



REGULAR MEETING OF COUNCIL AGENDA

DATE: 2023.09.12

LOCATION: Council Chambers – City Hall

TIME: 6:00 p.m.

413 Fourth Street, Kaslo

1. Call to Order

2. Adoption of the Agenda

2.1 Adoption of the Agenda for the 2023.09.12 Council Meeting

3. Adoption of the Minutes

3.1 Adoption of the Minutes of the 2023.08.22 Council Meeting

4. Delegations

4.1 Local Conservation Fund

4.2 Kaslo Racquet Club

5. Information Items

5.1 Council Reports

5.1.1 Mayors Report

5.2 Committee Minutes

5.3 Staff Reports

5.3.1 CAO Report

5.3.2 DP2023-13 Heritage DP Report

5.4 Correspondence

5.4.1 UBCM Grant – City of Nelson

5.5 2023.09.12 Circulation Package

6. Question Period

6.1 Leah Honkanen – DVP2023-08

7. Business

7.1 Development Variance Permit Application DVP2023-08 Edwards

To consider a request for a Development Variance Permit to reduce the front yard setback to allow construction of a single-family dwelling.

7.1.1 Letters of Opposition

7.1.2 Letters of Support

7.2 Development Variance Permit Application DVP2023-12 James

To consider a request for a Development Variance Permit to reduce the front yard setback to allow construction of a carport/RV shed.

7.3 Temporary Use Permit TUP2023-03 Crookshanks

To consider a Temporary Use Permit for an RV while building a residence.

7.4 MAIS Conference Attendance

To authorize reimbursement of travel expenses for staff attending the MAIS conference in Nelson.

7.5 Kaslo Community Acupuncture Fundraiser – Beer Garden

To consider a Beer Garden application from the Kaslo Community Acupuncture Society.

7.6 Kaslo & District Public Library Lease

To authorize advertising the renewal of the Kaslo & District Public Library lease.

8. Late Items

9. In Camera Meeting

10. Raised from In Camera Meeting

11. Adjournment





REGULAR MEETING OF COUNCIL MINUTES

DATE: 2023.08.22

LOCATION: Council Chambers – City Hall

TIME: 6:00 p.m.

413 Fourth Street, Kaslo

PRESENT:	Chair:	Mayor Hewat
	Councillors:	Bird, Lang, Leathwood
	Regrets:	Brown, CO Allaway
	Staff:	CAO Dunlop
	Public:	6

1. Call to Order

We respect and recognize the First Nations within whose unceded lands the Village of Kaslo is situated, including the Ktunaxa, Sinixt, and Sylix People, and the Indigenous and Metis Residents of our community.

The meeting was called to order at 6:03 p.m.

2. Adoption of the Agenda

2.1 Adoption of the Agenda for the 2023.08.22 Council Meeting

242/2023

Moved, seconded and CARRIED

THAT the Agenda for the 2023.08.22 Regular Meeting of Council be adopted as presented.

3. Adoption of the Minutes

3.1 Adoption of the Minutes of the 2023.08.08 Council Meeting

243/2023

Moved, seconded and CARRIED

THAT the Minutes for the 2023.08.08 Regular Meeting of Council be adopted as presented.

244/2023

Moved, seconded and CARRIED

THAT Council dissolve into Committee of the Whole to receive information and questions from the public.

4. Delegations

4.1 Kaslo Seniors' Hall – Louise De Pape

Mrs. De Pape gave a presentation of the renovations completed at the Kaslo Seniors' Hall and thanked Council and staff for their support of the project.

5. Information Items

5.1 Council Reports

Mayor Hewat provided a written report outlining her recent activities. Staff will forward the draft RDCK Building Bylaw and report to councillors for information.

Councillor Leathwood reported on the Accessibility Committee meeting, as well as the Design Review Committee for the mural and consultations that were done.

5.2 Committee Minutes

- 5.2.1 2023.07.25 Events Committee Minutes DRAFT
- 5.2.2 2023.08.14 Design Review Committee Minutes DRAFT
- 5.2.3 2023.08.15 Accessibility Committee Minutes DRAFT

5.3 Staff Report

5.3.1 CAO Report

CAO Dunlop provided a written report and a verbal summary of recent activities then answered questions from Council.

5.3.2 DP2023-09 Moyie

5.3.3 Kaslo Seniors Centre CBT Grant Final Report

5.3.4 Draft Accessibility Plan

5.3.5 Expression of Interest – CBT Community Readiness Program

5.4 Correspondence

5.4.1 Seniors Municipal Grant Thanks

5.4.2 Forest and Fire Management

5.4.3 2023.08.09 email from J. Braley

5.4.4 Kaslo Community Garden

5.5 2023.08.22 Circulation Package

Councillor Bird raised the document on Radon Testing from the BC Lung Association for discussion and asked about community testing.

6. Question Period

15 minutes is available for members of the public in attendance to ask questions or make comments relating to items on the agenda.

245/2023 Moved, seconded and CARRIED
THAT Council rise and report from Committee of the Whole.

246/2023 Moved, and CARRIED
THAT the Radon Community Testing be referred to the Health Advisory Committee

7. Business

7.1 Noise Control Bylaw No. 1290, 2023

247/2032 Moved, seconded and CARRIED
THAT Noise Control Bylaw No. 1290, 2023 be adopted.

7.2 Municipal Ticketing Bylaw No. 1294, 2023

248/2023 Moved, seconded and CARRIED
THAT Municipal Ticketing Bylaw 1294, 2023 be adopted.



7.3 Zoning Amendment Bylaw No. 1295, 2023

249/2023

Moved, seconded and CARRIED

THAT Zoning Amendment Bylaw No. 1295, 2023 be given first and second reading.

7.4 Development Permit Application DP2023-10 (ArtScape)

250/2023

Moved, seconded and CARRIED

THAT Heritage & Commercial Core Development Permit DP2023-10 be approved to allow the installation of a new mural on the East side of the Kaslo Community Pharmacy building at 403 Front Street.

7.5 Old English Car Show Street Closure

251/2023

Moved, seconded and CARRIED

THAT portions of Water Street east of Fifth Street be temporarily closed for the 8th Annual "Brits Invade Kaslo" car show on Sunday, September 10, 2023.

7.6 Aerodrome Hangar Lease – Eclipse Helicopters

252/2023

Moved, seconded and CARRIED

THAT the Village lease Kaslo Aerodrome Hangar Lot #7 (EPP104448) to Eclipse Helicopters for a term ending December 31, 2026, at a cost of \$1,065.19 in 2023 with 2% increases in each subsequent year.

7.7 Community Tourism Planning Program

253/2023

Moved, seconded and CARRIED

THAT the Village of Kaslo decline to participate in the Destination BC Community Tourism Planning Program.

8. Late Items

9. In Camera Meeting

254/2023

Moved, seconded and CARRIED

THAT Council now recess and reconvene in-camera with the public excluded under Sections 90(1) (a), (e), (k) and (l) of the Community Charter.

The open meeting recessed at 6:57 p.m.

The open meeting reconvened at 7:35 p.m.

10. Raised from In Camera Meeting

IC89/2023

Moved, seconded and CARRIED

THAT Cheryl McKinnon be appointed to the Accessibility Committee.



IC90/2023 Moved, seconded and CARRIED
THAT a lease agreement be drafted and presented to Stan Baker Trucking Ltd for lease of a defined portion of the Village's Reservoir Gravel Pit for material storage and sales purposes only, for a one-year term at a cost of \$5,000/year plus advertising costs; and THAT public notice of the proposed disposition be given if an agreement in principle is reached.

IC91/2023 Moved, seconded and CARRIED
THAT the CAO be authorized to follow-up with Regional District Fire Chief Hannon on the feasibility of incorporating Village of Kaslo Bylaw Enforcement into the role of the Kaslo & District Fire Chief and report back to Council on logistical and financial implications.

11. Adjournment

The meeting was adjourned at 7:35 p.m.

CERTIFIED CORRECT:

Deputy Corporate Officer

Mayor Hewat



Local Conservation Funds in the Kootenays: Frequently Asked Questions

Summary, March 2023

What is a Local Conservation Fund (LCF)?

A Local Conservation Fund is a local government service that is funded through a dedicated tax and used to support community conservation projects.

- The Columbia Valley Local Conservation Fund (CVLCF) was the first of its kind in Canada. It was established in Regional District of East Kootenay (RDEK) Electoral Areas F and G as well as the municipalities of Canal Flats, Invermere and Radium as an RDEK Service in 2008. Residents pay \$20 per parcel per year towards a dedicated conservation fund.
- The Regional District of Central Kootenay Local Conservation Fund (RDCK LCF) was established in RDCK Electoral Areas A, D and E as an RDCK Service in 2014, and Area H joined the fund in 2022. Residents pay \$15 per parcel per year towards conservation.
- These Funds support the conservation of aquatic systems and water, wildlife, and habitat.

What are the benefits of Local Conservation Funds?

Local Conservation Funds contribute to projects that support the health of natural ecosystems and wild spaces, which in turn support healthy communities.

- Local Conservation Funds are a way for communities to address local conservation issues that residents know are important and to invest in local conservation for future generations.
- Local Conservation Fund projects support clean air, safe water, habitat for fish and wildlife, natural areas, and healthy watersheds.
- A healthy, prosperous community relies on a healthy local environment, which a Local Conservation Fund directly supports.

Are there economic benefits?

For every dollar acquired by tax, Local Conservation Funds leverage at least 4 times the amount in matching funding and in-kind support for local communities.

- Broader granting agencies look more favourably on projects with a local funding contribution. Projects that receive Local Conservation Funds have successfully attracted a wide range of other funding partners based on this initial investment.
- For example, from 2010 to 2022, the \$2.68 million raised and distributed by the Columbia Valley Local Conservation Fund has helped leverage an additional \$23 million for the approved projects. In other words, each \$20 parcel tax paid by landowners has attracted an additional \$194 into the local community – almost nine times the original investment.
- From 2016 to 2022, the \$535,000 raised and distributed by the RDCK Local Conservation Fund has helped leverage an additional \$2.45 million, not including a large conservation land acquisition which, if included, raises the leveraged funding to ~ \$20 million.
- Funds are spent locally, which creates added economic benefit through the purchase of materials and supplies, and work for a broad range of contractors and businesses.

Have Local Conservation Funds in the Kootenays been successful?

Local Conservation Funds have been established in the East and West Kootenays and Okanagan and continue to spread.

- Local Conservation Funds in the Kootenays have supported over 150 local conservation projects.
- The Regional District of Okanagan Similkameen established a Local Conservation Fund in 2016 based on the Columbia Valley and RDCK Local Conservation Fund examples.
- The Regional District of North Okanagan established a Local Conservation Fund in 2019.
- In 2022, residents of RDCK Area H (Slocan Valley) voted 66% in favour of establishing the Local Conservation Fund service in their area.

What are the conservation benefits of projects?

Local Conservation Funds are dedicated to conservation and ensure that funding addresses local priority issues. Residents see tangible results at the local level including:

- Water monitoring to understand the impacts of climate change on local water supply
- Improved water quality through functioning wetlands, creeks, and grasslands
- Restored local fish and wildlife habitat and species at risk conservation
- Incentives for local farmers to steward their land for habitat as well as food production
- Monitoring and management of invasive species to improve habitat for wildlife
- Citizen-science wildlife population monitoring
- Creation of wildflower meadows to promote pollinators
- Reduced human-wildlife conflict projects like cost-share electric fencing
- Land acquisition of ecologically significant properties

How are projects chosen?

Proposals are reviewed by an independent, volunteer panel of technical experts before being decided on by local elected officials.

- The Technical Review Committee is made up of local experts (e.g., biologists, professors, foresters, etc.) who review and rank proposals according to pre-determined technical criteria and make recommendations on the perceived effectiveness of proposed projects.
- Based on Technical Review Committee recommendations, elected officials ultimately decide which projects receive funding and for how much in any given year.

KCP Contact Information

- Kendal Benesh, Local Conservation Fund Coordinator
- kendal@kootenayconservation.ca; 1.844.775.2722 ext. 203
- For more information see: <https://kootenayconservation.ca/about-local-conservation-funds/>



February 13, 2023

Mayor and Council
Village of Kaslo

Dear Mayor and Council:

As you are aware, Kootenay Conservation Program (KCP) has worked with the RDEK and the RDCK to establish the Columbia Valley Local Conservation Fund (2008) and RDCK (or Kootenay Lake) Local Conservation Fund (2014) respectively. These have proven to be successful local government services that collect a tax-based revenue dedicated to supporting local conservation projects.

In October 2022, the question of whether to bring the Local Conservation Fund service to RDCK Area H (Slocan Valley) was brought to residents by referendum and passed by 66%. This result is consistent with the 2018 market research polling that KCP commissioned indicating that 66% of Slocan Valley residents were in favour of establishing a Local Conservation Fund service in the Slocan Valley.

Expanding the Local Conservation Fund service to the Slocan Valley not only provides the opportunity to support local conservation values but also creates the ability to leverage considerable additional financial support for conservation related projects. Fish and wildlife, their habitats, clean water and clean air, and climate change resilience are values that are important to Slocan Valley communities.

Now that the Local Conservation Fund service has been successfully established in RDCK Area H (along with Areas A, D, and E), we encourage the Villages of Slocan, Silverton, New Denver, and Kaslo to consider joining this opportunity.

KCP would like to request a delegation to your Mayor and Council in which we can share additional details regarding the existing structure and potential next steps for including the Local Conservation Fund service in your municipality.

If you have any questions or would like any further information, please feel free to contact me by email at juliet@kootenayconservation.ca or by telephone at (250) 352-2260.

Sincerely,

Juliet Craig
Program Director, Kootenay Conservation Program

c. Village of Kaslo Office

Local Conservation Funds

Juliet Craig
Kootenay Conservation Program
September 12, 2023



Photo: Madeleine Guennette

Local Conservation Funds



- Background on Local Conservation Fund
- KCP's role
- How the LCF works
- Recent expansion of LCF
- Opportunity for Village of Kaslo

KCP Partnership



Trans-Border Grizzly Bear Project



COLLEGE OF THE ROCKIES



Friends of Kootenay Lake



Grasslands Conservation Council of British Columbia



Kootenay Native Plant Society
connecting people, plants, and place



Rocky Mountain TRENCH SOCIETY



EAST KOOTENAY INVASIVE SPECIES COUNCIL



KOOTENAY LIVESTOCK ASSOCIATION



East Kootenay Wildlife Association
"East Kootenay Region - BC Wildlife Federation"
Box 1324
Fernie B.C. V0B 1M9





Kootenay Conservation Program



To coordinate and facilitate conservation efforts on private land, and to generate the support and resources needed to maintain this effort

Local Conservation Funds



Local Conservation Funds in British Columbia

A Guide for Local Governments and Community Organizations

- ✓ Local government service
- ✓ Dedicated fund for conservation projects
- ✓ Parcel or property tax
- ✓ Support local priorities
- ✓ Funds can only be used within service area





Columbia Valley Local Conservation Fund

CLEAN WATER
WILDLIFE
OPEN SPACE

©2008 NIGEL FINNEY

LOCAL
CONSERVATION
FUND

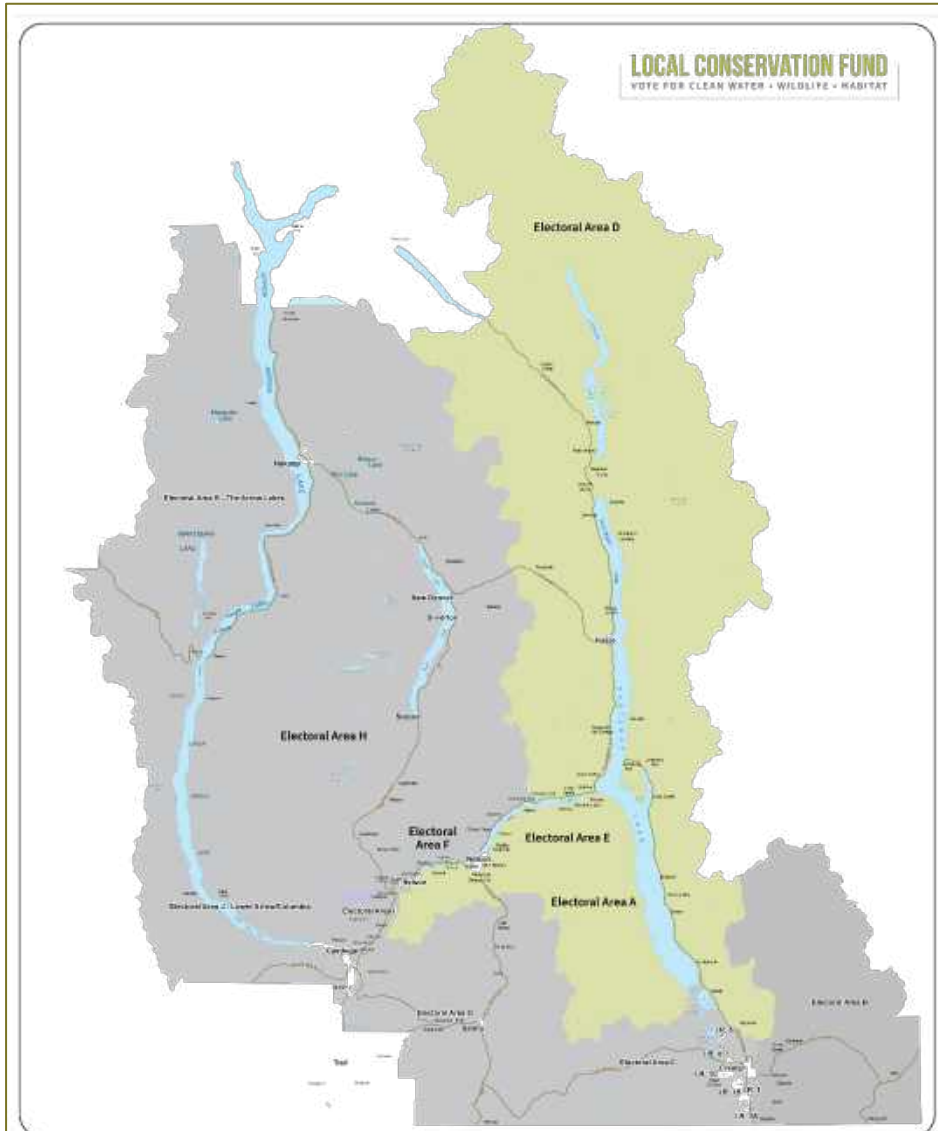
On November 15th 2008

VOTE YES
to the
**LOCAL
CONSERVATION
FUND**



YES

RDCK Local Conservation Fund



- Kootenay Lake (RDCK)
 - Electoral Areas A, D & E (green area)
 - 44 grants
 - \$535,000 to date



How Local Conservation Funds work

2021 PROPERTY TAX NOTICE
Issued under the "Residence (Rural Areas) Act"

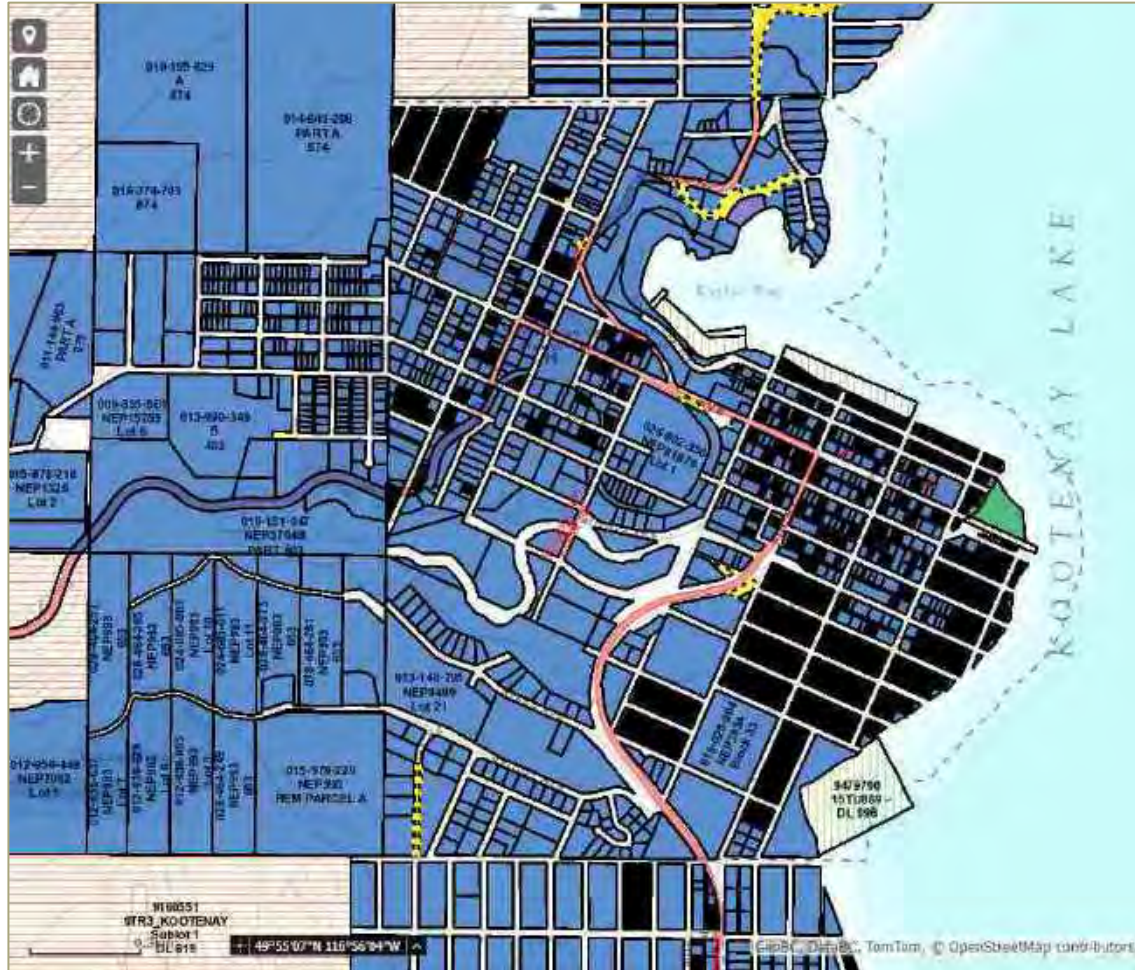
1 DUE DATE: July 2, 2021
2 07450-Environ Code: 0629
May 12, 2021

3 Parcel Name: 784
4 Parcel Number: 000000000
5 Folio Number: 000000000
6 Account Number: RPT-000000000
7 Owner ID: 000000000
8 Property Address: MAYNE ISLAND BC
9 City: MAYNE ISLAND BC
10 Legal Description: Lot 26, Plan V100000, Section 5, Capital Island
11 Parcel: Parcel MAYNE ISLAND

12 To supply your 2021 Home Owner's Grant, apply online at www.bccsa.gov.bc.ca/homeownersgrant

	1 Taxes	2 Land Value	3 2021	4 2020	5 2019	6 2018	7 2017	8 2016	9 2015	10 2014	11 2013	12 2012	13 2011	14 2010	15 2009	16 2008	17 2007	18 2006	19 2005	20 2004	21 2003	22 2002	23 2001	24 2000	25 1999	26 1998	27 1997	28 1996	29 1995	30 1994	31 1993	32 1992	33 1991	34 1990	35 1989	36 1988	37 1987	38 1986	39 1985	40 1984	41 1983	42 1982	43 1981	44 1980	45 1979	46 1978	47 1977	48 1976	49 1975	50 1974	51 1973	52 1972	53 1971	54 1970	55 1969	56 1968	57 1967	58 1966	59 1965	60 1964	61 1963	62 1962	63 1961	64 1960	65 1959	66 1958	67 1957	68 1956	69 1955	70 1954	71 1953	72 1952	73 1951	74 1950	75 1949	76 1948	77 1947	78 1946	79 1945	80 1944	81 1943	82 1942	83 1941	84 1940	85 1939	86 1938	87 1937	88 1936	89 1935	90 1934	91 1933	92 1932	93 1931	94 1930	95 1929	96 1928	97 1927	98 1926	99 1925	100 1924	101 1923	102 1922	103 1921	104 1920	105 1919	106 1918	107 1917	108 1916	109 1915	110 1914	111 1913	112 1912	113 1911	114 1910	115 1909	116 1908	117 1907	118 1906	119 1905	120 1904	121 1903	122 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1991	234 1990	235 1989	236 1988	237 1987	238 1986	239 1985	240 1984	241 1983	242 1982	243 1981	244 1980	245 1979	246 1978	247 1977	248 1976	249 1975	250 1974	251 1973	252 1972	253 1971	254 1970	255 1969	256 1968	257 1967	258 1966	259 1965	260 1964	261 1963	262 1962	263 1961	264 1960	265 1959	266 1958	267 1957	268 1956	269 1955	270 1954	271 1953	272 1952	273 1951	274 1950	275 1949	276 1948	277 1947	278 1946	279 1945	280 1944	281 1943	282 1942	283 1941	284 1940	285 1939	286 1938	287 1937	288 1936	289 1935	290 1934	291 1933	292 1932	293 1931	294 1930	295 1929	296 1928	297 1927	298 1926	299 1925	300 1924	301 1923	302 1922	303 1921	304 1920	305 1919	306 1918	307 1917	308 1916	309 1915	310 1914	311 1913	312 1912	313 1911	314 1910	315 1909	316 1908	317 1907	318 1906	319 1905	320 1904	321 1903	322 1902	323 1901	324 1900	325 1999	326 1998	327 1997	328 1996	329 1995	330 1994	331 1993	332 1992	333 1991	334 1990	335 1989	336 1988	337 1987	338 1986	339 1985	340 1984	341 1983	342 1982	343 1981	344 1980	345 1979	346 1978	347 1977	348 1976	349 1975	350 1974	351 1973	352 1972	353 1971	354 1970	355 1969	356 1968	357 1967	358 1966	359 1965	360 1964	361 1963	362 1962	363 1961	364 1960	365 1959	366 1958	367 1957	368 1956	369 1955	370 1954	371 1953	372 1952	373 1951	374 1950	375 1949	376 1948	377 1947	378 1946	379 1945	380 1944	381 1943	382 1942	383 1941	384 1940	385 1939	386 1938	387 1937	388 1936	389 1935	390 1934	391 1933	392 1932	393 1931	394 1930	395 1929	396 1928	397 1927	398 1926	399 1925	400 1924	401 1923	402 1922	403 1921	404 1920	405 1919	406 1918	407 1917	408 1916	409 1915	410 1914	411 1913	412 1912	413 1911	414 1910	415 1909	416 1908	417 1907	418 1906	419 1905	420 1904	421 1903	422 1902	423 1901	424 1900	425 1999	426 1998	427 1997	428 1996	429 1995	430 1994	431 1993	432 1992	433 1991	434 1990	435 1989	436 1988	437 1987	438 1986	439 1985	440 1984	441 1983	442 1982	443 1981	444 1980	445 1979	446 1978	447 1977	448 1976	449 1975	450 1974	451 1973	452 1972	453 1971	454 1970	455 1969	456 1968	457 1967	458 1966	459 1965	460 1964	461 1963	462 1962	463 1961	464 1960	465 1959	466 1958	467 1957	468 1956	469 1955	470 1954	471 1953	472 1952	473 1951	474 1950	475 1949	476 1948	477 1947	478 1946	479 1945	480 1944	481 1943	482 1942	483 1941	484 1940	485 1939	486 1938	487 1937	488 1936	489 1935	490 1934	491 1933	492 1932	493 1931	494 1930	495 1929	496 1928	497 1927	498 1926	499 1925	500 1924	501 1923	502 1922	503 1921	504 1920	505 1919	506 1918	507 1917	508 1916	509 1915	510 1914	511 1913	512 1912	513 1911	514 1910	515 1909	516 1908	517 1907	518 1906	519 1905	520 1904	521 1903	522 1902	523 1901	524 1900	525 1999	526 1998	527 1997	528 1996	529 1995	530 1994	531 1993	532 1992	533 1991	534 1990	535 1989	536 1988	537 1987	538 1986	539 1985	540 1984	541 1983	542 1982	543 1981	544 1980	545 1979	546 1978	547 1977	548 1976	549 1975	550 1974	551 1973	552 1972	553 1971	554 1970	555 1969	556 1968	557 1967	558 1966	559 1965	560 1964	561 1963	562 1962	563 1961	564 1960	565 1959	566 1958	567 1957	568 1956	569 1955	570 1954	571 1953	572 1952	573 1951	574 1950	575 1949	576 1948	577 1947	578 1946	579 1945	580 1944	581 1943	582 1942	583 1941	584 1940	585 1939	586 1938	587 1937	588 1936	589 1935	590 1934	591 1933	592 1932	593 1931	594 1930	595 1929	596 1928	597 1927	598 1926	599 1925	600 1924	601 1923	602 1922	603 1921	604 1920	605 1919	606 1918	607 1917	608 1916	609 1915	610 1914	611 1913	612 1912	613 1911	614 1910	615 1909	616 1908	617 1907	618 1906	619 1905	620 1904	621 1903	622 1902	623 1901	624 1900	625 1999	626 1998	627 1997	628 1996	629 1995	630 1994	631 1993	632 1992	633 1991	634 1990	635 1989	636 1988	637 1987	638 1986	639 1985	640 1984	641 1983	642 1982	643 1981	644 1980	645 1979	646 1978	647 1977	648 1976	649 1975	650 1974	651 1973	652 1972	653 1971	654 1970	655 1969	656 1968	657 1967	658 1966	659 1965	660 1964	661 1963	662 1962	663 1961	664 1960	665 1959	666 1958	667 1957	668 1956	669 1955	670 1954	671 1953	672 1952	673 1951	674 1950	675 1949	676 1948	677 1947	678 1946	679 1945	680 1944	681 1943	682 1942	683 1941	684 1940	685 1939	686 1938	687 1937	688 1936	689 1935	690 1934	691 1933	692 1932	693 1931	694 1930	695 1929	696 1928	697 1927	698 1926	699 1925	700 1924	701 1923	702 1922	703 1921	704 1920	705 1919	706 1918	707 1917	708 1916	709 1915	710 1914	711 1913	712 1912	713 1911	714 1910	715 1909	716 1908	717 1907	718 1906	719 1905	720 1904	721 1903	722 1902	723 1901	724 1900	725 1999	726 1998	727 1997	728 1996	729 1995	730 1994	731 1993	732 1992	733 1991	734 1990	735 1989	736 1988	737 1987	738 1986	739 1985	740 1984	741 1983	742 1982	743 1981	744 1980	745 1979	746 1978	747 1977	748 1976	749 1975	750 1974	751 1973	752 1972	753 1971	754 1970	755 1969	756 1968	757 1967	758 1966	759 1965	760 1964	761 1963	762 1962	763 1961	764 1960	765 1959	766 1958	767 1957	768 1956	769 1955	770 1954	771 1953	772 1952	773 1951	774 1950	775 1949	776 1948	777 1947	778 1946	779 1945	780 1944	781 1943	782 1942	783 1941	784 1940	785 1939	786 1938	787 1937	788 1936	789 1935	790 1934	791 1933	792 1932	793 1931	794 1930	795 1929	796 1928	797 1927	798 1926	799 1925	800 1924	801 1923	802 1922	803 1921	804 1920	805 1919	806 1918	807 1917	808 1916	809 1915	810 1914	811 1913	812 1912	813 1911	814 1910	815 1909	816 1908	817 1907	818 1906	819 1905	820 1904	821 1903	822 1902	823 1901	824 1900	825 1999	826 1998	827 1997	828 1996	829 1995	830 1994	831 1993	832 1992	833 1991	834 1990	835 1989	836 1988	837 1987	838 1986	839 1985	840 1984	841 1983	842 1982	843 1981	844 1980	845 1979	846 1978	847 1977	848 1976	849 1975	850 1974	851 1973	852 1972	853 1971	854 1970	855 1969	856 1968	857 1967	858 1966	859 1965	860 1964
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Parcel Tax Combination



- Landowners can apply for parcel tax combination or exemption to pay only one parcel tax per year
- Would require a Municipal parcel tax review panel (e.g., CFO and community reps)



How Local Conservation Funds work

Non-Profit
Organizations or
Indigenous Nation
applies for Funding

Proposal reviewed
by Technical
Experts

Recommendations
provided to Elected
Officials who
decide on which
projects to fund

How Local Conservation Funds work



- Pooled fund that goes into one pot
- Each Electoral area/municipality has a seat at the decision-making table



- Home
- Who We Are
- What We Do
- Local Conservation Funds
- News & Resources

Project Proposals

KLLCF funding is available for conservation projects that result in the reduction to a known threat to biodiversity. Projects that are technically sound and effective, and provide value for money through partnerships with other funders will have priority. Proponents must be a registered not-for-profit organization, First Nations band, or local government. Unqualified groups or organizations may partner with a qualified organization. Multi-year projects are acceptable to a maximum three years. A Technical Review Committee will review project proposals and make recommendations to the RDCK for final funding approval.

Annual Timeline

- August 15** – Call for Proposals
- October 29** – Applications Due
- November** – Technical Review Completed
- January** – RDCK Review Completed
- February** – RDCK Board of Director's Final Approval
- March** – Applicants Notified
- April** – Funding Agreement Documents Finalized

Note: Land acquisition or covenant proposals may be submitted at any time during the year provided there is sufficient time for the KCP Technical Review Committee and the RDCK to review proposals. Any money not allocated from the Local Conservation Fund in any given

Application Requirements

Proposals must meet the Mandatory Requirements before they will be considered. These are:

- Projects must be delivered in the **Fund Service Area** where the Local Conservation Property Parcel Tax is collected in the rural areas around Kootenay Lake, specifically Electoral Areas A, D, and E ([click here for map](#)) within the RDCK.
- Projects must address at least one IUCN threat to biodiversity as specified in the **Terms of Reference**.
- Projects must address at least one of the Direct Conservation Action priorities ([see Table 5](#)) indicated in the **KLLCF Guidance Document**. The Executive Summary of the guidance document can be found [here](#).
- Proponents must be non-profit, have registered society status or must partner with an organization that has registered society status.
- Proponents must be prepared to make a 10 minute presentation on the outcomes of their work on an annual basis, in addition to submitting a written report.

Grant Application Forms

The 2022 intake for the Kootenay Lake Local Conservation Fund has closed.

Grant Reporting Forms

For 2021 Projects, Final Report is due January 31, 2022. Please check back for the form.

Video Guidelines

- [Video Guidelines for KLLCF Projects](#)

Securement Application Form



- [KLLCF Securement Project Application Form](#)

Securement application forms can be submitted to info@kootenayconservation.ca on an ongoing basis.

Form Help

Please follow these instructions for filling out the .pdf forms:

1. Install the most recent version of [Adobe Reader](#)
2. Save the form to your local drive on your computer
3. Open the Adobe Acrobat Pro/Reader application
4. On the Acrobat Reader menu, go to File->Open. Open the file from where you saved it.
5. Complete the form and save the changes before

Kootenay Lake Local Conservation Fund Request for Proposals

The Kootenay Conservation Program (KCP) and Regional District of Central Kootenay (RDCK) are seeking proposals for projects that will benefit conservation in the rural areas around Kootenay Lake, specifically Electoral Areas A, D, and E within the RDCK.

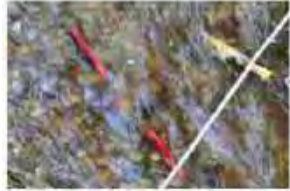
The purpose of the Fund is to provide local financial support for important projects that will contribute to the conservation of our valuable natural areas. Kootenay Lake Local Conservation Fund (KLLCF) funding is available for conservation projects that result in the reduction to a known threat to biodiversity. The themes for the Fund are water conservation, wildlife and habitat conservation, and aquatic systems conservation.

Projects that are technically sound and effective, and provide value for money through partnerships with other funders will be given priority. Proponents must be a registered not-for-profit organization, First Nation, or local government. Unqualified groups or organizations may partner with a qualified organization. A Technical Review Committee will review project proposals and make recommendations to the RDCK for final funding approval.

To apply for funding, go to <https://kootenayconservation.ca/reference>. Review the Terms of Reference (paying particular attention to Section 8 – Fund Design) and KLLCF Application Guide, and then apply using the application forms provided.

The closing date for project submissions is **4:30 pm PDT October 29, 2021**.

Project proposals must be delivered by email to info@kootenayconservation.ca.



Abel Creek Culvert Rehabilitation Project



Bat Roost Habitat Enhancement in the Columbia Valley



Boulder Creek Diversion Project



Climate and Water Conservation Action Initiatives



Conservation of Biodiversity in the Columbia Wetlands



Dutch Findlay Ecosystem Restoration



Hoodoo Conservation Property Management Project



Kinsmen Beach Shoreline Restoration Project



Columbia Lake Ecosystem Monitoring and Education



Columbia Valley Far Advantage Stewardship



Community Monitoring and Removal of Aquatic Invasive Species



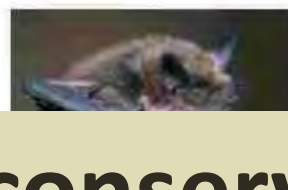
Darkwoods Ecosystem Restoration at Tye



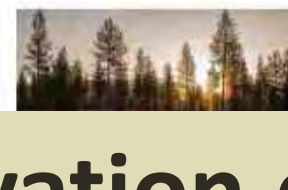
Evaluating Bat Boxes as a Mitigation for White-Nose Syndrome



Fish/Bear Lakes Western Toad Mortality Mitigation Implementation Along Highway 31A



Kootenay Lake Osprey Nest Monitoring



Kootenay Lake Shoreline Guidance Document Outreach



Kootenay Watershed Science



Land Securement for Conservation Purposes at Cottonwood Lake



Grizzly Bear Coexistence Solutions



Habitat Restoration for Beavers along the Fish Lake



Harrop Wetland Enhancement Project



Knotweed Removal on Private Lands



Next Creek Property Acquisition



Western Painted Turtle Conservation



Wildflowers for Pollinators

www.kootenayconservation.ca

Reducing human-wildlife conflict





KCP
Kootenay Conservation Program

Mitigating impacts of invasive plants



Creating pollinator meadows





#SAVECOTTONWOODFOREVER

✓ Cottonwood Lake expansion
by Cottonwood Lake Preservation Society

Water Monitoring



Photo: Kootenay Watershed Science



Improving sensitive areas



Habitat restoration for wildlife



Local priorities



Economic Benefits



\$535,000 from LCF

\$2,450,000 leveraged

Other Local Conservation Funds

2016



2020



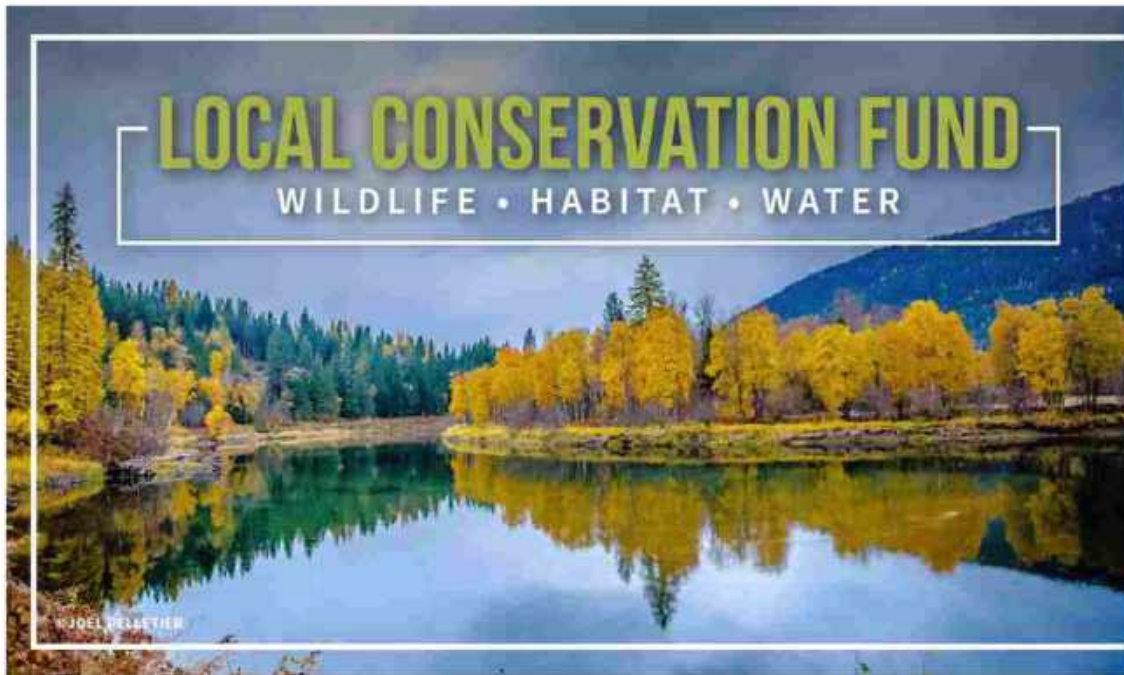
**REGIONAL DISTRICT
NORTH OKANAGAN**

Local Government Issues

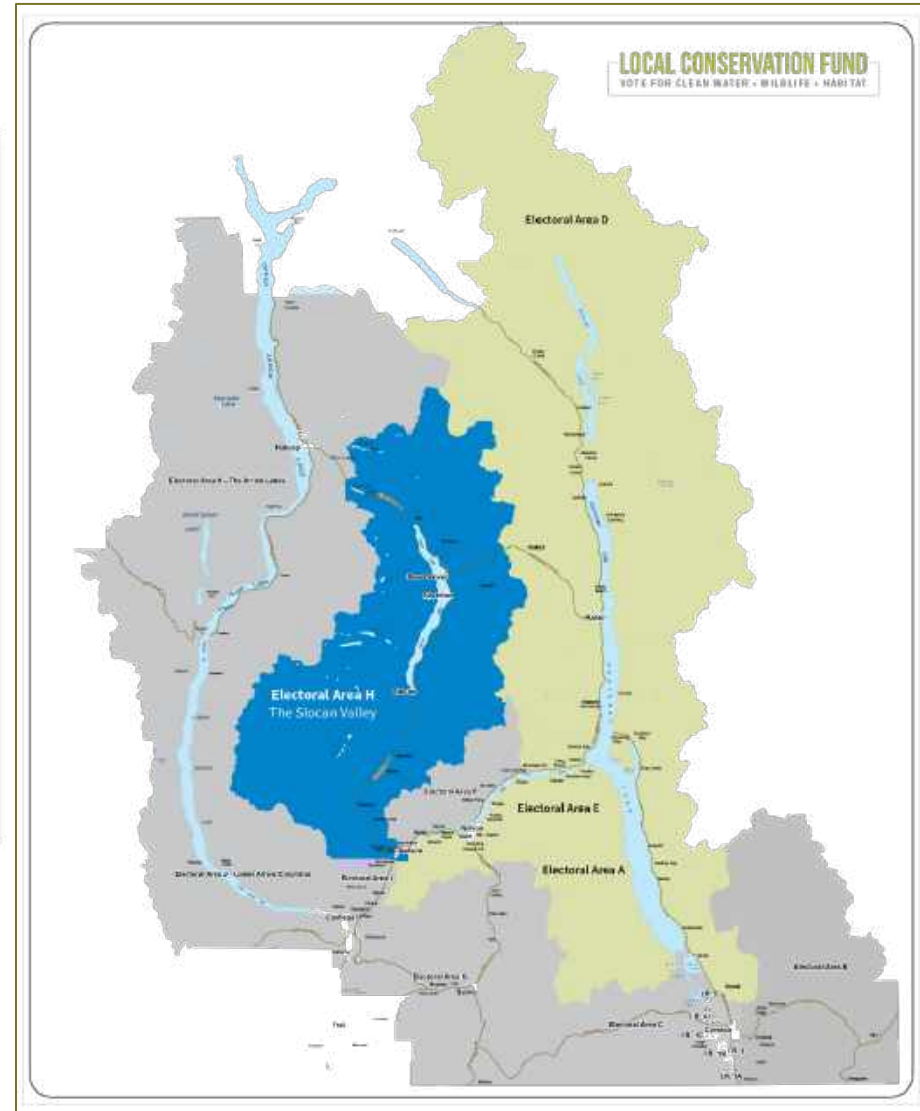
- Sustainability
- Clean water
- Climate mitigation
- Climate change adaptation




Area H Referendum – October 15, 2022



A Local Conservation Fund will create a dedicated fund for high priority local conservation projects. This service is being proposed for the Slocan Valley. Please vote in the referendum on **October 15, 2022.**





REGIONAL DISTRICT OF
CENTRAL KOOTENAY
Representing Diverse Communities in the Kootenays

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Referendum on Local Conservation Fund in Electoral Area H passes

October 15, 2022

Nelson, BC: Electoral Area H in the Regional District of Central Kootenay (RDCK) has voted in favour of joining the RDCK Local Conservation Fund service. The Chief Elections Officer of the RDCK has declared the unofficial Assent Voting Results from the October 15 referendum. The official results will be determined and reported by Wednesday, October 19 at 4:00 pm.

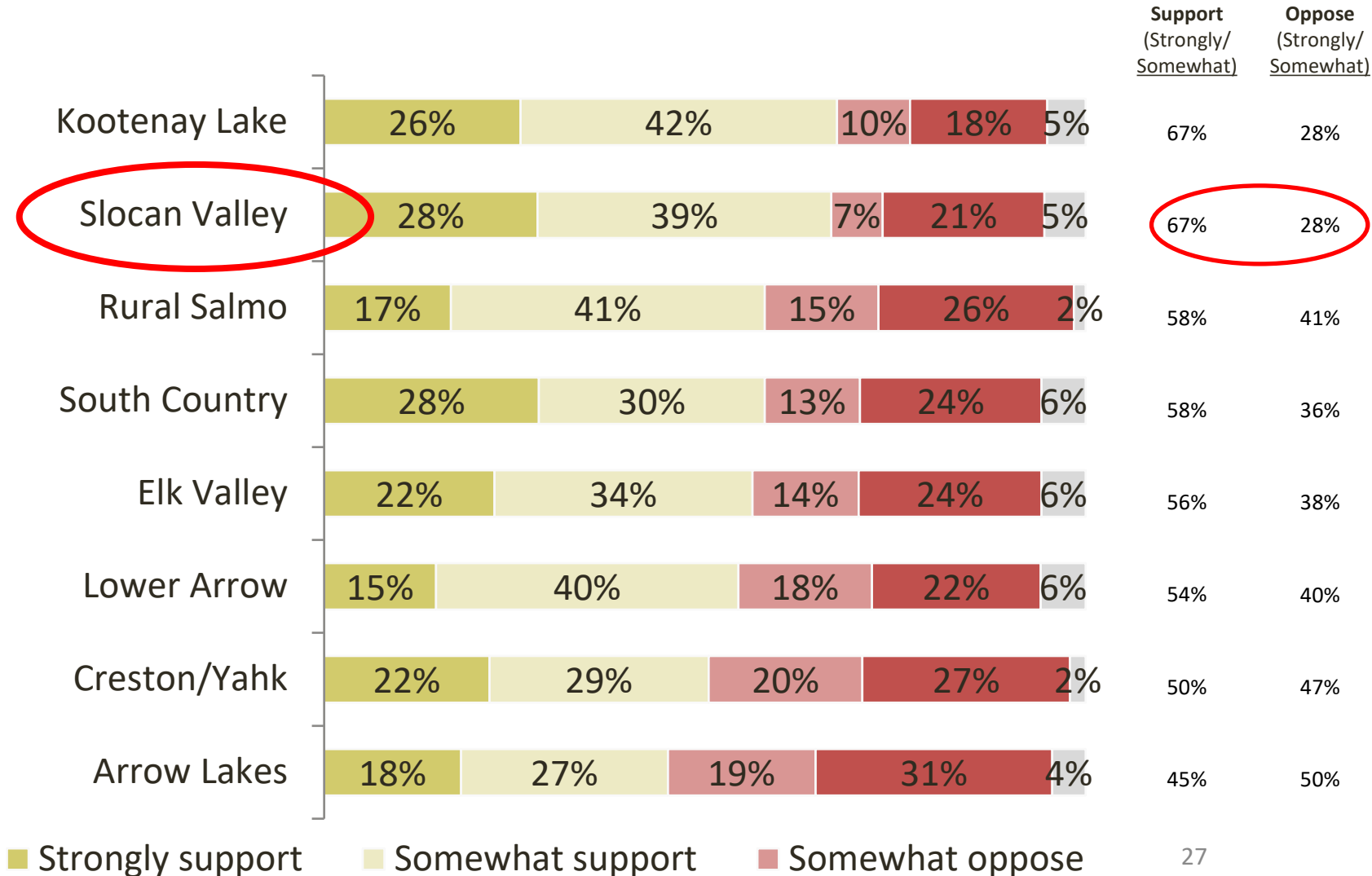
[Unofficial signed results \[PDF - 713 KB\]](#)

The unofficial results are as follows:

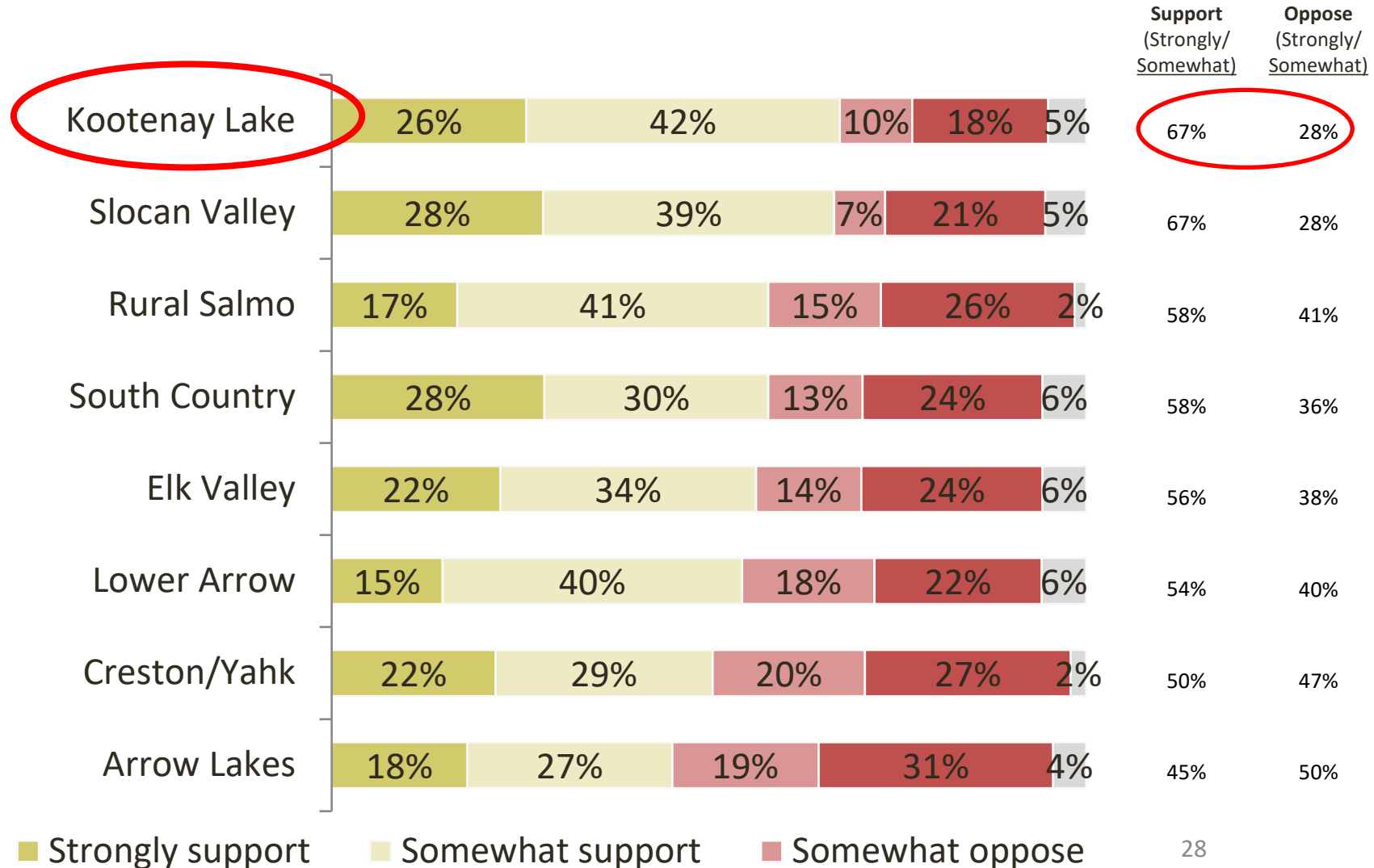
Passed!



Support for the LCF Service



Support for the LCF Service



Alternative Approval Process for Area F



Photo: Madeleine Guenette





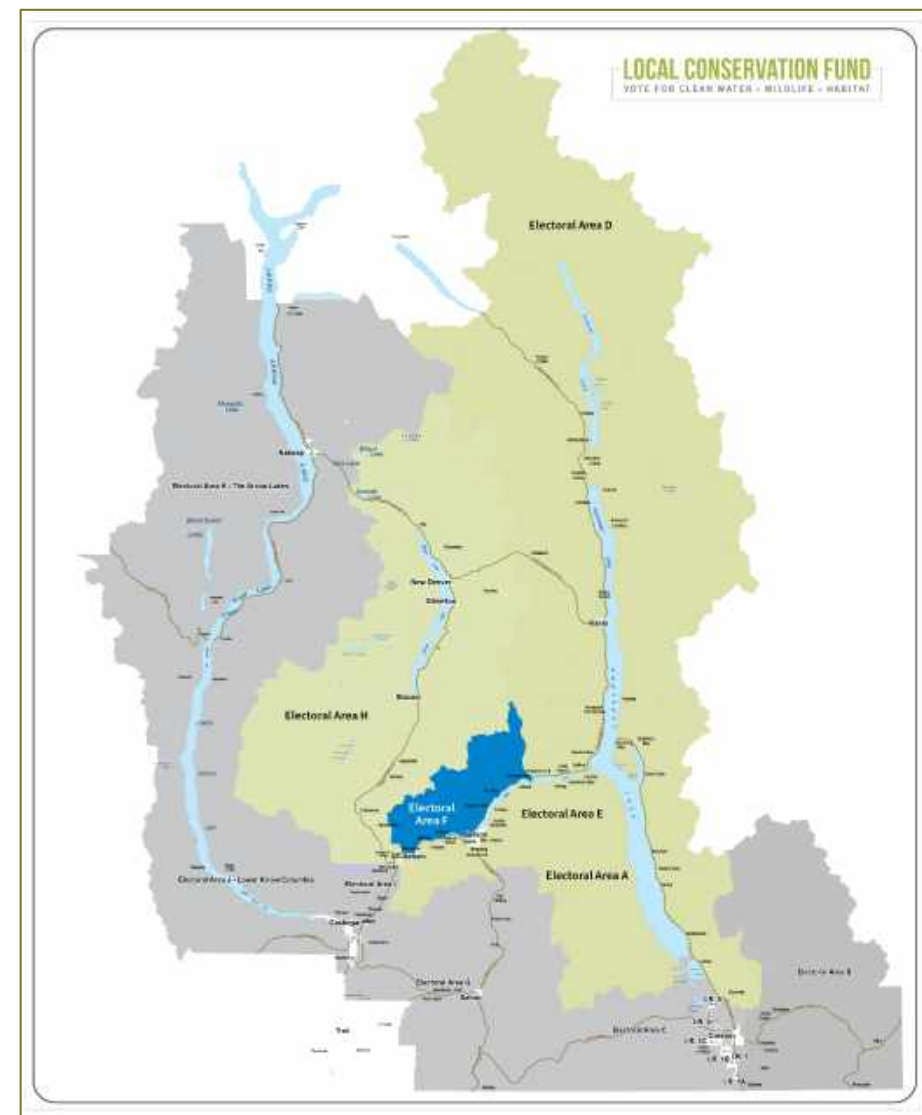
rdck.ca

Resident Elector Response Form

Electoral Area F Local Conservation Fund Service Establishment Amendment
(Area F) Bylaw No. 2810, 2022 Alternative Approval Process

I HEREBY DECLARE that on the date that I have signed this Resident Elector Response Form, I am a Resident Elector satisfying the requirements identified on page 2 of this form and residing in the area to which this Alternative Approval Process applies and hereby request the Board of Directors of the Regional District of Central Kootenay **NOT TO PROCEED** with Electoral Area F Local Conservation Fund Service Establishment Amendment (Area F) Bylaw No. 2810, 2022 approval.

DATE	FULL NAME (PLEASE PRINT)	HOME ADDRESS	ADDRESS OR LEGAL OF PROPERTY	SIGNATURE



Public Support!

- Required that **338** or more electors sign the Elector Response Form to prevent the Board from proceeding.
- Total number of signatures = 1



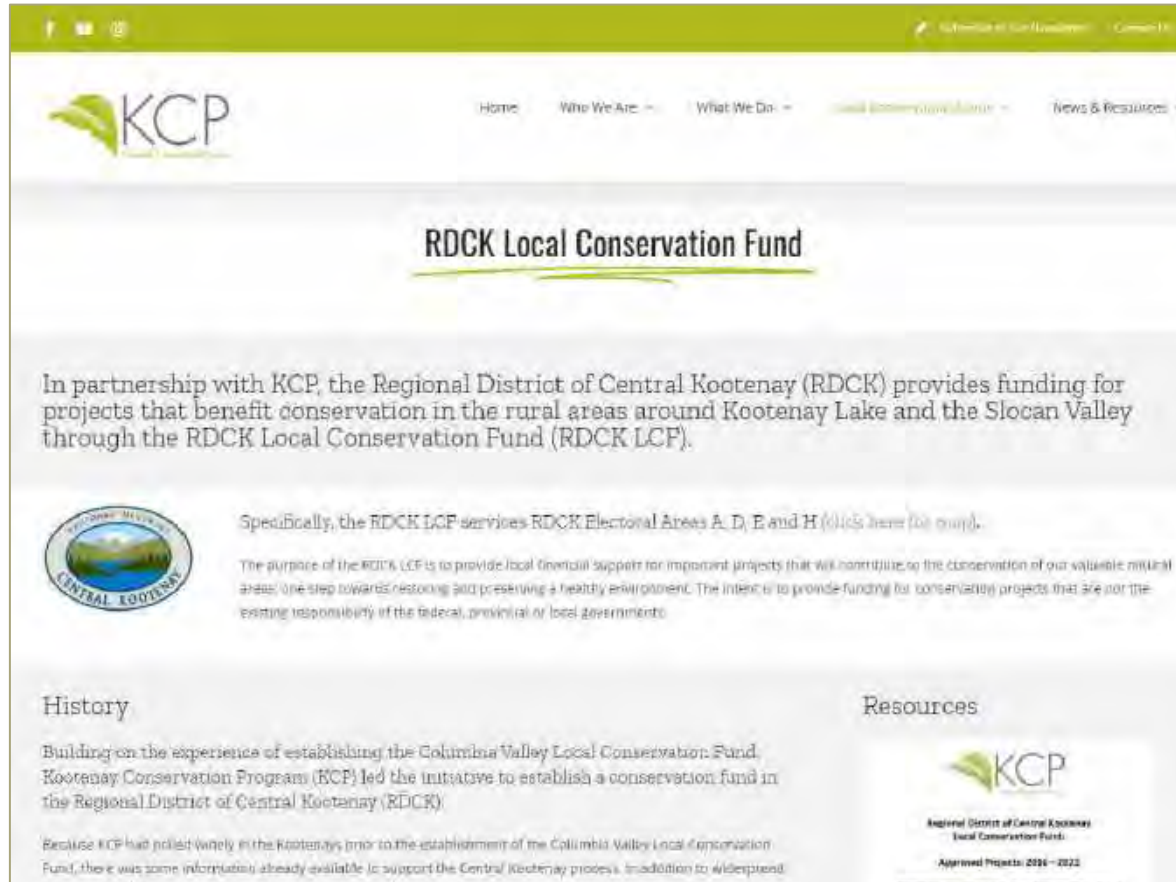
Process for Municipalities

- Options for public assent process for municipalities to join LCF Service:
1. Referendum;
 2. Alternative Approval Process; OR,
 3. Municipal council resolution



To join the
Local Conservation Fund
service or establish a similar
service





RDCK Local Conservation Fund

In partnership with KCP, the Regional District of Central Kootenay (RDCK) provides funding for projects that benefit conservation in the rural areas around Kootenay Lake and the Slocan Valley through the RDCK Local Conservation Fund (RDCK LCF).

Specifically, the RDCK LCF services RDCK Electoral Areas A, D, E and H (clicks here for more).


The purpose of the RDCK LCF is to provide local financial support for important projects that will contribute to the conservation of our valuable natural areas, one step towards restoring and preserving a healthy environment. The intent is to provide funding for conservation projects that are not the existing responsibility of the federal, provincial or local governments.

History

Building on the experience of establishing the Columbia Valley Local Conservation Fund, Kootenay Conservation Program (KCP) led the initiative to establish a conservation fund in the Regional District of Central Kootenay (RDCK).

Because KCP had policed widely in the Kootenays prior to the establishment of the Columbia Valley Local Conservation Fund, there was some information already available to support the Central Kootenay process. In addition to widespread

Resources


Regional District of Central Kootenay
Local Conservation Fund
Approved Projects: 2016 - 2022

www.kootenayconservation.ca

Local Conservation Funds in the Kootenays: Frequently Asked Questions Summary, November 2022

What is a Local Conservation Fund (LCF)?

A Local Conservation Fund is a local government service that is funded through a dedicated tax and used to support environmental conservation and community sustainability projects.

- The Columbia Valley Local Conservation Fund (CVLCF) was the first of its kind in Canada. It was established in Areas F and G as well as the municipalities of Central Plateau, Invermere and Pakenham as an RDEK Service in 2008. Residents pay \$20 per parcel per year towards a dedicated conservation fund.
- The Regional District of Central Kootenay Local Conservation Fund (RDCK LCF) was established in Electoral Areas A, D and E as an RDCK Service in 2014, and Area H joined the fund in 2022. Residents pay \$25 per parcel per year towards conservation.
- These funds support conservation of aquatic systems and water, wildlife, and habitat.

What are the benefits of Local Conservation Funds?

LCFs fund projects that support the health of natural ecosystems and wild spaces, which in turn support healthy communities.

- LCFs are a way for communities to address local conservation issues that residents know are important and to invest in local conservation for future generations.
- LCF projects support clean air, safe water, habitat for fish and wildlife, natural areas, and healthy watersheds.
- A healthy, prosperous community relies on a healthy local environment, which a LCF directly supports.

Are there economic benefits?

For every dollar acquired by tax, LCFs leverage at least 4:1 additional dollars that support local communities.

- Broader granting agencies look more favourably on projects with a local funding contribution.
- For example, from 2010 to 2021, the \$2.55 million raised and distributed by the Columbia Valley Local Conservation Fund has helped leverage an additional \$22.6 million for the approved projects. In other words, each \$20 parcel tax paid by taxpayers has attracted an additional \$177 into the local community, almost nine times the original investment.
- From 2016 to 2021, the \$468,000 raised and distributed by the RDCK Local Conservation Fund has helped leverage an additional \$2.2 million, not including a large conservation land acquisition which, if included, raises the leveraged funding to ~ \$20 million.
- Funds are spent locally, which creates added economic benefit through the purchase of materials/supplies, and work for a broad range of contractors and businesses.
- People who work for local environmental nonprofits also buy groceries, raise their families, and pay taxes in the community.





**Presentation to
Village of Kaslo**

**Council Meeting
September 12, 2023**

1



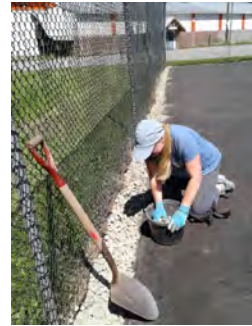
**Tennis courts
before the renovations**

The courts received a very thorough power washing in the spring of 2022.
You will notice the imperfections in the concrete.

2



KRC members hard at work.
Many volunteer hours of free
labour contributed to the
successful completion of
the court renovations.



3



**Renovation of
the courts
in full swing.**



4



Finished project – 1 dedicated tennis court and 4 dedicated pickleball courts

5

Grand Opening was held on July 15, 2023



First Tennis Game

The 83-year-old gentleman on the left has now initiated pickleball coaching once per week.

The 94-year-old gentleman on the right is playing with his walking stick. He is very excited to be out on the courts again.



First Pickleball Game

Game "opened" by the KRC Board.

6



Grand Opening July 15, 2023

KRC has seen an increase in awareness and interest in both the sports and newly renovated facility and what the club offers, for all ages and skill level.

These in turn has resulted in increase in membership and drop-in players from surrounding communities and tourists.

KRC is holding its first Pickleball Tournament on September 23, 2023.



Mayors Report to Council

Regular Council Meeting

Tuesday, September 12, 2023

The following is a summary of the meetings and/or events that I have participated in since my last written report as well as a list of upcoming meetings.

August 21st

Telephone meeting with Natasha Dempsey-Ceron, NUQO

Library Fundraising meeting

August 22nd – Regular council

August 29th

Imagine Kootenay Steering Committee Planning Session

- At this meeting current, past and potential members discussed the direction that they would like the organization to. The meeting was facilitated by Mike Stolte.

Kaslo Accessibility Committee meeting

- Committee members and staff did a walking tour of the downtown area of Kaslo to review accessibility challenges.

August 30th – Langham 50th Anniversary meeting

- The Langham will be celebrating it's 50th anniversary in 2024. This was the inaugural meeting of this group who are planning events that will occur throughout the year.

September 5th

Kootenay Savings Credit Union re-opening event

- CAO Dunlop and I were invited to attend the celebration of the resumption of their 5 days per week of service.

FCM BC Regional Caucus virtual meeting

- The caucus received updates from staff and members were given the opportunity to raise regional issues and to discuss them with fellow directors.

September 6th

FCM Environmental Issues and Sustainable Development committee virtual meeting.

Mural Celebration at the Kemball Memorial Centre

September 7th – FCM Social Economic Development committee virtual meeting

Library Fundraising meeting





Mayors Report to Council

Upcoming Meetings and Events

September 8th – Area D Climate Action meeting – Lardeau Valley Community Hall

September 11th – Kaslo & Area D Economic Development Commission

September 12th to 14th

Federation of Canadian Municipalities (FCM) Virtual Board meetings

September 12th

FCM – Rural Forum meeting

Regular Council Meeting

September 13th

FCM – Committee of the Whole

RDCK – Joint Resource Recovery meeting

September 14th

FCM Board meeting

Columbia Basin Trust AGM

September 17th to 22nd – UBCM Conference in Vancouver

September 25th – Health Advisory Committee

September 26th – Kaslo Accessibility Committee meeting

September 27th – All Recreation Committee

September 28th – West Kootenay Boundary Investment Co-Op

October 3rd – Kaslo & Area D Climate Action meeting

October 4th – Langham 50th Anniversary meeting

Respectfully submitted,
Mayor Suzan Hewat





Village of Kaslo

Regular Meeting of Council

Chief Administrative Officer's REPORT

REPORT TO:	Mayor & Council	DATE: September 7, 2023
FROM:	Chief Administrative Officer	
SUBJECT:	CAO Report for September 12, 2023, Regular Meeting of Council	

Good evening, Mayor Hewat and Members of Council,

This report provides an update on current Village projects and initiatives that staff are working on or involved with since the last Council meeting. I am happy to answer any questions you have, or to follow up with further information on any of these matters.

CAO Activities

- CRI, WRR and FireSmart Project.
 - CBT component of project is wrapping up. CBT funded the FireSmart Youth Coordinator position, who helped raise awareness of FireSmart activities and was involved in projects on municipal properties over the summer.
 - Next FireSmart Working Group meeting scheduled for last week of September.
- Arena Project
 - Meeting with CBT representative next week to discuss Community Readiness grant opportunity.
 - Fire alarm contractor needs to complete deficiencies to complete their project.
- Kaslo River Dike & Bank Project
 - Met project engineer on Aug 23 to review design of the phase 3, which is scheduled to start this Fall.
 - Works crew removed vegetation from dike near 3rd St.
- A Avenue Watermain Project
 - Project is complete.
 - A concrete bench was damaged during construction and will be replaced.
- Kemball Building Renovations
 - No update.
- Planning & Development
 - No new building permit applications since last report.
 - One new Heritage & Commercial Core Development Permit application was approved for repainting. Staff report is included on this evening's agenda.
 - One new Development Variance Permit application was received for a carport at 426 Washington St is under review.
 - Met with representatives of Golf Club to discuss the Rogers mast proposal.
- Finance
 - Local Government Climate Action Program grant received, \$48,500 (budgeted)
 - Revised budget will be presented to Council in October.

- Fire/Emergency Management
 - Southern Interior Regional Emergency Operations Centre remains at Level 3.
- Asset Management
 - Asset Management Coordinator will be taking NAMS Asset Management Planning online training starting in October; program supported by FCM.
 - Met with consultant regarding mapping portal and risk assessments.
- Corporate
 - Continuing to work on policy and bylaw updates as per Council direction.
 - A Jazzfest debrief is scheduled in mid-October.
 - Still awaiting response from boat clubs to complete their lease renewals.
 - Accessibility Committee conducted a walking tour of downtown to identify infrastructure and situations that are problematic for accessibility.
 - Fall Recreation Grant intake is now open.
 - New computer server is being configured with new file management and provides improved security.
 - Investigating a new office copier/printer/scanner, as the current 5-year lease is expiring.
 - Corporate Officer Allaway will be attending the Clerks & Corporate Officers' Forum in Nanaimo, October 4 to 6. (Travel previously approved).
- Public Works
 - We welcome Owen Young to our Public Works Crew, starting September 11th in a Labourer position. Owen comes to us with several years of municipal operations experience, most recently with the City of Castlegar.
 - Annual Dike inspection completed, and report filed with the province. A vegetation management plan needs to be developed.
 - Looking at cost for Front St paving and evaluating gravel supplies.
 - Brushing (vegetation clearing) along water intake pipe corridor completed. Brushing around the reservoir will be done next week.
 - New tires were installed on the loader. The \$11,000 expense was budgeted.
 - Footings for the equipment shelter were poured. Assembly of the timber frame structure can start.
- Other activities:
 - Met with Regional Fire Chief Hannon to discuss Fire Chief and bylaw enforcement position. Follow-up meeting with corporate officers late Sept.
 - Acoustic dampening panels were installed at Front Street Park stage.

CAO Schedule

Sept 12 Regular Council Meeting
 Sept 13 CBT meeting regarding Community Preparedness Grant EOI
 Sept 14 Staff meeting
 Sept 14 CBT AGM at Kaslo Legion
 Sept 15 Day off – travel day
 Sept 18-22 Attending UBCM Conference in Vancouver
 Oct 3 West Kootenay Asset Management
 Oct 10 Kootenay Lake Partnership Meeting
 Oct 10 Regular Council Meeting

PREPARED BY: Ian Dunlop, CAO

DATE: September 7, 2023

SUBJECT: DP 2023-11 – Wyker

PURPOSE: This application requests a **Heritage and Commercial Core Development Permit** review for painting of the façade of the 344 Front Street.

SUMMARY OF DECISION: Heritage and Commercial Core Development Permit application DP 2023-11 meets the criteria by which staff can approve the permit.

ANALYSIS:

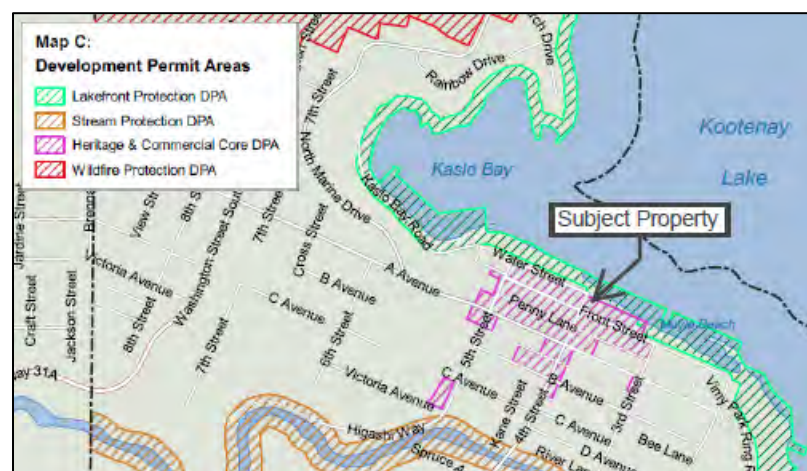
- A. **Background:** The applicant, Daniel Wyker, proposes to paint the façade of the building located at 344 Front Street, legally described as:

PARCEL B, BLOCK 3 PLAN NEP393 DISTRICT LOT 208 KOOTENAY LAND DISTRICT

PID: 029-829-798

FOLIO: 533.00026.050

The property is within the Heritage and Commercial Core Development Permit Area, as defined in Section 16.3 and Map C of the Official Community Plan, Bylaw 1280. The Heritage and Commercial Core DPA is established for the purpose of revitalizing the commercial core and preserving the general form and character of commercial and multi-family development in the designated areas. This area is the historical commercial centre of Kaslo and the primary focus of pedestrian-scale retail, commercial and institutional services. The Heritage and Commercial Core DP is intended preserve Kaslo's historical, artistic, and architectural features, and encourage new development to follow design guidelines that are respective and complimentary to those historical attributes. construction of, addition to, or alteration of a building or structure shall not be commenced unless the owner first obtains a development permit.



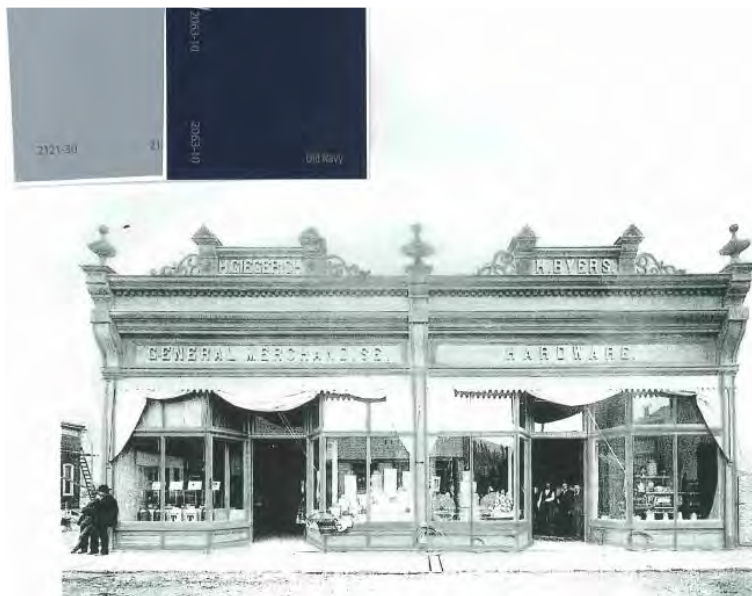
Development within the Heritage DPA must follow the Building Design Guidelines in Appendix II of the Official Community Plan, and Appendix III, Colour Design Guidelines. A proposal that

clearly follows these guidelines can be approved by Village administration, otherwise the application must be referred to Council and a Heritage Design Review committee.

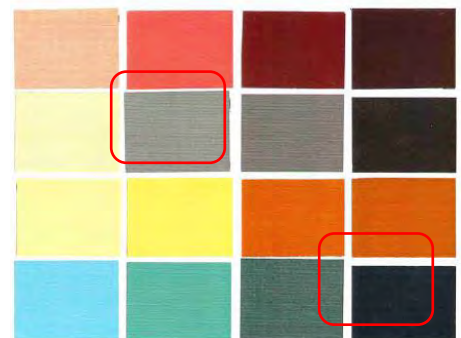
- B. **Discussion:** The applicant provided drawings and a colour palette to show the proposed colour change. The proposal is for repainting only. The historic façade materials of pressed tin, wood trim and ornaments will not be altered.

The Development Rationale letter from the applicant that was included with the application asserts that the proposed colour scheme will restore the historic colours of the building.

The proposed colours are dark navy blue and grey. These colours reasonably match the Historic Colour palette of the Colour Design Guidelines. Repainting in the new colour scheme should be a welcome improvement to the Front Street commercial heritage district, as the existing façade has become weathered and worn.



HISTORIC COLOURS



C. Conclusion

The proposed colours match to the historic palette, which enables staff-level approval of the permit as required under section 16.3.5.2.a of the Official Community Plan.

CAO Approval: 2023.09.07

Karissa Stroshein

Subject: UBCM 2023 DRR-CA - Grant Approval

From: Manda McIntyre <amcintyre@nelson.ca>

Sent: Wednesday, August 16, 2023 11:31 AM

To: admin@kaslo.ca

Subject: UBCM 2023 DRR-CA - Grant Approval

Good Morning Everyone,

I am excited to share the news that we have been successful in the procurement of the UBCM grant funding for Category 2 Activities to a develop risk management practice and development policy. We are in the early stages of preparing the RFP for the project, but wanted to give you all a heads up and thank you for your support with our application.

Once we have engaged the main project consultant we will keep you all informed on the progress and send out invitations, if you are interested in participating, for review/discussion meetings.

Please let me know if you are still interesting in participating in the community / regional engagement meetings for this project and I will be sure to send out the invitations to you.

I look forward to working with you all.

Cheers.

Kind Regards,

Manda McIntyre, RBO, Dipl. Arch. Tech. | Building / Plumbing Official

Building Department / Development Services & Climate Leadership

Suite 101-310 Ward St. Nelson, BC V1L 5S4

Tel: 250.352.8216 | Ext. 216 | Cell: 250.352.8216 | E: amcintyre@nelson.ca | W: www.nelson.ca



The City of Nelson acknowledges that it resides and operates within the unceded traditional territories of the Sinixt, the Sy ilx, and the Ktunaxa peoples and is home to the Métis and many diverse Aboriginal persons.

This email may contain confidential and/or privileged information. If you are not the intended recipient or have received this email in error, please notify the sender immediately and destroy this email. Any unauthorized copying, disclosure or distribution of the information contained in this email is prohibited.



February 10, 2023

RE: Letter of Support for the City of Nelson's Application for a UBCM Disaster Risk Reduction Grant:
Category 2 Funding – Municipal Level Sustainability Hazard Risk Policy

Dear Adjudicators,

The Village of Kaslo supports the City of Nelson's application for a UBCM Disaster Risk Reduction Grant in the Category 2 Funding. We appreciate the importance of Nelson's proposed Municipal Level Hazard Risk Tolerance Policy and we hope to share in its success by considering a similar policy for Kaslo in the future.

Like Nelson, our municipality is also susceptible to potential natural hazards, as recent events in the West Kootenays and across British Columbia have clearly shown. These hazards can have devastating consequences, particularly for small communities like ours. We are grateful that Nelson has recognized the specific risks and obstacles faced by small mountain towns, particularly those with a high prevalence of potential natural hazards. This proposed policy will consider these unique challenges towards creating solutions and strategies that are tailored to address them.

By working together, we can effectively learn from each other to address the unique challenges faced by our mountain communities and ensure our residents' continued safety and prosperity.

Please consider Nelson's proposal and grant the funding for its implementation.

Sincerely,

Suzan Hewat
Mayor

Box 576, Kaslo, BC V0G 1M0
Tel. 250-353-2311 ext. 101 Fax. 250-353-7767
E-mail: admin@kaslo.ca
<http://www.kaslo.ca>

Kootenay-Boundary Region Drought Snapshot

September 7, 2023

This Week's Update

- Recent precipitation and cooler conditions continued to provide reprieve, notably in the south of the region
- However, streamflow gains continue to be short-lived with flows remaining concerningly close to Environmental Flow Needs thresholds throughout the Kettle, Lower Columbia, West Kootenay, and East Kootenay drought basins due to longer-term precipitation deficits
- The immediate concern for low water availability in the Granby, Lower Kettle, and Middle Kettle sub-basins has lowered to Drought Level 4, where socioeconomic and/or ecological impacts are considered likely and a voluntary water-use reduction of 50% is requested

Current Drought Levels and Associated Actions

Drought Basin	Level	Conservation Action
Upper Columbia	3	30% voluntary water use reduction
East Kootenay	5	Maximum voluntary water use reduction
West Kootenay	4	50% voluntary water use reduction
• Creston*	4	50% voluntary water use reduction
Lower Columbia	5	Maximum voluntary water use reduction
Kettle (↓ decrease one level)	4	50% voluntary water use reduction
• West Kettle River*	5	Maximum voluntary water use reduction
• Upper Kettle River*	5	Maximum voluntary water use reduction
• Granby River* (↓)	4	50% voluntary water use reduction
• Middle Kettle River* (↓)	4	50% voluntary water use reduction
• Lower Kettle River* (↓)	4	50% voluntary water use reduction

* Stream Watch Basin

Useful Drought Resources

BC Drought Information Webpage (<https://bit.ly/37vhPAj>):

Conservation resources and general information on drought in British Columbia

Provincial Drought and Water Scarcity Response Plan (<https://bit.ly/2VG3QVx>):

Summary of Provincial drought levels, indicators, and approach to response

River Forecast Center (<https://bit.ly/37C9PNG>):

Streamflow conditions and forecasts

Drought in Agriculture Webpage (<https://bit.ly/44d2lqj>):

Water conservation, drought adaptation, and crop loss compensation resources

BC Drought Information Portal (<http://bit.ly/BCDroughtPortal>):

Click "Kootenay-Boundary Stream Watch" to monitor levels and conservation actions specific to your area

Interpreting Drought Levels / Responding to Enquiries and Impacts

Voluntary Water Reduction Requests are intended to facilitate cooperative efforts to conserve water and are fully voluntary in nature. Each recipient of these letters should interpret them within the context of their own water supply, demands for water, and opportunities for conservation.

Municipal or Community Water Restrictions apply to water users supplied by local providers rather than their own water licence or well. Local water restrictions should be determined by local contexts, which may differ from provincial drought levels. The public may confuse provincial drought level with local water restrictions. If a local provider is approached by a member of the public with enquiries related to provincial drought levels and response, they should be directed to FrontCounter BC at 1-877-855-3222 or FrontCounterBC@gov.bc.ca.

Accounts of Unauthorized Use should be reported to the RAPP line at 1-877-952-7277 or via the [online incident portal](https://bit.ly/45vZ4ZW) (<https://bit.ly/45vZ4ZW>).

Accounts of Water Shortages should be reported to the Kootenay-Boundary Water Stewardship Division at kbwaterinfo@gov.bc.ca.

From: [Kaslo & Area Chamber](#)
Subject: Chamber News
Date: Friday, August 25, 2023 9:41:27 AM
Attachments: [d4b65f78-6fd6-441d-ad6e-45d921d26259.png](#)

Hi Members - please see Chamber News Volume 3 shown below, click on any of the images to view in your browser. If you have any project/events/ideas etc of what you would like included please don't hesitate to send them my way. Have a great Friday!



MV Balfour Ferry Out of Service - August 26

Please be advised that due to a crew shortage, the MV Balfour ferry (seasonal vessel) will be out of service, Saturday, August 26th. The Osprey 2000 ferry will continue to operate as usual with 10 round trips per day.



Community Calendar

The Kaslo & Area Chamber has sponsored Leah Gidney's efforts to create and maintain a Community Calendar. Posted monthly on our [website](#) and shared on social media, the calendar offers a complete list of all the regular and special events happening in Kaslo and Area. From sports to community services, youths to seniors this little village has lots going on! Thank you Leah for this great service that you are providing - KACC





The Impact of Cost Increases on Business Survey

The BC Chamber of Commerce advocates strongly for lowering the costs of doing business in B.C. Taxes, fees, benefit programs and government regulations represent a significant portion of the costs businesses face. The BC Chamber of Commerce would like to understand the impacts (if any) on your business, of the employer-paid sick leave, Employer Health Tax and increase to the minimum wage, all of which have been introduced by the provincial government in recent years.

Your responses are essential to inform our advocacy efforts. Please take a moment to provide your perspectives - the survey will take approximately 8 minutes to complete and will launch on September 5, 2023, closing on September 15, 2023, at 4:00pm (PT). We appreciate your support, thank you!



#PicturePerfectKaslo

@thesentinelbc - Pursue mind, body and spiritual wellness on the shores of Kootenay Lake

Use #pictureperfectkaslo on your social media posts for a chance to be featured!

Provide Feedback on the draft Columbia Basin Management Plan

CBT is inviting the public to provide feedback on the draft Columbia Basin Management Plan, which will guide the Trust's activities into the future. The draft Plan reflects feedback the Trust continuously receives from Basin residents, as well as from its recent community engagement process. Since the Plan will guide the Trust in the longer term, it encompasses a broad reflection of the desires of Basin residents, while remaining open and flexible enough to respond to changing needs and conditions in the Basin over time. This is somewhat different from the prior Plan that was shorter in term, and more narrow in focus.

Read the draft Plan and fill in our survey below by September 20, 2023 at 4:30 p.m. PT. The Trust will use the feedback to refine the Plan, and then aims to share the finalized Plan with the public in early 2024. <https://future.ourtrust.org/draft-plan/>

Member Benefit Spotlight - BCBusiness Magazine

Your one-year subscription to BCBusiness magazine includes 6 issues of the print and digital edition for the special price of just \$12. This offer is available to Kaslo & Area Chamber members and their employees. Just follow the [link](#) to sign up!

The website keeps you up to date on daily events while the magazine offers deeper analysis of issues and events.



Your membership with the Kaslo & Area Chamber of Commerce comes with a wide variety of benefits including the Member Advantage Program which gives your business access to a suite of savings! Download the full list of programs and services [here](#).

New Chamber Cash Design!



What's better than buying local goods and services? Buying local goods and services using the newly redesigned Chamber Cash! It can be used just like money at any of our Kaslo & Area Chamber Members' stores and businesses, makes a wonderful gift and it can even be donated to local charities. To purchase Chamber Cash today email thekaslochamber@gmail.com or visit www.kaslochamber.com/chamber-cash for more information.

Take Your Business Further and Reach New Markets with Export Navigator!

Export Navigator is a free government-funded program that helps your B.C.-based business by matching you with a dedicated advisor for one-on-one guidance and support. Export advisors are located throughout B.C. and will help you through each step of the process in a way that is easy to understand and applicable to your business, free of charge.

Join Export Navigator and start collaborating with your advisor today - it's as easy as filling out an online form. Learn more via www.exportnavigator.ca or contact the Kaslo & Area Chamber for more information.

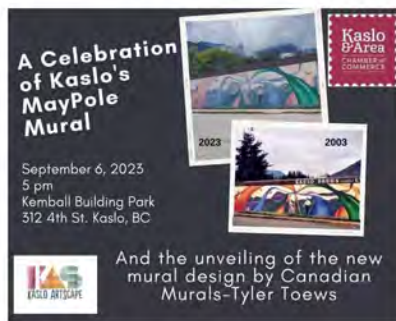


Kaslo ArtScape Celebration

You are invited to join the Kaslo & Area Chamber of Commerce and Kaslo ArtScape to celebrate the Kaslo Maypole mural which has been a part of Kaslo's village-scape since 2003. Join us for a few words and a commemorative photo beside the mural as we honour and retire this piece of art history!

We are excited to unveil the new mural design by Tyler Toews of Canadian Murals to the community. The event will take place on Wednesday, September 6th at 5 pm at the Kemball Building Park - 312 4th St. Kaslo.

PAINTING MAGIC STARTS SEPTEMBER 8!



Opportunity for Social Media Feature

The Kaslo & Area Chamber is looking to begin featuring our member businesses on our social media feeds. If you are interested in a short interview and allowing us in for a few photos and video which will then be posted to our FaceBook and Instagram accounts please send an email to thekaslochamber@gmail.com. Thanks!



It's Time to Celebrate!

The Kaslo & Area Chamber of Commerce turns 125 this year and we think that's something to celebrate! Please save the date of Friday, December 9th in your calendar to recognize business in Kaslo & Area and the people that run them. We'll enjoy excellent food, entertainment and atmosphere as we toast the hardworking efforts of so many who make our great community possible. More details to come!



**Kaslo
&Area**
CHAMBER of
COMMERCE

Volunteers wanted for Village of Kaslo Accessibility Committee

Are you interested in inclusion, diversity, equity and accessibility? Do you have time to volunteer on a committee? Would you like to help identify and remove barriers to municipal services or Village facilities? If so, you are invited to submit your expression of interest in serving on the Kaslo Accessibility Committee. For more information please see www.kaslo.ca/p/opportunities or call 250-353-2311.

**Kaslo
Saturday
Market**

**Kaslo Saturday Market
Weekly Until October
7th - 9 am to 1 pm**

August 26 Vendor List - Heather Glyn's Flowers ± Sweetie Pie Baking ± McCormack Farm ± Earth Temple Gardens ± Kootenay West Distilling ± Glacier Soapworks ± Feed Your Soul Foods ± CKISS ± Solar Lights ± Fire Valley Farm ± Spiras Farm ± Bon Bio Farm ± Back Dirt Road Soap ± Busyhands Preserves ± Mirror Lake Veggie Patch ± Nathanja's Art ± McIntyre Farm ± Meadow Creek Organics ± A Simple Fishmonger-Origami ± Heather's Weaving ± Mountain Leathers ± Andrea Lake Ceramics ± True Blue Linen ± FireSmart ± Croissant Moon ± A Stone's Throw Studio ± Scream Dimension

All the best,

Alana Jenkins
Administration Manager
250-354-9792

Kaslo & Area Chamber of Commerce

www.kaslochamber.com

<https://www.facebook.com/kaslochamber>



REGIONAL DISTRICT OF CENTRAL KOOTENAY

MEDIA RELEASE

August 25, 2023

For immediate release

RDCK Board Highlights – August 2023

[Click here](#) to view on the RDCK website

Assent Voting - Fire Protection Service Loan Authorization

Assent voting will be held at the end of the year (December 2, 2023) in defined portions of Electoral Area I for the approval of a 20-year financing term for the purchase of a new fire engine for the Tarrys Fire Department, within the Tarrys and Pass Creek fire protection service area.

An identical referendum will be held in defined portions of Electoral Area H, I and the entire Village of Slocan for the approval of a 20-year financing term for the purchase of a new fire engine for the Winlaw Fire Department, within the Slocan Valley fire protection service area.

Both fire engines will reach the end of their frontline service in 2025.

In the past the RDCK has used a combination of short term financing (which does not need voter consent) and capital reserves to purchase fire engines. However, due to inflation, a new fire engine is anticipated to cost up to \$750,000. Therefore, the RDCK is recommending long-term financing over 20 years to reduce the burden on the tax payer. If residents were to vote against long-term financing, the service will need to purchase new fire engines under short-term financing.

For more information:

www.rdck.ca/Tarrysfireengine

www.rdck.ca/SVfireengine

Curbside Collection Services in Electoral Areas

Based off the results of the Phase 2 Electoral Area Curbside Collection Consultation on the RDCK engagement website and staff recommendations, the Board direct staff to prepare a service establishment bylaw for curbside collection services in portions of Electoral Areas F, H, and J. The proposed curbside collection services include bi-weekly garbage, bi-weekly recycling, and weekly food waste collection. 3,348 residents in defined portions of Electoral Areas F, H, and J have been identified as possible communities to include in a new service area boundary. Any new service establishment bylaw would need to receive voter approval by means of assent voting.

Land transfer of Arrow Creek Reservoir

Located within the Town of Creston, the Arrow Creek reservoir has been transferred from the RDCK to the Town of Creston for the purchase price of \$1.00. The Board provided its approval in principle for the property that once served as an open reservoir for the Arrow Creek water system, but was decommissioned in 2018. It was converted into a wetland and is now a conservation property and a public greenspace for the Town of Creston.

Neighbourhood Emergency Preparedness Program

The Board approves emergency program staff continue to promote emergency preparedness planning for residents in our communities by utilizing the Neighbourhood Emergency Preparedness Program (NEPP). The NEPP has been developed by the RDCK to help build resiliency in our communities, by empowering our residents to engage their neighbours to support one another in times of emergency. The program provides tools and information to assist residents in becoming more self sufficient, while reducing the effort and cost of response and recovery from emergencies.

RDCK Quarterly Report

The Board received the 2023 Q2 Quarterly Report which details the current projects and initiatives of the RDCK. Please [follow the link](#) to the most recent RDCK Quarterly Report.

Director's Reports

RDCK Directors provide monthly reports outlining what they have been working on. [Click here](#) to read the August reports in the Board minutes (agenda item 4.4, pg. 91).

Discretionary Grants

[AREA B](#)

Basin Food c/o Columbia Basin Trust – Basin Food Summit	\$1,500
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[AREA C](#)

Basin Food c/o Columbia Basin Trust – Basin Food Summit	\$1,000
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[AREA G](#)

Village of Salmo – Transit study	\$4,725
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[AREA H](#)

Kootenay Yoga Festival – KYF Community Wellness Events	\$1,000
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[AREA I](#)

Castlegar and District Community Services Society – Purchase of adult/youth swim passes	\$250
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[SLOCAN](#)

Kootenay Yoga Festival – Seed Starter Sponsorship	\$75
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Community Development Grants

[AREA B](#)

Columbia Basin Environmental Education Network – Wild Voices	\$500
Town of Creston – Creston Valley Health Working Group – Repatriation Event	\$4,000

[AREA D](#)

Lardeau Fire Prevention Association – Structural Sprinkler Protection Project	\$5,000
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[AREA E](#)

Nelson Tennis Club – Facility Centre Disabled Access Railing	\$500
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[AREA F](#)

Nelson Public Library – 2023 Library Operational Funding	\$3,839
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Nelson Tennis Club – Facility Centre Disabled Access Railing	\$3,400
AREA H	
Columbia Basin Environmental Education Network – Wild Voices	\$500
Slocan Solutions Society – Electric Fencing/Fruit Tree Replacement Cost Share	\$1,500
New Denver Hospice Society – Volunteer Hospice Training	\$2,000
Nelson Public Library – 2023 Library Operational Funding	\$2,731
AREA I	
Columbia Basin Environmental Education Network – Wild Voices	\$600
AREA J	
Columbia Basin Environmental Education Network – Wild Voices	\$400
AREA K	
Burton Community Association – Burton Baseball Diamond Rejuvenation	\$12,000
SLOCAN	
Slocan Valley Outriders Association – Perimeter Fencing Project	\$3,000

Community Works Fund

AREA F	
Friends of Pulpit Rock Society – Lyons Bluff Parking Access Paving	\$24,000
Beasley Fire Hall Infrastructure Upgrade	\$108,000
AREA I	
Tarrys Fire Hall Infrastructure Upgrade	\$35,000

Dan Elliott | Communications Coordinator

Regional District of Central Kootenay

Phone: 250.352.1531 | **Cell:** 250.354.3476

Follow us on [Facebook](#)

rdck.ca

REGIONAL DISTRICT OF CENTRAL KOOTENAY

MEDIA RELEASE

August 24, 2023

For immediate release

Public engagement process continues with climate action open houses

Dialogue circles contribute to understanding and building community resilience

[Click here](#) to view on the RDCK website

Nelson, BC: The next phase of public engagement for the Regional District of Central Kootenay (RDCK) climate action plan begins today with the first of 20 climate action open houses across the RDCK. Building on insights gained from the engagement process thus far, the open houses will provide an opportunity to share the outputs from the dialogue circles, webinars and other feedback gathered from residents during this process. The RDCK is committed to creating an inclusive environment where residents feel valued and heard.

"These Open Houses are a crucial step in the process," said Dan Séguin, RDCK Manager of Community Sustainability. "We are eager to showcase the ideas and suggestions that emerged from the dialogue circles and look forward to continued high levels of interest and participation from residents across the RDCK."

At the open houses, participants can view information posters, learn about the proposed actions, share thoughts and ideas, connect with RDCK staff and provide input on how we move forward. People are invited to drop in at anytime during the three hours. Find out more - <https://engage.rdck.ca/rdck-climate-action>

RDCK Climate Action Open Houses Schedule:

CLIMATE ACTION OPEN HOUSES		
August 24	4:00 pm – 7:00 pm	Slocan Park Community Hall , 3036 BC 6, Slocan Park (Area H)
August 28	4:00 pm – 7:00 pm	Hills Community Fire Hall , 4480 Highway 6, Hills (Area H)
August 29	5:00 pm – 8:00 pm	Creston Recreation Centre , 312 19 th Ave N, Creston (Creston, Areas B & C)
August 30	4:00 pm – 7:00 pm	Salmo Youth & Community Centre (Gym) , 206 7 th St, Salmo (Area G & Salmo)
September 5	4:00 pm – 7:00 pm	Wynndel Hall (Upper Hall) , 5127 Wynndel Rd, Wynndel (Area A)
September 6	4:00 pm – 7:00 pm	Bosun Hall , 710 Bellevue St, New Denver (Area H)
September 7	4:00 pm – 7:00 pm	Balfour Hall , Charles Street, Balfour (Area E)
September 8	4:00 pm – 7:00 pm	Lardeau Valley Community Club , 13429 BC-31, Meadow Creek (Area D)
September 11	4:00 pm – 7:00 pm	Crawford Bay Hall , 16230 Wadds Rd, Crawford Bay (Area A)
September 12	4:00 pm – 7:00 pm	Yahk Community Hall , 8790 Railway Ave, Yahk (Area B)
September 18	4:00 pm – 7:00 pm	Brilliant Cultural Centre , 1876 Brilliant Rd, Castlegar (Area I)
October 2	4:00 pm – 7:00 pm	Castlegar & District Recreation Centre (Selkirk Room) , 2101 6 th Ave, Castlegar (Castlegar & Area I)
October 3	4:00 pm – 7:00 pm	Kaslo Legion , 403 Fifth St, Kaslo (Kaslo & Area D)
October 10	4:00 pm – 7:00 pm	Nakusp & District Community Complex (Auditorium) , 200 8 th Ave NW, Nakusp (Nakusp & Area K)
October 11	4:00 pm – 7:00 pm	Robson Hall , 3067 Waldie Rd, Robson (Area J)
October 16	4:00 pm – 7:00 pm	Taghum Hall , 5915 Taghum Hall Rd, Nelson (Area E)
October 17	4:00 pm – 7:00 pm	North Shore Hall – 675 Whitmore Rd, Nelson (Nelson and Area F)
October 23	4:00 pm – 7:00 pm	Burton Hall , 125 Burton Main Rd (Area K)

October 24	4:00 pm – 7:00 pm	Appledale Hall , Appledale Park Rd, Central Kootenay (Area H)
October 25	4:00 pm – 7:00 pm	Procter Hall , 262 2nd St, Procter (Area E)

Over the last three months the RDCK has spent time engaging with residents on the climate action plan through six informative [webinars](#), our [public engagement platform](#), and the just completed series of dialogue circles. The dialogue circles centered on ensuring our communities are set up for success in a call for unity, action, and community engagement. These dialogues, which gathered participants from diverse backgrounds, revealed essential common themes that underscore the urgency and importance of collaborative community efforts.

Stuart Horn, RDCK's Chief Administrative Officer, expressed his appreciation, stating, "The dialogue circles have been incredibly valuable, fostering constructive exchanges and a mutual respect among all participants. The willingness of our community members to engage in meaningful conversations has been inspiring, and we are grateful for everyone's active involvement."

Some of the themes emerging from the dialogues include:

- Interest to work together - Participants expressed concerns ranging from anxiety about climate change impacts to losing personal freedom. Yet, amid these concerns, there was a desire to actively shape positive change and contribute to a way forward.
- Shared values – Participants expressed the importance of clean water supply, local agriculture, freedom, clean air, protection from natural disasters, and enhanced public transit.
- Adapting to our changing climate - While participants acknowledged the reality of a changing climate, some expressed that the underlying reasons require further investigation and discussion. However, a shared foundation of common ground emerged around the concept of adaptation as a crucial focal point for immediate and collective action.
- Unique rural perspective – Participants emphasized the heightened sense of environmental consciousness and sustainability that comes with living rurally. The dialogues explored ways to amplify this awareness and channel it into meaningful actions.
- Clear communication for inclusive action - Participants stressed the need for simpler language, definitions, and terminology, ensuring accessibility for all.

For more information and background on climate action go to www.rdck.ca/climateaction. Together, let's work together to create a strong and confident future for our communities!

Incorporated in 1965, the Regional District of Central Kootenay (RDCK) is a local government that serves 60,000 residents in 11 electoral areas and nine member municipalities. The RDCK provides more than 160 services, including community facilities, fire protection and emergency services, grants, planning and land use, regional parks, resource recovery and handling, transit, water services and much more. For more information about the RDCK, visit www.rdck.ca.

-30-

For further information, please contact:

Paris Marshall Smith

Sustainability Planner

Regional District of Central Kootenay

Tel: 250.254.6084

Email: climateaction@rdck.bc.ca

For media enquiries:

Dan Elliott

Communications Coordinator

Regional District of Central Kootenay

Tel: 250.352.1531

Email: delliott@rdck.bc.ca

From: [SEFC Information Team](#)
To: [Karissa Stroshein](#)
Subject: SEFC Status Update - August 18
Date: Friday, August 18, 2023 12:10:08 PM

BC Wildfire Service Wildfire News banner



[Overview](#) [Fire Activity](#) [Active Fires](#) [Fire Danger Rating](#) [Weather](#) [Prohibitions and Restrictions](#)

Overview

The Southeast Fire Centre saw hot, dry conditions this past week with heavy smoke from the northwest settling across the region. On Thursday, a dry cold front began to move into B.C., adding strong, gusting winds to these hot, dry conditions. Increased fire behaviour and growth is expected in some areas in the coming days. Crews will be prioritizing the safety of responders and the

Southeast Contact Information

**Southeast Fire
Information Officer:**
250-318-7715

public during expected challenging weather.

Fire Information Line:

1-888-336-7378

Initial attack crews continue to be successful suppressing new fire starts and are playing a vital role in reducing risks posed by wildfire across the region. Initial attack success also means resources can remain committed to large fires burning in the Southeast.

The Lladnar Creek wildfire (N12046) and the Mount Bingay wildfire (N12546) in the Elk Valley are now being managed as the Elk Complex.

Fire Activity

Fires currently burning: 62

New fires last week: 23

	This Fire Season (since April 1)	Last Year (2022)	10-Year Avg. (2013-2022)
Total Fires to Date	257	192	267
Total Hectares to Date	31,964	8,345	15,419

Active Fires

There are currently 62 active fires in the SEFC and 36 are Out of Control. Learn more about these fires on the [BC Wildfire Dashboard](#).

Learn more about [Wildfire Rank](#) and [Stages of Control](#).

Zone Fire Danger Rating and Activity Level

Zone	Fire Danger Rating	Activity Level
Cranbrook	High/Extreme	4
Invermere	High/Extreme	4
Columbia	High	3
Arrow	High/Extreme	
Boundary	High/Extreme	4

Weather Forecast

Gusty southwest winds moving ahead of a cold front will gradually shift to northerly or northwesterly by Friday evening. Wind speeds will range from 10 -25 km/hr with gusts as high as 50 km/hr. Temperatures trend eight or more degrees cooler across most of the region. The Boundary Zone is expected to remain hot with afternoon highs above 30 degrees. Winds will ease moving into the overnight.

Kootenay Lake	Extreme to High	4
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Learn more about [Fire Danger Rating](#) and [Zone Activity Levels](#).

Saturday will return to warming and remain dry as a ridge builds over the coast.

Sunday a subtropical feed will begin moving up from the south. Rain is forecast to start on Monday for the eastern half of the Fire Centre. The rain will continue in the east on Tuesday, with a increasing risk of dry lightning for the Boundary, Monashee and Valhalla areas.

Ahead of Tuesday, the Fire Centre will be back to above seasonal temperatures, with unsettled weather in the west and a drying trend to the east.

Fire Prohibitions and Restrictions



Open Burning

Cat 2 - currently prohibited
Cat 3 - currently prohibited



Campfires

Cat 1 - currently prohibited



Forest Use Restrictions

[View current fire bans and restrictions](#)

bcwildfire.ca | 1 888 3 FOREST | [BC Wildfire Service](#) | [BCGOVFIREINFO](#)

This message was sent to you by [Southeast Fire Centre](#)

208 Hughes road
Castlegar, BC, V1N 4M5
Canada

You can [change your communication preferences or unsubscribe](#) from future mailings.

Sent by

You're Invited
to our

Annual General Meeting

September 14

4:00 - 5:00 p.m. PT

Online or in person at
the Kaslo Legion Hall
403 5th Street, Kaslo BC.

Online attendees can join
via link at ourtrust.org/agm



ourtrust.org | 1.800.505.8998

Columbia
Basin **trust**

Registration is open for CKISS field tour & native plant seed collection workshop! Teachers: book a fall field trip with CKISS! CKISS Outreach Booth @ Hills Garlic Festival. Education Field Season Wrap Up. Species Profile: Myrtle spurge.

[View this email in your browser](#)



CKISS n'Tell

Almost Fall 2023



CKISS FIELD TOUR

☀ September 14th 2023 ☀

CASTLEGAR B.C.

Learn about the positive actions that CKISS, citizens and organizations are taking to protect native ecosystems in the Castlegar area.

FREE EVENT with lunch & a shuttle provided!
Registration is required, limited spots.

www.ckiss.ca/events



Join us on our field tour and be inspired!

On September 14th you are invited to learn about the positive actions that CKISS, citizens and organizations are taking to protect native ecosystems in the Castlegar area

Field Tour Details:

Date: Thursday September 14, 2023

Time: 9:00 am – 3:00 pm (please note the start and end times will vary depending on shuttle pick up and drop off points)

FREE Shuttle: Transportation will be provided. Pick up locations are Nelson, Playmour Junction and Castlegar. Once you register please check your email for exact pick up locations and times.

FREE Lunch: a meal will be provided during the field tour. Once you register please fill out the form that will be emailed to you to advise us of any dietary needs.

The event will take place outside, please come dressed for the weather conditions.

To see the detailed agenda for the Field Tour, you can click here: [CKISS Field Tour Agenda](#)

The event is free but registration is required.

[Click here to reserve your spot!](#)



Native Plant Seed Collection Workshop

September 23, 2023

1-4 PM Rossland B.C.

FREE!

Registration Required
www.ckiss.ca/events

Join our exciting Native Plant Seed Collection Workshop taking place in Rossland. Explore biodiversity, aid Jubilee Wetland's revival, and learn ethical seed harvesting. Take home local seeds to enrich your own yard!

H i g h l i g h t s

Restore through Seed Collection: Team up with a KinSeed expert to gather native plant seeds for Jubilee Wetland's revival and safeguard local life.

Discover Native Plant Secrets: Learn to identify native plants and seeds, unveiling the magic of local ecosystems.

Green Your Space: Take home native seeds, nurturing vibrant local flora and fauna in your garden.

Be the Change: Connect with biodiversity, partake in restoration, deepen native plant understanding, all while enjoying the great outdoors.

Workshop Details:

Date: Saturday September 23, 2023

Time: 1:00 pm – 4:00 pm

Location: Rossland BC, 4255 Red Mountain Rd. Base of Red Mountain Resort. Meet at the Nowhere Special Hostel, covered patio area.

[Click here to sign up for the seed collection workshop](#)

This project was undertaken with the financial support of:
Ce projet a été réalisé avec l'appui financier de :



Environment and
Climate Change Canada

Environnement et
Changement climatique Canada

Additional support has been provided by Columbia Basin Trust and the Government of B.C.



It's back!! CKISS will be at the Hills Garlic Festival once again with an outreach booth with lots of valuable resources for gardeners, water enthusiasts and homeowners. In addition we will have fun kids items including stickers, tattoos, zebra and quagga mussel display and a few bullfrog specimens. Annual Hills Garlic Festival is held the Sunday following Labour Day. This year, the Festival will take place on September 9th at Centennial Park in New Denver, BC. Come find our booth!

STEMming INVASIVE SPECIES PROGRAM

FREE YOUTH FIELD TRIPS

Engaging - Hands On - Local

TAKING BOOKINGS FOR FALL 2023

Contact Laurie Frankcom:

- Email: lfrankcom@ckiss.ca
- Phone: 1-844-352-1160 ext. 208

GRADES 5-8



**BOOK TODAY
LIMITED SPACE**



Attention grade 5–8 teacher working in
school district 20, 8 or 10!

*Book your spot for a FREE STEMming Invasive Species
Program with CKISS this fall*

CKISS has developed an educational program that goes beyond the classroom and brings learning and STEM to life. The STEMming invasive species program builds on ecology concepts that are introduced in the school science curriculum. The trips consist of a mixture of in class and outdoor activities that focuses on the topic of invasive species.

The field trips will take place mid September to late October 2023 and they are half day in duration, approximately 2.5–3.5 hours with a break scheduled in. The trips can take place at the school with in class activities followed by outdoor activities where we will walk to a site to look at and map invasive plants found in their community.

BOOK TODAY! LIMITED SPACE!

Contact Laurie Frankcom:

by email lfrankcom@ckiss.ca

by phone 1-844-352-1160 ext 208



Natural Sciences and Engineering
Research Council of Canada

Conseil de recherches en sciences
naturelles et en génie du Canada

Canada



Education & Outreach 2023 Field Season Wrap Up

Blink! There goes the summer. With some signs of fall signifying the end of the summer, it is time for our CKISS Outreach Assistant, Joj Proctor to

reflect back on his role. His contract is coming to a close and overall it was a fantastic field season for the CKISS spring and summer education and outreach program.

[To read the full story click here](#)

Invasive Species Profile:
Myrtle spurge (*Euphorbia myrsinites*)



Description

- Escaped evergreen garden perennial that grows 10–15 cm tall
- Form low, spreading mounds
- Stems and leaves are blue–green in color
- Leaves are sharp, succulent, alternate, and spiral around the stem
- Inconspicuous flowers are surrounded by small, yellowish flower–like bracts

- Each flower produces a bluish-green seed pod containing three brown seeds
- All parts of the plant contain a toxic, milky white sap
- Prefers full sun and dry, well drained, disturbed soils

Introduction and spread

- Native to southern Europe, central Asia, and the Mediterranean
- Likely introduced to North America as a garden ornamental
- Drought tolerant, so it is popular in rock gardens
- Becomes highly invasive when it escapes cultivation
- Spreads mainly by seed, but also produces new plants through root fragments
- Seeds are released in bursts, dispersing up to ~5 m away
- Seeds can remain viable in soils for up to 8 years

Consequences of invasion

- **Toxic sap can cause blindness and skin irritation such as redness, swelling, and blisters**
- Invades open areas (e.g., fields, rangelands, gardens) and disturbed areas (e.g., roadsides, waste places)
- Grows rapidly and aggressively
- Releases chemicals that inhibits the growth of native plants
- Reduces forage for wildlife
- Toxic to humans, wildlife, and livestock when consumed

Status in the CKISS region

- Myrtle spurge is currently classified as **Eradicate** on the [CKISS Annual Priority List](#).
- Myrtle spurge occurs in the CKISS region at a very limited distribution, so eradication is the goal and is considered feasible.
- Please [report sightings of this species](#) immediately.
- To learn more about how CKISS classifies and manages invasive species, see our [Invasive Species Priority Lists page](#).
- To see a distribution map [click here](#).

Integrated pest management options

Prevention

- Do not plant this species. Learn about [Grow Me Instead](#) and [PlantWise](#) to grow non-invasive alternatives instead.

- Maintain crops and natural areas to support a competitive, non-invasive plant community.
- Immediately revegetate bare, disturbed soils with a non-invasive seed mix to reduce invasion.
- Do not move contaminated soils to a new area.
- Clean your clothing, boots, and gear from soils and plant materials before entering/leaving an area.

Mechanical control

- Wear protective clothing and eyewear when handling this species.
- Hand-pull or dig small patches before seed set, removing as much of the roots as possible. Requires repeated treatments, usually over multiple years.
- Mowing can be effective before seed set, but requires repeated treatments.
- Bag and dispose of plant materials properly at a landfill for burial.

Chemical control

- Certain herbicides have demonstrated effective control. Contact professional contractors for guidance.

Cultural control

- Grazing large infestations using sheep/goats can reduce seed production.
- Prescribed burns and composting are NOT recommended.

Biological control

- There are currently no known biocontrol agents for this species in B.C.



Our mailing address is:
Suite 19-622 Front St, Nelson BC, V1L 4B7
1-844-352-1160
info@ckiss.ca

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[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
Central Kootenay Invasive Species Society · Suite 19, 622 Front Street · Nelson, British Columbia V1L 4B7 · Canada



From: [LCRB Outreach LCRB:EX](#)
Subject: Engagement Invitation - Cannabis Store Licence Cap
Date: Wednesday, August 16, 2023 5:39:15 PM

Hello,

The Ministry of Public Safety and Solicitor General (PSSG), Liquor and Cannabis Regulation Branch is seeking your feedback about increasing B.C.'s licence cap. As part of the engagement process, the LCRB is reaching out to all local and Indigenous governments, Indigenous partners, cannabis industry groups, and Cannabis and Producer Retail Store licensees.

Currently, the cannabis regulatory framework limits the number of private cannabis store licenses any one company, person, or group of persons can have an interest in to a maximum of eight. This is called a "licence cap." [Section 6](#) of the [Cannabis Licensing Regulation \(CLR\)](#) outlines the prescribed criteria referred to in section 26(2)(f) of the CCLA, including the eight store licence cap. There is no limit on the total number of cannabis retail store licenses issued in B.C.

The LCRB is not proposing any changes to local and Indigenous governments' oversight. Potential changes to the licence cap will not affect any existing or future controls within Indigenous or local government jurisdiction, including the ability to provide a positive recommendation for new and amended cannabis retail licences in their jurisdiction.

To inform the review, we are interested in hearing more about:

1. Does your government have any comments or feedback about the provincial licence cap policy?
2. In your government's opinion, should the licence cap be changed? Why or why not? If yes, what should the cap be changed to?

You can find more information on BC's cannabis framework here:
<https://www2.gov.bc.ca/gov/content/safety/public-safety/cannabis>

To submit your comments or if you have questions, please contact the LCRB Communications team at LCRB.Outreach@gov.bc.ca with the subject "Licence Cap Review" by **September 15, 2023**.

Sincerely,

Monika Laube (she/her)
A/Director, Communications and External Relations
Liquor and Cannabis Regulation Branch
Ministry of Public Safety and Solicitor General
<https://gov.bc.ca/lcrb>

From: [LCRB Outreach LCRB:EX](#)
Subject: Engagement Invitation - Temporary Relocation of Liquor Stores and Proposed Liquor Amendment
Date: Wednesday, August 16, 2023 5:39:05 PM
Attachments: [655928 - Liquor - Backgrounder - Prescribed ID.pdf](#)
[655928 - Liquor - Engagement Paper - LRS Temp Relocation.pdf](#)

Hello,

On behalf of Janet Donald, A/General Manager of the Liquor and Cannabis Regulation Branch (LCRB), I am writing to inform you of the LCRB's engagement about temporary relocations for liquor retailers in B.C., including Licensee Retail Stores, Wine Stores, and government liquor stores. In addition, there is a proposed regulatory amendment for your consideration and comment.

Temporary Relocation

Local governments are not required to approve or consider liquor store relocations. However, if a liquor retailer applies to relocate their store, they must provide proof of zoning.

The engagement paper attached includes background information and considerations for proposed temporary liquor store relocations. If you'd like to provide comment, instructions to submit your feedback are included in the paper.

As part of the engagement process, the LCRB is sending the paper to all local and Indigenous governments, Licensee Retail Store and Wine Store licensees and organizations, including the Alliance of Beverage Licensees and the Liquor Distribution Branch.

Responses will be received until **September 29, 2023**.

Proposed Regulatory Amendment

Currently, anyone who purchases liquor or cannabis must show two pieces of identification (ID) if requested by the licensed establishment. The proposed amendment to section 158 in the Liquor Control and Licensing Regulation and section 37 of the Cannabis Licensing Regulation would only require one piece of government-issued ID for liquor or cannabis purchases. This amendment aligns with other provincial requirements, such as tobacco purchases.

Further information on the proposed amendment is in the attached backgrounder document.

Responses will be received until **September 15, 2023**.

If you have any comments or questions about the proposed amendment or implementation, please contact Monika Laube, Engagement and Outreach Specialist, Liquor and Cannabis Regulation Branch, by phone at 236-478-0348 or email at LCRB.Outreach@gov.bc.ca

Sincerely,

Monika Laube
A/Director Communications and External Relations
Liquor and Cannabis Regulation Branch
Ministry of Public Safety and Solicitor General

From: Sonia Ali <sonia@bcepilepsy.com>
Sent: Thursday, August 17, 2023 12:14 PM
To: Karissa Stroshein <admin@kaslo.ca>
Subject: Request for Proclamation from the Village of Kaslo

To Whom It May Concern,

As you may already be aware, epilepsy is one of the most common neurological conditions, however, it currently has the least recognition in society.

My name is Deirdre Syms, and I am the Executive Director of the BC Epilepsy Society, which is a provincially incorporated non-profit organization and a federally registered charitable organization. We support the over 50,000 people living with epilepsy in BC and their families, friends and loved ones and work to raise awareness of epilepsy in the communities in which we live.

We are excited to let you know that International PURPLE DAY® for Epilepsy Awareness is coming up and will be taking place on March 26th, 2024. International PURPLE DAY® for Epilepsy Awareness is a time when people in countries around the world take part in events and activities to raise much-needed awareness of epilepsy.

We would like to request a Proclamation from the Mayor and Council designating March 26th, 2024, as International PURPLE DAY® for Epilepsy Awareness in the Village of Kaslo. Included with this email correspondence is a document outlining our draft Proclamation.

Through your participation in International PURPLE DAY® for Epilepsy Awareness on March 26th, 2024, you will not only be able to show people living with epilepsy that they are not alone but will also get people talking about epilepsy in an effort to raise awareness of epilepsy in the community.

We look forward to working with you on International PURPLE DAY® for Epilepsy Awareness on March 26th, 2024, and in the future. Please feel free to contact me via email at deirdre@bcepilepsy.com or via telephone at 1-788-533-0790 should you have any questions or require any additional information.

Sincerely,
Deirdre Syms
Executive Director
BC Epilepsy Society

--

Kind regards,
Sonia Ali
Provincial Manager of Programs and Services
BC Epilepsy Society

Mailing Address: PO Box 30521, Burnaby RPO Madison, BC V5C 6J5
Phone: 236-334-7087
Email: sonia@bcepilepsy.com
Website: www.bcepilepsy.com

Social Media:

Instagram: [BCEpilepsySociety](https://www.instagram.com/BCEpilepsySociety)
Facebook: [BC Epilepsy Society](https://www.facebook.com/BC_Epilepsy_Society)
Twitter: [BCEpilepsy](https://twitter.com/BCEpilepsy)

The BC Epilepsy Society empowers, educates, and supports British Columbians living with epilepsy.

For Immediate Release | August 21, 2023

Interior Health air quality guidance

IH WIDE – Communities across the Interior Health region are experiencing heavy impacts from wildfire smoke.

People with chronic conditions, such as asthma, heart disease, or diabetes, as well as pregnant women, infants, and young children, are most affected by wildfire smoke.

The best way to protect your health from wildfire smoke is to reduce your exposure to smoke and seek cleaner air.

During smoky conditions:

- Stay indoors: Reduce time spent outside to protect your health
- Reduce outdoor physical activity: Refer to the [Air Quality Health Index](#) and decrease physical exertion when air quality is poor
- Consider wearing a well fitted respirator if you cannot access cleaner air: [Use a well fitted respirator](#) (e.g., N95, KN95) to reduce exposure to particulate matter in smoke
- Activate medical management plans: Ensure your plan to self-manage any chronic diseases (e.g., respiratory and cardiovascular diseases) is in place and up-to-date, and that adequate rescue medications are available
- Use a home clean air shelter: Spend time in a room in your home with a [portable air cleaner](#) with HEPA filtration to reduce smoke exposure

VIDEO: [Medical Health Officer Dr. Sue Pollock talks about air quality, tips to reduce risk and how smoke affects you](#)

Wildfire smoke and your mental health

Smoky skies can affect us physically and also make us feel anxious and stressed. There are actions we can take to help improve and manage our mental wellness through these stressful times.

- Manage stress: Use stress-relief techniques such as meditation or focusing on a creative outlet (e.g., journaling and art)
- Tap in to social networks: Having conversations and spending time with people closest to us is especially important during emergencies and disasters
- Take care: Eat well, exercise indoors, drink lots of water and get enough sleep
- Help others: Assisting others can help us regain a sense of purpose and community as we confront challenges together. The [Emergency Support Services Program](#) welcomes and relies on volunteers to coordinate support services for people forced from their homes in an emergency.

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dákelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Resources

- Visit the [BCCDC wildfire smoke](#) webpage to learn more about the health effects of wildfire smoke, how to prepare for wildfire season, and more
- **For other steps to create cleaner air space at home, check out Health Canada's online resource [Guidance for Cleaner Air Spaces during Wildfire Smoke Events](#)**
- To learn about the steps that you can take to prepare for a wildfire and manage wildfire-related issues before, during or after a wildfire please visit our [wildfires webpage](#)
- Call [8-1-1](#) or your primary care provider if you're experiencing more severe symptoms, such as shortness of breath or chest pain, or [911](#) if it's a health emergency

- 30 -

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dákelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tsilhqot'in Nations where we live, learn, collaborate and work together.

From: [Columbia Basin Trust](#)
To: [Karissa Stroshein](#)
Subject: Input Needed on Draft Columbia Basin Management Plan
Date: Wednesday, August 16, 2023 10:23:58 AM

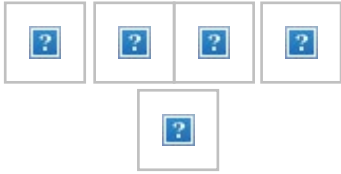


Connecting and reconnecting with people throughout the region was so important and gratifying as we embarked on renewing the Trust's *Columbia Basin Management Plan*. We are now sharing the draft Plan and we hope you will provide your thoughts.

This draft Plan incorporates ongoing input from residents as well as feedback heard throughout the Our Trust, Our Future community engagement process. Our hope was to discover what people envisioned for the future of the region.

To read the draft Plan and provide input to our online survey, visit ourtrust.org/draftcbmp by September 20, 2023, at 4:30 p.m. PT / 5:30 p.m. MT. You can also call 1.800.505.8998 or email future@ourtrust.org to request a hard copy and share your feedback.

Thank you to everyone who engages with the Trust and who contributes to making the Basin such an incredible place to be.



ourtrust.org | 1.800.505.8998



ourtrust.org | 1.800.505.8998

Columbia Basin **trust** our trust.
our future.

Columbia Basin Trust gratefully operates on the unceded traditional territories of the Ktunaxa, Lheidli T'enneh, Secwépemc, Sinixt and Syilx Nations.

This email is intended for admin@kaslo.ca.

[Update your preferences](#) or [Unsubscribe](#)





22 August 2023
Attn: Village of Kaslo
(250) 353-2311 admin@kaslo.ca

RE: Project No. 86002-0254
Rock Slope Stabilization Coffee Creek, Hwy 31
Notice of Change of Project Completion Date

Please be advised that the completion date of the Rock Slope Stabilization Coffee Creek Project is now 31 September 2023.

The site is located at the Coffee Creek Bluffs 2.5 km South of Ainsworth between Nelson and Kaslo on Highway 31.

Anticipate that there will be 20 minute delays and Single Lane Alternating Traffic, controlled by Automatic Flagger Assistance Devices or Traffic Control Personnel, between the hours of 5:00 am – 3:00 pm Monday to Friday.

Speed will be reduced to 50 km/h between the hours of 5:00 am – 3:00 pm Monday to Friday.

Please use caution while driving in this area.

There are no restrictions on height, weight, or width of vehicles due to this project.

If you require any further information, please do not hesitate to contact me.

Sincerely,
Morgan Henderson.
Geo-Rope, Ltd. Traffic Manager
morgan.henderson@geo-rope.com
250 551 4383

Karissa Stroshein

From: Heritage BC <info@heritagebc.ca>
Sent: Wednesday, August 16, 2023 11:29 AM
To: Karissa Stroshein
Subject: The Heritage BC Update

[View this email in your browser](#)

The Heritage BC UPDATE



Save the Date!

We're excited to announce that the 2024 Annual Heritage BC Conference will take place next year in Nelson, BC. Nelson, located in the beautiful Central Kootenay Region was once dubbed "the prettiest small town in Canada" by the New York Times, and is a place that possesses both incredible charm and character. Nelson is also designated as the the Heritage Capital of BC and has more heritage buildings per capita than any other city in the province!

We hope that you can join us **May 1-3 in 2024** for a gathering full of thoughtful conversations and heritage led field trips across the Central Kootenay's, all of which we know will be special. Stay tuned for more details over the coming months.

If you're interested in getting involved or sponsoring next years annual conference, please [reach out](#).



Destination BC's Water Conservation Tourism Industry Toolkit

Destination BC has put together a new August 2023 "[Water Conservation Tourism Industry Toolkit](#)". BC's tourism industry, including heritage sites, can play an important role in championing water conservation, inspiring both residents and visitors to protect one of our most precious resources. Every drop counts, and by recognizing and promoting our shared responsibility, together, we can protect the destinations we love. The toolkit includes official resources, and suggested actions & messaging for BC tourism industry partners to help champion responsible water usage. Explore the full [toolkit online](#) or visit [Destination BC's web resources on emergency preparedness](#).



Check out this opinion article we find interesting!

The Globe and Mail - [Vancouver's new multiplex rules could stunt 'stealth density' projects](#)

Connect with us on social media



BECOME A MEMBER

Heritage BC is a member-based non-profit organization that supports the heritage sector across British Columbia through education, training and skills development, capacity building in heritage planning and funding through the Heritage Legacy Fund.

A strong membership is vital to our work. Support Heritage BC by becoming a member today. Membership fees start as low as \$35.

[Become a member today!](#)

Statement of Acknowledgement

As an organization of provincial scope, Heritage BC recognizes that its members, and the local history and heritage they seek to preserve, occupy the lands and territories of B.C.'s Indigenous peoples. Heritage BC asks its members and all people to reflect on the places where they reside and work, and to respect the diversity of cultures and experiences that form the richness of our provincial heritage. [Learn more about whose land you live on.](#)



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PO Box 846
Ladysmith, BC V9G 16A
Canada

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From: Heritage BC <info@heritagebc.ca>
Sent: Wednesday, August 30, 2023 11:00 AM
To: Karissa Stroshein <admin@kaslo.ca>
Subject: The Heritage BC Update

[View this email in your browser](#)

The Heritage BC UPDATE



Read a summary from our
meeting with the Minister of
Tourism, Arts, Culture and
Sport



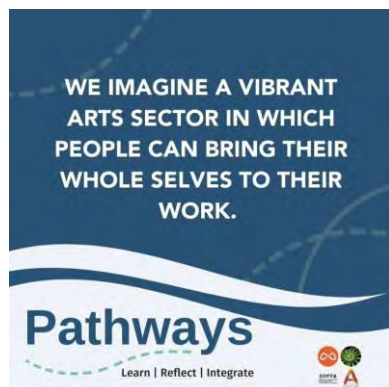
We met with Minister of Tourism, Arts, Culture and Sports

On June 19, 2023 Heritage BC Chair, Britney Dack and Executive Director, Kirstin Clausen met with Lana Popham, Minister of Tourism, Arts, Culture and Sport. During their in-person meeting they discussed the ongoing work of Heritage BC and the overall aspirations and areas of concern in BC's heritage sector. Minister Popham had Britney and Kirstin feeling assured that there is interest in garnering a deeper understanding of heritage in BC, and that there will be future opportunities to explore concerns and discuss collaborations. Read Kirstin's full summary on our website to see in more detail the items that were discussed with Minister Popham.

[Read the Full Summary](#)

[Read the Full Summary](#)

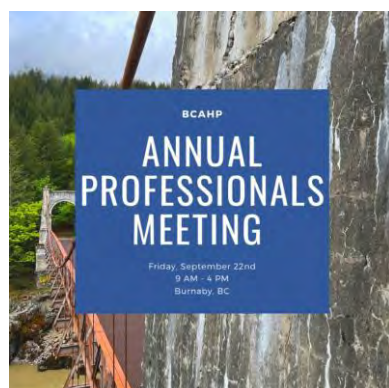
Pathways Program



The BC Museums Association, Arts BC, Rural Arts Inclusion Lab and the Greater Vancouver Professional Theatre Alliance have come together in partnership with the Arts BC Alliance to launch the Pathways pilot program. The Pathways program addresses the needs of organizations as they tackle the challenges of implementing specific equity practices into their work, regardless of scale, geographic or historical context. It is an individualized process that focuses on turning learning into action. Expressions of interest for the pilot program are now open.

[Program Details](#)

Program Details

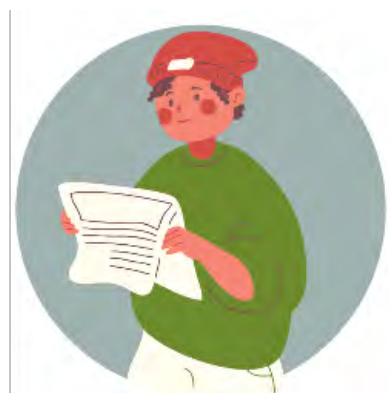


BCAHP Annual Professionals Meeting

The BC Chapter of the Canadian Association of Heritage Professionals (BCAHP) is holding their Annual Professionals Meeting at the Shadbolt Centre for the Arts in Burnaby on **Friday, September 22, 2023**. Spend a full day networking with colleagues, experts and peers to share and learn the latest thinking and initiatives in the field, including international case studies this year! The day includes illustrated presentations by speakers from around the province and dynamic discussion forums. BCAHP is offering a proper hybrid event, with a virtual attendance option for those unable to attend in-person.

[Register Online](#)

Register Online



Check out these articles we find interesting!

Vernon Morning Star - [Building walls: B.C. Indigenous youth reclaiming clam harvest heritage](#)

Times Colonist - [B.C. Ferries contractors damage archeological site on Hornby Island](#)

Vancouver Sun - [Port Moody's move to rescind heritage protections from Belcarra South Cottages concerns historical society](#)

Connect with us on social media



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A strong membership is vital to our work. Support Heritage BC by becoming a member today. Membership fees start as low as \$35.

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Our mailing address is:
Heritage BC
PO Box 846
Ladysmith, BC V9G 16A
Canada

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On August 18th, the province of BC declared a Provincial State of Emergency to support the ongoing response and recovery efforts caused by the devastating wildfires sweeping across the province. All of us at Heritage BC want to extend our thoughts and sympathies to those who have been impacted. The scale of destruction and the impact on individuals, families, communities, and the environment is deeply saddening.

In a time of increasingly frequent natural disasters and impactful weather events, we believe it is critical that everyone have access to support and resources available around emergency response and preparedness. We've compiled several key resources and shared them below.



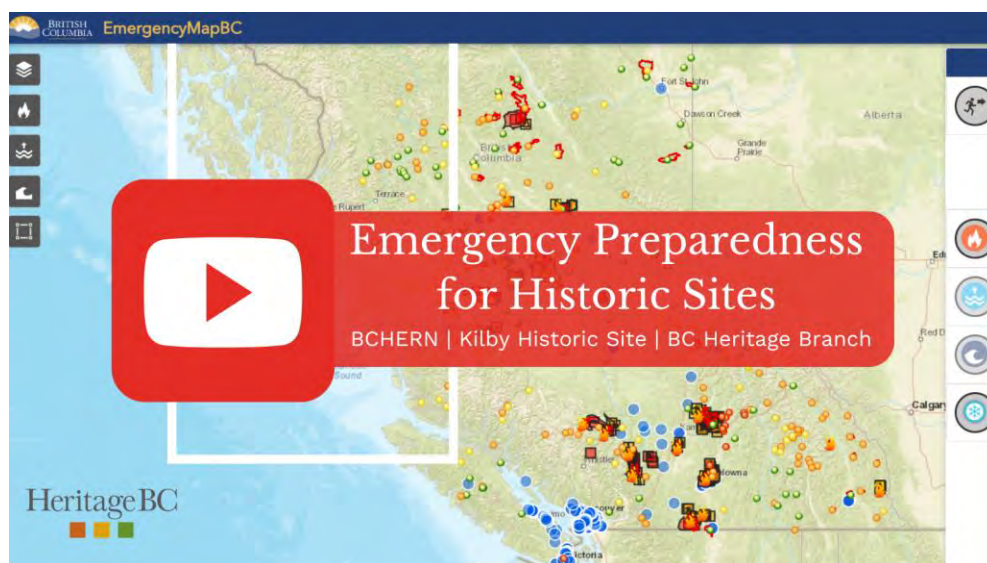
We've Reopened the Climate Disaster Response Fund

The Climate Disaster Response Fund is a one-time grant opportunity that will provide limited resources to heritage focused organizations with heritage resources damaged by recent climate and natural disasters in British Columbia. All applications will be processed on a first come, first served basis. The total available funds are \$75,000 with a maximum award of \$8,000.

View the full [Fund Guidelines](#) online.

[Learn more](#)

Watch a Recorded Session on Emergency Preparedness for Historic Sites



In May, during our annual heritage conference, we hosted a recorded session on Emergency Preparedness for Heritage Sites. BCHERN representatives discuss the Heritage Emergency Response Network they are building across BC in response to the changes in climate and emergency weather events that are a growing threat for heritage buildings and historic sites, and

provide a breakdown of their salvage process at the Lytton Chinese Canadian Museum following the fire in 2021. Kilby Historic Site and Provincial Heritage Branch also presented on each of their strategic approaches to protecting heritage resources. In response to the recent events happening in BC we have uploaded this recording to view for free on our YouTube channel.

Watch it here

Emergency Response & Preparedness Resources



- Visit, Join, or Attend a workshop with [British Columbia Heritage Emergency Response Network](#).
- Locate your nearest BC HERN [Response Zone](#).



- Read the BC Museum Associations Emergency Planning Op-Ed, [It's time to protect the irreplaceable before it's too late](#).
- Support the BCMA [Emergency Response Fund](#).
- Explore additional [climate and emergency resources](#) relevant for Museums, Heritage Sites, and Collections.



- Read the [Prepared BC: Emergency Plan for Tourism Operators](#) and the [Prepared BC: Guide for Tourism Operators](#).
- Explore the [Tourism Emergency Management Framework](#).
- Visit the [Emergency Management in BC](#) website and take a look at the [Emergency Map of BC](#).

Additional Resources:

- Learn about the [Community Resiliency Investment](#) (CRI) program intended to reduce the risk of wildfires and mitigate their impacts on BC communities. The program is administered by Union of BC Municipalities on behalf of the BC Ministry of Forests.
- Explore the [Sendai Framework for Disaster Risk Reduction 2015-2030](#) which outlines seven clear targets and four priorities for action to prevent new and reduce existing disaster risks. Completed by the United Nations Office for Disaster Risk Reduction.
- The [Canadian Conservation Institute](#) (CCI) offers emergency advice to Canada's heritage community in the aftermath of a fire, flood, earthquake or other catastrophes. For advice from CCI, members of the Canadian heritage community can call **1-866-998-3721** day or night and press 0 for Security.

Connect with us on social media





Statement of Acknowledgement

As an organization of provincial scope, Heritage BC recognizes that its members, and the local history and heritage they seek to preserve, occupy the lands and territories of B.C.'s Indigenous peoples. Heritage BC asks its members and all people to reflect on the places where they reside and work, and to respect the diversity of cultures and experiences that form the richness of our provincial heritage. [Learn more about whose land you live on.](#)



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News and Announcements

September 1, 2023

Local Government News

Colwood & Langford Fire Departments Renew Mutual Aid Agreement

Going forward the departments will look take the collaborative approach one step further with a tri-city agreement to smooth and solidify the partnerships even more.

Posted: September 1, 2023

Saanich Re-Opens Heat Pump Financing Program after Successful Pilot

The program offers up to \$12,000 of interest-free financing to residents who replace their oil, natural gas or propane furnace or boiler with an electric heat pump.

Posted: August 31, 2023

Thousands of New Affordable Homes Coming for Renters

Proposals for the CHF are managed by BC Housing and will be accepted until mid-November 2023. The project proposals will be evaluated and projects totalling approximately 3,500 units are expected to be announced in early 2024. Non-profit organizations, housing co-operatives, municipalities, First Nations and Indigenous-led societies are encouraged to submit their housing proposals and apply for funding.

Posted: August 29, 2023

Northern BC Transportation Study Released

The Northern BC Inter-Community Transportation Study has been published to Northern Development's website. Completed after robust engagement with members of the public, local and Indigenous governments, service providers and other organizations, the report shares feedback and perspectives on existing transportation services throughout Northern BC.

Posted: August 28, 2023

Columbia Basin Trust's Charge Up Program Fuels Nelson Fleet Electrification

Under the Charge Up Program, the City of Nelson received funding to acquire a state-of-the-art Ford Lightning electric vehicle, replacing an existing vehicle in the Parks Department's fleet.

Posted: August 28, 2023

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Project
Leaders

Emergency Preparedness & Community Recovery

Extreme weather events have increased in frequency and severity across Canada, resulting in significant community impacts. For those affected by an emergency event, recovery can be a long and costly process.

When disaster strikes, local governments must lead immediate response efforts, while also tackling the enormous task of recovering and rebuilding their communities. That's in addition to providing continuous local services.

It's crucial to prioritize emergency preparedness measures before a disaster strikes. By bringing in a team of experienced project managers with the knowledge and capacity to proactively prepare for a disaster and take on recovery projects afterward, you and your team can focus on addressing residents' day-to-day needs. Our experienced project managers can help you with:

- Recovery team development
- Project planning and procurement
- Early integration and EOC support
- Damage assessment and project scoping
- Funding source and budget development
- Project leadership and reporting Learn more about how we can help you get back on track after an extreme weather event.

[Learn more](#) about how we can help you get back on track after an extreme weather event.

To place an advertisement, organizations must be Regular or Associate Members of the CivicInfo BC Society. CivicInfo BC thanks its Members for their support.

[Request Membership Information](#)

Announcements



DISABILITY ALLIANCE BC

Need help with your accessibility committee, plan or feedback mechanism? Disability Alliance BC (DABC) is here to support you!

The BC Government provided funding to DABC to support over 750 public-sector organizations in meeting the three requirements as part of the Accessible Organizations Project. The intent of this project is to lay a foundation for an enduring approach to promoting accessibility in British Columbia. Information, resources, guidance, presentations, and training for local governments has been carried out by DABC over the past year. Please view the [BC Accessibility Hub](#) as well as the local government-specific [webpage](#) for further details.

After consultation with many local governments, DABC received feedback that further support may be needed to assist with on-boarding and orientation to accessibility committee members to increase awareness of issues, manage expectations and provide advice on how to interact more effectively with people with disabilities. Read more about it [here](#), which includes a link to an orientation guide to customize for your own committee and information about funding.



LGMA Scholarship Applications Open!

Applications for scholarship programs administered by the Local Government Management Association are now open. Review the 2023 [Scholarship Brochure](#) for information and scholarship criteria. Please note, some of the criteria has changed. Visit [LGMA | Scholarships](#) to access all application forms and submit your applications for the Ken Dobell, Distinguished Members, and Grant Anderson scholarships by October 6, and the BC First Nations Scholarship by October 13.



BC EARTHQUAKE ALLIANCE

The BC Earthquake Alliance reminds you to register for the 2023 Great BC ShakeOut taking place October 19th. ShakeOut's theme this year is *Earthquake Early Warning*. To help raise awareness, a new resource is now available: <https://www.shakeoutbc.ca/2023/07/25/earthquake-early-warning/>.

On October 18th, BC Earthquake Alliance is also hosting a webinar. Preliminary details of the Ask an Expert webinar are now available from their website: <https://bcearthquakealliance.ca/events/>.

To register, visit www.shakeoutbc.ca.

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#203 - 4475 Viewmont Avenue, Victoria, BC, V8Z 6L8

E: info@civicinfo.bc.ca P: 250-383-4898

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PREPARED BY: Ian Dunlop, CAO

DATE: September 8, 2023

SUBJECT: DVP 2023-08 – Parcel Z, B Avenue

PURPOSE: This application requests a **Development Variance Permit** to reduce the required front yard setback for a future single-family dwelling from 7.5 metres to 3 metres due to the unique shape of the lot.

ANALYSIS:

- A. **Background:** The applicant, Leah Honkanen on behalf of the owner, Irene Edwards, has applied for relief from the front setback requirement of Village of Kaslo Land Use Bylaw No. 1130.

The applicant applied for a subdivision of this land in 2022. The subdivision application is to divide Parcel Z, a discontinuous parcel with two parts under a single title, into two separately titled residential lots. Parcel Z is part of the former Kaslo & Slocan Railway right-of-way. For a subdivision to be approved, the viability of the lot for development must first be considered.

Through the subdivision process, a requirement for a development variance permit (DVP) for the portion of Parcel Z fronting on B Avenue was identified. This parcel has a shallow depth and a steep slope at the rear of the property, which necessitates that a future dwelling be granted a variance to be closer to the front property line than is permitted by the Village's Land Use Bylaw.



The applicant previously applied for a variance for this property to reduce the front setback to 1.0 metre. The application was denied by Council on April 25, 2023.

- B. **Discussion:** The new variance application is to reduce the front setback to 3.0 metres, instead of the previously requested 1.0 metres. The change appears to address concerns raised the last time council considered the application that a future house would be too close to the road and could impede pedestrian traffic between the school and the public path beside the hospital grounds. The proposed 3.0 metre setback is about the same as the existing house at 637 B Avenue, immediately to the east. The setback is measured from the property line, not the edge of the pavement of the road.

The applicant provided a topographic survey and rationale letter with the application, which notes that the distance from the edge of the pavement of B Avenue, plus the proposed 3-metre setback, would total about 10 metres.

If the variance is approved, the applicant will need to provide additional information to the approving officer before the subdivision can be approved. This includes a geotechnical report

prepared by a qualified professional as to the suitability of the property for residential development, which will also consider the impact of tree removal on the stability of the slopes along with any mitigative measures that may be needed. A more detailed plan of the proposed sewerage system will also be required, along with location of the driveway/parking, other utility connections and drainage.

C. Conclusion

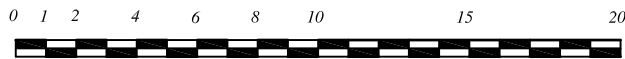
The requested variance to the front setback enables future residential development of the subdivided lot. All other zoning and building regulations still apply. However, residential development of the lot fits the goals and objectives of the Official Community Plan and enables the land to be used to its highest potential. If denied, the subdivision may proceed with a no-build covenant placed on title, which does not preclude a future variance application to enable development.

D. Attachments:

- Topographic plan and draft plan of subdivision.
- Staff report from the previous variance application (April 25)
- DVP2023-08 Application Package including additional information provided by the applicant.
- Letters of opposition and support.

CAO Approval: 2023.09.08

TOPOGRAPHIC SURVEY OF
LOT B DISTRICT LOT 208
KOOTENAY DISTRICT PLAN EPP130064

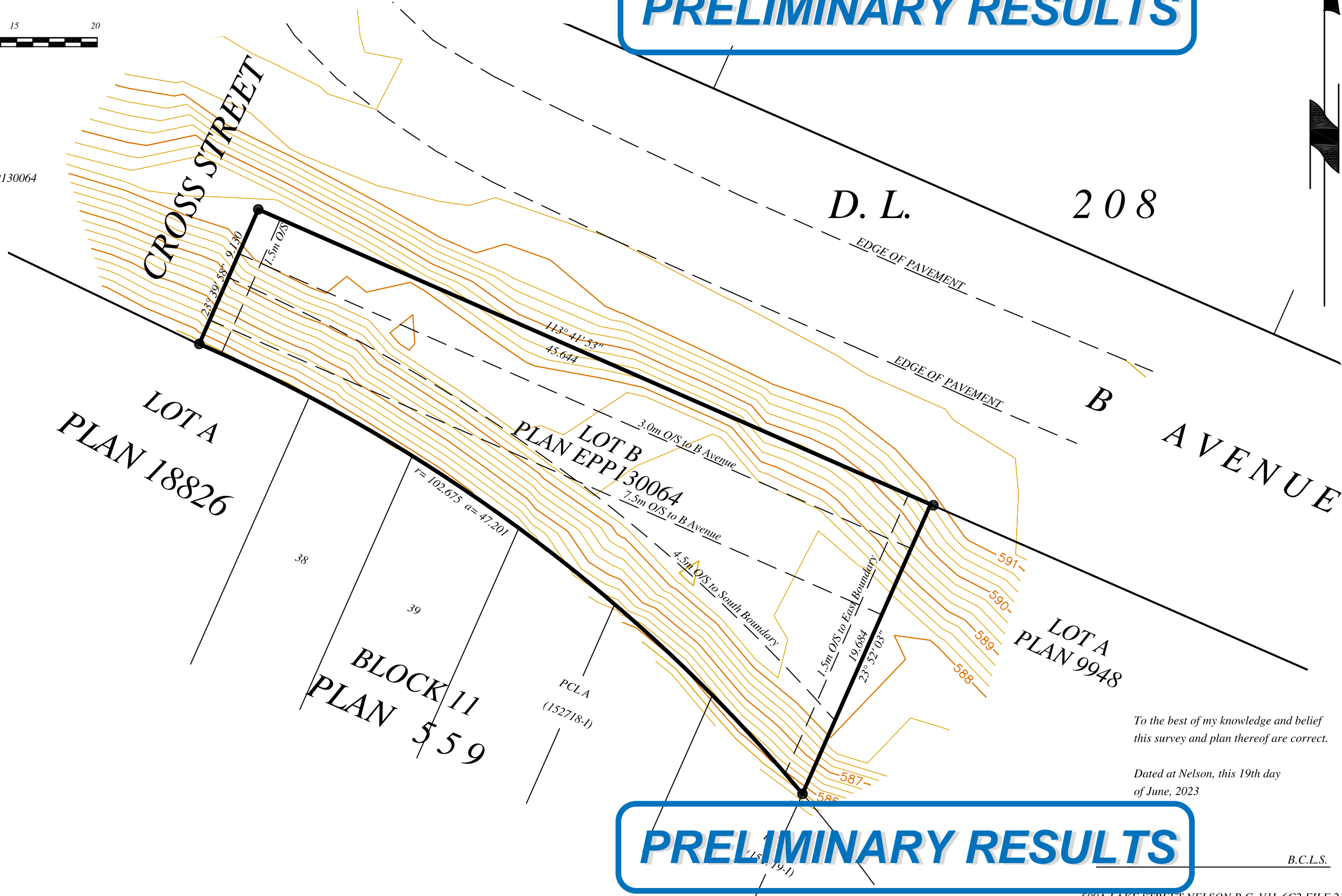


SCALE = 1 : 250

LEGEND

Bearings are Grid, derived from Plan EPP130064
All distances are in metres
Contours are 0.25m

PRELIMINARY RESULTS



To the best of my knowledge and belief
this survey and plan thereof are correct.

Dated at Nelson, this 19th day
of June, 2023

PRELIMINARY RESULTS

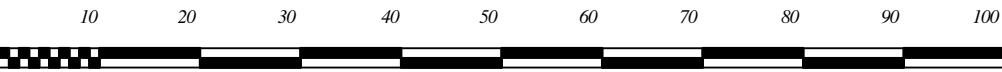


This survey and plan does not purport
to establish property boundaries

Not valid unless "Originally" Signed and Sealed.

B.C.L.S.

SUBDIVISION PLAN OF
LOTS 55 AND 56; PARCELS A (SEE 17674-I) OF LOTS 57, 58, 59 AND 60;
AND PARCEL Z (SEE K2851) EXCEPT PLANS 9948 AND NEP85487;
ALL IN BLOCK 11 D.L. 208 KOOTENAY DISTRICT PLAN 559
PURSUANT TO SECTION 67 OF THE LAND TITLE ACT
B.C.G.S. 82F.096



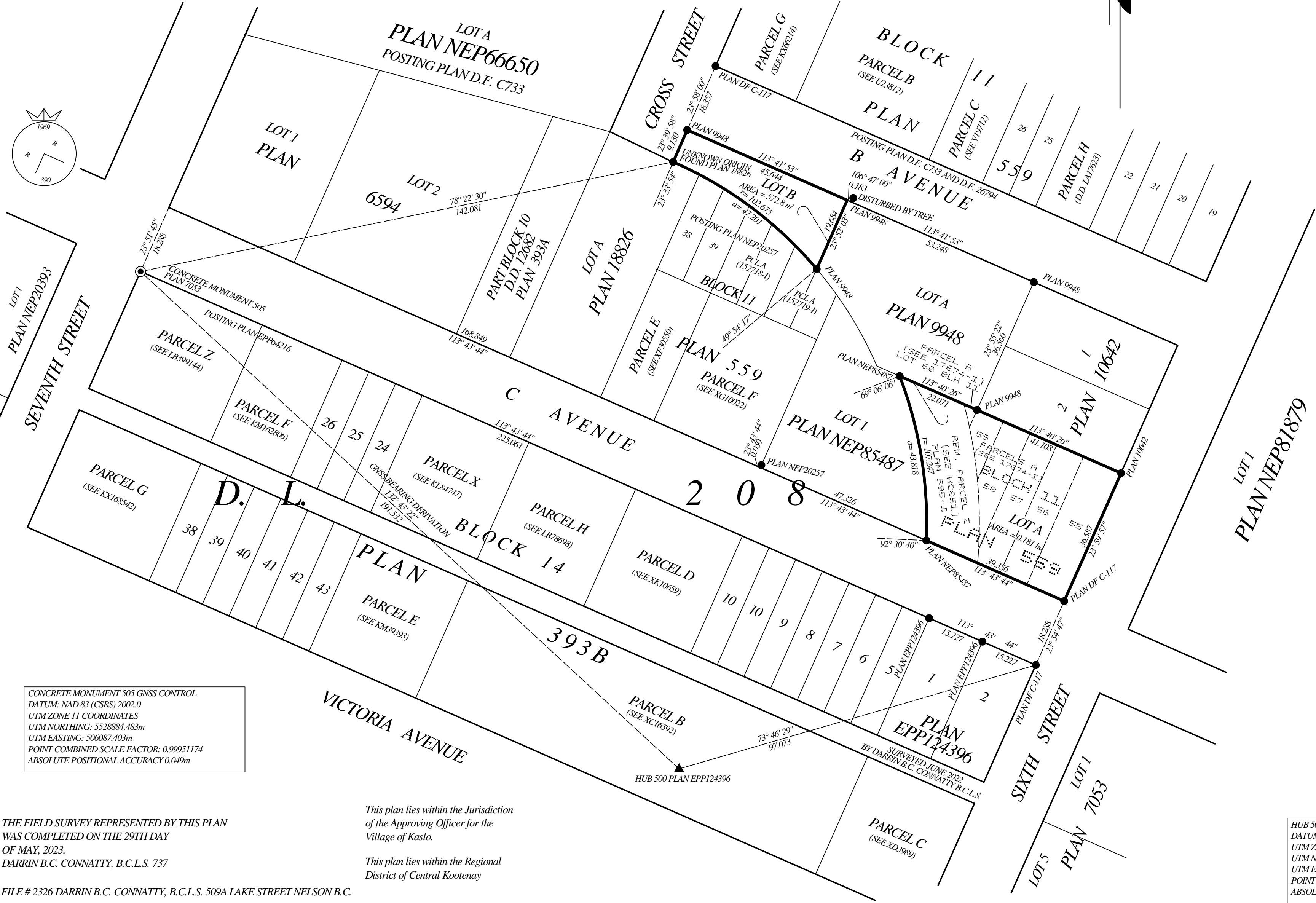
SCALE = 1 : 750

The intended plot size of this plan is 432mm in height
and 560mm in width (C size) when plotted at a scale of 1:750.

LEGEND

Grid bearings are derived from differential dual frequency
GNSS observations and are referred to the central meridian
UTM Zone 11.
The UTM coordinates and estimated absolute accuracy achieved
are derived from dual frequency GNSS observations to
Natural Resources Canada Precise Point Positioning Service.
This plan shows horizontal ground level distances, unless
otherwise specified. To compute grid distances, multiply ground
level distances by the average Combined Scale Factor 0.99951223.
The average Combined Scale Factor has been determined based
on an ellipsoidal elevation of 563m at hub 500.

- Denotes concrete monument found in place
- Denotes iron post found
- Denotes standard galvanized iron post placed
- Mp Denotes metal marker post
- Denotes traverse hub found



CONCRETE MONUMENT 505 GNSS CONTROL
DATUM: NAD 83 (CSRS) 2002.0
UTM ZONE 11 COORDINATES
UTM NORTHING: 5528884.483m
UTM EASTING: 506087.403m
POINT COMBINED SCALE FACTOR: 0.99951174
ABSOLUTE POSITIONAL ACCURACY 0.049m

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE 29TH DAY
OF MAY, 2023.
DARRIN B.C. CONNATTY, B.C.L.S. 737

FILE # 2326 DARRIN B.C. CONNATTY, B.C.L.S. 509A LAKE STREET NELSON B.C.

This plan lies within the Jurisdiction
of the Approving Officer for the
Village of Kaslo.

This plan lies within the Regional
District of Central Kootenay

EPP130064

HUB 500 PLAN EPP124396 GNSS CONTROL
DATUM: NAD 83 (CSRS) 2002.0
UTM ZONE 11 COORDINATES
UTM NORTHING: 5528754.605m
UTM EASTING: 506228.038m
POINT COMBINED SCALE FACTOR: 0.99951223
ABSOLUTE POSITIONAL ACCURACY 0.048m

DVP-2023-02 SUBDIVISION AND VARIANCE APPLICATION
Clarifications and Additional Information

Prepared for: Village of Kaslo Council
Prepared by: Leah Honkanen on
behalf of Irene Edwards
July 24, 2023

The Property: Parcel Z

Parcel Z is a non-contiguous parcel with two parts under a single title. The intent is to amalgamate the southerly portion with the parcels that comprise 515 Sixth Street to comply with the current Bylaw 1130 that does not permit an accessory structure to be located on its own lot as was allowed when it was constructed.

The remaining portion is an irregular-shaped corner lot, bordered on the west by Cross Street (ostensibly) and the north by B Avenue. At 573 m2, it meets the minimum requirements for a single-family dwelling (R-1). Its odd shape makes construction of a dwelling within the setback boundaries limited to a triangular-shaped home, of which there are no other circumstances of a “wedge” home having been built in the Village of Kaslo.



A municipal watermain is available on B Avenue. Fortis BC has provided documentation that electrical service is available.

The Variance Request

The DVP application for a one-meter variance was based on the site plan prepared by Mr. Russel of T. W. Development Inc. showing a 40' x 25' 1,000 sq ft/floor two-bedroom home and represents the maximum allowable size. However, there are many options available of various floor plans less than 1,000 sq ft., including rectangular and wedge-shaped homes.

A full survey has now been completed, including a topographic survey, and corner posts have been identified. These documents have been attached. Given this new information, I propose a **change to the variance application to three meters**. A three-meter setback is consistent with the current setback of the neighbouring house to the east. There are other examples within the VOK of reduced setbacks, including some of recent approval (e.g., Larch Drive, Downtown Kaslo).

The *Topographic Survey of Lot B District Lot 208 Kootenay District Plan EPP13006* (attached) shows the proposed three-meter setback and the property lines. When scaling off the drawing, the proposed three-meter setback results in a distance of 10 meters (over 32 feet) from the proposed three-meter setback to the closest edge of pavement for B Avenue. Note that this plan shows contour lines for Lot B only, it does not include the contours extending into the neighbouring lots to the south.

Should the Development Variance Permit be approved by Council, a geotechnical study will be completed, as requested, and will address land stability, the affect of tree removal, the suitability of the material to support the building foundation, drainage, and other legitimate concerns of the neighbours.

Specific concerns relating to the DVP noted at the April 25, 2023 VOK Council meeting:

- **Lack of corner posts:** these are now clearly identified by Darrin B.C. Connatty B.C.L.S. A.L.S. P.Eng
- **Potential tree removal:** to the best of our knowledge there is currently no Village of Kaslo bylaw prohibiting removal of trees on private property.
- **B Avenue path:** as the walking path below the hospital is on hospital property and as there is consideration of expansion of the hospital facilities, the long-term fate of that section of the path is unknown, regardless. The path terminates at Cross Street, thus it does not enter the property owned by my mother.
- **Consideration for a future sidewalk:** Topographical Survey of Lot B drawing indicates seven meters from the property line to the pavement suggesting ample room for a future sidewalk on Village property.

Appeal to the Board of Variance

Should the Board of Variance deny the variance, we understand the decision is final and the only remaining recourse is a challenge through the BC Supreme Court.

It is a reasonable reflection that following a recent BC Supreme Court ruling (*Hammer Head Equities Inc. v. Rossland [City]*) in which the City of Rossland lost an appeal by an applicant, Duff Conacher, founder of Democracy Watch and a PhD candidate in law at University of Ottawa, stated councillors should ensure they make their decisions in a fair, democratic and transparent manner and that “If you're going to serve the public, you have to serve the public well and fairly, or you are going to be held accountable.”

Septic System

Professional Engineer David T. Russell was contracted and compensated on two occasions to assess the suitability of the property for residential development. On both occasions, he confirms the suitability of the ground and site for the discharge field provided that the system is constructed to certain specifications including a sand-lined bed with pressure distribution and timed field dosing. (As a matter of background, the first occasion was in 2012 and due to a combination of failure of action contributed to an incumbent change in the VOK CAO position and Glenn Edwards [my brother making the application on behalf of my mother at the time] moving to Salmon Arm, the application was dropped. The second occasion was to support this current application.)

Leah Honkanen

Telephone: [REDACTED]

Email: [REDACTED]

July 24, 2023

The Village of Kaslo
PO Box 576
Kaslo BC, V0G 1M0

Attention: Mayor Suzan Hewat and Council members

Dear Sirs/Madams:

Re: DVP-2023-02 Subdivision and Variance Application

We are writing to respectfully request that the Village of Kaslo Council reconsider the decision of April 25, 2023 to deny the above variance permit. Per the YouTube recording of the meeting as posted on the VOK website available to the public and as reported on May 4th in the Valley Voice, the decision was made in part because of Council members "not having all the information in front of us". The lack of corner posts, potential tree removal, the B Avenue path, and consideration for a future sidewalk were also suggested as reasons for consideration.

In the meeting recording there is reference to the platform for viewing Agenda documents being down for part of the day, thus it is possible and understandable if Council members did not have sufficient time to thoroughly review and understand the information that was available including the CAO's report and recommendations.

We understood the only requirement to be included with the *Application for Preliminary Layout Review* of the subdivision was the proposed sewage method. To meet this requirement, we provided a *Sewerage Disposal System Report*, dated July 12, 2022, prepared by Professional Engineer David T. Russell, an authorized person qualified as a Registered Onsite Wastewater Practitioner under the BC Sewerage System Regulation. This plan was accepted by CAO Ian Dunlop, who states in his report "the stamped sketch, showing the location of the proposed effluent handling system on the northerly lot, confirms the suitability of the ground and site for the discharge field provided that the system is constructed to certain specifications including a sand-lined bed with pressure distribution and timed field dosing." It is concerning that two further documents were submitted, one that was permitted as a last-minute agenda addition from David Russell (dated the evening prior to the meeting at 9:28 pm). This email references the LWMC minutes that is misleadingly suggestive of misrepresentation on my part regarding an "Approved Sewerage & Soil condition plan". The LWMC minutes do not include any reference to the above the DVP. It is understood that there are several requirements to be met before building can take place, including a complete septic plan approved by the Interior Health Authority and a geotechnical survey. It is out of the ordinary that the considerable costs for these be incurred prior to knowing if the variance is approved.

In the days since Council's decision to deny the application, several Kaslo residents have approached us and encouraged us to pursue this further due to a perceived lack of transparency, full consideration, and fairness. We believe that to support these attributes, Councillors could have deferred the decision until they were satisfied they had all the information needed to make an informed decision.

Leah Honkanen

Telephone: [REDACTED]

Email: [REDACTED]

While deferral to the Board of Variance is a potential next step, we are concerned that as a member of the Board, Mr. Dave Russell's documented opposition to the DVP will have influence on the other Board members even if he is precluded from voting. We are also concerned that the tone and partially incorrect reporting in the Valley Voice may have influence. It should also be noted that there is an additional fee (\$300) for this step.

A variance enables this irregular-shaped lot to be used to its highest potential for a small residential home compatible with the goals and objectives of the Official Community Plan. The neighbours' concerns are understandable as it is always sad and disappointing to lose a vacant lot next door. However, it is only because of the variance proposal that they were given the opportunity to respectfully express their concerns to Council.

I have been acting on behalf of my mother in making this application. She is a long-time resident of Kaslo, perhaps the longest, and has paid taxes on this property for over fifty years. During that time, she has witnessed considerable development around her property, providing new homes for many new neighbours for which she, rightfully, has had no input. Mr. Lang kindly expressed sympathetic concern for those who pay taxes on property in the Village that cannot be developed. We don't believe that needs to be the case for this property and that this small development for a small residence deserves to be given a chance.

We propose the requested variance be amended from one meter to three meters. A three-meter setback is consistent with the current setback of the neighbouring house to the east. The *Topographic Survey of Lot B District Lot 208 Kootenay District Plan EPP130064* (attached) shows that there is sufficient flat ground to build a small home and sufficient flat ground for a sewerage disposal system away from the backyard setback. It also shows the ample distance from the edge of the paved road to the proposed 3-meter setback is 10 meters.

We respectfully request the Council reconsider the variance application, with the amendment to three meters, at its Regular Meeting of the Council on August 8, 2023. To assist Council members in their review of the application, we have consolidated the available information and provided clarification for some of the concerns raised, in the attached document entitled *DVP-2023-02 SUBDIVISION AND VARIANCE APPLICATION -- Clarifications and Additional Information*. I am available for discussions and a site visit with any or all council members who would like clarification. I can also provide copies of any documents relating to this application dating back to June 14, 2022. I will attend the proposed meeting should further questions arise.

Sincerely,

Leah Honkanen, Acting on behalf of Margaret Irene Edwards

[REDACTED]

July 28, 2023

Mayor and Council
Village of Kaslo
PO Box 576
Kaslo BC, V0G 1M0

Dear Mayor Suzan Hewat and Council members

Re: Proposed Subdivision of PID 016-288-488 with a Development Variance Permit for the northerly B Avenue frontage of PARCEL Z (see K2851) BLOCK 11 DL 208 KOOTENAY.

I, Leah Honkanen, am representing my mother, Margaret Irene Edwards of 515 6th Street Kaslo, and the owner of the above property. Following my letter of July 24, 2023, addressed to Mayor and Council in which I requested reconsideration of my previous application for a one-meter setback with a change to a **three-meter setback**, I have been advised by VOK staff to submit a new application and fee, to which I have complied.

It is understood that the previous request for variance was denied in part because of Council members not having all information. To assist you in making an informed decision for this new application, I am writing to highlight salient points for your consideration. Please also refer to the "Clarifications and Additional Information" sheet provided with the previous letter (attached).

- At 572.8 m², the lot meets the minimum requirements for a single-family dwelling (R-1) but is limited by the front yard setback due the shallow depth of the lot.
- One could build on this lot without a variance, but it would be exceptionally challenging and mean a triangular-shaped house inconsistent with the character of other homes in the community.
- A preliminary review of the proposed subdivision has been completed by CAO Ian Dunlop. Subdivision of this parcel meets the purposes and objectives of the Official Community Plan.
- This vacant lot with accessible services is ideally situated between the hospital and the school. It supports the Village by providing an affordable opportunity for a small single-family dwelling. My mother has paid taxes on this lot, zoned residential, for >50 years. This lot needs to be given a chance.
- A full survey has now been completed including a topographic survey. These documents have been attached.
- The *Topographic Survey of Lot B District Lot 208 Kootenay District Plan EPP13006* shows the proposed three-meter setback, the property lines, and contour lines.
- When scaling off the topographic drawing, the proposed three-meter setback results in a distance of 10 meters (over 32 feet) from the proposed setback to the closest edge of pavement for B Avenue. As a point of reference, the girth of the Moyie is 30.1 feet.
- A three-meter setback is consistent with the current setback of the neighbouring house to the east. There are other examples within the VOK of reduced setbacks, including some of recent approval (e.g., Larch Drive, Downtown Kaslo).

- With regard to the specific concerns relating to the previous DVP noted at the April 25, 2023 VOK Council meeting:
 - Lack of corner posts:** these are now clearly identified by Darrin B.C. Connatty B.C.L.S. A.L.S. P.Eng
 - Potential tree removal:** to the best of our knowledge there is currently no Village of Kaslo bylaw prohibiting removal of trees on private property.
 - B Avenue path:** as the walking path below the hospital is on hospital property and as there is consideration of expansion of the hospital facilities, the long-term fate of that section of the path is unknown. Regardless, the path terminates at Cross Street, thus it does not enter the property owned by my mother.
 - Consideration for a future sidewalk:** Topographical Survey of Lot B drawing indicates seven meters from the property line to the pavement suggesting ample room for a future sidewalk on Village property.

Should the Development Variance Permit be approved by Council, a geotechnical study will be completed by a certified engineer, as required, and will address land stability, the effect of tree removal, the suitability of the material to support the building foundation, drainage, and any legitimate concerns of the neighbours. As well, a second Septic Site Investigation with conceptual design to meet Interior Health Authority specifications as defined in the *Standard Practice Manual* and the subdivision bylaw act will be completed.

I respectfully request this application receive thorough and fair review. If you haven't already, please refer to the recommendations made by CAO Ian Dunlop and please read and be familiar with the information we provided in the letter dated July 24, 2023.

I am available for discussions and a site visit with any or all council members and members of the public who would like clarification. I can also provide copies of any documents relating to this application dating back to June 14, 2022. I will attend the proposed meeting should further questions arise.

Sincerely,

Leah Honkanen, Acting on behalf of Margaret Irene Edwards

[REDACTED]

[REDACTED]

Attachments:

- 2326 Preliminary Survey
- 2326 Topographic Preliminary Survey
- July 24, 2023 Letter to Mayor and Council
- Clarifications and Additional Information



Date: April 25, 2023

SUPPLEMENTAL PLANNING REPORT ON PROPOSED SUBDIVISION of PID 016-278-488 and the required Development Variance Permit

Description of Property to be Subdivided

PARCEL Z (see K2851) BLOCK 11
DISTRICT LOT 208 KOOTENAY
DISTRICT PLAN 559 Except Plans 9948
and NEP85487

Registered Owners (the Applicant):
Margaret Irene Edwards

Folio: 533.00290.030

Size: 1,159 m²; 0.11 ha; 0.25 ac



Background

The applicant applied for a subdivision of this land in 2022. Through the subdivision process, a requirement for a development variance permit (DVP) for the portion of the property fronting on B Avenue was identified. This parcel has a shallow depth and a steep slope at the rear of the property, which necessitates that a future dwelling be granted a variance to be closer to the front property line than is permitted by the Village's Land Use Bylaw.

The DVP application first came to Council on March 22, 2023, and was deferred to a later meeting due to concerns raised about the variance. This report clarifies the rationale for the variance in light of the concerns raised.

Discussion

An important part of the subdivision process is to ensure that the resulting lot conforms to land use regulations, is developable. However, land use regulations are not one-size-fits-all, and sometimes a variance is required to accommodate this. If a lot is undevelopable, the subdivision may not be approved, or restrictions will be placed on title, so a potential purchaser is aware of this.

Box 576, Kaslo, BC V0G 1M0
Tel. 250-353-2311 ext. 201 Fax. 250-353-7767
E-mail: cao@kaslo.ca
<http://www.kaslo.ca>

Land Use Regulations

Official Community Plan (Bylaw 1280)

Development of the parcel meets the objectives of the Official Community Plan. The proposed lot is within the Neighbourhood Residential land use designation and is not subject to a Development Permit Area regulation or building design guidelines. Section 5.2.1. of the Official Community Plan states that the purpose of this land use designation is “To create strong residential neighbourhoods supporting a variety of housing types and explore opportunities to meet current and future housing needs by developing vacant and under-utilized land where services can be extended.”

A general residential objective in Section 5.1.2 is to “facilitate a diversity of residential housing types in the village to accommodate a wide range of socio-economic, age and ability groups.” Subdivision of this parcel meets these purposes and objectives of the Official Community Plan.

Zoning (Bylaw 1130)

The Village’s Land Use Zoning Bylaw 1130 is more specific in the requirements for residential development. A front yard setback of 7.5 metres is normally required, but this would place a future dwelling too far towards the rear of the shallow lot, encroaching into the required 4.5 metre rear yard setback and a steep slope. Relief from the front yard setback requirement through a variance will enable development of the lot. Development of the parcel can meet the other land use bylaw requirements.

A reduction of the front yard setback to 1.0 metre does not mean that the house will be just 1 metre from the edge of the pavement on B Avenue. There is a wide boulevard along the street. The front of the house would be approximately 5 metres back from the edge of pavement. By comparison, the neighbouring house to the east has a setback of approximately 3 metres from the front property line but it was likely constructed before the current bylaw regulations came into effect, thereby making it legally non-conforming to the requirement.

Servicing

The engineer’s report submitted with the application recommends a variance to allow a 1 metre setback from the front property line to accommodate a 2-bedroom house and septic disposal field. The engineer further recommends a property survey to confirm the boundaries and ensure there is adequate area for the disposal field, and an advanced type of effluent handling system that is compact and suitable for the size of the area. A peer review, or second opinion by another engineer is recommended.

Slope and Terrain

Concern was raised about the stability of the terrain. Due to the steep slope, a geotechnical report will be required before subdivision approval. This requirement is also specified in the Official Community Plan for potential hazard lands. The report must confirm that the land is stable, composed of suitable material to support the building foundation and that drainage is contained within the site. If the geotechnical report is inadequate, development of the property will be restricted regardless of the issuance of a DVP for the setback.

Conclusion

Granting of the development variance permit to reduce the front setback meets the objectives of the Official Community Plan to build strong neighbourhoods and provide a variety of housing types. However, by granting the variance, Council is not approving the subdivision, as that authority lies with the approving officer under legislation. Approval of the subdivision will also require completion of a geotechnical study, confirmation of the layout and design of the proposed sewerage system and drainage, along with a plan showing the location of the proposed driveway and parking area.

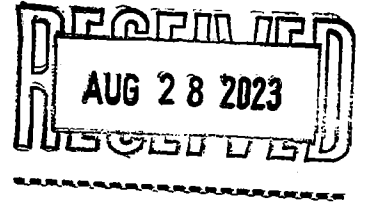
If the variance to reduce the front yard setback is denied, the subdivision can still proceed so that the two discontinuous parts have separate titles, but the northerly lot would not be developable under Village regulations. A no-build covenant would be placed on the title of the B Ave lot. The applicant will also be required to consolidate the C Ave lot with 515 Sixth Street regardless of the variance outcome. The applicant can appeal a denial of the variance to the Board of Variance and their decision is final.

Ian Dunlop
Approving Officer
Village of Kaslo
April 25, 2023

Concerning Notice DVP 2023-02

Mayor and Council of the
Village of Kaslo.

Dear CAO,



I want to register my strong
opposition to the above application.

My concerns have two parts.

Firstly, Climate Change. I don't
believe that the plans that result
in the loss of MANY mature trees are
a good thing or in support of the
Village commitment to "Net Zero" by
anytime soon. I am told the develop-
ment on this lot, which would follow
from an approval of the setback
Variance, would result in two meagre
bedrooms. This is a terrible trade
for a beautiful stand of mature decid-
uous trees. Trees absorb that pollutant
CO₂, which causes Climate Change, and

-p. 4-

in exchange give us the oxygen we need to breathe. I do understand sometimes we need to sacrifice to gain but this seems a really poor deal to me!

Even if they plant 2 saplings for every 'one' mature tree felled, it would be 20 years or more before the replant would capture as much CO_2 as the trees decimated.

Secondly, gross invasion of privacy for my neighbors below - not one, but at least four! Again, this plan would seem to be a very poor and unfair trade based upon a democratic head count of benefiting and impacted parties. Sometimes, one has to make tough decisions. I ask Council to reject this application in the name of the environment and the vast majority of Villagers.

Yours Truly,

[Redacted Signature]

Hasb, R. Vag, MC

Subject: Re B Avenue, 016-278-488, Village of Kaslo Land Use Bylaw#1130

From: honora cooper

Sent: Monday, August 28, 2023 10:27 AM

To: Karissa Stroshein <admin@kaslo.ca>

Subject: Re B Avenue, 016-278-488, Village of Kaslo Land Use Bylaw#1130

Our concern re building on parcel Z is safety. This property is above other residences. Has there been a geoengineering - slope stability analysis of the hillside? There were problems in North Van/Lions Bay with this issue when we lived there. We would not want to see this happening in Kaslo.

Sincerely,
Mrs. & Mrs. C.J.L Cooper

--

"God alone knows the secret plan of the things he will do for the world using my hand." Toyohiko Kagawa

'Experience is not what happens to you, it is what you do with what happens to you.' Aldous Huxley

'Change your thoughts and you change your world'. Norman Vincent Peale

Subject: Edwards/Hakonen subdivison proposal

From: Reinhard Maag
Sent: Tuesday, August 29, 2023 1:33 AM
To: Karissa Stroshein <admin@kaslo.ca>
Subject: Edwards/Hakonen subdivison proposal

Attn:
Mayor Suzan Hewat
Council members

Edwards/Hakonen subdivison proposal

Hello and good day to the Village Council!

And hello from far away, we are currently in Switzerland, and I'm prevented from travelling home asap due to an unfortunate injury to my Achilles tendon (partial rupture).

I understand that the Edwards/Hakonen party seeks yet to subdivide a lot in such away that the narrow west end of a former railway right-of-way could be used to erect a dwelling in that confined space.

It appears that with regard to sewerage nothing has changed. A drainage field would abut our lot without the proper distance. We certainly do not want that variance being granted. If nothing else (septic field failures can happen), it would likely devalue our property.

Moreover, I should draw your attention once again to the fact that we cannot grant access thru our lot should a servicing need arise for the simple reason that such **access is blocked by our outbuilding upon that former rail bed**. Machinery cannot pass to reach that bit of former railway bed to the west of our lot.

Also, I remain opposed to the falling of mature trees. This to my mind flies in the face of village policy to plant more trees.

The list of objections assembled in our neighbourhood and included below seems to me a reasonable one!

I wonder, how can four or five parties be made to pay in various ways for the benefit of but one new neighbour? How is this fair and equitable? This village seeks to further good relations among neighbours like all small communities do. In this sense I lend my support to the neighbours along C Ave who might be badly impact by the proposed development.

With tanks for your consideration and greetings — Reinhard Maag

Edwards/Honkanen DVD 2023 -02 POINTS OF OBJECTION.

- 1) **MAJOR LOSS OF PRIVACY ON 'C' AVE.** 4 neighbors below this development suffer a major overlook intrusion & loss of privacy : #636 Bousfield, #656 Hochleitner, #XXX Holden, #YYY Bennett.
- 2) **MAJOR LOSS OF MANY MATURE DECIDUOUS TREES.** Loss of CO2 uptake for Climate Change positive credit/ Oxygen generation / Loss of shade & privacy for surroundings.
- 3) **STABILITY OF STEEP SLOPES AS CULLED TREE ROOTS ROT & BUILDING LOADS ADDED.** No study or investigation/ mitigation plan has been provided.
- 4) **LOT NOT CREATED AS PART OF COHERENT PLANNING.** This lot is a remnant of an old railroad track, chopped up by surrounding developments & was never created to any development criteria with a planned right for building.
- 5) **DEFICIENT IN MANY V.O.K. SUBDIVISION/LOT CRITERIA.**
- 6) **NEIGHBORHOOD FIELD OF NOTIFICATION & REVIEW.** Because the building foundation level of this lot is significantly elevated above the surrounding area, the impact on visuals goes beyond the normal "first row" impact zone. For this reason the loss of trees & imposition of a manmade "viewpoint" has a much wider than normal impact. Many opinions in that wider impact area are negative & should be taken into account.
- 7) **FRONT SETBACK IMPACTS ON "B" AVE.** Although a 3m setback is better than 1m in this respect, it is still less than 50% of what is normally expected. Yes, there is precedent for 3m elsewhere, maybe, but not with the terrible rear impacts of a building hanging off the edge of a cliff into neighbor's private areas.
- 8) **SEWERAGE DISPOSAL DIFFICULT.** Although, further geotechnical investigations may deem risk of breakout on the steep sides as an acceptable risk. It is a risk on which long-term predictions are extremely difficult to do.
- 9) **DEGRADE PROPERTY VALUES.** The majority opinion on the visuals of this change to 'C' Ave. horizon for multiple residences is probably negative to very negative. This combined with a serious privacy problem for at least 4 residences, probably creates a significant individual & in aggregate negative change to property values in this area.
- 10) **FAIR & EQUITABLE OUTCOME.** It is very difficult to see that an approval of this application could ever be seen as "fair & equitable" given the huge imbalance between the benefits, those benefitting & the large number of impacted parties suffering multiple negative attributes & consequences. The Council reached a correct, fair & equitable decision on this in 2022 in turning down this application.

CONCLUSION: It is difficult to conceive of ANY changes that could be made to the proposal to develop this lot for building that would significantly change the balance, impacts & opinion on this.

August 30, 2023
Michael and Daria Holden
[REDACTED] C Ave, Kaslo, BC V0G 1M0

Mayor and Council
Village of Kaslo
PO Box 576, Kaslo, BC V0G 1M0

Re: DVP-2023-02 Edwards Variance Application - Objection

Dear Mayor Hewat and Councillors,

We are in receipt of the new Edwards Variance application and this letter is our response thereto. We are attaching our letter of April 15, 2023, so that the matters addressed in it will not have to be repeated here. It is intended to form part of this objection.

As an update we advise we have (mostly) completed our move to Kaslo effective August 16, 2023. Our daughter is enrolled in Grade 1 at JVH.

We note that off street parking is not mentioned in the current Variance application. Presumably, should this variance be approved, off street parking will have to be addressed in any future development permit, and concerns around slope steepness, instability, and removal of stabilizing vegetation will be accounted for at that time. Off street parking is the aspect of this development most likely to have direct negative impact on our property. We are finding it difficult to visualize, based on the documentation provided, and the steepness of the slope, how parking could be created at the west end of the property without significant disturbance. Snow removal up against our fence along with drainage onto our property during spring melt remain a major concern.

We remain concerned about public safety issues created by adding a steep driveway adjacent to the complex traffic pattern that is the intersection of Cross St., B Ave. and the well used path that runs below the Hospital. It seems unlikely that this path will be displaced by future development given its importance as a Transportation Corridor in the Village, not to mention the recent significant expenditure on signage and lights where the path crosses the New Denver Highway.

Section 14.3 of the OCP directs the Village to develop a transportation plan that includes safe and accessible sidewalks in critical areas (such as Hospitals and schools). This is not optional – it is mandated. It seems short sighted to reduce a setback and allow development in an area where the slope is steep and traffic pattern is complex before the mandated safe and accessible transportation corridor has been completed and become a known factor.

On the surface there appears to be a conflict in this situation between the general objective in the OCP of promoting infill to increase residential density, and the provisions requiring specified

setbacks, off street parking (including specified dimensions), and restrictions on development on steep slopes (slopes specified at 40% - 80%). It is a basic rule of interpretation of documents, private and public, that where there is an apparent conflict specific provisions will override general ones.

Respectfully,

A solid black rectangular box used to redact a signature.

Michael and Daria Holden

April 15, 2023
Michael and Daria Holden
[REDACTED] C Ave, Kaslo, BC V0G 1M0

Mayor and Council
Village of Kaslo
PO Box 576, Kaslo, BC V0G 1M0

Re: DVP-2023-02 Edwards Variance Application

Dear Mayor Hewat and Councillors,

Thank you for sending us a copy of Leah Honkanen's letter in support of the variance application. We have reviewed her letter and have some questions and concerns. While it is true that the OCP provides that the Village should encourage residential infill, we question whether it would be appropriate to do so in this instance. There are several other provisions in the OCP which seem to mitigate against this proposal.

Section 4.2.1 of the OCP sets out objectives of the Land Use Plan including to encourage a land use pattern that provides for the health and safety etc... of residents while striving to recognize existing land use patterns, as well as to manage and direct growth to where it will have the most positive and least negative impact on community networks. The path below the hospital is part of an existing community transportation network providing pedestrian access to the school via B Avenue and access to the Hospital via Cross street. It is shown as such on OCP Map D.


Section 14.3 of the OCP (subsection 2) directs the Village to develop an active transportation plan that includes safe and accessible sidewalks in critical areas such as near schools and near seniors' facilities (emphasis added). B Avenue is a critical area between the school and the Hospital. Safety and accessibility are a priority in such critical areas. Our previous letter regarding this variance application sets out some of the ways in which a reduced setback on B Avenue at the proposed site would pose safety issues to school children. It would pose the same dangers to other pedestrians, dog walkers, seniors, long term care residents in wheelchairs, and cyclists using the network. Reducing the required front setback to one metre from the edge of B Avenue would be an 87% reduction of the bylaw requirement which seems excessive in a critical area. Snow removal issues, mentioned in our previous correspondence, exacerbate the risks.

It is likely that there will be visibility problems in relation to egress from any off-street parking on the proposed site. Leah Honkanen points out that the off-street parking would be on the west edge of the lot. The bank is steep and high there. Unless fill is placed to make parking more or less level with B Avenue, a driver's view of the transportation corridor from the parking spot would be blocked by the bank, posing a danger to users of the corridor. Any placement of fill in the off-street parking area to make it level with B Avenue would create a very steep and deep slope down to our back fence. Rocks and debris already roll down the slope and up against our back fence. (We have plans to replace the fence this year once we have completed our move to Kaslo). The disturbance of placing fill would increase the instability of the bank with a higher risk of erosion.

Part 15.2 of the OCP obliges the Village to prevent development in hazardous areas, such as steep slopes, unless it has been professionally certified that the site is safe for the use intended. There is also provision in Part 15.2 to encourage maintenance of natural vegetation to help stabilize hazardous slopes greater than 50%. Most of the existing vegetation on the site would have to be removed for construction of the building and creation of off-street parking. Furthermore, OCP Map A2 ("Slope Hazard") shows this slope to be in the 40% to 80% category, and from our personal observation parts of this slope are in the higher range. Some of the unstable rocks are large and if loosened would cause damage to our back fence and likely also our home.

In conclusion, although the OCP encourages residential infill, there are other provisions in the OCP which, in this circumstance, mitigate against the proposed development and variance. These other provisions address matters of public safety in relation to community transportation networks in critical areas and development on steep slopes. Should not specific requirements that address public safety take precedence over general encouragement of infill?

Respectfully,

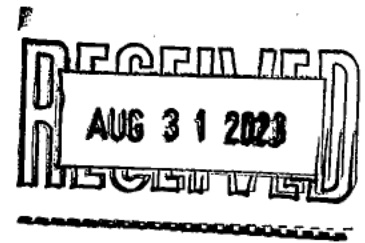
A large black rectangular redaction box covering the signature area.

Michael and Daria Holden

Yvonne Bousfield

██████████ "C" Ave.

Kaslo B.C. V0G-1M0



August 30th 2023

Village of Kaslo

Box 576

Kaslo B.C. V0G-1M0

Attention: CAO Ian Dunlop, Mayor Hewat & Council

Dear Sirs/Madams,

Re: DVP 2023-02 Edwards Sub-Division & Variance Application.

As: Resident & Owner of ██████ "C" Avenue

& Owner of ██████ "C" Avenue

I want to register my strong opposition to the above Application. My opposition has several facets:

- 1) I believe Councils previous decision to NOT approve this application was fair, equitable & balanced for all of the involved/impacted parties & the Village. Increasing the setback on "B" Ave may have minor improvement on "B" Ave. but has disastrously WORSE effect on privacy & visuals at the rear where the majority of impacted parties are.
- 2) The building project which will result from the approval of this application will result in the destruction of many mature deciduous trees which act as a sink for CO2 thus having a negative effect on the ability of Kaslo to

contribute to "NetZero" objectives. Preserving this green space would provide a very measurable positive credit for Kaslo.

- 3) This build & tree cull would be very visible to the whole of the Valley area in a negative way & would probably result in property devaluation.

I support the OCP but I do not believe it intended us to "scrape the barrel" this low in pursuing building sites when there are other less impactful opportunities available like the 11 ha. mentioned recently in the Valley Voice.

I therefore strongly request that the Council do NOT approve the Variance Application. The sub-division could go ahead provided a "No-Build" caveat were placed on the "B" Avenue small parcel north of my property.

Sincerely,

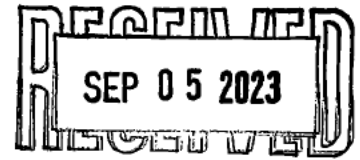
Yvonne Bousfield

DAVID T. RUSSELL

P. O. Box # [REDACTED]

Kaslo, BC V0G 1M0

Tel. No. [REDACTED] and Email: [REDACTED]



Sept 3rd, 2023

Village of Kaslo
Box # 576
Kaslo, BC
V0G-1M0

Attention: Ian Dunlop CAO, Mayor Hewat & Council.

Dear Sirs/Madams:

Re: DVP 2023-02 / Irene Edwards

Further to my recent letter concerning the above application, I would like to add detail to the nature of my objections to this application. Attached is a detailed listing thereof.

In #6 attached I explain why I am claiming standing as an "impacted party".

I would like to comment that Council and Planning are called upon to manage a prudent line between an idealistic "want-list", which is the OCP, and the numerous planning requirements reflected in byelaws. These byelaws have been developed over many years and put in place for good reason. **The OCP should not be a license to throw prudent & organized development out of the window.**

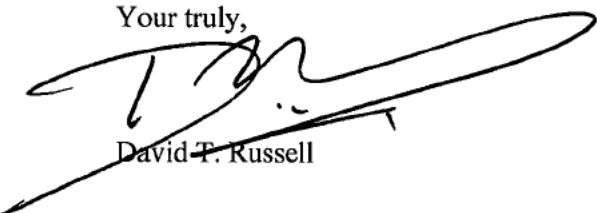
In this case, the extra professional, foundation, structural and other development costs stand a good chance of driving total project costs greater than that of developing a normal lot. **Variances require the test of "hardship" which is very difficult to see in this case, except for that on the impacted neighbors, which is not on the side of the applicants.**

Additionally, pushing this square peg into a very small round hole, with its associated negative impacts on many others to the benefit of a very few, cannot look like a **prudent, fair and equitable decision.**

I ask CAO, Mayor & Council to approve the subdivision to meet Irene's needs, but place a "No-Build" caveat on the railway remnant on 'B' Ave.

Please contact me if you require any clarifications on the contents of this letter.

Your truly,



David T. Russell

Edwards/Honkanen DVD 2023 -02 POINTS OF OBJECTION.

- 1) **MAJOR LOSS OF PRIVACY ON 'C' AVE.** 4 neighbors below this development suffer a major overlook intrusion & loss of privacy : [REDACTED], [REDACTED], [REDACTED], [REDACTED].
- 2) **MAJOR LOSS OF MANY MATURE DECIDUOUS TREES.** Loss of CO2 uptake for Climate Change positive credit/ Oxygen generation / Loss of shade & privacy for surroundings.
- 3) **STABILITY OF STEEP SLOPES AS CULLED TREE ROOTS ROT & BUILDING LOADS ADDED.** No study or investigation/ mitigation plan has been provided.
- 4) **LOT NOT CREATED AS PART OF COHERENT PLANNING.** This lot is a remnant from an old railroad track, chopped up by surrounding developments that was never created to any development criteria with a planned right for building.
- 5) **DEFICIENT IN MANY V.O.K. SUBDIVISION/LOT CRITERIA.**
- 6) **NEIGHBORHOOD FIELD OF NOTIFICATION & REVIEW.** Because the building foundation level of this lot is significantly elevated almost above the adjacent roof levels, the impact on visuals goes beyond the normal "first row" impact zone. For this reason the loss of trees & imposition of a manmade "viewpoint" has a much wider than normal impact. Many opinions heard in that wider impact area are negative & should be taken into account including this one.
- 7) **FRONT SETBACK IMPACTS ON "B" AVE.** Although a 3m setback is better than 1m in this respect, it is still less than 50% of what is normally expected. Yes, there is precedent for 3m elsewhere maybe but not with the terrible rear impacts of a building hanging off the edge of a cliff into neighbor's private areas.
- 8) **SEWERAGE DISPOSAL DIFFICULT.** Although, further geotechnical investigations may deem risk of breakout on the steep sides as an acceptable risk. It is a risk on which long-term predictions are extremely difficult to do.
- 9) **DEGRADE PROPERTY VALUES.** The majority opinion on the visuals of this change to 'C' Ave. horizon for multiple residences is probably negative to very negative. This combined with a serious privacy problem for at least 4 residences, probably creates a significant individual & in aggregate negative change to property values in this area.
- 10) **FAIR & EQUITABLE OUTCOME.** It is very difficult to see that an approval of this application could ever be seen as "fair & equitable" given the huge imbalance between the miniscule benefits, the number of beneficiaries & the large number of impacted parties suffering multiple negative attributes & consequences. The Council reached a correct, fair & equitable decision on this in 2022 in turning down this application.

CONCLUSION: It is difficult to conceive of ANY changes that could be made to the proposal to develop this lot for building that would significantly change the balance, impacts & opinion on this. The only Fair, Equitable & balanced decision is for rejection of the Application.

[REDACTED]

22nd AUG 2023

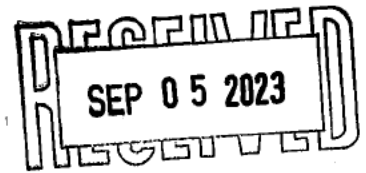
Nichole Hochleitner

█████ 'C' AVENUE

BOX █████

KASLO, BC

VOG-1M0



Attention: Ian Dunlop, CAO KASLO VILLAGE.

Re: DVP – 2023-02 SUBDIVISION and VARIANCE APPLICATION.

Thank you for sending the NOTICE of the above DVP. I would like to register my **strong opposition** to this application. I believe the Village Council made the correct decision in refusing it on the first go-around on this issue last year. This second application, with the front setback increased from 1m to 3m makes the rear privacy intrusion much worse, pushing the buildings farther back into our privacy and view. I understand this relaxation alleviates some of the concerns along 'B' Avenue but makes it disproportionately worse along the rear. Going with the privacy & appearance concerns is the associated potential loss of my property value.

In the development of this property, it is inevitable that a significant cull in mature trees must take place to make room for the building(s) & required parking. These mature deciduous trees absorb & process greenhouse gas CO2 into oxygen for us to breathe. The loss of such a benefit is not warranted by the limited selfish benefit afforded.

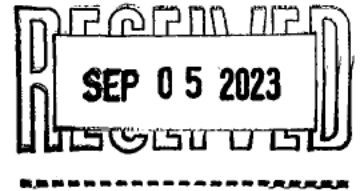
In closing, I would request that the Council weigh fairly the singular benefits of this application against the multiple significantly and negatively affected parties on the opposite side. I would also add that many others outside the notification area view this application very negatively, having the same or very similar opinions and concerns as expressed here.

I request that the Council do not approve this application.

Yours Truly,

Nicole Hochleiter

OWNER # █████ 'C' Avenue



Hand Delivered

September 5, 2023 ~ 10:05 a.m.

CAO, Mayor & Council
Village of Kaslo
Box 576
Kaslo, B.C. V0G 1M0

Dear Sirs/Madams:

RE: Letter of Objection ~ Edward's Development Variance Permit ~ File #DVP 2023-08


We are against granting a variance on the above property. I am sure a lot of homeowners, including ourselves, chose to live within the village because of the building guidelines that control inappropriate housing in neighbourhoods. Variances, can allow this to happen, and I assume this is why we have a variance board that considers concerns of adjacent property owners.

The above variance would benefit one person financially, and affect two adjoining properties negatively. It would also look very odd from 600 block of C Avenue. We have come to our opinion without prejudice, but from putting ourselves in the position of the Bennett's and the Holden's.

Regards,

A large black rectangular redaction box covering the signature of Larry Braley.

Larry Braley

 C Avenue
Kaslo, B.C. V0G 1M0

Jill Braley

A large black rectangular redaction box covering the signature of Jill Braley.

SUN Sept 3

Dear Village Council ... re variance DVP-2023-08

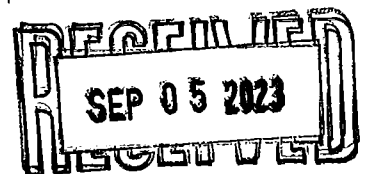
Recently you denied This VARIANCE (DVP-2023-08) request UNANIMOUSLY. I and hopefully you do NOT THINK That 1.5 meters matter here! Lets be real. 3 meters!

However, she is doing this again so I refer you to my past letter (and all other letters relating to This variance) and assure you I will try my hardest to be at council meeting on the 12th to argue our case. Going from request of 1.5 to 3 meters is a silly argument, Lets keep our bylaws alive.

This is quite frustrating and I (we) hope you will come to the same conclusions and decision. We have further shared our views on the next page.

Thanking you in advance

Bo & Sherry Bennett



DVP-2023-08

Edwards/Honkanen ~~2022-05-08~~ POINTS OF OBJECTION.

- 1) **MAJOR LOSS OF PRIVACY ON 'C' AVE.** 4 neighbors below this development suffer a major overlook intrusion & loss of privacy : #636 Bousfield, #656 Hochleitner, XXX Holden, YYY Bennett.
- 2) **MAJOR LOSS OF MANY MATURE DECIDUOUS TREES.** Loss of CO2 uptake for Climate Change positive credit/ Oxygen generation / Loss of shade & privacy for surroundings.
- 3) **STABILITY OF STEEP SLOPES AS CULLED TREE ROOTS ROT & BUILDING LOADS ADDED:**
No study or investigation/ mitigation plan has been provided.
- 4) **LOT NOT CREATED AS PART OF COHERENT PLANNING.** This lot is a remnant from an old railroad track, chopped up by surrounding developments & was never created to any development criteria with a planned right for building.
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- 6) **NEIGHBORHOOD FIELD OF NOTIFICATION & REVIEW.** Because the building foundation level of this lot is significantly elevated above the surrounding area, the impact on visuals goes beyond the normal "first row" impact zone. For this reason the loss of trees & imposition of a manmade "viewpoint" has a much wider than normal impact. Many opinions in that wider impact area are negative & should be taken into account.
- 7) **FRONT SETBACK IMPACTS ON "B" AVE.** Although a 3m setback is better than 1m in this respect, it still less than 50% of what is normally expected. Yes, there is precedent for 3m elsewhere maybe but not with the terrible rear impacts of a building hanging off the edge of a cliff into neighbor's private areas.
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CONCLUSION: It is difficult to conceive of ANY changes that could be made to the proposal to develop this lot for building that would significantly change the balance, impacts & opinion on this.

Karissa Stroshein

Subject: Margaret Edwards request for Development Variance Permit

From: Elaine McMurchy
Sent: Tuesday, August 29, 2023 9:18 AM
To: Karissa Stroshein <admin@kaslo.ca>
Subject: Margaret Edwards request for Development Variance Permit

To: Mayor Suzan Hewat and Councillors Bird, Brown, Lang, Leathwood, CAO Dunlop

Re: B Avenue, 016-278-488, Parcel Z (SEE K2851) Block 11 District Lot 208 Kootenay
District Plan 559 Except Plans 9948 and NEP85487

I fully support Margaret Edwards with her request for a variance setback from 7.5 metres to 3.0 metres for a single family dwelling on the above noted property.

I am aware of several other properties in Kaslo who have also requested and been granted this same variance request to enable their build.

The Edwards request is consistent with the home built on the east side of the property.

The Edwards property meets the requirement as set out by Kaslo Village (bylaw 1280), Kaslo's Official Community Plan.

I have full confidence that any new build on this much needed building site will meet all requirements set out by Interior Health, BC Housing, the current BC Building Code, and our RDCK Building Inspectors.

Everybody deserves and has the right for affordable housing which Kaslo currently is lacking. The development of this property would increase tax revenue to Kaslo, benefit a family struggling to attain housing within the community, and eliminate the fire risk this property currently poses.

Regards,
Elaine McMurchy, property owner and resident of
6th street
Kaslo, BC, V0G1M0

September 2, 2023

Dear Mayor Hewat, Councillors Bird, Brown, Lang, Leathwood, and CAO Dunlop,

Re: DVP 2023-08 Application from Margaret Edwards

I am a neighbor to Mrs. Edwards. My experience as a Licensed Residential New Home Builder under the authority of BC Housing am encouraged to build affordable housing. The above noted property fits the requirement for new affordable housing that both the Provincial and Federal Government speak about on a daily basis.

It's great to hear that a Kaslo Councillor has attained a nice new affordable accommodation within Kaslo. I hope more people gain this opportunity.

I have built several homes in Kaslo with variance approvals of decreased front yard setbacks less than Mrs. Edwards request. I am requesting our elected officials and Chief Administrative Officer to look at the precedence already set in the past on variances to setbacks already approved within our village; for example Larch Drive.

We need affordable housing, not only in Kaslo, but everywhere. It's interesting that some of the opposition to Mrs. Edwards' request do not permanently reside in our village, or even border the property. Young families are wanting to stay in the community but no housing options are available. This property should become available. Please let the younger generation stay in their/our community. They will be the future of Kaslo.

The Edwards property would suit a very nice, small walkout basement home. Septic has already been approved. A new home would meet all requirements set out by the BC Building Code, RDCK, Interior Health, Geotech and Engineering requirements.

I would rather see a small, affordable, new home on this suitable property rather than a homeless camp.

Sincerely,
Dwight Gillies
Presidential Homes and Estates
BC Licenced Residential Home Builder

ph: [REDACTED]

PREPARED BY: Ian Dunlop, CAO

DATE: September 8, 2023

SUBJECT: DVP 2023-12 – James, 585 Arena Ave

PURPOSE: This application requests a Development Variance Permit to vary the front yard setback for construction of a carport.

RECOMMENDATION: That Development Variance Permit 2023-12 be approved to vary the front setback requirement of Village of Kaslo Bylaw 1130 from 7.5 metres to 4.5 metres for an accessory building (carport).

ANALYSIS:

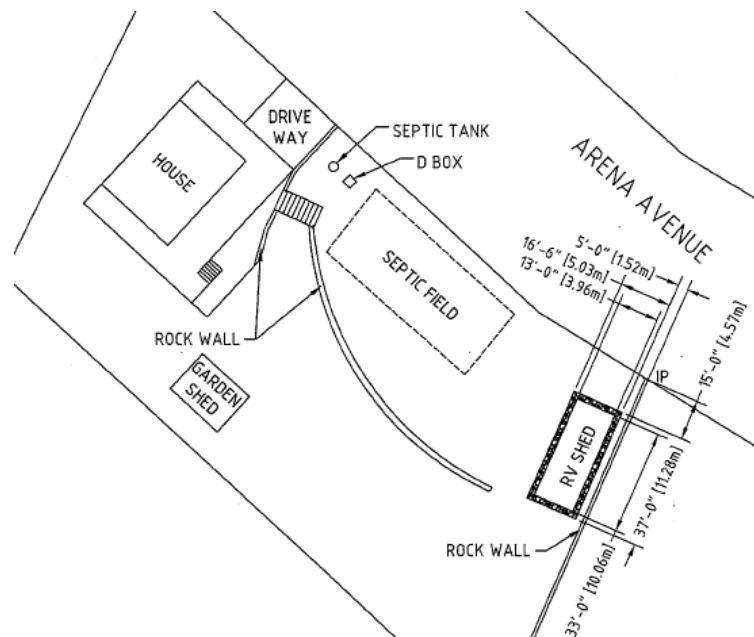
- A. **Background:** The applicant, George James proposes to construct a free-standing carport at 585 Arena Avenue:

LOT 10 PLAN NEP9499 DISTRICT LOT 209A KOOTENAY LAND DISTRICT

PID: 010-365-486

The property is within the Wildfire Development Permit Area, as defined in Section 16.6 and Map C of the Official Community Plan, Bylaw 1280. A Wildfire Development Permit under file number DP2023-11 was approved by staff under those provisions. The Official Community Plan classifies this area as Rural Residential, characterized by homes on large lots. The zoning is R-1, Single and Two-Family Residential.

- B. **Discussion:** The applicant provided plans for the carport, which was already constructed and will be used as a shelter for a recreational vehicle that is regularly parked there.



The intent of the bylaw requirement is to keep front yards clear of structures that could detract from the streetscape and prevent over-building of properties in low-density residential areas. In this case, the property is very large, and the front property line is already set well back from the travelled portion of Arena Avenue, approximately 7 metres from the edge of pavement. The existing terrain and vegetation mitigate any negative visual impacts of the RV shed. The RV shed also reduces the visual impact of recreational vehicle parking.

C. Conclusion

The new carport is constructed of non-combustible materials, so a Wildfire Development Permit has also been approved. The development is within the general intents of the Official Plan and Zoning Bylaw and will not result in an over-building of the lot.

D. Attachments:

Wildfire Development Permit DP2023-11 Planning Report.

CAO Approval: 2023.09.08

PREPARED BY: Ian Dunlop, CAO

DATE: September 8, 2023

SUBJECT: DP 2023-11 – James, 585 Arena Ave

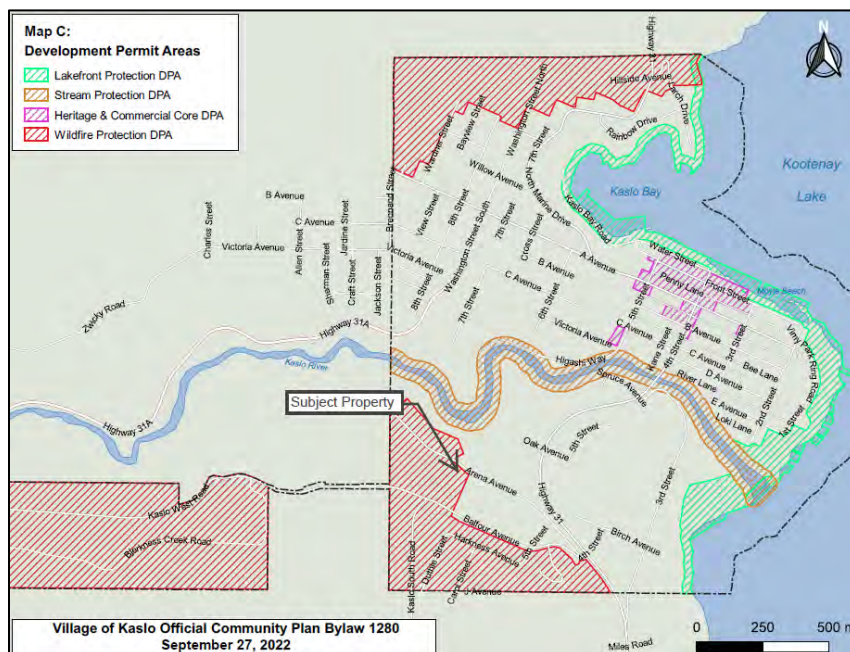
PURPOSE: This application requests a Wildfire Development Permit review for construction of a carport.

DECISION: Wildfire Development Permit application DP 2023-11 is approved without conditions.

ANALYSIS:

- A. **Background:** The applicant, George James proposes to construct a carport at 585 Arena Avenue: LOT 10 PLAN NEP9499 DISTRICT LOT 209A KOOTENAY LAND DISTRICT
PID: 010-365-486

The property is within the Wildfire Development Permit Area, as defined in Section 16.6 and Map C of the Official Community Plan, Bylaw 1280. The Wildfire Protection DPA is established for the purpose of protection from hazardous conditions, pursuant to 488(1)(b) and 492(2)(a), (c) and (d) of the Local Government Act, by encouraging development to be resilient to natural hazards and climate change, largely by following Fire Smart guidelines for building materials and landscaping.



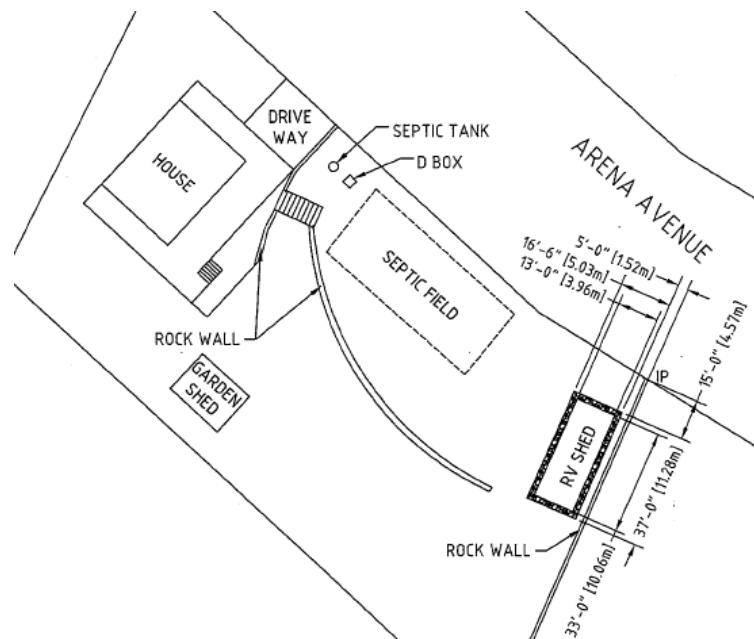
The Wildfire DPA is intended to be more educational than restrictive. It raises awareness of fire-resistant building design and landscaping practices. A FireSmart Home Assessment may be required. For approval, an applicant needs to show how they have considered wildfire protection or justify why certain measures are not taken.

Within the Wildfire Protection DPA, no new construction of a dwelling, addition, or accessory structure for which a building permit is required is allowed without a Wildfire Protection Development Permit.

A permit issued under this section in relation may include:

1. requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures, and;
2. establishing restrictions on the type and placement of trees and other vegetation in proximity to the development.

- B. **Discussion:** The applicant provided plans for the carport, which was already constructed and will be used as a shelter for a recreational vehicle. A FireSmart Home Assessment was completed in 2021 and a copy was provided. The applicant also explained the steps they had taken to FireSmart their home and property in response to the recommendations of the home assessment report.



The carport is constructed of metal panels and supports. Metal is an excellent material for because it is non-combustible. The existing home is wood construction, but the owner recognizes the importance of FireSmart-ing their property to reduce the risk of a wildfire spreading to the structure.

C. **Conclusion**

The applicant has already thought about ways of making their property and proposed home fire resistant, so the application can be approved without conditions. Wildfire Development Permit DP 2022-07 will be issued by the CAO under the authority of the Official Community Plan and Development Procedures Bylaw.

D. **Attachments:** None.

CAO Approval: 2023.09.08



REQUEST FOR COUNCIL DECISION

PREPARED BY: Catherine Allaway, Corporate Officer

DATE: September 8, 2023

SUBJECT: Temporary Use Permit 2023-03 William Crookshanks

PURPOSE: To consider a Temporary Use Permit for an RV while building a residence.

OPTIONS:

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Proceed with the renewal process. *Public notice will be given and Council will consider issuing the permit at the 2023.10.10 meeting.***
2. Do not proceed with the renewal process. *The applicant will be advised that they need to remove the RV immediately.*
3. Refer back to staff for further review and report.

RECOMMENDATION:

THAT the Village of Kaslo give notice of its intention to issue a Temporary Use Permit for 418 North Marine Drive, (Lots 2 & 3, District Lot 208, Kootenay District Plan 9523), authorizing the property owner to reside on site in a recreational vehicle while constructing their residence.

ANALYSIS:

- A. **Background:** At the 2020.07.14 Council Meeting, the following resolution was adopted by Council, to issue a Temporary Use Permit (TUP) to William Crookshanks, allowing him to reside in an RV on his property while constructing a home:

THAT Temporary Use Permit TUP-2020-01 be approved subject to receipt of payment of the security deposit and connection of power to the property within 30 days.

The maximum term of a TUP is 3 years and TUP 2020-01 has now expired. As construction of the home is not complete, the applicant is seeking to renew the TUP. TUPs can be renewed once, upon re-application to the municipality. Land Use Bylaw 1130 (as amended) requires security deposit equal to 2.5% of the estimated construction cost of the residence. Additional conditions can be imposed at the discretion of Council. Public notice must be given prior to Council issuing a TUP.

- B. **Discussion:** Construction of the home is underway but not yet complete so staff recommends allowing renewal of the TUP. The applicant is aware that only a single renewal is permitted by provincial legislation. The security deposit required by Land Use Bylaw 1130 was paid in 2020. If a renewed TUP is issued it will specify the conditions that must be met for return of the deposit.
- C. **Attachments:**
- 2023.08.16 letter and supporting documents from W. Crookshanks
 - TUP 2023-03 Public Notice
 - TUP excerpts from Land Use (Zoning) Bylaw 1130

- D. **Financial Implications:** The application fee for a TUP is set at \$250, which covers the cost of issuing the required public notice. The Village has retained the security deposit of \$2750 that was paid in 2020. Since the permit expired and the owner failed to cease the temporary use within the time limits specified a new deposit could be required.
- E. **Corporate Priority:** Nil
- F. **Environmental Implications:** Nil
- G. **Communication Strategy:** Public notice of the proposed TUP will be given in accordance with the legislation. Notices will be posted on the bulletin boards at City Hall, on the Village's website, and in the newspaper.

CAO Approval: 2023.09.08

Subject: Renewal of Temp use permit

From: William Crookshanks
Sent: Wednesday, August 16, 2023 1:31 PM
To: Karissa Stroshein <admin@kaslo.ca>
Subject: Renewal of Temp use permit

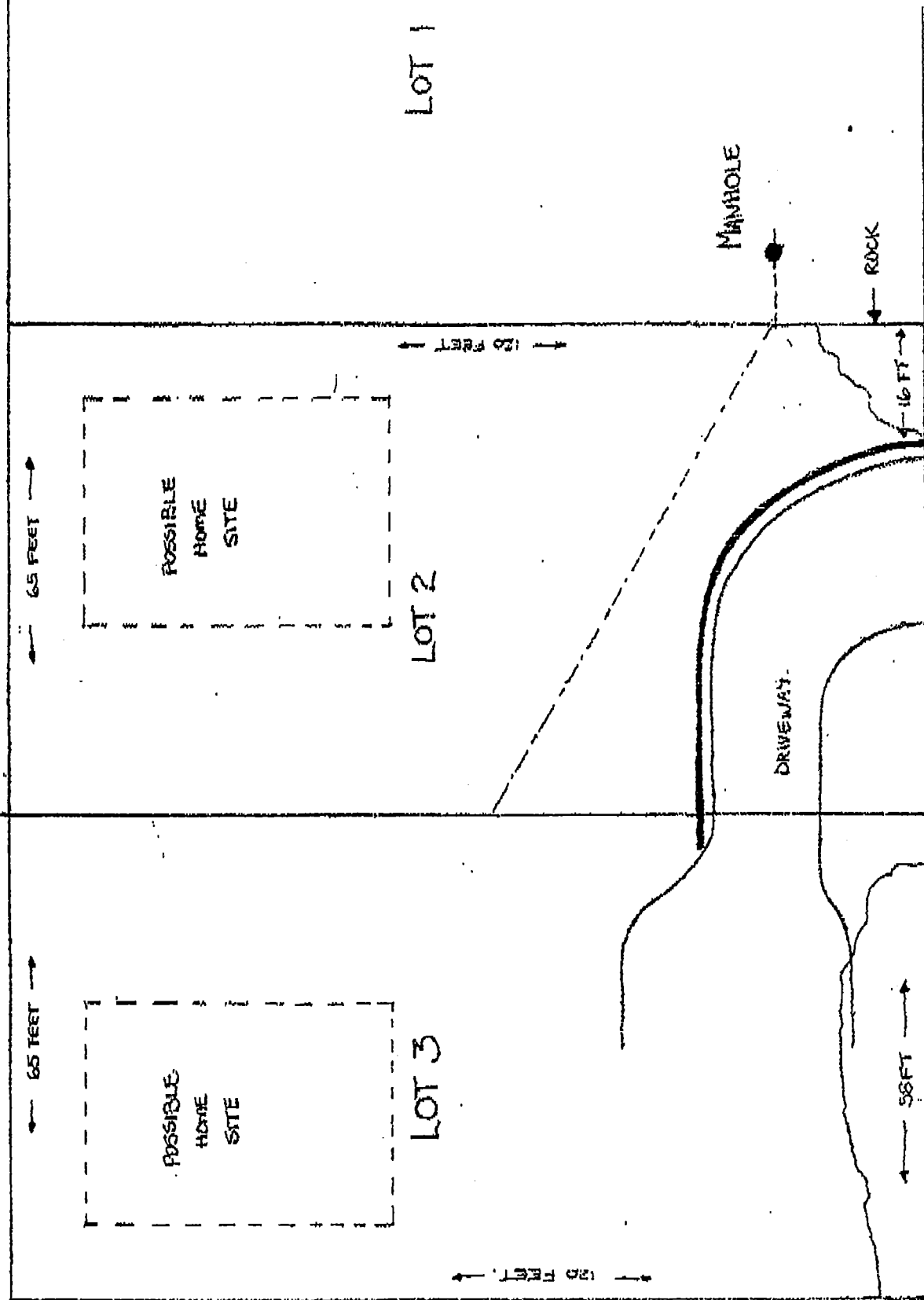
This to clarify details of request to renew temporary use permit . The reason for renewal of temporary use permit....Is to allow me to continue construction on my site and have residence.

Thank-you
Sincerely William Crookshanks



TO: ROB FORTUNE FAX: 604-860-3367

% STANLEY ASSOCIATES ENG. LTD.

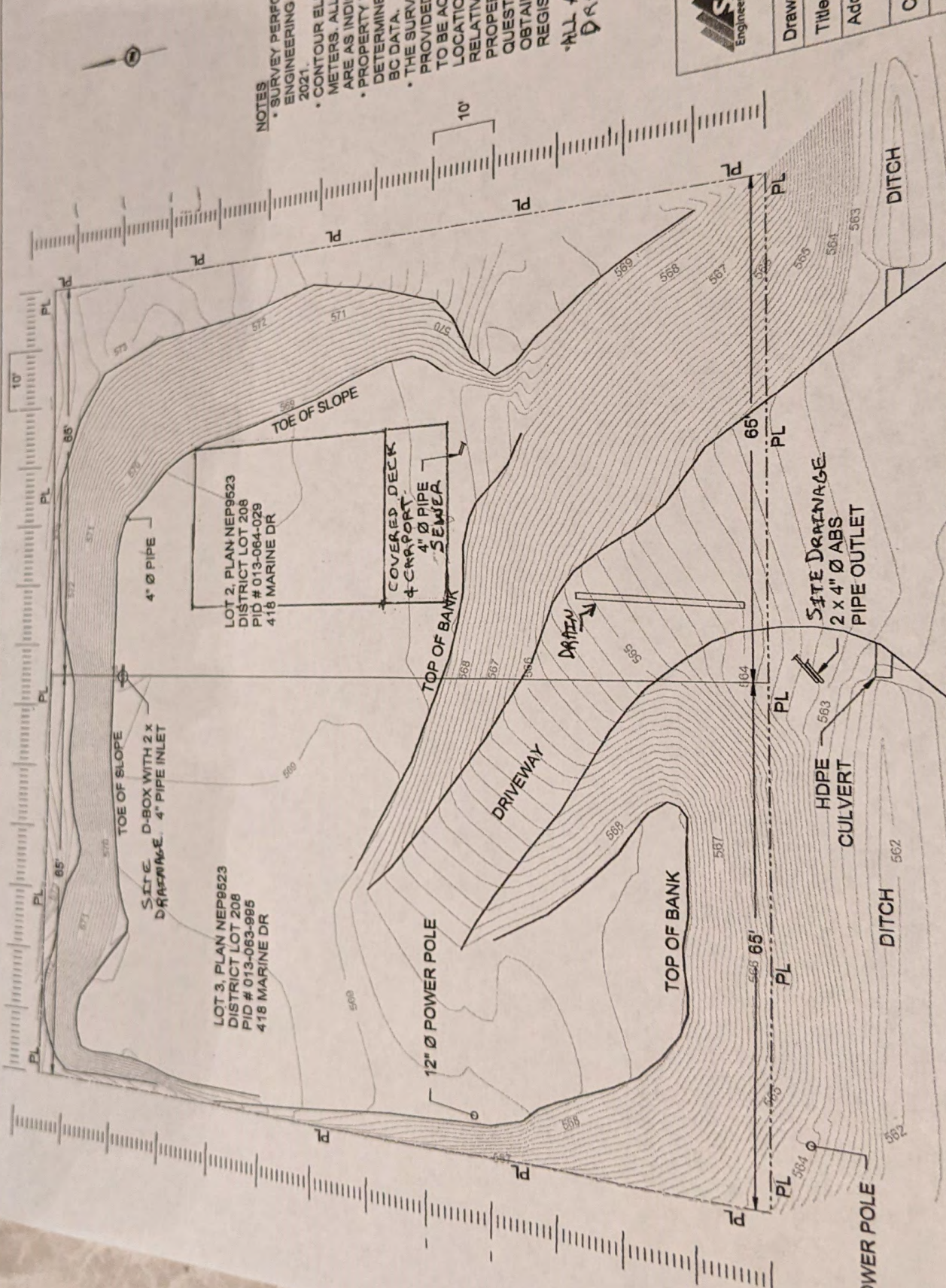


BILL + MARDI CROOKSHANKS — OWNERS LOT 2 + 3 PLAN 9523 D.L.208

365-7659 CASTLEGAR, B.C.

KASLO, B.C.

4-5



NOTES

- SURVEY PERFORMED BY SNT ENGINEERING LTD. ON MARCH 30, 2021.
- CONTOUR ELEVATIONS ARE IN METERS. ALL OTHER DIMENSIONS ARE AS INDICATED.
- PROPERTY LINE LOCATION WAS DETERMINED USING PARCEL MAP BC DATA.
- THE SURVEY INFORMATION PROVIDED HEREIN IS ESTIMATED TO BE ACCURATE TO $\pm 0.1m$.
- LOCATION OF STRUCTURES RELATIVE TO ESTABLISHED PROPERTY LINES REMAIN QUESTION, IT IS RECOMMENDED TO OBTAIN AN OPINION FROM A REGISTERED BC LAND SURVEYOR.
- ALL ADDITIONS & DELETIONS DRAWN TO SCALE



SNT Engineering Ltd.
 SUITE 3 - 388 BAYVIEW
 TEL: (250) 354-1988
 Email: info@snteng.ca

Drawn By: R. VD MERVIN	SITE PLAN
Title:	418 NORTH KASLO, BC
Address:	WILLIAM
Client:	
Proj. No.:	

EDGE OF PAVEMENT

EDGE OF PAVEMENT



Village of
Kaslo

Notice of application for a TEMPORARY USE PERMIT

This notice is pursuant to section 494 of the *Local Government Act*, and Village of Kaslo Land Use Bylaw 1130 that the Council of the Village of Kaslo will consider a resolution to renew a Temporary Use Permit (File #TUP-2023-03) at its Regular Meeting of Council on Tuesday, October 10, 2023 in Council Chambers at Kaslo City Hall, 413 4th Street in the Village of Kaslo. The meeting starts at 6:00 p.m.

If approved, the permit would allow the property owner, Mr. William Crookshanks, to reside in a recreational vehicle while constructing his residence at 418 North Marine Drive, Kaslo (Lots 2 & 3, District Lot 208, Kootenay District Plan 9523).



The Village's Land Use Bylaw 1130 allows "temporary use of a recreational vehicle, travel trailer, or camper by an owner-builder or contractor employed on the development of a lot for a permitted use under an active and valid building permit" in a R-1 (residential) land use zone if Council approves a Temporary Use Permit. (Section 2.11(b)(iv)).

The permit would be valid for up to 3 years or when the home to be constructed is suitable for occupancy, whichever comes first. The applicant is required to pay a security deposit to ensure the removal of the temporary use at the appropriate time.

If you have any questions, please contact the Village Office.

Anyone who believes that approval of Temporary Use Permit TUP-2023-03 will affect their interests is invited to provide comments to the Village. Written submissions can be sent by email, fax, mail, or hand delivered to the office. All submissions must be received by 12:00 Noon on Tuesday, October 3, 2023 to be considered by Council at the meeting.

Chief Administrative Officer, Village of Kaslo
PO Box 576, 413 4th Street, Kaslo, B.C. V0G 1M0
Tel.: 250-353-2311 Fax: 250-353-7767 Email: admin@kaslo.ca

Temporary Uses

2.11 Temporary Uses, Buildings and Structures

- a. Temporary Buildings and Temporary Shelters used for construction-related purposes connected to an active Regional District of Central Kootenay Building permit may be placed in all zones provided that:
 - i) The Temporary Building meets all applicable building and fire regulation codes;
 - ii) The Temporary Building or Shelter is located on the lot for which the Building Permit was issued;
 - iii) The Temporary Building and/or Temporary Shelter is removed within 30 days of completion of the permanent facility or 12 months after the Temporary Building and/ or Temporary Shelter is erected or installed, whichever is the lesser period;
 - iv) The Temporary Building or Shelter is not being used for the purpose of habitation.
- b. Temporary Use Permits, pursuant to the *Local Government Act*, may be issued by Council with conditions, including a financial security, for the following uses:
 - i) Special events of a commercial nature which are of limited duration and which will not preclude or compromise future permitted uses on the proposed site of the temporary use (all designations);
 - ii) Short term industrial activity such as portable asphalt plants, portable sawmills, heavy equipment storage and construction yards related to specific industrial projects of limited duration (M-1 or CDA only);
 - iii) Transitional industrial or commercial uses which comply with the area designation policies of the Official Community Plan but where zoning does not presently allow for such uses. To provide for temporary approval of transitional uses or uses where uncertainty exists as to their appropriateness or viability and where it is premature to decide upon rezoning and long-term land use rights, a Temporary Commercial and Industrial Use Permit may be issued for a limited period pursuant to the Local Government Act;(all designations);
 - iv) Temporary use of a recreational vehicle, travel trailer, or camper by an owner-builder or contractor employed on the development of a lot for a permitted use under an active and valid building permit (R1, RM1, C1, C2, C3 only).
- c. Financial securities for Temporary Use Permits, required to ensure the removal of the temporary use and other permit compliance, shall be calculated on the following basis;
 - i) Temporary Use that involves construction related to a Building Permit: 2.5 per cent of estimated construction costs;
 - ii) All other uses: security range of \$1,000-\$5,000 at the discretion of Council.



REQUEST FOR COUNCIL DECISION

PREPARED BY: Catherine Allaway, Corporate Officer

DATE: September 7, 2023

SUBJECT: MAIS Conference Attendance

PURPOSE: To authorize reimbursement of travel expenses for staff attending the MAIS conference in Nelson.

OPTIONS:

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Approve the expenses. Staff will attend professional development sessions.**
2. Do not approve the expenses. *Staff will not attend professional development sessions.*
3. Refer back to staff for further review and report.

RECOMMENDATION:

THAT the Deputy Clerk-Treasurer and the Accounting Clerk are authorized to attend the 2023 AMAIS Tech fall conference in Nelson, with expenses paid.

ANALYSIS:

- A. Background:** AMAIS Tech provides finance software used by the Village of Kaslo and other local governments. They are hosting a regional conference in Nelson in October/November 2023 (exact date to be confirmed). A Council resolution is required to authorize reimbursement of travel expenses, in accordance with municipal policy.
- B. Discussion:** Participation in professional development sessions ensures staff awareness of best practices in municipal service delivery. This event promises to provide learning and networking opportunities. In past years, the conference has been held in the lower mainland, limiting the feasibility of attendance. Participating in a regional event is a cost-effective option that is available this year.
- C. Attachments:** Nil
- D. Financial Implications:**
There is no cost to register for the event and meals are provided, but advance approval from Council is required to authorize reimbursement of travel costs. Mileage is estimated to cost \$80 per person.
- E. Corporate Priority:** Building staff capacity through training and succession planning are identified in the Corporate Strategic Plan.
- F. Environmental Impact:** Carpooling is encouraged but not required.
- G. Communication Strategy:** Nil



REQUEST FOR COUNCIL DECISION

PREPARED BY: Catherine Allaway, Corporate Officer

DATE: September 7, 2023

SUBJECT: Beer Garden Application – Kaslo Community Acupuncture Society

PURPOSE: To seek Council approval for a Beer Garden as part of the September baseball tournament.

OPTIONS:

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Approve the request, with conditions. *The organizers will proceed with licencing, subject to meeting the requirements specified.***
2. Do not approve the request. *The applicants will be advised of Council's decision.*
3. Refer back to staff for further review and report.

RECOMMENDATION:

THAT a Beer Garden Licence be granted to Kaslo Community Acupuncture Society for September 23-24, 2023, subject to compliance with all government requirements and washroom use arrangements acceptable to the campground operator.

ANALYSIS:

- A. **Background:** The Kaslo Community Acupuncture Society is planning a tournament from September 23-24, 2023 at Murray Pearson Ball Field. They wish to hold a Beer Garden fundraiser as part of the event. A Council resolution is required to authorize the permit.
- B. **Discussion:** An application has been received, and most of the requirements have been met. The group must make arrangements for washroom use (either in cooperation with the campground operator, or by bringing in portable toilets). Council can provide conditional approval, specifying the requirements that must be met.
- C. **Attachments:**
 - Beer Garden application Kaslo Community Acupuncture Society
 - Beer Garden Regulation Bylaw 1052, 2007
 - Beer Garden Policy 2008.01.08
- D. **Financial Implications:** No municipal fees apply for the Beer Garden Licence, but a Large Event Fee and Park Rental fee will be required.
- E. **Corporate Priority:** Nil
- F. **Environmental Implications:** Nil
- G. **Communication Strategy:** Nil

VILLAGE OF KASLO

BYLAW 1052, 2007

BEING A BYLAW FOR REGULATION OF BEER GARDENS WITHIN THE VILLAGE OF KASLO

WHEREAS it is deemed necessary and expedient to regulate the operation of beer gardens within the boundaries of the Village of Kaslo;

AND WHEREAS the Council of the Village of Kaslo deems it to be in the best interest of the general public to be fully cognizant of the responsibilities as a licence holder for a beer garden;

NOW THEREFORE the Council of the Village of Kaslo, in open meeting assembled, enacts as follows:

1. A maximum of ten (10) Beer Garden Licences may be issued by the Village of Kaslo between January and December in any one year.
2. Bona fide organizations may obtain a Beer Garden Licence to cover the sale of beer and wine at community and public celebrations during the calendar year, up to a maximum of three (3) days in any one year.
3. An application for a Beer Garden Licence shall be required in the form as set out in Schedule "A" attached hereto and forming part of this bylaw.
4. A Beer Garden Licence issued under this bylaw shall be from 11:00 a.m. until dusk, seven (7) days a week.
5. There shall be no refrigeration vehicle operated beyond one hour of the close of sales for a beer garden within 300 feet of any R-1 or RM-1 zone.
6. A financial statement is to be submitted to the Village of Kaslo within sixty (60) days after the close of the beer garden, as set out in Schedule "B" attached hereto and forming part of this bylaw.
7. Bylaw 1022, 2005 is hereby repealed.
8. This bylaw comes into full force and effect on the 1st day of January 2008.
9. This bylaw may be cited as "Village of Kaslo Beer Garden Regulation Bylaw No. 1052, 2007".

READ A FIRST TIME this 23rd day of October 2007.

READ A SECOND TIME this 23rd day of October 2007.

READ A THIRD TIME this 23rd day of October 2007.

RECONSIDERED AND ADOPTED this 13th day of November 2007.

Mayor

Chief Administrative Officer

Certified Correct:

Chief Administrative Officer

SCHEDULE "A"
To Bylaw 1052

VILLAGE OF KASLO
BEER GARDEN LICENCE APPLICATION

NAME OF ORGANIZATION: Kaslo Beaches Ball Tournament

NAME OF APPLICANT: Cloe Bayeur Holland

OFFICIAL POSITION: Volunteer fundraiser

HOME ADDRESS: 6432 backroad Kaslo BC

TELEPHONE: HOME: _____ WORK: _____ CELL: 2503538987

APPROXIMATE NUMBER OF PEOPLE ATTENDING: 250/day

COMMUNITY PROJECT OR CHARITABLE AGENCY TO RECEIVE NET PROCEEDS:
Kaslo Community Acupuncture Society

NAME OF EVENT: Pitch for Health

TIME & DATE(S) OF EVENT: Sept 23+24, 8am-7pm

LOCATION OF EVENT: Vimy park/ Ball diamond

CIVIC ADDRESS: _____

NAMES OF CONTROLLERS: Trish Lier, Lana Knoll, Cloe Bayeur Holland, Leni Neumeier, Laura Douglas

☒ PROOF OF LIABILITY INSURANCE ATTACHED (Submitted previously by Laura Douglas)

SKETCH OF SITE (on reverse side of this form)



APPLICANT'S SIGNATURE


INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

VILLAGE OF KASLO
BEER GARDEN REGULATIONS

The minimum standards for a Beer Garden are as follows:

1. Adequate fencing and type of fencing as determined by the issuing authority (RCMP) will be no lower than 5 feet in height.
2. Entry and exit points must be controlled during hours of operation by a responsible adult representing the holder of the licence to ensure that beer and wine are not taken out or passed out of the garden over the fencing.
3. Beer and wine are to be served in plastic or paper containers only.
4. Suitable washroom and any other related facilities requested by the Village are to be provided. A letter from the appropriate authority must accompany your application for a Liquor Licence indicating you have satisfied this requirement.
5. The sketch of the designated Beer Garden area must be included in the application form.
6. Food must be available at all times.
7. The sponsoring organization will supply sufficient personnel to provided adequate security to police the function.
8. Prior to opening the Beer Garden to the public, a request must be made to the RCMP to have an officer on duty inspect the facility to ensure it meets all physical requirements.
9. Dates issued and not used for whatever reason must be returned to the Village of Kaslo for redistribution.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ABOVE REGULATIONS.

ACKNOWLEDGED:  _____
(Applicant)

INSPECTED BY: _____
(RCMP, Kaslo Detachment)

DATE: _____

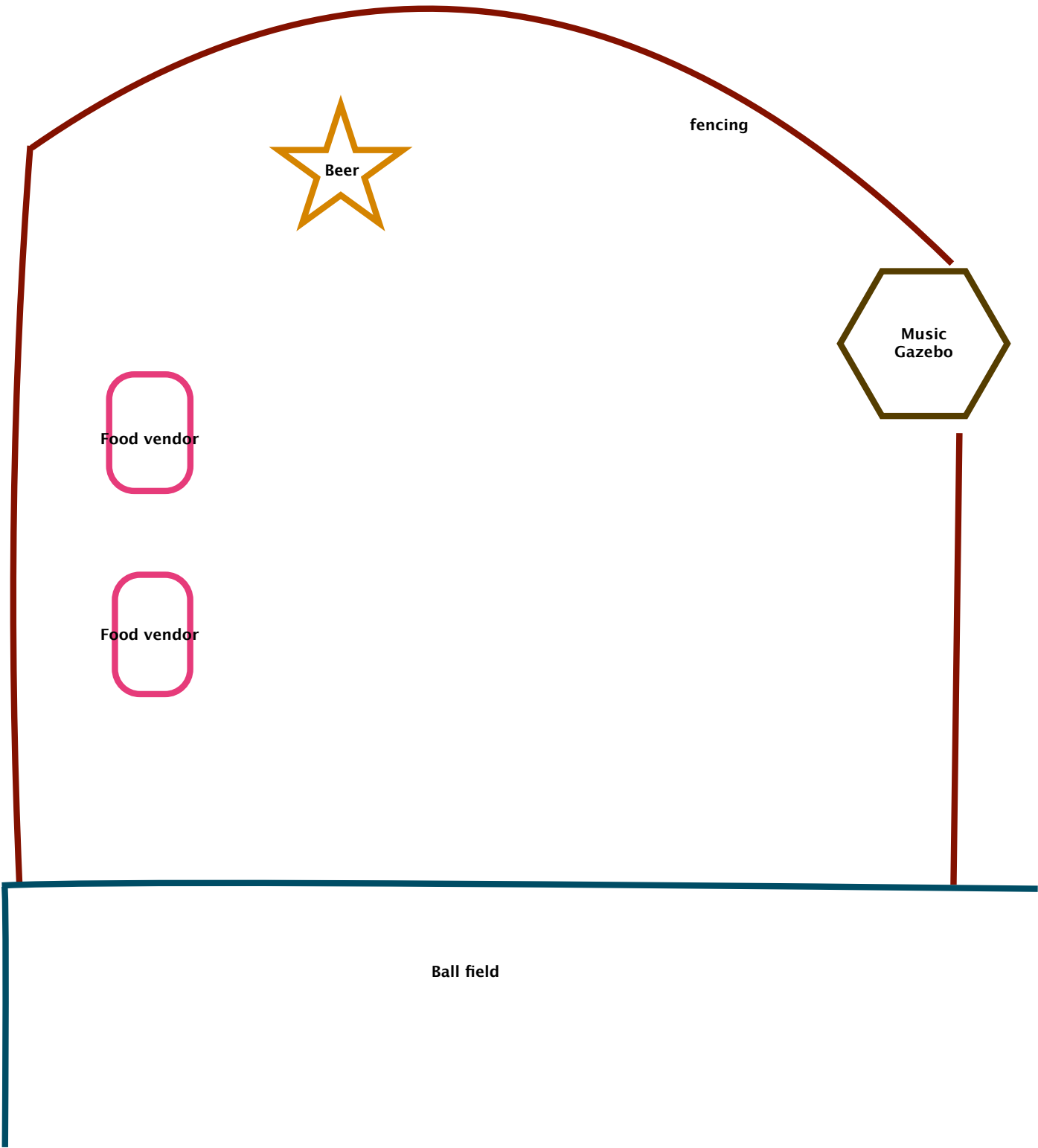
TIME: _____

VILLAGE OF KASLO
BEER GARDEN LICENCING APPLICATION REGULATIONS

Beer Garden licencing is for use by leagues, groups, organizations or societies who wish to use municipal or private facilities, or areas not enclosed, for the purpose of selling beer and wine for public functions.

All applicants must abide by the rules and regulations as set forth by the Province of British Columbia and the Village of Kaslo.

1. Each applicant must:
 - (a) Be a bona fide organization, complying with the Liquor Distribution Act;
 - (b) Include the municipality as an additional named insurance on the organization's liability insurance policy for a sum not to be less than Two Million (\$2M) Dollars;
 - (c) Complete all application forms in all respects and submit to the municipality on the approved application form thirty (30) clear days in advance of the event, and;
 - (d) Submit financial reports to the municipality within 60 days of the event and clearly indicate where funds are used. Failure to comply may result in refusal of licencing in subsequent years.
2. Minimum standards for the enclosed Beer Garden area are as follows:
 - (a) Adequate fencing and type of fencing as determined by the RCMP will be no lower than five (5) feet in height.
 - (b) Entry and exit points must be controlled during hours of operation by a responsible adult representing the holder of the licence to ensure that beer and wine are not taken out or passed out of the garden over the fencing.
 - (c) Beer and wine are to be served in plastic or paper containers only.
 - (d) Suitable washroom and any other related facilities requested by the municipality are to be provided. A letter from the appropriate authority must accompany your application for a Liquor Licence indicating you have satisfied this requirement.
 - (e) Food must be available at all times.
 - (f) The sponsoring organization will supply sufficient personnel to provided adequate security as determined by the RCMP to police the function.
 - (g) Prior to opening the Beer Garden to the Public, a request must be made to the RCMP to have an officer on duty inspect the facility to ensure that it meets all physical requirements.
 - (h) Dates issued and not used for whatever reason must be returned to the municipality for redistribution.
3. Upon approval, a Beer Garden Licence must be obtained from the Liquor Distribution Branch, and approved by the RCMP at least 14 clear days before the event.
4. It is the sponsoring organization's responsibility to ensure that no minors are permitted entry to the Beer Garden, and to check the identification of persons of questionable age and deny them admission if identification is not satisfactory.
5. Proceeds of the function should be for charitable or public purposes. Any profit accrued shall not be used by the organization to improve its own well being.



fencing

Ball field

CERTIFICATE OF INSURANCE

ISSUE DATE: August 22, 2023

Certificate No. **23/59945PP**

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies listed below.

INSURANCE BROKER

Shephard Ashmore Insurance Services
203-1508 West 2nd Avenue
Vancouver, BC V6J 1H2
Tel (604) 684-9349 Fax (604) 684-9359
e-mail: amy@shephardashmore.com

COMPANIES AFFORDING COVERAGE

Company A: **Everest Insurance Company of Canada**

Company B:

Company C:

Named Insured:

KASLO COMMUNITY ACUPUNCTURE SOCIETY

(As is now or may hereafter be constituted)

336 B AVENUE

KASLO, BC V0G 1M0

This is to certify that policies of insurance listed below have been issued to the Insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Any deductibles are the sole responsibility of the first Named Insured. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Co.	X = active	Type of Insurance	Policy Number	Effective Date	Expiration Date	Policy Limits	
A	<input checked="" type="checkbox"/>	Commercial General Liability (Occurrence Based)	E208PR2722	Sep. 23, 2023 All Days	Sep. 24, 2023 11:59 p.m.	General Aggregate	N/A
	<input checked="" type="checkbox"/>	Premises Operations	As above	As above	As above	Product-Completed Ops Aggregate	\$2,000,000
	<input checked="" type="checkbox"/>	Independent Contractors	As above	As above	As above	Personal & Advertising Injury	\$2,000,000
	<input checked="" type="checkbox"/>	Products and Completed Operations	As above	As above	As above	Each Occurrence	\$2,000,000
	<input checked="" type="checkbox"/>	Cross Liability & Severability of Interests	As above	As above	As above	Tenants Legal Liability	\$ 100,000
	<input checked="" type="checkbox"/>	Broad Form Property Damage	As above	As above	As above	Medical Expenses	\$ 10,000
	<input checked="" type="checkbox"/>	Contractual	As above	As above	As above		

Description of Ops / Locations / Vehicles / Restrictions / Special Items:

Softball Tournament, Beer Garden, Music, Food Vendors

CANCELLATION: Should any of the above policies be cancelled or coverage reduced before the expiration date thereof, the Insurer will endeavor to mail 30 days written notice to the certificate holder.

CERTIFICATE HOLDERS/ADDITIONAL INSURED:

VILLAGE OF KASLO

The Term "Additional Insured" means a party who is insured only with respect to claims caused by the acts or failure to act of the Named Insured in accordance with all the terms & conditions of this Policy and only with respect to Premises, Work, Productions, Products and or Services which are insured under this Policy. Such "Additional Insured" endorsed hereon is not insured under this Policy for any of their own acts or failure to act.

AUTHORIZED REPRESENTATIVE



PETER PARKIN / SHEPHARD ASHMORE INSURANCE
SERVICES



REQUEST FOR COUNCIL DECISION

PREPARED BY: Catherine Allaway, Corporate Officer

DATE: September 8, 2023

SUBJECT: Library Lease Renewal

PURPOSE: To authorize advertising the renewal of the Kaslo & District Public Library lease.

OPTIONS:

Recommendation is indicated in **bold**. Implications are in *italics*.

1. **Advertise the lease. *Public notices will be circulated and authorization to sign the agreement will be placed on the 2023.10.10 agenda for Council's consideration.***
2. Don't renew the lease. *No municipal revenue will be generated and the library will be required to vacate their current space.*
3. Refer back to staff for further review and report.

RECOMMENDATION:

THAT public notice be given of the Village's intent to lease improvements known as the Kaslo Public Library, located at 413 4th Street, to the Kaslo and District Public Library Association for the purpose of operating a public library, for a 5 year term ending December 31, 2028, at a cost of \$ 6368.50 in 2023 with 2% increases in each subsequent year.

ANALYSIS:

- A. **Background:** The Kaslo and District Library leases space on the lower level of City Hall. The current lease agreement will expire at the end of December 2023. Prior to entering into a lease agreement, public notice is required. A Council resolution is required to authorize advertising the lease arrangements. The agreement will be brought back to Council, along with any comments received in response to the public notice, for consideration prior to signing the lease. The library has been located in the basement of City Hall for many years. The current lease has an option to renew for an additional 5 years. The Library Board met over the summer and staff provide the renewal lease figures. Public notice must be provided prior to Council authorizing lease agreements.
- B. **Discussion:** The Kaslo and District Library is actively pursuing grant opportunities with the aim of constructing a new library facility on municipal lands at the corner of Front Street and 5th Street. This work will not be completed before December 31, 2023 when the current lease expires, so the Library wishes to exercise the renewal option in their current lease agreement. This will allow their continued occupation of the current space for an additional five year term, although the agreement can be terminated by the Village with 30 days notice.
- C. **Attachments:**
 - Draft Lease agreement
 - Advertisement

- D. **Financial Implications:** The proposed lease agreement imposes lease fees of \$6,368.50 in 2024, with 2% increases in each subsequent year, as well as advertising costs in the first year. The 2024 amount represents a 2% increase over the 2023 rates. Over the course of the agreement, the Village will generate \$33,141.93 in rental fees. However, the Village covers electricity and major repair costs, which over the current term of the lease included radon remediation and conversion of fluorescent lights to LED.

Year	Lease Fees (+GST)
January 1, 2024-December 31, 2024	\$6,368.50
January 1, 2025-December 31, 2025	\$6,495.87
January 1, 2026-December 31, 2026	\$6,625.79
January 1, 2027-December 31, 2027	\$6,758.31
January 1, 2028-December 31, 2028	\$6,893.48

- E. **Corporate Priority:** Supporting the relocation of the Kaslo and District Public Library was identified as a priority in the Village's 2021 Strategic Plan.
- F. **Environmental Impact:** Nil
- G. **Communication Strategy:** Public notice of the intent to lease to the library will be placed on the Village's website, on the Public Notice Boards at City Hall, and published in the September 18th edition of the Pennywise.

CAO Approval: 2023.09.08

VILLAGE OF KASLO

Intention to Lease Property

It is the intention of the Village of Kaslo to lease improvements known as the Kaslo Public Library, 413 4th Street, to the Kaslo & District Public Library Association for a 5 year term for an annual fee of \$6,368.50 in the first year (increasing annually by 2%) for the purpose of operating a public library.

For further information, contact the Village office at 413 Fourth Street, Kaslo BC at 250-353-2311 weekdays between the hours of 10 am to 3 pm prior to 12 noon, Tuesday October 3, 2023.

Chief Administrative Officer, Village of Kaslo



LEASE

THIS LEASE made the _____ day of _____, 20____.

UNDER THE *LAND TRANSFER FORM ACT*, PART 2

BETWEEN:

VILLAGE OF KASLO

Box 576, Kaslo BC. V0G 1M0

(the "**Landlord**")

OF THE FIRST PART

AND:

KASLO AND DISTRICT PUBLIC LIBRARY ASSOCIATION

PO Box 760, Kaslo, BC V0G 1M0

(the "**Tenant**")

OF THE SECOND PART

WHEREAS the Landlord is the owner of the premises herein;

AND WHEREAS the Tenant has requested and the Landlord has agreed to grant a lease in the following terms (the "**Lease**");

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the rents, covenants and agreements of the Tenant and the Landlord in this Lease, the Tenant and the Landlord agree as follows:

1.0 Premises

- 1.1 The Landlord leases to the Tenant the premises described in Schedule "A" annexed to this Lease (the "**Premises**") situate in Kaslo, British Columbia.

2.0 Term

- 2.1 For the term of 60 months commencing on the 1st day of January 2024, and ending on the 31st day of December, 2028 (the "**Term**").

3.0 Use

- 3.1 The Tenant shall use the Premises for the purpose of a Public Library and for no other purpose without the prior written consent of the Landlord. Conditions of use are listed in Schedule "B".

4.0 Rent

- 4.1 The Tenant shall pay to the Landlord a rent of six thousand three hundred and sixty eight dollars and fifty cents (\$6,368.50) plus applicable taxes in the first year and 2% increases in each subsequent year of the Term, due and payable on the first day of each year during the Term.

Year	Lease Fees (+GST)
January 1, 2024-December 31, 2024	\$6,368.50
January 1, 2025-December 31, 2025	\$6,495.87
January 1, 2026-December 31, 2026	\$6,625.79
January 1, 2027-December 31, 2027	\$6,758.31
January 1, 2028-December 31, 2028	\$6,893.48

- 4.2 In the first year of the lease the Tenant shall also pay the costs of advertising the disposition of land in accordance with the provisions of the *Community Charter*.
- 4.3 The Tenant shall pay all rents and additional rents reserved under this Lease.

5.0 Taxes

- 5.1 The Tenant shall pay all taxes, rates, duties, and assessments whatsoever, whether municipal, provincial, federal, or otherwise, now charged or hereafter to be charged upon the Premises, or upon the Tenant, on account thereof, except such taxes, rates, duties, and assessments which the Tenant is by law exempted from.

6.0 Utilities

- 6.1 The Tenant shall pay as they become due all charges for utilities used on the Premises, except electricity.

7.0 Construction

- 7.1 The Tenant shall not renovate or alter the Premises, unless, prior to any construction or alteration, having first obtained the written consent of the Landlord, and any permits and inspections required by law.

8.0 Repair and Maintenance

- 8.1 The Tenant shall give immediate notice to the Landlord of any defect in any water, gas and electrical fixtures, glass, pipes, faucets, locks, fastenings, hinges, heating and cooling apparatus in, on or attached to the Premises;
- 8.2 The Tenant shall repair and shall keep and leave whole and in good repair all water, gas and electrical fixtures, glass, pipes, faucets, locks, fastenings, hinges, heating and cooling apparatus in, on or attached to the Premises;
- 8.3 The Landlord may at all reasonable times without prior notice enter and view the state of repair of the Premises and the Tenant will repair within thirty (30) days of receiving written notice any defect in water, gas and electrical fixtures, glass, pipes, faucets, locks, fastenings, hinges, heating and cooling apparatus in, on or attached to the Premises;
- 8.4 Sections 8.2 and 8.3 shall not apply to reasonable wear and tear, or damage by any peril the risk of which has been insured against pursuant to section 12.2.
- 8.5 The Tenant shall at all times maintain the premises to an excellent standard of maintenance.

9.0 Assign or Sublet

- 9.1 The Tenant shall not assign nor sublet, licence, sub-licence or grant any other right or interest in the Premises without prior written consent of the Landlord.
- 9.2 The Landlord's consent to assignment or subletting shall not release or relieve the Tenant from its obligations to perform all the terms, covenants and conditions that this Lease requires the Tenant to perform, and the Tenant shall pay the Landlord's reasonable costs incurred in connection with the Tenant's request for consent.

10.0 Nuisance

- 10.1 The Tenant shall not carry on or do or allow to be carried on or done on the Premises anything that:
- (a) may be or become a nuisance to the Landlord or the public;
 - (b) increases the hazard of fire or liability of any kind;
 - (c) increases the premium rate of insurance against loss by fire or liability upon the Premises;

- (d) invalidates any policy of insurance for the Premises; or
- (e) directly or indirectly causes damage to the Premises.

11.0 Regulations

- 11.1 The Tenant shall comply promptly at its own expense with all statutes, regulations, bylaws and other legal requirements (collectively, "**Laws**") of all federal, provincial or local authorities, including an association of fire insurance underwriters or agents, and all notices issued under them that are served upon the Landlord or the Tenant.

12.0 Insurance

- 12.1 The Tenant shall take out and maintain during the Term a policy of commercial general liability insurance against claims for bodily injury, death or property damage arising out of the use and occupancy of the Premises by the Tenant in the amount of not less than Two Million Dollars (\$2,000,000.00) per single occurrence or such greater amount as the Landlord may from time to time require, naming the Landlord as an additional insured party thereto, and shall provide the Landlord with a certified copy of such policy or policies.
- 12.2 All policies of insurance required by this Lease shall contain a waiver of subrogation clause in favour of the Landlord and shall also contain a clause requiring the insurer not to cancel or change the insurance without first giving the Landlord thirty (30) days prior written notice.
- 12.3 If the Tenant does not provide or maintain in force the insurance required by this Lease, the Landlord may take out the necessary insurance and pay the premium for periods of one year at a time, and the Tenant shall pay to the Landlord as additional rent the amount of the premium immediately on demand.
- 12.4 If both the Landlord and the Tenant have claims to be indemnified under any insurance required by this Lease, the indemnity shall be applied first to the settlement of the claim of the Landlord and the balance, if any, to the settlement of the claim of the Tenant.

13.0 Indemnification

- 13.1 The Tenant shall indemnify the Landlord from and against all lawsuits, damages, losses, costs or expenses which the Landlord may incur by reason of the use or occupation of the Premises by the Tenant or the carrying on upon the Premises of any activity in relation to the Tenant's use or occupation of the Premises and in respect of any loss, damage or injury sustained by the Tenant, or by any person while on the Premises for the purpose of doing business with the Tenant or otherwise dealing with the Tenant, or by reason of non-compliance by the Tenant with Laws or by reason of any defect in the Premises, including all costs and legal

costs, taxed on a solicitor and client basis, and disbursements and this indemnity shall survive the expiry or sooner determination of this Lease.

- 13.2 For the purposes of section 13.1, "Tenant" includes any assignee, sub-tenant, licensee or sub-licensee of the Tenant.

14.0 Builders Liens

- 14.1 The Tenant shall indemnify the Landlord from and against all claims for liens for wages or materials or for damage to persons or property caused during the making of or in connection with any excavation, construction, repairs, alterations, installations and additions which the Tenant may make or cause to be made on, in or to the Premises, and the Tenant shall promptly take all legal action necessary to cause any lien to be discharged. The Landlord shall be at liberty to file a notice of interest against title to the Premises pursuant to the *Builders Lien Act*.

15.0 Possession

- 15.1 The Tenant shall upon the expiration or earlier termination of this Lease peaceably surrender and give up possession of the Premises without notice from the Landlord, any right to notice to quit or vacate being hereby expressly waived by the Tenant, despite any law or custom to the contrary.

16.0 Condition of Premises

- 16.1 The Tenant acknowledges that it has with due diligence investigated and satisfied itself with respect to the condition of the Premises and its suitability for the uses permitted by this Lease, including without limitation with respect to its size, dimensions, state, condition, environmental condition or impact, presence or absence of any substances or conditions (whether hazardous or not), soil and water condition, usefulness, topography, legal access, services and zoning.

17.0 Environmental Matters

17.1 Definitions

For the purposes of this section 17.0:

- (a) "Contaminants" means any pollutants, contaminants, deleterious substances, underground or above-ground tanks, lead, asbestos, asbestos-containing materials, hazardous, corrosive, or toxic substances, hazardous waste, waste, polychlorinated biphenyls ("PCBs"), PCB-containing equipment or materials, pesticides, defoliants, fungi, including mould and spores arising from fungi, or any other solid, liquid, gas, vapour, odour, heat, sound, vibration, radiation, or combination of any of them, which is now or hereafter prohibited, controlled, or regulated under Environmental Laws; and

- (b) “Environmental Laws” means any statutes, laws, regulations, orders, bylaws, standards, guidelines, protocols, criteria, permits, code of practice, and other lawful requirements of any government authority having jurisdiction over the Premises now or hereafter in force relating in any way to the environment, environmental assessment, health, occupational health and safety, protection of any form of plant or animal life or transportation of dangerous goods, including the principles of common law and equity.

17.2 Tenant’s Covenants and Indemnity

The Tenant covenants and agrees as follows:

- (a) not to use or permit to be used all or any part of the Premises for the sale, storage, manufacture, handling, disposal, use, or any other dealing with any Contaminants, without the prior written consent of the Landlord;
- (b) to strictly comply, and cause any person for whom it is in law responsible to comply, with all Environmental Laws regarding the use and occupancy of the Premises;
- (c) to promptly provide to the Landlord a copy of any environmental site investigation, assessment, audit, report or test results relating to the Premises conducted by or for the Tenant at any time;
- (d) to waive the requirement, if any, for the Landlord to provide a site profile for the Premises under the *Environmental Management Act* or any regulations under that Act;
- (e) to maintain all environmental site investigations, assessments, audits, reports, and test results relating to the Premises in strict confidence except as required by law, or to the Tenant’s professional advisers and lenders on a need-to-know basis, or with the prior written consent of the Landlord, which consent may not be unreasonably withheld;
- (f) to promptly notify the Landlord in writing of any release of a Contaminant or any other occurrence or condition at the Premises or any adjacent property that could contaminate the Premises or subject the Landlord or the Tenant to any fines, penalties, orders, investigations, or proceedings under Environmental Laws;
- (g) on the expiry or earlier termination of this Lease, or at any time if requested by the Landlord or required by any government authority under Environmental Laws, to remove from the Premises all Contaminants, and to remediate by removal any contamination of the Premises or any adjacent property resulting from Contaminants, in either case, brought onto, used at, or released from the Premises by the Tenant or any person for whom it is in law responsible. The Tenant will perform these obligations promptly at

its own cost and in accordance with Environmental Laws. The Tenant will provide to the Landlord full information with respect to any remedial work performed under this sub-clause and will comply with the Landlord's requirements with respect to such work. The Tenant will use a qualified environmental consultant approved by the Landlord to perform the remediation and will obtain the written agreement of the consultant to the Landlord relying on its report. The Tenant will, at its own cost, obtain such approvals and certificates from the BC Ministry of Environment and other applicable government authorities in respect of the remediation as are required under Environmental Laws or by the Landlord, including without limitation, a certificate of compliance evidencing completion of the remediation satisfactory to the Ministry and the Landlord. All such Contaminants will remain the property of the Tenant, notwithstanding any rule of law or other provision of this Lease to the contrary and notwithstanding the degree of their affixation to the Premises; and

- (h) to indemnify the Landlord and its shareholders, directors, officers, employees, agents, successors, and assigns from any and all liabilities, actions, damages, claims, remediation cost recovery claims, losses, costs, orders, fines, penalties and expenses whatsoever, (including any and all environmental or statutory liability for remediation, all legal and consultants' fees and expenses and the cost of remediation of the Premises and any adjacent property) arising from or in connection with:
 - (i) any breach of or non-compliance with the provisions of this section 17.0 by the Tenant; or
 - (ii) any release or alleged release of any Contaminants at or from the Premises related to or as a result of the use and occupation of the Premises or any act or omission of the Tenant or any person for whom it is in law responsible.

The obligations of the Tenant under this section 17.0 will survive the expiry or earlier termination of this Lease.

18.0 Quiet Enjoyment

18.1 The Landlord covenants with the Tenant for quiet enjoyment.

19.0 Termination and Re-entry

19.1 If the Tenant defaults in the payment of rent, or the payment of any other sum payable under this Lease, or fails to perform any covenant under this Lease and if such default shall continue for thirty (30) days after the giving of written notice by the Landlord to the Tenant, then the Landlord may terminate this Lease and may re-enter the Premises and the rights of the Tenant with respect to the Premises

shall lapse and be absolutely forfeited.

20.0 Forfeiture

- 20.1 The Landlord, by waiving or neglecting to enforce the right to termination and forfeiture of this Lease or the right of re-entry upon breach of any covenant, condition or agreement in it, does not waive the Landlord's rights upon any subsequent breach of the same or any other covenant, condition or agreement in this Lease.

21.0 Distress

- 21.1 If the Landlord is entitled to levy distress against the goods and chattels of the Tenant, the Landlord may use enough force necessary for that purpose and for gaining admittance to the Premises and the Tenant releases the Landlord from liability for any loss or damage sustained by the Tenant as a result.

22.0 Destruction

- 22.1 If the Premises or any part of them are at any time during the Term burned down or damaged by fire, flood, lightning, explosion, tempest, earthquake or tsunami:
- (a) the rent or a proportionate part of it according to the nature and extent of the damage sustained shall be suspended and abated until the Premises or any building or structure on the Premises has been rebuilt or made fit for the purpose of the Tenant; or
 - (b) if the Tenant elects not to undertake restoration, repair or replacement this Lease shall terminate and, for the purpose of this subparagraph (b), if the Tenant does not advise the Landlord concerning the Tenant's intention within thirty (30) days of the damage occurring, the Tenant shall be deemed to have elected not to undertake restoration, repair and replacement.
- 22.2 If the Tenant elects to undertake restoration, repair or replacement of damage referred to in section 22.1, the Tenant shall complete such restoration, repair or replacement within twelve (12) months of the damage occurring.

23.0 Fixtures

- 23.1 Unless the Tenant, upon notice from the Landlord, removes them, all buildings, structures or improvements constructed, placed or installed on the Premises by the Tenant, save and except for moveable business fixtures of the Tenant, shall, at the termination or expiry of this Lease, become the sole property of the Landlord at no cost to the Landlord.

24.0 Holding Over

- 24.1 If the Tenant holds over following the Term and the Landlord accepts rent, this Lease becomes a tenancy from month to month subject to those conditions in this Lease applicable to a tenancy from month to month.

25.0 Landlord's Payments

- 25.1 If the Landlord incurs any damage, loss or expense or makes any payment for which the Tenant is liable or responsible under this Lease, then the Landlord may add the cost or amount of the damage, loss, expense or payment to the rent and may recover the cost or amount as additional rent.

26.0 Landlord's Repairs

- 26.1 If the Tenant fails to repair or maintain the Premises in accordance with this Lease, the Landlord, its agents, employees or contractors may, upon ninety-six (96) hours notice or without notice in the event of an emergency, enter the Premises and make the required repairs or do the required maintenance and recover the cost from the Tenant.
- 26.2 In making the repairs or doing the maintenance under section 26.1, the Landlord may bring and leave upon the Premises all necessary materials, tools and equipment, and the Landlord will not be liable to the Tenant for any inconvenience, annoyance, loss of business or injury suffered by the Tenant by reason of the Landlord effecting the repairs or maintenance.

27.0 Insolvency

- 27.1 If
- (a) the Term or any of the goods or chattels on the Premises are at any time seized or taken in execution or attachment by any creditor of the Tenant;
 - (b) a writ of execution issues against the goods or chattels of the Tenant;
 - (c) the Tenant makes any assignment for the benefit of creditors;
 - (d) the Tenant becomes insolvent;
 - (e) the Tenant is an incorporated company or society and proceedings are begun to wind up the company or society; or
 - (f) the Premises or any part of it becomes vacant and unoccupied for a period of thirty (30) days or is used by any other person or persons for any purpose other than permitted in this Lease without the written consent of the Landlord;

the Term shall, at the option of the Landlord, immediately become forfeited and the

then current month's rent for the three months next following shall immediately become due and payable as liquidated damages to the Landlord, and the Landlord may re-enter and repossess the Premises despite any other provision of this Lease.

- 27.2 If the Tenant becomes bankrupt this Lease shall terminate immediately without any further act or notice of the Landlord.

28.0 Removal of Goods

- 28.1 If the Tenant removes its goods and chattels from the Premises, the Landlord may follow them for thirty (30) days.

29.0 Renewal

- 29.1 Upon the expiration of the Term the parties may mutually agree to enter into a new lease of the Premises containing agreed terms and conditions.

30.0 Time

- 30.1 Time is of the essence of this Lease.
- 30.2 The Landlord may terminate this Lease by giving thirty (30) days written notice of termination and the termination shall be effective at the expiration of the 30 day period.

31.0 Notices

- 31.1 Any notice required to be given under this Lease shall be deemed to be sufficiently given:
- (a) if delivered, at the time of delivery, and
 - (b) if mailed from any government post office in the Province of British Columbia by prepaid, registered mail addressed as follows:

If to the Landlord:

Village of Kaslo
413 Fourth Street
PO Box 576
Kaslo, BC V0G 1M0

If to the Tenant:

Kaslo and District Public Library Association
413 Fourth Street

PO Box 760
Kaslo, BC V0G 1M0

or at the address a party may from time to time designate, then the notice shall be deemed to have been received forty-eight (48) hours after the time and date of mailing. If, at the time of the mailing the notice, the delivery of mail in the Province of British Columbia has been interrupted in whole or in part by reason of a strike, slow-down, lock-out or other labour dispute then the notice may only be given by actual delivery of it.

32.0 Fitness of Premises

- 32.1 The Landlord has made no representation or warranties as to the condition, fitness or nature of the Premises and by executing this Lease, the Tenant releases the Landlord from any and all claims which the Tenant now has or may in future have in that respect.

33.0 Net Lease

- 33.1 This Lease shall be a complete carefree net lease to the Landlord as applicable to the Premises and the Landlord shall not be responsible during the Term for any cost, charges, expenses or outlays of any nature whatsoever in respect of the Premises or the contents thereof except those mentioned in this Lease.

34.0 Binding Effect

- 34.1 This Lease shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors, administrators and permitted assignees.

35.0 Amendment

- 35.1 The parties hereto may by agreement amend the terms of this Lease, such amendment to be evidenced in writing and executed by both parties.

36.0 Law Applicable

- 36.1 This Lease shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

37.0 Registration

- 37.1 Despite section 5 of the *Property Law Act*, the Landlord is not obligated to deliver this Lease to the Tenant in registrable form. The Tenant may, at its own expense, present to the Landlord for execution an instrument rendering this Lease

registrable and register the same.

38.0 Interpretation

- 38.1 When the singular or neuter are used in this Lease they include the plural or the feminine or the masculine or the body politic or corporate where the context or the parties require.
- 38.2 All provisions of this Lease are to be construed as covenants and agreements as though the words importing covenants and agreements were used in each separate paragraph.
- 38.3 The headings to the clauses in this Lease have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Lease or any provision of it.
- 38.4 Unless expressly stated otherwise, any reference in this Lease to a requirement for the consent or permission of the Landlord is deemed to be a reference to the consent or permission of the Landlord granted or withheld in the Landlord's sole, arbitrary and unfettered discretion.

IN WITNESS WHEREOF the parties have executed this Lease on the _____ day of _____, 20____.

VILLAGE OF KASLO
by its authorized signatories

Name:

Title:

Name:

Title:

**KASLO AND DISTRICT PUBLIC
LIBRARY ASSOCIATION**
by its authorized signatories

Name:

Title:

Name:

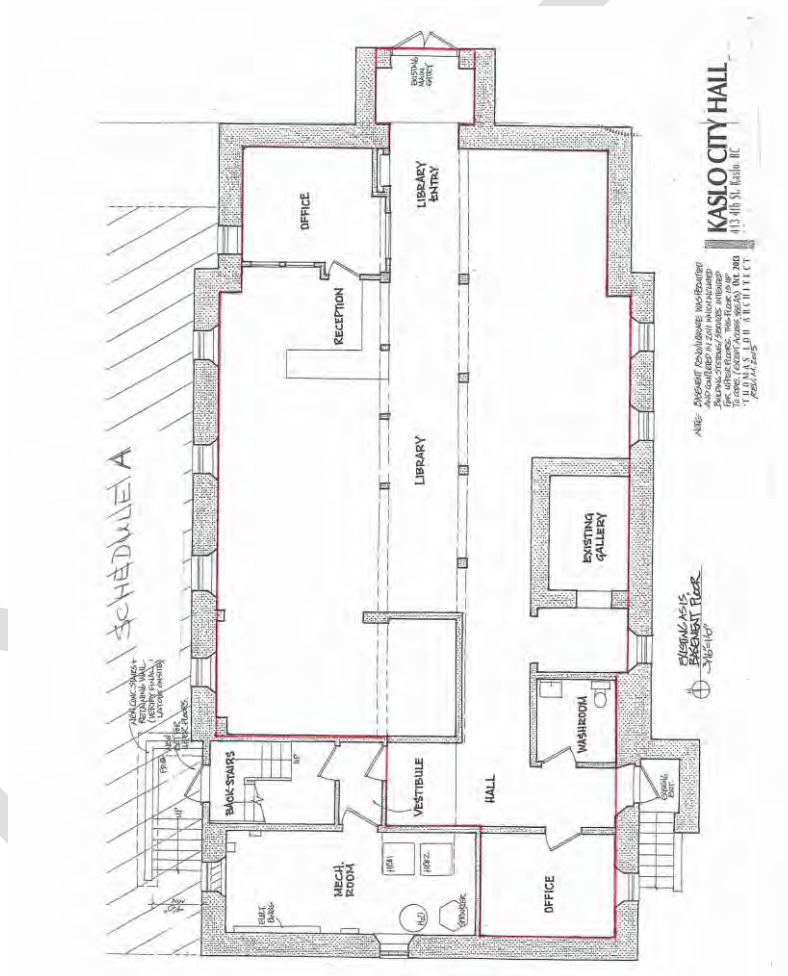
Title:

DRAFT

SCHEDULE A

(LEGAL DESCRIPTION)

The ground floor of Kaslo City Hall at 413 4th Street, Kaslo, BC the lands legally described as Parcel Identifiers: 024-433-713, 024-433-756, 024-433-781, 024-433-845 and 0234-701-777 AFB/IFB: 20/327/3168K, Lots 46-48, Block 10, Plan NEP393, District Lot 208, Kootenay Land District, as outlined in red on the sketch plan below (the "Premises")



SCHEDULE B
(CONDITIONS OF USE)

The Tenant is a registered charity in good standing and incorporated under the *Library Act*, RSBC 1996, c.264.

The Tenant is responsible for arranging waste collection services. The Landlord will not provide garbage or recycling collection services as part of this agreement.

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