



## **MINUTES OF THE PLANNING & DEVELOPMENT SERVICES COMMITTEE MEETING**

**February 13, 2020  
Regional District Office, Cranbrook, BC**

PRESENT:	Committee Chair C. Reinhardt	Village of Radium Hot Springs
	Director M. Sosnowski	Electoral Area A
	Director S. Doehle	Electoral Area B
	Board Chair R. Gay	Electoral Area C
	Director J. Walter	Electoral Area E
	Director S. Clovechok	Electoral Area F
	Director G. Wilkie	Electoral Area G
	Alternate Director G. Taft	District of Invermere
	Director D. McCormick	City of Kimberley
	Director A. Qualizza	City of Fernie
ABSENT:	Director L. Pratt	City of Cranbrook
	Director W. Graham	City of Cranbrook
	Director A. Miller	District of Invermere
	Director K. Sterzer	Village of Canal Flats
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 1:36 pm.

### **Adoption of the Agenda**

MOVED by Director Sosnowski

SECONDED by Director Clovechok

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

CARRIED

### **Adoption of the Minutes**

#### **January 9, 2020 Meeting**

MOVED by Director Sosnowski

SECONDED by Director Clovechok

THAT the Minutes of the Planning & Development Services Committee meeting held on January 9, 2020 be adopted as circulated.

CARRIED

Alternate Director Gerry Taft joined the meeting at 1:38 pm.

### **Invited Presentations & Delegations**

#### **ALR Subdivision Application**

Jean Terpsma, agent for Greg Jopp / Greg Whitman Heavy Hauling Ltd., gave a presentation and requested support of an application to subdivide land within the ALR to create five residential acreages. Mrs. Terpsma explained that a similar application was previously supported by the RDEK and the ALC but the subdivision was not completed due to the high cost of providing connections to the Edgewater Community Water system.

Mrs. Terpsma explained the property has limited agricultural capability, and with the new subdivision servicing requirements no longer requiring wells on parcels 8.0 ha and larger with a registered covenant, the applicant would like to re-apply for subdivision.

**DVP No. 42-19**

Jean Terpsma, agent for Matthew McArthur, gave a presentation and requested support to vary the requirement of the total parcel size for a subdivision to include area in a panhandle strip. Mrs. Terpsma explained the owner wants to subdivide property into two parcels between Sundown Lane and Stirling Road in Baynes Lake, and the panhandle access to Stirling Road is required for legal access.

**Unfinished Business****Request for Reconsideration - Kootenay Dirt Riders Crown Land Licence of Occupation**

MOVED by Director Walter  
SECONDED by Director Wilkie

THAT Resolution No. 48942 adopted on January 10, 2020, in support of the Kootenay Dirt Riders Crown Land Licence of Occupation, be rescinded.

Opposed: Director Clovechok, Director Gay, Director McCormick, Director Qualizza, Director Reinhardt, Director Sosnowski, and Director Wilks

DEFEATED

MOVED by Director Doehle  
SECONDED by Director Walter

THAT a letter be sent to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development outlining the concerns the RDEK has heard from residents in regards to the Kootenay Dirt Riders Crown Land Licence of Occupation application for a trails and staging area recreation site in the Ta Ta Creek area and requesting that a public meeting be held to gather the views of area residents.

OPPOSED: Director Clovechok, Director Gay, Director McCormick, Director Qualizza, Director Reinhardt, Director Sosnowski, Director Wilks, and Alternate Director Taft

DEFEATED

**New Business****Bylaw No. 2972 (Koocanusa West / Flood, Hopkins and C.D. Reay and Sons Ltd.)**

49018  
MOVED by Director Doehle  
SECONDED by Director Qualizza

THAT Bylaw No. 2972 cited as "Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 21, 2019 (Koocanusa West / Flood, Hopkins & C.D. Reay & Sons Ltd.) be introduced.

CARRIED

Alternate Director Gerry Taft declared a conflict on the next item noting his potential involvement with real estate transactions and left the meeting at 1:54 pm.

**Edgewater / Greg Whitman Heavy Hauling Ltd. ALR Subdivision Application**

49019  
MOVED by Director Wilkie  
SECONDED by Director Gay

THAT the Agricultural Land Commission be advised the RDEK supports the Greg Whitman Heavy Hauling Ltd. Agricultural Land Reserve subdivision application for property at 5050 Hewitt Road near Edgewater.

CARRIED

Alternate Director Gerry Taft returned to the meeting at 1:57 pm.

**DVP No. 42-19 (Baynes Lake / McArthur)**

49020

MOVED by Director Doehle

SECONDED by Director Clovechok

THAT consideration of Development Variance Permit No. 42-19 (Baynes Lake / McArthur) be postponed pending a meeting with the Ministry of Transportation and Infrastructure to discuss the requirement for a panhandle.

CARRIED

**DVP No. 48-19 (Meadowbrook / Gyurkovits)**

49021

MOVED by Director Walter

SECONDED by Director Gay

THAT Development Variance Permit No. 48-19 (Meadowbrook / Gyurkovits) be granted.

CARRIED

**Discussion Item - Enforcement on Crown Land**

The Committee discussed enforcement of recreation access and unauthorized activities on Crown land.

**City of Cranbrook - Proposed 3rd St NW Boundary Expansion**

49022

MOVED by Director Gay

SECONDED by Director Sosnowski

THAT the City of Cranbrook be advised that the RDEK supports the proposed two parcel boundary expansion on 3<sup>rd</sup> St NW as outlined in the January 3, 2020 correspondence from the City.

CARRIED

**Road Closure Referral (Gold Creek / Graziano)**

49023

MOVED by Director Gay

SECONDED by Director Clovechok

THAT the Ministry of Transportation and Infrastructure be advised the RDEK recommends support for the proposed closure of part of 22<sup>nd</sup> Avenue S for consolidation with Lot 49, District Lot 3558, Kootenay District, Plan 1261.

CARRIED

**Adjournment**

The meeting adjourned at 2:52 pm.

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Committee Chair Clara Reinhardt

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Shannon Moskal, Corporate Officer