

**MINUTES OF THE REGIONAL DISTRICT OF EAST KOOTENAY  
PLANNING & DEVELOPMENT SERVICES COMMITTEE  
MEETING HELD AT THE REGIONAL DISTRICT OFFICE IN  
CRANBROOK BC ON JULY 4, 2019**

**PRESENT**

Committee Chair Clara Reinhardt	Village of Radium Hot Springs
Director Mike Sosnowski	Electoral Area A
Director Stan Doehle	Electoral Area B
Board Chair Rob Gay	Electoral Area C
Director Jane Walter	Electoral Area E
Director Susan Clovechok	Electoral Area F
Director Gerry Wilkie	Electoral Area G
Director Lee Pratt	City of Cranbrook
Director Wesly Graham	City of Cranbrook
Director Don McCormick	City of Kimberley
Director Ange Qualizza	City of Fernie
Director David Wilks	District of Sparwood
Director Karl Sterzer	Village of Canal Flats
Director Allen Miller	District of Invermere

**OTHERS PRESENT**

Shawn Tomlin	Chief Administrative Officer
Andrew McLeod	Planning & Development Services Manager
Shannon Moskal	Corporate Officer
Rhiannon Chippett	Planning Assistant (Recording Secretary)

Committee Chair Clara Reinhardt called the meeting to order at 3:02 pm.

**ADOPTION OF THE AGENDA**

Agenda	MOVED by Director Wilkie SECONDED by Director Gay
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THAT the agenda for the Planning & Development Services Committee meeting be adopted.

CARRIED

**ADOPTION OF THE MINUTES**

Minutes	MOVED by Director Miller SECONDED by Director Sterzer
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THAT the Minutes of the Planning & Development Services Committee meeting held on June 6, 2019 be adopted as circulated.

CARRIED

**DELEGATIONS**

**Shannon Kramer**, spoke to her application requesting an amendment to the Elk Valley Zoning Bylaw to permit two dwellings on her property located at 797 Hartley Creek Road, north of Fernie. Mrs. Kramer explained that she would be willing to register a covenant stating that the secondary dwelling is for immediate family only and that it would be a manufactured home for her daughter and partner to live in.

**Jean Terpsma**, agent for Charlotte Marshall and Cameron Beaudry, made a presentation and requested an amendment to the Panorama Mountain Village OCP to support auxiliary dwelling units within the original Panorama Village single-family subdivision. Mrs. Terpsma explained the need for affordable housing and housing for employees in Panorama, and clarified that her request would not be for blanket permission but on a case by case basis and only provided dwellings have suitable parking and connectivity to water and sewer to support the secondary suite.

**DELEGATIONS (continued)**

**Jeremy Traverse**, spoke to his application to amend the Upper Columbia Valley Zoning Bylaw to construct a new full-service automotive repair facility at 4847 Selkirk Avenue in Edgewater. Mr. Traverse explained the existing buildings will be removed and a new 40' x 60' building will be constructed and insulated for noise reduction and that outdoor lighting will be downcast for minimal light pollution.

**Dan Ayars**, spoke to his ALR application for a five lot subdivision at 1643 Dicken Road, north of Fernie. Mr. Ayars explained that two of the proposed parcels are currently used in farm operations which would continue, and that the other three parcels which lack agricultural capability would be sold.

**Richard Haworth**, agent for Bad Toro Properties Inc., made a presentation and requested a development variance permit to waive provision of water and sewer services for three proposed lots resulting from a boundary adjustment subdivision. Mr. Haworth explained that no new lots are being created at this time, and a restrictive covenant will be registered and ensure proof of servicing prior to development of any building or structures.

**Dahlen Sabey**, spoke on behalf of the Goulding, Evans, Leaney and Sabey Licence of Occupation application to amend an existing private moorage tenure for a recreational dock on the northeast shore of Tie Lake. Mr. Sabey explained that the existing dock currently accommodates two boats, but as there are four lots associated with the private group moorage tenure, they would like to expand the dock to accommodate four boats, one per lot.

**NEW BUSINESS**

48600  
Bylaw No. 2932  
Introduced

MOVED by Director Sosnowski  
SECONDED by Director Qualizza

THAT Bylaw No. 2932 cited as “Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 93, 2019 (Dicken Road / Kramer)” be introduced;

and further, that a development agreement containing the item identified in the staff report be registered on title prior to bylaw adoption.

CARRIED

48601  
Bylaw No. 2933  
Introduced

MOVED by Director Clovechok  
SECONDED by Director Gay

THAT Bylaw No. 2933 cited as “Regional District of East Kootenay – Panorama Mountain Village Official Community Plan Bylaw No. 1441, 1999 – Amendment Bylaw No. 16, 2019 (Panorama / Marshall & Beaudry)” be introduced;

and further, that the Board is satisfied that the OCP consultation identified in the staff report is appropriate.

CARRIED

48602  
Bylaw No. 2934  
Introduced

MOVED by Director Miller  
SECONDED by Director Gay

THAT Bylaw No. 2934 cited as “Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 349, 2019 (Panorama / Marshall & Beaudry)” be introduced.

CARRIED

48603  
Bylaw No. 2936  
Introduced

MOVED by Director Wilkie  
SECONDED by Director Miller

THAT Bylaw No. 2936 cited as “Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 350, 2019 (Edgewater / Full Circle Automotive Inc)” be introduced.

CARRIED

- Ayars  
ALR Subdivision
- MOVED by Director Sosnowski  
SECONDED by Director Gay
- THAT the Ayars ALR subdivision application for property located at 1643 Dicken Road, north of Fernie be refused.  
DEFEATED
- IN FAVOUR: Director Gay  
Director Wilkie  
Director Walter
- 48604  
Ayars  
ALR Subdivision
- MOVED by Director Wilks  
SECONDED by Director Doehle
- THAT the Agricultural Land Commission be advised the RDEK supports the Ayars ALR subdivision application for property located at 1643 Dicken Road, north of Fernie.  
CARRIED
- OPPOSED: Director Gay  
Director Wilkie  
Director Walter
- 48605  
DVP 22-19  
Granted
- MOVED by Director Miller  
SECONDED by Director Clovechok
- THAT Development Variance Permit No. 22-19 be granted subject to registration of a restrictive covenant prohibiting serviceable buildings until proof of servicing is provided in accordance with the Subdivision Servicing Bylaw.  
CARRIED
- 48606  
Goulding, Evans, Leaney &  
Sabey Group Moorage
- MOVED by Director Doehle  
SECONDED by Director Walter
- THAT the Ministry of Forests, Lands, Natural Resource Operations and Rural Development be advised the RDEK does not support the Goulding, Evans, Leaney and Sabey Crown land application for an amendment to a group moorage on Tie Lake.  
CARRIED
- OPPOSED: Director Pratt
- Director Mike Sosnowski left the meeting at 3:58 pm.
- 48607  
Hunt  
ALR Residential Use
- MOVED by Director Walter  
SECONDED by Director Wilks
- THAT the Agricultural Land Commission be advised the RDEK supports the Hunt ALR non-adhering residential use application for property located at 8064 and 8068 Hunt Road in the Meadowbrook area near Kimberley.  
CARRIED
- Director Mike Sosnowski returned to the meeting at 4:00 pm.
- 48608  
DVP 21-19  
Granted
- MOVED by Director Sosnowski  
SECONDED by Director Wilks
- THAT Development Variance Permit No. 21-19 be granted.  
CARRIED
- 48609  
DVP 23-19  
Granted
- MOVED by Director Sterzer  
SECONDED by Director Doehle
- THAT Development Variance Permit No. 23-19 be granted.  
CARRIED

**NEW BUSINESS** (continued)

48610  
DVP 24-19  
Granted

MOVED by Director Sterzer  
SECONDED by Director Clovechok

THAT Development Variance Permit No. 24-19 be granted.  
CARRIED

48611  
Designated Use Area  
Postponed

MOVED by Director Gay  
SECONDED by Director Sterzer

THAT consideration of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development Crown land application for a Designated Use Area under Section 17 of the *Land Act*, to preserve an existing historical recreation trail between Sparwood and Elkford, be postponed one month and the Ministry be requested to provide information on the impact the new designation will have on motorized access to the existing trapline tenure.  
CARRIED

48612  
Wildhorse Cycling Club  
BC Recreation Trail

MOVED by Director Gay  
SECONDED by Director Sterzer

THAT the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, be advised the RDEK supports the Wildhorse Cycling Club Crown land application to establish and maintain a BC Recreation Trail network in the vicinity of Cranbrook.  
CARRIED

OPPOSED: Director Wilks  
Director Pratt  
Director Sosnowski

48613  
Freedom Mobile Inc.  
Communication Tower

MOVED by Director Gay  
SECONDED by Director Pratt

THAT the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, be advised the RDEK supports the Freedom Mobile Inc. application for a communication tower in the Cranbrook North area.  
CARRIED

48614  
Hi Ho Silver Resources Inc.  
Crown Land Application

MOVED by Director Walter  
SECONDED by Director Wilks

THAT the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, be advised the RDEK supports the Hi Ho Silver Resources Inc. Crown land application to establish a clay quarry on unsurveyed Crown land within DL 4592, northwest of Skookumchuk.  
CARRIED

48615  
Kimberley Trails Society  
Crown Land Application

MOVED by Director Walter  
SECONDED by Director McCormick

THAT the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, be advised the RDEK supports the Kimberley Trails Society Crown land application to establish and maintain a 4 km section of trail as a recreation trail / site in the Matthew Creek FSR area west of Kimberley.  
CARRIED

The meeting adjourned at 4:14 pm.

**CERTIFIED CORRECT**