



Regular Meeting of Council – May 6, 2024

Public persons are welcome to attend in person or via electronic means, zoom upon request.

We acknowledge that our gathering takes place on the unceded and traditional territory of the indigenous peoples of that region as well as the Metis people whose footprints have marked these lands.

The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

1. **Call to Order 19:00 Hours, Council Chambers 661 Eighth Ave., Midway BC**
2. **Introduction of Late Items**
3. **Adoption of Regular Meeting Agenda of May 6, 2024**
4. **Delegation**
 - a) Lochaven Consulting, Wayne Robert & Nick Schmidt
5. **Question Period**
6. **Adoption of Minutes**

Regular Meeting of April 15, 2024 (Page 6879 – 6882)
7. **Business Arising**

Regular Meeting of April 15, 2024 (Page 6879 – 6882)
8. **New and Unfinished Business**
 - a) 2023 Annual Water Report
 - b) Wendy Higashi, Grant Writer – Carriage House Report
9. **Correspondence**
10. **Administrator's Report**
11. **Mayor and Council Reports**
12. **Question Period**
13. **Financial Report**
14. **Bylaws & Policies**
15. **Planning**
16. **Budgets/Accounts** – \$198,795.76
17. **Correspondence for Info Only**
 - a) Regional District of Kootenay Boundary – Building Inspection Report to the end of March 2024
 - b) Ravi Kahlon, Minister of Housing
 - i. Bill 16 – More affordable and liveable communities
 - ii. Small Scale Multi-Unit Housing
18. **Correspondence for Info Only – to be held for two weeks only**
 - a) Mark Stephens, Emergency Programs Manager, RDKB – Boundary Freshet Dashboard May 1, 2024
19. **In-Camera**

- Section 90(1)(e) – acquisition, disposition of land or improvements.
20. **Adjournment**

Mayor, Doug McMynn opened the Regular Meeting of Council at 19:00 hours on April 15, 2024, Midway Council Chambers, 661 Eighth Ave., Midway, BC.

We acknowledge that our gathering takes place on the unceded and traditional territory of the indigenous peoples of that region as well as the Metis people whose footprints have marked these lands.

The Council of the Village of Midway agrees to uphold the Guiding Principles for Responsible Conduct as per Village of Midway's Policy No. 387

Present: Mayor McMynn
Councillors Dunsdon, Willsey, Metcalf and Pownall

Staff: Lisa Teggarty, CAO
Tamara Lovett, Administrative Assistant

Consultant: Randy Houle, Houle Consulting

Gallery: Martin Fromme, Gordon Jones

Introduction of Late Items – None

Adoption of Agenda

Moved/Seconded that the April 15, 2024, Regular Meeting agenda be adopted as circulated.

Carried

Delegation - None

Question Period – None

Adoption of Minutes

Moved/Seconded that the minutes from the Public Hearing of March 25, 2024, be adopted as circulated.

Carried

Moved/Seconded that the minutes from the Regular Meeting of March 25, 2024, be adopted as circulated.

Carried

Business Arising

Public Hearing of March 25, 2024 (Page 6875) – None

Regular Meeting of March 25, 2024 (Page 6876-6878) – None

New and Unfinished Business

- a) Staff Report – Zoning Amendments & Implementation Plan for New Provincial Housing Legislation.

Randy Houle of Houle Consulting provided Council with an outline of the new Provincial Housing requirements. The most significant change includes permitting two-dwelling units on parcels that are currently restricted to single family dwellings. This would apply to several zones within the Village of Midway. Mr. Houle noted varying scenarios that could be considered. Council had questions and concerns. Several points were brought up and discussed. The legislation includes the requirement of the Village to complete a Housing Needs Report by January 1, 2025. A provincial grant was provided to help complete work to better understand housing needs over the next 20 years and to accommodate bylaw update changes. Council decided to table Zoning amendment Bylaw 561, 2024, until further clarifications could be made. The Provincially mandated zoning changes must be made by June 30, 2024.

- b) Rescind Motion 007-2024 – RDKB Service Establishment Bylaw 1867, A Bylaw to amend RDKB Service Establishment Bylaw No. 1678, 2018, to increase the annual requisition for the Boundary Integrated Watershed Service by 25% as per Provincial regulation 2007/13.

Moved/Seconded that motion 007-2024 – RDKB Service Establishment Bylaw 1867, A Bylaw to amend RDKB Service Establishment Bylaw No. 1678, 2018, to increase the annual requisition for the Boundary Integrated Watershed Service by 25% as per Provincial regulation 2007/13, be rescinded.

Carried

012-2024

- c) Motion required – Council of the Village of Midway consents to the Regional District of Kootenay Boundary Bylaw 1872, A Bylaw to amend RDKB Service Establishment Bylaw No. 1678, 2018, to increase the annual requisition limit *for the Boundary Integrated Watershed Service by 25% as per Provincial regulation 2007/13 and delete the sunset clause.*

Moved/Seconded that Council of the Village of Midway consents to the Regional District of Kootenay Boundary Bylaw 1872, A Bylaw to amend RDKB Service Establishment Bylaw No. 1678, 2018, to increase the annual requisition limit *for the Boundary Integrated Watershed Service by 25% as per Provincial regulation 2007/13 and delete the sunset clause.*

Carried

013-2024

- d) Midway Seniors Centre – Request for village to purchase a two-year internet package for the Midway Seniors Centre.

Council discussed their request and the CAO recommended that Council defer it to the Budget. Staff will let the Seniors Centre know that it is being deferred to the upcoming budget discussions.

- e) Fire Chief's Report – received and filed. Written report on file.

Council requested additional information such as completed inspections, hydrant maintenance, etc. on the next report. CAO noted that reports will be done on a quarterly basis.

- f) Public Works Foreman Report – received and filed. Written report on file.

- g) Public Works early budget approvals. Written report on file.

Public works staff had expressed to the CAO that they need to proceed with important Riverside campground upgrades prior to the season. There are also important repairs and maintenance required to the Zamboni including the purchase of a new tank which needs to be ordered in time for the next ice season.

Moved/Seconded that Council approves a Capital budget of \$12,000 for Riverside Park campground washroom building improvements.

Carried
014-2024

Moved/Seconded that Council approves an Operational budget of \$10,000 for Zamboni repairs and maintenance, including the purchase of a new tank.

Carried
015-2024

Correspondence

- a) Veronika Zwick-Cooper – Sherbinin, Hadikin, Zwick Reunion (July 5,6,7).

A discussion was had on possible options as the Community Hall may not be available if the renovation goes forward. Staff will look into fees and research venue options, in consultation with Public Works staff.

Moved/Seconded that Council hereby give staff permission explore options for the Sherbin, Hadikin, Zwick family and descendants request to use the J.G. McMynn Park starting the evening of July 5th, 2024 to Sunday July 7th, 2024 for a family reunion.

Carried
016-2024

Administrator's Report – Written Report on file

1. The audit of our 2023 financials has begun and will continue into next week. Grant Thornton will produce draft financial statements for the CAO's review, and a Special meeting will be held for Council to be informed of the audit results and to approve the Financial Statements for year ending 31st Dec 2023. The deadline for the approved financial statements to be sent to the Ministry is May 15th, 2024.
2. Community Centre project tender closing – the contractors are still waiting on answers to questions that require Civil engineers' verification which is taking longer than anticipated. Once bids have been reviewed by Cover, a Special meeting will be scheduled.
3. OCP Bylaw 559, 2024 – third and final reading. Staff will include public notices in the Village newsletter.
4. Boundary Economic Diversification Plan – Update on the meeting with Sarah and Jennifer from Community Futures. Teams call scheduled for Monday to discuss funding opportunities with funder (REDIP), for the next stages of the project. Looks like there is more funding available. It was a lot of information from Lochaven, for Council to take in. Lochaven will come back and assist Council with the next stage. The CAO discussed the possibility of a change of "Applicant" from Midway to perhaps another group, such as Boundary Services Committee.
5. Summer Student grant application has been approved and will be advertised once the agreement has been signed.
6. Strategic Planning – staff have reached out to the consultant to get an update on the final document.
7. Deputy Finance position – interviews being scheduled for next week.
8. Budget 2024 – CAO will be back working on the Budget draft next week and will start scheduling budget meetings. *Councillor's will be available when needed.*
9. BMHA Board meeting – Nick Bosovich has reached out regarding their next Board meeting on April 19th. *The mayor and CAO will attend meeting.*
10. The grant application for the airport was not approved. However, the grant funder will be contacted to discussed further. Not enough money to go around.

Mayor and Council Reports

Councillor Dunsdon – Verbal

- Put in 8 new raised garden beds. Wheelchair accessible.
- The compost pile has been sieved and soil made available to Village for their flower beds along with topping up the Community garden's resources. Some minor issues with clippings and branches being added to the pile.
- Has some updated policy copies from the RDKB.
- Went to the Invasive species meeting in Rock Creek. Happy with how Midway is looking after weeds throughout. Not clear why no funds were dispersed to the group. CAO will look into why no funds were dispersed in 2023.
- Pay Transparency Act – New BC legislation so it is standard here already.
- Every 3rd week for Council meetings is working well for Council and staff.
- West Boundary Community Forest – disc golf development progressing.

Councillor Willsey - Verbal

- Shade canopy – still interested in possibilities for water conservation within the village, with the possibility of the Village offering some sort of discount on purchasing shade trees.
- Emergency Preparedness meeting in Rock Creek was very good. Good speakers. RDKB water management speaker was excellent. Ideas for water restrictions.
- Councillor Dunsdon mentioned that the RDKB is promoting a rain barrel program this spring. Discounts on rain barrels.
- AKLBG conference is coming up and will be away till the end of next week, and in May will attend the Keeping it Rural conference.

Councillor Pownall – Verbal

- Should we consider a volunteer sign-up list and perhaps post it in the newsletter. A lot of the community groups or organization that are looking for members – Library, Community Association etc. Maybe we can give them an idea of what groups do, then maybe people who are looking to volunteer have an idea of what is being done in the community. Contact numbers for groups.

Councillor Metcalf – Verbal

- West Boundary Community Forest Spring Funding intake closed today - April 15, 2024 with 30 applications. The group will meet tomorrow and make their decisions then. Applicants were from Greenwood to Bridesville and up to Beaverdell. That is the highest number of applicants to date.
- Next West Boundary Community Forest meeting, April 30, 6:30pm, in Greenwood.
- WBCF is once again discussing a dispersal for the shareholders.
- Disc golf project is progressing. 16 volunteers showed up. Machines and trucks on the weekend preparing for the concrete pads. Dust issues for Central Ave residents. Village should consider some sort of dust control.
- The cannabis farm is active again and traffic has increased the dust issues.
- Newsletter, flyer, social media? Adding information for volunteers needed for disc golf development. Facebook and the Village web page has information already.
- Ross Elliot, WBCF secretary, is retiring this year. We should encourage possible candidates.

Mayor McMynn – Verbal

- YRB has an online Spring survey.

Question Period

Gordon Jones

- What is the reason for the legislation and why is it compulsory to make changes to the Zoning in BC? Mr. Houle stated that the government was trying to get away from public hearings, the changes in zoning were easier to complete if they fall within the municipality's community plan. Also, getting rid of the zoning barrier accommodates changes in density without a public hearing. The provincial government had planning powers given to them from the Federal government and now the province is giving the municipalities the responsibility to combat the housing shortage.
- Request from the museum to get assistance in removing the large brick sign. Councillor Metcalf stated that once the ground is dry then he would assist with getting the sign removed. Mr. Jones would be willing to assist.
- The increase in traffic to the pot farm is creating the dust issue.

Martin Fromme

- Shade trees – would boxing in the tree roots, to contain them, possibly limit future issues?
- Volunteer requests – perhaps establish two categories – one for activities and another for sitting on a board may encourage more interest.
- Utilize the Library sign when asking for disc golf volunteers. West Boundary Community Forest has donated the cost of busing to bring in Greenwood school kids to help with the disc golf site.

Greenpeaks Resources will be back in the Arena shortly and arrangements have been made to accommodate the graduation ceremony again this year.

Financial Reports - NoneBylaws & Policies

- Bylaw 559, 2024 – A Bylaw to Establish an Official Community Plan for the Village of Midway Bylaw No. 559 for third reading.

Moved/Seconded that Bylaw 559 – A Bylaw to Establish an Official Community Plan for the Village of Midway Bylaw No. 559, 2024 be **READ A THIRD TIME** this 15th day of April 2024. **Carried**

Moved/Seconded that Bylaw 559 – A Bylaw to Establish an Official Community Plan for the Village of Midway Bylaw No. 559, 2024 be **ADOPTED** this 15th day of April 2024. **Carried**

017-2024

- Bylaw 561, 2024 – Zoning Amendment Bylaw 561, 2024 – For Three Readings

Council decided to table the Zoning amendment Bylaw, pending further discussion.

Planning – NoneBudgets/Accounts

Moved/Seconded that budgets and accounts totaling \$117,685.63 to be drawn on the general account and be paid. **Carried**

Correspondence for Info Only

Moved/Seconded the following Correspondence for Info Only items:

- BC Ombudsperson – Quarterly Report: October 1 – December 31, 2023.

be rec'd and filed.

Carried

Correspondence for Info Only – to be held for two weeks only

Moved/Seconded the following Correspondence for Info Only – to be held for two weeks only items:

- Ravi Kahlon, Minister of Housing – Housing Legislative Changes Update.
- Government of Canada – Increase tax credits for volunteer firefighters and search and rescue volunteers.
- Trails To The Boundary – Boundary Art Trail, Call for artists.

be rec'd and filed.

Carried

In-Camera – none

Adjournment

Moved to adjourned at 21:00 hours.

Mayor McMynn

CAO Teggarty

2023 Annual Water Report



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Introduction:

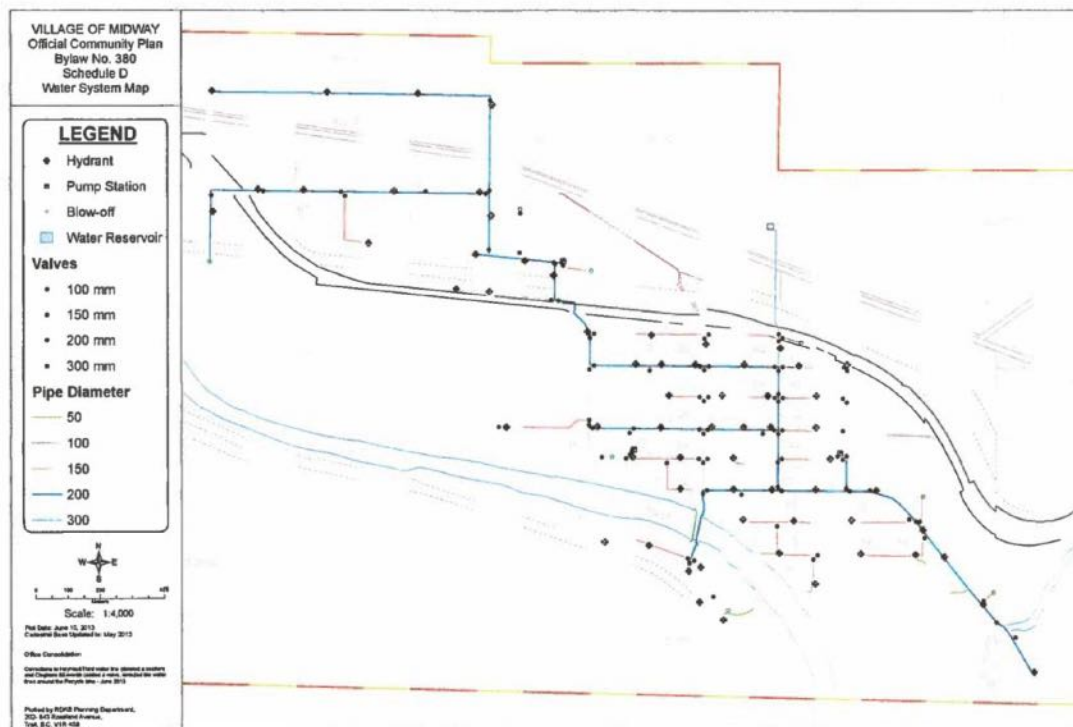
Under the terms of the Village of Midway Operating Permit the Village is required to provide an annual report to users of the system that provides an overview of the water system, and a summary of water test results, maintenance and improvements made to the system. All water suppliers are required to provide a similar annual report to their users.

This report has been submitted to Interior Health and is posted on the Village of Midway website. www.midwaybc.ca

Midway Water Distribution System:

The Village of Midway has approximately 277 residential and 21 commercial water connections serving the residents of Midway. These users primarily get their drinking water from 2 wells.

As part of the water distribution system the Village maintains 17 km of water main, 1 reservoir and 2 pump stations. Figure 1 shows the layout of the Village's water distribution system



Village of Midway Water Distribution System

Reservoir:

The Village has one reservoir located on the north side of Hwy 3, just above town.

The reservoir is a concrete underground tank that holds 245,000 imperial gallons of water. The tank was constructed in 1995.

Distribution System:

The Village's 17 km distribution system is made up of a combination of PVC piping ranging in size from 37mm to 300mm in diameter. There are 64 fire hydrants, 87 isolation valves, 2 prvs, 1 creek crossing and 1 bridge crossing. System pressure ranges from 72psi – 95psi. The majority of the system was installed between 1995 and 1996.

Pump Stations:

The Village has 3 pump stations. 2 of which are tied into the distribution system. The #1 pump house is our main lift station. This well is 96.7' deep with a 60hp pump supplying the system at a rate of 720 imp gal per min. This pump is used in the warmer months when the demand for water is high. #2 pump house is 65' deep with a 10hp pump supplying the system at a rate of 100 imp gal per min. This pump is used in the winter months when the demand for water is low. In case of a power outage the Village has a back up generator for the #2 pump house.

Routine Maintenance Program

Distribution System:

Fire hydrants are inspected annually and completely tore down once every five years. The distribution system is flushed twice a year, once in the spring and again in the fall. Dead-ends are flushed quarterly. All isolation valves are exercised annually to make sure they are operating properly.

Reservoir:

The reservoir is inspected monthly to make sure the site and structure is secure. The isolation valves are exercised annually. The reservoir is drained, inspected, and cleaned every 5 years.

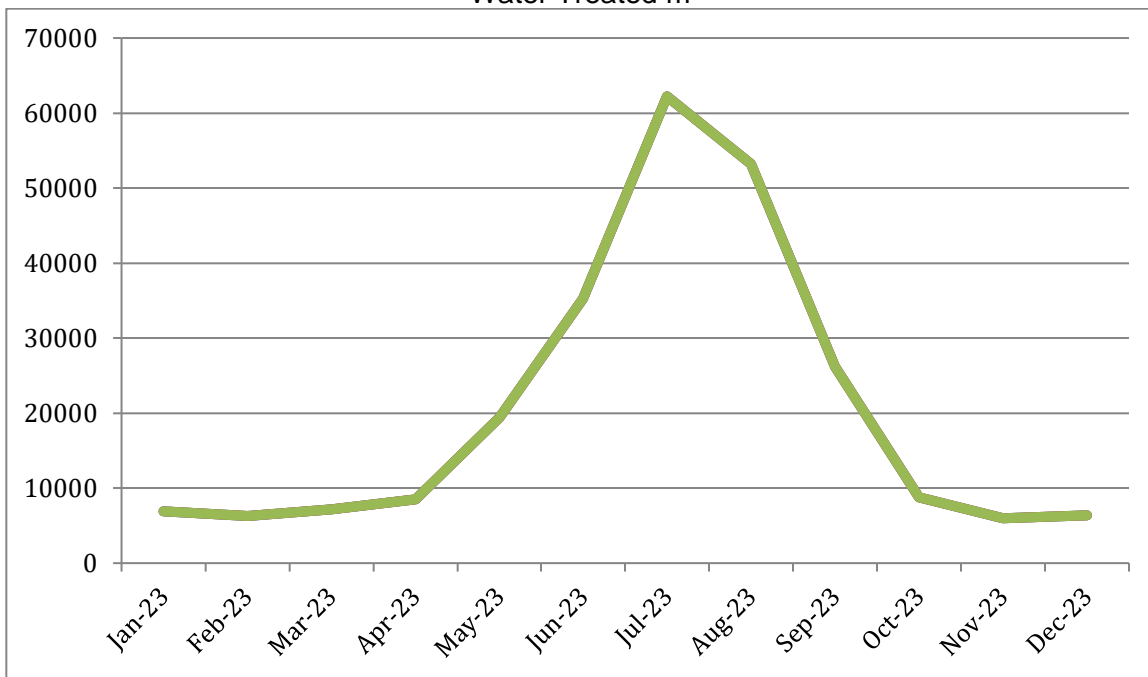
Pump Stations:

Pump stations are inspected daily. A complete run through of all valves, alarms and procedures are done annually. Pump station maintenance is done every 5 years.

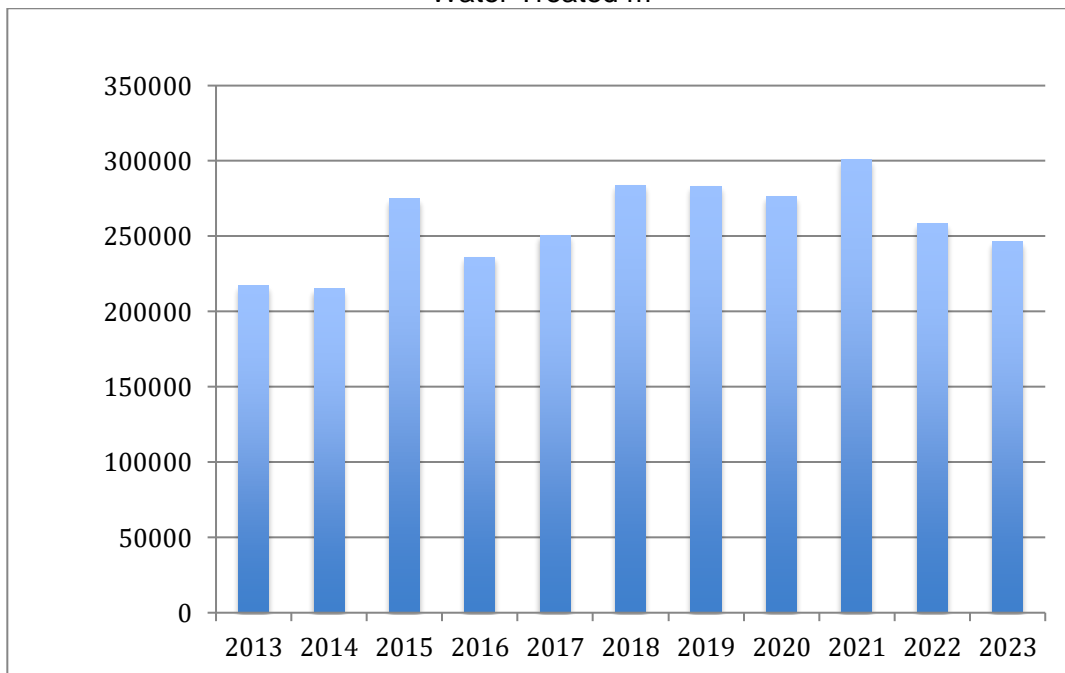
Water Consumption:

In 2023, the Village of Midway’s water consumption was 65,079,842 imp gal (246,354 m³). The daily average in the fall/winter months (Jan – Mar & Oct – Dec) is 60,384 imp gal per day (228.58 m³) and in the spring/summer months (Apr – Sept) it is 296,842 imp gal per day (1,123.67 m³). Before bringing in a watering bylaw the average daily use in the summer months were double what they are now.

Monthly Water Consumption
Water Treated m³



Annual Water Consumption
Water Treated m³



Water Sampling and Testing:

Bacteriological:

As required by the Interior Health Authority (IHA), Village staff takes weekly samples of the water for bacteriological testing for total Coliforms and e-Coli bacteria. There are two different sampling sites used in the Village. In addition, water samples are taken from within project areas after any work on infrastructure.

See Appendix A for 2022 test results.

Full Spectrum Analysis:

Every two years, Village staff also sends samples from the source water for a full spectrum analysis. Parameters such as alkalinity, metals, pH, turbidity, hardness, and disinfection byproducts are tested.

See Appendix B for 2022 test results.

Cross Connection Program:

The Village is developing a Cross Connection Control Program to address the potential for the water system to be compromised by high-risk service connections that could introduce contaminated water into the Village's water system.

Emergency Response Plan:

The Village has an Emergency Response Plan pertaining to the water system. The Emergency Response Plan identifies several potential emergencies that could occur and provides a systematic approach on how the Village will deal with the emergency. The plan is available for public viewing at the Village office.

Wellhead Protection Plan:

The Village has completed Phase II.

Appendix A:
Medical Clinic

Sample Date	Coliform	E. Coli	Turbidity	Arsenic
9-Jan-23	< 1	< 1	0.22	
16-Jan-23	< 1	< 1	< 0.10	
23-Jan-23	< 1	< 1	< 0.10	
30-Jan-23	< 1	< 1	< 0.10	
6-Feb-23	< 1	< 1	< 0.10	
27-Feb-23	< 1	< 1	0.11	
6-Mar-23	< 1	< 1	< 0.10	
13-Mar-23	< 1	< 1	< 0.10	0.00784
20-Mar-23	< 1	< 1	< 0.10	
27-Mar-23	< 1	< 1	< 0.10	
3-Apr-23	< 1	< 1	< 0.10	
17-Apr-23	< 1	< 1	0.21	
24-Apr-23	< 1	< 1	0.20	
1-May-23	< 1	< 1	< 0.10	0.00768
8-May-23	< 1	< 1	< 0.10	
15-May-23	< 1	< 1	< 0.10	
29-May-23	< 1	< 1	0.12	
5-Jun-23	< 1	< 1	< 0.10	
12-Jun-23	< 1	< 1	< 0.10	
19-Jun-23	< 1	< 1	< 0.10	
10-Jul-23	< 1	< 1	< 0.10	
17-Jul-23	< 1	< 1	0.22	0.00726
24-Jul-23	< 1	< 1	< 0.10	
31-Jul-23	< 1	< 1	< 0.10	
14-Aug-23	< 1	< 1	0.15	
21-Aug-23	< 1	< 1	< 0.10	
28-Aug-23	< 1	< 1	0.10	
11-Sept-23	< 1	< 1	< 0.10	
25-Sept-23	< 1	< 1	< 0.10	
16-Oct-23	< 1	< 1	< 0.10	
23-Oct-23	< 1	< 1	< 0.10	
30-Oct-23	< 1	< 1	0.20	
6-Nov-23	< 1	< 1	< 0.10	
20-Nov-23	< 1	< 1	0.16	
27-Nov-23	< 1	< 1	< 0.10	
4-Dec-23	< 1	< 1	< 0.10	
11-Dec-23	< 1	< 1	0.10	
18-Dec 23	< 1	< 1	< 0.10	

Community Centre

Sample Date	Coliform	E. Coli	Turbidity
9-Jan-23	< 1	< 1	
16-Jan-23	< 1	< 1	
23-Jan-23	< 1	< 1	
30-Jan-23	< 1	< 1	
6-Feb-23	< 1	< 1	
27-Feb-23	< 1	< 1	
6-Mar-23	< 1	< 1	
13-Mar-23	< 1	< 1	
20-Mar-23	< 1	< 1	
27-Mar-23	< 1	< 1	
3-Apr-23	< 1	< 1	
17-Apr-23	< 1	< 1	
24-Apr-23	< 1	< 1	
1-May-23	< 1	< 1	
8-May-23	< 1	< 1	
15-May-23	< 1	< 1	
29-May-23	< 1	< 1	
5-Jun-23	1	< 1	
12-Jun-23	< 1	< 1	
19-Jun-23	< 1	< 1	
10-Jul-23	< 1	< 1	
17-Jul-23	1	< 1	
24-Jul-23	< 1	< 1	
31-Jul-23	< 1	< 1	
14-Aug-23	< 1	< 1	
21-Aug-23	< 1	< 1	
28-Aug-23	< 1	< 1	
11-Sept-23	< 1	< 1	
25-Sept-23	< 1	< 1	
16-Oct-23	< 1	< 1	
23-Oct-23	< 1	< 1	
30-Oct-23	< 1	< 1	
20-Nov-23	< 1	< 1	
27-Nov-23	< 1	< 1	
4-Dec-23	< 1	< 1	
11-Dec-23	< 1	< 1	
18-Dec-23	< 1	< 1	

Well #1

Sample Date	Coliform	E. Coli	Turbidity	Arsenic

Well #2

Sample Date	Coliform	E. Coli	Turbidity
6-Nov-23	< 1	< 1	

Appendix B:



TEST RESULTS

REPORTED TO PROJECT Midway, Corporation of the Village of Drinking Water

WORK ORDER REPORTED 22C1999 2022-03-21 11:01

Analyte	Result	Guideline	RL	Units	Analyzed	Qualifier
Well #1 (22C1999-01) Matrix: Water Sampled: 2022-03-14 09:30						
Anions						
Chloride	11.4	AO ≤ 250	0.10	mg/L	2022-03-16	
Fluoride	0.65	MAC = 1.5	0.10	mg/L	2022-03-16	
Nitrate (as N)	0.992	MAC = 10	0.010	mg/L	2022-03-16	
Nitrite (as N)	< 0.010	MAC = 1	0.010	mg/L	2022-03-16	
Sulfate	41.1	AO ≤ 500	1.0	mg/L	2022-03-16	
Calculated Parameters						
Hardness, Total (as CaCO ₃)	197	None Required	0.500	mg/L	N/A	
Solids, Total Dissolved	286	AO ≤ 500	1.00	mg/L	N/A	
General Parameters						
Alkalinity, Total (as CaCO ₃)	221	N/A	1.0	mg/L	2022-03-16	
Alkalinity, Phenolphthalein (as CaCO ₃)	< 1.0	N/A	1.0	mg/L	2022-03-16	
Alkalinity, Bicarbonate (as CaCO ₃)	221	N/A	1.0	mg/L	2022-03-16	
Alkalinity, Carbonate (as CaCO ₃)	< 1.0	N/A	1.0	mg/L	2022-03-16	
Alkalinity, Hydroxide (as CaCO ₃)	< 1.0	N/A	1.0	mg/L	2022-03-16	
Conductivity (EC)	483	N/A	2.0	µS/cm	2022-03-16	
Cyanide, Total	< 0.0020	MAC = 0.2	0.0020	mg/L	2022-03-18	
pH	8.12	7.0-10.5	0.10	pH units	2022-03-16	HT2
Turbidity	< 0.10	OG < 1	0.10	NTU	2022-03-16	
Microbiological Parameters						
Coliforms, Total	< 1	MAC = 0	1	CFU/100 mL	2022-03-15	
E. coli	< 1	MAC = 0	1	CFU/100 mL	2022-03-15	
Total Metals						
Aluminum, total	0.0052	OG < 0.1	0.0050	mg/L	2022-03-17	
Antimony, total	< 0.00020	MAC = 0.006	0.00020	mg/L	2022-03-17	
Arsenic, total	0.00739	MAC = 0.01	0.00050	mg/L	2022-03-17	
Barium, total	0.0367	MAC = 2	0.0050	mg/L	2022-03-17	
Boron, total	< 0.0500	MAC = 5	0.0500	mg/L	2022-03-17	
Cadmium, total	< 0.000010	MAC = 0.005	0.000010	mg/L	2022-03-17	
Calcium, total	45.6	None Required	0.20	mg/L	2022-03-17	
Chromium, total	< 0.00050	MAC = 0.05	0.00050	mg/L	2022-03-17	
Copper, total	0.00104	MAC = 2	0.00040	mg/L	2022-03-17	
Iron, total	< 0.010	AO ≤ 0.3	0.010	mg/L	2022-03-17	
Lead, total	< 0.00020	MAC = 0.005	0.00020	mg/L	2022-03-17	
Magnesium, total	20.2	None Required	0.010	mg/L	2022-03-17	
Manganese, total	< 0.00020	MAC = 0.12	0.00020	mg/L	2022-03-17	
Potassium, total	2.17	N/A	0.10	mg/L	2022-03-17	
Selenium, total	0.00060	MAC = 0.05	0.00050	mg/L	2022-03-17	
Sodium, total	26.7	AO ≤ 200	0.10	mg/L	2022-03-17	
Strontium, total	1.32	MAC = 7	0.0010	mg/L	2022-03-17	
Uranium, total	0.00810	MAC = 0.02	0.000020	mg/L	2022-03-17	



TEST RESULTS

REPORTED TO PROJECT Midway, Corporation of the Village of Drinking Water

WORK ORDER REPORTED 22C1999 2022-03-21 11:01

Analyte	Result	Guideline	RL Units	Analyzed	Qualifier
Well #1 (22C1999-01) Matrix: Water Sampled: 2022-03-14 09:30, Continued					
<i>Total Metals, Continued</i>					
Zinc, total	< 0.0040	AO ≤ 5	0.0040 mg/L	2022-03-17	
Community Centre (22C1999-02) Matrix: Water Sampled: 2022-03-14 09:45					
<i>General Parameters</i>					
Turbidity	< 0.10	OG < 1	0.10 NTU	2022-03-16	
<i>Microbiological Parameters</i>					
Coliforms, Total	< 1	MAC = 0	1 CFU/100 mL	2022-03-15	
E. coli	< 1	MAC = 0	1 CFU/100 mL	2022-03-15	
541 7th Ave (22C1999-03) Matrix: Water Sampled: 2022-03-14 09:55					
<i>Total Metals</i>					
Lead, total	0.00022	MAC = 0.005	0.00020 mg/L	2022-03-18	

Sample Qualifiers:
 HT2 The 15 minute recommended holding time (from sampling to analysis) has been exceeded - field analysis is recommended.

Carriage House Report

Date: April 16, 2024

Report: Wendy Higashi, Grant Writer

Experience: Conservation, Preservation & Restoration projects

I met with Robert Silva, RDKB Building Inspector and Aaron Pownall at the Carriage House, located at 541 Seventh Avenue. Obtaining a building permit will not be an obstacle. The building however, requires a substantial amount of work and money to restore and rehabilitate.

There is a long list of problems including:

- The foundation boards have sunk into the ground and all lower sections of the building have deteriorated and need to be replaced;
- In order to preserve the building for long-term value, a slab-on-grade foundation needs to be poured, which involves lifting the structure.
- The right side of the building must be removed in order to decommission the well. This section of the building has sunk deeper into the ground;
- The building is not stable and lifting would most likely collapse portions of the structure;
- Pooling water in a back doorway has caused the building to sag;
- The roof needs to be removed and replaced with plywood and shingles;
- The building is painted with lead paint and will need mitigation practices; and
- The front beam of the building is not stable.

The cost to restore and rehabilitate this building will be over \$75,000 due to extensive deterioration, man hours, machinery, and construction supplies. The Village of Midway's portion would be \$37,500.

In conclusion, my recommendation is that the building has deteriorated to a stage that is past restoration and that the building should be torn down for safety reasons.

RECEIVED

APR 17 2024

VILLAGE OF MIDWAY

CAO Report to Council

Date: May 6, 2024

File No: 0640-40

Important dates:

- *Tuesday 7th May at 6:00pm - Budget 2024 Presentation & Budget deliberations - Session 1.*
- *Thursday 9th May at 6:00pm - Budget deliberations - Session 2.*
- *Monday May 13th at 6:00pm - 2024-2028 Financial Plan & 2024 Tax Rate Bylaws - 1st, 2nd & 3rd Readings*
- *Wednesday May 15th at 8:30am - 2024-2028 Financial Plan & 2024 Tax Rate Bylaws adoption.*
- *Next Council meeting – May 27th, 2024 @ 7:00pm/June 17th, 2024 @ 7:00pm*

- 1) Audit 2023 update – we are at the final stages of the audit. The audit file is currently being reviewed by the Grant Thornton's Audit Manager. I am hoping to schedule the presentation of the financial statements for the week of 13th May, to be included on one of the Special Budget meetings.
- 2) Power outage/Emergency Plan – Fire Chief Daloise met with Mark Stephens RDKB, Manager of Emergency Programs to discuss a Village Business Continuity Plan. During our monthly safety meeting, areas of improvement were discussed and the need to update our Emergency Plan. Chief Daloise will be taking the lead on this project.
- 3) Request for camping for reunion – From discussion with Public Works staff, they do not recommend allowing use of the park for this type of function. There are concerned about damage to grass, there is also the consideration of the irrigation system. I recommend that the field next to the arena could be offered to the reunion party.
- 4) Boundary Economic Diversification Plan – Lochaven attending the meeting on May 6th meeting to answer any questions about the Plans. I attended a meeting with REDIP funding representatives, Larry Olsen, Jennifer Wetmore and Sarah Dinsdale. There was discussion around the next intake and the funders confirmed our eligibility for the next phase. There is funding up to \$500k. The final report for Phase 1. would need to be completed and reviewed before an application for the next intake could be considered. There was also discussion around a change of the lead applicant; the funder confirmed that as long as the Village provides a letter of support, they would be able to consider the application. There was also discussion about a backbone agency to coordinate the next steps. It appears that lack of resources across the Boundary are a concern. Larry Olsen is available to assist with any governance and support questions. There is also funding for an Economic Development position July 2024 – early 2025. This positions could help with Midway specific projects that were outlined in the Plan.
- 5) Housing Legislation update – Randy Houle would like to bring back a report at the May 27th meeting, with the intent to adopt an Amended Zoning Bylaw by June 17th. How are Council feeling about the options, any further help/guidance needed from Mr. Houle? There is an option to get an extension.



CAO Report to Council

- 6) Regional Emergency Management Indigenous Engagement – RDKB reached out and asked if we would be interested in pooling funds for the Emergency and Disaster Management Act Indigenous Engagement Requirements Funding that has been distributed to all municipalities. From discussion with Fire Chief Daloise, this opportunity will greatly assist the Village in implementing the requirements of the Act. The Village will be receiving \$40k for this project.
- 7) 2023 Annual Water report is included as part of the agenda and needs to be received by Council and submitted to the Ministry by May 31, 2024.
- 8) The Village has received a \$200,000 dividend from West Boundary Community Forest.
- 9) Strategic Planning – staff have reached out to the consultant to get an update on the final document.
- 10) Deputy Finance position – verbal update by CAO.
- 11) Budget 2024 – draft Financial Plan 2024-2028 is to be presented on 7th May.
- 12) BMHA – I attended a meeting with Boundary Minor Hockey Association with Mayor McMynn. There was discussion around what were the Village's plans for the arena. Dave Cote was able to provide some context on keeping the ice in when the temperature is hot outside. Mayor McMynn informed the Committee know that their request for the ice to be open earlier will be discussed during Budget deliberations. The letter from BMHA and the financials for the hockey season will be provided to Council during the budget meeting.
- 13) Strategic Planning update – I have the draft template. Mayors message/Council review next steps. Suggest we use Midway branding colours on the final draft.
- 14) Community Centre project – to be discussed at the In-camera meeting.
- 15) Summer Student grant – the agreement has been received and an advertisement will be out soon, for a Public Works summer student position.
- 16) Accessibility Advisory Committee – members from the Committee have completed a tour around the Village and have noted areas of concern. Some items can be addressed at the Committee level, and some will be forwarded onto John Boltz for his feedback. Next meeting is scheduled for June 3rd at 2:00pm.
- 17) Property Taxes to be run once the budget is finalized, and bills will be mailed at the end of May 2024.

- Policy review: 1. EOC wage overtime payment, 2. Alcohol serving Village and Fire Hall, 3. Byelaw enforcement, 4 Electronic Sign policy,
- Area E Grants Seniors 4800 for painting, BCSS 2000 for travel
- logging on the old Wallace property?
- asked to bring some MRDT money to the Village. Help with signage?
- Do we have a Park Plan for the Village. I think not but should we have one?
- Mosquito control an issue in Area D and C. using Drone technology.
- Possibility of Border Bruins going Junior A. Our arena could be advertised
- Did we have any land use issues with Disc Golf. Other areas have
- Do we need to look at animal control again
- How active should we be in Boundary transit development and planning
- Should we look at a shared regional fire training service
- Keeping it Rural anyone going? May 21,22,23
- What is our overtime policy? Is it contractual?
- Volunteer appreciation budget 600.00 ?



VILLAGE OF MIDWAY

Cheque Listing For Council

2024-May-3
9:46:06AM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
20240356	2024-04-15	PETERS, TAMI				
20240357	2024-04-15	BOLTZ, JOHN M				
20240358	2024-04-15	WALKER, LESLIE				
20240359	2024-04-15	CAMERON, PHIL				
20240360	2024-04-15	KAMIGOCHI, CAMERON				
20240361	2024-04-15	LOVETT, TAMARA N				
20240362	2024-04-15	DALOISE, MICHAEL S				
20240363	2024-04-15	KREUZER, MARIE				
20240364	2024-04-15	JOHNSON, STEVEN M				
20240365	2024-04-15	TEGGARTY, LISA M				
20240366	2024-04-15	COTE, DAVID				
20240367	2024-04-15	JENKS, SUZANNE A				
20240368	2024-04-17	WILLSEY, JUDITH ANN	AKBLG 2024	PAYMENT AKBLG 2024	800.00	800.00
20240369	2024-04-18	RIDDLE, CATHY				
20240370	2024-04-18	1158417 BC LTD., CANCO	MAR 2024	PAYMENT MARCH 2024 ZAMBONI PROPANE	126.63	126.63
20240371	2024-04-18	BBFD	BEG-MID APR/24	PAYMENT FUEL PURCHASES BEG-MID APRIL 2	1,377.80	1,377.80
20240372	2024-04-18	DUNSDON, RICHARD	APR 4/24	PAYMENT COUNCIL TRAVEL EXPENSES - BISS	24.50	24.50
20240373	2024-04-18	GRANTON MOTORS LTD	96552 96553	PAYMENT RURAL FIRE - T331 INSPECTION & M RURAL FIRE - E334 INSPECTION	490.45 252.00	742.45
20240374	2024-04-18	KETTLE VALLEY SEPTIC	202404260	PAYMENT VAC TRUCK - SEWER BACK UP, APR	840.00	840.00
20240375	2024-04-18	MORRIS MECHANICAL SERVICES LTD	00028815	PAYMENT SEWER PLANT - MAINT/REPAIR	380.25	380.25
20240376	2024-04-18	MUNICIPAL PENSION PLAN	20240413 + V/S	PAYMENT PAY PERIOD ENDING APR 13 + V/S	4,512.31	4,512.31
20240377	2024-04-18	PRINCESS AUTO	3330818	PAYMENT SHOP SUPPLIES - JACK	291.18	291.18
20240378	2024-04-18	SOLTES, CAMBIE	APR 2024	PAYMENT FIRE DEPT - CAMBIE & ERICA EXPEI	803.41	803.41
20240379	2024-04-26	AMAZON.COM.CA INC	CA48QU9F69I CA4BHCA9AHAI CA4DE83QM0I CA4QZ2Y2ACCU	PAYMENT FIRE DEPT - BUTTON SNAPS FIRE DEPT/RURAL - HELMET CHIN S RURAL FIRE - AC TO DC CONVERTE FIRE DEPT - HOOP STEP	32.71 9.73 38.38 207.79	288.61
20240380	2024-04-26	BOSOVICH, BILL	MAY 2024	PAYMENT RURAL FIRE TRUCK STORAGE MAY	1,000.00	1,000.00
20240381	2024-04-26	BOUNDARY INVASIVE SPECIES SOCIETY	APRIL 2024	PAYMENT 2023 GRANT IN AID	1,500.00	1,500.00
20240382	2024-04-26	CANADA POST	APR 25/24	PAYMENT 5 ROLLS OF STAMPS	483.00	483.00
20240383	2024-04-26	COLLABRIA	APR 2024	PAYMENT APRIL 2024 PURCHASES	4,092.42	4,092.42
20240384	2024-04-26	LOCHAVEN MANAGEMENT CONSULTANTS CANADA L	LMC 1437	PAYMENT BOUNDARY ECON DEV PLAN - FINAI	71,211.00	71,211.00



VILLAGE OF MIDWAY

Cheque Listing For Council

2024-May-3
9:46:06AM

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
20240385	2024-04-26	PACIFIC BLUE CROSS	1492111	PAYMENT MAY 2024 PREMIUMS	3,934.56	3,934.56
20240386	2024-04-26	PETERS, TAMI	APR 23/24	PAYMENT SIM CARD FOR OFFICE CELL PHONE	11.20	11.20
20240387	2024-04-26	RESCUE CANADA RESOURCE GROUP INC	24235	PAYMENT FIRE DEPT/RURAL - ROPE SAFETY C	3,001.65	3,001.65
20240388	2024-04-26	TELUS MOBILITY	P/W APR-MAY/24	PAYMENT PUBLIC WORKS & BYLAW CELL PHC	273.40	273.40
20240389	2024-04-26	TOWN OF OSOYOOS	27031	PAYMENT VAC TRUCK FLUSHING APRIL 16, 202	562.40	562.40
20240390	2024-04-29	PETERS, TAMI				
20240391	2024-04-29	BOLTZ, JOHN M				
20240392	2024-04-29	WALKER, LESLIE				
20240393	2024-04-29	CAMERON, PHIL				
20240394	2024-04-29	KAMIGOCHI, CAMERON				
20240395	2024-04-29	LOVETT, TAMARA N				
20240396	2024-04-29	DALOISE, MICHAEL S				
20240397	2024-04-29	KREUZER, MARIE				
20240398	2024-04-29	JOHNSON, STEVEN M				
20240399	2024-04-29	TEGGARTY, LISA M				
20240400	2024-04-29	COTE, DAVID				
20240401	2024-04-29	JENKS, SUZANNE A				
20240402	2024-04-30	DARADICS, MELISSA				
20240403	2024-05-01	RIDDLE, CATHY				
20240404	2024-05-03	BBFD	MID-END APR/24	PAYMENT FUEL PURCHASES MID-END APRIL 2	1,069.90	1,069.90
20240405	2024-05-03	BEST SECURITY OKANAGAN	122755	PAYMENT OFFICE/FH MONITORING MAY 1 - JU	283.19	283.19
20240406	2024-05-03	BRANDON MILLETT, LARIX TREE SERVICES	246	PAYMENT TREE REMOVAL & TRIMMING APRIL	6,016.50	6,016.50
20240407	2024-05-03	CHINA CREEK INTERNET	488096	PAYMENT KV SAT HALL INTERNET MAY 2024	39.15	39.15
20240408	2024-05-03	DUNSDON, RICHARD	APR 26/24	PAYMENT COMM GARDEN - RILKOFFS & DEAN	162.62	162.62
20240409	2024-05-03	FORTISBC-ELECTRICITY	MAR25-MAY 1/24	PAYMENT POWER FROM MAR 25 - MAY 1/24	2,665.15	2,665.15
20240410	2024-05-03	HIGASHI, WENDY	32	PAYMENT COMM CENTRE UPGRADE - APRIL 2	2,625.00	2,625.00
20240411	2024-05-03	HOULE CONSULTING	113	PAYMENT DAPR PROJECT - APR 12 - 15	792.75	792.75
20240412	2024-05-03	KETTLE VALLEY ELECTRIC LTD.	2842	PAYMENT POWER OUTAGE - INSTALL GENERA	698.25	698.25
20240413	2024-05-03	LORDCO AUTO PARTS	APR 2024	PAYMENT APRIL 2024 PURCHASES	655.49	655.49
20240414	2024-05-03	MCMYNN'S BUILDING CENTRE	APR 2024	PAYMENT APRIL 2024 PURCHASES	2,030.74	2,030.74
20240415	2024-05-03	MCMYNN'S FAMILY FOODS	APR 2024	PAYMENT APRIL 2024 PURCHASES	765.56	765.56



VILLAGE OF MIDWAY

Cheque Listing For Council

Cheque					Invoice	Cheque
Cheque #	Date	Vendor Name	Invoice #	Invoice Description	Amount	Amount
20240416	2024-05-03	MUNICIPAL PENSION PLAN	20240427+V/S	PAYMENT PAY PERIOD ENDING APRIL 27/24 + \	4,512.31	4,512.31
20240417	2024-05-03	RECEIVER GENERAL	APRIL 2024	PAYMENT APRIL 2024 CPP/EI/TAX	30,796.52	30,796.52
20240418	2024-05-03	SHAW CABLE	JUN 2024	PAYMENT INTERNET FOR JUNE 2024	557.71	557.71
20240419	2024-05-03	SHKRABUIK, THOMAS RANDOLPH	APR 2024	PAYMENT COMPUTER MAINTENANCE APRIL 20	3,087.50	3,087.50
20240420	2024-05-03	WILLSEY, JUDITH ANN	AKBLG 2024-1	PAYMENT AKBLG 2024 EXPENSES	164.21	164.21
20240421	2024-05-03	WOOD WYANT INC.	250284	PAYMENT GREENPEAKS ARENA SUPPLIES	422.06	422.06

Total 198,795.76

*** End of Report ***

TOTAL TO DATE MIDWAY
TO THE END OF MARCH, 2024

NUMBER OF PERMITS TO DATE:	3 ✓
PERMIT FEE VALUE TO DATE:	\$538.00 ✓
TOTAL SEARCHES TO DATE:	\$58.00 ✓
PERMIT FEE VALUE TO DATE (MINUS SEARCH FEES):	\$480.00 ✓
2024 ACTUAL BUILDING VALUE TO DATE:	\$59,000.00 ✓
2023 ACTUAL BUILDING VALUE TO DATE:	\$0.00 ✓
2023 TOTAL PERMITS TO DATE:	0 ✓

	PERMIT FEE	#	UNITS	ACTUAL PERMIT VALUE
NEW (SFD)				
(MFD)				
(MH)				
ADDITIONS/ALTERATIONS	\$106.00	2		\$9,000.00 ✓
ACCESSORY BUILDINGS	\$432.00	1		\$50,000.00 ✓
COMMERCIAL-NEW ADD'S & ALT'S				
INDUSTRIAL ADD'S & ALT'S				
INSTITUTIONAL ADD'S & ALT'S				
RENEWAL				
TOTAL:	\$538.00 ✓	3 ✓	0	\$59,000.00 ✓



VILLAGE OF MIDWAY
MARCH 2024
All Permit Types

PERMIT #	PERMIT DATE	CODE	TS	FEE	CONSTRUCTION VALUE
2024-0043MW	26-Mar-24	6.0	\$32	\$432	\$50,000
2024-0057MW	13-Mar-24	1.1	\$13	\$53	\$5,000

Total Construction Value	\$55,000
Total Permit Fee	\$485
Total Permits	2



BRITISH
COLUMBIA

VIA EMAIL

Ref: 66489

April 8, 2024

Their Worship Douglas McMynn
Mayor of the Village of Midway
Email: dmcmynn.midwaybc@shaw.ca

Dear Mayor Douglas McMynn:

On April 5, 2024, I introduced new legislation, Bill 16, intended to support local governments in their efforts to build more affordable and liveable communities. The proposed legislation strengthens the shift towards pro-active zoning by providing local governments with new authorities to secure affordable housing units and site-level infrastructure in new developments and to enable municipalities to adopt bylaws to help tenants facing eviction from redevelopment.

These changes are part of the broader set of local government changes that started in fall 2023 with Bills 44, 46 and 47 to help get more housing built faster while enabling updated and new tools to effectively fund the costs of infrastructure and amenities to support increased housing supply and growth. Those changes will result in fewer site-by-site rezonings, which many local governments currently rely on to secure key outcomes such as affordable housing, tenant protections, and site-level infrastructure. If passed, Bill 16 will provide authorities to local governments to secure these outcomes within a pro-active zoning framework.

Bill 16 will establish a new **Inclusionary Zoning** tool that allows local governments to require affordable housing in new development without relying on the rezoning process and to accept cash-in-lieu of affordable housing or affordable units on a different site by agreement. Local governments will need to undertake a financial feasibility analysis and consultation when developing Inclusionary Zoning bylaws to ensure that enough density is provided to offset the costs of providing affordable housing. They will also need to report annually on the outcomes of Inclusionary Zoning bylaws for transparency and to support provincial monitoring of implementation.

.../2

Office of the
Minister of Housing

Website:
www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Phone: 236 478-3970

Location:
Parliament Buildings
Victoria BC V8V 1X4
Email: HOUS.Minister@gov.bc.ca

The **Density Bonus** tool will be updated to clarify how it is used and to help ensure it works effectively with Inclusionary Zoning. Financial feasibility analysis and consultation will now be required to ensure that Density Bonus provisions are achievable and calibrated to local conditions. The proposed legislation clarifies that local governments can accept cash-in-lieu of affordable units and/or units on a different site. It also clarifies use of Density Bonus authorities in Transit-Oriented Areas (TOAs).

By mid-2025 (or a later date prescribed by regulation) local governments will be required to update all existing density bonus bylaws to comply with the new legislation, and density bonus authorities will only be able to be used above the minimum allowable densities in TOAs.

Bill 16 will also provide municipalities with the authority to develop **Tenant Protection Bylaws** that are implemented at the development permit stage. Municipalities will be able to withhold development permits until owners meet the conditions of the tenant protection bylaws. In addition, municipalities will be able to request information about the effect of proposed redevelopments on tenants, which will give municipalities more data to design tenant protection bylaws.

Lastly, Bill 16 proposes new authorities for local governments to secure site-level infrastructure to service new development without relying on the rezoning process. These changes will give local governments clearer authority to require **works and services** for infill developments (i.e. at the building permit stage). As well, the legislation provides local governments with an expanded list of works and services they can require, including, for example, benches, street lamps, parklets, and sustainable design features like rain gardens. Local governments will also be able to require developments provide land adjacent to developments for new or upgraded roads without subdivision to support alternative transportation, accessibility and safety (such as wider sidewalks, bike lanes, and street trees). The legislation also gives local governments a new authority to define and require **Transportation Demand Management** measures within new developments, which can include, for example, charging stations or secure bicycle parking facilities.

Their Worship Douglas McMynn
Page 3

If Bill 16 is passed, local governments can use the capacity funding distributed in January to adopt these new tools.

The Province will continue to engage and collaborate with local governments to support implementation of the new legislative tools and requirements. Later this year, we will provide guidance for adoption of the new authorities: Inclusionary Zoning and Density Bonus, Works and Services and Transportation Demand Management, and Tenant Protection Bylaws. In the coming months, we will also be providing further guidance to support the implementation of the fall 2023 legislation, including guidance on the Interim Housing Needs Reports and comprehensive guidance on the development finance tools.

I appreciate all the work being undertaken to transition to a pro-active zoning planning framework and to help get more homes built for British Columbians.

Sincerely,



Ravi Kahlon
Minister of housing

pc: The Honourable Anne Kang, Minister of Municipal Affairs
Teri Collins, Deputy Minister, Ministry of Housing
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs
Lisa Teggarty, City Manager/CAO (midwaybc@shaw.ca)

Links:

Local Government Housing Initiatives Webpage: [Local government housing initiatives - Province of British Columbia](#)

Bill 16 Announcement: <https://news.gov.bc.ca/releases/2024HOUS0049-000471>



BRITISH
COLUMBIA

VIA EMAIL

Ref. 66386

April 10, 2024

His Worship Douglas McMynn
Mayor of the Village of Midway
Email: dmcmynn.midwaybc@shaw.ca

Dear Mayor Douglas McMynn:

British Columbia is facing an unprecedented housing shortage. We need every local government in the province to work with us to enable the development of more housing in every community. We need all types of housing; rental housing, family housing, housing that is appropriate and accessible for seniors and housing that presents real opportunities for ownership to first time buyers. That is why in the 2023 fall legislative session, we passed three legislative packages (Bills 44, 46 and 47) designed to shift land use planning away from site-by-site rezoning decisions that slow down the delivery of housing and amenities toward more 'up-front' planning and zoning practices.

Collectively, these legislative changes will help to address the housing crisis in BC by promoting greater diversification of the housing stock to address the unique needs for homes across a variety of demographics, tenures, household lifecycles, and income ranges. They will enable more efficient and predictable planning for housing need, reduce administrative and negotiation costs, help deliver more housing options for a range of incomes, and contribute to economic growth.

In our consultations on the Small-Scale Multi-Unit Housing legislation with planning staff and home builders, we heard clearly that this type of housing, four to six units on a single-family lot, can be challenging to realize within overly prescriptive site guidelines. Allowing for maximum flexibility on site will ensure we have the best chance of seeing "gentle" density realized in our communities. And because we know this type of development can be challenging and that streamlined development approvals process will help, Bill 44 also requires that you do not unreasonably restrict or prohibit the development of Small Scale Multi-Unit Housing.

.../2

Office of the
Minister of Housing

Website:
www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Phone: 236 478-3970

Location:
Parliament Buildings
Victoria BC V8V 1X4
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His Worship Douglas McMynn
Page 2

We also expect many Small-Scale Multi-Unit Housing Developments will be strata titled and provide more accessible pathways to homeownership for people who would not be able to afford a single-family home in many communities. The Province recommends local governments allow stratification at every opportunity.

Alongside these bills, we also published the [Provincial Policy Manual and Site Standards](#) for Small Scale Multi-Unit Housing. This manual provides a framework that will create a healthy development environment to realize the diverse housing types needed to meet the unit level density required by Bill 44. I would like to remind you that Bill 44 requires that you consider this policy guidance when crafting your zoning bylaw amendments. We strongly encourage you to adopt the provincial site standards around lot coverage, building height and setbacks and to allow as many unit types as possible in as many residential zones as you can so we can build more homes for people.

I know your staff are already working hard to prepare your bylaw amendments to meet the compliance deadline of June 30, 2024, and I appreciate the work and thought that you are putting into this process.

Thank you for working with us to address restrictive zoning and make it easier for people to build small scale, multi-unit homes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ravi Kahlon', with a stylized, cursive flourish at the end.

Ravi Kahlon
Minister of Housing

pc: Lisa Teggarty, Chief Administrative Officer (midwaybc@shaw.ca)

Good afternoon,

Please see the attached Boundary Freshet Dashboard for Wednesday, May 1st 2024.

The weather systems affecting the RDKB have returned to seasonal temperatures and precipitation. The rivers in the Boundary continue to respond normally to the weather we have received. Rivers and creeks are showing a strong diurnal cycle, indicating a temperature-driven melt, and are forecasted to increase to a one-year return as a result of 10-15 mm of precipitation in the headwaters of the Kettel and Granby rivers.

We continually monitor the snowpack, river levels, and the incoming weather. Currently, there is NO risk of flooding in the RDKB.

Please reach out if you have any questions about river or snowpack levels.

Regards,
Mark

Mark Stephens | Manager of Emergency Programs | He/Him
em@rdkb.com | C: 250.368.7037 | T: 250.368.0257

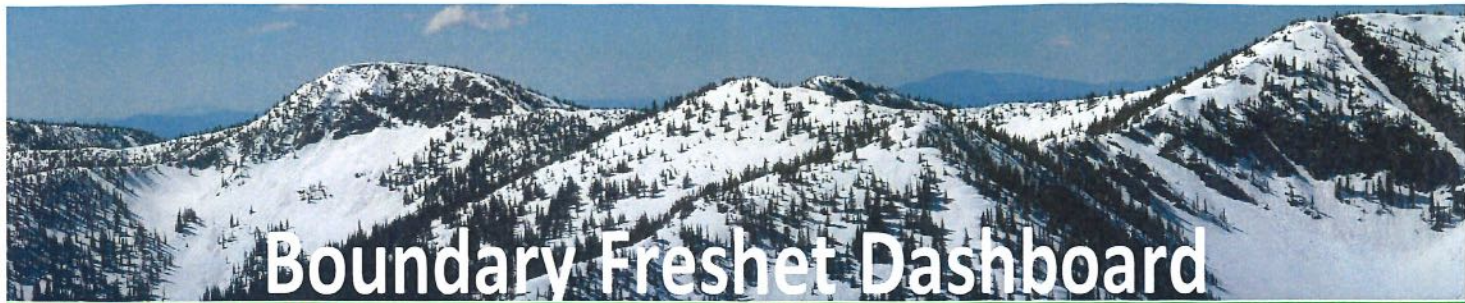
Regional District of Kootenay Boundary

Toll-free: 1.800.355.7352

Main: 250.368.9148

rdkb.com

Download the RDKB emergency alerting app for [IOS here](#) or [Android here](#).



May 1st, 2024

This dashboard is created for information purposes only and is not meant to be utilized as a forecasting tool. The information provided on this report is derived from real time data noted below. Data is current to the date of the report. Click on the blue hyperlinked text below to access source data.

SNOWPACK - Grano Creek Station Data

Snow Water Equivalent

499 mm ↗

% of Normal

Current	Previous year *
85%	133%

Max & Min Temperatures

7 Day Max	7 Day Min
9°C	-7.5°C

Boundary Basin % of Normal – [April 1st Snowpack Water Supply Bulletin](#)

	Jan 1	Feb 1	Mar 1	April 1	May 1	May 15	June 1	June 15
% of Normal	58(129)*	75(116)*	87(123)*	76(120)*				

*Previous Year Data

WEATHER

5 Day Forecast Temps (Alpine) -Grano Snow Pillow

	2 nd	3 rd	4 th	5 th	6 th
Max	8.5°C	10°C	9.7°C	15°C	7°C
Min	-2.5°C	-1°C	4°C	1°C	3°C
Precp.	1mm	N/A	N/A	N/A	8 mm

5 Day Forecast Temps (Valley) – Grand Forks

	2 nd	3 rd	4 th	5 th	6 th
Max	18°C	19°C	17°C	19°C	15°C
Min	3°C	10°C	8°C	8°C	7°C
Precp.	N/A	N/A	N/A	15mm	5mm

STREAMS

Name	Prev. 7 Day Trend	Next 7 Day Trend	Avg. Discharge (3 Days)
W. Kettle River near McCullough	N/C	↗	7.50 m3 /s
W. Kettle River @ Westbridge	N/C	↗	37.77 m3 /s
Kettle River near Westbridge	N/C	↗	67.40 m3 /s
Kettle River near Ferry	N/C	↗	112.00 m3 /s
Granby River near Grand Forks	N/C	↗	50.38 m3 /s
Kettle River @ Laurier	N/C	↗	194.02 m3 /s

MORE INFORMATION

- Stream Flow Advisories – No Current Advisories
- RDKB Flood Response Plan Stage – Not activated
- The new Prepared BC Flood Preparedness Guide is a must-read for anyone facing a potential flood.



Emergency Management

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