

Electoral Area Services Committee Agenda

July 10, 2025

1:00 pm

Members: *Director Doeble (Chair), Director Schnider (Vice Chair), Director, Clovechok, Director Gay, Director McDonald and Director Walter*

Voting Rules: *Unless otherwise indicated on this agenda, all Directors have one vote and a simple majority is required for a motion to pass.*

| | Pages |
|--|-------|
| 1. Call to Order | |
| 2. Addition of Late Items <i>All Directors, 2/3</i> | |
| 3. Adoption of the Agenda | |
| 4. Adoption of the Minutes | |
| 4.1 June 12, 2025 Meeting | 2 |
| 5. Invited Presentations & Delegations | |
| 6. Correspondence | |
| 6.1 Engineering Services Report | 4 |
| 7. Unfinished Business | |
| 8. New Business | |
| 8.1 Discretionary Grants-in-Aid – July 2025 <i>EA Directors, Weighted</i> | 8 |
| 8.2 Edgewater Post Office and Credit Union Buildings Decommission | 17 |
| 8.3 CLEAR Society – Doppler Flow Measurements on the Elk River | 21 |
| 8.4 Panorama Fire Capital Spending | 24 |
| 9. Bylaws | |
| 10. Late Agenda Items | |
| 11. Reports from Directors | |
| 12. Adjourn to Closed | |



MINUTES OF THE ELECTORAL AREA SERVICES COMMITTEE MEETING

June 12, 2025
Regional District Office, Cranbrook, BC

| | | |
|----------|------------------------------|---|
| PRESENT: | Committee Chair S. Doehle | Electoral Area B |
| | Director T. McDonald | Electoral Area A |
| | Board Chair R. Gay | Electoral Area C |
| | Alternate Director L. Downey | Electoral Area F |
| | Director R. Schnider | Electoral Area G |
| ABSENT: | Director J. Walter | Electoral Area E |
| | Director S. Clovechok | Electoral Area F |
| STAFF: | S. Tomlin | Chief Administrative Officer |
| | T. Hlushak | Corporate Officer |
| | C. Thom | Executive Assistant (Recording Secretary) |
| | | |

Call to Order

Committee Chair Stan Doehle called the meeting to order at 4:46pm.

Adoption of the Agenda

MOVED by Director Gay

SECONDED by Alternate Director Downey

THAT the agenda for the Electoral Area Services Committee meeting be adopted.

CARRIED

Adoption of the Minutes

May 8, 2025 Meeting

MOVED by Director Schnider

SECONDED by Director McDonald

THAT the Minutes of the Electoral Area Services Committee meeting held on May 8, 2025 be adopted as circulated.

CARRIED

New Business

Discretionary Grants-in-Aid – June 2025

52385

MOVED by Director Gay

SECONDED by Director Schnider

THAT the following Discretionary Grants-in-Aid be approved:

Columbia Valley Food and Farm – Updating Food Guide with Nourish CV

- F - \$1,500
- G - \$750

East Kootenay Amateur Radio Club Society – Maintaining RDEK/EKARC Standby Emergency Communications System

- C - \$900

Key City Theatre Society – Key City Theatre Operating Assistance

- C - \$11,000

(continued on next page)

52385 (continued)

Moyie Community Association – Moyie Reading Centre

- C - \$500

Wasa Community Church – Tri-Village Buzz

- E - \$1,000

CARRIED

52386

MOVED by Alternate Director Downey

SECONDED by Director Schnider

THAT the following Discretionary Grant-in-Aid be denied:

- Village of Canal Flats – Canal Flats Food Bank

CARRIED

Disaster Resilience and Innovation Funding Program Grant Application

52387

MOVED by Director Schnider

SECONDED by Director McDonald

THAT an application be submitted to the Disaster Resilience and Innovation Funding (DRIF) Program for the preliminary design of the Lake Baptiste water intake for the Edgewater Water System.

CARRIED

Adjourn to Closed

MOVED by Director Gay

SECONDED by Director McDonald

THAT the meeting adjourn to a Closed Electoral Area Services Committee meeting to consider the following matters:

- Notices on Title and Bylaw Non-Compliance – Section 90(1)(g) of the *Community Charter*
- litigation or potential litigation affecting the RDEK.

CARRIED

The meeting adjourned to closed at 4:50pm.

Committee Chair Stan Doehle

Tina Hlushak, Corporate Officer

Subject Engineering and Utilities Report to Board

Month July 2025

UTILITY SYSTEMS

Eastside Lake Windermere Water

There were several properties with existing services who reconnected to the system in June.

The system has already seen an increase in water use typical with summer months. There have been a few days during the week that the plant was running all day to meet demand. As this was abnormal, Compliance was notified and went out to check if residents were watering outside of the appropriate watering times, effectively utilizing inter-departmental collaboration.

The automatic transfer switch at the high lift station generator has been replaced and is now functioning normally. The automatic transfer switch at the Windermere Loop plant generator is scheduled to be replaced June, 20, 2025. Water line flushing has been completed in Windermere for the year.

A Request for Proposals (RFP) for engineering services for the 940 Reservoir Expansion Project is now closed and evaluations are in progress. A recommendation for award is anticipated at the July Board meeting. This project is intended to meet future service demands through increased reservoir storage capacity within the planned design horizon of twenty years. The existing 940 reservoir is currently undersized based on current water demands, projected water demands, and necessary fire protection storage. The non-farm use application for the 940 Reservoir Expansion was supported at the June 18 Advisory Planning Committee (APC) Electoral F & G meeting. The application is now forwarded to the RDEK's Planning Committee for consideration at the July 10 meeting.

An RFP for engineering services for watermain replacement on Wood Lane Road in Windermere is planned to be issued June 25, 2025. The 2022 East Side Water System Master Plan identified that Wood Lane Road watermain should be considered as one of the next watermain replacements in Windermere.

Operators performing seasonal hydrant flushing.



Holland Creek Water & Sewer

The Holland Creek water system is performing well. There were no new connections in June.

MPE Engineering Ltd. has commenced drafting the Holland Creek Water Master Plan. These comprehensive master plans will provide guidance and direction on the operation, maintenance, capital works, infrastructure renewal, and financial planning requirements to sustainably operate the utilities. This master plan is funded by the Growing Communities Fund.

Operators servicing the water meter for the Cottages at Copper Point.



Edgewater Water

The Edgewater water system is performing well. Operators are confident that the system has made it through spring melt (freshet) without having to place a water quality advisory (WQA) on the system.

The Disaster Resilience and Innovation Funding (DRIF) proposal has been supported by the Board for submission. The DRIF application is for Foundational and Non-Structural Project (planning and engineering design) activities related to the Lake Baptiste raw water intake. The application will be submitted before the June 27, 2025 deadline.

Edgewater Sewer

The 2025 Edgewater Connectivity Project is underway. Engineering has been allocated funding as part of the Integrated Bilateral Agreement for Investing in Canada Infrastructure Program (IBA-ICIP) for SCADA upgrades. The upgrades include modernizing connectivity at wastewater facilities via fibre optics thus ensuring the existing SCADA system can be hosted at the Edgewater WTP.

Rushmere Water

The Rushmere water system is performing well.

Spur Valley Water

The Spur Valley water system is performing well.

Moyie Water

There is a potential grading issue related to the leak repair performed in May. A property owner has advised that ground water is now being diverted to his property creating issue. The operator is investigating, which may result in additional costs to the service to regrade.

Elko Water

The Elko water system is performing well.

FLOOD & WATER CONTROL

Area A

The Hosmer and Mine Creek Assessment and Guidance Project is progressing with a draft report received at the end of May. A finalized report is anticipated in July.

Cold Spring Creek Debris Flow Mitigation Project

Mackay has largely demobilized from the site as they wait for materials required to complete the project. Completion is expected in early summer. The structure is fully functional.

Photo taken on June 3.



Fairmont Creek Hazard and Risk Assessment

The Fairmont Creek Debris Flow Hazard and Risk Assessment and Mitigation Options Project is progressing. The hazard and risk assessment portion of the project is expected to be completed in early summer 2025. Consultants have presented initial conceptual mitigation designs to staff.

Rosen Lake Consequence Classification

The Rosen Lake Consequence Classification project is underway. Site surveys, inspections, hydrology, and dam breach estimates have been completed. The consequence of failure assessment is being completed, and a final report is expected on June 30.

GIS, MAPPING & CIVIC ADDRESSING

Staffing Update

Jakob Koell joined the GIS team in a full-time permanent position as GIS Mapping Technician working out of the Columbia Valley office. Jakob was previously employed in a temporary role and made a strong impression through his work on ParcelMapBC and NG911 data translation.

Request for Decision

File No: Shj 065 001

Date July 2, 2025
Author Sandra Haley, Community Services Coordinator
Subject Discretionary Grants-in-Aid – July 2025

REQUEST

Consider Discretionary Grant-in-Aid applications.

OPTIONS

1. THAT the following Discretionary Grant-in-Aid be denied:
 - Windermere Valley Ski Club – Athlete Video Room and Warm-up Shelter

RECOMMENDATION

Options 1

BACKGROUND/ANALYSIS

Discretionary Grant-in-Aid applications are reviewed to ensure they meet the criteria established by Board. Eligible applications are reviewed by the respective Electoral Area Advisory Commissions (EAAC). The EAACs make a recommendation to the Electoral Area Director who makes a recommendation to the Board. Option 1 represent the Electoral Area Directors' recommendations for the attached Discretionary Grant-in-Aid application.

Attachment

Discretionary Grants-in-Aid Application Form

Section A – Applicant/Organization Information

1. **Registered Non-Profit Organization No.:** 89468 7896 BC0001 SØ1022262

2. **Project Title:** Athlete Video Room and WarmupShelter

3. **Applicant/Organization.** Must be an eligible applicant.

a) **Legal Name of Organization:** Windermere Valley Ski Club

b) **Mailing Address:** PO Box 2003

c) **City:** Invermere d) **Postal Code:** V0A 1K0

e) **Main Contact for Application:** Nada Courtliff

f) **Telephone #:** 250-270-2800 g) **Email:** wvscfundraising@gmail.com

4. **Sponsored Organization.** Only complete if applicable.

a) **Legal Name of Organization:**

b) **Mailing Address:**

c) **City:** d) **Postal Code:**

e) **Main Contact for Application:**

f) **Telephone #:** g) **Email:**

Section B – Grant Request

1. **Enter the grant amount you are requesting from each electoral area.**

| | | | | | |
|------------------|----|-------|------------------|----|---------------|
| Electoral Area A | \$ | _____ | Electoral Area E | \$ | <u>700</u> |
| Electoral Area B | \$ | _____ | Electoral Area F | \$ | <u>18,300</u> |
| Electoral Area C | \$ | _____ | Electoral Area G | \$ | <u>1,000</u> |

Total Funding Request: \$ 20,000

| | |
|---|--|
| Electoral Area Descriptions: Area A: rural Elk Valley Area B: South Country Area C: rural Cranbrook, Moyie, Fort Steele, Bull River, Wardner | Area E: rural Kimberley, Wasa, Ta Ta Creek, Skookumchuck Area F: rural Canal Flats to rural Invermere Area G: Wilmer to Spillimacheen |
|---|--|

| Office Use Only | | | | | |
|----------------------------|--|---|--|-----------------------|--|
| EAAC Recommendations | | | Board Resolution | | |
| A | | E | \$0 | Board Date: | |
| B | | F | \$0 | Resolution No: | |
| C | | G | \$0 | Approved/Denied (\$): | |
| Total EAAC Recommendation: | | | Funding changes at Board from EAAC recommendation: | | |
| \$0 | | | | | |

Personal information requested on this funding application is collected under the authority of section 26 of the *Freedom of Information and Protection of Privacy Act* (FOIPPA) and will be used by the Regional District of East Kootenay (RDEK) for evaluation of this application and administration purposes only. Disclosure of personal information by the RDEK is subject to the requirements of FOIPPA. For questions about the collection, use or disclosure of your personal information by the RDEK, contact the RDEK Corporate Officer at 19-24 Avenue South, Cranbrook, BC, V1C 3H8, 250-489-2791.

2. Purpose of Grant.

Provide a clear description of the nature of the project and how the grant will be used.

The grant will be used towards replacement of the Athlete Video Room and Warm-up Shelter that is currently old and disrepair. The current building is more than 25 years old. Despite numerous repairs over the years, the roof is leaking, and the entire structure has exceeded its useful life.

The new building will be a 6m x 6m (20' x 20') wood framed structure on a concrete pile foundation. There will be electrical service and heat in the building. A video review area with seating for athletes and audio/visual equipment will be the main purpose. The space will also offer a winter warm up area for athletes and storage for training equipment.

The location of the new building is at Panorama Mountain Resort, which is the home training base for the Windermere Valley Ski Club.

The existing building will be torn down and hauled away. The new building will be constructed on the site of the existing building. The funds will go towards the construction costs.

3. Areas Benefitting.

List the specific areas that will benefit from the grant.

The warming hut will be located at Panorama Mountain Resort, benefiting athletes that train with the club from Panorama, Invermere, Radium Hot Springs and Windermere, Kimberly as well as other parts of BC and Alberta.

We have 53 athletes and coaches from Area F, 3 athletes coaches from Area G and 2 athletes from Area E.

4. Benefits.

Describe how the project will benefit the areas listed in section 3, including the residents of those areas, and how the project meets local needs.

This project is important to our ski club community for the outcome as well as the process. The building itself serves as a space that athletes and club members to use to improve their growth and development with team meetings and video analysis, as well as providing a space for collaboration and camaraderie. In the off-season, this space provides essential storage for equipment and gear. The process of re-building this shed will bring our club together with the requirements of time and expertise from member families and local business. Supporting youth sports is the main objective of our organization, and having a dedicated space for athletes to convene is an important part of their training program.

Section C – Required Additional Information

All applications **must** include the following additional information:

Project Budget

- Provide a budget detailing revenue, expenditures and in-kind contributions. The budget must clearly show all funds received from other sources.

Project Partners

- Identify any partners or resources which will be assisting you during this project.

Additional information is not to exceed 6 single-side pages or 3 double-side pages.

Proposals may be submitted by mail, email, fax or dropped off to:

Attention: Corporate Services
Regional District of East Kootenay
19 – 24 Avenue South, Cranbrook BC V1C 3H8

Email: corporateservicesdept@rdek.bc.ca

Fax: 250-489-3498

The Discretionary Grants-in-aid Policy has been included with the application for your reference.

Video Shelter and Athlete Warming Hut Project 2025

| Capital Item | Budget Amount | Grants/In-Kind Contributions | Contributor/Source of Funds | | | |
|--|-------------------|------------------------------|---|--|--|--|
| Permit Application & Drawings | \$3000.00 | \$2000.00 | Jan Pratsche | | | |
| Site Prep and Excavation | \$5000.00 | \$5000.00 | Kootenay Foundation. (\$2500). DGIA (\$2500) | | | |
| Concrete Foundation | \$7500.00 | \$7500.00 | DGIA | | | |
| Floor and Framing Materials | \$5000.00 | \$5,000.00 | DGIA | | | |
| Exterior Siding and Roof Materials | \$7500.00 | \$5000.00 | DGIA | | | |
| Doors and Windows | \$3500.00 | | | | | |
| Insulation | \$3000.00 | | | | | |
| Interior Finishing Materials | \$2500.00 | | | | | |
| Electrical Service and Heat Installation | \$2500.00 | | | | | |
| Equipment Rental | \$2500.00 | \$2500.00 | Panorama Mountain Resort | | | |
| Material Shipping and Handling | \$2000.00 | | | | | |
| Contingency 15% | \$7500.00 | | | | | |
| Sublet Labour | \$4500.00 | \$4000.00 | Jan Pratsche | | | |
| | | | | | | |
| TOTAL | \$56000.00 | \$31000.00 | | | | |
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Partners for Athlete Warming Hut and Video Shelter

Windermere Valley Ski Club
Panorama Mountain Resort
Jan Pratsche



February 10th, 2025

RE: Windermere Valley Ski Club Application to ReDi Grants

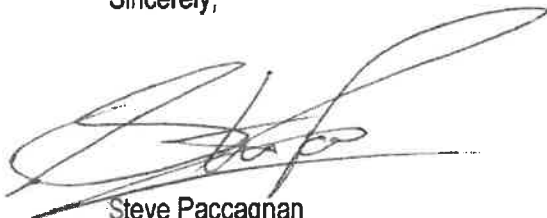
This letter is to express Panorama Mountain Resort's support for the proposed Windermere Valley Ski Club Athlete Video Room & Warm Up Shelter project.

This project will replace the current structure located at Panorama Mountain Resort with a new, functional building. The existing structure has deteriorated beyond reasonable repair and is no longer usable for its intended purpose. Replacing it with a new, modern building will not only address safety concerns but also improve the overall functionality of the building, meeting the needs of the Windermere Valley Ski Club.

The planning and construction of the new building will be carried out by Windermere Valley Ski Club and in collaboration with Panorama Mountain Resort on the resorts managed land within their CRA. (Note: final design(s), infrastructure, location etc. are subject to approvals by PMR and in compliance any BC regulatory requirements under PMR's agreements).

Thank you for considering this important initiative.

Sincerely,



Steve Paccagnan
President & CEO - Panorama Mountain Resort
Bag 7000, Panorama, BC, V0A 1T0
Office: 250.341.3012
Email: Steve.Paccagnan@panoramaresort.com

Sherie Seddon
402 Eckhardt Ave west
Penticton, BC, V2A 2B2

Feb. 9, 2025

RE: ReDi Grant Application
Windermere Valley Ski Club

To Whom it May Concern,

As a new parent member of the Windermere Valley Ski Club, I would like to take a moment to express my sincere appreciation for the warm and supportive community we have encountered within the club. It is with this appreciation that I am reaching out to request your support for our club's important initiative.

As one of the fastest-growing ski clubs, we are currently facing an urgent need for a new dedicated Club cabin on the mountain. Specifically, our talented FIS racers, who have traveled from various regions, including as far away as Whistler and the Okanagan, have joined the Club because of its high-quality training, coaching, and community. However, the Club currently lacks a space to call our own on the hill. The absence of a dedicated facility limits our ability to store equipment and provides racers and staff with a place to warm up and review training videos. Additionally, we do not have a designated area for our volunteers during the numerous events we host each year, including the prestigious NorAm races, which feature world-class athletes and require many volunteers.

It is evident that the Windermere Valley Ski Club is committed to nurturing the development of young athletes, ranging from ages 5 to FIS racing, including international students who attend the local high school and race with the Club during the winter season. However, to continue fulfilling this mission, we are critically in need of financial support to bring this initiative to fruition.

Thank you for considering this important request. Your generous support will not only enhance the experience for our athletes and volunteers but also make a significant difference in our community.

Warm regards,

Sherie Seddon

sherie9@hotmail.com
FIS Ski Racer Parent

February 9, 2025

Re: Funding for Windermere Valley Ski Club Video Analysis/Warm Up Shelter

To whom it may concern,

Please accept this letter of support for the Windermere Valley Ski Club in favour of them building a new warm up cabin at Panorama Mountain Resort. Although my daughter grew up through the Vernon Ski Club, she has spent the last two years in Invermere as part of the Windermere Valley Ski Club. The team and coaching staff are amazing, they made my daughter feel extremely welcome and allowed her to continue her skiing career past high school through their FIS ski program.

A warming cabin is a wonderful way for a club to build comradery among members, give athletes and coaches a place to leave their belongings, warm up on cold days, have a place for lunch and to do their video analysis.

Please consider the Windermere Valley Ski Club for the grant they are applying for regarding the club cabin. They are a huge part of both the skiing community as well as Invermere and area.

Sincerely,

Carrie Greene
34, 9196 Tronson Road
Vernon, BC V1H 1E8

Date May 28, 2025
Author Shawn Tomlin, CAO
Subject Edgewater Post Office and Credit Union Buildings Decommission

REQUEST

Determine closure date of the post office building and provide direction on decommission and demolition of the post office and credit union buildings.

OPTIONS

1. THAT the building occupied by the Edgewater Post Office, located at 4828 Selkirk Avenue, Edgewater be permanently closed and decommissioned on October 31, 2025.

and further, that the Edgewater Postmaster be notified that the premises must be vacated by that time.

2. THAT the building occupied by the Edgewater Post Office, located at 4828 Selkirk Avenue, Edgewater, be permanently closed and decommissioned on May 31, 2026, subject to the following conditions:
 - The building be re-inspected in October 2025 by a professional structural engineer to recheck all measure points and provide a report to the RDEK.
 - A satisfactory report submitted by the professional structural engineer permitting occupancy for another six-month period.
 - The roof of the building is to be cleared of snow, not allowing more than 12" of snow to collect on the roof.
 - Notify RDEK staff immediately if there are any sudden changes in the building, such as, but not limited to,
 - cracks getting larger or new cracks appearing.
 - walls obviously moving out of plumb.
 - stucco falling off walls.
 - strange noises.
 - excessive snow loading (greater than 12").

and further, that the Edgewater Postmaster be notified that the premises must be vacated by that time.

3. THAT the Credit Union building located at 5759 Sinclair Avenue in Edgewater be formally closed and decommissioned.
4. THAT the Post Office and Credit Union buildings located at 4828 Selkirk Avenue and 5759 Sinclair Avenue in Edgewater be demolished immediately following the closure of the Edgewater Post Office building.
5. THAT the Post Office and Credit Union buildings located at 4828 Selkirk Avenue and 5759 Sinclair Avenue in Edgewater remain in a decommissioned status while the RDEK seeks partners to collaborate on a rental housing development project, and the buildings be demolished as part of site preparation.

RECOMMENDATION

Options 2, 3, and 5

BACKGROUND

The old Edgewater Improvement District office building, now more commonly known as the Edgewater Post Office, has seen significant deterioration over the last several years, including failing footings due to settlement. In 2022, an assessment was completed by a structural engineer and reported that the building has significant settlement and structural issues. To continue the short-term occupation of the post office building there has been repairs and varying monitoring systems in place to keep the building safe. As per the report from the structural engineer, the building must be decommissioned due to structural concerns and safety risks. The parts of the building that housed a community library and a shop area that was used by the RDEK Utilities department have had use discontinued and have been closed to access since the structural assessment in 2022.

The latest structural inspection was conducted in April 2025 and the next inspection would be required in October, prior to the winter season, if the post office portion of the building is to remain in use for that period.

The old credit union building has not been occupied for several years and the 2022 structural assessment stated that the building is beyond reasonable repair and should be demolished.

Service Establishment Consideration

The post office has been a central community hub and holds a strong value to residents. The community had expressed support towards construction of a new post office building, and since the 2022 structural assessment, staff have been working on finding a new temporary or permanent location for the post office. After investigation of several alternative options to relocate, it was determined that construction of a new standalone building on the empty teacherage land was likely the best option.

Construction of a new building would require the RDEK to adopt a service establishment bylaw and loan authorization bylaw in order to provide a new service to the community, to construct a building for lease to the post office operator. The *Local Government Act* requires approval by electors by vote and the approval of Inspector of Municipalities before proceeding with bylaw adoption.

The draft service establishment bylaws were forwarded to the Province for initial review and it was at this time the RDEK was advised that the RDEK has no authority to establish a post office service as postal service is a federal undertaking (as established in the Canadian constitution), and also highlighted concerns with the RDEK providing assistance to a business. For absolute certainty, legal opinion was sought, which further highlighted that the RDEK would not be authorized to establish a service to provide a subsidized lease for the post office.

Community Meeting

On June 3, 2025, a community meeting was held in Edgewater to discuss the process so far in trying to secure a new location for the post office, and the latest information indicating that the RDEK would not be authorized to establish a service in order to fund a building for a post office. Over 100 residents were in attendance, most expressing their passion for maintaining

the post office in the community. Those in attendance at the meeting requested that the Board consider maintaining the building for occupation through one more winter, thereby allowing about a year for the postmaster and the community to work together to find an alternate location to house the post office.

ANALYSIS

Decommission and Demolition

Decommissioning the post office and credit union buildings requires securing the building and property, including plywood over points of ingress, and fencing, along with disconnecting utilities. Municipal Insurance Association of BC (MIABC) has also recommended installing signage around the property to clearly convey that the buildings are not safe for occupancy. In addition, MIABC recommends checking on the vacant buildings once a week. A casual check will ensure all access points are secure and that there are no signs of trespassing. Regular monitoring can help maintain the security and safety of the property.

Hazardous material abatement is required if the building is structurally safe to do so. If the building is unsafe to conduct a Hazardous Material Assessment (HMA) or abatement, it can still be demolished, but the scope of the demolition would be much different.

Demolition Credit Union Building

Demolition of the credit union building will require the hiring of a structural engineer to conduct an updated structural assessment of the credit union building to determine whether a HMA and abatement can be completed safely. The structural assessment is estimated at \$1,000.

Demolition Post Office Building

Depending on the timing of the demolition, an updated assessment of the post office building, may be required as the latest report confirmed structural integrity for 5-6 months. A further HMA may also be required on the post office building on the roof and drywall as a few items were missing in the initial assessment that would need to be tested prior to abatement. The HMA is estimated at \$3,000.

Demolition Timing

The demolition process of the buildings could proceed immediately following the permanent closure of the post office building, or the buildings could remain in a decommissioned status while the RDEK seeks partners to collaborate on a rental housing development project within the Edgewater townsite of which the costs associated with the demolition could be included with the disposition of lands.

SPECIFIC CONSIDERATIONS

Budget

The 2025-2029 budget includes \$60,000 for costs associated with the demolition and remediation of the post office and credit union buildings.

The below table reflects anticipated additional budget required for 2025 and 2026 if the post office were to remain open until spring of 2026 to allow additional time for the post office operator and the community find another location for the post office. These amounts are not included in the 2025 – 2029 Financial Plan. The total additional cost per average residential property for 2025/2026 would be \$16.

| | 2025 | 2026 |
|--|----------------|----------------|
| Structural Assessment | \$3,600 | |
| Snow Removal *roof must be cleared of snow once accumulation is 1 foot – contingent on hiring a contractor to perform this structural assessment requirement. | \$1,000 | \$1,000 |
| Plowing/Sanding | \$1,500 | \$1,500 |
| Utilities | \$800 | \$1,000 |
| Supplies | \$100 | \$100 |
| Total | \$7,000 | \$3,600 |

Bylaw No. 3254 - Building Regulation

Sections 8.8 and 8.9 of the bylaw require a demolition permit be obtained prior to demolishing a building and to ensure that all services are capped and terminated. It is the responsibility of the owner of land to ensure that, on completion of all demolition procedures, all debris and fill are cleared, and the site is levelled or graded, or made safe if levelling and grading are not possible.

Priority Projects

The Edgewater Post Office and Properties Usage Plan are included as a Board priority project.

Land Use / Zoning

The Post Office/Credit Union property is located at the intersection of Selkirk Avenue and Sinclair Street in Edgewater and comprises of seven parcels of land. Land use approvals will be required to change the zoning and OCP designations for the property to permit development.

Request for Decision

File No: Uwbk 611 002

Date June 25, 2025
Author Matt Sopkow, Project Specialist
Subject CLEAR Society – Doppler Flow Measurements on the Elk River

REQUEST

Provide a \$15,000 grant to CLEAR Society for Doppler flow measurements on the Elk River, funded through the Electoral Area B Economic Development Service.

OPTIONS

1. THAT a grant of \$15,000 be provided to Collective for Lower Elk Aquifer Restoration Society for Doppler flow measurements on the Elk River from the Electoral Area B Economic Development Service.
2. THAT the request of \$15,000 from to Collective for Lower Elk Aquifer Restoration Society for Doppler flow measurements on the Elk River be denied.

RECOMMENDATION

Option 1

BACKGROUND/ANALYSIS

In connection with the ongoing water issues in the South Country, the Collective for Lower Elk Aquifer Restoration (CLEAR) Society is seeking funds for Doppler flow measurements on the Elk River.

Since 2022, CLEAR Society has been leading the South Country Aquifer project, with RDEK staff liaising as needed. To date, CLEAR Society has been provided grant funds from the Area B Economic Development service to complete an environmental screening assessment in the South Country, to develop a water monitoring program, and for general operating expenses for a three-year term from 2025-2027. It was understood at the time when CLEAR Society requested funding for a water monitoring program that they would be returning to the Board to request additional funds to implement recommendation identified in water monitoring program.

One such recommendation was to complete Doppler flow measurements of the Elk River. The proposed project involves completing three discharge measurements at two sites, between the months of July and October. The purpose of the flow measurements is to better understand the local hydrology.

Recognizing this project would assist the RDEK with the South Country Aquifer project, Director Doehle would like to contribute \$15,000 in the form of an Electoral Area B Economic Development grant to CLEAR Society for Doppler flow measurement on the Elk River.

SPECIFIC CONSIDERATIONS

Financial - Budget

The 2025 Area B Economic Development Financial Plan includes \$107,500 earmarked for a South Country Aquifer project. If approved, this grant would leave the Area B Economic Development service with \$92,500 that could be used for future implementation of water monitoring program initiatives.

Previous Action

In December 2022, the Board approved a \$14,100 from the Electoral Area B Economic Development Service for an environmental screening assessment.

In October 2023, the Board approved a \$26,400 grant from the Electoral Area B Economic Development Service to CLEAR Society for development of a water monitoring program in the South Country.

In January 2025, the Board approved a \$3,000 grant per year for 2025-2027 from the Electoral Area B Economic Development Service to CLEAR Society for operational funding.

Attachment

- Clear Society Funding Workplan

Tina Hlushak

Subject: FW: Dopler Flow Measurement on the Elk River - ERA for CLEAR

From: Jeph Virtue <jeph.virtue@clearsociety.ca>

Sent: June 24, 2025 12:28 PM

To: Stan Doehle <director.doehle@rdek.bc.ca>

Subject: Dopler Flow Measurement on the Elk River - ERA for CLEAR

Hi Stan,

CLEAR has a fixed price quote from the Elk River Alliance to do Doppler Flow Measurements on the Elk River for \$15,000 as follows:

Goal Support CLEAR partners with data collection on the Elk

Objectives Complete 3 discharge (Q) measurements at 2 sites in 2025 (6 total)

Assumptions CLEAR will provide at least 3 persons on field days to assist with field work

No permitting or land access authorizations will be needed

North/West side of river can be accessed from highway, or through private property
(may need to discuss with landowner)

Data will be 'cleaned' but no specific data analysis will be required by ERA

3x measurements will be completed during 2025, between July and October.

Workplan 1 during high flow (subject to safety), 1 low flow and 1 as needed, or as determined

Jeph Virtue - Chair



CLEAR Society - Collective for Lower Elk Aquifer Restoration www.clearsociety.ca

Request for Decision

File No: Efn 670 001

Date June 25, 2025
Author Natalie Weitzel, Deputy CFO
Subject RFD – Panorama Fire Capital Spending

REQUEST

That the purchase of a new self-contained breathing apparatus air (SCBA) compressor be moved up from 2029 to 2025, funded by the Panorama Fire Equipment Reserve.

OPTIONS

1. THAT \$41,600 from the Panorama Fire Equipment Reserve be utilized to fund the purchase of a new self-contained breathing apparatus air compressor in 2025; and further, that the 2025-2029 Five Year Financial Plan be amended.
2. THAT the existing Panorama Fire self-contained breathing apparatus air compressor be repaired.

RECOMMENDATION

Option 1

BACKGROUND/ANALYSIS

The SCBA compressor at the Panorama fire hall is 20 years old, with an expected life of 25 years. The compressor failed in June and needs to be repaired or replaced. Current repair costs are estimated at \$10,000, with plans to replace the unit in 2029 at a cost of \$60,000. The cost to replace the unit now is \$41,600.

Further, the existing 5000psi SCBA compressor is undersized, as it was purchased when the department was filling 2200psi cylinders, whereas now the department fills 4500psi cylinders. The 6000psi replacement unit is the same model purchased for the Fairmont Fire Department in 2024 and the model on order for the Edgewater Fire Department in 2025.

SPECIFIC CONSIDERATIONS

Financial – Budget

Replacing the SCBA compressor is included in Year 5 of the 2025-2029 Financial Plan at a budgeted cost of \$60,000, funded by the equipment reserve. Failure of the SCBA compressor was not anticipated in Year 1, therefore, if approved will need to be included in the next amendment of the 2025-2029 Financial Plan.

The capital purchase will be funded from the Panorama Fire Equipment Reserves, which had a balance of \$1,029,000 as of March 31, 2025.