

**MINUTES OF THE REGIONAL DISTRICT OF EAST KOOTENAY
PLANNING & DEVELOPMENT SERVICES COMMITTEE
MEETING HELD AT THE REGIONAL DISTRICT OFFICE IN
CRANBROOK BC ON APRIL 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
Alternate Director Ron Popoff	City of Cranbrook
Alternate Director Sandra Roberts	City of Kimberley
Alternate Director Kevin McIsaac	City of Fernie
Director David Wilks	District of Sparwood
Director Allen Miller	District of Invermere
Director Karl Sterzer	Village of Canal Flats

ABSENT

Director Wesly Graham	City of Cranbrook
Director Don McCormick	City of Kimberley
Director Ange Qualizza	City of Fernie

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 2:01 pm.

ADOPTION OF THE AGENDA

Agenda	MOVED by Director Wilks SECONDED by Director Sosnowski
--------	---

THAT the agenda for the Planning & Development Services Committee meeting be adopted.
CARRIED

ADOPTION OF THE MINUTES

Minutes	MOVED by Director Wilkie SECONDED by Director Wilks
---------	--

THAT the Minutes of the Planning & Development Services Committee meeting held on March 7, 2019 be adopted as circulated.
CARRIED

DELEGATIONS

Barry Brown-John, agent for Larry and Alice Breeze, made a presentation and requested an exemption from providing a professional report in support of a proposed ALR subdivision application for a property located at 4201 Highway 95 between Edgewater and Brisco. Mr. Brown-John explained the property has significant topographical and water availability challenges which limit agricultural capability of the land, and the property also has no viable legal access from the highway due to steep slopes across the frontage.

DELEGATIONS (continued)

Jean Horton, agent for 814415 Alberta Ltd., made a presentation and spoke to an application for a temporary use permit to allow a sales and marketing centre in conjunction with a new show home for a term of three years. Ms. Horton explained that the proposed show home will be used to sell similar properties, and eventually will be sold as a single-family dwelling and the permit will be cancelled.

NEW BUSINESS

48390
Breeze
Report Exemption

MOVED by Director Wilks
SECONDED by Director Gay

THAT the Breeze request for exemption from providing a report from a qualified professional in support of a proposed ALR subdivision application for property located at 4201 Highway 95 north of Spur Valley be approved.

CARRIED

48391
TUP 1-19
Granted

MOVED by Director Clovechok
SECONDED by Director Sosnowski

THAT Temporary Use Permit No. 1-19 be granted.

CARRIED

48392
Bylaw No. 2899
Introduction

MOVED by Director Gay
SECONDED by Director Clovechok

THAT Bylaw No. 2899 cited as “Regional District of East Kootenay – Cranbrook Rural Zoning Bylaw No. 1402, 2001 – Amendment Bylaw No. 51, 2018 (Cranbrook South / Bohan)” be introduced;

and further, that a development agreement stating that no secondary suites are permitted on the property and an adequate septic system be installed prior to occupancy of the dwelling be registered on title prior to bylaw adoption.

CARRIED

48393
Bylaw No. 2910
Postponed

MOVED by Director Doehle
SECONDED by Director Sosnowski

THAT consideration of Bylaw No. 2910 cited as “Regional District of East Kootenay – Baynes Lake Official Community Plan Bylaw No. 2319, 2011 – Amendment Bylaw No. 10, 2019 (Baynes Lake / Abbott & Ernst)” and Bylaw No. 2911 cited as “Regional District of East Kootenay – South Country Zoning and Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 18, 2019 (Baynes Lake / Abbott & Ernst)” be postponed one month and the application be re-referred to the Advisory Planning Commission.

CARRIED

OPPOSED: Director Pratt

48394
DVP 6-19
Granted

MOVED by Director Sosnowski
SECONDED by Director Wilks

THAT Development Variance Permit No. 6-19 be granted.

CARRIED

48395
DVP 7-19
Granted

MOVED by Director Gay
SECONDED by Director Sosnowski

THAT Development Variance Permit No. 7-19 be granted.

CARRIED

NEW BUSINESS (continued)

48396
DVP 11-19
Granted

MOVED by Director Gay
SECONDED by Director Wilks

THAT Development Variance Permit No. 11-19 be granted subject to registration of a restrictive covenant prohibiting serviceable buildings until proof of potable water is provided.

CARRIED

48397
DVP 12-19
Granted

MOVED by Director Doehle
SECONDED by Director Sosnowski

THAT Development Variance Permit No. 12-19 be granted subject to registration of a restrictive covenant prohibiting serviceable buildings until proof of servicing is provided.

CARRIED

48398
Kupchanko
Licence of Occupation

MOVED by Director Wilkie
SECONDED by Director Sterzer

THAT the Ministry of Forests, Lands, Natural Resource Operations and Rural Development be advised the RDEK supports the Kupchanko application for a Licence of Occupation to use and maintain an existing roadway on Crown land to access 8400 Westside Road north of Wilmer.

CARRIED

48399
Steamboat – Jubilee
Mountain OCP

MOVED by Director Sterzer
SECONDED by Director Gay

THAT a review and update to the Steamboat – Jubilee Mountain Official Community Plan, as outlined in the March 27, 2019 Request for Decision, proceed.

CARRIED

Adjourn to Closed

MOVED by Director Gay
SECONDED by Director Sterzer

THAT the meeting adjourn to a Closed Planning & Development Services Committee meeting to consider the following matters:

APC/EAAC Appointments – Section 90(1)(a) of the *Community Charter* personal information about an identifiable individual who is being considered for a position appointed by the RDEK.

CARRIED

The meeting adjourned at 2:33 pm.

CERTIFIED CORRECT

Committee Chair Clara Reinhardt

Shannon Moskal, Corporate Officer