



MINUTES OF THE PLANNING & DEVELOPMENT SERVICES COMMITTEE MEETING

September 5, 2019
Regional District Office, Cranbrook, BC

PRESENT:	Committee Chair C. Reinhardt	Village of Radium Hot Springs
	Board Chair R. Gay	Electoral Area C
	Director M. Sosnowski	Electoral Area A
	Alternate Director S. Webster	Electoral Area B
	Director J. Walter	Electoral Area E
	Director S. Clovechok	Electoral Area F
	Director G. Wilkie	Electoral Area G
	Director W. Graham	City of Cranbrook
	Alternate Director K. McIsaac	City of Fernie
	Director D. McCormick	City of Kimberley
	Director A. Miller	District of Invermere
	Director D. Wilks	District of Sparwood
	Director K. Sterzer	Village of Canal Flats
ABSENT:	Director S. Doehle	Electoral Area B
	Director L. Pratt	City of Cranbrook
	Director A. Qualizza	City of Fernie
STAFF:	S. Tomlin	Chief Administrative Officer
	S. Moskal	Corporate Officer
	R. Chippett	Planning Assistant
		(Recording Secretary)

Call to Order

Committee Chair Clara Reinhardt called the meeting to order at 3:37 pm.

Addition of Late Items

MOVED by Director Gay
SECONDED by Director Walter

THAT the following late item for the agenda be approved:

- Letter from BC Association of Abattoirs re: Discussion Paper to Solicit Feedback from Local Governments about Class D and E Licences.

CARRIED

Adoption of the Agenda

MOVED by Director Wilkie
SECONDED by Director Wilks

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

CARRIED

Adoption of the Minutes

MOVED by Director Clovechok
SECONDED by Director Gay

THAT the Minutes of the Planning & Development Services Committee meeting held on August 1, 2019 be adopted as circulated.

CARRIED

Invited Presentations & Delegations**Bylaw No. 2937**

Richard Haworth, agent for Polar Peaks Properties Inc., made a presentation and requested an amendment to the Elk Valley Zoning Bylaw to permit a change to the zoning designation of a small split zoned portion of the property from RS-2A, Resort Residential to CG-8, Resort Commercial so that the entire property is zoned CG-8. Mr. Haworth explained that as the property currently has multiple zoning designations different regulations apply in each zone and eliminating the split zoning will allow for the next phases of the Polar Peak development to proceed more expeditiously.

Bylaw No. 2945 & Bylaw No. 2946

Richard Haworth, agent for Kimberly and Michael Stange, made a presentation and requested an amendment to the Fairmont Hot Springs & Columbia Lake Area OCP and Upper Columbia Valley Zoning Bylaw to permit subdivision and placement of either single-family dwellings or mobile homes on each lot. Mr. Haworth explained the owner wishes to provide a wider range of housing options for future owners.

Bylaw No. 2938 & Bylaw No. 2939

Jean Terpsma, agent for Richard Grant, made a presentation and requested an amendment to the Kimberley Rural Official Community Plan and Electoral Area E Zoning Bylaw to permit a two parcel subdivision of property located at 8417 Highway 95A in Meadowbrook. Mrs. Terpsma explained the parcel currently has a single-family dwelling and outbuildings, and the subdivision would create a new vacant residential acreage parcel at the north end of the property.

Bylaw No. 2940

Jean Terpsma, agent for Steve Greenall, made a presentation and requested an amendment to the Electoral Area E Zoning and Floodplain Management Bylaw to amend the zoning designation to permit subdivision of property located at 8496 Highway 95A in Meadowbrook. Mrs. Terpsma explained the subdivision would create a new vacant residential acreage on the southerly portion with a panhandle access to Highway 95A.

Friedley & Pery ALR Non-Farm Use Application

Adrian Pery made a presentation requesting support of their ALR non-farm use application to permit outdoor education courses and events for groups on property located at 3550 Highway 95 near Brisco. Mr. Pery explained the lot has challenging topography and that the planned outdoor activities are low impact and will utilize logging trails and cleared sites throughout the property.

New Business**Bylaw No. 2935 (Misc. Amendments/RDEK)**

48707

MOVED by Director Wilks

SECONDED by Director Sosnowski

THAT Bylaw No. 2935 cited as "Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 94, 2019 (Miscellaneous Amendments / RDEK)" be introduced.

CARRIED

Bylaw No. 2937 (Fernie Alpine Resort/Polar Peak Properties Inc.)

48708

MOVED by Director Sosnowski

SECONDED by Director Gay

THAT Bylaw No. 2937 cited as "Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 95, 2019 (Fernie Alpine Resort / Polar Peak Properties Inc.)" be introduced.

CARRIED

Bylaw No. 2938 & Bylaw No. 2939 (Meadowbrook/Grant)

48709

MOVED by Director Walter

SECONDED by Director Graham

THAT Bylaw No. 2938 cited as "Regional District of East Kootenay – Kimberley Rural Official Community Plan Bylaw No. 2760, 2017 – Amendment Bylaw No. 1, 2019 (Meadowbrook / Grant)" be introduced;

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

CARRIED

48710

MOVED by Director Walter

SECONDED by Director Gay

THAT Bylaw No. 2939 cited as "Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 20, 2019 (Meadowbrook / Grant)" be introduced.

CARRIED

Bylaw No. 2940 (Meadowbrook/Greenall)

48711

MOVED by Director Walter

SECONDED by Director Wilks

THAT Bylaw No. 2940 cited as "Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 23, 2019 (Meadowbrook / Greenall)" be introduced.

CARRIED

Bylaw No. 2945 & Bylaw No. 2946 (Columbia Lake West/Stange)

48712

MOVED by Director Clovechok

SECONDED by Director Miller

THAT Bylaw No. 2945 cited as "Regional District of East Kootenay – Fairmont Hot Springs & Columbia Lake Area Official Community Plan Bylaw No. 2779, 2017 – Amendment Bylaw No. 2, 2019 (Columbia Lake West / Stange) be introduced;

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

CARRIED

48713

MOVED by Director Miller

SECONDED by Director Clovechok

THAT Bylaw No. 2946 cited as "Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 352, 2019 (Columbia Lake West / Stange)" be introduced;

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

CARRIED

Bylaw No. 2947 (Wardner/Dillabough)

48714

MOVED by Director Clovechok

SECONDED by Director Gay

THAT Bylaw No. 2947 cited as "Regional District of East Kootenay – Steeples Zoning & Floodplain Management Bylaw No. 2615, 2015 – Amendment Bylaw No. 8, 2019 (Wardner / Dillabough)" be introduced.

CARRIED

Bylaw No. 2948 (Misc. Amendments/RDEK)

48715

MOVED by Director Gay

SECONDED by Director Miller

THAT Bylaw No. 2948 cited as "Regional District of East Kootenay – Steeples Zoning & Floodplain Management Bylaw No. 2615, 2015 – Amendment Bylaw No. 9, 2019 (Miscellaneous Amendments / RDEK)" be introduced.

CARRIED

Bylaw No. 2949 (Misc. Amendments/RDEK)

48716

MOVED by Director Gay

SECONDED by Director Clovechok

THAT Bylaw No. 2949 cited as "Regional District of East Kootenay – Wycliffe Zoning & Floodplain Management Bylaw No. 2256, 2010 – Amendment Bylaw No. 14, 2019 (Miscellaneous Amendments / RDEK)" be introduced.

CARRIED

Bylaw No. 2950 (Misc. Amendments/RDEK)

48717

MOVED by Director Walter

SECONDED by Director Wilkie

THAT Bylaw No. 2950 cited as Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 25, 2019 (Miscellaneous Amendments / RDEK)" be introduced.

CARRIED

Clear Sky Meditation and Study Foundation ALR Non-Adhering Residential Use

48718

MOVED by Director Gay

SECONDED by Director Miller

THAT the Agricultural Land Commission be advised the RDEK supports the Clear Sky Meditation and Study Foundation ALR non-adhering residential use application for property located at 3567 Cockell Road in the Bull River area.

CARRIED

Friedley and Pery ALR Non-Farm Use

48719

MOVED by Director Miller

SECONDED by Director Clovechok

THAT the Agricultural Land Commission be advised the RDEK supports the Friedley and Pery ALR non-farm use application for property located at 3550 Highway 95 near Brisco.

CARRIED

BC Hydro Application for an Interim Licence leading to a Statutory Right of Way

48720

MOVED by Director Gay

SECONDED by Director Clovechok

THAT the Ministry of Forests, Lands, Natural Resource Operations and Rural Development be advised the RDEK supports the BC Hydro application for an interim licence leading to a Statutory Right of Way in the vicinity of Cranbrook.

CARRIED

Letter from BC Association of Abattoirs re: Class D and E Licences

48721

MOVED by Director Gay

SECONDED by Director Clovechok

THAT a letter be sent to the Ministry of Agriculture advising that the RDEK supports the expansion of Class D and E licences in the region.

CARRIED

Note: On September 6, 2019, the Board defeated Resolution 48721.

Adjournment

The meeting adjourned at 4:33 pm.

Committee Chair Clara Reinhardt

Shannon Moskal, Corporate Officer