



Regional District of Central Kootenay
CASTLEGAR AND DISTRICT RECREATION COMMISSION
Open Meeting Agenda

Date: Tuesday, February 4, 2025

Time: 4:00 pm

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

Pages

1. ZOOM REMOTE MEETING INFO

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

Meeting Time:

4:00p.m. PST

Join by Video:

<https://rdck-bc-ca.zoom.us/j/92680742394?pwd=rQHj2q1YbUUBlnngROv4gsMlDUaABO.1&from=addon>

Join by Phone:

- +1 778 907 2071 Canada
- 833 955 1088 Canada Toll-free

*6 to unmute or mute

*9 to raise or lower your hand

Meeting ID: 926 8074 2394

Meeting Password: 324225

In-Person Location: Castlegar & District Community Complex - Columbia Room -
2101 6th Avenue

2. CALL TO ORDER

Chair Bogle called the meeting to order at [Time] p.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

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

4. ADOPTION OF AGENDA

RECOMMENDATION:

The agenda for the February 4, 2025 Castlegar and District Recreation Commission meeting be adopted as circulated.

5. RECEIPT OF MINUTES

4 - 14

The January 7, 2025 Castlegar and District Recreation Commission minutes, have been received.

6. DELEGATE

There are Delegates scheduled for this Commission meeting.

7. STAFF REPORTS

7.1 Castlegar & District Programming Update

15 - 20

The Commission Report dated February 4, 2025 from Tia Wayling, Regional Programming Manager, re: 2024 Programming with statistics for Castlegar & District Community Complex, including an overview of 2025 program planning, has been received.

7.2 Glade Regional Park Upgrades Project

21 - 68

The Commission Report dated February 4, 2025 from Cary Gaynor, Regional Parks Manager, re: a progress update on the Glade Regional Park Upgrades Project, has been received.

7.3 2025 Draft Budget

69 - 76

The Commission Report dated February 4, 2025 from Craig Stanley, Regional Manager of Operations & Asset Management, re: Service No. S222 Arena - Castlegar and Areas J & I and Service No. S227 Aquatic Centre - Castlegar & Areas J & I, 2025 Draft Budget has been received.

7.4 Pioneer Arena Update

Trisha Davison, Regional Manager of Recreation & Client Services, to provide the Commission with a verbal update re: Pioneer Arena.

7.5 Castlegar & District Engagement Project

Trisha Davison, Regional Manager of Recreation & Client Services, to provide the Commission with a verbal update re: Castlegar & District Engagement Project.

8. PUBLIC TIME

The Chair will call for questions from the public and members of the media at

_____ p.m.

9. NEXT MEETING

The next Castlegar and District Recreation Commission meeting is scheduled for March 4, 2025 at 4:00p.m.

10. ADJOURNMENT

RECOMMENDATION:

The Castlegar and District Recreation Commission meeting be adjourned at [Time].



REGIONAL DISTRICT OF CENTRAL KOOTENAY

CASTLEGAR AND DISTRICT RECREATION COMMISSION OPEN MEETING MINUTES

4:00 p.m.
January 7, 2025

COMMISSION

Commissioner Member	M. McFaddin	City of Castlegar
Commissioner Member	B. Bogle	City of Castlegar
Commissioner Member	S. Heaton-Sherstobitoff	City of Castlegar
Commissioner Member	A. Davidoff	Electoral Area I
Commissioner Member	H. Hanegraaf	Electoral Area J

STAFF

Stuart Horn	Chief Administrative Officer
Yev Malloff	Chief Financial Officer
Joe Chirico	General Manager of Community Services
Trisha Davison	Regional Manager of Recreation and Client Services
Craig Stanley	Regional Manager of Operations and Asset Management
Cary Gaynor	Regional Parks Manager
Sarah Fuhr	Communications & Community Engagement Lead
Pearl Anderson	Meeting Coordinator

1. ZOOM REMOTE MEETING INFO

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

Join by Video:

<https://rdck-bcca.zoom.us/j/95403165875?pwd=q0NOLXcnFX43CjaKlp6jvWnflDtGF8.1>

Join by Phone:

+778 907 2071 Canada

833 958 1164 Canada Toll Free

Meeting Number (access code): 954 0316 5875

Meeting Password: 572595

In-Person Location: Castlegar and District Community Complex – Columbia Room
2101 6th Avenue, Castlegar, B.C.

2. CALL TO ORDER & ELECTION

2.1 Call to Order

Joe Chirico, General Manager of Community Services, called the meeting to order at 4:04 p.m.

2.2 Election of the Castlegar & District Recreation Commission Chair

2.2.1 Call for Nominations (3 times)

Commissioner Hanegraaf nominated Commissioner Bogle.
Commissioner Bogle accepted the nomination.

2.2.2 Vote by Secret Ballot

No vote was held by secret ballot as there was only one Commissioner nominated.

2.2.3 Declaration of Elected or Acclaimed Castlegar & District Recreation Commission Chair

Joe Chirico, General Manager of Community Services, ratified that by acclamation, Commissioner Bogle was appointed Chair of the Castlegar & District Recreation Commission for 2025.

2.2.4 Destroy Ballots

There were no ballots to be destroyed.

Commissioner Bogle assumed the Chair at 4:06 p.m.

3. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

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

4. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

That the Agenda for the January 7, 2025 Castlegar and District Recreation Commission meeting be adopted with the following addition:

- Item 7.3 – Glade Park Update

Carried

STAFF MEMBERS PRESENT: Stuart Horn, Chief Administrative Officer, joined the meeting at 4:07 p.m.

5. RECEIPT OF MINUTES

The December 3, 2024 Castlegar and District Recreation minutes have been received.

STAFF MEMBER PRESENT: Craig Stanley, Regional Manager of Operations & Asset Management, joined the meeting at 4:10 p.m.

6. DELEGATES

There were no delegates scheduled for the January 7, 2025 Castlegar and District Recreation Commission Meeting.

COMMISSIONER PRESENT: Commissioner Davidoff joined the meeting at 4:19 p.m.

7. STAFF REPORTS

7.1 2026 BC Winter Games

The Commission Report dated January 2, 2025 from Tricia Davison, Regional Manager – Recreation & Client Services, re: 2026 BC Winter Games, has been received. The Commission report re: 2026 BC Winter Games will be on the agenda for the March meeting.

7.2 Preliminary Budget Discussion

Craig Stanley, Regional Manager of Operations and Asset Management, presented a power point, providing the Commission with the 2025 S222 and S227 preliminary budget projections and actual 2024 budget projections and budget actuals to mid December 2024, the presentation has been posted on the rdck.ca website with the Agenda for the January 7, 2025 Commission meeting. Actual 2025 budget projections will be presented at the February 2025 Commission meeting. The Preliminary Budget has been received.

7.3 Glade Park Update

Cary Gaynor, Regional Parks Manager, provided a verbal update regarding the Glade Park survey and public meeting, re: Glade Park. Staff will provide a report, re: Glade Park to the Commission at the February meeting.

8. NEW BUSINESS

8.1 Shower Usage

Commissioner Hanegraaf led a discussion with the Commission, re: Shower Usage at the Castlegar & District Community Complex.

8.2 Wristbands

Commissioner Hanegraaf led a discussion, re: Wristbands. Staff provided the Commission with the reasons why wristbands have been implemented.

9. PUBLIC TIME

The Chair called for questions from the public and members of the media at 5:50 p.m. There was a question from a member of the public re: the status of the re-imagining project for the Castlegar & District Community Complex. The question was answered by staff.

10. NEXT MEETING

The next Castlegar and District Recreation Commission meeting is scheduled for February 4, 2025 at 4:00 p.m.

11. ADJOURNMENT

MOVED and seconded,
AND Resolved:

That the Castlegar and District Recreation Commission meeting be adjourned at 5:57 p.m.

Carried

Digitally approved,

B. Bogle, Chair

RECOMMENDATION(S) TO THE BOARD OF DIRECTORS

THE FOLLOWING ITEMS ARE PROVIDED FOR CONVENIENCE ONLY AND WILL BE CONSIDERED AT ITS APPROPRIATE MEETING AS STATED.

Future Castlegar & District Recreation Commission Meetings

- 1. The Commission report re: 2026 BC Winter Games will be on the agenda for the March meeting.*
- 2. Actual 2025 budget projections will be presented at the February 2025 Commission meeting.*
- 3. Staff will provide a report, re: Glade Park to the Commission at the February meeting.*



Community Services

Castlegar and District
Recreation Budget
Presentation
S222 and S227

Presented by: Staff
Date: January 7, 2025



Revenue Projections:

Service	Account	Account (T)	2024 Actual (Nov)	2024 Budget	2025 Budget
S222	42015	Sale of Goods - Specified	-10,508.96	-7,000.00	-8,700.00
S222	42025	Sale of Services - Specified	-78,398.96	-86,250.00	-74,702.00
S222	42035	User Fees - Specified	-16,255.70	-12,500.00	-22,500.00
S222	42045	Rental Income - Specified	-321,891.18	-250,270.00	-263,500.00



Revenue Projections:

Service	Account	Account (T)	2024 Actual	2024 Budget	2025 Budget
S227	42015	Sale of Goods - Specified	-3,246.61	-5,000.00	-3,200.00
S227	42025	Sale of Services - Specified	-133,249.57	-111,401.00	-120,350.00
S227	42035	User Fees - Specified	-380,750.20	-350,000.00	-375,000.00
S227	42045	Rental Income - Specified	-36,910.51	-59,500.00	-40,000.00

Operating Expenses :

Service	Account	Account (T)	2024 Actual (Nov)	2024 Budget	2025 Budget
S222	51010	Salaries	879,691.17	896,300.00	935,000.00
S222	51020	Overtime	14,995.14	18,000.00	17,500.00
S222	51030	Benefits	235,140.40	215,150.00	230,000.00
S222	51050	Employee Health & Safety	5,154.06	9,714.06	9,500.00
S222	51060	Employee Incentives	272.90	1,000.00	1,000.00
S222	52010	Travel	1,037.35	6,310.00	7,500.00
S222	52020	Education & Training	8,658.10	17,800.00	18,000.00
S222	54030	Contracted Services	199,602.13	212,700.00	190,000.00
S222	54040	Consulting Fees	48,549.98	85,000.00	70,000.00
S222	55010	Repairs & Maintenance	39,364.49	112,896.00	100,000.00
S222	55015	Repairs & Maintenance - Specified	0.00	2,525.00	0.00
S222	55020	Operating Supplies	52,951.46	77,025.00	75,000.00
S222	55025	Chemicals	58.25	4,000.00	2,000.00
S222	55030	Equipment	30,323.41	54,463.01	55,000.00
S222	55035	Radio Equipment	124.56	2,000.00	2,000.00
S222	55040	Utilities	146,957.13	154,120.00	155,000.00
S222	55050	Vehicles	12,224.44	13,000.00	12,500.00

Operating Expenses :

Service	Account	Account (T)	2024 Actual	2024 Budget	2025 Budget
S227	51010	Salaries	839,995.41	914,197.00	1,020,700.00
S227	51020	Overtime	5,531.54	16,763.99	14,500.00
S227	51030	Benefits	168,193.77	196,725.00	200,000.00
S227	51050	Employee Health & Safety	2,166.47	6,330.00	6,500.00
S227	51060	Employee Incentives	137.50	0.00	0.00
S227	52010	Travel	381.00	3,500.00	3,700.00
S227	52020	Education & Training	4,995.09	5,717.00	9,500.00
S227	54030	Contracted Services	29,323.07	39,200.00	25,000.00
S227	55010	Repairs & Maintenance	27,141.56	40,080.00	54,000.00
S227	55020	Operating Supplies	35,533.03	40,714.99	37,500.00
S227	55025	Chemicals	24,350.35	25,000.00	25,000.00
S227	55030	Equipment	19,893.70	26,110.00	47,000.00

2025 Capital Projects and Funding:

S222	60000	Parks	130,000.00	130,000.00	Glade Project
S222	60000	Roof Top Unit	75,000.00	75,000.00	From 2024
S222	60000	Arena Roof Coating	840,000.00	425,000.00	Revised from 2024 was \$840K
S222	60000	Arena Roof Insulation	0.00	450,000.00	Pricing as per Evoke Option for Low E ceiling
S222	60000	Pioneer Decommissioning	100,000.00	100,000.00	Removal of all refrigeration equipment
S222	60000	Arena Doors	100,000.00	100,000.00	Arena doors
S222	60000	Arena Roof Repairs	0.00	885,000.00	roof repairs estimate increased from 2024 \$780K
S222	60000	Capital Expenditures	1,320,000.00	2,165,000.00	
S227	60000	Roof Top Units	75,000.00	75,000.00	Roof top units
S227	60000	Roof Repairs	0.00	1,600,000.00	aquatics roof repair revised pricing including engineering
S227	60000	Capital Expenditures	75,000.00	1,675,000.00	





Commission Report – For Information

February 4, 2025

Castlegar & District Programming Update

Author:	Tia Wayling, Regional Programming Manager
File Reference:	0520-50-CDR Castlegar and District Rec Commission
Electoral Area/Municipality:	City of Castlegar, Area I and Area J
Services Impacted	S222 and S227

1.0 PURPOSE OF REPORT

The purpose is to provide an overview of 2024 Programming with statistics for Castlegar & District (S222 and S227), including an overview of 2025 program planning.

2.0 BACKGROUND AND UPDATE

The information and charts below provide a snapshot of how the Castlegar & District Community Complex was enjoyed in 2024 in comparison to the previous year. By capturing user fees, programming financials, and facility rental information, the data indicates overall usage of the facility is on an upward trend in comparison to 2023.

Programming

In 2024, each of the programming areas showed progress towards increased participation and standardization of practices from a regional perspective. Some highlights to each area were:

Recreation

- Spring Break, Pro-D Day, and Summer camps ran successfully with high uptake
- Programming on the dry arena floor was a goal for 2024 that resulted in popular program such as archery and included with admission sports

Arena

- Staffing increases were seen due to the volume of popularity of ice programs and public skating, especially during school breaks
- Youth programs on the ice were very popular and are feeding more skaters to pursue interest in other ice user groups

Fitness

- Successfully ran a Group Fitness Instructor course at the end of 2023 through to the start of 2024 resulting in successful hires and a 50% increase in Included with Admission programs.

Aquatics

- Operating hours were increased in Summer and Fall to 75.5 hours compared to 68 hours in Winter and Spring
- Overall operating hours are still below pre-pandemic level (83 hours) due to daytime and supervisor staffing shortages despite training courses averaging 78% capacity over 2024
- The average swim lesson capacity for the year was 77%
- An increase in program hours were offered in swim lessons from 2023 (666 hours) to 2024 (697 hours)
- Aquafit program hours increased from 2023 (246 hours) to 2024 (283 hours)

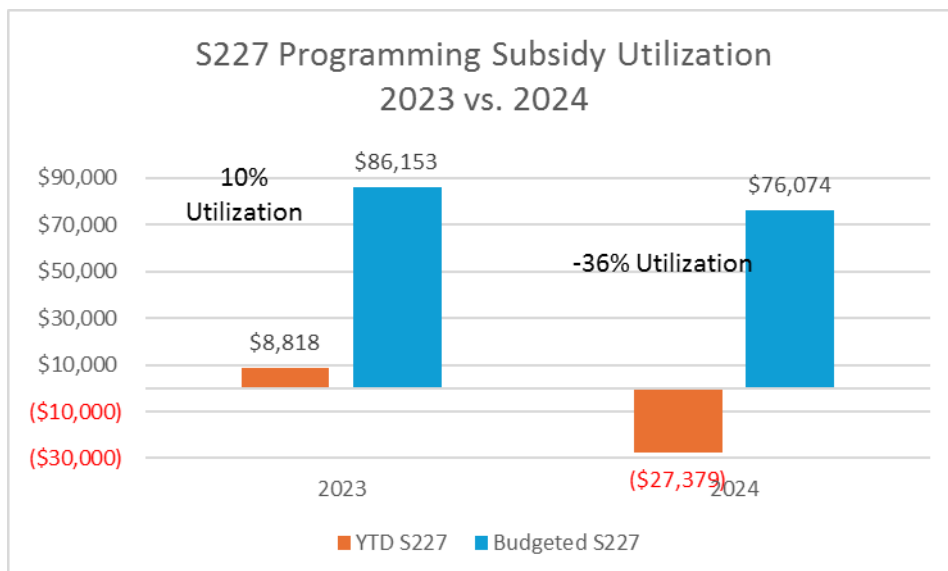
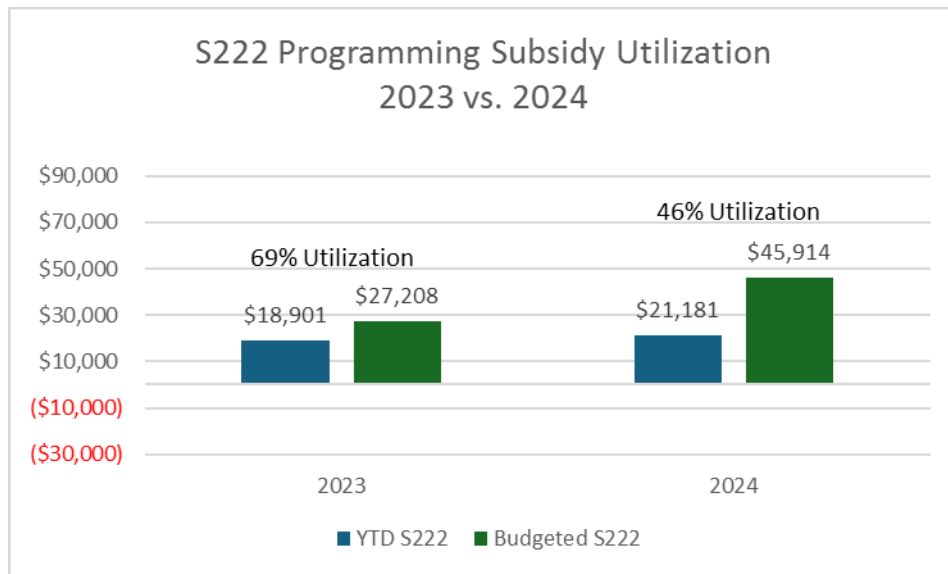
Programming Financials and Subsidy Utilization

Revenue amounts for 2024 were higher than anticipated in many program areas in 2024 with expense utilization below budget.

2024 Programming Financials	YTD	Budget	% Utilized
Recreation - Revenue (S222)	(\$80,794)	(\$74,300)	109%
Recreation - Expenses (S222)	\$91,829	\$112,914	81%
Arena - Revenue (S222)	(\$5,256)	(\$2,700)	195%
Arena - Expenses (S222)	\$15,402	\$10,000	154%
Fitness - Revenue (S227)	(\$71,664)	(\$50,120)	143%
Fitness - Expenses (S227)	\$54,190	\$89,409	61%
Aquatics - Revenue (S227)	(\$62,912)	(\$61,281)	103%
Aquatics Expenses (S227)	\$45,525	\$68,667	66%
Recert/Training - Rev (S227)	(\$3,346)	\$0	-3346000%
Recert/Training - Exp (S227)	\$10,828	\$29,399	37%
2023 Programming Financials	YTD	Budget	% Utilized
Recreation - Revenue (S222)	(\$73,709)	(\$84,614)	87%
Recreation - Expenses (S222)	\$87,087	\$112,187	78%
Arena - Revenue (S222)	\$0	(\$3,425)	0%
Arena - Expenses (S222)	\$5,523	\$3,060	180%
Fitness - Revenue (S227)	(\$57,080)	(\$39,710)	144%
Fitness - Expenses (S227)	\$49,259	\$116,531	42%
Aquatics - Revenue (S227)	(\$73,132)	(\$105,148)	70%
Aquatics Expenses (S227)	\$89,771	\$114,480	78%

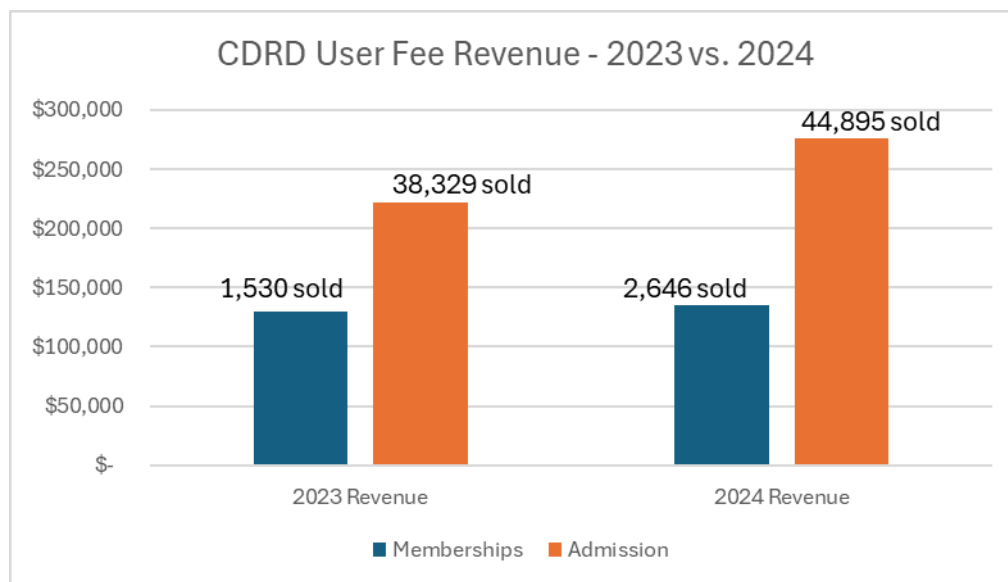
The net amount of subsidy is the net expense it costs to run a service. The charts below indicate the net subsidy amounts utilized versus what was budgeted for both S222 and S227:

- Subsidy utilization for 2024 has been challenging to predict
 - Budgeting and program planning practices by the Programming Team require more refinement to gain a better understanding of anticipated usage
- Service areas have been separated in the tables and charts below:



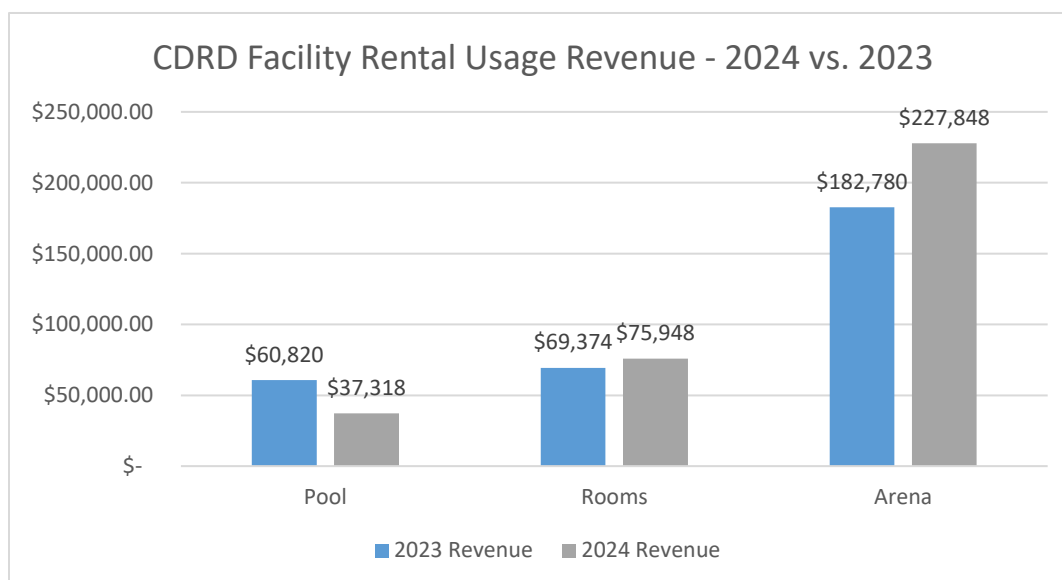
User Fees

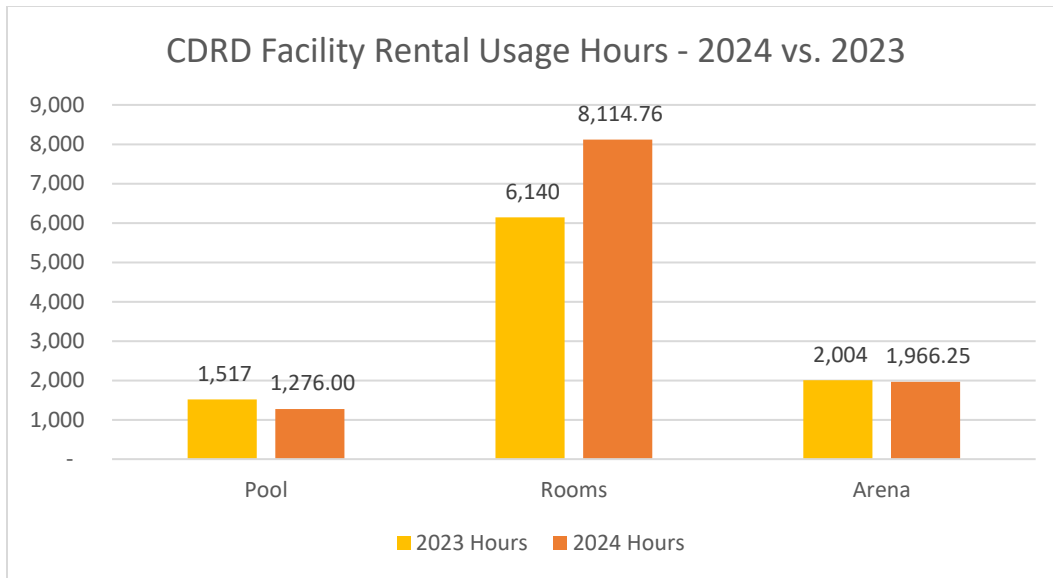
- The chart below reflects the combined admission and membership revenue for S222 and S227
- Memberships and admissions have seen an overall increase in usage over 2024



Facility Rentals

- Facility Rentals have seen an increase in room usage but remain stable in the arena and pool compared to 2023





3.0 NEXT STEPS AND TIMELINE

The Programming Team has three focused goals for 2025:

1. Accessibility to Services
2. Customer Service
3. Standardization

These programming goals will be a driving factor in the workplans of the Programming Team. Workplans will also include continued work on:

- Space Allocation
- Sponsorships
- Data Collection & Analysis
- Program Costing Analysis
- Budgeting Refinement

User Fees

- Work to collect more consistent and comprehensive data on general admission usage will continue with the following projects:
 - Updated procedures for data input (Xplor software)
 - Data collection and analysis methods
 - Formal patron feedback processes

Programming

Recreation

- Staff plan to push the registration start date for camps even sooner than 2023 to align with other camp-style programming in the community
 - This will allow families to choose the programming that is the best fit for their child
- Creating additional promotions for camp programs
- More research into the skills and talents that lie in the community as well as awareness of community programming to better recognize gaps in recreation and demographics served

Arena

- With the closing of the Pioneer Arena, ice programming is undergoing re-development to establish better relationships with user groups and create more opportunities for public to access the ice

Fitness

- No significant changes for 2025
- Continued exploration into how to better serve our communities with organizational resources available
- Standardization of internal processes

Aquatics

- 2025 budget was slightly reduced to accurately represent operational capacity and public demand for lessons
- Research and planning is being done for launch of adapted lessons in Spring 2025 which is in alignment with accessibility and inclusion goals
- The Funded Training Program will continue with a focus on filling gaps in staffing as well as accessibility to training for employment
- Continued training of swim instructors and improvement of service delivery with addition of lesson support role
- A more robust review of aquafit class types based on industry standards will be completed

Facility Rentals

- Additional advertising for Spring Break and Summer Ice rentals will be created to increase utilization of times when there is more availability

This Commission will continue to see annual and quarterly reports on usage and trends, both locally and regionally.

Respectfully submitted,



Tia Wayling – Regional Programming Manager

CONCURRENCE

General Manager, Community Services – Joe Chirico 

Regional Manager, Recreation & Client Services – Trisha Davison 



Commission Report – For Information

February 4 2025

Glade Regional Park Upgrades Project - Progress Report

Author: Cary Gaynor, Regional Parks and Trails Manager
File Reference: 7013-20
Electoral Area/Municipality: Castlegar and Electoral Areas I and J
Services Impacted Castlegar and District Recreation Commission

1.0 PURPOSE OF REPORT

The purpose of this report is to provide the Castlegar and District Recreation Commission progress update on the Glade Regional Park Upgrade Project.

2.0 BACKGROUND AND UPDATE

Over the last number of years, RDCK staff have been looking at the opportunity to upgrade Glade Regional Park. In 2019, RDCK staff met with the community of Glade on the installation of a shelter and some small improvements to the Regional Park. At the community meeting, the general consensus was positive for the installation of a shelter with the potential of further improvements in the future. With the onset of Covid 19, the project was put on hold. Upon further internal discussion, a more comprehensive upgrade design was considered, as a way of looking to the future and providing a number of new amenities for the community of Glade

In 2022, RDCK hired Cover Architecture to provide a draft design that would include parking upgrades, shelter, recreation area, beach area, walkway access to the boat launch with other potential amenities such as garbage and washroom installation. As Glade Regional Park sits in the Agriculture Land Reserve (ALR), a design for the park was/is necessary to present to the Agricultural Land Commission (ALC) for consideration of non-farm use approval prior to any amenity installation. After several modifications, two draft design options 1 and 2 (A and B) were finalized and ready for community consultation (see attachment A).

On April 4, 2024, Staff as well as Area I Director held a community meeting at the Glade Hall to present the two design options for park upgrades. Staff also provided a survey sheet for the community to provide comments. The same survey was provided to community members that could not be present at the meeting. Staff received a total of 23 survey responses for evaluation (see attachment B).

There was a very broad range of opinions at the Community meeting and in the survey results. There was not consensus of either of the options provided being as being a favored design. However, many of the survey respondents favored some of the components in the designs but not all.

In 2024, Colombia Power Corporation (CPC) provided a \$30,000 grant contribution for the project.

A chart of the survey's results were as follows:



Within the results, the top priorities were as follows:

- Priority 1: Washroom/Garbage
- Priority 2: Beach/Safe Swim Area
- Priority 3: Parking Area
- Priority 4: Picnic Area/Benches/Trees/Gazebo

Option 1 (A) had a more defined parking stalls and median areas with plantings whereas Option B removed the parking stall areas. Staff will be moving forward with improving upon Option 2 (B). Staff will continue to improve upon the Option 2 design in accordance with the top priorities.

The design is unlikely to include a “safe swim area” due to unpredictable water movement, variable water depth, debris and obstacles and changing conditions associated with the Kootenay River.

3.0 NEXT STEPS AND TIMELINE

- Staff will apply to the ALC for non-farm use with an updated drawing to include all amenities within the park boundary including a potential beach area.
- Staff will look at a phased timeline for work on the highest community priorities. Some of this will depend on permits and funding.
- If approved by the ALC staff will continue to work and inform the landowner (CPC) on progress of the park upgrades project.
- Seek direction from the Commission on next steps.

Respectfully submitted,

Cary Gaynor, Regional Parks Manager

CONCURRENCE

General Manager of Community Services – Joe Chirico
Regional Manager of Operations & Asset Management – Craig Stanley

ATTACHMENTS:

Attachment A – Glade Regional Park (Option A)

Attachment B – Glade Regional Park (Option B)

GLADE REGIONAL PARK GLADE, BC

DEVELOPMENT PERMIT

LANDSCAPE PLAN

DRAWING LIST:

A100 EXISTING SITE PLAN
L1.0 LANDSCAPE SITE PLAN
L1.1 PLANT SCHEDULE
L1.2 LANDSCAPE DETAILS
L1.3 UNIT PRICE SCHEDULE

2023.02.06



REGIONAL DISTRICT OF CENTRAL KOOTENAY

Box 590
202 Lakeside Drive
Nelson, BC V1L 5R4



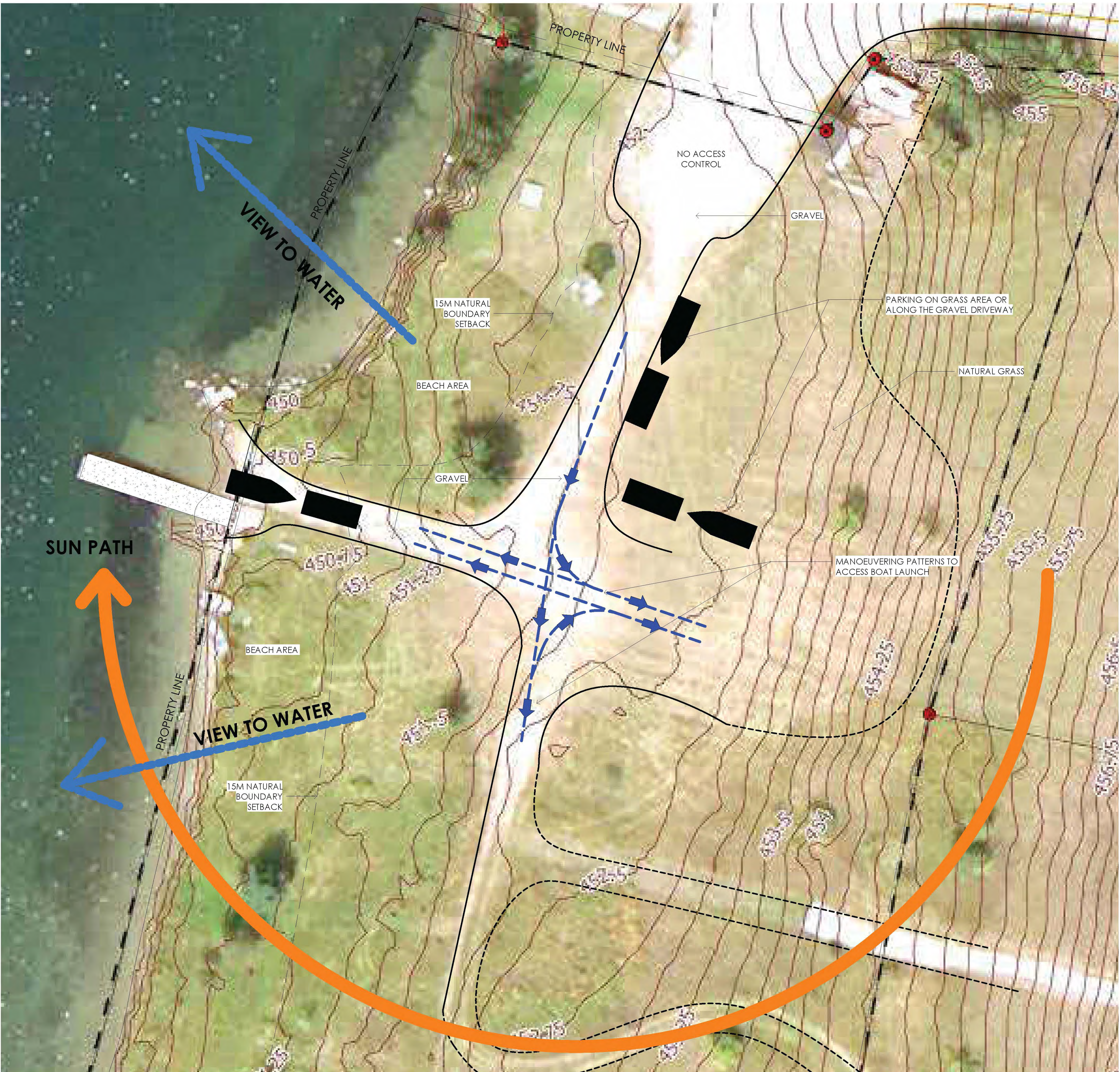
ARCHITECT

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E: larchlandscapearchitecture@gmail.com
www.larchlandscapearchitecture.com





1 SITE PLAN - EXISTING
1 : 200



ARCHITECTURE
#111 Baker Street
Helson BC
V1L 4G9
250.354.4445
cover.ca

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CONSULTANTS

CLIENT

REVISIONS
Number Description Date

GLADE REGIONAL
PARK

ADDRESS

PROJECT #
21056

DATE
2023.01.25

SHEET
SITE PLAN - EXISTING

A100

Any reuse, modification, or alteration of this document and the ideas and designs incorporated herein is at the sole risk of the party(ies) reusing, modifying, or altering it. All references to Larch Landscape + Authentic Mountain Design and their employees and all professional seals shall be removed prior to any reuse, modification or alteration to this document.



LEGEND

EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE

PROPOSED VEGETATION - REFER TO PLANT SCHEDULE

PROPOSED BUILDING - REFER TO ARCHITECTURAL

PROPOSED GRAVEL PAVING
APPROX. AREA: 2,045m² (22,000R²)

PROPOSED BARRIER FREE PATHWAY
APPROX. AREA: 92m² (990R²)

PROPOSED WOOD OR ANGULAR ROCK MULCH
75mm (3" DEPTH) WITH FYBAR GEOTEXTILE FABRIC
APPROX. AREA: 100m² (1,125R²)

PROPOSED RECLAMATION SEED MIX AND 150mm TOPSOIL, APPROX. AREA: 350m² (3,770 R²)

PROPOSED CEDAR POST AND RAIL FENCE
APPROX. LENGTH: 60 L.M. (200 LIN. FT.)

PROPOSED NATURAL STONE RETAINING WALL
400 - 1,000mm HEIGHT, WALLS HIGHER THAN 1.0m BY STRUCTURAL ENGINEER
APPROX. LENGTH: 120 L.M. (390 LIN. FT.)

LOCAL STONE FEATURE BOULDERS (18)
APPROX. 500mm HT x 1500mm L x 500mm W

PROPOSED BACKED BENCH
QTY: 4

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 - CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION.
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 - TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.
 - PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION GUIDE SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.
 - SUPPLY 75mm OF NATURAL COLOUR CEDAR BARK MULCH OR FLAT RIVER ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.
 - INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR GRASS SEED.
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- GROWING MEDIUM SHOULD BE CERTIFIED TO ITS ORIGIN AND VIRTUALLY FREE OF INVASIVE PLANT SEEDS, THEIR REPRODUCTIVE PARTS AND ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEIOUS MATERIALS THAT DETRACT FROM DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

LOAM: NATURAL, FERTILE, FRIABLE, AGRICULTURAL SOIL MEETING FOLLOWING REQUIREMENTS:

- NOT LESS THAN 9% ORGANIC MATERIAL.
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- NON-TOXIC TO PLANT GROWTH.
- E.G. - SALINITY READING NOT EXCEEDING 1.5.
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PEAT MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE, WOOD, SULPHUR, AND IRON. MINIMUM OF 80% ORGANIC MATTER BY MASS; PH VALUE BETWEEN 4.5 AND 6.0.

SITE: PREPARED GROWING MEDIUM: SPREAD 50 MM PEAT MOSS AND 100 MM OF SAND EVENLY OVER EXISTING SUBGRADE. MIX THE SPREAD MATERIALS THOROUGHLY TO 150 MM DEPTH BY CULTIVATING OR ROTO-TILLING OR BY HAND METHODS.

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PROJECT:
**GLADE REGIONAL PARK
LANDSCAPE PLAN**

LOCATION:
1049 DIVISION ROAD,
GLADE, BC

LEGAL DESCRIPTION:
SUBLOT 7, DISTRICT LOT 1239,
KOOTENAY DISTRICT, PLAN X56,
REFERENCE PLAN 436651



ARCHITECT:

Architectural
Collaborative
Inc

96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

LANDSCAPE ARCHITECT BCSLA 563

LARCH
LANDSCAPE ARCHITECTURE | AUTHENTIC MOUNTAIN DESIGN
GOLDEN, BC 250.938.7337



NOTE: ORIGINAL SIZE ARCH D (24x36")
HALF SIZE SET IF PLOTTED ON 11x17 SIZE SHEET

0 2.0 6.0 10.0m

NORTH SCALE 1:200

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2023-02-06

NOT FOR CONSTRUCTION

REVISIONS:			
NO.	DESCRIPTION	DATE	BY.
1.	INTERNAL TEAM REVIEW	2022-06-24	JJ
2.	CLIENT REVIEW	2022-07-06	JJ
3.	DEVELOPMENT PERMIT	2023-02-06	JJ

DESIGNED BY: JJ

DRAWING TITLE :
LANDSCAPE PLAN

L-1.0

PLANT SCHEDULE

	TREES LAR SIB	BOTANICAL / COMMON NAME Larix sibirica / Siberian Larch Western or European Larch acceptable alternates	CONT -	CAL	SIZE 2.0m HT.	QTY 1
	PIN PON	Pinus ponderosa / Ponderosa Pine	2.0m HT.			5
	PIN MOU	Pinus uncinata / Mountain Pine	1.5m HT.			6
	POP TRE	Populus tremuloides / Trembling Aspen Multi-Stem if Available	N/A	75mm		15
	POP ABN	Populus x 'Assiniboine' / Assiniboine Poplar	-	75mm		5
	PSE DOU	Pseudotsuga menziesii / Douglas Fir	2.0m HT.			1
	SHRUBS AME SER	BOTANICAL / COMMON NAME Amelanchier alnifolia / Saskatoon	CONT #2 CONT.			6
	CAL KAR	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	#2 CONT.			6
	COR MID	Cornus sanguinea 'Midwinter Fire' / Midwinter Fire Bloodtwig Dogwood	#2 CONT.			4
	PIN CO2	Pinus mugo `Compacta` / Dwarf Mugo Pine	#5 CONT.			2



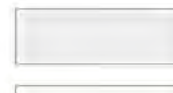
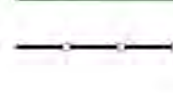
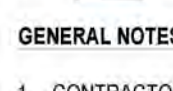
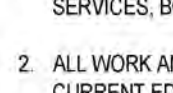
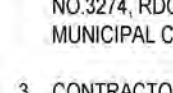
PROPOSED NATIVE RECLAMATION SEED MIX

ALL DISTURBED EXPOSED SOILS TO BE HYDROSEEDED WITH THE FOLLOWING RESTORATION SEED MIX:

25% BLUEBUNCH WHEATGRASS
25% ROUGH FESCUE
25% JUNE GRASS
25% SLENDER WHEATGRASS

TO BE SEEDDED AT 50KG/HECTARE

LEGEND

-  EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE
-  PROPOSED VEGETATION - REFER TO PLANT SCHEDULE
-  PROPOSED BUILDING - REFER TO ARCHITECTURAL
-  PROPOSED GRAVEL PAVING
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GLADE REGIONAL PARK LANDSCAPE PLAN

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GLADE, BC

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SUBLOT 7, DISTRICT LOT 1239,
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REFERENCE PLAN 436651

CONTEXT MAP:



ARCHITECT:



96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

LANDSCAPE ARCHITECT

BCSLA 563



STAMP



NOTE: ORIGINAL SIZE ARCH D (24x36")
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DATE: 2023-02-06

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DESIGNED BY: JJ

DRAWING TITLE :

PLANT SCHEDULE

L-1.1



1 INFO KIOSK
L1.2 N.T.S.



2 SPLIT CEDAR FENCE
L1.2 N.T.S.



3 ACCESSIBLE PATH
L1.2 N.T.S.



4 PROPOSED WASHROOM
L1.2 N.T.S.

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LANDSCAPE PLAN**

LOCATION:
1049 DIVISION ROAD,
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LEGAL DESCRIPTION:
SUBLOT 7, DISTRICT LOT 1239,
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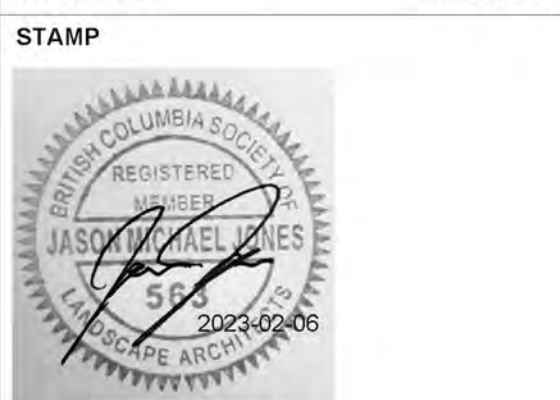
ARCHITECT:

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LANDSCAPE ARCHITECT BCSLA 563

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NORTH SCALE 1:200

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DATE: 2023-02-06
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3.	DEVELOPMENT PERMIT	2023-02-06	JJ

DESIGNED BY: JJ

DRAWING TITLE :
COST ESTIMATE

L-1.2

Any reuse, modification, or alteration of this document and the ideas and designs incorporated herein is at the sole risk of the party(ies) reusing, modifying, or altering it. All references to Larch Landscape + Authentic Mountain Design and their employees and all professional seals shall be removed prior to any reuse, modification or alteration to this document.

GLADE REGIONAL PARK
Unit Price Schedule

06-Feb-23

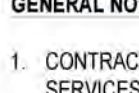
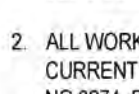
NO.	ITEM/DESCRIPTION	QTY	UNIT	UNIT \$	COMMENTS	TOTAL \$
1.00	MOBILIZATION + DEMOBILIZATION					
1.01	Mobilization, Demobilization	1	ALLOW		Includes contractor mobilization and demobilization	
	SUBTOTAL MOBILIZATION + DEMOBLIZATION--					
2.00	SITE WORK					
2.01	Construct New Precast Washroom	1	EA		Construct new pre-cast concrete washroom.	
2.02	Construct Gravel Parking Lot	2045	SQ.M		Gravel parking lot construction includes subgrade preparation, S&I of: granular base course installation 150mm depth 20mm road crush compacted to 98% S.P.D, 150mm subgrade compacted to 98% S.P.D.	
2.03	Construct Barrier Free Pathway/Trails	115	SQ.M		Supply and install crushed stone walkway to 150mm depth. Includes grading, sub-base preparation, installation of Typar weed barrier fabric, and compaction to 98% S.P.D. Option to go to asphalt paving if in budget.	
2.04	Information Signage	1	EA		Install owner supplied information kiosk signage	
2.05	New Garbage/Recycling Receptacles	2	EA		Supply and install Haul-All garbage/recycling receptacles	
2.06	New Accessible Picnic Tables	4	EA		Supply and install accessible picnic table per RDCK specifications	
2.07	New Backed Benches	4	EA		Supply and install backed benches per RDCK specifications	
2.08	Feature Boulders	18	EA		Local stone boulders as approved by Landscape Architect . Feature boulder selection and final placement to be in coordination with Landscape Architect. Approximately 600mm H x 1000mm L x 500mm W	
2.09	Retaining Wall	120	L.M.		Per Geotechnical/Civil	
2.10	Bike Rack	1	EA		Supply and install bike racks.	
2.11	Split Cedar Fence	60	LM		Supply and installsplit cedar post and rail fence per RDCK standard.	
2.12	Deciduous Trees	20	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.13	Coniferous Trees	13	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.14	Shrubs	20	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.15	Mulch	350	SQ.M		Flat river rock mulch including landscape fabric underlay.	
2.16	Native Seed Mix and Topsoil	425	SQ.M		Allowance for topsoil placement to 150mm depth to estimate 425 sq.m, hydroseeding of native seed mix per RDCK standard.	
	SUBTOTAL SITE WORK--					
	ESTIMATED TOTAL					

Notes:

1. This is a preliminary opinion of probable costs, not a guaranteed cost figure.
2. This cost estimate is based on detailed design plans 2023-02-06.
3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
4. All costs include supply and installation unless otherwise noted.
5. All costs are exclusive of GST.



LEGEND

- EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE
- PROPOSED VEGETATION - REFER TO PLANT SCHEDULE
- PROPOSED BUILDING - REFER TO ARCHITECTURAL
- PROPOSED GRAVEL PAVING
APPROX. AREA: 2,045m² (22,000ft²)
- PROPOSED BARRIER FREE PATHWAY
APPROX. AREA: 92m² (990ft²)
- PROPOSED WOOD OR ANGULAR ROCK MULCH
75mm (3" DEPTH) WITH FYBAR GEOTEXTILE FABRIC
APPROX. AREA: 160m² (1725ft²)
- PROPOSED RECLAMATION SEED MIX AND
150mm TOPSOIL APPROX. AREA: 350m² (3,770 ft²)
- PROPOSED CEDAR POST AND RAIL FENCE
APPROX. LENGTH: 60 L.M. (200 LIN. FT)
- PROPOSED NATURAL STONE RETAINING WALL
400 - 1,000mm HEIGHT. WALLS HIGHER THAN 1.0m BY
STRUCTURAL ENGINEER
APPROX. LENGTH: 120 L.M. (390 LIN. FT)
- LOCAL STONE FEATURE BOULDERS (18)
APPROX. 500mm HT x 1500mm L x 500mm W
QTY: 4
- PROPOSED BACKED BENCH
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GENERAL NOTES:

1. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND SERVICES, BC ONE CALL 1-800-474-8886.
2. ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CITY OF NELSON LANDSCAPE BYLAW NO.3274, ROCK CONSTRUCTION STANDARDS, AND THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO DEMOLITION OR CONSTRUCTION.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT. PROPERTY LINES TO BE VERIFIED PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK WITH ALL OTHER CONTRACTORS ONSITE, INCLUDING WEEPING TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE INSTALLATION.
6. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
7. THE QUANTITIES LISTED ARE ESTIMATES. CONTRACTOR TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT.
8. ANY CHANGES OR ALTERATIONS TO DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. CONTRACTOR TO CONFIRM ELEVATION, LOCATION, AND GRADIENT OF SURROUNDING GRADES AND PROVIDE A SMOOTH TRANSITION.
10. CONTRACTOR TO BE REGISTERED WITH WORKSAFE BC.

PLANTING NOTES:

1. REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION L1.1. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
2. CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE.
3. TURF OR GRASS SEED TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.
4. PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION GUIDE SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.
5. SUPPLY 75mm OF NATURAL COLOUR CEDAR BARK MULCH OR FLAT RIVER ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.
8. INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR GRASS SEED.
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TOPSOIL NOTES:

1. GROWING MEDIUM FOR ALL TREE, SHRUB, FORBS AND FLOWER BEDS IS TO MEET THE CANADIAN LANDSCAPE SPECIFICATION UNDER THE DESIGNATION 2P.
2. GROWING MEDIUM SHOULD BE CERTIFIED TO ITS' ORIGIN AND VIRTUALLY FREE OF INVASIVE PLANT SEEDS, THEIR REPRODUCTIVE PARTS AND ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS, NON-COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEOUS MATERIALS THAT DETRACT FROM DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.
- LOAM: NATURAL, FERTILE, FRIABLE, AGRICULTURAL SOIL MEETING FOLLOWING REQUIREMENTS:
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 - NON-TOXIC TO PLANT GROWTH.
 - E.C. - SALINITY READING NOT EXCEEDING 1.5.
 - SOIL TEXTURE: LOAM SOIL AS DEFINED BY CANADIAN SYSTEM OF SOIL CLASSIFICATION.
- PEAT MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE, WOOD, SULPHUR, AND IRON. MINIMUM OF 80% ORGANIC MATTER BY MASS; PH VALUE BETWEEN 4.5 AND 6.0.
- SITE: PREPARED GROWING MEDIUM: SPREAD 50 MM PEAT MOSS AND 100 MM OF SAND EVENLY OVER EXISTING SUBGRADE. MIX THE SPREAD MATERIALS THOROUGHLY TO 150 MM DEPTH BY CULTIVATING OR ROTO-TILLING OR BY HAND METHODS.

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PROJECT:

GLADE REGIONAL PARK
LANDSCAPE PLAN

LOCATION:
1049 DIVISION ROAD,
GLADE, BC

LEGAL DESCRIPTION:
SUBLOT 7, DISTRICT LOT 1239,
KOOTENAY DISTRICT, PLAN X56,
REFERENCE PLAN 436651

CONTEXT MAP:



ARCHITECT:



96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

LANDSCAPE ARCHITECT

BCSLA 563



STAMP



NOTE: ORIGINAL SIZE ARCH D (24x36")
HALF SIZE SET IF PLOTTED ON 11x17 SIZE SHEET

0 2.0 6.0 10.0m

NORTH SCALE 1:200

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2023-02-06

NOT FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1.	INTERNAL TEAM REVIEW	2022-06-24	JJ
2.	CLIENT REVIEW	2022-07-06	JJ
3.	DEVELOPMENT PERMIT	2023-02-06	JJ

DESIGNED BY: JJ

DRAWING TITLE :

UNIT PRICE SCHEDULE

L-1.3

GLADE REGIONAL PARK GLADE, BC

DEVELOPMENT PERMIT

LANDSCAPE PLAN - OPTION B

DRAWING LIST:

A100 EXISTING SITE PLAN
L1.0 LANDSCAPE SITE PLAN
L1.1 PLANT SCHEDULE
L1.2 LANDSCAPE DETAILS
L1.3 UNIT PRICE SCHEDULE

2024.02.22



REGIONAL DISTRICT OF CENTRAL KOOTENAY

Box 590
202 Lakeside Drive
Nelson, BC V1L 5R4



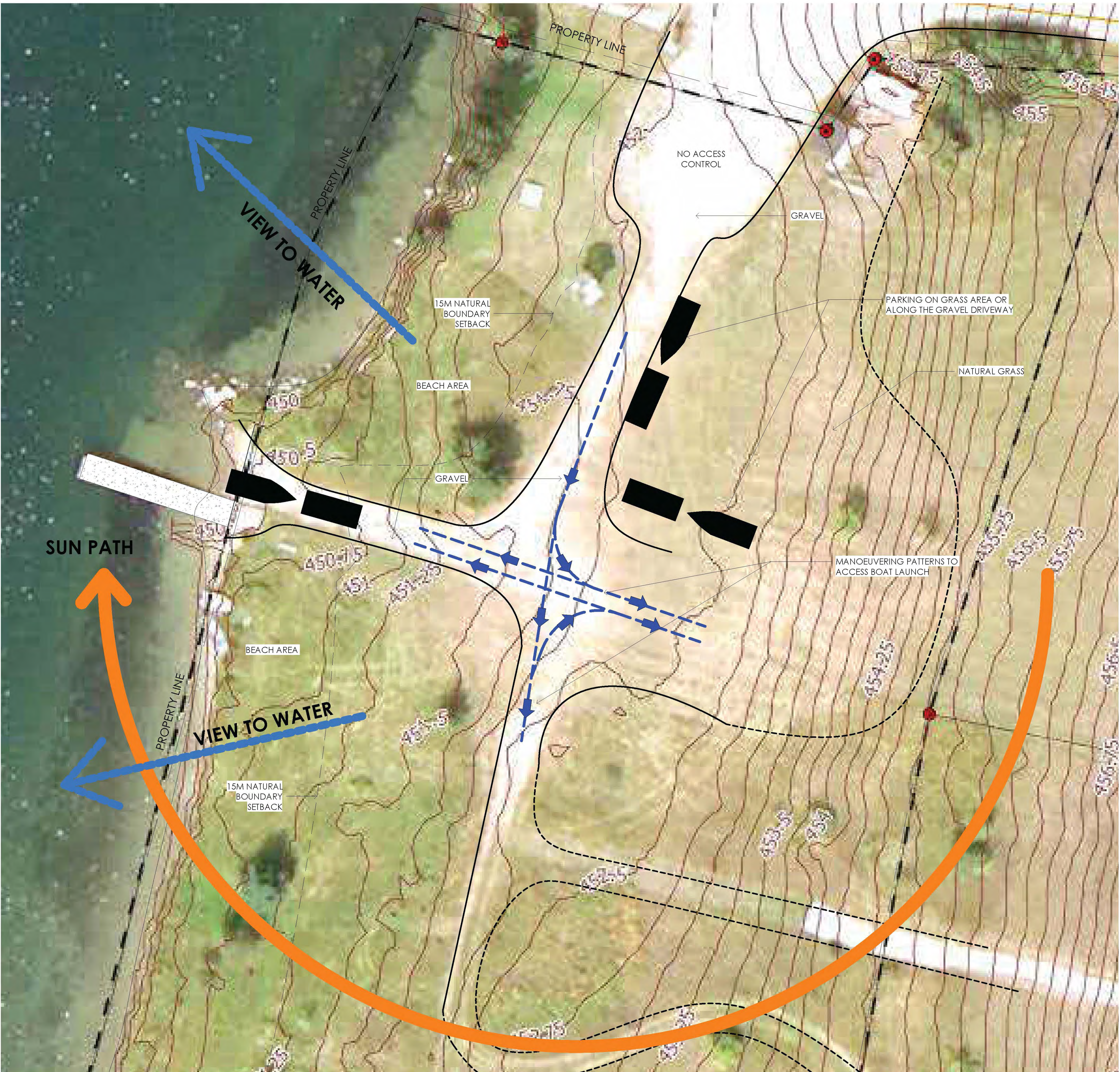
ARCHITECT

Cover Architectural Collaborative Inc.
Joanie Madore
T: 250.354.4445
E: joanie@coverac.ca

LARCH LANDSCAPE ARCHITECTURE

Box 1738
Golden, BC V0A 1H0
T: 250.938.7337
E: larchlandscapearchitecture@gmail.com
www.larchlandscapearchitecture.com





1 SITE PLAN - EXISTING
1 : 200



ARCHITECTURE
#11 N. Baker Street
Helson BC
V1L 4G9
250.354.4445
cover.ca

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CONSULTANTS

CLIENT

REVISIONS		
Number	Description	Date

GLADE REGIONAL
PARK

ADDRESS

PROJECT #
21056

DATE
2023.01.25

SHEET
SITE PLAN - EXISTING

A100



PARKING NOTE:
26 PARKING SPACES TOTAL OR
9 TRUCK AND TRAILER STALLS +
17 REGULAR PARKING STALLS
INCLUDING 1 ACCESSIBLE STALL

LEGEND

- EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE
- PROPOSED VEGETATION - REFER TO PLANT SCHEDULE
- PROPOSED BUILDING - REFER TO ARCHITECTURAL
- PROPOSED GRAVEL PAVING
APPROX. AREA: 2,275m² (24,500R²)
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APPROX. AREA: 115m² (1,240R²)
- PROPOSED LANDSCAPE OR ANGULAR ROCK MULCH
75mm (3" DEPTH) WITH FIBER GEOTEXTILE FABRIC
APPROX. AREA: 65m² (700R²)
- PROPOSED RECLAMATION SEED MIX AND
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- PROPOSED CEDAR POST AND RAIL FENCE
APPROX. LENGTH: 60 L.M. (200 LIN. FT.)
- PROPOSED NATURAL STONE RETAINING WALL
400 - 1,000mm HEIGHT, WALLS HIGHER THAN 1.0m BY
STRUCTURAL ENGINEER
APPROX. LENGTH: 100 L.M. (330 LIN. FT.)
- LOCAL STONE FEATURE BOULDERS (20)
APPROX. 500mm HT x 1500mm L x 500mm W
- PROPOSED BACKED BENCH
QTY: 4

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PROJECT:
**GLADE REGIONAL PARK
LANDSCAPE PLAN**

LOCATION:
1049 DIVISION ROAD,
GLADE, BC

LEGAL DESCRIPTION:
SUBLOT 7, DISTRICT LOT 1239,
KOOTENAY DISTRICT, PLAN X56,
REFERENCE PLAN 436651



ARCHITECT:

cover Architectural
Collaborative
Inc

96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

LANDSCAPE ARCHITECT BCSLA 563

LARCH
LANDSCAPE ARCHITECTURE | AUTHENTIC MOUNTAIN DESIGN
GOLDEN, BC 250.938.7337



NOTE: ORIGINAL SIZE ARCH D (24x36")

0 2.0 6.0 10.0m
NORTH SCALE 1:200

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-02-22
NOT FOR CONSTRUCTION

REVISIONS:	DATE	BY
NO.	DESCRIPTION	
1.	INTERNAL TEAM REVIEW	2022-06-24 JJ
2.	CLIENT REVIEW	2022-07-06 JJ
3.	DEVELOPMENT PERMIT	2023-02-06 JJ
4.	DEVELOPMENT PERMIT - OPTION B	2024-02-22 JJ

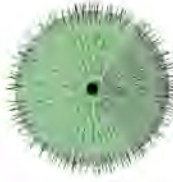
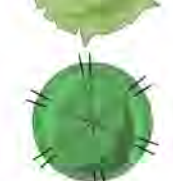
DESIGNED BY: JJ

DRAWING TITLE :
**OPTION B
LANDSCAPE PLAN**

L-1.0b

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All references to Larch Landscape + Authentic Mountain Design and their employees and all professional seals shall be removed prior to any reuse, modification or alteration to this document.*

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	LAR SIB	Larix sibirica / Siberian Larch	-		2.0m HT.	1
	PIN PON	Pinus ponderosa / Ponderosa Pine	-		2.0m HT.	4
	PIN MOU	Pinus uncinata / Mountain Pine	-		1.5m HT.	6
	POP TRE	Populus tremuloides / Trembling Aspen	N/A	75mm		9
	POP ABN	Populus x 'Assiniboine' / Assiniboine Poplar	-	75mm		5
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY		
SHRUBS						
	AME SER	Amelanchier alnifolia / Saskatoon	#2 CONT.			6
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#2 CONT.			3
	COR MID	Cornus sanguinea 'Midwinter Fire' / Midwinter Fire Bloodtwig Dogwood	#2 CONT.			1
	PIN CO2	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#5 CONT.			1

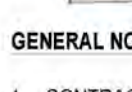
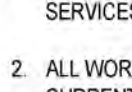
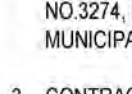


PROPOSED NATIVE RECLAMATION SEED MIX

ALL DISTURBED EXPOSED SOILS TO BE HYDROSEEDED WITH THE FOLLOWING RESTORATION SEED MIX:
25% BLUEBUNCH WHEATGRASS
25% ROUGH FESCUE
25% JUNE GRASS
25% SLENDER WHEATGRASS

TO BE SEEDED AT 50KG/HECTARE

LEGEND

- 
- EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE
- 
- PROPOSED VEGETATION - REFER TO PLANT SCHEDULE
- 
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GLADE REGIONAL PARK
LANDSCAPE PLAN

LOCATION:
1049 DIVISION ROAD,
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LEGAL DESCRIPTION:
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CONTEXT MAP:



ARCHITECT:



cover Architectural Collaborative Inc.

96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

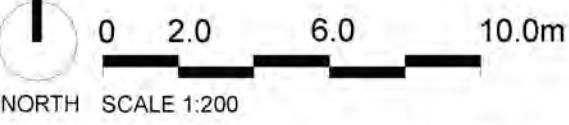
LANDSCAPE ARCHITECT BCSLA 563



STAMP



NOTE: ORIGINAL SIZE ARCH D (24x36")
HALF SIZE SET IF PLOTTED ON 11x17 SIZE SHEET



ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-02-22

NOT FOR CONSTRUCTION

REVISIONS:	NO.	DESCRIPTION	DATE	BY
1.	INTERNAL TEAM REVIEW		2022-06-24	JJ
2.	CLIENT REVIEW		2022-07-06	JJ
3.	DEVELOPMENT PERMIT		2023-02-06	JJ
4.	DEVELOPMENT PERMIT - OPTION B		2024-02-22	JJ

DESIGNED BY: JJ

DRAWING TITLE :
PLANT SCHEDULE

L-1.1



1 INFO KIOSK
L1.2 N.T.S.



2 SPLIT CEDAR FENCE
L1.2 N.T.S.



3 ACCESSIBLE PATH
L1.2 N.T.S.



4 PROPOSED WASHROOM
L1.2 N.T.S.

- LEGEND**
- EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE
 - PROPOSED VEGETATION - REFER TO PLANT SCHEDULE
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 - PROPOSED GRAVEL PAVING
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 - PROPOSED BARRIER FREE PATHWAY
APPROX. AREA: 92m² (990ft²)
 - PROPOSED WOOD OR ANGULAR ROCK MULCH
75mm (3" DEPTH) WITH FIBER GEOTEXTILE FABRIC
APPROX. AREA: 160m² (1725ft²)
 - PROPOSED RECLAMATION SEED MIX AND
150mm TOPSOIL APPROX. AREA: 350m² (3,770ft²)
 - PROPOSED CEDAR POST AND RAIL FENCE
APPROX. LENGTH: 60 L.M. (200 LIN. FT)
 - PROPOSED NATURAL STONE RETAINING WALL
400 - 1,000mm HEIGHT. WALLS HIGHER THAN 1.0m BY
STRUCTURAL ENGINEER
APPROX. LENGTH: 120 L.M. (390 LIN. FT)
 - LOCAL STONE FEATURE BOULDERS (18)
APPROX. 500mm HT x 1500mm L x 500mm W
QTY: 4

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 - INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR GRASS SEED.
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 - E.C. - SALINITY READING NOT EXCEEDING 1.5.
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PROJECT:

**GLADE REGIONAL PARK
LANDSCAPE PLAN**

LOCATION:
1049 DIVISION ROAD,
GLADE, BC

LEGAL DESCRIPTION:
SUBLOT 7, DISTRICT LOT 1239,
KOOTENAY DISTRICT, PLAN X56,
REFERENCE PLAN 436651



ARCHITECT:

cover Architectural
Collaborative
Inc

96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

LANDSCAPE ARCHITECT BCSLA 563

LARCH
LANDSCAPE ARCHITECTURE | AUTHENTIC MOUNTAIN DESIGN
GOLDEN, BC 250.938.7337



NOTE: ORIGINAL SIZE ARCH D (24x36")
HALF SIZE SET IF PLOTTED ON 11x17" SIZE SHEET

0 2.0 6.0 10.0m
NORTH SCALE 1:200

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-02-22
NOT FOR CONSTRUCTION

REVISIONS:	NO.	DESCRIPTION:	DATE:	BY:
1.	INTERNAL TEAM REVIEW		2022-06-24	JJ
2.	CLIENT REVIEW		2022-07-06	JJ
3.	DEVELOPMENT PERMIT		2023-02-06	JJ
4.	DEVELOPMENT PERMIT - OPTION B		2024-02-22	JJ

DESIGNED BY: JJ

DRAWING TITLE :
**LANDSCAPE PRECEDENTS/
PARK STANDARDS**

L-1.2

Any reuse, modification or alteration of this document and the ideas and designs incorporated herein is at the sole risk of the party(ies) reusing, modifying, or altering it. All references to Larch Landscape + Authentic Mountain Design and their employees and all professional seals shall be removed prior to any reuse, modification or alteration to this document.

GLADE REGIONAL PARK
Unit Price Schedule - Option B



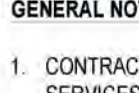
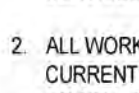
22-Feb-24

NO.	ITEM/DESCRIPTION	QTY	UNIT	UNIT \$	COMMENTS	TOTAL \$
1.00	MOBILIZATION + DEMOBILIZATION					
1.01	Mobilization, Demobilization	1	ALLOW		Includes contractor mobilization and demobilization	
SUBTOTAL MOBILIZATION + DEMOBLIZATION--						
2.00	SITE WORK					
2.01	Construct New Precast Washroom	1	EA		Construct new pre-cast concrete washroom.	
2.02	Construct Gravel Parking Lot	2275	SQ.M		Gravel parking lot construction includes subgrade preparation, S&I of: granular base course installation 150mm depth 20mm road crush compacted to 98% S.P.D, 150mm subgrade compacted to 98% S.P.D.	
2.03	Construct Barrier Free Pathway/Trails	100	SQ.M		Supply and install crushed stone walkway to 150mm depth. Includes grading, sub-base preparation, installation of Typar weed barrier fabric, and compaction to 98% S.P.D. Option to go to asphalt paving if in budget.	
2.04	Information Signage	1	EA		Install owner supplied information kiosk signage	
2.05	New Garbage/Recycling Receptacles	2	EA		Supply and install Haul-All garbage/recycling receptacles	
2.06	New Accessible Picnic Tables	4	EA		Supply and install accessible picnic table per RDCK specifications	
2.07	New Backed Benches	4	EA		Supply and install backed benches per RDCK specifications	
2.08	Feature Boulders	20	EA		Local stone boulders as approved by Landscape Architect . Feature boulder selection and final placement to be in coordination with Landscape Architect. Approximately 600mm H x 1000mm L x 500mm W	
2.09	Retaining Wall	100	L.M.		Per Geotechnical/Civil	
2.10	Bike Rack	1	EA		Supply and install bike racks.	
2.11	Split Cedar Fence	60	LM		Supply and installsplit cedar post and rail fence per RDCK standard.	
2.12	Deciduous Trees	14	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.13	Coniferous Trees	11	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.14	Shrubs	8	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	
2.15	Mulch	100	SQ.M		Flat river rock mulch including landscape fabric underlay.	
2.16	Native Seed Mix and Topsoil	325	SQ.M		Allowance for topsoil placement to 150mm depth to estimate 425 sq.m, hydroseeding of native seed mix per RDCK standard.	
SUBTOTAL SITE WORK--						
ESTIMATED TOTAL						

Notes:

1. This is a preliminary opinion of probable costs, not a guaranteed cost figure.
2. This cost estimate is based on detailed design plans 2024-02-22.
3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.
4. All costs include supply and installation unless otherwise noted.
5. All costs are exclusive of GST.

LEGEND

- EXISTING VEGETATION TO REMAIN - PROTECT IN PLACE
- PROPOSED VEGETATION - REFER TO PLANT SCHEDULE
- PROPOSED BUILDING - REFER TO ARCHITECTURAL
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QTY: 4

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PROJECT:

GLADE REGIONAL PARK
LANDSCAPE PLAN

LOCATION:
1049 DIVISION ROAD,
GLADE, BC

LEGAL DESCRIPTION:
SUBLOT 7, DISTRICT LOT 1239,
KOOTENAY DISTRICT, PLAN X56,
REFERENCE PLAN 436651

CONTEXT MAP:



ARCHITECT:



96 BAKER ST SUITE 1, NELSON, BC V1L 4G9
T: 250.354.4445

LANDSCAPE ARCHITECT BCSLA 563



STAMP



NOTE: ORIGINAL SIZE ARCH D (24x36")
HALF SIZE SET IF PLOTTED ON 11x17 SIZE SHEET

0 2.0 6.0 10.0m
NORTH SCALE 1:200

ISSUED FOR: DEVELOPMENT PERMIT

DATE: 2024-02-22

NOT FOR CONSTRUCTION

REVISIONS:			
NO.	DESCRIPTION	DATE	BY
1.	INTERNAL TEAM REVIEW	2022-06-24	JJ
2.	CLIENT REVIEW	2022-07-06	JJ
3.	DEVELOPMENT PERMIT	2023-02-06	JJ
4.	DEVELOPMENT PERMIT - OPTION B	2024-02-22	JJ

DESIGNED BY: JJ

DRAWING TITLE :
UNIT PRICE SCHEDULE

L-1.3

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 8, 2024 7:16 AM
To: Parks
Subject: Re: Glade Regional Park Meeting

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

4 (somewhat support)

Which option did you prefer?

Neither

Are there any changes to the proposed concept design drawings you would like to see?

Neither includes a pile or any other boat launch upgrades.

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Proper dock, safe boat launch

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 8, 2024 7:10 AM
To: Parks
Subject: Re: Glade Regional Park Meeting

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

5 (strongly support)

Which option did you prefer?

Option 2

If neither, why?

Option 2 slightly better

If option 1 or option 2, why?

Option 2 slightly better due to the larger parking area.

Are there any changes to the proposed concept design drawings you would like to see?

Utilizing the full length of the park to improve swim area and beach downstream of the dock

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

- 1: Parking area (surface + boundaries)
- 2: Dock + Ramp repair
- 3: washroom and garbage bins

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 6, 2024 1:19 PM
To: Parks
Subject: Re: Glade Regional Park Meeting

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

4 (somewhat support)

Which option did you prefer?

Neither

Are there any changes to the proposed concept design drawings you would like to see?

The changes could be more beach and sand area past the boat launch with swimming area for people. Just because some don't want anything done shouldn't mean the community as a whole should suffer and stay stagnant.

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

3. Parking area, 2. Swimming area, 1. Washroom

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 6, 2024 1:17 PM
To: Parks
Subject: Re: Glade Regional Park Meeting

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

4 (somewhat support)

Which option did you prefer?

Neither

Are there any changes to the proposed concept design drawings you would like to see?

The changes could be more beach and sand area past the boat launch with swimming area for people. Just because some don't want anything done shouldn't mean the community as a whole should suffer and stay stagnant.

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

3. Parking area, 2. Swimming area, 1. Washroom

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 6, 2024 8:51 AM
To: Parks
Subject: Re: Glade Regional Park Meeting

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

5 (strongly support)

Which option did you prefer?

Option 2

If neither, why?

Safe swimming area for children

If option 1 or option 2, why?

More parking

Are there any changes to the proposed concept design drawings you would like to see?

Where is the "safe" beach/swimming area for children?

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Safe swimming area for chiy

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 6, 2024 8:17 AM
To: Parks
Subject: Re: Glade Regional Park Meeting

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

5 (strongly support)

Which option did you prefer?

Option 2

If neither, why?

Option 2

If option 1 or option 2, why?

I like the parking lot option without greenery in the middle, I think it will make it easier to meneuver around.

Are there any changes to the proposed concept design drawings you would like to see?

I would like to see sand brought in and a roped off swimming area made for young families.

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Area for swimmers and beach goers
Washroom
Picnic benches

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 6, 2024 7:54 AM
To: Parks
Subject: Re: Glade Regional Park Meeting

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

5 (strongly support)

Which option did you prefer?

Option 2

If neither, why?

I support option B

If option 1 or option 2, why?

On busy summer days you need at least 10-15 truck and trailer parking spots.

Are there any changes to the proposed concept design drawings you would like to see?

Thanks for investing in our park. love the shaded space for breaks from the sun when families are there swimming. Thanks for the garbage can as well - who will collect the garbage? Is there a recycling container as well?

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Vincent Treeworks - local Glade company that would be interested in supporting any tree work for the park

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 5, 2024 11:10 PM
To: Parks
Subject: Re: Glade Regional Park Meeting

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

4 (somewhat support)

Which option did you prefer?

Option 2

If neither, why?

Option b for more boat and truck parking.

If option 1 or option 2, why?

2, because there is more boat and truck parking spots. 9 proposed. But during fishing derby, often there is 30 or more boat and trucks that will need to be parked there.. so that's a problem.

Are there any changes to the proposed concept design drawings you would like to see?

More boat and truck parking spots.

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Washroom. Benches, picnic tables.

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 5, 2024 8:45 PM
To: Parks
Subject: Re: Glade Regional Park Meeting

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

1 (strongly opposed)

Which option did you prefer?

Neither

Are there any changes to the proposed concept design drawings you would like to see?

I don't want the extra traffic. Go to Shore acres or Taghum. Spend the money on something more worthwhile, like helping homeless people, low income people who are barely surviving

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Nothing

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 5, 2024 8:36 PM
To: Parks
Subject: Re: Glade Regional Park Meeting

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

5 (strongly support)

Which option did you prefer?

Neither

Are there any changes to the proposed concept design drawings you would like to see?

Trees for barrier of park.
Gravel for parking lot
Washroom

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Trees for barrier
Bathroom
Gravel for parking. Lot

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 5, 2024 5:27 PM
To: Parks
Subject: Re: Glade Regional Park Meeting

CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

4 (somewhat support)

Which option did you prefer?

Neither

Are there any changes to the proposed concept design drawings you would like to see?

Simplify to add washroom and gravel parking. Fix dock and mark designated swimming area for safety from boats please.

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Dock and swim area, bathroom, gravel

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 5, 2024 3:05 PM
To: Parks
Subject: Re: Glade Regional Park Meeting

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CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

5 (strongly support)

Which option did you prefer?

Option 1

If neither, why?

ALREADY STATED.

If option 1 or option 2, why?

Either options looks acceptable to me.

Are there any changes to the proposed concept design drawings you would like to see?

Would like to see the final draft if changes are made. Are the tables going to be concrete?

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Repair site, post boundaries set up picknick area

To: Andy Davidoff RDCK

Re: April 4 2024 meeting: potential improvements to Glade Regional Park (Campbell's Landing)

From: Heather McIntyre and James Derksen

2131 Glade road (property directly above the boat launch)

Date: April 5 2024

thank you to you and all the staff for a productive meeting last evening.

Our thoughts for what we would like to see as any potential improvements to the park:

1. We prefer very limited improvements. As residents of Glade we do not want to encourage additional truck and boat traffic arriving and leaving and causing congestion on the ferry. We also want to limit the boat traffic to make it safer for children and adults swimming at the dock area. Adding lots of additional amenities will only increase traffic arriving from off Glade.

2. We DO NOT WANT:

- a.) additional picnic tables
- b) picnic shelter
- c) bike rack
- d) gravel parking lot
- e) additional benches (local residents already bring their own folding camp chairs)
- f) large garbage receptacles (a small garbage receptacle inside the washroom is sufficient; large receptacles will only encourage boaters to dump all their accumulated trash from their day on the water. There needs to be signage: "Pack in/ Pack out".

3. Improvements we would like to see

a) A well maintained washroom with small garbage receptacle inside. We would prefer the location to be in the North East corner of the park (in the vicinity of the "potential location for future boat was station" on the maps you supplied last evening)

b) We would also like to see fencing on the south perimeter (perpendicular to the river) to prevent vehicles from driving further east. Please consult with us (Heather McIntyre and Jim Derksen) prior to locating that fence so that it doesn't interfere with winter sledding

We are not as concerned about perimeter fencing on the East border as the slope of the hill stops folks from going beyond park boundaries and fencing there requires coordination with the Settle family so that it doesn't interfere with winter sledding.

c) Signage:

Campbell's Landing day use only (times?)

No overnight parking of vehicles or boats

no tying up of unoccupied boats

Boats on North side of dock; Swimming on south side of dock

Pack in Pack out

either: "no dogs" or "dogs on leash in park area"

4. Additional comments:

please pursue how changes can be made to restrict motor size on this section of the Kootenay River

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 5, 2024 12:02 PM
To: Parks
Subject: Re: Glade Regional Park Meeting

Categories: Completed

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Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

2 (somewhat opposed)

Which option did you prefer?

Neither

Are there any changes to the proposed concept design drawings you would like to see?

All we need is a bathroom for boaters and folks waiting for the ferry. A better spot for a park for this community would be at the north Beach.

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Bathroom
Maintain dock

Jenna Chapman

From: Regional District Central Kootenay <noreply@formresponse.com>
Sent: April 5, 2024 11:46 AM
To: Parks
Subject: Re: Glade Regional Park Meeting

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CAUTION This email originated from outside the organization. Please proceed only if you trust the sender.

Glade Regional Park Meeting

What is your level of support for the Glade Regional Park Improvement Project in general?

5 (strongly support)

Which option did you prefer?

Neither

Are there any changes to the proposed concept design drawings you would like to see?

Needs to be more about making a nice safe beach area and benches and no boat launch.

If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Benches, beach, bathroom



Meeting Handout

Glade Regional Park Meeting

Rod & Carol Retzlaff

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

- ☒ 1 (strongly opposed)
☐ 2 (somewhat opposed)
☐ 3 (neutral)
☐ 4 (somewhat support)
☐ 5 (strongly support)
☐ Do not know

2. Which option did you prefer?

- ☐ Option 1
☐ Option 2
☒ If neither, why?

Don't want gentrification

3. If option 1 or option 2, why?

4. Are there any changes to the proposed concept design drawings you would like to see?

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.



Meeting Handout

Glade Regional Park Meeting

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

- ☒ 1 (strongly opposed)
☐ 2 (somewhat opposed)
☐ 3 (neutral)
☐ 4 (somewhat support)
☐ 5 (strongly support)
☐ Do not know

2. Which option did you prefer?

- ☐ Option 1
☐ Option 2
☒ If neither, why?

TO KEEP IT LESS ATTRACTIVE FOR OUTSIDE
USERS

3. If option 1 or option 2, why?

4. Are there any changes to the proposed concept design drawings you would like to see?

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

WASHROOM

DESIGNATED SWIMMING AREA

ANCHORING THE DOCK



Meeting Handout

Glade Regional Park Meeting

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

- ☒ 1 (strongly opposed)
- ☐ 2 (somewhat opposed)
- ☐ 3 (neutral)
- ☐ 4 (somewhat support)
- ☐ 5 (strongly support)
- ☐ Do not know

2. Which option did you prefer?

- ☐ Option 1
- ☐ Option 2
- ☒ If neither, why?

DESIGNS DO NOT MITIGATE ADDITIONAL TRAFFIC ~~FOR~~
~~ACCESS INTO GLADE~~ INTO AND OUT OF GLADE
NO WAY TO RESTRICT AMOUNT OF PUBLIC ACCESS
OR USE

3. If option 1 or option 2, why?

4. Are there any changes to the proposed concept design drawings you would like to see?

Prioritize the following:

- EMERGENCY USE OF THE WATER ACCESS

- WASHROOMS

- GARBAGE

- MULTI USE OF AREA, RESIDENCE, SWIMMING, BOATS

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

SEE ABOVE.

CLONE RESIDENCE FIRST.



Meeting Handout

Glade Regional Park Meeting

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

☐ 1 (strongly opposed)

☐ 2 (somewhat opposed)

☒ 3 (neutral)

☐ 4 (somewhat support)

☐ 5 (strongly support)

☐ Do not know

2. Which option did you prefer?

☐ Option 1

☐ Option 2

☒ If neither, why?

more minimal

3. If option 1 or option 2, why?

4. Are there any changes to the proposed concept design drawings you would like to see?

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

① Swimmer Safety - Swim area on the South Side of the dock allowing children to still swim + jump off dock safely

② washrooms + garbage but must be maintained

③ Safety + Improvement to current dock itself and maintained.



Meeting Handout

Glade Regional Park Meeting

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

- ☐ 1 (strongly opposed)
- ☐ 2 (somewhat opposed)
- ☐ 3 (neutral)
- ☒ 4 (somewhat support)
- ☐ 5 (strongly support)
- ☐ Do not know

2. Which option did you prefer?

- ☐ Option 1
- ☐ Option 2
- ☐ If neither, why?

- As mentioned in meeting a minimal concept including bathroom etc.
- All ideas agreed on should be worked on

3. If option 1 or option 2, why?

4. Are there any changes to the proposed concept design drawings you would like to see?

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.



Meeting Handout

Glade Regional Park Meeting

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

- ☒ 1 (strongly opposed)
- ☐ 2 (somewhat opposed)
- ☐ 3 (neutral)
- ☐ 4 (somewhat support)
- ☐ 5 (strongly support)
- ☐ Do not know

2. Which option did you prefer?

- ☐ Option 1
- ☐ Option 2
- ☒ If neither, why?

Our ferry only holds ^{only} so many vehicles vehicle's with
boat trailers restrict access in and out
for residents.
Creating a regional park will only attract more
vehicles

3. If option 1 or option 2, why?

4. Are there any changes to the proposed concept design drawings you would like to see?

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

• If any amenities are to go forward
→ it should be a Bathroom

I know people will still come but advertising
on BC maps as a Regional Park
will only create more problems for
the residents of Gilman



Meeting Handout

Glade Regional Park Meeting

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

- ☒ 1 (strongly opposed)
- ☐ 2 (somewhat opposed)
- ☐ 3 (neutral)
- ☐ 4 (somewhat support)
- ☐ 5 (strongly support)
- ☐ Do not know

2. Which option did you prefer?

- ☐ Option 1
- ☐ Option 2
- ☒ If neither, why?

To be brief: we moved to Glade because we liked how
undeveloped & rural it is. Do not want to see an increase
in traffic / developments. Prefer just an outhouse / garbage.
Improved access to beach elsewhere in Glade would be ideal.

3. If option 1 or option 2, why?

4. Are there any changes to the proposed concept design drawings you would like to see?

Just garbage / outhouse

Boat launch elsewhere! ~~fill in~~

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.



Meeting Handout

Glade Regional Park Meeting

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

- ☐ 1 (strongly opposed)
- ☐ 2 (somewhat opposed)
- ☐ 3 (neutral)
- ☒ 4 (somewhat support)
- ☐ 5 (strongly support)
- ☐ Do not know

2. Which option did you prefer?

- ☐ Option 1
- ☐ Option 2
- ☒ If neither, why?

*a lot of wasted land that could be boat trailer
parking like Kokanee Creek boat launch*

3. If option 1 or option 2, why?

4. Are there any changes to the proposed concept design drawings you would like to see?

another dock for the beach frontage

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Washroom, sandy beach, larger rock berm



Meeting Handout

Glade Regional Park Meeting

1. What is your level of support for the Regional Park Improvement Project in general?

Please check one

☐ 1 (strongly opposed)

☐ 2 (somewhat opposed)

☐ 3 (neutral)

☒ 4 (somewhat support)

☐ 5 (strongly support)

☐ Do not know

2. Which option did you prefer?

☐ Option 1

☒ Option 2

☐ If neither, why?

cheaper & less attractive more parking

3. If option 1 or option 2, why?

option 2 simpler, basic, not attractive

4. Are there any changes to the proposed concept design drawings you would like to see?

Shade trees close to the shade former trees on the slope

5. If the Regional District is not able to implement all of the park amenities at once, please list your top three priorities for implementation in order of preference.

Boat launch, trail parking, shade



Commission Report – For Information

February 4, 2025

Service S222 and S227 2025 Financial Plan

Author: Craig Stanley, Regional Manager Operations and Asset Management
File Reference: 01-0520-50
Electoral Area/Municipality: City of Castlegar, Area I, Area J
Services Impacted: S222, S227

1.0 PURPOSE OF REPORT

The purpose of this report is to present a draft 2025 budget and a five-year financial plan for service S222 and S227.

2.0 BACKGROUND AND UPDATE

Attachment A shows the S222 draft 2025 budget as well as a review of financial performance for 2024. Highlights of the 2024 financial performance are as follows:

Revenue

- Rental income also exceeded budget expectations by 29% (+\$72,795)
- Overall programming revenue was under 10% (-\$7,851) to budget
- Revenue from the sale of goods was exceeded by 50% (+\$3,509)

Expenses

- Salaries – on budget
- Benefits over budget and require some balancing between the services
- Repairs and Maintenance underspent
- Operating supplies underspent
- Contracted services close to budgeted amount

Surplus in Attachment A is shown as \$922,774 but this does not account for expense from year end or any accruals to be made. The calculated surplus for 2024 was generated from a number of sources shown below:

Columbia Power Funding from 2023 plus previous funding	\$ 82,000.00
Capital Requisition not spent in 2024	\$ 555,252.00
Surplus from Castlegar Youth Service	\$ 10,513.00
Operational surplus	\$ 114,958.00
	<u>\$ 762,723.00</u>

Draft 2025 S222 Budget

For 2025 the financial plan highlights are listed below:

Revenue

- Requisitions decrease 11% (partially offset by surplus)
- User fees - budget considers like levels of revenue from user fees. Actuals for the first 15 days of 2025 are reflecting a trend of increased revenue through user fees.
- Rental Revenue - budget anticipates increase of \$24,000
- Sale of Services (Programming) – decrease from 2024 budget by 15% (-\$11,630)
- Sale of Goods – budget has been increased modestly.
- Proceeds from borrowing - \$911,000 for capital improvements
- Surplus as noted above \$762,723

Expenses

- Salaries show increases for CPI plus bargaining.
 - RDCK staff represented by CUPE have not renegotiated the contract that expired on February 28, 2024
 - Pioneer arena closing reduces staffing and expenses
- Expenses not fully spent in 2024 are kept close to 0% year over year

Capital

2025 capital plan highlights:

- The arena doors project is in the design phase, requiring an architect. The budget for 2025 will require an additional \$25,000 over 2024 – total \$125,000
- The arena/lobby roof will require repairs. The estimate in 2024 was \$780,000 but have been revised to \$885,000 - this is for a 40 year roof
- Roof top unit \$75,000
- The completion of the arena roof coating project is budgeted for \$425,000 for 2025
- The installation of a low emissivity ceiling will improve the insulation in the arena \$450,000
- The Pioneer decommissioning is schedule for March 9th. \$100,000 to remove all equipment

Total Capital planned for 2025 is \$2,190,000

Five-Year Financial Plan S222

Attachment A also shows the draft five-year financial plan for the years 2025 to 2029. The highlights of that plan include increases to requisitions to offset interest and moderate capital plans and moderate contribution to reserves. Long-term capital planning is continuing and a more comprehensive plan including proposed improvements will be presented at future meetings. Note that 2029 shows capital as \$0 but that contribution to reserves is shown as \$533,106. The Asset Management Project and the Greenhouse Gas Feasibility Study, two

ongoing organization-level studies, will provide guidance to decision making for asset management, long-term capital planning, and may identify opportunities and funding sources for reducing our energy use.

Attachment B shows the S227 draft 2025 budget as well as a review of financial performance for 2024. Highlights of the 2024 financial performance are as follows:

Revenue

- Programming revenue (sale of services) exceeded budget by 21% +\$23,401
- Rental revenue was below expectations by \$22,181
- User fees exceeded budget by \$43,656 +12.5%

Expenses

- Salaries – below budget
- Below budget and require some balancing between services
- Contracted services, repairs and maintenance and operating supplies were underspent
- Utilities are close to budget

Surplus in Attachment B is shown as \$245,575 but this does not account for expense from year end or any accruals yet to be made. The calculated surplus for 2024 was generated from operations and is calculated to be \$200,000.

Draft Budget

For 2025 the financial plan highlights are listed below:

Revenue

- Requisitions increase by 25% +\$299,527
- User fees - budget considers like levels of revenue from user fees. Actuals for the first 15 days of 2025 are reflecting a trend of increased revenue through user fees.
- Rental Revenue - budget anticipates a flat trend
- Sale of Services (Programming) – slightly increase budget over 2024 +\$8,949
- Sale of Goods – budget has been increased modestly.
- Transfer from reserves \$1,291,720 for capital improvements
- Surplus as noted \$200,000

Expenses

- Salaries show increases for CPI plus bargaining and increase to service levels
 - RDCK staff represented by CUPE have not renegotiated the contract that expired on February 28, 2024
 - Aquatics budget includes staffing for 84 hours per week as of January 1
 - Realistically this may not be until July 1, 2025 due to a number of factors

- Expenses not fully spent in 2024 are kept close to 0% year over year
- Contracted services reduced
- Equipment – \$15,000 for fitness equipment

Capital

2025 capital plan highlights:

- One roof top unit (RTU) will be replaced \$75,000
- The major roof work over the aquatics centre as per Evoke will cost up to \$1,600,000. The repair is intended to ensure the roof lasts for 40 years.

Total Capital planned for 2025 is \$1,675,000

Five-Year Financial Plan S227

Attachment B also shows the draft five-year financial plan for the years 2025 to 2029. The highlights of that plan include flat requisitions and moderate capital plans and moderate contribution to reserves. Long-term capital planning is continuing and a more comprehensive plan including proposed improvements will be presented at future meetings. Note that 2027 shows capital as \$0 but in that year contribution to reserves is shown as \$80,000. The Asset Management Project and the Greenhouse Gas Feasibility Study, two ongoing organization-level studies, will provide guidance to decision making for asset management, long-term capital planning, and may identify opportunities and funding sources for reducing our energy use.

Attachment C shows how the funding could be configured to make best use of requisitions, financing, and reserves to meet the needs of the services for asset management. The roof repair projects could be financed over a longer period – the life of the repair is intended to last 40 year. Short-term financing is shown as an option; however, borrowing over 20 or more years will allow for greater availability of funding from requisitions for capital and reserves over time.

3.0 NEXT STEPS AND TIMELINE

Staff will amend these draft budgets based on feedback from the Commission and present a final draft at the March 6, 2025 Committee meeting.

Respectfully submitted,



Regional Manager – Operations and Asset Management – Craig Stanley

CONCURRENCE

Regional Manager – Recreation and Client Services – Trisha Davidson

General Manager – Community Services – Joe Chirico




ATTACHMENTS:

Attachment A – Service S222 2025 Draft Budget and Five Year Financial Plan

Attachment B – Service S227 2025 Draft Budget and Five Year Financial Plan

Attachment C – S222 S227 Funding Sources

2025 Draft Financial Plan

S222 Arena (Castlegar Complex)-Castlegar and Areas I and J INCOME

Account	Description	2024 To Date	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
41010	Requisitions	3,138,218	3,138,218	2,829,472	3,358,676	3,632,157	3,453,702	3,549,830
41020	Grants in lieu of Taxes	0	9,000	9,000	9,000	9,000	9,000	9,000
42015	Sale of Goods - Specified	10,509	7,000	9,700	9,991	10,291	10,599	10,917
42025	Sale of Services - Specified	78,399	86,250	74,620	76,859	79,164	81,539	83,985
42030	User Fees	-224	0	0	0	0	0	0
42035	User Fees - Specified	16,226	12,500	27,500	28,325	29,175	30,050	30,951
42040	Rental Income	-0	0	0	0	0	0	0
42045	Rental Income - Specified	323,065	250,270	274,500	252,265	259,233	266,410	273,802
43010	Donations	0	0	0	0	0	0	0
43015	Donations - Specified	0	10,000	10,000	0	0	0	0
43020	Grants	0	0	0	0	0	0	0
43025	Grants - Specified	9,222	1,000	0	0	0	0	0
43100	Proceeds from Borrowing	0	0	911,000	0	0	0	0
43505	External Contributions & Contracts - Specif	132	0	0	0	0	0	0
44010	Penalties & Fees	-66	0	0	0	0	0	0
44020	Investment Income & Interest	536	11,000	3,000	1,000	7,000	7,000	7,000
45000	Transfer from Reserves	0	415,000	332,004	0	0	0	0
45500	Transfer from Other Service	5,993	4,636	5,221	5,274	5,326	5,380	5,433
49100	Prior Year Surplus	130,382	140,513	762,723	0	0	0	0
Total Income		3,712,391	4,085,387	5,248,740	3,741,389	4,031,346	3,863,680	3,970,920

EXPENSES

Account	Description	2024 To Date	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
51010	Salaries	879,691	896,300	935,818	921,690	949,263	977,664	1,006,915
51020	Overtime	14,995	18,000	17,405	14,539	18,037	16,761	16,389
51030	Benefits	235,140	215,150	236,715	243,493	250,783	258,291	266,024
51050	Employee Health & Safety	5,154	9,714	9,915	10,183	10,458	10,742	11,034
51060	Employee Incentives	335	1,000	1,000	1,000	1,000	1,000	1,000
52010	Travel	1,037	6,310	7,770	6,333	6,396	6,460	6,525
52020	Education & Training	8,658	17,800	17,978	18,158	18,339	18,523	18,708
52030	Memberships, Dues & Subscriptions	3,939	1,010	1,170	1,182	1,194	1,206	1,218
53020	Admin, Office Supplies & Postage	22,225	13,430	13,463	13,598	13,734	13,871	14,010
53030	Communication	8,870	17,928	16,832	17,000	17,170	17,342	17,515
53040	Advertising	14,389	30,000	30,000	30,300	30,603	30,909	31,218
53050	Insurance	65,096	56,362	51,329	51,830	52,336	52,848	53,364
53060	Bank Charges	16,786	10,201	10,303	10,406	10,510	10,615	10,721
53070	Bad Debts	0	0	0	0	0	0	0
53080	Licence & Permits	2,578	2,323	1,734	1,752	1,769	1,787	1,805
54010	Legal	0	2,000	2,020	2,040	2,061	2,081	2,102
54030	Contracted Services	199,340	212,700	212,225	200,337	204,461	207,595	203,741
54040	Consulting Fees	48,550	85,000	70,000	70,550	71,105	71,667	62,233
55010	Repairs & Maintenance	39,200	112,896	112,000	111,775	130,562	101,862	162,675
55015	Repairs & Maintenance - Specified	0	2,525	2,550	2,576	2,602	2,628	2,654
55020	Operating Supplies	52,951	77,025	72,570	72,796	73,533	74,280	75,039
55025	Chemicals	58	4,000	2,000	2,000	2,000	2,000	2,000
55030	Equipment	26,055	54,463	56,500	57,277	57,965	58,667	59,325
55035	Radio Equipment	616	2,000	2,000	0	0	0	0
55040	Utilities	146,957	154,120	153,918	144,656	147,448	150,295	153,198
55050	Vehicles	12,224	13,000	12,500	12,625	12,751	12,879	13,008
55060	Rentals	460	0	0	0	0	0	0
55075	Recreation LAP Subsidy Expense	0	0	8,000	8,080	8,161	8,242	8,325
56110	Short-Term Financing Interest	0	0	10,386	55,098	44,454	33,198	22,000
56120	Short-Term Financing Principal	0	0	55,913	181,676	192,120	203,164	214,000
57010	Grants	50,000	419,513	425,513	415,000	415,000	415,000	415,000
59000	Contribution to Reserve	0	11,000	3,000	262,106	18,106	260,106	533,106
59500	Transfer to Other Service	21,989	14,583	1,740	1,792	1,846	1,901	1,958
59510	Transfer to Other Service - General Admin.	118,699	118,699	124,155	127,880	131,716	135,668	139,738
59520	Transfer to Other Service - IT Fee	43,830	43,830	39,815	41,009	42,240	43,507	44,812
59530	Transfer to Other Service - Community Ser	317,505	317,505	340,502	365,654	376,623	387,922	399,560
60000	Capital Expenditures	265,775	1,145,000	2,190,000	265,000	715,000	273,000	0
Total Expenses		2,623,104	4,085,387	5,248,740	3,741,390	4,031,346	3,863,681	3,970,920
Total Service		-1,089,287	-0	-0	-0	-0	-0	-0

2025 Draft Financial Plan

S227 Aquatic Centre-Castlegar and Areas J and I INCOME

Account	Description	2024 To Date	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
41010	Requisitions	1,202,928	1,202,928	1,502,455	1,509,429	1,441,584	1,675,660	1,696,235
41020	Grants in lieu of Taxes	0	4,000	0	0	0	0	0
42015	Sale of Goods - Specified	3,387	5,000	3,200	3,296	3,395	3,497	3,602
42025	Sale of Services - Specified	134,802	111,401	120,350	123,949	127,657	131,475	135,408
42035	User Fees - Specified	393,656	350,000	385,000	396,550	408,447	420,700	433,321
42045	Rental Income - Specified	37,319	59,500	40,000	41,200	42,436	43,709	45,020
43020	Grants	0	1,000	1,000	1,000	1,000	1,000	0
43100	Proceeds from Borrowing	0	0	0	0	0	0	0
43505	External Contributions & Contracts - Specif	0	0	0	0	0	0	0
44010	Penalties & Fees	-338	0	0	0	0	0	0
44020	Investment Income & Interest	0	39,000	16,000	0	5,000	5,000	5,000
45000	Transfer from Reserves	0	135,000	1,291,720	0	0	0	0
45500	Transfer from Other Service	5,636	2,626	539	544	550	555	561
49100	Prior Year Surplus	8,446	8,000	200,000	0	0	0	0
Total Income		1,785,836	1,918,455	3,560,264	2,075,969	2,030,068	2,281,596	2,319,147

EXPENSES

Account	Description	2024 To Date	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
51010	Salaries	837,523	914,197	1,020,700	1,015,271	1,045,729	1,077,101	1,109,414
51020	Overtime	5,532	16,764	14,920	15,368	15,829	16,303	16,793
51030	Benefits	168,310	196,725	201,550	207,564	213,758	220,138	226,708
51050	Employee Health & Safety	2,166	6,330	6,500	6,405	6,460	6,516	6,122
51060	Employee Incentives	28	0	0	0	0	0	0
52010	Travel	482	3,500	3,700	3,727	3,754	3,782	3,810
52020	Education & Training	5,435	5,717	9,404	9,522	9,642	9,764	9,888
52030	Memberships, Dues & Subscriptions	0	657	800	808	816	824	832
53020	Admin, Office Supplies & Postage	1,225	1,010	1,200	1,212	1,224	1,236	1,249
53030	Communication	1,059	2,020	2,040	2,061	2,081	2,102	2,123
53040	Advertising	1,648	12,000	12,000	12,120	12,241	12,364	12,487
53050	Insurance	35,473	32,068	41,000	41,410	41,824	42,242	42,665
53080	Licence & Permits	896	1,010	1,020	1,030	1,041	1,051	1,062
54030	Contracted Services	29,323	39,200	25,000	25,220	25,444	25,672	25,904
55010	Repairs & Maintenance	27,142	40,080	54,000	54,540	55,085	55,636	56,193
55020	Operating Supplies	32,739	40,715	35,520	35,875	36,234	36,596	36,962
55025	Chemicals	24,350	25,000	25,000	25,250	25,503	25,758	26,015
55030	Equipment	19,808	26,110	47,000	46,310	46,623	46,939	32,259
55035	Radio Equipment	552	0	0	0	0	0	0
55040	Utilities	95,442	117,000	120,000	122,400	124,848	127,345	129,892
55050	Vehicles	29	0	0	0	0	0	0
55060	Rentals	0	0	0	0	0	0	0
56110	Short-Term Financing Interest	0	0	0	0	0	0	0
56120	Short-Term Financing Principal	0	0	0	0	0	0	0
59000	Contribution to Reserve	0	39,000	0	25,000	80,000	230,000	50,000
59500	Transfer to Other Service	5,712	21,261	7,950	8,029	8,110	8,191	8,273
59510	Transfer to Other Service - General Admin.	116,380	116,380	121,119	124,753	128,495	132,350	136,321
59520	Transfer to Other Service - IT Fee	38,960	38,960	41,024	42,255	43,522	44,828	46,173
59530	Transfer to Other Service - Community Ser	87,751	87,751	93,817	99,839	101,804	104,858	108,004
60000	Capital Expenditures	2,296	135,000	1,675,000	150,000	0	50,000	230,000
Total Expenses		1,540,261	1,918,455	3,560,264	2,075,969	2,030,068	2,281,597	2,319,147
Total Service		-245,575	0	-0	0	0	-0	-0

Option 1 - S222 - Short Term Borrowing

Service	2025	2026	2027	2028	2029
Capital Expenditure					
S222	\$ 2,190,000	\$ 265,000	\$ 715,000	\$ 273,000	\$ -
S227	\$ 1,675,000	\$ 150,000	\$ -	\$ 50,000	\$ 230,000
Total	\$ 3,865,000	\$ 415,000	\$ 715,000	\$ 323,000	\$ 230,000

Capital Funding
Taxation

S222	\$ 416,720	\$ 725,000	\$ 925,000	\$ 725,000	\$ 725,000
S227	\$ 383,280	\$ 175,000	\$ 75,000	\$ 275,000	\$ 275,000
Total	\$ 800,000	\$ 900,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000

Surplus

S222	\$ 647,252	\$ -	\$ -		
S227	\$ -	\$ -	\$ -		
Total	\$ 647,252	\$ -	\$ -	\$ -	\$ -

Reserve Funding

S222	\$ 126,461	\$ -	\$ -	\$ -	\$ -
S222 - Parks	\$ 160,266	\$ -	\$ -	\$ -	\$ -
S227	\$ 1,291,720	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,578,447	\$ -	\$ -	\$ -	\$ -

Reserve Contribution

S222	\$ -	\$ 261,106	\$ 11,106	\$ 253,106	\$ 526,106	\$ 1,051,424
S222 - Parks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
S227	\$ -	\$ 150	\$ 75,000	\$ 225,000	\$ 45,000	\$ 344,850
Total	\$ -	\$ 260,956	\$ 86,106	\$ 478,106	\$ 571,106	\$ 1,396,274

Proceeds from Borrowing Funding

S222	\$ 911,000	\$ -	\$ -	\$ -	\$ -
S227	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 911,000	\$ -	\$ -	\$ -	\$ -

Total Funding \$ 3,936,699 \$ 900,000 \$ 1,000,000 \$ 1,000,000 \$ 1,000,000

Capital Expenditure and Debt Repayment

Capital	\$ 3,865,000	\$ 415,000	\$ 715,000	\$ 323,000	\$ 230,000
Principal Interest	\$ 66,298	\$ 198,894	\$ 198,894	\$ 198,894	\$ 198,894
Total	\$ 3,931,298	\$ 613,894	\$ 913,894	\$ 521,894	\$ 428,894

Financing	2025	2026	2027	2028	2029	2030	Total
Principal	\$ 55,913	\$ 171,699	\$ 177,806	\$ 184,130	\$ 190,679	\$ 130,773	\$ 911,000
Interest	\$ 10,386	\$ 27,195	\$ 21,088	\$ 14,764	\$ 8,215	\$ 1,824	\$ 83,470
Total	\$ 66,298	\$ 198,894	\$ 198,894	\$ 198,894	\$ 198,894	\$ 132,597	\$ 994,471

Financing	2025	2026	2027	2028	2029	2030	Total
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Borrowing \$ 994,471