



AGENDA
REGULAR MEETING
JULY 24, 2018

CALL TO ORDER:

INTRODUCTION OF LATE ITEMS:

- Resolution required to add late items, if any

ADOPTION OF AGENDA:

- Resolution to adopt the Agenda for the July 24, 2018, Regular Meeting.

MINUTES:

- Resolution to adopt the Minutes of the July 10, 2018, Regular Meeting

PETITIONS & DELEGATIONS:

Silverton Community Hub Society –
Danika Hammond, Member at Large

- RE: Silverton General Store Community Hub/ Co-work Space – Request for letter of support

PUBLIC QUESTIONS & COMMENTS:

-

OLD BUSINESS:

Silverton Community Hub Society –
Danika Hammond, Member at Large

- Request for Letter of Support - Silverton General Store Community Hub/Cowork Space

CORRESPONDENCE FOR INFORMATION:

- Resolution to receive the following items for information:
 - May 7, 2018 Meeting Minutes (*Slocan District Chamber of Commerce - Jessica Rayner, Manager*)
 - July 16, 2018 Meeting Agenda (*Slocan District Chamber of Commerce - Jessica Rayner, Manager*)
 - RE: Moratorium on Cannabis Production (*Township of Langley - Mayor Jack Froese*)
 - Public Safety Award Information (*Justice Institute of BC*)
 - 2017/18 Annual Report Released (*Office of the Auditor General for Local Government - Gordon Ruth, AGLG*)
 - RE: Support of the Province of BC's Caribou Recovery Program (*Regional District of Bulkley-Nechako - Bill Miller, Chair*)
 - Notice to Accommodation Providers (*Ministry of Finance*)

STAFF REPORTS:

- Resolution to receive the following items for information:
 - Tree Risk Assessment Report – Western Larch, Kildare St. (*Robin Sherrod, Arborist*)

COUNCIL REPORTS:

- Verbal Reports -
- Regional District of Central Kootenay
Mayor Bunka -
- West Kootenay Boundary Regional
Hospital District
Mayor Bunka - Proposed letter from Mayor Bunka
- Recreation Commission #6
Councillor Fox -
- Economic Development Commission
Councillor Raynolds -
 - May 10, 2018 Meeting Minutes
 - July 26, 2018 Meeting Agenda
- Rosebery Parklands & Trail Commission
Mayor Bunka -
- Heritage Advisory Commission
Mayor Bunka -
- Treaty Advisory Committee
Mayor Bunka -
- Fire Department Committee
Mayor Bunka -

NEW BUSINESS:

- Zoning Amendment Bylaw No. 717,
2018 - For two readings

MOTION TO EXCLUDE:

- Moved by Councillor _____ and seconded that the public interest requires that, as per sections 90(1) (c) and (i) of the *Community Charter*, persons other than members of Council, the CAO and Corporate Officer be excluded from the meeting as it pertains to personnel matters and matters that are subject to solicitor-client privilege.

RECONVENE IN CAMERA:

- Moved by Councillor _____ and seconded that Council recess and reconvene in camera at _____ p.m.

RECONVENE IN OPEN MEETING:

- Moved by Councillor _____ and seconded that Council reconvene in open meeting at _____ p.m.

**RESOLUTIONS BROUGHT
FORWARD FROM IN CAMERA:**

- Moved by Councillor _____ and seconded that Resolution#_____ be brought forward to the public portion of the meeting.

ADJOURNMENT:

- Resolution to adjourn the meeting at ____ p.m.



MINUTES
REGULAR MEETING

DATE: July 10, 2018
TIME: 7:00 p.m.
PLACE: Council Chambers

PRESENT:

- Mayor Ann Bunka
- Councillor Heather Fox
- Councillor David Hodsall
- Councillor Nadine Raynolds
- Councillor Henning von Krogh
- Bruce Woodbury, CAO
- Catherine Allaway, Corporate Officer
- Press: Valley Voice
- Guests: Jill Parry

CALL TO ORDER:

INTRODUCTION OF LATE ITEMS:

- Nil

ADOPTION OF AGENDA:

RESOLUTION #203

- Moved by Councillor von Krogh and seconded that the agenda for the July 10, 2018 Regular Meeting be adopted as presented.

CARRIED

MINUTES:

RESOLUTION #204

- Moved by Councillor Fox and seconded that the Minutes of the June 26, 2018 Regular Meeting be adopted as read.

CARRIED

PETITIONS & DELEGATIONS:

- Nil

PUBLIC QUESTIONS & COMMENTS:

-

OLD BUSINESS:

- Nil

CORRESPONDENCE FOR
INFORMATION:

RESOLUTION #205

- Moved by Councillor Fox and seconded that the following correspondence be received for information:
 - HeliCat Canada re: Southern Mountain Caribou
(HeliCat Canada – Ross Cloutier, Executive Director)

- RE: Legacy Signage Unveiling (*BC Liberal Official Opposition – Andrew Wilkinson, Leader*)
- Invitation to Tourism Industry Conference & AGM (*Kootenay Rockies Tourism – Kathy Cooper, CEO*)

CARRIED

STAFF REPORTS:

RESOLUTION #206

- Moved by Councillor Hodsall and seconded that the following reports be received for information:
 - Revenue & Expense Report – July 6, 2018

CARRIED

COUNCIL REPORTS:

Verbal Reports

- Mayor Bunka reported on her participation in the July 1st celebrations in Silverton, and her attendance at the opening of the new Hidden Garden Gallery.

Regional District of Central Kootenay

- Nil

West Kootenay Boundary Regional Hospital District

- Nil

Recreation Commission #6

- Nil

Economic Development Commission

- Nil

Rosebery Trails & Parklands Commission

- Mayor Bunka reported on the recent meeting
 - May 7, 2018 meeting minutes
 - July 9, 2018 meeting agenda

Heritage Advisory Commission

- Nil

Treaty Advisory Committee

- Nil

Fire Department Committee

- Nil

NEW BUSINESS:

RESOLUTION #207

2018 Local Government Elections

- Moved by Councillor Raynolds and seconded that pursuant to Section 58(1) and (2) of the Local Government Act Catherine Allaway be appointed Chief Election Officer for conducting the 2018 general local election and assent voting with power to appoint other election officials as required for the

administration and conduct of the 2018 general local election;
and further, that Lisa McGinn be appointed Deputy Chief Election Officer for the 2018 general local election.

CARRIED

RESOLUTION #208
Garbage Truck Purchase

- Moved by Councillor von Krogh and seconded that Council approve the purchase, and installation, of a Haul All M1600 garbage collection body from Rollins Machinery Ltd for a maximum cost of \$50,000.00 plus taxes;
and further, that Council approve the purchase of a Dodge 5500 truck chassis for a maximum cost of \$55,000.00 plus taxes.

CARRIED

RESOLUTION #209
Request for Temporary Road Closure –
Annual Antiques & Collectibles Fair
(LACE – Carol Bell, Director)

- Moved by Councillor von Krogh and seconded that Bellevue Street be closed from the southern boundary of the alley in block 6 to Slocan Avenue, from 8:00 a.m. through 4:00 p.m. on Sunday, July 22, 2018 to ensure the safety of participants in the Annual Antique Fair being held in Bosun Hall.

CARRIED

RESOLUTION #210
2017 Statement of Financial Information

- Moved by Councillor Fox and seconded that the Mayor be authorized to approve and sign all the statements and schedules included in the Statement of Financial Information, on behalf of the Council of the Village of New Denver.

CARRIED

RESOLUTION #211
Request for letter of support – Silverton
General Store Community Hub (Danika
Hammond, Organizer)

- Moved by Councillor Hodsall and seconded that the request for a letter of support for the Silverton General Store Community Hub be deferred until the July 24, 2018 Regular Meeting.

CARRIED

MOTION TO EXCLUDE:

RESOLUTION #212

- Moved by Councillor von Krogh and seconded that the public interest requires that, as per section 90(1) (c) of the *Community Charter*, persons other than members of Council, the CAO and Corporate Officer be excluded from the meeting as it pertains to personnel matters.

CARRIED

RECONVENE IN CAMERA:

RESOLUTION #213

- Moved by Councillor Hodsall and seconded that Council recess and reconvene in camera at 7:14 p.m.
CARRIED

RESOLUTION TO RECONVENE IN OPEN MEETING:

RESOLUTION #219

- Moved by Councillor von Krogh and seconded that Council reconvene in open meeting at 7:36 p.m.
CARRIED

RESOLUTIONS BROUGHT FORWARD FROM IN CAMERA:

- Nil

ADJOURNMENT:

RESOLUTION #220

- Moved by Councillor Raynolds and seconded that the meeting be adjourned at 7:37 p.m.
CARRIED

MAYOR BUNKA

CORPORATE OFFICER



The Corporation of the Village of New Denver

P.O. Box 40, New Denver, BC V0G 1S0 • office@newdenver.ca

PHONE (250) 358-2316 • FAX (250) 358-7251

TO: Mayor and Council
FROM: Corporate Officer
SUBJECT: Request for Letter of Support - Silverton General Store Community Hub/Cowork Space
DATE: July 20, 2018

OPTIONS:

1. That the Village of New Denver provide a letter of support for the Silverton General Store Community Hub/Cowork Space application to the Rural Dividend funding program.
2. That the request for a letter of support for the Silverton General Store Community Hub/Cowork Space be received for information.

BACKGROUND:

The group is preparing an application to the Rural Dividend funding program, with an application deadline of July 31, 2018.

At the July 10, 2018 Regular Meeting, the Council of the Village of New Denver resolved to defer consideration of the request for a letter of support for the Silverton General Store Community Hub/Cowork Space until the July 24, 2018 Regular Meeting.

ANALYSIS:

An incomplete draft funding application for the project was submitted to the Village of New Denver on July 19, 2018. However, the Feasibility Study final report has not been received prior to publication of the agenda for the July 24, 2018 Regular Meeting. While the general concept outlined in the proposal certainly has merit, without detailed information, staff is unable to assess the impact of the proposal on the Village of New Denver.

Catherine Allaway

From: Danika Skye Hammond
Sent: July 19, 2018 1:40 PM
To: office@newdenver.ca
Subject: Community Hub/Cowork Space
Attachments: RuralDividendApplication.doc.pdf; DraftRDBudget_20180716.pdf

Dear New Denver Village Council,

I am writing to request a letter of support from the New Denver Council for the concept of a Community Hub/Cowork Space project in the old Silverton General Store building and our grant application to the BC Rural Dividend due July 31st.

Attached is our draft grant application. This may be altered slightly as we receive some feedback but the fundamental concept and components will remain the same.

Also attached is the draft grant budget for \$100,000. Our total budget will be \$125,000 and potentially \$150,000 should we apply for SIDIT funding as well.

Both documents are still being revised as new quotes and letters of support come in for the project.

We apologize for the delay but the feasibility report conducted by Capasiti Consulting will be sent to the office tomorrow, Friday, July 20th to be considered with the application and budget.

I will attend the July 24th Council meeting as a delegation to explain any changes made to the application or budget should there be any, and to speak to the project or answer questions.

We thank you for your consideration and look forward to hearing back soon.

Kind regards,

Danika Hammond

Silverton Community Hub Society (name pending)
Chair: George Meier
Treasurer: Ellen Kinsel
Secretary: Mark Lada
Members at Large: Danika Hammond and Rebeca Sargent

Below are the questions that are included in the online application form. Please keep answers to a maximum of approximately 2000 characters.

This document is intended to assist prospective applicants for the Single Applicant (up to \$100,000) and Partnerships (up to \$500,000) funding streams in preparing their application for submission to the Fifth Intake which runs June 1, 2018 to July 31, 2018.

DISCLAIMER: This material is to support preparation only. The final version of the online application form could have minor changes.

OVERVIEW:

- Select the BC Economic Development Region where your project will take place:

Central Kootenay

- Provide the physical address or geographic location where the project will primarily take place:

222 Lake Avenue, Silverton, BC V0G 2B0

- Identify the individual community/communities and their population numbers benefitting from this project. (e.g. East Kootenay-2500; Greater Vancouver area-3000; etc.)

New Denver, Silverton, Roseberry, Hills, Enterprise Creek, Red Mtn. Road

Total year round population: roughly 1000

Summer population: significantly increases due to summer home ownership and tourism

- Which project funding stream are you applying for?

Single Applicant Project (up to \$100,000)

- Eligible Applicant Organization Type:

Not for profit organization

- In which project category is your initiative primarily focused?

Community and Economic Development

- Is your application for a Destination Trails project? No

ORGANIZATION PROFILE: To be added by KAST

- What is the legal name of the Applicant?

Kootenay Association for Science and Technology (KAST)
- Enter the organization's registration number. *(Only required for not-for-profit organizations and First Nations development corporations)*
- What is the mailing address of the applicant organization?
- Who is the primary contact for the project? *(The application form will require that the contact details for the primary contact be added.)*
- Who is the signatory for the organization? *(The application form will require that the contact details for the signatory be added.)*
- Do you have any project partners associated with your project? (Required for Partnerships Project) *(The application form will require that the contact details for the partner be added.)*

PROJECT DETAILS:

- Project Title: Silverton and Area Community Hub Startup Project
- Provide a description of the project, including specifics about what the project intends to accomplish and what work and actions will be completed. For Destination Trails projects please also provide a description of how the project supports and is linked to the Trails Strategy for British Columbia.

The Community Hub Startup Project is primarily to create a facility with dedicated cowork space for local and seasonal communities to access year-round for office work, meetings, workshops, and training. Facilities will include hot desks, dedicated desks, private offices, a shared kitchen, and lounge space. Meeting spaces will include a board room (7-12 people), a small meeting room (4-6 people), and a teleconference or two person meeting room. Workshops and training will include Community Futures BBA and Non-profit advisors, Community Futures workshops, Organize BC workshops, KAST workshops, and training from local experts on other topics. The hub will also act as an informal info centre and community directory by managing various contact lists for the business and non-profit sectors as well as a calendar of community events. Additional features of the cowork space will include a tool library, storage rental units, and rental housing as a portion of the building's upper floor. Rental units are one two-bedroom, and one three-bedroom apartment.

Membership options will include rates for individuals, small business teams, non-profits, tourist packages, digital nomads, and single event bookings.

- Describe the community need that the project is addressing. Demonstrate the degree of community need. Include any need tied to loss or reduction in the community's key economic drivers:

The Slocan Valley is in a critical period of transitioning from a boom and bust economic framework - reliant on traditional resource extraction economies, and later, tourism. With rural population thresholds reaching critical lows, which affect vital services like schools and emergency care, combined with aging and seasonal population fluxes, the area is in need of a new strategy for economic resilience. This project identifies the north Slocan Valley as an emerging economy, with wonderful potential, but also with high risk stakes for new residents, small businesses, and investors. The need for a stable support network is vital to attracting new residents capable of securing and creating new employment opportunities for themselves and others within the community.

The cowork community space will address local economic development needs by providing professional meeting spaces and adequate equipment for businesses and non-profits; providing dedicated offices and desks for home based workers, seasonal office workers, and

digital nomads; acting as a landing pad for newcomers to receive information about services and events in the community - addressing the need of welcoming people into the community; providing workshops and training for both the business and non-profit sector to help them start, grow and/or transition; attracting new residents who can bring their job with them - addressing population needs; revitalizing an empty, derelict, heritage, store-front building bringing a renewed vibrancy to the main street of Silverton; by working to increase the tourist season by offering partnership packages to digital nomads (deals on accommodation and cowork membership rates, for example); and by pushing forward the need for better internet access.

- Describe how the project supports the community/communities increased economic development, resiliency and strength. Include the breadth of the project's impact across the community or multiple communities.

As an economic development focused project, the Slocan Valley business and non-profit communities will be strengthened by increased local access to business and non-profit workshops and training - building local expertise and leadership; by the encouragement to collaborate, inherent in a cowork environment; and by having a dedicated organization addressing small business and non-profit needs within the community (such as internet access).

The project will increase community resilience by focusing on resident attraction; revitalizing a main street heritage building; offering support, training, and dedicated space to entrepreneurs, small businesses, digital nomads, and non-profits; and, working to increase the tourist season.

- Describe how the project facilitates business, growth, economic development or diversification using innovative ideas or processes.

Cowork spaces are especially supportive for new start-ups and the networking phases of projects. They offer an environment that fosters innovation, collaboration, and implementation of ideas and processes. In offering regular training and support sessions through partners like Community Futures, KAST and other business advisors in a dedicated community space, the project will become a hub for community members wanting to implement their ideas, create their business plans, network, and share knowledge. Another important aspect of the cowork space is the informal social connections made among like-minded people, who may otherwise be working in isolation.

- Describe how the project creates shared prosperity or further develops partnerships within communities, between communities and/or between First Nations and non-First Nations communities:

The project will create shared prosperity among north Slocan Valley residents by supporting entrepreneurs, digital nomads, small and home-based businesses, and non-profits in achieving their goals. The cowork space will be a non-discriminating and safe space for all community members to work and collaborate. Resident attraction member

packages will facilitate seasonal and temporary workers to consider year-round residence in the area.

Current partnerships of the project include local accommodation providers, cafés, Community Futures, Kootenay Association for Science and Technology, Columbia Basin Trust, and a movement studio, which may use part of the upper floor for wellness classes such as dance, yoga, stretching, or other disciplines.

- Will the project directly create any additional jobs? *(Yes/No)*
 - *If yes:* Provide anticipated employment numbers created by the project. (Note that indirect employment is covered in a subsequent question.)
 - Direct full time jobs:
 - Direct part time jobs: 3-4
 - Direct temporary/seasonal jobs: 8-12
 - Describe in detail the above positions and how the project helps create employment:

Part time jobs

1. Community Manager $\frac{3}{4}$ time
2. Front desk staff $\frac{1}{2}$ time
3. Cleaning staff

Direct temporary/seasonal jobs

1. Initial Marketing (web developer and film-maker)
2. Renovations

- Describe potential indirect employment (not in the project itself) created as a result of the project.

The cowork space is designed to support indirect employment, in that businesses will grow and hire or expand as they set and achieve realistic goals. The partnerships with Community Futures and Kootenay Association for Science and Technology (KAST) will bring regular leadership and expertise to the cowork space for better access to these resources.

- Does the project increase or provide economic opportunities for youth? *(Yes/No)*

○ *If yes:* Describe in detail the impact of the project on youth:

The cowork space will be seeking summer youth employment opportunities through the federal granting program and/or the Loran Scholar's summer internship program. Youth will gain skills in business development, community organizing, and non-profit managing.

- Describe the successful outcome(s) for the project:
 - *For each “outcome”:* What measurable indicator(s) will determine that you have been successful in achieving the above-described outcome?

Indicators for success will be

- a) the number of individuals using the space year round,
 - b) number of groups, such as non-profits using the space,
 - c) number of people attending workshops and trainings, and
 - d) the financial sustainability of the project following initial grant funding.
- Does the community/communities in which the project will be implemented have a current community and/or economic development plan? *(Yes/No)*
 - *If yes:* Please note the section(s) in the plan which relate directly to the project and describe how the project supports the plan(s):

Slocan Economic Development Report 3 (April 2017)

Strategy 4.1: Complete a Feasibility Study for a Regional HUB/Coworking Network

With our support, the Village of Silvertown successfully completed a feasibility report through BC Rural Dividend Funding. **(Report will be provided to the Village Friday, July 20th)**

Strategy 4.2: Develop a Starting a Business in the Slocan Valley Guide (web-based)

We will promote this guide online and in the space and it will pair nicely with the workshops and trainings provided by Community Futures and KAST.

Strategy 4.3: Establish a Program to Support Entrepreneurial Start-Ups

Along with the other workshops, we will work with the Economic Development Coordinator to coordinate the delivery of this program in the space.

Strategy 1.2: Hire Dedicated Economic Development Coordinator

We have potential private office space for the new Economic Development Coordinator to share blocks of office space on a twice weekly basis for the northern portion of their work. Other potential users of the private office space who have expressed informal interest are the Community Futures designate, the Basin Business Advisor and Non-Profit Advisor, and KAST.

- Describe the existing community support for the project. Indicate how support has been demonstrated within the community/communities:

Community support for the project has been growing over the past half year, and has been very encouraging. “Word on the street” has been positive, and has been associated with a sense of optimism. People feel that this project could help the Northern Slovan Valley “get back on track” and avoid the precarious tipping point associated with losing fundamental services and increased population decline.

More support is expected to grow as we continue to educate residents in the community about the project and the ways that it represents an emerging economy that will assist in the longevity and sustainability of our communities.

We have received the following concrete support:

1. Cash donations valuing \$11,100 (Goal: \$12,500 by July 24th)
2. In-kind donations valuing roughly \$20,000
 1. This includes web development, film-making, bookkeeping services, sweat labour, cleaning services
3. Local news paper coverage
4. Survey responses
 1. 80 respondents online as of July 18th, 23 campground paper respondents.
5. Focus group session: 20 attendees

BUDGET:

Questions regarding the project cost, funding request and financial and in-kind contribution amounts should reflect the information on the applicant’s completed budget template (found [here](#)).

Please note that if the amounts listed in the application differ from the completed Budget Form, the Program will assess the project utilizing the information in the Budget Form.

- What is the total project cost: \$150,000
- What is the total funding request: \$100,000
- What is total financial contribution from applicant and/or partners: \$12,500 (pending)
- What is the total in-kind contribution from applicant and/or partners: \$20,000
- Are other organizations providing funds or lending money regarding this project? (Yes/No)

- *If yes:* Please enter the other funders for this project. Include the organization name, contact person details (phone # and email), and amount of funding:
- *If yes:* What is the total amount of funding from other sources:

Applying for \$25,000 from SIDIT for furnishing - yet to be funded as of this point.

- **Indicate the estimated start and end dates of the project (maximum project duration is two years):**

- **Estimated start date:** Immediately
- **Estimated end date:** Fall 2019
- **Full project duration (months):** 10-15

These are estimations and we recognize that the timeline below may impact when we can start and end.

- **Is the project ready to commence immediately upon receipt of funding? (Yes/No)**

- **If no: List the steps (e.g. obtaining permits, completing consultation, securing additional funding) that must be completed before the project can proceed. Please explain what steps, how they will be undertaken, and associated timelines:**

- **Indicate the key milestones and associated deliverables that support the intended project actions and accomplishments as well as an approximate timeline for each component of the project leading to completion.**

September - December 2018

- Design planning
 - hire heritage specialist, architect and engineer
- Community building and continued market research
 - meetups to discuss the project and entrepreneurial ventures in the community
 - confirm anchor tenants
 - confirm partnerships
- Events
 - flea markets, repair cafes, other as needed
- Storage
 - build units and find tenants

January - March 2019

- Heritage grant
 - apply for CBT's heritage capital grant (January)
- Preliminary renovations
 - use \$25,000 to renovate most needed aspects of interior (bathroom and potentially board room)
- Lean startup
 - business and non-profit workshops
 - once or twice a week cowork access
 - non-profit membership starts

April - May 2019

- Renovate entire building

June - July 2019

- Grand-opening

August - October 2019

- Transition from Project Management to Community Management and operations

- **Will project activities be ongoing after the estimated end date? (Yes/No)**
 - **If yes: Describe how the project will be sustained long-term (ex. financially, socially and/or environmentally):**

This is for project planning and not operations. We expect that the cowork space will be self-sustaining after initial start-up and renovation costs are covered.

- **Describe the resources and skills of the applicant to manage and complete the project, including project management experience and/or implementing similar projects:**

KAST information - to be added

Resources available to the project

- Informal cowork advisory committee consisting of:
 - Cowork managers from Sackville, Nelson, Canmore, Cranbrook, Penticton, Salmon Arm, Revelstoke
- Mentors with skills consisting of:
 - grant application writing, book-keeping, building trades, business management,

More information to be added

- **Outline the role(s) of any project partners identified (Required for Partnership Projects):**

Partnerships

1. KAST
 - a. the grant proponent that will be the flow through to funds for the newly created "Silverton Community Hub Society" (name yet to be approved)
2. Silverton General Store
 - a. landlord (letter of support to be attached)
3. Red Mtn. Internet
 - a. applying for grants to bring fiber optic internet down to 222 Lake Ave (letter of support to be attached)

4. Cafes and accommodation providers
 - a. will purchase a pack of 1hr free vouchers to the cowork facility to distribute as they see fit.
(letters of support to be attached)

- **Outline project risks to completion and describe risk mitigation measures to ensure project success:**

Project Risks

1. Not attracting enough users for the space
 - i. Mitigation: organize meet-ups, build relationships, ongoing market research.
2. Competition
 - a. Mitigation: lean-startup approach (get there first)
3. Not receiving CBT Heritage renovation grants
 - a. Mitigation: Capitol Gaming Grant, Crowdfund, and/or alter renovation plans
4. Internet connectivity (if Red Mtn. fails to bring fiber optic internet)
 - i. Mitigation: encourage and mentor the creation of a new internet society to partner with CBBC when they can bring fiber up the valley. This could considerably impact the timeline of the project.

- **Will the project include physical infrastructure? (Yes/No)**

- **If yes: Please explain how the infrastructure will support economic development and diversification initiatives, in alignment with other community plans and priorities. If the program contribution is required to leverage other funding for infrastructure, please outline here:**

Yes - we will leverage other funding for infrastructure for renovating the interior and exterior of the building but nothing structural.

Who will own the infrastructure:

Silverton General Store owns and will continue to own the building, but any removable furnishings will be owned by the non-profit.

Who will be responsible for any ongoing associated costs (maintenance/operational) after project completion:

The non-profit society will have a long-term lease (10-20 years) on the entire building. Stipulated in the lease will be the requirement that they are responsible for the maintenance and operations of the entire building.

- For Destination Trails projects, please describe the status of any required permits and identify all relevant jurisdiction/ownership of the land on which the trail project will take place (ex. provincial crown land, BC Parks, Municipal Parks, Regional District land, Reserve, other, etc.).
(If the project is not a Destination Trails project, please enter "N/A".)

DOCUMENTS:

- The following are REQUIRED documents that must be included with the online application form.
- Financial statements *(The type of financial statement required depends on the funding request. Please review the BC Rural Dividend Program Guide for more details.)* **To be provided by KAST.**
- Articles of incorporation or similar evidence of legal status *(Only required for not-for-profit organizations and First Nations development corporations.)* **To be attached**
- Completed Rural Dividend Budget Form **online form - see attached preliminary budget**
- Board or Band Council Resolution *(Information is to be entered in the application form.)*
 - Resolution: **To be provided by KAST**
 - Moved by:
 - Seconded by:
 - Date of Resolution

- Optional Supporting documents may also be included with the application form and may include:
 - Letter(s) from stakeholders indicating support
 - Silverton General Store
 - Apple Tree Sandwich Shop
 - The Camp Cafe
 - Sanderella
 - William Hunter Cabins
 - Silverton Resort
 - Cash contributors
 - In-kind contributors
 - Approved financial plan
 - Community Plans
 - Economic Development Plans **to be attached**
 - Evidence of consultation with the community
 - survey respondents
 - focus group session
 - two dozen one on one meetings with both interested clients and various stakeholders in the community
 - active facebook page since December 2017 asking for input and providing updates
 - Financial plans
 - Quotes from contractors and vendors
 - web development and graphic design
 - Icandy Films
 - architect
 - heritage specialist
 - engineer
 - Business Plans
 - Feasibility Studies **to be attached**



BC Rural Dividend Program | Project Budget

Instructions

- 1 Please fill in all fields marked with a red asterisk (*).
- 2 Use the "Tab" key to move from field to field in order, or the mouse to select any available (white-filled) field.
- 3 To paste copied information into a cell, you must double-click in the cell before pasting.
Note: do NOT use "Cut" (or Control-X) to remove information from a cell as this may make the application form unreadable. Use the Delete key to remove information; use "Copy" (or Control-C) to copy information for pasting in another location.
Note: Mac users - do NOT use Numbers as the form will not function properly.
- 4 Some boxes have drop-down lists where you can select a value; for these boxes, click on the arrow that appears when your cursor is in the box, and select from the list.
- 5 Please attach completed Project Budget to your Application submission through the Rural Dividend website.

This budget is not ready to be submitted. Please complete all fields indicated with a red asterisk (*).

1. Project Information

DRAFT

Applicant Name (maximum 250 characters) * e.g. Timberlake Chamber of Commerce

Project Name (maximum 250 characters) * e.g., Timberlake Farmers' Market Stalls

Funding Stream (select from drop-down list): * Using the Program Guide definitions, select a funding stream from the list

Is this a Destination Trail Project? ☐

2. Project Costs

Provide a detailed breakdown of costs related to project implementation. Totals will be auto-calculated and used in later calculations.

Category	Description of Cost (REQUIRED) (maximum 250 characters)	Costs	Funding
Salary and Wages Provide the following information in the description of cost: • job title • wage rate • number of hours or months of employment • if position is existing or is for a new hire	Project Manager (contract, new position) - \$3000/mo * 12 mos	\$36,000	Rural Dividend * Missing field(s)
		\$2,000	In-Kind * Missing field(s)
	Bookkeeper (contract, new position) \$250/mo * 2 mos + \$150/mo * 10 mos		
	Sub-total	\$38,000	
Consulting and Professional Fees Provide the following information in the description of cost: • description of the service • name of the consultant / professional providing the service (if known) • length of the contract (may be an estimate)	Heritage Specialist	\$25,000	Rural Dividend * Missing field(s)
	Architect	\$2,000	Rural Dividend * Missing field(s)
	Civil Engineer		
	Legal		
	Sub-total	\$27,000	
Travel and Meetings Meals and project travel related expenses must be based on government per diem rates. Provide the following information in the description of cost: • type of travel (air, car, etc.) • destination • number of nights • number of people	Nelson/Castlegar 8 trips * .54/km * 200 km \$14 per diem * 5 trips	\$500	Rural Dividend * Missing field(s)
		\$1,276	In-Kind * Missing field(s)
	Sub-total	\$1,776	
Training Provide the following information in the description of cost: • name/type of course/training • duration of the course/training • number of participants cost is based on • description of related expenses that may be included (ex. room rental, materials & supplies, registration fees)	Project Manager Training	\$1,000	Rural Dividend * Missing field(s)
	Sub-total	\$1,000	
Marketing and Promotion Provide the following information in the description of cost: • type of marketing and/or promotion (online, brochures, etc.) • if hard copy, how many copies are made (may be an estimate) • if an event, include a description of any related expenses (room rental, refreshments, etc.)	Brochures/rack cards/business cards	\$5,000	Rural Dividend * Missing field(s)
	Website design and development	\$5,000	In-Kind * Missing field(s)
	Local print media		
	Local radio		
	Sub-total	\$10,000	

Equipment, Capital and Supplies

• description of any wages associated with the item(s) (ex. set-up & installation). Equipment, Capital and Supplies			
Provide the following information in the description cost:			
• description of the item(s) • quantity of item(s), if applicable • description of any wages associated with the item(s) (ex. set-up & installation). Equipment, Capital and Supplies			
Sub-total		\$-	

Infrastructure Related Costs

• breakdown of all activities (ex. plumbing, electrical work, etc.) • description of all materials required • description of all wages and/or contractor costs including duration worked & number of employees Infrastructure Related Costs			\$20,000	Rural Dividend	* Missing field(s)
	Plumbing (washroom facility)		\$5,000	In-Kind	* Missing field(s)
	Electrical upgrading				
	Space division				
	Cosmetic (ceiling, etc.)				
Provide the following information in the description of cost:	Other building upgrades				
• breakdown of all activities (ex. plumbing, electrical work, etc.) • description of all materials required					
Sub-total		\$25,000			

Other Costs			\$5,500	Rural Dividend	* Missing field(s)
	Fibre Optic Internet		\$11,500	In-Kind	* Missing field(s)
	Outreach and community building		\$5,000	Rural Dividend	* Missing field(s)
Any costs that do not fit under other categories (ex. space or room rentals). Other Costs					
Any costs that do not fit under other categories (ex. space or room rentals).					
Sub-total		\$22,000			

Total Project Cost \$124,776

3. Project Funding

Section 3A: Rural Dividend Funding Request

		Amount \$	% of Total Cost
Rural Dividend Funding Request	Auto-Calculated from Section 2. Project Costs	\$100,000	80.1%
Rural Dividend Funding Request cannot equal more than the funding stream maximum amount.			

Section 3B: Applicant Contribution (Required for Single Applicant & Partnerships)

	Description (REQUIRED) List all source(s) for applicant contribution (ex. reserve funds, partner name, development trust, etc.) (maximum 250 characters)	Verified (Y/N)	Amount \$	% of Total Cost
Applicant Financial Contribution				0.0%
				0.0%
				0.0%
				0.0%
				0.0%
In-Kind Portion of Contribution	Auto-Calculated from Section 2. Project Costs		\$12,478	10.0%
Sub-total			\$12,478	10.0%

Section 3C: Project Funding (List the remaining source(s) of all contributions to demonstrate how the project will be funded)

	Additional In-Kind Contributions The remaining amount of in-kind contributions that cannot be applied towards the applicant contribution	Amount \$	% of Total Cost		
In-Kind Contribution	Auto-Calculated from Section 2. Project Costs	\$12,298	9.9%		
	Sub-total	\$12,298	9.9%		
	Description (REQUIRED) Provide the level of government, name of program, etc. (maximum 250 characters)	Verified (Y/N)	Amount \$	% of Total	Cost
Other Government Funding					0.0%
					0.0%
					0.0%
					0.0%
					0.0%
	Sub-total	\$-		<td>0.0%</td>	0.0%
	Description (REQUIRED) List the source(s) of remaining other funds (ex. bank loan, industry, development trust, etc.) (maximum 250 characters)	Verified (Y/N)	Amount \$	% of Total	Cost
Other Funding					0.0%
					0.0%
					0.0%
					0.0%
					0.0%
	Sub-total	\$-		<td>0.0%</td>	0.0%

Section 3D: Totals

Sub-total Funding (Sections 3B & 3C)		\$24,776
Total Project Funding		\$124,776

BC Rural Dividend Program | Budget Form

4. Summary of Project Costs and Project Funding

Project Costs	Amount \$	% of Total Cost
Salary and Wages	\$38,000	30.5%
Consulting and Profesional Fees	\$27,000	21.6%
Travel and Meetings	\$1,776	1.4%
Training	\$1,000	0.8%
Marketing and Promotion	\$10,000	8.0%
Equipment, Capital, and Supplies	\$-	0.0%
Infrastructure	\$25,000	20.0%
Other Costs	\$22,000	17.6%
	\$124,776	100.0%

Project Funding	Amount \$	% of Total Cost
Rural Dividend Funding	\$100,000	80.1%
Applicant Contribution	\$12,478	10.0%
Additional In-Kind Contribution	\$12,298	9.9%
Other Government Funding	\$-	0.0%
Other Funding	\$-	0.0%
	\$124,776	100.0%

This budget is not ready to be submitted. Please complete all fields indicated with a red asterisk (*).

End of Form - press "Tab" key to return to the beginning



The Corporation of the Village of New Denver

P.O. Box 40, New Denver, BC V0G 1S0 • office@newdenver.ca

PHONE (250) 358-2316 • FAX (250) 358-7251

TO: Mayor and Council
FROM: Corporate Officer
SUBJECT: Communications for Information
DATE: July 20, 2018

RECOMMENDATION:

That the following correspondence be received for information:

- May 7, 2018 Meeting Minutes (*Slocan District Chamber of Commerce - Jessica Rayner, Manager*)
- July 16, 2018 Meeting Agenda (*Slocan District Chamber of Commerce - Jessica Rayner, Manager*)
- RE: Moratorium on Cannabis Production (*Township of Langley - Mayor Jack Froese*)
- Public Safety Award Information (*Justice Institute of BC*)
- 2017/18 Annual Report Released (*Office of the Auditor General for Local Government - Gordon Ruth, AGLG*)
- RE: Support of the Province of BC's Caribou Recovery Program (*Regional District of Bulkley-Nechako - Bill Miller, Chair*)
- Notice to Accommodation Providers (*Ministry of Finance*)

REGULAR BOARD MEETING - MINUTES

Monday, May 7, 2018
6:30 p.m. at the Outlet Youth Centre
306 6th Ave, New Denver, BC.

DIRECTORS PRESENT: Clarence denBok, Jan McMurray, Janice Gustafson, Colin Moss, Steve Deakoff

Meeting Called to order at 6:37 by Meeting Chair Jan McMurray

1. Moved by Clarence, Seconded by Janice: "THAT the Agenda of May 7, 2018 Regular Board Meeting be Adopted as Presented." CARRIED.
2. Moved by Clarence, Seconded by Steve: "THAT the Minutes of the April 23, 2018 Regular Board Meeting be Approved." CARRIED.
3. Moved by Steve, Seconded by Colin: "THAT the Financials of April 2018 be Received." CARRIED.
4. Business Arising from the Minutes
 - a) CBT Non-Profit Advisors Program – Jan and Jess to meet an Adviore May 23.
 - b) Community Investment Co-operative. Clarence will attend Thursday, May 10 if Jan cannot.
5. Reports
 - a) Membership Committee (Colin, Steve, Jan): No report.
 - b) Health Committee: Colin reported that...
 - Car magnets are selling, including one to Katrine Conroy's assistant. More are being ordered.
 - Golf club donated golf passes and extras to the Love Our Locums program.
 - New Locum is currently here; Locum Committee is working with her.
 - April 16 Colin and Ann met with the Revelstoke Health Advisory Committee and got some ideas.
 - May 2 Recruitment Committee met with Katrine Conroy who was updated and supportive. Teleconference Health Minister may be in the works.
 - May 2 Colin attended the newly forming Regional Alliance for Rural Health in Nelson; funded by UBC Centre for Rural Health Research and facilitated by researchers from Thompson Rivers University and Selkirk College. Colin presented to the Alliance.
 - Colin participated in a teleconference with the BCRHN (SDCC Health Committee is a member).
 - Colin is participating in the UBC Study 'From the Ground Up: Community Strategies for Recruiting and Retaining Health Professionals in BC.'
 - May 31 - June 1 Colin will be participating in a UBC Centre conference in Nelson.
 - June 6 is the Hospital Auxiliary AGM. It may be possible for them to adjust their constitution, possibly allowing them to lease the two residences on IHA property adjacent to SCHC.
 - Colin will be meeting with Danika about social media approaches.
 - May 15 & 16 are the Cup Half Full meetings.

- Isy Schuman designing and printing new two-sided colour business cards. Leonard looking into embroidered golf shirts.
 - Consider a Health Committee Media Planning Coordinator.
- c) WKRTA (Jan): Jan reported that the final MRDT application was submitted today. Google DMO Partnership Program – someone from Kootenay Rockies Tourism (KRT) will come here to help businesses improve their Google ratings and explain what is available through KRT (ex. 360 views).
 - d) BR+E / SVEDC (Jan, Janice): Jan reported that they met. \$400 approved to advertise the Export Navigator program, a Community Futures program. Networking Meet-and-Mingle being coordinated by Sharon, down the Valley, probably in the fall.
 - e) Visitor Centre: VIC Manager is wondering about May Long Weekend preferred hours.
Moved by Janice, Seconded by Colin: “THAT the Visitor Centre be open 10am – 2pm Saturday, May 18 & 19.” CARRIED.
 - f) Air Band Committee (Jan, Janice, Nikta, Norma)
 - g) Village Liaisons: No reports.
6. Correspondence: None
 7. New Business
 - a) SDCC Credit Card
Jan and Jessica to meet with Credit Union Staff.
 8. MOVED by Steve: “THAT the Meeting be Adjourned at 7:15 p.m.” CARRIED.

REGULAR BOARD MEETING - AGENDA

Monday, July 16, 2018

6:30 p.m. at the Outlet Youth Centre

306 6th Ave, New Denver, BC.

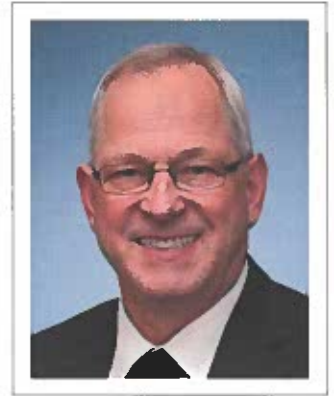
ROLL CALL OF DIRECTORS

1. Adopt Agenda of July 16, 2018 Regular Board Meeting
2. Approve Minutes of June 18, 2018 Regular Board Meeting
3. Receive Financials of June 2018
4. Business Arising from the Minutes
 - a) CBT Non-Profit Advisors Program
 - b) Community Investment Co-operative
 - c) SDCC Credit Card
5. Reports
 - a) Membership Committee (Colin, Steve, Jan)
 - b) Health Committee (Colin, Leanne, Janice)
 - c) WKRTA (Jan)
 - d) BR+E / SVEDC (Jan, Janice)
 - e) Visitor Centre
 - f) Air Band Committee (Jan, Janice, Nikta, Norma)
 - g) Village Liaisons
6. Correspondence
7. New Business
 - a) Escape the City
 - b) Silverton Co-Work Space
8. Adjournment



Est. 1873

OFFICE OF THE MAYOR JACK FROESE



July 10, 2018

File No. 0400-20

Honourable John Horgan, Premier of B.C.
West Annex Parliament Buildings
Victoria, BC V8V 1X4

email: premier@gov.bc.ca

Dear Premier Horgan: *JOHN*

Re: Moratorium - Facilities Growing Cannabis on Township of Langley Lands

As the Mayor of the Township of Langley, I am writing on behalf of Council with respect to large scale facilities that are or will be growing cannabis on properties in the Township, located in the Agricultural Land Reserve (ALR) and their impact upon our residents.

At the June 25, 2018 Regular Evening Council meeting, the following motion was passed:

Whereas Agricultural Minister Lana Popham announced in January that an independent commission will consult with farmers and stakeholders across B.C. on the revitalization of the Agricultural Land Reserve; and

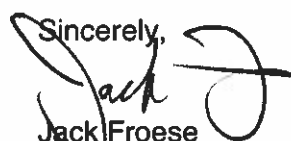
Whereas the highest and best use on agricultural land should be agricultural food production;

Therefore be it resolved that the Township of Langley write to Premier John Horgan and Minister Lana Popham to place a moratorium on cannabis production on ALR land until the Province consults with farmers, municipalities, industry, and the public.

And be it further resolved that the letter be copied to local governments throughout the province requesting support, as well as to Members of the Legislative Assembly, Lower Mainland Local Government Association and the Union of BC Municipalities.

CARRIED

The Township is receiving numerous complaints regarding federally approved and licenced cannabis production facilities being established in the Township, particularly large-scale facilities containing thousands of plants. The repeated complaints are regarding smell and noise in relation to these facilities. Also, the Township has serious concerns about the possible negative health impact of these facilities on nearby properties and residents. Therefore, we request that a moratorium on cannabis production be implemented immediately until a full consultation, by the Province, is complete. Thank you for any assistance, should you wish to discuss this issue in more detail, I may be reached at 604.533.6000 or jfroese@tol.ca.

Sincerely,

Jack Froese
MAYOR

copy: BC Members of the Legislative Assembly
Lower Mainland Local Government Association
Union of BC Municipalities

Office of the AGLG releases 2017/18 Annual Report

I am pleased to provide you with a copy of our Annual Report for the period of April 1, 2017 to March 31, 2018.

This past fiscal year was another successful one for the office. We met or exceeded most of our performance measures and received a great deal of positive feedback from local governments and other stakeholders.

Of particular note, last year, the local governments we audited accepted 100 per cent of our audit recommendations for the second straight year. Also, a recent survey conducted through CivicInfo BC of Chief Administrative Officers and Mayors/Chairs showed that nearly half of local government respondents – which included many local governments we have not yet audited – had made changes to their policies or practices as a result of our work.

Ratings from our local government auditees related to our professional conduct and their satisfaction with our audit work were at 4.7 and 4.3 respectively out of 5.0, results again similar to our previous year. Also, our Work Environment Survey scores placed us once again in the 95th percentile for the BC Public Service, resulting in our second Top Work Unit award.

[View Annual Report »](#)

Of course, as in any organization there remain areas where we can continue to improve and we look to do so, with input from our stakeholders.

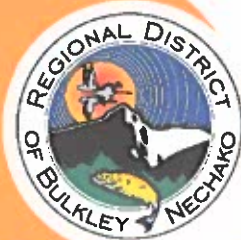
Please do not hesitate to contact me directly if you have any suggestions or questions about our Annual Report or how we can do more to add value to local governments across British Columbia.

Regards,

Gordon Ruth FCPA, FCGA
Auditor General for Local Government

We welcome your feedback and comments.
Please email info@aglg.ca or visit our website at www.aglg.ca.

Auditor General for Local Government
Suite 201 10470-152nd Street Surrey, BC V3R 0Y3
Office: (604) 930-7100



37, 3RD AVE, PO Box 820
BURNS LAKE, BC
VOJ 1E0

REGIONAL DISTRICT
OF BULKLEY-NECHAKO
"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

Ministry of Environment and Climate Change Canada
200 Sacré-Coeur Boulevard
Gatineau, QC
K1A 0H3

Attention: The Honourable Catherine McKenna
Minister of Environment and Climate Change Canada

Dear Ms. McKenna,

RE: Support of the Province of B.C.'s Caribou Recovery Program

The Board of the Regional District of Bulkley-Nechako (RDBN), would like to request that Ottawa support the Province, in collaboration with all relevant local interests and inclusive of local governments, to develop and implement Caribou Recovery Program to maintain and recover BC's caribou herds.

The RDBN agrees with Minister Donaldson, FLNRORD's opening remarks, in the *Provincial Caribou Recovery Program Discussion Paper*, that it is important to "reduce threats to caribou, while balancing the needs of all British Columbians, including Indigenous communities, industry and recreation enthusiasts."

We cannot understate the need to balance socioeconomic needs while developing plans to maintain and recover caribou. Forestry, mining, and recreation are important values that must be considered concurrently with the caribou recovery. The Province has advised that it aims to include local governments in developing predictable zonation and thresholds to provide certainty to affected natural resource users.

The RDBN is committed to work with the province to plan natural resource utilization that supports our local communities and minimizes impacts to local caribou herds. Minister Donaldson has committed to involving local governments in the caribou recovery to ensure that local knowledge and priorities are incorporated as we move forward.

MUNICIPALITIES:

SMITHERS FORT ST. JAMES
VANDERHOOF FRASER LAKE
HOUSTON TELKWA
BURNS LAKE GRANISLE

ELECTORAL AREAS:

A - SMITHERS RURAL E - FRANCOIS/OOTSA LAKE RURAL
B - BURNS LAKE RURAL F - VANDERHOOF RURAL
C - FORT ST. JAMES RURAL G - HOUSTON RURAL
D - FRASER LAKE RURAL

INQUIRIES@RDBN.BC.C
WWW.RDBN.BC.C

PH: 250-692-319
FX: 250-692-330
TF: 800-320-333

We support the Province's ongoing efforts to compile current and accurate data reflecting caribou use as the most recent updated scientific information, including spatial representation of habitat, as an essential step to achieve the objectives of protecting caribou herds while balancing the socioeconomic impacts and the needs of other species, including moose habitat and predator management.

Thank you for your consideration,



Bill Miller
Chair
Regional District of Bulkley-Nechako

cc: The Honourable John Horgan, Premier, Province of B.C.
The Honourable George Heyman, Minister of Environment and Climate Change Strategy
The Honourable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development
North Central Local Government Association Members
Union of B.C. Municipalities Members

Notice to Accommodation Providers

Provincial Sales Tax Act

This notice explains important changes to how PST and the municipal regional district tax (MRDT) apply to accommodation sold in BC. **These changes are effective October 1, 2018.**

Note: MRDT is only charged in participating areas. For a list of the areas collecting the MRDT, see [Bulletin PST 120, Accommodation](#).

What is Changing?

Effective October 1, 2018, if you sell **accommodation** in BC, you must be registered to collect PST and MRDT (if applicable) **unless you:**

- sell only exempt accommodation (see Exemptions below and [Bulletin PST 120, Accommodation](#) for more information), or
- only list your accommodation on an **online accommodation platform** that is registered to collect PST and MRDT (see Accommodation Listed on an Online Accommodation Platform below).

Currently, **accommodation** includes lodging provided in:

- Hotels, motels, resorts, boarding houses, rooming houses, bed and breakfast establishments
- Lodging houses, bunkhouses, cabins, condominiums, dormitories, hostels, mobile homes, trailers and vacation homes
- Dwellings operated by clubs or associations, whether or not a membership is required for the use of the dwelling
- Ships and trains while the ship or train is not in transit or is not making a scheduled stopover in BC

Accommodation includes lodging provided in residential dwellings that are boarding houses, rooming houses, bed and breakfast establishments, lodging houses, condominiums, mobile homes and trailers.

Effective October 1, 2018, **accommodation** will also include lodging provided in:

- A **residential dwelling, or any part of a residential dwelling**, used as lodging if the dwelling is listed on an online accommodation platform
- A stationary vehicle

A **residential dwelling** is:

- A house, cottage or another detached dwelling
- A duplex, apartment, condominium, townhouse

- A multi-use building that is used for residential use
- Land that is attributable to one of the above buildings

An **online accommodation platform** is an online marketplace that enables or facilitates transactions for accommodation located in BC. Online classified advertising or listing services that do not collect payment on behalf of the person offering the accommodation are not online accommodation platforms for the purposes of PST and MRDT.

Exemptions

Fewer than 4 Units (Eliminated)

Effective October 1, 2018, the exemption for accommodation provided by a person who offers fewer than 4 units of accommodation will be eliminated. This means you will be required to register to collect PST and MRDT even if you offer fewer than 4 units of accommodation, unless you sell only exempt accommodation or only list your accommodation on an **online accommodation platform** that is registered to collect PST and MRDT (see Accommodation Listed on an Online Accommodation Platform below).

Revenues Less than \$2,500

A new exemption will be available for accommodation providers who meet all of the following conditions:

- The accommodation is not listed on an online accommodation platform
- Gross revenue from the accommodation was less than \$2,500 in the previous 12 months
- Gross revenues in the next 12 months are reasonably estimated to also be less than \$2,500

Low Cost Accommodation

Effective October 1, 2018, the exemption for accommodation where the charge is less than \$30 per day or \$210 per week will not apply to accommodation listed on an online accommodation platform.

Long Stay Accommodation

Effective October 1, 2018, the exemption for accommodation provided for a continuous period of more than one month will be replaced with an exemption for accommodation provided for a continuous period of 27 days or more.

Example 1

You own a condominium in downtown Victoria as a second property. You offer short term accommodation at the condominium but do not list the property on an online accommodation platform. Your gross revenue from the sale of the accommodation is \$9,000 every 12 months. You must register to collect PST and MRDT.

Example 2

Your guest purchases accommodation in your hotel from November 15, 2018 to December 12, 2018. November 15 to December 12 is a continuous period of 27 days. You are not required to collect PST or MRDT on the sale.

For more information on exemptions, see [Bulletin PST 120](#), *Accommodation*.

Transitional Rules

If you make a sale of accommodation before October 1, 2018, then the current rules apply. If the sale happens on or after October 1, 2018, then the new rules apply.

You have made a sale of accommodation if you and your customer have a binding agreement under which your customer agrees to pay for the accommodation.

For example:

- If your customer checks into your hotel on September 29, 2018 and checks out on October 2, 2018, then you apply the old rules because your customer had a binding agreement to pay for the accommodation prior to October 1, 2018 when they checked into your hotel.
- If your customer pays for the accommodation before October 1, 2018, then you must collect the tax based on the current rules regardless of when the accommodation is used.
- If your customer makes a reservation before October 1, 2018 and you have a no-cancellation policy, or a policy that the purchase price will be charged unless the cancellation occurs before a particular date, and the purchase price for the accommodation is charged under those policies prior to October 1, 2018, then you must collect the tax based on the current rules regardless of whether the reservation was for accommodation on, before or after October 1, 2018.

Note: If your customer makes a reservation and later cancels the accommodation, no tax applies to any cancellation fee because no sale of accommodation has taken place.

- If your customer makes a reservation before October 1, 2018 for accommodation on or after October 1, 2018 and your customer may cancel the reservation at any time without the purchase price being charged, then you collect the tax based on the new rules.

Who Needs to Register?

Online Accommodation Platforms

If you are an online accommodation platform located outside of BC, you may register to collect PST and MRDT on accommodation sold using your platform. If you are an online accommodation platform located in BC (unless you are a classified advertising or listing service that does not collect payment), you must register to collect PST and MRDT on accommodation sold using your platform.

If you register to collect PST and MRDT, you must report sales and tax collected separately for each area in which you sell accommodation where MRDT applies.

Accommodation Listed on an Online Accommodation Platform

If you list your accommodation on an online accommodation platform, you must register to collect PST and MRDT unless:

- you sell only exempt accommodation, or
- you only list the accommodation on an online accommodation platform that is registered to collect tax.

Example 1

You own a house in Vancouver. You ordinarily live in the house but list it on an online accommodation platform while you are on vacation. The online accommodation platform is registered to collect PST and MRDT. You are not required to register to collect PST or MRDT because the online accommodation platform will collect the tax.

Example 2

You own 8 properties that you list on an online accommodation platform that is registered to collect PST and MRDT. The properties are a townhouse in Whistler, a cabin in Creston, a condominium in Kimberley, and 5 condominiums in Vancouver. You are not required to register to collect the tax because the online accommodation platform will collect the tax.

Example 3

You own a condominium in Vancouver. You list the accommodation in the condominium on a registered online accommodation platform and on an unregistered online accommodation platform. Your gross revenue from the accommodation is \$15,000 every 12 months. You must register to collect PST and MRDT. The online accommodation platform will collect the tax for sales you make through the platform. You must collect the tax for sales you make through the non-registered online accommodation platform.

Accommodation Not Listed on an Online Accommodation Platform

Unless you sell only exempt accommodation, you must register to collect PST and MRDT if you:

- sell accommodation but do not list the accommodation on an online accommodation platform that collects the tax for you,
- list on a registered online accommodation platform that collects the tax for you and sell the accommodation independent of the registered online accommodation platform, or
- list on both a registered and an unregistered online accommodation platform.

Example 1

You own a cabin in Tofino. You sell accommodation in the cabin by listing it on an online accommodation platform and also in the local tourism periodical. The online accommodation platform is registered to collect PST and MRDT. Your gross revenue from the cabin is \$25,000 every 12 months. You must register to collect PST and MRDT. The online accommodation platform will collect the tax for sales you make through the platform. You must collect the tax for sales you make through other means.

Example 2

You own a 2-room bed and breakfast in Sicamous. Your gross revenue from the bed and breakfast is \$15,000 every 12 months. You do not list the accommodation on an online accommodation platform that collects the tax for you. You must register to collect tax as your annual gross revenue exceeds the \$2,500 threshold.

Example 3

You own a condominium in Kelowna. You sell accommodation in your condominium twice a year, but do not list the accommodation on an online accommodation platform that collects and remits the tax for you. Your gross revenue from the condominium is \$2,000 every 12 months. You are not required to register to collect tax because the accommodation you sell is exempt under the \$2,500 threshold.

Example 4

You provide short term lodging in the suite of your residential dwelling but do not list the suite on an online accommodation platform that collects and remits the tax for you. Your gross revenue from the suite is less than \$2,500 every 12 months. You are not required to register to collect the tax because the accommodation you sell is under the \$2,500 threshold.

How to Register

You may apply to register with us using any of the following options:

- Online: Register online using [eTaxBC](#) (see our webpage [Register to Collect PST](#) for more information)
- In Person: Register at your local [Service BC Centre](#)
- By Fax or Mail: Complete a paper Application for Registration for Provincial Sales Tax ([FIN 418](#)) and mail or fax it to us

Further Information

Online: gov.bc.ca/pst

Toll free: 1 877 388-4440

Email: CTBTaxQuestions@gov.bc.ca

Subscribe to our [What's New](#) page to receive email updates when information changes.

The information in this notice is for your convenience and guidance and is not a replacement for the legislation.



The Corporation of the Village of New Denver

P.O. Box 40, New Denver, BC V0G 1S0 • office@newdenver.ca

PHONE (250) 358-2316 • FAX (250) 358-7251

TO: Mayor and Council
FROM: Corporate Officer
SUBJECT: Reports for Information
DATE: July 20, 2018

RECOMMENDATION:

That the following staff reports be received for information

- Tree Risk Assessment Report – Western Larch, Kildare St. (*Robin Sherrod, Arborist*)

TREE RISK ASSESSMENT REPORT

Western Larch, Kildare St

Prepared for
Village of New Denver
Bruce Woodbury CAO
New Denver, BC

Prepared by
Robin Sherrod
ISA Certified Arborist Consultant
Box 23, New Denver, BC V0G 1S0
July 9, 2018

SUMMARY	1
 INTRODUCTION	
Background	1
Assignment	1
Assignment Limits	2
Purpose of the Report	2
Site Context	2
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ROBIN SHERROD

Arborist Consultant (No. PN-0801A)
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Submitted July 10, 2018
Village of New Denver
New Denver, BC.

Attention: Bruce Woodbury
Chief Administrative Officer

SUMMARY

I was requested to do three levels of a Tree Risk Assessment of a specific tree within the Village of New Denver.

I have completed a Level 1 and Level 2 Basic Assessment followed by a three part Level 3 Advanced Assessment of a mature boulevard tree located on Kildare St adjacent to the RCMP station which fronts on 407 Slocan Ave. The tree is a mature western larch. After completion of the Advanced Assessment, this heritage-aged tree appears in good health and exhibits no visible defects that would indicate compromised structure or stability at this time. The risk of a catastrophic failure is rated as low.

INTRODUCTION

The following is a report of the Tree Risk Assessment completed in May and June of this year at the request of Bruce Woodbury, Chief Administrative Officer for the Village of New Denver.

BACKGROUND:

Village staff observed unusual holes around the base of the subject tree and were concerned that the root system might be unsound. The tree in question is 86cm in diameter, 36.5m high and within striking distance of the RCMP station.

ASSIGNMENT:

- 1) Level 1 Visual Assessment transisting as needed to a Level 2 Basic Assessment, of the larch tree on Kildare St adjacent to RCMP station. Provide an assessment of the risk posed by this tree to nearby targets, including residences located within 1.5 tree lengths.
- 2) Complete a Level 3 Advanced Assessment based on the findings of the Level 2 Basic.
- 3) Submit a written report documenting the results of the assessments.

ASSIGNMENT LIMITS:

Assessment procedures were limited to Level 2 and Level 3 Advanced Assessment TRAQ protocols. No aerial inspection was done above 3.6m (12').

PURPOSE OF THE REPORT:

The purpose of this report is to put into writing the results of my assessment as stated in the Assignment to aide in management decisions regarding the subject tree.

SITE CONTEXT:

Kildare St runs in a approximately north - south direction. The larch tree is located on the east side of the street within a boulevard that also contains mature Douglas firs, and Norway maples.

METHODOLOGY:

- TRAQ Levels 1, 2, and 3 Assessments.
- I began my assessment of the larch tree on the morning of May 13, 2018. I used binoculars to view the upper portions of the trunk and tree crown from every side, from near and at a distance. This was followed by careful examination of the lower trunk, and root flair. I used a mallet to sound for possible decay in these areas. I recorded in depth my observations of the tree and the conditions of the site visible above the ground. I took multiple photographs.
- On morning of May 14, I made a verbal report of my findings to Bruce Woodbury New Denver CAO and recommended a Level 3 Advanced Assessment be undertaken. I completed Part 1 that afternoon.
- On May 15, I completed Part 2 of the Advanced Assessment and showed the results to Bruce Woodbury on site. I returned on May 16, to complete photo documentation and to fill in the excavation holes.
- On June 16, I completed Part 3 of the Advanced Assessment.
- Tools used in the course of this work included the following: inclinometer, binoculars, camera, measuring tape, mallet, garden trowel, shovel, wisk broom, increment borer, battery operated drill, wire brush, wood carving chisels.

LEVEL 2: BASIC ASSESSMENT

OBSERVATIONS:

Tree biometrics:

- The tree in question is a mature **western larch (*Larix occidentalis*)**.
- The tree is 86cm (34") in Diameter at Breast Height (DBH).
- Tree Height is 36.5m (120') measured with inclinometer.
- The tree is branched along 90% of its stem.
- Height-to-girth ratio is 42:1. This is a mechanically robust and resilient taper or slenderness ratio for this species.

- There is an even distribution of first-order lateral roots around the base of the tree.
- The larch tree is within 1 x striking distance of the RCMP station due east at 407 Slocan Ave and is within 1.5 x striking distance of the next door residence on 614 Kildare St to the southeast.

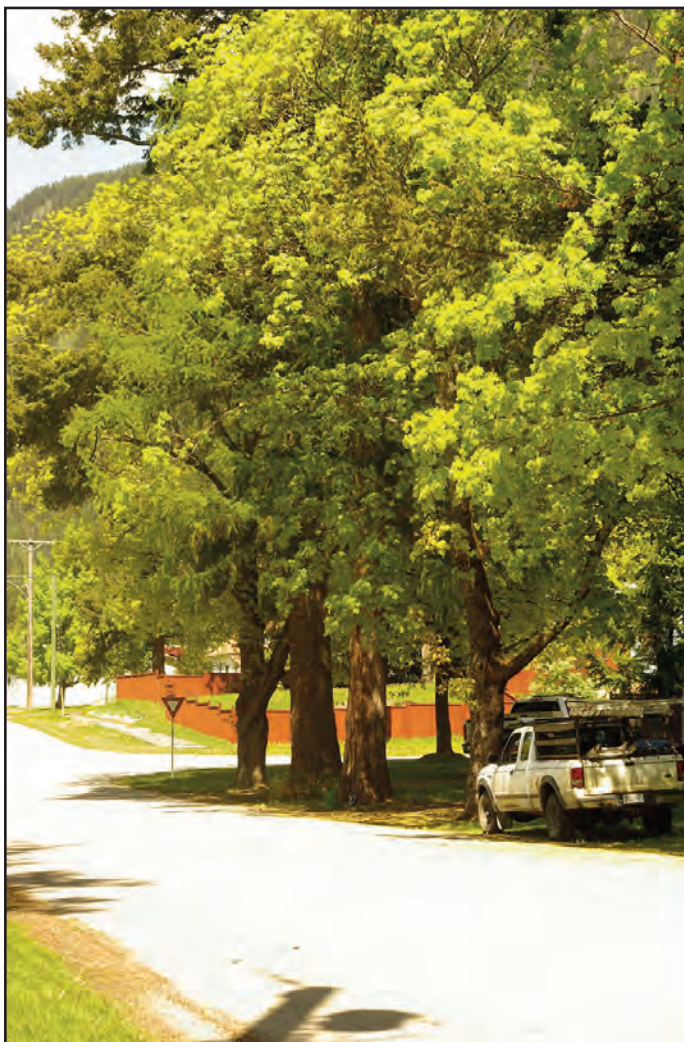
Tree condition:

- 1) The tree exhibits normal colour and density of foliage for this species and location.
- 2) There has been minimal disturbance within the growing environment of the tree.
- 3) There is a vertical line of dried pitch on the southwest side of the trunk between 1.2m and 3.6m (4' and 12') above grade. Directly above the pitch are several approximately 20 year old pruning cuts.
- 4) There is a indentation in the trunk beneath the pitch between 1.5m and 3m (5' and 10') above grade.
- 5) There was no indication of abnormal swelling near the base of the tree.
- 6) I used a mallet to sound for decay on the trunk and base of the tree. This included the length of the pitch exudation and surrounding wood up to 3.6m (12') and the full circumference of the tree from its base to a reaching distance of 2.4m (8'). There was a 20.3cm (8'') wide by x 30.4cm (12'') high portion of bark on the west side base of the tree that sounded hollow, suspected to be caused by a piece of delaminated bark. The rest of the trunk sounded solid.
- 7) There were small holes averaging 11cm x 11cm (4.5'') wide x (4.5'') deep in the soil quite evenly spaced up against and around the base of the tree on its northeast and southeast sides. (Photo 5.) The holes looked to be approximately the size a squirrel would use for stashing food. No nuts or other seeds were found in the holes. The possibility of an animal digging for grubs could not be ruled out.
- 8) On May 13, 2018, I spoke with RCMP officier Ben Nickerson on site who stated that both he and his wife observed the holes shortly after the snow first melted away from the trunk of the larch tree this spring. He said that it was very apparent at the time that the holes had been freshly dug by an animal and that small claw marks were clearly visible in the snow and ice.
- 9) I sent my observations and photos to fellow arborist Jeremy Gye Senior Consultant for Gye and Associates, Urban Forestry Consultants Ltd in Victoria with whom I have worked and consulted for over 20 years. Mr. Gye concurred with my recommendation to proceed to a Level 3 Advanced Assessment of the larch tree.



Left: Photo 1. Kildare St. Western larch is on the right. A Douglas fir is on the left. View is west facing side of the trees. 5/13/18.

Right: Photo 2. Looking north down Kildare St toward Sloan Ave. The larch is the third tree down from the corner located adjacent to the RCMP station. SW face. 5/13/18.



LEVEL 3: ADVANCED ASSESSMENT PART 1

Investigation under the bark of lower trunk.

- a) The hollow sounding bark on the west side base of the tree was removed with mallet and chisel and a hole dug below it in the soil to a depth of 56cm (22"). The bark was found to be delaminated from the trunk and the wood of the trunk immediately under the bark was found to be solid and healthy. The continuation of the trunk under the soil referred to as the root crown was also solid and showing healthy tissue as well as on the top surface of a buttress root found at 48cm (19") below grade.
- b) A sequence of drilling was completed around the base of the tree at set intervals to determine the soundness and health of the wood tissue below the bark.

All the results were the same: Immediately beyond the bark, which on average at the base was approximately 11.4cm (4.5)" thick, was living, solid tissue. This corresponded with the sound I was getting with the mallet. Where the sound was a bit more muffled it was the result of the thick, spongy bark. No where did the trunk sound hollow as it did over the strip of delaminated bark on the west side.



Left: Photo 3.

West face of larch trunk. Delaminated bark chiseled away; excavation below. Yellow tape measure shows beginning sequence of drilling.
5/14/18.



Right: Photo 4.

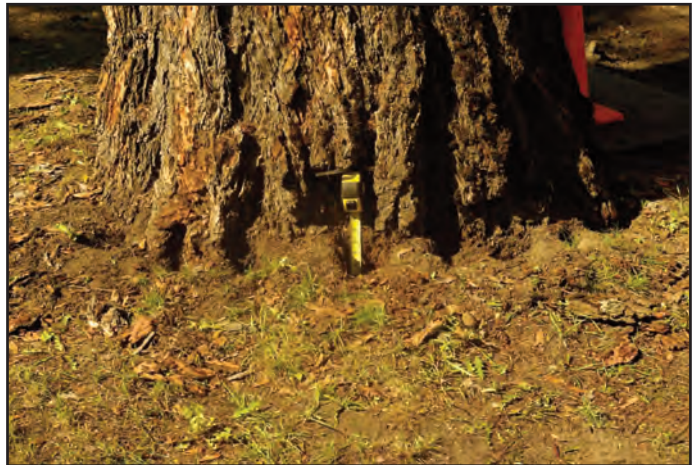
Larch west face. Close up view of healthy inner bark after removal of delaminated bark. Buttress root is below base of ruler at depth of 48cm.
5/14/18.

LEVEL 3: ADVANCED ASSESSMENT PART 2. Limited root crown excavation.

a) This excavation took place on the NE and SE sides of the larch tree base directly under the animal dig holes. Animals are attracted to grubs in rotted wood. The purpose of the excavation was to see if there was any presence of rotted wood associated with the root crown and/or buttress roots of the tree.

b) Dimensions of both excavations were approximately 76cm (30") deep x 84cm (33") in depth. No rotted wood was found. Just behind the outer layer of bark was the living bark tissue.

c) On the NE side directly below the animal digs there were two buttress roots, one initiating from the root crown at 69cm (27") below grade, going down at a 45 degree angle, the other steeper. The one most visible was a minimum



Above: Photo 5. NE face. Animal dig holes. 5/16/18.

56cm (22") in diameter. Both sounded solid with mallet; both exhibited the typically thinner root bark, with healthy cambium underneath.

d) On the SE face the surface of the root crown below grade was again solid, with reddish living bark tissue and healthy cambium layer. One buttress root only partially visible was 36cm (14") in diameter, going down at a steep angle and one smaller 10 cm (4") diameter root more horizontal. Both were solid to the mallet and exhibited healthy bark and cambium.



Left: Photo 6. NE face directly below tape measure in photo 5. Two large buttress roots. The root visible to the left of the tape is 69cm in diameter. 5/16/18.



Left: Photo 7. Bottom right is a 35cm (14") mallet standing between two large buttress roots on NE face. Far left is a 36cm + diameter buttress root still partially covered with soil on the SE face. Photo taken from 2.7m (9ft) height on ladder. 5/16/18.

LEVEL 3 ADVANCED ASSESSMENT, PART 3.

Investigation under the pitch.



Photo 8: SE face. Vertical line of pitch. 6/16/18.

a) At the very top of the vertical line of pitch are several approximately 20 year old pruning cuts. The slight depression under the pitch between 1.5m and 3m (5' and 10') can be typical of freeze thaw cracks. Because pruning cuts can initiate freeze thaw cracks I needed to examine the full length of the line of pitch to rule out this possibility as well as a more serious crack caused by wind sheer.



Photo 9: Close up. Beginning pitch removal. 6/16/18.



Photo 10: Pitch removal underway.
6/16/18.



Photo 11: Pitch removal complete. 20 year old
pruning cuts just above. 6/16/18.

b) Beginning at 1.2m (4') above grade using a combination of a wire brush, carving chisel and mallet I carefully removed the crystallized pitch down through several layers of bark to clean bark until I reached the top at 3.6m (12') directly under the lowest pruning cut. There was no sign of a fissure or crack in the trunk.

DISCUSSION:

As was confirmed in the root crown excavation, western larch trees are known to be deeply rooted with the buttress roots beginning from the root crown well below soil level, descending steeply and very strongly anchored into the ground.

It is clear from my investigation under the line of pitch that it originated from the pruning cut at the top and filtered its way down the trunk. Both the pitch and the longitudinal indentation do not represent in this case any form of a crack. The cause for the indentation might possibly be the result of the pruned branches directly above, removing the local source of food (photosynthate) to feed the growth of the trunk at that location.

RISK ASSESSMENT: Western Larch.

Targets and Site: The potential targets are the RCMP detachment station at 407 Slocan Ave, and the adjacent home at 614 Kildare to the east and the persons who live in both.

Target Protection: Unprotected for the RCMP station and Partial protection for the private home.

Occupancy rate: Constant.

Analysis: Likelihood of failure is *improbable*, the likelihood of a failure impacting the two homes is *medium* so the likelihood of failure and impact is *unlikely*. The potential consequences to RCMP station, the private residence and persons within them would be *severe*. The risk rating is *low*.

CONCLUSION:

This western larch appears in good health and exhibits no visible defects that would indicate compromised structure or stability at this time. The risk of a catastrophic failure is rated as low.

RECOMMENDED INSPECTION INTERVAL:

As tree and site conditions do change over time, it is recommended that the Inspection Interval for this tree is three years.

If you have any further questions, please do not hesitate to call me.

Sincerely,

Robin Sherrod
ISA Certified Arborist Consultant (Certification No. PN-0801A)

DISCLAIMER AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboriculture standards within the scope afforded by its terms of reference and the resources made available to the consultants. The report provides no undertakings regarding the future condition or behaviour of the trees within it. The values and qualities involved can and do change over time and should be reappraised periodically.

2. Loss or alteration of any part of this report invalidates the entire report.

REFERENCES

1. Shigo, AL. *Modern Arboriculture*, Shigo and Trees Associates
2. Matheny and Clark. *Evaluation of Hazard Trees in Urban Areas*
3. E. Thomas Smiley, Nelda Matheny, and Sharon Lily. *Tree Risk Assessment*
4. International Society of Arboriculture, *Tree Risk Assessment Manual*
5. Ed Hayes. *Evaluating Tree Defects*, Second Edition, A Field Guide

OTHER EXPERTS CONSULTED

Jeremy Gye – Senior Consultant
Gye and Associates, Urban Forestry Consultants Ltd.

Consulting Arborist (Diploma, American Society of Consulting Arborists, 1997)
ISA Certified Arborist (Certification No. PN-0144A)
Certified Tree Risk Assessor (Trace No. 0016)
Certified Master Woodland Manager (Small Woodlands Program of BC)

Michael Cruickshank M.P.M Forest Pathologist, Canada Forest Service, Victoria, BC.



The Corporation of the Village of New Denver

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July 24, 2018

Aimee Watson, Chair
West Kootenay Boundary Regional Hospital District
Email: awatson@rdck.bc.ca

Dear Chair Watson:

I am requesting a resolution on the agenda of the next Hospital Board meeting:

That the West Kootenay Boundary Regional Hospital District Board support the continuation of the
Slocan Community Health Centre.

Many thanks.

Sincerely,

Ann Bunka
Mayor

cc: mmorrison@rdck.bc.ca

REGIONAL DISTRICT CENTRAL KOOTENAY
ECONOMIC DEVELOPMENT COMMISSION
OF SILVERTON, NEW DENVER, SLOCAN AND AREA H

MINUTES

Of a meeting held Thurs. May 10th at 6:00 pm,
Slocan Village Council Chamber

COMMISSION MEMBERS:

Leah Main- Chair, Director, Silvertown
Ann Bunka, Director, New Denver -Absent
Jessica Lunn, Director, Slocan
Walter Popoff, Director, Area H
Nadine Raynolds, New Denver
Barb Fuhrer- Silvertown
Corrie Traenenberg, Slocan –Absent
Will Anderson, Area H- Absent
Leonard Block, Area H
Jonathan Buttle, Area H
Walter Swetlishoff, Area H
GUEST: John Fyke, Director, Healthy Community Society
SECRETARY/TREASURER: Sharon Butler

The meeting was called to order at 6:08 pm

1. AGENDA:

R10/18 MOVED by J. Buttle, Seconded and Resolved to adopt the agenda as amended.

Discussion of Quorum: The By-laws state that quorum is six (6) members of the Commission.

2. MINUTES:

R11/18 MOVED by L Block, Seconded and Resolved to approve the Minutes presented for March 10/ 18

3. FINANCIAL REPORT:

A revised financial statement for April 2018 was presented. The new statement includes the 2017-2018 Rural Development Project. Revenue in this account includes the \$159, 600 grant from the BC Rural Dividend fund, \$70,000 from CBT and contributions from the Villages and Area H of 9,664 for a total of \$239, 264. SVEDC funds were transferred from our Community Initiatives of \$10, 336. Total funds: \$249,600. This does not include the \$26, 585 in-kind contribution portion of the project budget.

The Community Directed funds account is still showing the \$15,000 allocated to WKPC, also included in our Prior Year surplus. Remaining funds of \$13, 577 can be used at the discretion of the SVEDC although not for Rural Development project since CBT is already funding.

The BR and E budget has been revised.

R 12/18 MOVED by W. Popoff, Seconded and Resolved to receive the financial report.

4. EXPENSES:

a) Ratify Expenses approved by email:

Valley Voice \$126. 00

Valley Voice \$59.85

R 13/ 18 MOVED by B. Fuhrer , Seconded and Resolved to ratify the expenses approved by email.

b) New Invoice for approval:

Secretary Timesheet: \$350, Collabo Co. \$168, Slocan Village Market \$62. 59

R14/ 18 MOVED by N. Raynolds, Seconded and Resolved to approve payment of new invoices as submitted.

Director Lunn arrived.

5. CBT-COMMUNITY DIRECTED FUNDS

a) Healthy Community Society/ Village Hearth Project

John Fyke, a Director of the Healthy Community Society was present to explain the new proposals for the remaining grant funds. Note: Amount of the CDF grant was \$99,500 over two years for the Village Hearth Project, which was partially destroyed by fire.

As John reported, since the fire, the restaurant was undercapitalized. With the remaining funds, the Society has proposed new ideas for business incubation and food sustainability in the Community. He was looking to the SVEDC for feedback on the proposed ideas and budgets put forth.

The total cost projected for the proposed ideas was \$26, 800. However, further reporting is required to determine the exact amount of funds and equipment remaining from the grant which is between \$30-35,000. SVEDC is required to report to CBT on the use of the funds. As well, further development of the budgeted amounts is required. It is preferred that the funds be used, rather than returned however ideas need to be viable and SVEDC accountable.

1) Pop- up Salad Bar- \$7300

2) Co-op Bakery- \$15,000

3) Sausage and Sauerkraut Making Workshops- \$1500

4) HCS Marketing- \$3000

Chair Main suggested that they work with the Basin Business Advisors program for assistance.

R15/ 18 MOVED by W. Popoff/ Seconded and Resolved to receive the Healthy Community Society report and that a follow-up report on the proposed use of the Community Directed Funds be received by November 2018.

6. RURAL DIVIDEND REGIONAL STRATEGY

a) Report from Leah:

A contribution agreement between the RDCK and the CBT has been signed and Stuart Horn has reworked the draft EDC 2018 budget with Chair Main.

The in-kind contribution portion has been changed to a \$30,000 financial contribution. The EDC has committed \$10, 336 towards this contribution.

In keeping with the new strategy and following the guidelines in the *Slocan Valley Economic Development Plan, Report #3 Strategy and Implementation* created by the consultants, the EDC is to be structurally re-organized. This will put staff in a much more involved manner with a more integrated regional perspective. The lead staff person will be RDCK CAO Stuart Horn. There will be a lead Economic Development Coordinator or Office hired, RDCK human resources is handling the hiring. Slocan is able to provide office space although it will be a mobile position covering the full valley.

The SVEDC chair is recommended to be a non-elected member; Commission members may wish to consider what role they wish to play in the new structure.

Director Popoff suggested that additional funds for the project come from Area H discretionary funds.

R16/ 18 MOVED by W. Popoff, Seconded and Resolved that Area H contribute an additional \$10, 000 in grant funds toward the Rural Dividend project to satisfy the CBT request for additional cash contributions.

7. COMMUNITY INVESTMENT CO-OP-

a) Report from Jonathan Buttle

Jonathan explained in further detail the specifics of the Community Investment Co-op plan to date. So far, 4 of the 6 webinars have been completed, to provide information and get feedback from key stakeholders. Leah noted that a key finding in our BR and E survey was lack of access to financing. The CIC would be in a position to lend money as well as provide bridge/ “angel” financing to local projects which would help with developing a venture capital community of investors. Securities would be sold, as investments, however the CIC would not be able to advise on investments. The regulatory bodies that govern investing, taxation and co-

operatives set the structure that will be laid out in the policy and procedures. Jay noted that local Credit Unions are interested in working with the proposed CIC and is very hopeful that this project will benefit the area.

The CIC has requested funding from key stakeholders as a form of commitment to the project, to have a seat on the board as well as to assist in start up funds. A request for \$1667 towards the CIC start up was approved in principle by email, however a formal resolution was required.

As Jonathan has the most experience, it was felt that he was the most suitable appointee. It was noted that he has done contract work researching statistical information for the CIC. He noted that he felt confident he could be an objective EDC member of the board.

Commissioner Buttle recused himself from the meeting.

A discussion whether or not he was in conflict of interest (or perceived conflict of interest) was had. The contract work will conclude in 2018. It was felt that as he had disclosed the possible conflict of interest, that it was up to him to decide if he was in conflict of interest, however the commission was comfortable with his level of involvement and disclosure to date.

R17/ 18 MOVED by N. Raynolds, Seconded and Resolved to contribute \$1,667 from remaining Community Directed funds toward the Community Investment Co-op and sign the Memorandum of Understanding.

Abstained: J. Buttle

R18/ 18 MOVED by L. Block, Seconded and Resolved to appoint Commissioner J. Buttle to the Community Investment Co-op board to represent the Slocan Valley Economic Development Commission.

Abstained: J. Buttle

Commissioner Buttle rejoined the meeting.

8. 2018 DRAFT BUDGET

Director Popoff present the new budget, approved at the March board meeting.

It is a global budget, any surpluses will be carried forward.

R19/ 18 MOVED by W. Popoff, Seconded and Resolved to receive the 2018 Budget and Financial plan as presented.

9. BUSINESS RETENTION AND EXPANSION- Steering Committee report

The Secretary reported on the Committee meeting held in Silverton on April 24.

Chair Main had suggested looking into the Export Navigator program through Community Futures. Advisor Michael Hoher provided information about the program who works with local ED partners to help promote the program. It was decided to promote the program to local businesses by placing a display ad so that

business could contact Michael if they were interested and we would be able to track the amount of interest. A display ad has been created and will be approved and paid for by the BC Govt. The SVEDC could place a smaller ad to indicate our support of the program.

R20/ 18 MOVED by J. Lunn, Seconded and Resolved to approve spending up to \$250 on display advertising for the Export Navigator program in a local paper.

The Committee also discussed forming a Home based business network, to assist business people with issues and information related to working in the Slocan Valley and instructed the Secretary to begin conversations.

10. BC ECONOMIC DEVELOPMENT SUMMIT

The BC Economic Development Association is hosting their annual Summit in Kelowna this June. A variety of relevant topics will be discussed. Interested Commissioners were invited to participate. Commissioner Buttle was interested and may have some funds to contribute.

R21/ 18 MOVED by N. Raynolds, Seconded and Resolved to approve paying for one Commission member to attend the BC Economic Development Summit in Kelowna.

11. NEXT MEETING:

The next meeting is scheduled for Thursday July 26 at 7pm in Slocan

12. PUBLIC AND PRESS QUESTION PERIOD: n/a

MEETING ADJOURNED 8:20 pm

SVEDC AGENDA:

Thurs. July 26, 2018 at 7:00pm Slocan Village Council Chamber

Meeting Call to Order

1. Agenda approval
2. Minutes from May 10/ 18- attached
3. Financial Statement - attached
4. Expenses- attached
 - a) Invoices to be Ratified: Valley Voice \$144.90, Secretary time sheet \$625, Commissioner Block Expenses \$ 1,018.14
 - b) Invoices for Approval: tbc
- 5) Correspondence- request for letters of support
 - a) to be ratified: CIC- attached
 - b) Selkirk College study: *Transitioning to the New Rural Cannabis Economy*- attached.
6. Rural Dividend Regional Economic Development Strategy
 - a) Leah to report
 - b) Next Steps
7. Community Investment Co-op- update
 - a) Discussion
8. BR and E steering committee report:
 - a) Export navigator program
9. BC Economic Development Summit:
Report from Commissioner Block
10. Next Scheduled Meeting: Thursday Oct. 25, 6 pm
11. Public and Press question period

Meeting Adjournment

Commissioner Mileage Expense Form: Secretary



The Corporation of the Village of New Denver

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PHONE (250) 358-2316 • FAX (250) 358-7251

TO: Mayor and Council
FROM: Corporate Officer
SUBJECT: Zoning Amendment Bylaw No. 717, 2018
DATE: July 17, 2018

RECOMMENDATION:

That Village of New Denver Zoning Amendment Bylaw No. 717, 2018 be given first and second reading.

BACKGROUND:

The Village's current Zoning Bylaw was adopted in 2007. Various amendments have been made since that time – the provisions contained in the Village's Zoning Bylaw must be consistent with the Official Community Plan.

The process for amending the Zoning Bylaw is governed by the Village's Development Procedures Bylaw No. 417, 1999, with additional requirements set out in the *Local Government Act (LGA)*. Generally, a public hearing is required prior to adoption of a zoning bylaw, and public notice must be given. As per section 464 (2) of the *LGA*, a local government may waive the holding of a public hearing on a proposed bylaw if an official community plan is in effect for the area that is subject to the zoning bylaw, and the bylaw is consistent with the official community plan, however the public notice requirements may not be waived. Staff recommends holding a public hearing on the proposed bylaw to ensure transparency and encourage comments from interested parties. As notice requirements apply either with or without a public hearing, there are no costs savings to be gained by eliminating the public hearing.

ANALYSIS:

The proposed amendments to the Zoning Bylaw are being brought forward by staff in response to requests from residents and property owners. The proposed amendments include the following:

Fence Height

- An increase to the allowable height of fences which can be placed on any portion of the property, from 1.2 m (4 ft.) to 2.4 m (8 ft.). This change eliminates the 4 foot height limit for fences between the street and the front (or side, in the case of a corner parcel) of the house, and provides for an increase to previous height limit of 2.0 m (6.6 ft.) in effect elsewhere on the

parcel, bringing the requirements for fence height in line with those for other landscape screening devices such as arbors.

- Since the current bylaw has been in effect, the Council of the Village of New Denver has received 7 Development Variance Permit Applications requesting increases to the allowable height of fences. The only request denied was in 2012 (in this instance, a DVP had been previously granted in 2002). As recent Council decisions have supported residents' desires for increased fence heights, staff recommends making the proposed change to the Zoning bylaw, to relieve residents of the cost and effort required to obtain a DVP, and reduce unnecessary work for staff.
- The Village's *Official Community Plan* is silent regarding fence height limits.

Visibility at Corner Parcels

- The proposed bylaw amendment removes the restrictions on landscaping, screening, buildings or structures taller than 0.9 m (3 ft.) being placed in "sight triangles" (formed by the street lines and the line joining the points on the street lines, 6.0 m from the point of intersection of the street lines) at corner parcels. Under the current bylaw, these restrictions apply to all properties except those parcels zoned C1, but do not apply at corners where a street intersects with a lane.
- Existing visibility issues at intersections in the municipality are related to vegetation located in or overhanging the road right-of-way. The busiest intersections, located around the C1 zone, are not currently subject to this restriction.
- The Village's *Official Community Plan* is silent regarding visibility at corner parcels.

Multi-family Dwellings in C1

- The proposed bylaw amendment adds "multi-family dwelling" as a permitted use for properties in the C1 zone. This would allow for the creation of more than 2 dwelling units, either alone or in conjunction with a commercial use, on properties in the downtown core.
- This proposed change is consistent with the provisions of the Village's *Official Community Plan*:
 - 3.3.2 Council's policy is to generally direct multiple family residential use to areas in the core commercial area, near the school, near the Slocan Community Health Centre and in areas where conflicts with other uses will be minimized.

STRATEGIC PRIORITY:

Improving existing bylaws to meet community needs.

COMMUNICATION STRATEGY:

A public hearing is required prior to the bylaw receiving third reading, and public notice must be given in accordance with the *LGA* prior to the public hearing. Notices can be placed in the Valley Voice on August 10th and August 24th, and a hearing can be scheduled for 6:30 p.m. on August 28, 2018 in Council Chambers. Barring any unforeseen objections, third reading and final adoption of the bylaw could take place at the August 28, 2018 Regular Meeting.

FINANCIAL IMPLICATIONS:

The public notice requirements will result in advertising costs estimated at \$400.

THE CORPORATION OF THE VILLAGE OF NEW DENVER
BYLAW NO. 717, 2018

A bylaw to amend Village of New Denver Zoning Bylaw No. 612, 2007, being a bylaw
to regulate the location and use of buildings and structures and the use of land
within the Village of New Denver.

WHEREAS the Council of the Village of New Denver deems it expedient to amend “Village of
New Denver Zoning Bylaw No. 612, 2007”;

NOW THEREFORE the Council of the Village of New Denver in open meeting assembled enacts
as follows:

1. This bylaw may be cited as “Village of New Denver Zoning Amendment Bylaw No. 717,
2018”

2. Section **4.8 Landscape Screening and Fences** is hereby removed and replaced with the
following:

Landscape screening and fences are subject to the following regulations:

.1 Landscape screens including fences not exceeding a height of 2.4 m (8 ft.) may be
sited on any portion of a parcel.

.2 Arbors, trellises, gateways and other similar structures less than 2.4 m (8 ft.) in
height may be sited on any portion of a parcel.

3. Section **4.12 Visibility at Corner Parcels** is hereby deleted, and **Diagram 4.12 Illustration
of Sight Triangles** is hereby deleted.

4. Section **8.1 Permitted Uses** (C1 – Core Commercial) is hereby amended by adding:

(hh) multi-family dwelling

5. This bylaw shall take effect upon adoption.

READ A FIRST TIME this ____ day of ____, 2018.

READ A SECOND TIME this ____ day of ____, 2018.

A PUBLIC HEARING WAS HELD this ____ day of ____ 2018.

READ A THIRD TIME this ____ day of ____, 2018.

RECONSIDERED, AND FINALLY PASSED, AND ADOPTED this ____ day of ____, 2018.

MAYOR

CORPORATE OFFICER

Certified to be a true copy of “Council Procedure Bylaw No. 713, 2018”

CORPORATE OFFICER

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