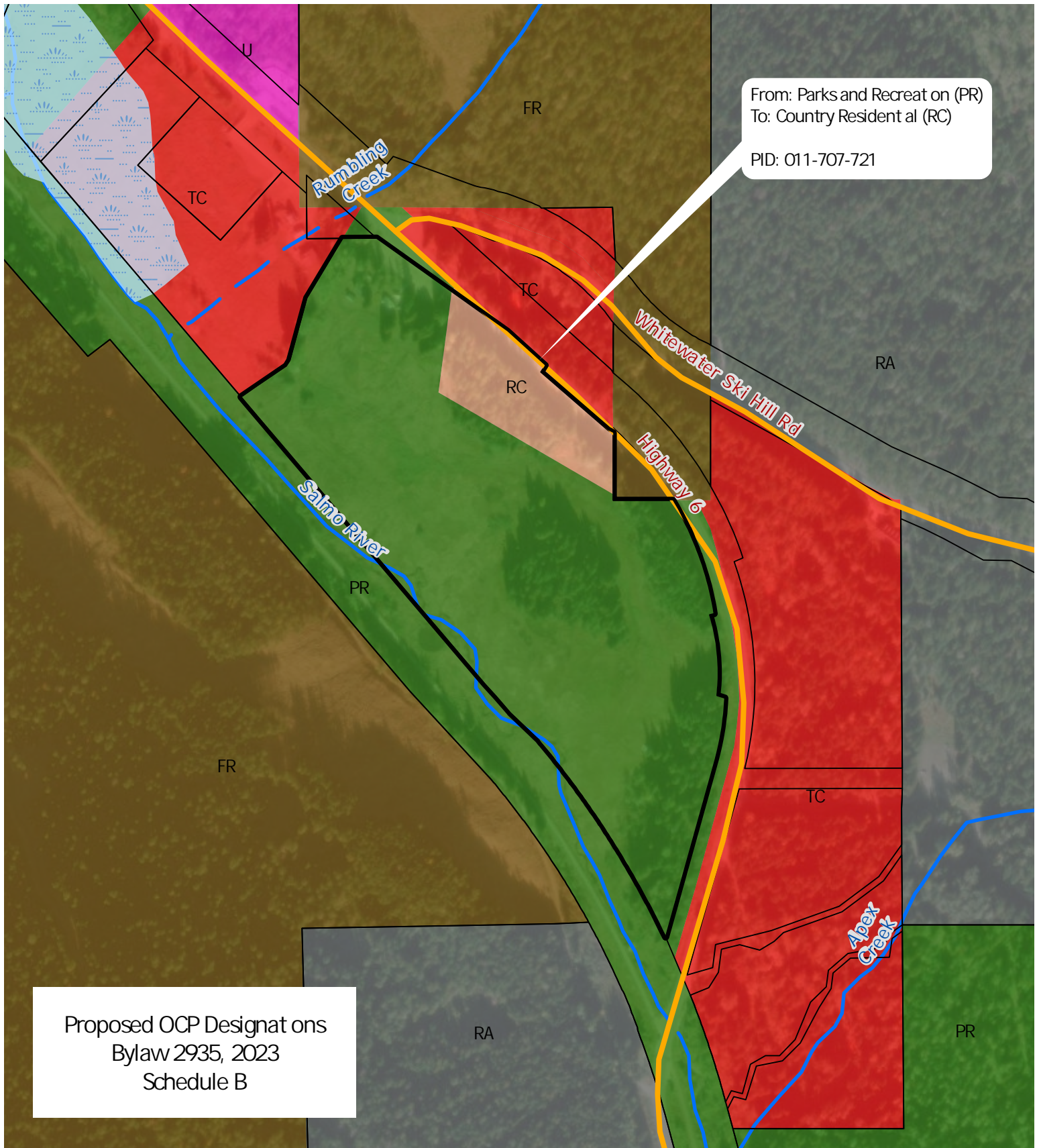


- Subject Property
 Lot Lines
 Road
 Stream
 Wetland
Zoning Class
 C2 - Tourist Commercial

- FR - Forest Reserve
 PR - Park and Recreation
 R2 - Country Residential
 RA - Resource Area
 U - Public Utility

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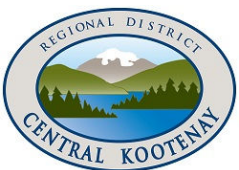




Proposed OCP Designations
Bylaw 2935, 2023
Schedule B

- | | |
|---------------------|---------------------------|
| Subject Property | PR - Parks and Recreation |
| Lot Lines | RA - Resource Area |
| Road | RC - Country Residential |
| Stream | TC - Tourist Commercial |
| Wetland | U - Public Utility |
| FR - Forest Reserve | |

0 100 200
Metres





October 11, 2023

RDCK File: Z2308G

Regional District of Central Kootenay
202 Lakeside Drive
Nelson, BC V1L 6B9

To whom it may concern:

Re: Robert Filippo Zoning Bylaw Amendment Application (RDCK file: Z2308G)

On behalf of the Nelson Nordic Ski Club (NNSC), I am pleased to provide a letter of support for Robert Filippo's application to rezone a one (1) hectare portion of Lot A, District Lot 1241, Kootenay District Plan 17958 to Country Residential.

For over 40 years, NNSC has benefited immeasurably from the support and generosity of the Filippo family in providing a beautiful property for the club to share with all Nordic ski enthusiasts. The maintained and groomed ski trails located there are the cornerstone to our youth and adult learn-to-ski programs, are vital to our annual Kootenay Cup races, and provide access to our network of trails administered through Rec Sites & Trails BC.

In addition, NNSC will benefit from the establishment of an adjacent residential property as it will provide additional on-site security for the club's assets (i.e., Apex day lodge, shop, groomers and equipment).

Again, NNSC fully supports Mr. Robert Filippo's application to amend the zoning bylaw to establish a residential lot. We understand that the remainder of Lot A, District Lot 1241, Kootenay District Plan 17958 will continue to be zoned as Parks and Recreation.

Sincerely,



Michael Knapik
President, Nelson Nordic Ski Club

pc. Karen Redfern, NNSC General Manager



Committee Report

Date of Report: November 22, 2023
Date & Type of Meeting: December 13, 2023, Rural Affairs Committee
Author: Stephanie Johnson, Planner
Subject: SUBDIVISION IN THE AGRICULTURAL LAND RESERVE
File: A2310Hs-09145.975-Evin-ALC00179
Electoral Area/Municipality H

SECTION 1: EXECUTIVE SUMMARY

This report seeks the Board's consideration of an Agricultural Land Commission (ALC) application for a two lot subdivision within the Agricultural Land Reserve (ALR) at 2849 Evin Road, Slocan Park in Electoral Area 'H'.

The purpose of this ALC application is to subdivide the 3.9 ha parcel into two lots: Lot A - 1.7 hectares (ha), and, Lot B - 2.2 ha in size.

Staff recommend that the Board not support this subdivision within the ALR application.

SECTION 2: BACKGROUND/ANALYSIS

GENERAL INFORMATION

Property Owners:	Raymond Evin
Property Location:	2849 Evin Road, Slocan Park, Electoral Area 'H'
Legal Description:	PARCEL 2 (SEE 27808I) DISTRICT LOT 8055 KOOTENAY DISTRICT EXCEPT PART INCLUDED IN PLANS 7734 AND NEP63201 (PID: 013-525-760)
Property Size:	3.9 ha
OCP Designation:	N/A
Zoning Designation:	N/A

SURROUNDING LAND USES

North:	Slocan Valley Rail Trail, Evin Road, Highway 6 and ALR lands – unzoned
South:	Slocan River - unzoned
East:	ALR lands - unzoned
West:	ALR lands - unzoned

Site Context

The 3.9 ha in size subject property is not subject to a Zoning Bylaw or an Official Community Plan (OCP), and is located in an area surrounded by properties within the ALR, southeast of Slocan Park, and abuts the Slocan River to the south. Arvid Creek also runs through a portion of the parcel. As shown on the site plan (Figure 2), two existing houses with driveway accesses, a greenhouse, chicken coop structure and vegetable garden currently occupy the subject property. The site is located within the Slocan River floodplain and Arvid Creek Non-Standard Flood and Erosion Area (NSFEA) with a 'G' rating.

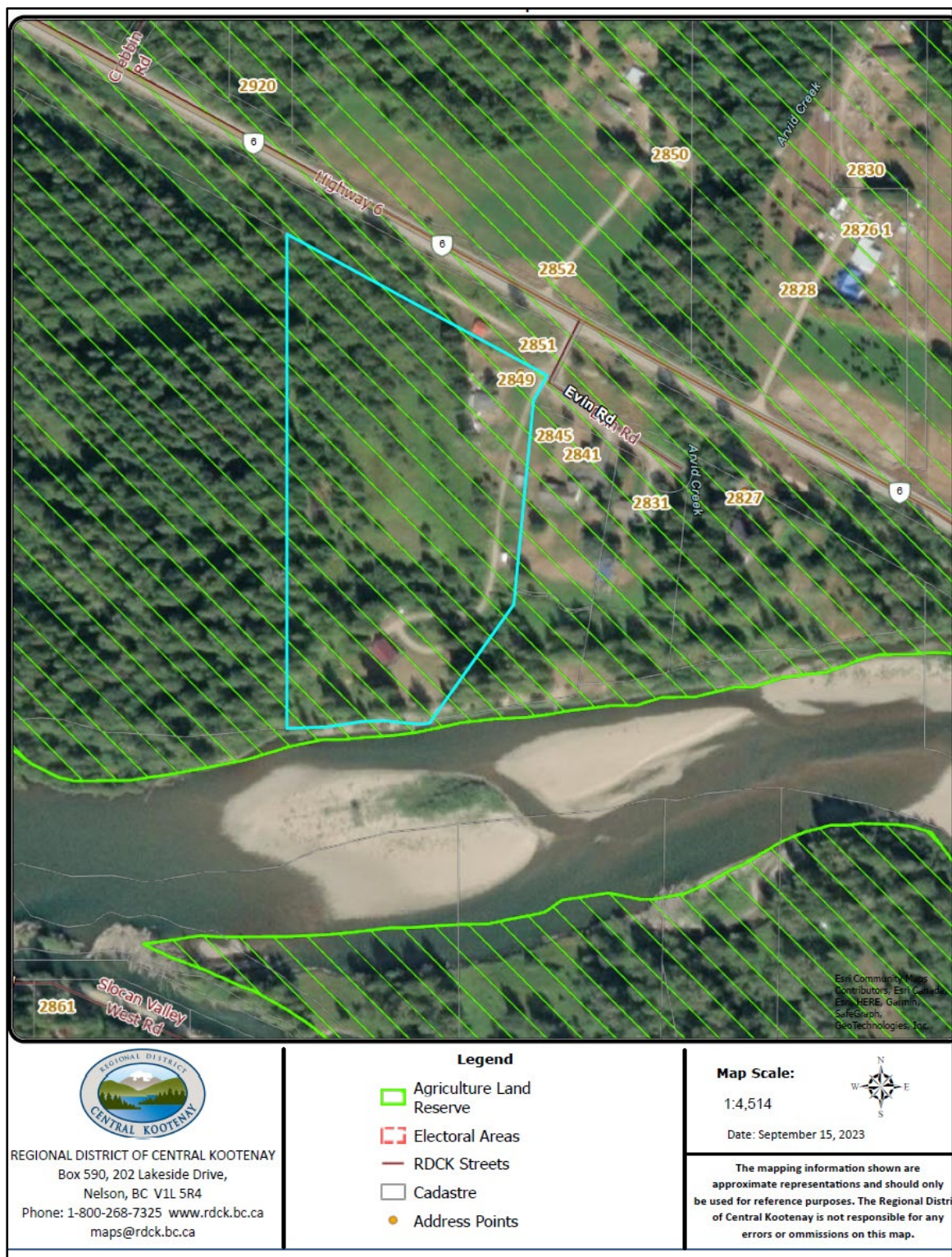


Figure 1: Air Photo & ALR Overview

Development Proposal

The purpose of this ALR application is to subdivide the land for a "family member" into two lots: Lot A – 1.7 ha, and, Lot B - 2.2 ha in size. The intent of this subdivision proposal is for family to assist with the farm operations.

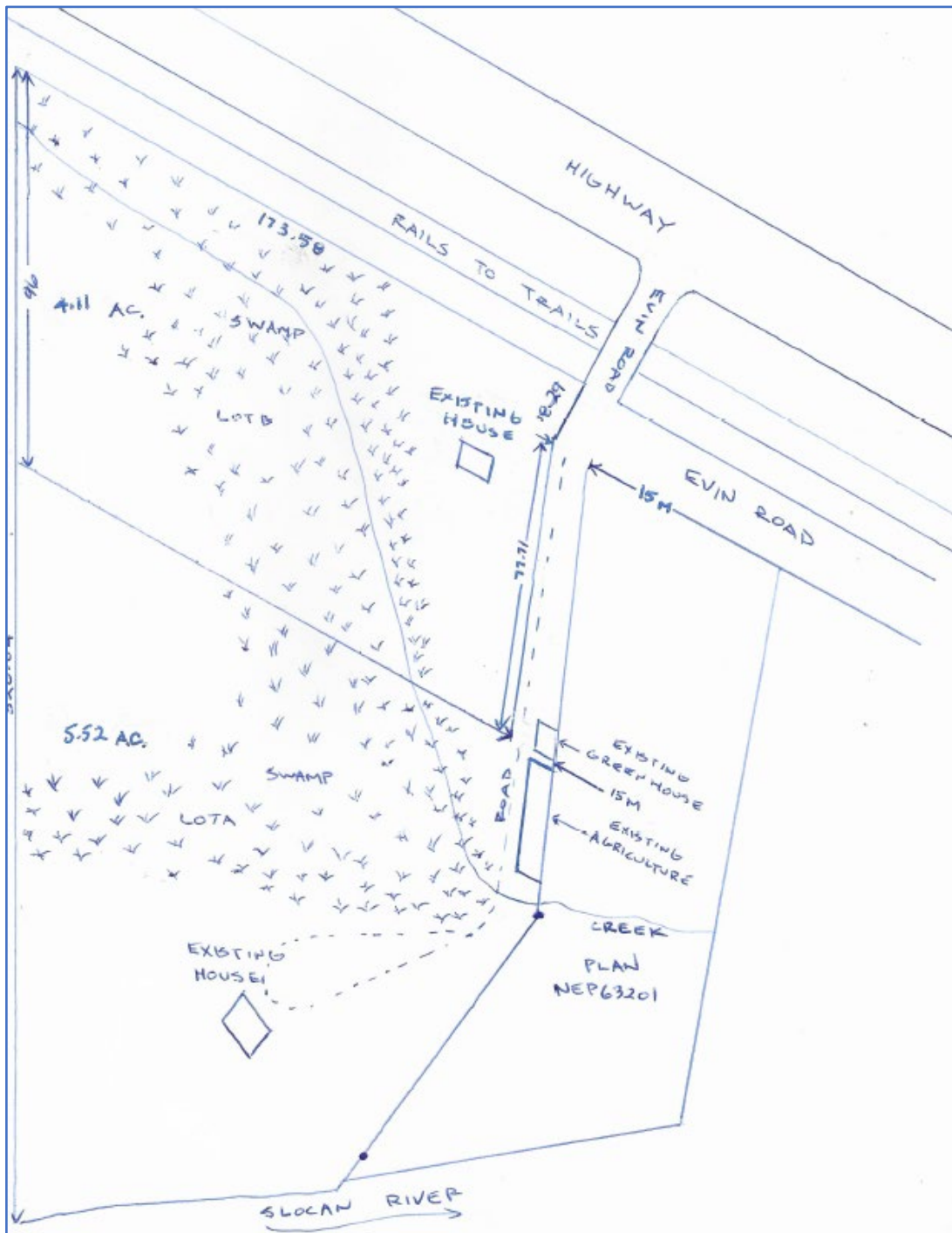


Figure 2: Site Plan



Figure 3: Proposed Plan of Subdivision

Agricultural Land Use Inventory

The Agricultural Land Use Inventory, 2016 outlines that 30% of the effective ALR is in farmed land cover, which includes cultivated crops and barns, with 23% of the ALR parcels used for farming, and 77% not used for farming. Farming activities include forage and pasture, cereals and oilseeds, and tree fruits.

The Agricultural Land Use Inventory defines the nature of farming practices. Parcel size must be considered when determining the agricultural potential of a parcel. Larger parcels usually allow farmers greater flexibility to expand

or change their type of operation as the economy and markets change. Some types of agriculture can be successful on small parcels (e.g. intensive market gardens, nurseries, and poultry), however, the number of viable farming options generally decreases with a reduced parcel size. Smaller parcels are generally more costly per hectare than larger parcels, and can easily be disassembled from larger farm units and sold. Larger parcels accommodate equipment more efficiently and reduce the need to move farm equipment on public roads.

The Inventory outlines that there is evidence that small parcels are less likely than larger parcels to be utilized for farming. In the Regional District there are 1,178 ALR parcels that are less than 1 hectare. Of these parcels, 5% (60 parcels) are “Used for Farming”, 21% (245 parcels) are “Available for Farming”, and 74% (873 parcels) are “Unavailable for Farming”. Residential use accounts for the majority of the small and “Unavailable for Farming” parcels.

Agricultural Capability Rating

The subject property at 2849 Evin Road comprises land classified as 8:4M~2:5IM unimproved soil ratings and 5:3M~3:2X~2:5IM for improved soil ratings.

UNIMPROVED SOIL RATING		IMPROVED SOIL RATING	
80% 4M and 20% 5IM		50% 3M, 30% 72X and 20% 5IM	
SOIL CLASS	DESCRIPTION		
2	Land in this class has minor limitations that require good or ongoing management practices or slightly restrict the range of crops, or both.		
3	Land in this class has limitation that require moderately intensive management practices or moderately restrict the range of crops or both.		
5	Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.		

Limitation Subclass	Description
I	Inundation (flooding by streams etc.)
M	Soil moisture deficiency
X	Cumulative and minor adverse conditions

Soil Classification

The Soil Resources of the Nelson Map Area published by the BC Ministry of Environment categorizes soils that have similar characteristics into “*soil association descriptions*”. The soil type found is 80% Kinert and 20% Gillis in the floodplain areas closest to the Slocan River.

SOIL CLASSIFICATION	DESCRIPTION
Kinert	Kinert soils are predominantly found in the southern half Nelson Map Area at the lower elevations. The soils of the Kinert association have developed in loose, well to poorly sorted glaciofluvial ice-contact deposits. These soils are rapidly drained.
Gillis	Gillis soils have moderate to high capability for agricultural uses if irrigated. The main limitation is low soil moisture holding capacity. Irrigation is required for good production of crops.

Agricultural Area Plan

The Regional District's Agricultural Area Plan (2011) seeks to ensure that the agricultural capability of the area is realized and protected, and reflects the priorities and needs identified by residents of the Central Kootenays. The purpose of the Agriculture Area Plan is to ensure that the agricultural capability of the area is realized and protected as part of a secure food supply for the region. Agriculture in the Region is characterized by its diversity, with larger operations predominantly in the Creston Valley and many small-lot farms spread across the RDCK. The Plan's recommendations address all sizes and forms of farm operations.

Some of the issues facing farmers and food producers in the region were identified through public consultation when the Agriculture Plan was developed. Some of the issues that are relevant to the current report include:

- ongoing loss of farmland; and,
- farm income cannot support the purchase of land at residential / recreational market values.

The report goes on to make several recommendations which address agricultural viability, capability and secure food supply recommendations. The recommendation relevant to this application are listed below:

CAPABILITY RECOMMENDATION #1 It is recommended that the RDCK continue to use land use planning tools to discourage subdivisions of agricultural land and to encourage the consolidation of contiguous smaller agricultural lots provided they do not result in additional residences (resulting in higher land values for the farm).

CAPABILITY RECOMMENDATION #3 It is recommended that the RDCK encourage the protection of agricultural land where appropriate, through the Official Community Plan process and other land use planning tools.

CAPABILITY RECOMMENDATION #10 It is recommended that the RDCK encourage the Agricultural Land Commission to update their ALR decision-making guidelines incorporating criteria that acknowledges the unique characteristics of this region and the productive capabilities of smaller parcels.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Financial Plan Amendment:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Debt Bylaw Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Public/Gov't Approvals Required:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

The applicant has paid the \$750 local government fee.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Agricultural Land Commission Act (ALCA)

As per Section 25(1) of the Act, when making a decision on an application for a subdivision in the ALR the Agricultural Land Commission may do one of the following:

- (a) refuse permission;
- (b) grant permission;
- (c) grant permission for an alternative non-farm use or subdivision.

Subdivision Bylaw No. 2159, 2011

- 7.01 Works and services shall be provided in accordance with the following:
- Each lot shall be supplied with a sufficient supply of water through connection to a community water system; a license under the Water Act to divert and use water; or having proof of availability of sufficient groundwater sources to the standards required under Part 8 of this Bylaw.
 - Each lot shall be assessed for sanitary sewage disposal based on on-site sewage disposal or connection to a community wastewater system to the standards required under Part 9 of this Bylaw.

Floodplain Management Bylaw No. 2080, 2009

The site is located within the Slocan River floodplain and Arvid Creek NSFEA with a 'G' rating. Any development on the site would require compliance with *Floodplain Management Bylaw No., 2080, 2009*.

Planning Procedures and Fees Bylaw No. 2456, 2015

The subject property is not located in an area subject to an OCP or a Zoning Bylaw. *"An absence of local zoning bylaws does not relieve a landowner of complying with the restrictions in the ALCA and ALR Use Regulation"* (ALC, 2019). Under Section 11. of the *Planning Procedures and Fees Bylaw No. 2456, 2015* for areas with no Zoning Bylaw *"the Board will consider RAC's recommendation and will pass a resolution with comments for the ALC to consider"*.

3.3 Environmental Considerations

No negative environmental impacts are anticipated with this subdivision proposal as no new development is proposed at this time.

3.4 Social Considerations:

The fragmentation of agricultural lands would most likely not have a positive impact on the agricultural use of this parcel. No public benefit is associated with this proposal.

3.5 Economic Considerations:

While the creation of a new lot may have the potential for it to be brought into production by a separate owner, it is the experience of the RDCK's Planning Services that the creation of smaller lots within the ALR generally foster increased rural pressures and less agricultural activity.

3.6 Communication Considerations:

The ALC does not require public notification for applications to subdivide within the ALR. In accordance with the *Planning Procedures and Fees Bylaw No. 2457, 2015* the application has been referred to the Director for Electoral Area H, the Alternate Director, First Nations, the Regional District's Building Services division and the Ministry of Agriculture, Food and Fisheries for comment.

The following responses were received:

Ministry of Agriculture & Food – Land Use Planner and Regional Agrologist

"In the absence of a parcel-specific review, we encourage local government planning staff and decision makers to consider the following findings/key messages when reviewing ALC applications for subdivision on the Agricultural Land Reserve (ALR).

- *Subdivision in the ALR frequently results in each parcel having diminished agricultural potential and an increase in land cost per hectare due to increased residential and accessory structures. Smaller lots and increased residential structures can also increase conflict between adjacent land uses.*
- *Ministry data, through Agricultural Land Use Inventories (ALUI), consistently shows that smaller agricultural lots are less likely to be farmed.*
- *A recent 2022 Kwantlen Polytechnic University study exploring the impact of non-farm uses and subdivision on agricultural land found that in regions of B.C. reviewed, “30% of all new parcels created as a result of subdivision ceased to have a farm class status”, and “64% of all the parcels had their ownerships transferred within three years after non-farm use and subdivision applications were approved. This percentage becomes higher for subdivided parcels” (Summary Results, p.1-2).*
- *To advance viable long-term agricultural opportunities on the ALR, Ministry staff encourage ALR landowners to pursue alternative land access and tenure options, other than subdivision, (such as the leasing of portions of the property) as part of a coordinated succession plan. For more information on B.C.’s Land Matching Program, please visit the Agrarians Foundation organization website.*
- *The Ministry also provides resources to producers to support successful farm transition, including support through the B.C. Agri-Business Planning Program, as well as succession planning workshops and webinars to familiarize farmers with the steps and practices required for a successful farm transition.*
- *Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information or to contact Ministry staff, please visit the Ministry AgriService BC webpage or email AgriServiceBC@gov.bc.ca”.*

Building Services

“The distance between the east building face of [the] existing house on [proposed] Lot B, and centerline of [the shown] driveway access to [proposed] Lot A shall comply with all spatial separation requirements of all parts of 9.10.15 (including 9.10.15.3) of the British Columbia Building Code”.

Osoyoos Indian Band

“The Territorial Stewardship Division would like to acknowledge receipt of the above referral. The Okanagan Indian Band (“OKIB”) has conducted a desktop review of the project. The location of the project to which the referral relates is within Syilx (Okanagan Nation) territory, and may have impacts on Syilx Aboriginal Title and Rights, which OKIB holds as part of the Syilx. However, the project is located outside the OKIB’s Area of Responsibility as a member of the Syilx. At this time, we defer to the Penticton Indian Band and Lower Similkameen Indian Band for a more in depth review. Please keep us informed of any updates or changes to the project as this may change our assessment and our view on the need for further consultation with OKIB”.

Penticton Indian Band

The PIB circulated a standard referral response requesting a referral processing fee (i.e. \$500) to commence their review process.

3.7 Staffing/Departmental Workplace Considerations:

For areas not subject to an OCP or Zoning Bylaw should the Regional Board choose to support, not support or provide no comments on this proposal, staff will forward the Board resolution, along with other application information to the ALC for their consideration and ultimately, final decision. This approach is in accordance with the *RDCK Planning Procedures and Fees Bylaw* and the *ALCA*.

3.8 Board Strategic Plan/Priorities Considerations:

The proposal is considered under the operational requirements of Planning Services.

SECTION 4: OPTIONS

Planning Discussion

Please find below the following planning rationale behind the staff recommendation.

- The creation of smaller agricultural parcels are correlated with less agricultural activity, and increased subdivision and rural residential pressures.
- Subdivision of the subject property would also heighten landowner expectations that similar requests would be routinely permitted. The effects of heightened expectations often include speculation, increased farmland prices, and reduced agricultural investment and activity.
- Staff has been consistent in not supporting applications for subdivision that fragment the ALR land base, particularly where broad public interest and agricultural benefit is not demonstrated.
- Staff understand that the day-to-day operations of the farm are becoming more challenging for the aging landowner, and that the purpose of subdivision is for family to assist with the farm operations. Staff highlight that this could occur without a formal subdivision recognizing that there are two existing homes already on the subject property, where both the owner and a family member could reside separately.

It is for the above reasons, that staff do not support this subdivision with the ALR application.

OPTIONS:

OPTION 1: That the Board NOT SUPPORT regarding application A2310Hs for the purposes of subdivision in the Agricultural Land Reserve proposed by Ray Evin for the property located at 2849 Evin Road, Electoral Area 'H' and legally described as PARCEL 2 (SEE 27808I) DISTRICT LOT 8055 KOOTENAY DISTRICT EXCEPT PART INCLUDED IN PLANS 7734 AND NEP63201 (PID: 013--525-760).

Option 2: That the Board PROVIDE NO COMMENT regarding application A2310Hs for the purposes of subdivision in the Agricultural Land Reserve proposed by Ray Evin for the property located at 2849 Evin Road, Electoral Area 'H' and legally described as PARCEL 2 (SEE 27808I) DISTRICT LOT 8055 KOOTENAY DISTRICT EXCEPT PART INCLUDED IN PLANS 7734 AND NEP63201 (PID: 013--525-760).

SECTION 5: RECOMMENDATION

That the Board NOT SUPPORT regarding application A2310Hs for the purposes of subdivision in the Agricultural Land Reserve proposed by Ray Evin for the property located at 2849 Evin Road, Electoral Area 'H' and legally described as PARCEL 2 (SEE 27808I) DISTRICT LOT 8055 KOOTENAY DISTRICT EXCEPT PART INCLUDED IN PLANS 7734 AND NEP63201 (PID: 013--525-760).

Respectfully submitted,

Stephanie Johnson, Planner

CONCURRENCE

Planning Manager – Nelson Wight **Digitally approved**

General Manager of Development and Community Sustainability – Sangita Sudan **Digitally approved**

Chief Administrative Officer – Stuart Horn **Digitally approved**

ATTACHMENT:

Attachment A – Application Package



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 69098

Application Status: Under LG Review

Applicant: Ray Evin

Local Government: Central Kootenay Regional District

Local Government Date of Receipt: 08/21/2023

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Subdivision

Proposal: The purpose of this proposal is to subdivide the parcel into 2 lots so a family member can have their own piece for themselves and solidify what our family has done for generations on that property. That being farming, and the raising of livestock.

The next generation wants to step up and be a part of it. With the growing cost of living expenses and food it only makes sense to grow what our family has done for generations. The bonus for the next generation is having a place they can call home that they can own and continue our heritage. If you have performed farming, you know the work that is involved in keeping invasive species at bay, weed whacking, tilling establishing irrigation for crops, harvesting and fencing to list a few. Having extra sets of hands-on site creates a system to achieve greater productivity required for a growing family as well as balance. We also have aging members in the family in which extra help is required. By having extra sets of hands there is aid in this regard as well. With having family property all the tasks are spread evenly so elderly have support as well. We have enhanced the property for better pasture habitat as well as fire prevention. Some of the wildlife it sustains is Elk, Deer, Moose, Turkey Geese, Duck, Bear, in high water trout travel up the creek to avoid the silt run off from the Slocan. We love it we cherish it please allow history to continue.

Mailing Address :

2849 Evin Road
Slocan Park, BC
V0G 2E0
Canada

Primary Phone : (250) 551-2874

Email : evinsroad@hotmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 013-525-760

Legal Description : PARCEL 2 (SEE 27808I) DISTRICT LOT 8055 KOOTENAY DISTRICT
EXCEPT PART INCLUDED IN PLANS 7734 AND NEP63201

Parcel Area : 3.9 ha

Civic Address : Slocan Park

Date of Purchase : 04/22/2008

Farm Classification : No

Owners

1. **Name :** Ray Evin

Address :

2849 Evin Road

Slocan Park, BC

V0G 2E0

Canada

Phone : (250) 551-2874

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Currently there is a large garden plot in which 4 + family's benefit from. The Fruit and vegetables harvested from it are as follows, lettuce carrots, radish, beets, corn, kohlrabi, daikon, squash, pumpkins onions, potatoes, blueberries, strawberries, raspberries and newly planted apple trees. We also have a chicken coop housing chickens for farm fresh eggs. There is a Greenhouse in front of the garden plot used to get a jump on starts so plants are stronger before planting into soil. Having extra sets of hands with extra family around has allowed us to maintain crops better as well as keep up with the growing demand of a growing family. These tasks include rototilling weed whacking, raking, pulling weeds, maintaining fences, gates, irrigating and fertilizing and the most rewarding harvesting and consuming what our efforts have produced.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

The improvements since I have owned the land are the fencing of the main garden ,to protect mainly from deer from harvesting our crops ,the drip irrigation system to water the growing plots demands, raised beds for strawberry's ,trellises for peas and beans to climb .The thinning of the forest for forest fire protection for it was becoming overgrown and it has provides better pasture habitat for livestock, or Deer and Elk to enjoy foliage due to more sun being allowed in. A Chicken coop to provide fresh eggs. A greenhouse erected to provide starts in the spring so when weather changes the plants have a good chance of survival rather than planting directly into plot. With having extra hands on the property, the workload is disbursed, and more productivity is achieved. Fencing is our next task on designated pasture areas. This is where extra sets of family hands will streamline install of this task.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

There is a good portion of grass to be mowed done by rider mower. These areas are enjoyed by wildlife such as Deer, elk, moose, and birds. There is an area enjoyed by our family for wild mushroom picking and river front access to the river for swimming. Mowing and weed whacking keeps the mosquito population down. We also have and area for horseshoes and recreation. We have aging members of our family. Another reason why having additional younger family members present will help in agricultural tasks and care of them. Invasive plant species encroachment such as knap weed, thistle and tansy are another reason extra hands will help keep them at bay.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity : seasonal pasture /marshland/homestead

East

Land Use Type: Agricultural/Farm

Specify Activity : seasonal pasture/marshland

South

Land Use Type: Agricultural/Farm

Specify Activity : seasonal pasture/homestead/marshland/

West

Land Use Type: Agricultural/Farm

Specify Activity : majority of agriculture/farming in this area

Proposal

1. Enter the total number of lots proposed for your property.

1.66 ha

2.24 ha

2. What is the purpose of the proposal?

The purpose of this proposal is to subdivide the parcel into 2 lots so a family member can have their own piece for themselves and solidify what our family has done for generations on that property. That being farming, and the raising of livestock.

The next generation wants to step up and be a part of it. With the growing cost of living expenses and food it only makes sense to grow what our family has done for generations. The bonus for the next generation is having a place they can call home that they can own and continue our heritage. If you have performed farming, you know the work that is involved in keeping invasive species at bay, weed whacking, tilling establishing irrigation for crops, harvesting and fencing to list a few. Having extra sets of hands-on site creates a system to achieve greater productivity required for a growing family as well as balance. We also have aging members in the family in which extra help is required. By having extra sets of hands there is aid in this regard as well. With having family property all the tasks are spread evenly so elderly have support as well. We have enhanced the property for better pasture habitat as well as fire prevention. Some of the wildlife it sustains is Elk, Deer, Moose, Turkey Geese, Duck, Bear, in high water trout travel up the creek to avoid the silt run off from the Slocan. We love it we cherish it please allow history to continue.

3. Why do you believe this parcel is suitable for subdivision?

The parcel is suitable for subdivision due to over 50% of the parcel is in flood plane and no agriculture have ever taken place there nor would there be. We can use that area for grazing seasonally and with our family growing that is our plan is to have livestock on this area. It would take an enormous amount of fill to fill the swamp, for cultivating produce with the risk of flood still present. The intention of the subdivision is to maintain the agricultural and farming, tasks which have been done for the last 5 generations and grow it by having extra hands to perform farming and agricultural duties. Nothing changes with this proposal as far as the way it is. The 2 houses are existing all it does is promote and grow what agriculture and farming that exists and have been performed. The additional parcel is for family, providing a dwelling for a young family to exist like the Evin Family has done since the early 1900's on that property. Everything is in place there so no disruption to existing agricultural plots or them being compromised. Our Family does not want change only to be allowed to do what we have in the past but have the reward of ownership for additional Evin family members so the history can continue of cultivating crops

and farming livestock.

4. Does the proposal support agriculture in the short or long term? Please explain.

The proposal promotes agriculture and farming in the long term for it allows another generation to continue what the Evin family has done for generations.

We want the property to remain in the Evin name on Evin road. We're not looking develop this land other than what we have done for generations. With growing food costs and living expenses on the rise it is in our family's best interest to do what we have always done. We have cleared land and thinned prime areas to create pasture. We want to farm we want organic produce we want poultry and beef harvested off our land. We want to instill in the next generation that you have the property you can produce your own food on and raise poultry and beef. They in turn can instill these values in their offspring and history continues. I could sell my property tomorrow but there is no guarantee what the next owners' intentions would be. Right now, we have history and the current status to support what the Evin family intentions are. Our next task is to assess best areas for pasture and the fencing of them.

Please grant us to grow, to own, to produce and love our property.

5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.

No

Applicant Attachments

- Site Photo - Evin Google
- Site Photo - Harvest 1
- Site Photo - Harvest 2
- Site Photo - Harvest 3
- Site Photo - Swamp
- Site Photo - Wildlife 1
- Site Photo - Wildlife 2
- Site Photo - Wild Mushrooms
- Site Photo - Garlic
- Proposal Sketch - 69098
- Certificate of Title - 013-525-760

ALC Attachments

None.

Decisions

None.





Attachment A













Committee Report

Date of Report: November 27, 2023
Date & Type of Meeting: December 13, 2023, Rural Affairs Committee
Author: Micah Nakonechny, Grants Coordinator
Subject: COMMUNITY WORKS FUND APPLICATION – J.B. FLETCHER RESTORATION SOCIETY “J.B. FLETCHER STORE BUILDING SEALING AND SOLAR”
File: 1850-20-CW-294
Electoral Area/Municipality D

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to seek approval for the RDCK Community Works Fund application submitted by the J.B. Fletcher Restoration Society for the project titled “J.B. Fletcher Store Building Sealing and Solar” in the total amount of \$25,000 and that funds be disbursed from Community Works Funds allocated to Electoral Area D. The project aims to improve the historic building’s energy efficiency while providing improved protection for sensitive historic artifacts and unique architectural features.

SECTION 2: BACKGROUND/ANALYSIS

Located in the unincorporated community of Ainsworth Hot Springs on the west shore of Kootenay Lake, the J.B. Fletcher Store building was constructed in 1896 and is one of only a handful of commercial buildings in British Columbia from this era with original, intact interior and exterior elements. Although the store ceased commercial operations in 1973, the non-profit J.B. Fletcher Restoration Society was incorporated in 1983 with the intent of purchasing the land upon which the building sits and transforming the site into a museum and historic interpretation centre. As a condition of the acquisition in 1984, a restrictive covenant was also placed on the property. The covenant requires that the exterior of the building not be significantly altered to maintain historical authenticity, that the museum be open to the public at least six months of the year, and that the primary purpose shall only be that of a museum.

Prior to 2017, the building had been unheated and uninsulated. To better protect the sensitive interior and historical artifacts within the store, the Society embarked on a three-year restoration project in 2017 with assistance from a Built Heritage Grant from the Columbia Basin Trust and Heritage BC. Insulation was added between existing shiplap, followed by caulking to minimize heat loss and reduce moisture penetration. A heat pump was also installed.

Unfortunately, the latex-based caulking and paint has failed due to incompatibility with the historic building envelope, and the energy efficiency of the building and protection of historic artifacts has been compromised. However, linseed oil-based products including putty and paint have shown promise in protecting the most vulnerable areas of the store’s interior, and the project proposes to use only linseed oil-based products for this subsequent restoration. The caulking and paint is expected to lower operational costs due to improved energy efficiency, reduce potential catastrophic repair costs, protect the store’s historic artifacts, and minimize any health risks stemming from moisture penetration such as mold. Repairs are also logistically challenging and

compromise the store's historical authenticity and charm, as it would be difficult to remediate the building envelope without removing the historic shiplap.

To offset energy costs associated with the heat pump, this restoration project also seeks to install a solar array on the roof of the store. In addition the added benefit of a reduced carbon footprint, the reduced operational costs are expected to permit the store to include an Ainsworth Museum in the basement, thereby increasing the historic value of the building and further promoting the community as a key tourist destination.

Museum director Tammy White, who has played an integral role in stewardship of the historic store, will be overseeing the project and has intimate knowledge of the building and its history. Tammy will be working with two experienced, local contractors with expertise in restoring and preserving heritage structures.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Financial Plan Amendment:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Debt Bylaw Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public/Gov't Approvals Required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

This application is the responsibility of Area D and no other areas are being asked to contribute to the project. The Director for the area is supportive of the application and has sufficient 2023 funds to allocate to the project. Should this project be funded, Area D will have \$372,470.11 in Community Works funds remaining.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Community Works (formerly Gas Tax) funded projects aim to achieve three objectives: a clean environment; strong cities and communities; and productivity and economic growth. Board policy dictates that applications to the Community Works Fund be reviewed by staff and the Rural Affairs Committee for compliance with program guidelines. Staff is of the opinion that this project falls within the program categories of 'Community Energy Systems' and 'Tourism Infrastructure'.

3.3 Environmental Considerations

None at this time.

3.4 Social Considerations:

The proposed restoration will allow the building to include an Ainsworth Museum in the basement as part of its historic interpretation mandate, further promoting the Ainsworth community as a tourist destination in the North Kootenay lake area.

3.5 Economic Considerations:

The proposed project costs are eligible based on Community Works funding criteria. Additional funding is to be provided by Columbia Basin Trust, contingent on the success of a SMART Grant application.

3.6 Communication Considerations:

None at this time.

3.7 Staffing/Departmental Workplace Considerations:

RDCK staff resources will need to be allocated to track, process and ensure reporting requirements are fulfilled on an annual basis for a five-year period.

3.8 Board Strategic Plan/Priorities Considerations:

None at this time.

SECTION 4: OPTIONS & PROS / CONS

N/A

SECTION 5: RECOMMENDATIONS

THAT the Community Works Fund application submitted by the J.B. Fletcher Restoration Society for the project titled “J.B. Fletcher Store Building Sealing and Solar” in the amount of \$25,000 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area D.

Respectfully submitted,

Micah Nakonechny, Grants Coordinator

CONCURRENCE

Mike Morrison – Manager of Corporate Administration/Corporate Officer **Digitally Approved**

Uli Wolf – General Manager of Environmental Services **Digitally Approved**

Stuart Horn - Chief Administrative Officer **Digitally Approved**

ATTACHMENTS:

Attachment A – Community Works Fund Application: J.B. Fletcher Restoration Society “J.B. Fletcher Store Building Sealing and Solar”

Attachment B – Scarlett’s Electrical Solar Quote

Attachment C – Traditional Timber Framing Co. Exterior Refinishing Quote



Regional District of Central Kootenay

Attachment A

Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4
250-352-6665 1-800-939-9300 Email info@rdck.bc.ca

Community Works Fund Application (Appendix-A) Gas Tax Program Services – CWF Funding (UBCM)			
"The Project"		Building Sealing and Solar	
Date of Application			
Applicant Information			
Name of Organization	J.B. Fletcher Restoration Society		
Address	3602 Sutton Street		
City, Prov. Postal	Ainsworth, BC V0G 1A0		
Phone No.	250-505-4393	Fax No.	
Organization's Email	jbfletcherstore@gmail.com		
Name of Contact	Tammy White	Contact's Email	whitelight2@icloud.com
Director in Support of Project			
Name of Director(s)		Area(s)/Municipality	Amount Requested
Aimee Watson		D	25,000
Project Time Line			
Project Commencement Date (yyyy/mm/dd)		Project Completion Date (yyyy/mm/dd)	
2024/05/01		2024/10/31	
Land Ownership			
Ownership and legal description information is required for all parcels of land on which the proposed work will occur.			
Legal Description of land(s)		Lot 1 Block A Plan NEP245A Township 1 Section 5 Kootenay Land District	
Registered Owners of Land(s)		J.B. Fletcher Restoration Society	
Crown Land Tenure/License No./Permit No.(s)			
Compliance With Regulations			
The proponent shall in all respects abide by and comply with all applicable lawful rules, regulations and bylaws of the federal, provincial or local governments, or any other governing body whatsoever, in any manner affecting the Project.			
Have you consulted with a building official?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Have you applied and received a building permit?		<input type="checkbox"/> Yes, Permit No. _____ <input checked="" type="checkbox"/> No	
If No, please explain: This request is to fulfill an EOI and we will do any required permitting if we reach stage 2 in the Smart			

Application Content

Must include all of the following:

- 1.0 - Description of the Project including management framework
- 1.1 - Project timeline and supporting documents
- 2.0 - Project budget
- 3.0 - Accountability Framework Financial statements that adhere to Project accountability

1.0 Description of the Project including management framework

The intent of this project is to add sustainable energy to the building and to protect our previous efforts to make the building more energy efficient. Previous to our restoration with the Built Heritage Grants, our building was unheated and uninsulated. During the 2017- 2020 restoration work, insulation was blown in between the shiplap boards to protect the building from heat loss. The boards were then caulked to ensure the insulation would remain dry and the efficiency of it intact. Unfortunately, the caulking material used to do that has failed and needs to be replaced to ensure the insulation work that was done is not compromised. All of the latex products used have failed including the paint. We feel that any caulking similar to what was used will continue to fail and it needs to be done by some other means. We had repairs done to the areas that were the most vulnerable last year using linseed oil putty. Those areas have held up well and we would like to use that product to redo this protective elements which includes the failing paint. We are also hoping to install solar panels on the roof to reduce our ongoing cost of operations. We have used heat pumps as our only source of heat since the restoration and would like to offset some of those electrical costs with solar energy so have included these two elements together. The caulking needs application during a dry period will be addressed as weather permits. Both projects will be undertaken by local contractors with some flexibility available as to when they can occur. There should be minimal impact to the building itself when these occur.

(If needed, please provide additional information on separate page)

1.1 Project Costs including Timeline and Supporting Documents

The caulking project is weather dependant and will Start in May of 2024 and complete by September of 2024 weather permitting.

The solar project will start in the spring if possible and should be installed in late June with a one week time frame.

The costs we currently have are rough estimates done to fulfill the CBT Smart Grant Expression of Interest and will be provided in greater detail if we proceed to a full application.

Caulking Estimate: \$62,947.50 includes some contingency which is possibly inadequate and no project management costs.

Solar Estimate: \$22,500 This was a rough estimate provide via email and does not include contingency or management costs which would increase this to around \$26,000.

Store Front Repairs due to failed paint - \$2,500 (This will likely not be covered by the CBT energy grant and we would like to request the funds to do this. It makes no sense to repaint and caulk the sides of the building but leave the store front which is also failing.

(If needed, please provide additional information on separate page)

1.2 Project Impact

The caulking will help lower operational costs and help reduce potential catastrophic repair costs moving forward. If the insulation were to get wet, there would be a significant financial impact for those repairs as well as potential harm to the heritage structure itself. There would be no way to remediate this without removing the original shiplap. And compromised insulation will not do the job it is designed to do. The caulking will ensure that the building remains safe from moisture and provide effective energy conservation as well as ensure there is no negative impact to the original features of the structure itself.

The solar will support the heat pumps that are currently used to heat the building and will reduce our environmental footprint and reduce the cost of operations in the building. Due to our remote location and our limited access to resources to support operations, any reduction in those costs will have a significant impact in our building. We are also expanding our museum to include an Ainsworth Museum project which will add energy costs to the venue and can be mitigated with the solar installation.

(If needed, please provide additional information on separate page)

1.3 Project Outcomes

The project outcomes include having a well protected and safe environment within the building. Wet insulation not only harms the actual building structure, provides no protection from heat loss, but is also a health risk. In order to fully protect the building from future damage and energy loss, it is essential that we protect the insulation. The solar will help offset our energy reliance on electrical and prepare us to be better suited for other future developments in the building which include building an Ainsworth Museum in the basement that will add to our energy consumption in the coming years. We would like to take a proactive approach to mitigating some of these costs now.

(If needed, please provide additional information on separate page)

1.4 Project Team and Qualifications

I am the only remaining person who was in the building for the full 3 year restoration from 2017 - 2020. I worked on all 3 years of the restoration and know intimately all the work that went into saving this amazing historical treasure. I worked with a number of different contractors throughout that restoration and we managed to complete that restoration with our budget intact.

I will be working with 2 very knowledgeable contractors with experience working on heritage structures. Joern Wingender has worked on numerous heritage buildings in the region and has worked on this building with respect to protecting the building from the elements. He is vastly knowledgeable about the product we will be using to seal the building and is meticulous in his work. I will be working with Don Scarlett on the solar installation. He has years of experience working with energy conservation and also has a great respect for and knowledge of heritage venues and how to best protect them. His work on this project will be invaluable as will his conscientious approach.

(If needed, please provide additional information on separate page)

2.0 Project Budget

List anticipated and confirmed Project revenue and expenses that have been deemed necessary for the implementation of the Project. Schedule B outlines eligible costs for eligible recipients (see attached).

Project Revenue

(Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)

Item	Description of Revenue	Value (\$)
CBT	Non-Profit Smart Grant	\$ 68,000
RDCK	Project Commitment	\$ 25,000
		\$
		\$
		\$
		\$
(If needed, please see page 7 to provide additional budget information)	Sub-Total Project Revenue	\$ 93,000


Project Expenses

(Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)

Item	Description of Expenses	Value (\$)
Sealing Project	Caulking/Sealing/Paint/Repairs to Exterior	\$ 63,000
Solar Project	Installation of Solar Panels	\$ 25,000
Store Front	Repair/replace failing paint	\$ 2,500
Project Management	10% but may be reduced with some volunteer hours	\$ 9,150
		\$
(If needed, please see page 7 to provide additional budget information)	Sub-Total Project Expenses	\$ 99,650

Project Revenue (continued) (Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)		
Item	Project Revenue	Value (\$)
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
	Total Project Revenue	\$ 0

Project Expenses (continued) (Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)		
Item	Description	Value (\$)
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
	Total Project Expenses	\$ 0

2.1 Additional Budget Information Quote rationale to be reviewed by RDCK Chief Administrative Officer		
As discussed with Micah, there are currently a few unknowns and the solar quote is just a quick estimate as the contractor was not able to be on site yet. I have buffered that slightly as I am not sure he included a contingency with that. I did include some project management costs but a lot of that time will be donated.		
(If needed, please provide additional information on separate page)		
3.0 Accountability Framework		
The eligible recipient will ensure the following: <ul style="list-style-type: none"> - Net incremental capital spending is on infrastructure or capacity building - Funding is used for eligible Project and eligible costs - Project is implemented in diligent and timely manner - Where recipient is a Local Government, undertake Integrated Community Sustainability Planning - Provide access to all records - Comply with legislated environmental assessment requirements and implement environmental impact mitigation measures - Provide a Project Completion Report including copies of all invoices - 		
4.0 Schedule of Payments		
The RDCK shall pay the grant to the proponent in accordance with the following schedule of payments: <ul style="list-style-type: none"> a) 75% upon signing of the Contract Agreement b) 25% upon receipt of a Project completion report indicating 100% completion of the Project and proof of meeting anticipated impacts and outcomes, a statement of income and expenses, and copies of invoices/receipts supporting funding expenditures. 		
5.0 Acknowledgement of Requirements		
Gas Tax-funded projects aim to achieve national objectives: a clean environment; strong cities and communities; and productivity and economic growth.		
By signing below, the recipient agrees to prepare and submit a Project completion report outlining Project outcomes that were achieved and information on the degree to which the Project has contributed to the above mentioned objectives. The Project completion report must include details of project revenue s and expenses and copies of invoices or receipts that support funding expenditures. In addition, an annual report (for 5 years) is to be submitted to the RDCK prior to October 31 st of each year detailing the beneficial impacts on the community as a result of the completed Project.		
Authorized Signature for Proponent	Name	Date
	Tammy White	June 28, 2023

SCARLETT'S ELECTRIC

Box 634 Kaslo, B.C. V0G 1M0 * Phone/Fax - (250)353-2563

E-mail - dscarlett@kaslo.org

GST Reg. No. R110501285

QUOTATION

15 July 2023

Tammy White
Ainsworth BC V0G 1A0

Dear Tammy:

Installation of Solar Panels on the Freight Shed Roof of the JB Fletcher Store

The freight shed roof is a 4 in 12 slope asphalt shingle roof with a north-south ridgeline. Shading from the historic JB Fletcher Store roof will be minor, especially during the summer when the sun is high and most of the solar generation takes place. There is no shading from vegetation.

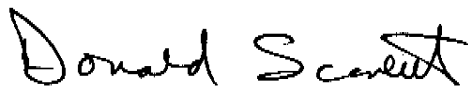
In order to maximize the long term financial benefit of displacing purchased electrical energy, the design of this quotation includes the maximum number (32) solar panels that can be arranged on the freight shed roof. Historic solar energy data suggests that 71% of the JB Fletcher Store electricity consumption would be displaced by this solar array. The FortisBC Net Metering program permits solar generation to be used to offset purchased electrical energy as long as it does not exceed annual consumption on the property. Excess energy produced by the solar panels in the summer is accounted in a "kilowatt-hour bank" and credited during winter when consumption is high and solar generation is low.

This quotation includes the cost of solar panels, microinverters, racking and supplies for roof mounting, and wiring from the solar panels into the main circuit breaker panel in the JB Fletcher Store. It includes shipping, labour, GST and electrical permit fees associated with the project. Solar panel installations are exempt from Provincial Sales Tax.

Full cost of this work: \$28,000

Thank you for the opportunity to quote on this project.

Yours truly,



Donald Scarlett



6850 Harrop-Procter Rd.
Nelson, BC V1L 6R2

T 250.229.2120
joern@tetradition.ca

www.tetradition.ca

Estimate

June 20, 2023

For: J.B. Fletcher Store
attn. Tammy White
Ainsworth, BC

Project: East & West Exterior Wall Refinishing
Siding Repair, Re-Caulking & Painting with Heritage appropriate Techniques and Materials
May - September 2024 (as weather permits)

- Scaffolding Rental & Handling	\$ 6,000.00
- Removal of all Latex Caulking and Paint	\$10,000.00
- Supply of Linseed Putty, Oil & Paint	\$ 9,500.00
- Supply of Oakum Caulking	\$ 1,500.00
- Miscellaneous supplies	\$ 500.00
- Installation of Oakum Caulking in Oil & Putty	\$13,000.00
- Painting	\$12,000.00
- Siding Repairs	\$ 2,000.00
- Contingency 10%	\$ 5,450.00
Subtotal	\$53,900.00
GST	\$ 2,997.50
Total	\$62947.50

- Errors and Omissions accepted -



Committee Report

Date of Report: November 27, 2023
Date & Type of Meeting: December 13, 2023, Rural Affairs Committee
Author: Micah Nakonechny, Grants Coordinator
Subject: COMMUNITY WORKS FUND APPLICATION – KASLO BASEBALL AND SOFTBALL ASSOCIATION “MURRAY PEARSON MEMORIAL FIELD RENOVATIONS”
File: 1850-20-CW-297
Electoral Area/Municipality D

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to seek approval for the RDCK Community Works Fund application submitted by the Kaslo Baseball and Softball Association for the project titled “Murray Pearson Memorial Field Renovations” in the total amount of \$20,000 and that funds be disbursed from Community Works Funds allocated to Electoral Area D. The project aims to install a digital scoreboard, batting cage and pitching machine, and an outfield fence.

SECTION 2: BACKGROUND/ANALYSIS

The Kaslo Baseball and Softball Association, in partnership with the Village of Kaslo, have invested over \$60,000 over the past five years to upgrade and enhance the Murray Pearson Memorial Field, located adjacent to Vimy Park in the Village of Kaslo. These upgrades have included perimeter fencing, shale and sod in the infield, irrigation lines, and levelling of the outfield.

Well over 200 players from Kaslo and the surrounding area, including nearly 50 youth, use the ball park for youth baseball and adult slo-pitch leagues, with these numbers only increasing year over year. The Association has identified a potential for significant growth, and proposed additional enhancements to the field to make the playing experience more enjoyable and further develop the skill sets of the field’s users.

The additional outfield fencing will secure a safe area to not only construct a batting cage, but a bullpen in the future. This will minimize any interruptions to games being played and increase the hours which players can safely hone their batting and fielding skills. The pitching machine to be installed with the batting cages will allow players to fine-tune their hitting in an efficient, safe manner. The centre field digital scoreboard will provide the critical information that players and spectators alike need to fully enjoy the game, while also opening up opportunities for baseball and slo-pitch tournaments to be played in Kaslo, which is expected to have a sizeable economic boost to the Village and surrounding communities.

The Association will be working closely with the Village of Kaslo’s Public Works department, who will be overseeing the project. Completion is anticipated at the end of the 2024 season.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: ☐ Yes ☒ No **Financial Plan Amendment:** ☐ Yes ☒ No
Debt Bylaw Required: ☐ Yes ☒ No **Public/Gov't Approvals Required:** ☒ Yes ☐ No

This application is the responsibility of Area D and no other areas are being asked to contribute to the project. The Director for the area is supportive of the application and has sufficient 2023 funds to allocate to the project. Should this project be funded, Area D will have \$372,470.11 in Community Works funds remaining.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Community Works (formerly Gas Tax) funded projects aim to achieve three objectives: a clean environment; strong cities and communities; and productivity and economic growth. Board policy dictates that applications to the Community Works Fund be reviewed by staff and the Rural Affairs Committee for compliance with program guidelines. Staff is of the opinion that this project falls within the program category of 'Recreation Infrastructure'.

3.3 Environmental Considerations

None at this time.

3.4 Social Considerations:

The proposed enhancements will contribute to community pride, a sense of well-being, and create more opportunities for fun and physical activity for all ages in Kaslo and the surrounding area.

3.5 Economic Considerations:

The proposed project costs are eligible based on Community Works funding criteria. Additional funding is to be provided by the Village of Kaslo via Community Development funds.

3.6 Communication Considerations:

None at this time.

3.7 Staffing/Departmental Workplace Considerations:

RDCK staff resources will need to be allocated to track, process and ensure reporting requirements are fulfilled on an annual basis for a five-year period.

3.8 Board Strategic Plan/Priorities Considerations:

None at this time.

SECTION 4: OPTIONS & PROS / CONS

N/A

SECTION 5: RECOMMENDATIONS

THAT the Community Works Fund application submitted by the Kaslo Baseball and Softball Association for the project titled “Murray Pearson Memorial Field Renovations” in the amount of \$20,000 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area D.

Respectfully submitted,

Micah Nakonechny, Grants Coordinator

CONCURRENCE

Mike Morrison – Manager of Corporate Administration/Corporate Officer **Digitally approved.**

Uli Wolf – General Manager of Environmental Services **Digitally approved.**

Stuart Horn – Chief Administrative Officer **Digitally approved.**

ATTACHMENTS:

Attachment A – Community Works Fund Application: Kaslo Baseball and Softball Association “Murray Pearson Memorial Field Renovations”

Attachment B – Certified Resolution in Support, Village of Kaslo

Attachment C – Batting Cage Quote

Attachment D – Electrical Quote

Attachment E – Fencing Quote

Attachment F – Scoreboard Quote

Attachment G – Pitching Machine Quote



Regional District of Central Kootenay Attachment A

Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4
250-352-6665 1-800-939-9300 Email info@rdck.bc.ca

Community Works Fund Application (Appendix-A) Gas Tax Program Services – CWF Funding (UBCM)			
"The Project"		Murray Pearson Memorial Field Renovations	
Date of Application		2023/11/23	
Applicant Information			
Name of Organization	Kaslo Baseball & Softball Association		
Address	PO Box 392		
City, Prov. Postal	Kaslo, BC V0G1M0		
Phone No.	250-353-8624	Fax No.	
Organization's Email	kasloyouthbaseball@gmail.com		
Name of Contact	Matthew Brown	Contact's Email	kasloyouthbaseball@gmail.com
Director in Support of Project			
Name of Director(s)		Area(s)/Municipality	Amount Requested
Director Aimee Watson		Area D	\$ 20,000.00
Project Time Line			
Project Commencement Date (yyyy/mm/dd)		Project Completion Date (yyyy\mm\dd)	
2024/08/10		2024/10/25	
Land Ownership			
Ownership and legal description information is required for all parcels of land on which the proposed work will occur.			
Legal Description of land(s)		Vimy Park	
Registered Owners of Land(s)		The Village of Kaslo	
Crown Land Tenure/License No./Permit No.(s)			
Compliance With Regulations			
The proponent shall in all respects abide by and comply with all applicable lawful rules, regulations and bylaws of the federal, provincial or local governments, or any other governing body whatsoever, in any manner affecting the Project.			
Have you consulted with a building official?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Have you applied and received a building permit?		<input type="checkbox"/> Yes, Permit No. _____ <input checked="" type="checkbox"/> No	
If No, please explain: The VOK CAO Ian Dunlop directed there were no permits or licenses to obtain and we are compliant.			

Application Content

Must include all of the following:

- 1.0 - Description of the Project including management framework
- 1.1 - Project timeline and supporting documents
- 2.0 - Project budget
- 3.0 - Accountability Framework Financial statements that adhere to Project accountability

1.0 Description of the Project including management framework**Project Description**

The project will be to install the following:

Digital Scoreboard installed in centerfield w/ signage reading "Murray Pearson Memorial Field" attached.

Batting Cage w/ pitching machine, built to be removable so that in the offseason it can be stored to both keep it in good condition and to leave a clean space when not being used. This will include the cage frame (removable), the netting, the matting for the ground, and the pitching machine.

Outfield fence to section off an area to install the batting cage and scoreboard. A six foot fence will be installed to act as an outfield fence in centerfield. This will provide a space beyond this new centerfield fence, yet within the perimeter boundary fence where we can install a batting cage without affecting the use of the field or leaving the footprint designated for baseball/softball.

Electric run to the outfield area where the batting cage and the scoreboard will be housed. This will be run from an existing box near the site and has been looked at by the Village Public Works Foreman as well as a local certified electrician from Pace Electric.

Project Management

The project will be managed by the Village of Kaslo Public Works in coordination with the Kaslo Baseball & Softball Association.

(If needed, please provide additional information on separate page)

1.1 Project Costs including Timeline and Supporting Documents

The total of Project Costs at the top end is \$32,968. That includes the highest estimates to ensure our budget will be sufficient. Pace Electric has provided a quote, though they have also offered to donate some of the electrical equipment such as connection boxes which will lower the total. We are applying for \$20,000 through the RDCK Community Works Fund (this grant application) as well as \$12,000 from the Village of Kaslo's Community Development Grant. We are also requesting \$7500 of in-kind donations from the Village for the labor. This will cover the entire budget with any overages being covered by KBSA.

The project timeline is for work to begin at the end of the 2024 baseball and softball season in early August 2024. As the Village of Kaslo will be doing the work the actual dates will be dependant on when the Public Works Crew has time to perform the work. In speaking with Geoff Scott, the Public Works Foreman, a timeline of early August through the end of October is sufficient to provide a large enough window to provide the crew flexibility, while also committing to a timeline we are very confident the work can be done within. Pace electric can perform their work in less then 1 day. This timeline has been provided by the Public Works Crew and they are confident that can complete this project in the summer/fall of 2024.

(If needed, please provide additional information on separate page)

1.2 Project Impact

This project will have a huge impact in our community as well as RDCK Area D. We currently have nearly 50 youth every year from Kaslo and Area D that participate in youth baseball, with growth year over year. We also have an adult Slo-Pitch League that has over 150 players with potential for significant growth in the coming years as interest in this league is very strong.

By installing this addition to the outfield fence we are supplying an area to build a batting cage, and future bullpen within the footprint of the field, but outside of the playing field. Currently when we want to perform batting drills we are unable to utilize the rest of the field for other drills as the ball could potentially travel to any part of the field and risk the safety of the players. All eyes must be on the batter/pitcher when there are batting drills happening. This can lead to a lot of standing around for young kids which can lead to a loss of attention or interest. By having a designated safe place to practice hitting this opens the rest of the field for other drills with fielders, pitchers and catchers to happen simultaneously.

This also provides batters a place to focus on their hitting skills utilizing a pitching machine designed to improve their skills including timing, hand-eye coordination and other fine aspects of hitting. This will not only improve the skills of players, but also offer a safe place to practice hitting without concern of balls coming at them from other drills. We have been to other communities with batting cages (Nelson, Cranbrook) and seen the huge impact that this has on the development of their players. It is a game changer.

The addition of the Scoreboard will also be a huge benefit for not only the baseball/softball community, but the community at large. Currently we have no means of consistently keeping score. Often teams and spectators are asking the questions what is the score, how many outs are there, and what inning are we in? By adding a scoreboard we are providing players and spectators the necessary information to engage in the game fully. This will provide our community the opportunity to start to host Tournaments at the field which can be a significant economic driver in our community as when other communities players and families are in our Village for the weekend they will need accommodations, and will be patrons of our restaurants and local businesses. I can easily foresee hosting 2 to 3 tournaments a year between the youth and adults and that is a conservative estimate.

(If needed, please provide additional information on separate page)

1.3 Project Outcomes

New outfield fence installed in Centerfield.

New Digital Scoreboard and signage installed in Centerfield.

New Batting cage with a pitching machine installed in the area created by new outfield fence.

In the above sections (1.2 Project Impact) I highlight the numerous benefits and outcomes of the various aspects of this project.

(If needed, please provide additional information on separate page)

1.4 Project Team and Qualifications

This project will be undertaken by the Village of Kaslo in coordination with the Kaslo Baseball and Softball Association. Working in partnership together we have raised and invested over \$60,000 in the last five years to upgrade and enhance Murrar Pearson Memorial Field. These upgrades include new perimeter fencing, expanded infield with red shale replacing the former dirt field, sod in the infield, irrigation lines installed throughout the entire field, as well as reseeding and leveling of the outfield. We have a great working history with the Village and the Village Public Works crew is very capable and qualified to perform all of the work necessary. For the electric work we have engaged Pace Electric to perform the electrical work required. Pace Electric is owned by Colin Anderson who was raised here in Kaslo playing ball and is very familiar with the electrical layout of Vimy Park. I have met with Colin and the Village of Kaslo Public Works foreman Geoff Scott and we have all agreed that this would be a great partnership and all of the required qualifications and team members are on board.

(If needed, please provide additional information on separate page)

2.0 Project Budget

List anticipated and confirmed Project revenue and expenses that have been deemed necessary for the implementation of the Project. Schedule B outlines eligible costs for eligible recipients (see attached).

Project Revenue

(Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)

Item	Description of Revenue	Value (\$)
RDCK - Community Works Grant		\$ 20,000.00
VOK - Community Development Grant		\$ 12,000.00
Kaslo Baseball & Softball Association		\$ 968.00
		\$
		\$
		\$
(If needed, please see page 7 to provide additional budget information)	Sub-Total Project Revenue	\$ 32,968.00

Project Expenses

(Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)

Item	Description of Expenses	Value (\$)
Hack Attack Pitching Machine	Pitching Machine for Batting Cage	\$ 5,700.00
70'Lx14'Wx12'H w/ Entry Flap & Baffle	Batting Cage Netting	\$ 1,565.00
Removable 12' posts w/ sleeve plate	Removable 12' posts w/ sleeve plate	\$ 3,349.00
15X70 Sporturf PL357 Outdoor Batting	Batting Cage Outdoor Turf	\$ 4,725.00
Taxes & Shipping	Freight, Shipping & Handling, GST	\$ 1,928.00
(If needed, please see page 7 to provide additional budget information)	Sub-Total Project Expenses	\$ 17,267.00

Project Revenue (continued) (Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)		
Item	Project Revenue	Value (\$)
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
	Total Project Revenue	\$ 32,968.00
Project Expenses (continued) (Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)		
Item	Description	Value (\$)
100' of 6' fencing w/ all neccesary part	100' of 6' fencing for the outfield fence	\$ 2,033.00
Nevco - 1610W Digital Scoreboard	Digital Scoreboard	\$ 10,930.00
Electrical	Material, Labor, Permits	\$ 2,738.00
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
	Total Project Expenses	\$ 32,968.00

<div>2.1 Additional Budget Information</div> <div>Quote rationale to be reviewed by RDCK Chief Administrative Officer</div> <div>I have included the entire project budget though we are only applying for \$20,000 in this grant application. I have included all costs to show a total budget for the project and itemized where we intend to obtain these funds. I can provide a budget within the \$20,000 by removing the last two line items which will be the two items included in the Village of Kaslo Community Development Grant.</div> <div>(If needed, please provide additional information on separate page)</div>		
<div>3.0 Accountability Framework</div> <div>The eligible recipient will ensure the following:</div> <div><ul style="list-style-type: none">- Net incremental capital spending is on infrastructure or capacity building- Funding is used for eligible Project and eligible costs- Project is implemented in diligent and timely manner- Where recipient is a Local Government, undertake Integrated Community Sustainability Planning- Provide access to all records- Comply with legislated environmental assessment requirements and implement environmental impact mitigation measures- Provide a Project Completion Report including copies of all invoices- </div>		
<div>4.0 Schedule of Payments</div> <div>The RDCK shall pay the grant to the proponent in accordance with the following schedule of payments:</div> <div><div>a) 75% upon signing of the Contract Agreement</div><div>b) 25% upon receipt of a Project completion report indicating 100% completion of the Project and proof of meeting anticipated impacts and outcomes, a statement of income and expenses, and copies of invoices/receipts supporting funding expenditures.</div></div>		
<div>5.0 Acknowledgement of Requirements</div> <div>Gas Tax-funded projects aim to achieve national objectives: a clean environment; strong cities and communities; and productivity and economic growth.</div> <div>By signing below, the recipient agrees to prepare and submit a Project completion report outlining Project outcomes that were achieved and information on the degree to which the Project has contributed to the above mentioned objectives. The Project completion report must include details of project revenue s and expenses and copies of invoices or receipts that support funding expenditures. In addition, an annual report (for 5 years) is to be submitted to the RDCK prior to October 31st of each year detailing the beneficial impacts on the community as a result of the completed Project.</div>		
Authorized Signature for Proponent	Name	Date
Matthew Brown	MATTHEW BROWN	Nov. 27, 2023



2023.11.16

Certified to be a true resolution adopted by the Council of the Village of Kaslo at their November 14, 2023 Regular Meeting:

318/2023

Kaslo Baseball and Softball Association Request

Moved, seconded, and CARRIED

THAT Council approve allowing the Kaslo Baseball and Softball Association (KBSA) to proceed with a grant application for renovations to the outfield of the Murray Pearson Memorial Ball Field.



Ian Dunlop
Chief Administrative Officer

Kaslo Building Supplies (1990) Ltd
6521 Highway 31 (Po Box 1150)
Kaslo (British Columbia)
V0G 1M0

Phone (250) 353-7628

Attachment info@kaslobuilding.com
kaslobuilding.com



QUOTATION

Sold to	Ship to
KASLO BASEBALL ASSOCIATION	KASLO BASEBALL ASSOCIATION
KASLO	KASLO
V0G 1M0 (250) 353-3409	BC
	V0G 1M0 (250) 353-3409

Date	11/10/2023	
	11:08:29 AM	
Order	0011336	
Salesperson	Jo D.	Page 1

Customer	KASBAS
Reference	Fencing Quote
Purchaser	Jo/Matt

Item	Description	Quantity	U/M	Unit price	Amount
MISC	Quote 15pcs of 12' post 10pcs of 4' inground sleeves	1.000		2989.990	2989.99 FP
				Sub total	2989.99
				G.S.T. 5%	149.50
				P.S.T. 7%	209.30
				Total	3348.79

I agree to pay a 2 % monthly late fees on every past due account. Any purchased merchandise remains the property of the retailer until it is paid in full.

Any claim should be done within 30 days of the purchase. Returned special orders are subject to acceptance by the store and to returning fees



QUOTATION



QUOTATION

Sold to

KASLO BASEBALL ASSOCIATION

KASLO

V0G 1M0 (250) 353-3409

Ship to

KASLO BASEBALL ASSOCIATION

KASLO

BC

V0G 1M0 (250) 353-3409

Date		
11/10/2023 11:05:19 AM		
Order	0011335	
Salesperson	Jo D.	Page 1

Customer	KASBAS
Reference	Quote
Purchaser	Jo/Matt

Item	Description	Quantity	U/M	Unit price	Amount
MISC	Fencing Quote 10pcs of 14' post 5pcs of 12' post	1.000		2622.990	2622.99 FP

I agree to pay a 2 % monthly late fees on every past due account. Any purchased merchandise remains the property of the retailer until it is paid in full.

Any claim should be done within 30 days of the purchase. Returned special orders are subject to acceptance by the store and to returning fees

	Sub total	2622.99
(122373905)	G.S.T. 5%	131.15
(122373905)	P.S.T. 7%	183.61
	Total	2937.75



Thank you for visiting our store!

We look forward to serve you soon!



QUOTE

Kaslo Minor Baseball Association

Date

22 Nov 2023

Expiry

22 Dec 2023

Quote Number

QU-0508

Reference

Score board and batting cage outlets

GST

72333 2888 RT0001

Pace Electric

Attention: Colin Anderson

116 5th Ave

CASTLEGAR BC V1N 1V3

CANADA

(250) 304-8930

info@paceelectric.ca

Description	Quantity	Unit Price	Tax	Amount CAD
Permit	1.00	287.00	5%	287.00
Hourly Labour, Journeyman	4.00	80.00	5%	320.00
Material	1.00	2,000.00	5%	2,000.00
Subtotal				2,607.00
TOTAL GST COLLECTED 5%				130.35
TOTAL CAD				2,737.35

Terms

Material and labour to wire Outlets as discussed



Quotation

Customer:

Kaslo Building Supplies

6521 Highway 31

P.O. Box 1150

Kaslo, BC V0G 1M0

Attn: Jo

250-353-7628

Re: TAG: VILLAGE OF KASLO - BALLPARK - 6' OPTION

Quotation # LN36608

Quotation Date 11/16/2023

Reference Number

Sales Representative Lori Nell

Weight 916.7 lbs.

Fax or Email jo.davie@kaslobuilding.com

CHAIN LINK MESH

100 foot 72" X 2" X 9 GA. GALVANIZED MESH - KK

PIPE

5 each PIPE 1 5/8" SS 40 PIPE GALVANIZED 21 FT.

4 each PIPE 3 1/2" SS 40 PIPE GALVANIZED 9 FT.

CHAIN LINK FITTINGS

8 each 3 1/2" BRACE BANDS - GALVANIZED

4 each 3 1/2" DOME CAPS - DIE CAST ALUMINUM

8 each 1 5/8" RAIL ENDS - PRESSED STEEL

4 each 1 5/8" SLEEVES GALV. SLEEVES

8 each 70" TENSION BARS GALVANIZED 3/4" INDUSTRIAL

64 each 5/16" X 1 1/4" GALVANIZED c/w nuts CARRIAGE BOLTS

MATERIALS ONLY - FOB KELOWNA

QUOTATION IS VALID FOR 10 DAYS

GST @ 5.00%

Total :

\$2,032.99



Quotation

Customer:

Kaslo Building Supplies

6521 Highway 31

P.O. Box 1150

Kaslo, BC V0G 1M0

Attn: Jo

250-353-7628

Re: TAG: VILLAGE OF KASLO - BALLPARK - 4' OPTION

Quotation # **LN36609**

Quotation Date **11/16/2023**

Reference Number

Sales Representative **Lori Nell**

Weight **734.0 lbs.**

Fax or Email **jo.davie@kaslobuilding.com**

CHAIN LINK MESH

100 foot 48" X 2" X .9 GA. GALVANIZED MESH

PIPE

5 each PIPE 1 5/8" SS 40 PIPE GALVANIZED 21 FT.

4 each PIPE 3 1/2" SS 40 PIPE GALVANIZED 7 FT.

CHAIN LINK FITTINGS

8 each 3 1/2" BRACE BANDS - GALVANIZED

4 each 3 1/2" DOME CAPS - DIE CAST ALUMINUM

8 each 1 5/8" RAIL ENDS - PRESSED STEEL

4 each 1 5/8" SLEEVES GALV. SLEEVES

8 each 46" TENSION BARS GALVANIZED 3/4" INDUSTRIAL

64 each 5/16" X 1 1/4" GALVANIZED c/w nuts CARRIAGE BOLTS

MATERIALS ONLY - FOB KELOWNA

QUOTATION IS VALID FOR 10 DAYS

GST @ 5.00%

Total

\$1,666.99

Account Name	Kaslo Youth Baseball	Created Date	11/6/2023
Quote Number	00159545	Expiration Date	12/6/2023
Contact Name	Matthew Brown	Prepared By	John Schmidtke
Title	President	Title	Display and Scoring Consultant
Phone	(250) 353-8624	Phone	(618) 664-0360
Email Address	kasloyouthbaseball@gmail.com	Fax	(618) 664-0398
		Email Address	jschmidtke@nevco.com

Quantity	Model/Part #	Product Description	Dimensions L x H x W/D	Total Price
1.00	1610-W	Baseball/Softball LED Scoreboard with All-White Digits	10'x4'x8"	CAD 5,689.80
1.00	ADO 10-2	Non-illuminated Outdoor Sign	10'x2'	CAD 932.40
1.00	802-0300 - MPCX2 Baseball/Softball	Wireless Handheld Control	0.3'x0.5'x0.1'	CAD 477.00
1.00	MPCX2 Rec - Outdoor x6xx	In-board Wireless Receiver Kit		CAD 810.00
1.00	MPCX/MPCX2 Case	MPCX/MPCX2 Control Carrying Case (holds 2 controls)	12.4'x8"x4"	CAD 49.50

Ttl Shipping Wt (lbs)	350	Subtotal	CAD 7,958.70
Sales Tax Rate	12.000%	Freight	CAD 1,800.00
County	West Kootenays	Tax	CAD 1,171.04
		Total (\$CND)	CAD 10,929.74

Due to supply chain issues resulting from the pandemic, freight pricing and anticipated schedule for delivery along with performance of services are subject to change.

Customers who purchased items in this quote also purchased the following:

Stadium Pro Sound Series



- Stadium Pro 1000 series and Stadium Pro 2000 series available
- Custom designed for the athletic market to provide complete coverage
- Single-point sound source system located at scoreboard
- Speakers and subwoofers will deliver clear, intelligible voice and concert quality music at high decibel levels throughout your facility
- 5 Year Warranty on loudspeakers and custom designed speaker cabinet

Electronic Team Names (ETN)



- Customize the team names
- Easily changed from game to game
- Program team names using the console control
- Bright, long-lasting, energy-efficient LED
- Perfect for Multi-team Complexes or facilities that host Tournaments
- Available on most models

Message Centers



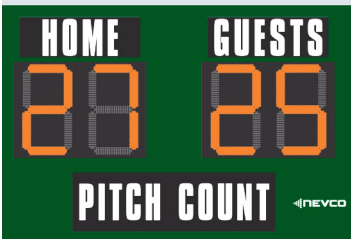
- Flexible advertising solution
- Exciting in-game animations
- Display additional stats and player info
- Long-lasting LED technology
- Full color and monochrome (red or amber)
- Many sizes to fit your scoreboard and venue

Extended Warranty



- Additional protection for 24 months
- Same terms as the included 5-year warranty
- Available for indoor or outdoor scoreboards
- Longest warranty available in industry

Pitch Counter Display



- Comply with league pitch count rules
- Prevent arm injury or fatigue
- Hand-held Wireless operation
- Connects with Nevco scoreboard controls
- Mounts next to new or existing scoreboard
- Multiple sizes and colors available

Pitch Timer Display



- Wireless operation
- Set any time up to 199 seconds
- Includes horn
- Track time in between pitches or innings
- Comply with NCAA regulations
- Reduce overall game time

Solar Power Kit



- Reduce installation costs
- Install "off-grid" scoreboards and accessories
- No wires, No electric bills.
- Built-in battery charge meter
- Designed for all weather conditions
- No Trenching. No boring. No overhead lines.
- Complies with NEC standards Section 690

Billing/Shipping Information

Bill To Name	Kaslo Youth Baseball	Ship To Name	Kaslo Youth Baseball
Bill To	Kaslo, BC 010 Canada		

Quote Terms and Conditions

The above pricing is for equipment only and does not include installation (unless specified) or taxes (if applicable). Unless shown specifically in the quote, shipping is an additional cost and is not included. Due to the custom nature of our products, our preferred payment terms are 50% down and remaining balance net 30. Additional payment terms available upon credit review. Shipping terms are F.O.B. Greenville, IL USA.

All Scoreboards and Message Centers are UL Listed and most come with our free 5-year guarantee (Exception: Special promotion/packages may have shorter warranty and are noted in product descriptions). Portable Production Kits carry a 3-year guarantee. Wireless components and Solar Power Kit carry a 2-year guarantee. Hand-held controls, switches and printed scrims carry a 1-year guarantee. Performance and Payment Bonds, if required, will include a one-year warranty after substantial completion.

STATE TAX EXEMPT FORM MUST BE SUBMITTED WITH ORDER OR TAXES WILL BE INVOICED.

Scoreboards are available in 15 standard colors at no extra charge. Please contact your consultant for production/shipping lead times.

Purchase Order Address	Nevco Scoreboard Company ULC 606B-55, Cedar Pointe Drive Barrie, ON L4N 5R7	Remit To Address	Nevco Scoreboard Company ULC P.O. Box 57339, STN A Toronto, ON M5W 5M5 800.461.8550 / 705.325.4005
---------------------------	---	------------------	---

Quote Acceptance

Signature _____ Title _____
Name _____ Date _____



Box 12435
Lloydminster, AB
T9V 3C6
GST/HST No. 809998677

Attachment G

Quote

Date	Quote #
2023-11-23	1452

Name / Address
Kaslo Minor Ball Att: Matt Brown Box 392 Kaslo, BC V0G 1M0

Description	Qty	Cost	Total
Commercial Cage Nets - Net Only 70'Lx14'Wx12'H - \$1,565.00 + GST -includes entry flap & Baffle Net	1	1,565.00	1,565.00
Hack Attack Pitching Machine 3 wheel design allows the hitter to see the ball clearly all the way through the feeding motion, acceleration and release, just like with a live pitcher. Throws pitches 60 feet @ 100+ MPH. Machine comes fully assembled, including baseball legs. Machine weighs 160 lbs with legs, 145 lbs. without legs.	1	5,700.00	5,700.00
Sporturf PL357 - Batting Cage Turf - 3MM - Field Green - 15'W x 70'L - Perforated for outdoor use	1,050	4.50	4,725.00
Freight/Shipping & Handling GST on sales	1	1,265.00 5.00%	1,265.00 662.75

Priced in Canadian dollars.
Includes all customs and clearance charges.
Freight quotes valid for 30 days.
Customer has 30 days after delivery to report deficiencies or inadequacies.

Subtotal	\$13,255.00
GST	\$662.75
Total	\$13,917.75

Phone #	E-mail	Web Site
780-875-7236	westernpro@shaw.ca	www.westernpro.ca



Committee Report

Date of Report: November 28, 2023
Date & Type of Meeting: December 13, 2023, Rural Affairs Committee
Author: Micah Nakonechny, Grants Coordinator
Subject: COMMUNITY WORKS FUND APPLICATION – REGIONAL DISTRICT OF CENTRAL KOOTENAY “NORTH SHORE HALL PAVING PROJECT”
File: 1850-20-CW-295
Electoral Area/Municipality F

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to seek approval for the RDCK Community Works Fund application submitted by the Regional District of Central Kootenay for the project titled “North Shore Hall Paving Project” in the total amount of \$100,000 and that funds be disbursed from Community Works Funds allocated to Electoral Area F. This Recreation Infrastructure project seeks to improve accessibility to the North Shore Hall, a multi-use recreation facility and community space, by providing accessible, paved parking and other accessibility improvements.

SECTION 2: BACKGROUND/ANALYSIS

At the RDCK Board meeting held on August 17, 2023 the Board approved that the RDCK enter into a Sole Source Agreement with the Ministry of Transportation and Infrastructure (MoTI) for the asphalt surfacing of the parking lot at the North Shore Hall, and that the full cost of the project be funded through a Community Works grant allocation from Area F.

The North Shore Hall has approximately 3,000 visits per year, including attendance at recreation events and community celebrations. The Hall is also used for elections and as a public meeting space.

The RDCK’s best efforts to provide a safe, inclusive space at the North Shore Hall have been hindered by the entry area to the main floor of the hall. The present parking lot surface is unpaved, uneven, and difficult to maintain and poses significant challenges to those with mobility issues. The paving project will rectify these accessibility issues, and make improvements to safety such as construction of guard rails, improving access to the main entrance, and identify accessible parking spaces.

The RDCK has partnered with MoTI to complete the paving project, and is estimated to be completed by December 31, 2023 after which entryway improvements will be completed by June 30, 2024. The project will be overseen by RDCK Community Services staff.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Financial Plan Amendment:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Debt Bylaw Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public/Gov’t Approvals Required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

This application is the responsibility of Area F and no other areas are being asked to contribute to the project. The Director for the area is supportive of the application and has sufficient 2023 funds to allocate to the project. Should this project be funded, Area F will have \$299,474.04 in Community Works funds remaining.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

Community Works (formerly Gas Tax) funded projects aim to achieve three objectives: a clean environment; strong cities and communities; and productivity and economic growth. Board policy dictates that applications to the Community Works Fund be reviewed by staff and the Rural Affairs Committee for compliance with program guidelines. Staff is of the opinion that this project falls within the broad program category of 'Recreation Infrastructure'.

3.3 Environmental Considerations

None at this time.

3.4 Social Considerations:

The proposed work will make the North Shore Hall a more inclusive, accessible space for the public.

3.5 Economic Considerations:

The proposed project costs are eligible based on Community Works funding criteria.

3.6 Communication Considerations:

None at this time.

3.7 Staffing/Departmental Workplace Considerations:

The project will be overseen by Community Services staff.

RDCK staff resources will need to be allocated to track, process and ensure reporting requirements are fulfilled on an annual basis for a five-year period.

3.8 Board Strategic Plan/Priorities Considerations:

None at this time.

SECTION 4: OPTIONS & PROS / CONS

N/A

SECTION 5: RECOMMENDATIONS

THAT the Community Works Fund application submitted by the Regional District of Central Kootenay for the project titled "North Shore Hall Paving Project" in the amount of \$100,000 be approved and that funds be disbursed from Community Works Funds allocated to Electoral Area F.

Respectfully submitted,

Micah Nakonechny, Grants Coordinator

CONCURRENCE

Mike Morrison – Manager of Corporate Administration/Corporate Officer Digitally approved.
Uli Wolf – General Manager of Environmental Services Digitally approved.

ATTACHMENTS:

Attachment A – Community Works Fund Application: Regional District of Central Kootenay “North Shore Hall Paving Project”

Attachment B – Quote from SPL Paving



Regional District of Central Kootenay

Attachment A

Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4
250-352-6665 1-800-939-9300 Email info@rdck.bc.ca

Community Works Fund Application (Appendix-A) Gas Tax Program Services – CWF Funding (UBCM)			
"The Project"		North Shore Hall Paving Project	
Date of Application		2023/11/09	
Applicant Information			
Name of Organization	Regional District of Central Kootenay		
Address	202 Lakeside Drive		
City, Prov. Postal	Nelson, BC V1L 5R4		
Phone No.	250-352-8158	Fax No.	250-352-9300
Organization's Email	jchirico@rdck.bc.ca		
Name of Contact	Joe Chirico	Contact's Email	jchirico@rdck.bc.ca
Director in Support of Project			
Name of Director(s)		Area(s)/Municipality	Amount Requested
Tom Newell		Area F	\$ 100,000.00
Project Time Line			
Project Commencement Date (yyyy/mm/dd)		Project Completion Date (yyyy/mm/dd)	
2023/08/17		2024/06/30	
Land Ownership			
Ownership and legal description information is required for all parcels of land on which the proposed work will occur.			
Legal Description of land(s)			
Registered Owners of Land(s)		Regional District of Central Kootenay	
Crown Land Tenure/License No./Permit No.(s)			
Compliance With Regulations			
The proponent shall in all respects abide by and comply with all applicable lawful rules, regulations and bylaws of the federal, provincial or local governments, or any other governing body whatsoever, in any manner affecting the Project.			
Have you consulted with a building official?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Have you applied and received a building permit?		<input type="checkbox"/> Yes, Permit No. _____ <input checked="" type="checkbox"/> No	
If No, please explain: Not required - Outdoor improvements for access to recreation			

Application Content

Must include all of the following:

- 1.0 - Description of the Project including management framework
- 1.1 - Project timeline and supporting documents
- 2.0 - Project budget
- 3.0 - Accountability Framework Financial statements that adhere to Project accountability

1.0 Description of the Project including management framework

509/23

That the Board approve the RDCK enter into a Sole Source Agreement with the Ministry of Transportation and Infrastructure for the asphalt surfacing of the North Shore Hall parking lot with the agreement ending November 30, 2024, and that the Chair and Corporate Officer be authorized to sign the necessary documents; AND FURTHER, that the full cost of the project be funded through a Community Works Fund grant allocation from Electoral Area F.

North Shore hall is a multi use recreation/community space for the community around Johnson Road, Area F and Nelson. The Hall has been significantly renovated over the past decade. Use has increased dramatically since the end of the pandemic.

Unfortunately what is apparent is that the RDCK's efforts to provide an inclusive and safe space are being hindered by the entry area to the main floor of the hall. At present the issue is that the surface in the parking entry area is uneven and difficult to maintain. The goal is to provide accessible parking so that visitors with mobility problems can access the hall easier.

To accomplish this the hall parking lot will be paved with the intent to provide inclusive accessible access to the main floor of the hall. In addition the safety around the parking lot will be improved by the addition of guard rails, accessible access to the entry, and identification of accessible parking spaces.

To complete this work the RDCK has partnered with the Ministry of Transportation to complete the primary work in the parking lot. This work will be completed by December 31, 2023. In the spring of 2024 designation of accessible parking, entry way improvements and safety will be completed by June 30, 2024.

(If needed, please provide additional information on separate page)

1.1 Project Costs including Timeline and Supporting Documents

The contract with Ministry has been signed and executed. This is work includes all site prepartaion and accesilbe grade finishing (pavement). the cost is \$75,000.

\$25,000 is allocated for spring finishing work and site safety improvements. Disign work will begin in March 2024.

(If needed, please provide additional information on separate page)

1.2 Project Impact

Inclusive access to the main floor of the North Shore Hall.

North Shore Hall has approximately 3,000 visits per year. This includes attendance at recreational activities and community celebrations. In addition North Shore Hall is used for elections and public meeting and gatherings. All of these events require accessible public access.

(If needed, please provide additional information on separate page)

1.3 Project Outcomes

Accessible Public Parking
Accessible entry way
Improved site safety

(If needed, please provide additional information on separate page)

1.4 Project Team and Qualifications

RDCK Community Services Staff
 SPL Paving
 Ministry of Transportation Project Management

(If needed, please provide additional information on separate page)

2.0 Project Budget

List anticipated and confirmed Project revenue and expenses that have been deemed necessary for the implementation of the Project. Schedule B outlines eligible costs for eligible recipients (see attached).

Project Revenue

(Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)

Item	Description of Revenue	Value (\$)
Community Works Funding	Grant	\$ 100,000.00
		\$
		\$
		\$
		\$
		\$
(If needed, please see page 7 to provide additional budget information)	Sub-Total Project Revenue	\$ 100,000.00

Project Expenses

(Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)

Item	Description of Expenses	Value (\$)
Mobilisation	Equipment to Site	\$ 4,000.00
Excavation-subgrad prep	Removal of uneven surface, base	\$ 14,000.00
Supply, Haul & Install Base Aggregate	Base for pavement	\$ 20,000.00
Asphalt Paving, 75mm		\$ 40,000.00
pathways, painting, safety work		\$ 22,000.00
(If needed, please see page 7 to provide additional budget information)	Sub-Total Project Expenses	\$ 100,000.00

Project Revenue (continued) (Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)		
Item	Project Revenue	Value (\$)
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
	Total Project Revenue	\$ 100,000.00
Project Expenses (continued) (Capital, Professional, Environmental Assessment, Employee, Equipment, Incremental)		
Item	Description	Value (\$)
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
	Total Project Expenses	\$ 100,000.00

2.1 Additional Budget Information Quote rationale to be reviewed by RDCK Chief Administrative Officer		
<div style="text-align: right; font-size: small;">(If needed, please provide additional information on separate page)</div>		
3.0 Accountability Framework		
The eligible recipient will ensure the following: <ul style="list-style-type: none"> - Net incremental capital spending is on infrastructure or capacity building - Funding is used for eligible Project and eligible costs - Project is implemented in diligent and timely manner - Where recipient is a Local Government, undertake Integrated Community Sustainability Planning - Provide access to all records - Comply with legislated environmental assessment requirements and implement environmental impact mitigation measures - Provide a Project Completion Report including copies of all invoices - 		
4.0 Schedule of Payments		
The RDCK shall pay the grant to the proponent in accordance with the following schedule of payments: <ul style="list-style-type: none"> a) 75% upon signing of the Contract Agreement b) 25% upon receipt of a Project completion report indicating 100% completion of the Project and proof of meeting anticipated impacts and outcomes, a statement of income and expenses, and copies of invoices/receipts supporting funding expenditures. 		
5.0 Acknowledgement of Requirements		
Gas Tax-funded projects aim to achieve national objectives: a clean environment; strong cities and communities; and productivity and economic growth.		
By signing below, the recipient agrees to prepare and submit a Project completion report outlining Project outcomes that were achieved and information on the degree to which the Project has contributed to the above mentioned objectives. The Project completion report must include details of project revenue s and expenses and copies of invoices or receipts that support funding expenditures. In addition, an annual report (for 5 years) is to be submitted to the RDCK prior to October 31 st of each year detailing the beneficial impacts on the community as a result of the completed Project.		
Authorized Signature for Proponent	Name	Date
	Joe Chirico	2023/11/07



A COLAS COMPANY

QUOTATION**PROJECT: RDCK North Shore Hall****July 31, 2023**

Item	Description	Unit of Measure	Quantity	Unit Price	Total
1	Mobilization	EA	1	\$3,599.73	\$3,599.73
2	Excavation	M3	154	\$66.81	\$10,288.74
3	Subgrade Prep	M2	686	\$5.34	\$3,663.24
4	Supply, Haul & Install Base Aggregate	M2	686	\$29.10	\$19,962.60
5	Asphalt Paving, 75mm	M2	686	\$55.92	\$38,361.12
					\$75,875.43

NOTES:

- 1) QUOTE INCLUDES ONE MOBILIZATION, ADDITIONAL MOBILIZATIONS ARE EXTRA
- 2) TAKEOFF QUANTITIES ARE APPROXIMATE, BILLING FOR SUBGRADE PREP, BASE PREP AND PAVING WILL BE BASED ON FINAL SURVEY
- 3) UNIT PRICES MAY BE SUBJECT TO CHANGE IF QUANTITIES ARE NOT MET
- 4) SUBGRADE PREP INCLUDES GRADER, ROLLER AND A WATER TRUCK
- 5) EXCAVATION PRICE BASED ON 100mm THICK ON 400m2, UP TO 400mm DEEP ON 285m2
- 6) EXCAVATION QUANTITIES WILL BE BASED UPON A TRUCK LOAD COUNT OF MATERIAL HAULED AWAY, USING 6.5m3 PER LOAD
- 7) EXCAVATED OVERSIZE ROCKS WILL BE DISPOSED OF ALONG THE PARKVIEW RD DITCH LINE AS DISCUSSED DURING SITE VISIT
- 8) EXCAVATION DOES NOT INCLUDE A BREAKER FOR BOULDERS OR BEDROCK
- 9) AREA MUST BE CLEAR OF PARKED VEHICLES PRIOR TO SPL MOBILIZING TO SITE
- 10) ASPHALT MIX DESIGN MEETS MINISTRY OF TRANSPORTATION SPECIFICATION
- 11) INCLUDES QUALITY CONTROL TESTING OF ASPHALT
- 12) SPL IS NOT RESPONSIBLE FOR ANY PUDDLING OR DRAINAGE ISSUES ON SLOPES OF 1% OR LESS
- 13) SPL WILL NOT BE HELD RESPONSIBLE FOR LOW DENSITIES, SEGREGATION AND ANY ROLLER MARKS IF COLD WEATHER PAVING IS REQUIRED
- 14) PRICES DO NOT INCLUDE WORK ON HOLIDAYS OR SUNDAYS
- 15) SPL WILL NOT BE HELD RESPONSIBLE FOR LIQUIDATED DAMAGES
- 16) ELEVATION OF SERVICES, MANHOLES AND WATER VALVES ARE SET BY OTHERS
- 17) QUOTE IS OPEN FOR ACCEPTANCE FOR 30 DAYS, AND IS ONLY VALID FOR 2023 SEASON

NOT INCLUDED: Taxes

Please call if you have any questions.

Selkirk Paving
Div of Colas Western Canada Inc.

Adrien Maitre
Project Manager