

# Board of Directors Meeting Agenda

July 11, 2025

9:00 am

**Voting Rules:** *Unless otherwise indicated on this agenda, all Directors have one vote and a simple majority is required for a motion to pass.*

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		Pages
<b>1.</b>	<b>Call to Order</b>	
1.1	Introduction: Jakob Koell, GIS Mapping Technician	
<b>2.</b>	<b>Addition of Late Items</b> <i>All Directors, 2/3</i>	
<b>3.</b>	<b>Adoption of the Agenda</b>	
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9.3	Elk Valley Services Committee	
9.4	Governance & Regional Services Committee	
9.5	Planning & Development Services Committee	
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<b>13.</b>	<b>Reports from Directors</b>	132
<b>14.</b>	<b>Adjourn to Closed</b>	



**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**June 13, 2025  
Regional District Office, Cranbrook, BC**

PRESENT:	Board Chair R. Gay Director T. McDonald Director S. Doehle Director J. Walter Alternate Director L. Downey Director R. Schnider Alternate Director L. Wray Director N. Blissett Director N. Milligan Director D. McCormick Director S. Fairbairn Director A. Miller Director D. Wilks Director M. Doherty Director M. Gray	Electoral Area C Electoral Area A Electoral Area B Electoral Area E Electoral Area F Electoral Area G City of Cranbrook City of Cranbrook City of Fernie City of Kimberley District of Elkford District of Invermere District of Sparwood Village of Canal Flats Village of Radium Hot Springs
ABSENT:	Director S. Clovechok Director W. Price	Electoral Area F City of Cranbrook
STAFF:	S. Tomlin T. Hlushak C. Thom	Chief Administrative Officer Corporate Officer Executive Assistant (Recording Secretary)

**Call to Order**

The meeting was called to order at 9:00am.

Shawn Tomlin, CAO, introduced the following two new RDEK employees:

- Ryan Penney, Planner
- Grayson Mauch, General Manager of Operations

**Adoption of the Agenda**

52383  
 MOVED by Director Gray  
 SECONDED by Director McDonald

THAT the agenda for the RDEK Board of Directors meeting be adopted.

CARRIED

**Adoption of the Minutes**

**May 9, 2025 Meeting**

52384  
 MOVED by Director Miller  
 SECONDED by Director Fairbairn

THAT the Minutes of the RDEK Board of Directors meeting held on May 9, 2025 be adopted as circulated.

CARRIED

**Invited Presentations & Delegations****Cranbrook History Centre and Fort Steele Heritage Town Update**

Keith Powell, Board Chair, Cranbrook Archives, Museum and Landmark Society (CAMAL), provided updates on the Cranbrook History Centre and Fort Steele Heritage Town noting that CAMAL is dedicated to preserving, interpreting, and celebrating the diverse histories of the region. Mr. Powell provided an update on the status of Fort Steele Heritage Town and explained how the CAMAL is in a transitional period as the new operators of the site.

**Committee Recommendations****Electoral Area Services Committee****Discretionary Grants-in-Aid – June 2025**

52385

MOVED by Director Gay

SECONDED by Director Schnider

THAT the following Discretionary Grants-in-Aid be approved:

Columbia Valley Food and Farm – Updating Food Guide with Nourish CV

- F - \$1,500
- G - \$750

East Kootenay Amateur Radio Club Society – Maintaining RDEK/EKARC Standby Emergency Communications System

- C - \$900

Key City Theatre Society – Key City Theatre Operating Assistance

- C - \$11,000

Moyie Community Association – Moyie Reading Centre

- C - \$500

Wasa Community Church – Tri-Village Buzz

- E - \$1,000

CARRIED

52386

MOVED by Alternate Director Downey

SECONDED by Director Schnider

THAT the following Discretionary Grant-in-Aid be denied:

- Village of Canal Flats – Canal Flats Food Bank

CARRIED

**Disaster Resilience and Innovation Funding Program Grant Application**

52387

MOVED by Director Schnider

SECONDED by Director McDonald

THAT an application be submitted to the Disaster Resilience and Innovation Funding (DRIF) Program for the preliminary design of the Lake Baptiste water intake for the Edgewater Water System.

CARRIED

**Notice on Title (3447 Edwards Road, Baynes Lake Area)**

52388

MOVED by Director McDonald

SECONDED by Director Schnider

THAT the Corporate Officer be directed to file a Notice on Title, related to construction of an accessory building, on the property legally described as Lot A, District Lot 132 Kootenay District, Plan EPP102249, 3447 Edwards Road in the Baynes Lake area, for contravention of RDEK bylaws, and that no further action be taken.

CARRIED

**Notice on Title (3447 Edwards Road, Baynes Lake Area)**

52389

MOVED by Director McDonald

SECONDED by Director Schnider

THAT the Corporate Officer be directed to file a Notice on Title, related to construction of a single family dwelling, on the property legally described as Lot A, District Lot 132 Kootenay District, Plan EPP102249, 3447 Edwards Road in the Baynes Lake area, for contravention of RDEK bylaws, and that no further action be taken.

CARRIED

**Notice on Title (3061 Westside Road, Moyie Lake Area)**

52390

MOVED by Director Gay

SECONDED by Director Schnider

THAT the Corporate Officer be directed to file a Notice on Title on the property legally described as Lot 18-19, District Lot 5799 Kootenay District, Plan 5212, 3061 Westside Road in the Moyie Lake area, for contravention of RDEK bylaws, and that no further action be taken.

CARRIED

**Notice on Title (4314 29th Street South, Gold Creek Area)**

52391

MOVED by Director Gay

SECONDED by Director Schnider

THAT the Corporate Officer be directed to file a Notice on Title on the property legally described as Lot 22, District Lot 6438 Kootenay District, Plan NEP1083, 4314 29 Street South in the Gold Creek area, for contravention of RDEK bylaws, and that no further action be taken.

CARRIED

**Notice on Title (4640 Columere Road, Columbia Lake Area)**

52392

MOVED by Director Schnider

SECONDED by Alternate Director Downey

THAT the Corporate Officer be directed to file a Notice on Title on the property legally described as Lot A, District Lot 450 Kootenay District, Plan NEP86371, 4640 Columere Road in the Columbia Lake area, for contravention of RDEK bylaws, and that no further action be taken.

CARRIED

**Notice on Title (4956 Mountain Top Road, Fairmont Area)**

52393

MOVED by Alternate Director Downey

SECONDED by Director Schnider

THAT the Corporate Officer be directed to file a Notice on Title on the property legally described as Lot 5, District Lot 4596 Kootenay District, Plan NEP22462, 4956 Mountain Top Road in the Fairmont area, for contravention of RDEK bylaws, and that no further action be taken.

CARRIED

**Notice on Title (6102 Howell Road, Mayook Area)**

52394

MOVED by Director Gay

SECONDED by Director McDonald

THAT the Corporate Officer be directed to file a Notice on Title on the property legally described as Lot 1, District Lot 11772 & 11773 Kootenay District, Plan NEP15830, 6102 Howell Road in the Mayook area, for contravention of RDEK bylaws, and that no further action be taken.

CARRIED

**Notice on Title (6327 Murray Road, Tie Lake Area)**

52395

MOVED by Director McDonald

SECONDED by Director Gay

THAT the Corporate Officer be directed to file a Notice on Title on the property legally described as Lot 4, District Lot 4590 Kootenay District, Plan NEP11131, 6327 Murray Road in the Tie Lake area, for contravention of RDEK bylaws resulting from failure to obtain required building permits and inspections, contravention of zoning bylaws, and that no further action be taken.

CARRIED

**Governance & Regional Services Committee****BC Provincial Nomination Program – Regional Immigration Collaboration**

52396

MOVED by Director Milligan

SECONDED by Director Miller

THAT the RDEK enrol as a Community in the BC Provincial Nomination Program – Regional Immigration Collaboration program;

and further, that Kootenay Employment Services and Community Futures East Kootenay be appointed as the Designated Contacts for the role as Community Advisor.

CARRIED

**Interior Lumber Manufacturers' Association Convention - Attendance Approval**

52397

MOVED by Director Miller

SECONDED by Director Gray

THAT Chair Rob Gay be authorized to attend the Interior Lumber Manufacturers' Association Convention held on September 15 - 17, 2025 in Osoyoos with expenses paid from General Administration.

CARRIED

**Cheque Register - May 2025**

52398

MOVED by Director Gray

SECONDED by Director Doherty

THAT the cheque register for the RDEK General Account for May 2025 in the amount of \$2,722,799.95 be approved as paid.

CARRIED

**Public Notice Policy – Two-Year Review**

52399

MOVED by Director Milligan

SECONDED by Director Miller

THAT the Board is satisfied that the methods of providing additional public notice referenced in the Public Notice Policy continue to meet section 2 of the Public Notice Regulation 52/2022, Principles for Effective Public Notice and remain reliable, suitable and accessible, and are meeting the needs of electoral area constituents.

CARRIED

52400

MOVED by Director Milligan

SECONDED by Director Gray

THAT the Supplemental Public Notice Policy be amended with the following changes:

- Policy title be changed from "Supplemental Public Notice" to "Public Notice Policy";
- All reference to supplemental be replaced with additional; and
- Housekeeping amendments as outlined in the draft policy attached to the May 23, 2025 report from the Corporate Officer.

CARRIED

**Special Event License - Wycliffe Exhibition Association - Cranbrook Pro Rodeo**

52401

MOVED by Director Doherty  
SECONDED by Director Gray

THAT a Special Event Licence be issued to Wycliffe Exhibition Association for the Cranbrook Pro Rodeo to be held at the Wycliffe Exhibition Grounds from August 15 – 17, 2025;

and further, the Special Event is hereby exempt from Sections 4.1, 4.2 and 4.3 of Noise Control Regulation Bylaw No. 1396, during the following dates and times:

- August 15, 2025 – 6:00 pm to 10:00 pm
- August 16, 2025 – 6:00 pm to 10:00 pm
- August 17, 2025 – 1:00 pm to 5:00 pm

CARRIED

**2025/2026 Resident Directed Grants (ReDi Grants) - Funding Recommendations**

52402

MOVED by Director Fairbairn  
SECONDED by Director Doherty

THAT the 2025/2026 Resident Directed Grants funding recommendations be approved;

and further, that the Chair and Corporate Officer be authorized to sign agreements with the successful proponents.

CARRIED

**2025/2026 Columbia Valley & Elk Valley Annual Operating Agreement**

52403

MOVED by Director Milligan  
SECONDED by Director Miller

THAT the Chair and CAO be authorized to sign the 2025/2026 Annual Operating Agreement with BC Transit for operation of the Columbia Valley and Elk Valley Transit services.

CARRIED

**Wycliffe Regional Park – Residence and Park Foreman Policy Rescind**

52404

MOVED by Director Blissett  
SECONDED by Director Milligan

THAT Resolution No. 37575, Wycliffe Regional Park – Residence and Park Forman Policy adopted March 2006 be rescinded.

CARRIED

**2025 UBCM Minister Meeting Request – Speaking Notes**

52405

MOVED by Director Wilks  
SECONDED by Director McDonald

THAT the following meeting be scheduled in conjunction with the 2025 UBCM Convention:

- Minister of Transportation and Transit - Highway 3 Mayors and Chairs Priority Projects

CARRIED

52406

MOVED by Director Schnider  
SECONDED by Director McDonald

THAT the following meeting be scheduled in conjunction with the 2025 UBCM Convention:

- Minister of Agriculture - Accessory Dwelling Unit

CARRIED

**Planning & Development Services Committee**

**ALR Non-Farm Use Application (Fort Steele / Power Paving Ltd.)**

52407

MOVED by Director Doherty  
SECONDED by Director Schnider

THAT Resolution No. 52276, adopted on April 11, 2025, to refuse the ALR Soil and Fill Removal application for sand and gravel extraction on the Power Paving Ltd. property located on Holmes Road in the Fort Steele area, be rescinded.

OPPOSED: Director Doehle, Director Gay, Director Fairbairn, and Director Walter

CARRIED

52408

MOVED by Director Doherty  
SECONDED by Director Miller

THAT the Agricultural Land Commission be advised the RDEK supports the Power Paving Ltd. Non-Farm Use Application for sand and gravel extraction on Holmes Road in the Fort Steele area.

OPPOSED: Director Doehle, Director Fairbairn, Director Gay, and Director Walter

CARRIED

**Bylaw No. 3359 (Windermere North / McGregor) - Postponed**

52409

MOVED by Director Schnider  
SECONDED by Alternate Director Downey

THAT Bylaw No. 3359 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 21, 2024 (Windermere North / McGregor)" be postponed for one month for further consultation with the applicant.

CARRIED

**Bylaw No. 3360 & Bylaw No. 3361 (Grasmere / Rogers) - Introduction**

52410

MOVED by Director Milligan  
SECONDED by Director Doehle

THAT Bylaw No. 3360 cited as "Regional District of East Kootenay – Lake Kooconusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 10, 2024 (Grasmere / Rogers)" be introduced.

CARRIED

52411

MOVED by Director Doherty  
SECONDED by Director Doehle

THAT Bylaw No. 3361 cited as "Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 45, 2024 (Grasmere / Rogers)" be introduced.

CARRIED

**ALR Removal of Soil and Placement of Fill Application (Westside Road / Lehman)**

52412

MOVED by Director Wilks  
SECONDED by Director Doherty

THAT the Agricultural Land Commission be advised the RDEK supports the Lehman ALR Removal of Soil and Placement of Fill application for property located at 5343 Westside Road in Fairmont Hot Springs.

CARRIED

**ALR Subdivision Application (Hosmer Area / Blunt & Sansom)**

52413

MOVED by Director Doherty

SECONDED by Director Gay

THAT the Agricultural Land Commission be advised the RDEK supports the ALR subdivision application for property located at 344 Martha Road in the Hosmer Area.

CARRIED

**DVP No. 16-25 (Wilmer / Behan & Pike)**

52414

MOVED by Director Schnider

SECONDED by Director Doherty

THAT Development Variance Permit No. 16-25 (Wilmer / Behan & Pike) be granted.

CARRIED

**DVP No. 17-25 (Wardner / Dolfo)**

52415

MOVED by Director Gay

SECONDED by Director Milligan

THAT Development Variance Permit No. 17-25 (Wardner / Dolfo) be granted.

CARRIED

**Request for Letter of Concurrence – BC Hydro**

52416

MOVED by Director Doehle

SECONDED by Director Walter

THAT BC Hydro be advised:

- a) BC Hydro has satisfactorily completed its consultation with the Regional District of East Kootenay;
- b) The Regional District of East Kootenay is satisfied with BC Hydro’s public consultation process; and
- c) The Regional District of East Kootenay concurs with BC Hydro’s proposal to build a telecommunications tower at the Marysville Substation located north of Stirton Road, provided it is constructed substantially in accordance with the plans submitted to the Regional District of East Kootenay.

CARRIED

**Subdivision Referral (St. Mary’s Lake / Mt Evans Land Co.)**

52417

MOVED by Director Fairbairn

SECONDED by Director Milligan

THAT a letter be sent to the Columbia River-Revelstoke MLA requesting advocacy for reducing the road widening requirements to 7.5 meters for subdivision of the Mt Evans Land Co. property at St. Mary's Lake.

CARRIED

**Planning Bylaws**

**Bylaw No. 3270 & Bylaw No. 3271 (Toby Benches / Statham-Widmer)**

52418

MOVED by Director Wilks

SECONDED by Director Doherty

THAT Resolution No. 52360 and No. 52361, adopted on May 9, 2025, to refuse third reading of Bylaw No. 3270 and No. 3271, be rescinded.

CARRIED

52419  
MOVED by Director Milligan  
SECONDED by Director McDonald

THAT Bylaw No. 3270 cited as "Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 11, 2023 (Toby Benches / Statham-Widmer)" be read a third time.

CARRIED

52420  
MOVED by Director Miller  
SECONDED by Director Milligan

THAT Bylaw No. 3271 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 3, 2023 (Toby Benches / Statham-Widmer)" be read a third time, as amended.

CARRIED

**Bylaw No. 3317 & Bylaw No. 3318 (Lyttle Lake / Vertz)**

52421  
MOVED by Director Miller  
SECONDED by Director McDonald

THAT the Public Hearing Report for Bylaw No. 3317 and Bylaw No. 3318 as submitted by Director Susan Clovechok, be accepted.

CARRIED

52422  
MOVED by Director Miller  
SECONDED by Director Doherty

THAT Bylaw No. 3317 cited as "Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 13, 2024 (Lyttle Lake / Vertz)" be read a third time.

CARRIED

52423  
MOVED by Director Miller  
SECONDED by Director Doherty

THAT Bylaw No. 3318 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 12, 2024 (Lyttle Lake / Vertz)" be read a third time and submitted for required approval.

CARRIED

**Bylaw No. 3360 & Bylaw No. 3361 (Grasmere / Rogers)**

52424  
MOVED by Director Doehle  
SECONDED by Director Milligan

THAT Bylaw No. 3360 cited as "Regional District of East Kootenay – Lake Koocanusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 10, 2024 (Grasmere / Rogers)" be read a first and second time.

CARRIED

52425  
MOVED by Director Doehle  
SECONDED by Director Milligan

THAT Bylaw No. 3361 cited as "Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 45, 2024 (Grasmere / Rogers)" be read a first and second time.

CARRIED

52426

MOVED by Director Doehle  
SECONDED by Director Doherty

THAT a public hearing be held regarding Bylaw No. 3360 and Bylaw No. 3361 and the hearing be delegated to:

Director Stan Doehle, Electoral Area B  
Director Rob Gay, Electoral Area C

CARRIED

**Bylaw No. 3378 (Jaffray / Van de Weyer)**

52427

MOVED by Director Doehle  
SECONDED by Director Doherty

THAT Bylaw No. 3378 cited as "Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 37, 2025 (Jaffray / Van de Weyer)" be adopted.

CARRIED

**Bylaw No. 3381 & Bylaw No. 3382 (Columere / 596848 British Columbia Ltd.)**

52428

MOVED by Director Milligan  
SECONDED by Director Schnider

THAT Bylaw No. 3381 cited as "Regional District of East Kootenay – Fairmont Hot Springs & Columbia Lake Area Official Community Plan Bylaw No. 2779, 2017 – Amendment Bylaw No. 17, 2025 (Columere / 596848 British Columbia Ltd.)" be adopted.

CARRIED

52429

MOVED by Director Miller  
SECONDED by Director Doherty

THAT Bylaw No. 3382 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 25, 2025 (Columere / 596848 British Columbia Ltd.)" be adopted.

CARRIED

**Bylaw No. 3393 & Bylaw No. 3394 (Skookumchuck / Schreiber)**

52430

MOVED by Director Doherty  
SECONDED by Director Walter

THAT the Public Hearing Report for Bylaw No. 3393 and Bylaw No. 3394 as submitted by Director Jane Walter, be accepted.

CARRIED

52431

MOVED by Director Doherty  
SECONDED by Director Walter

THAT Bylaw No. 3393 cited as "Regional District of East Kootenay – Wasa and Area Official Community Plan Bylaw No. 2501, 2014 – Amendment Bylaw No. 10, 2025 (Skookumchuck / Schreiber)" be read a third time.

CARRIED

52432

MOVED by Director Fairbairn  
SECONDED by Director Doherty

THAT Bylaw No. 3394 cited as "Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 45, 2025 (Skookumchuck / Schreiber)" be read a third time and submitted for required approval.

CARRIED

**Bylaw No. 3395 & Bylaw No. 3396 (Meadowbrook / Geyer)**

52433

MOVED by Director Walter  
SECONDED by Director Blissett

THAT the Public Hearing Report for Bylaw No. 3395 and Bylaw No. 3396 as submitted by Director Jane Walter, be accepted.

CARRIED

52434

MOVED by Director Walter  
SECONDED by Director Doherty

THAT Bylaw No. 3395 cited as "Regional District of East Kootenay – Kimberley Rural Official Community Plan Bylaw No. 2760, 2017 – Amendment Bylaw No. 7, 2025 (Meadowbrook / Geyer)" be read a third time.

CARRIED

52435

MOVED by Director McCormick  
SECONDED by Director Doherty

THAT Bylaw No. 3396 cited as "Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 46, 2025 (Meadowbrook / Geyer)" be read a third time and submitted for required approval.

CARRIED

The meeting recessed at 9:59am and reconvened at 10:13am.

**Adjourn to Closed**

52436

MOVED by Director Gray  
SECONDED by Director Miller

THAT the meeting adjourn to a Closed RDEK Board of Directors meeting to consider the following matters:

Notices on Title and Bylaw Non-Compliance – Section 90(1)(g) of the *Community Charter*  
– litigation or potential litigation affecting the RDEK.

CARRIED

The meeting adjourned to closed at 10:47am.

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Chair Rob C. Gay

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Tina Hlushak, Corporate Officer

## Nikki Bradshaw

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**Subject:** FW: Delegation Request for July 11 | Forest Enhancement Society of BC (FESBC)

**From:** Amy

**Sent:** Wednesday, April 23, 2025 3:33 PM

**To:** Tina Hlushak <[thlushak@rdek.bc.ca](mailto:thlushak@rdek.bc.ca)>

**Subject:** Delegation Request for July 11 | Forest Enhancement Society of BC (FESBC)

Hello Tina,

On behalf of Brian Watson from FESBC, I am submitting a delegation request for the Board Meeting on July 11.

**The topic on which the delegation wishes to speak:**

The presentation will highlight two impactful wildfire risk reduction projects with investments by the Forest Enhancement Society of BC (FESBC) which were undertaken by First Nations in British Columbia: the Kenpesq't Forestry LP (KF) project in the Juniper Heights area and the ʔakisq̓nuk project near Cranbrook.

**Executive summary outlining the presentation:**

The KF project focused on manual fuel reduction treatments across 80 hectares, creating jobs and enhancing wildlife habitat.

The ʔakisq̓nuk project saw mechanical thinning on 51 hectares completed and ongoing hand treatment work on 16.8 hectares which has already been showing positive impacts with increased wildlife presence and grass seeding with pile burning planned for the fall.

**The objective of a presentation is to:**

- Update community leaders and the public on the benefit of these partnerships and FESBC's role in investing funds into forest enhancement projects facilitated by local experts.
- Showcase successful wildfire risk reduction projects that better protect communities.
- Demonstrate ecological, social, and economic benefits to communities.
- Highlight First Nations' capacity building and leadership in forest management collaborations.

**The name of the designated speaker:** Brian Watson | RPF, *Operations Manager*, Cariboo Region, Rocky Mountain Corridor | Forest Enhancement Society of BC (FESBC)

Email: [bwatson@fesbc.ca](mailto:bwatson@fesbc.ca)

**The specific action which is being requested of the Board:** Informational purposes only

**If you are attending the meeting in person or via Zoom:** In-person

**Whether or not you will have a PowerPoint presentation:** Yes

Appreciate your time and consideration,  
Amy



**Amy Cline | Administration + Research Coordinator**  
Amplify Consulting Inc.

[amplifyinc.ca](http://amplifyinc.ca) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

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## DISTRICT OF COLDSTREAM

9901 KALAMALKA ROAD, COLDSTREAM, BC V1B 1L6

Phone 250-545-5304 Fax 250-545-4733

Email: info@coldstream.ca Website: www.coldstream.ca

*"Rural Living At Its Best"*

June 17, 2025  
0230-30-12 (Resolutions)

UBCM Member Municipalities  
Via Email

Dear Mayors and Councillors,

**Re: Modernization of Wastewater Regulations – UBCM Resolution**

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At their meeting held May 26, 2026, the District of Coldstream Council passed the following resolution:

*"THAT Council direct Administration to forward the following resolution to the Union of British Columbia Municipalities Annual Convention for consideration:*

**Whereas** the oversight of wastewater management in British Columbia is divided between two provincial ministries, resulting in split jurisdiction over two key regulations — the Municipal Wastewater Regulation (MWR) (2001) and the Sewerage System Regulation (SSR) (2005);

**And whereas** these regulations have not undergone significant updates since their enactment, despite evolving environmental standards, increasing concerns regarding the professional oversight of these systems, emerging technologies, and increasing community and ecological demands;

**And whereas** the Province has established priorities to support housing development, infrastructure expansion, improved cumulative effects assessment in natural resource decision-making, and stronger integration of source water and drinking water protection;

**Therefore, be it resolved** that UBCM requests the Province of British Columbia to undertake a comprehensive review and modernization of the Municipal Wastewater Regulation and Sewerage System Regulation to ensure alignment with current environmental pressures, technological advancements, and land use planning needs.

*AND THAT Administration be directed to copy the correspondence to Lake Country, Columbia-Shuswap Regional District and the City of Vernon;*

*AND FURTHER THAT Administration be directed to copy the correspondence to all UBCM member municipalities for information and request for support."*

This resolution was co-sponsored by the City of Vernon, District of Lake Country and the Columbia Shuswap Regional District and submitted to UBCM for consideration at the 2025 Convention. We encourage you to consider supporting this resolution at the 2025 UBCM Convention.

Yours truly,

Keri-Ann Austin, MMC  
Chief Administrative Officer

cc Coldstream Council

This report is submitted to the Board of Directors of the Regional District of East Kootenay pursuant to Section 464 of the *Local Government Act*.

The public hearing for Bylaw No. 3334 cited as “Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 15, 2024 (Westside / 1129759 Alberta Ltd)” and Bylaw No. 3335 cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 16, 2024 (Westside / 1129759 Alberta Ltd)” was held on June 24, 2025 at 6:00 pm at the Columbia Valley Chamber of Commerce.

The following Regional District representatives attended the public hearing:

Director Susan Clovechok, Electoral Area F  
Director Allen Miller, District of Invermere  
Tracy Van de Wiel, Planning Technician 2

The notice for the hearing was published in the June 19, 2025 issue of the Columbia Valley Pioneer. Notices were sent to six (6) adjacent property owners on May 20, 2025 by regular mail with one notice returned as undeliverable.

Staff read bylaw introduction notes before the hearing and there was a question and answer period before the hearing. Chair Clovechok convened the hearing at 6:34 pm and Regional District representatives were introduced.

Chair Clovechok advised those in attendance:

- to identify themselves and the property they own that may be affected by the Bylaws;
- that only those written and/or verbal presentations made at the hearing will be considered as part of the hearing report;
- that no written or verbal submissions will be allowed subsequent to the close of this hearing.

**Bylaw No. 3334** provides for:

1. This Bylaw may be cited as “Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 15, 2024 (Westside / 1129759 Alberta Ltd).”
2. The designation of parts of Lot 3 and Lot 4, District Lot 4596, Kootenay District Plan NEP88930, are amended from RR, Rural Resource and WP, Watershed Protection, to SH, Small Holdings, OSRT, Open Space Recreation and Trails, and WP, Watershed Protection.

**Bylaw No. 3335** provides for:

1. This Bylaw may be cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 16, 2024 (Westside / 1129759 Alberta Ltd).”

2. The designation of parts of Lot 3 and Lot 4, District Lot 4596, Kootenay District, Plan NEP88930, are amended from A-1, Rural Resource Zone to SH-2, Small Holding Semi-Rural Zone and P-2, Parks and Open Space Zone.

Staff read the legal proceedings for the public hearing as set out by the *Local Government Act* and noted that a report of the hearing would be submitted to the Board at its July 11, 2025 meeting. Staff also advised that there's been an additional commitment made by the proponent. The proponent has offered to provide a 3-season emergency egress route (approximate location shown on attached email from Agent), and the route must be provided to the satisfaction of the RDEK. This new commitment will be added to the list of covenants required for the development.

Staff advised that fifty (50) written submissions were received prior to the public hearing. One (1) letter expresses concerns and forty-nine (49) letters express support for the application. (All letters are attached).

Generally speaking, the concerns expressed are related to the capability of Johnston Road to handle the increased usage due to both it's poor construction standard with poor road substrate and the environmental impact that would be caused by upgrading it because it is directly adjacent to Abel Creek, which is a sensitive fish-bearing stream. The letter of concern requests that an alternate access be found and it offers three options for consideration by the proponent.

Generally speaking, the support letters (signed by 56 people) state they support the proposal because it aligns with the OCP, it dedicates over 58% of the land for conservation and recreation purposes, offers wildfire mitigation, it offers good wildlife protection areas, and it provides a type of development that the area needs and will offer lifestyle appeal. Many of the support letters state that the development will fill a housing need by offering a desirable product.

Several members of the public and the proponent's agent attended the hearing and the following people spoke:

Heinz Stoll, 948 Potter Road – He said he lives directly beside the subject properties and he is not in support nor in opposition to the proposal. His main concern is the condition of Johnston Road itself. He said that this road gets a lot of traffic, including people from Castle Rock using the back road and it is not in good condition. He also said Fish & Wildlife has spent a lot of money restoring Abel Creek. He said the buyers in this subdivision will be money people and they'll have several cars per household and that he does not think Johnston Road can handle the increased traffic volume, which will also increase pressure on wildlife. He looked to the District of Invermere and pointed out that road maintenance will be their responsibility and they need to make sure they can handle it and that growth should be done in a controlled way. He said he's seen development go sideways and said that Panorama burned to the ground in the 1980s. He said development can run amuck easily.

Kevin Andruschuk, 4201 Coy Road – He said he came in support of the proposal. He submitted a letter of support but it was past the deadline, so he had to come in person. He said the proposed development is a good compromise between balancing residential development with wildlife corridors. He thanked the proponent's agent for addressing his past concerns with other Grizzly Ridge properties and for putting together proposals that exceed the OCP policies. He said the proponent developed a subdivision beside his property a few years ago and that they have been considerate and have upheld the commitments they made at that time.

Chair Clovechok called three times for comments and since no more members of the public nor the proponent chose to speak, Chair Clovechok adjourned the hearing at 6:44 pm.

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**Chair Susan Clovechok**  
**Electoral Area F**

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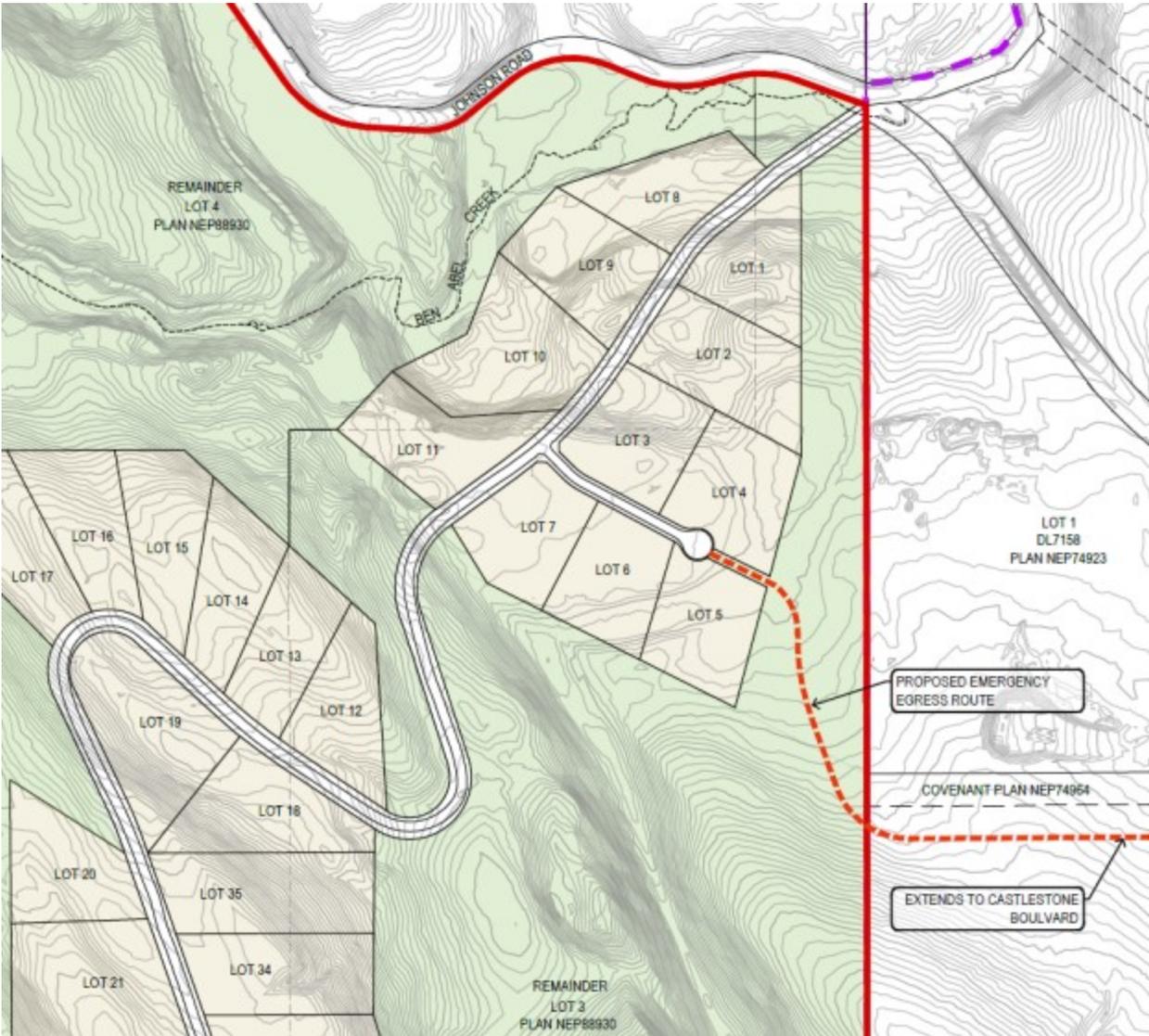
**Tracy Van de Wiel**  
**Planning Technician 2**

**Tracy Van de Wiel**

**From:** Richard Haworth [REDACTED] >  
**Sent:** Monday, June 23, 2025 1:18 PM  
**To:** Tracy Van de Wiel  
**Cc:** Susan Clovechok  
**Subject:** Goldie Creek Estates Zoning

Tracy,

As follow-up to our call and to formalize the statements we made at the May 2025 RDEK Planning Committee meeting, we are in agreement to provide an emergency access route from the subject property to CastleRock Estates as shown below, or a comparable emergency access route acceptable to the RDEK.



Thanks,  
Richard Haworth

## Tracy Van de Wiel

---

**From:** [REDACTED]  
**Sent:** Friday, June 13, 2025 4:48 PM  
**To:** Tracy Van de Wiel  
**Cc:** 'Rory Hromadnik'; 'Ellen Kelly'; 'Heinz Drews'; [REDACTED]; [REDACTED];  
'Andrea Sakamoto'; 'Larissa Dutcher'  
**Subject:** Johnston Road Invermere

Good afternoon Tracy, I received your contact information through the District of Invermere.

It's come to my attention that Grizzly Ridge Properties is proposing a 35 lot subdivision in an area west of Castlerock, Invermere.

I am concerned that they may plan to access this new development using Johnston Road. I have lived on the lower part of Johnston Road for the past 26 years.

The subdivision is administered through the RDEK I believe. The lower part of Johnston Road is under the control of and management of the District of Invermere.

Johnston Road is a poorly constructed narrow road in very close proximity to Abel Creek, a fish bearing stream. The road in it's current state is not suitable for increased traffic flow. Access to the 35 lot subdivision should not be via Johnston Road for many reasons. A quick review of users on Johnston Road below the proposed subdivision access towards town, I estimate that the density the road services will go from 15 homes to 50 homes – this represents an increased traffic load of 233% from the proposed subdivision.

Increasing traffic density has detrimental impacts on:

**User Safety:** the narrow, windy road has poor sight lines and is one lane in many locations. Safety concerns with regard to both vehicular traffic, pedestrian and bicycles are all of concern.

**Environmental Impact:** the road is literally immediate adjacent to Abel Creek, a fish bearing stream. In fact, the creek acts as the only ditchline for this road resulting in road sediment continually flowing into the creek.

Increased use will require expanded maintenance activity and enlarged sedimentation into the stream is imminent.

**Poor Road Substrate:** Johnston Road is an old traditional road not built to a standard necessary for a main public thoroughfare. Spring conditions which typically last from March through to late May annually create uneven muddy surfaces reducing the active usable road width reducing traffic flow. There are no ditches or the presence of appropriate subgrade. Upgrade improvements to Johnston Road would not make sense (and most likely could not be economical) due to the proximity of the stream in a narrow constrained area where the current road exists.

I would like to request that a separate, more suitable, long term access route is created for this area west of Castlerock. The developer holds many large tracks of land that do provide multiple options for the creation of a new access road as an alternative to Johnston Road:

1. Accessing the Westside Road to the southeast, or
2. Accessing the Pineridge area (within the DOI) to the north, or
3. Tie into the Castlerock road system to the east.

All of these options present a safer, more practicable long term road with significantly lower risks to Abel Creek.

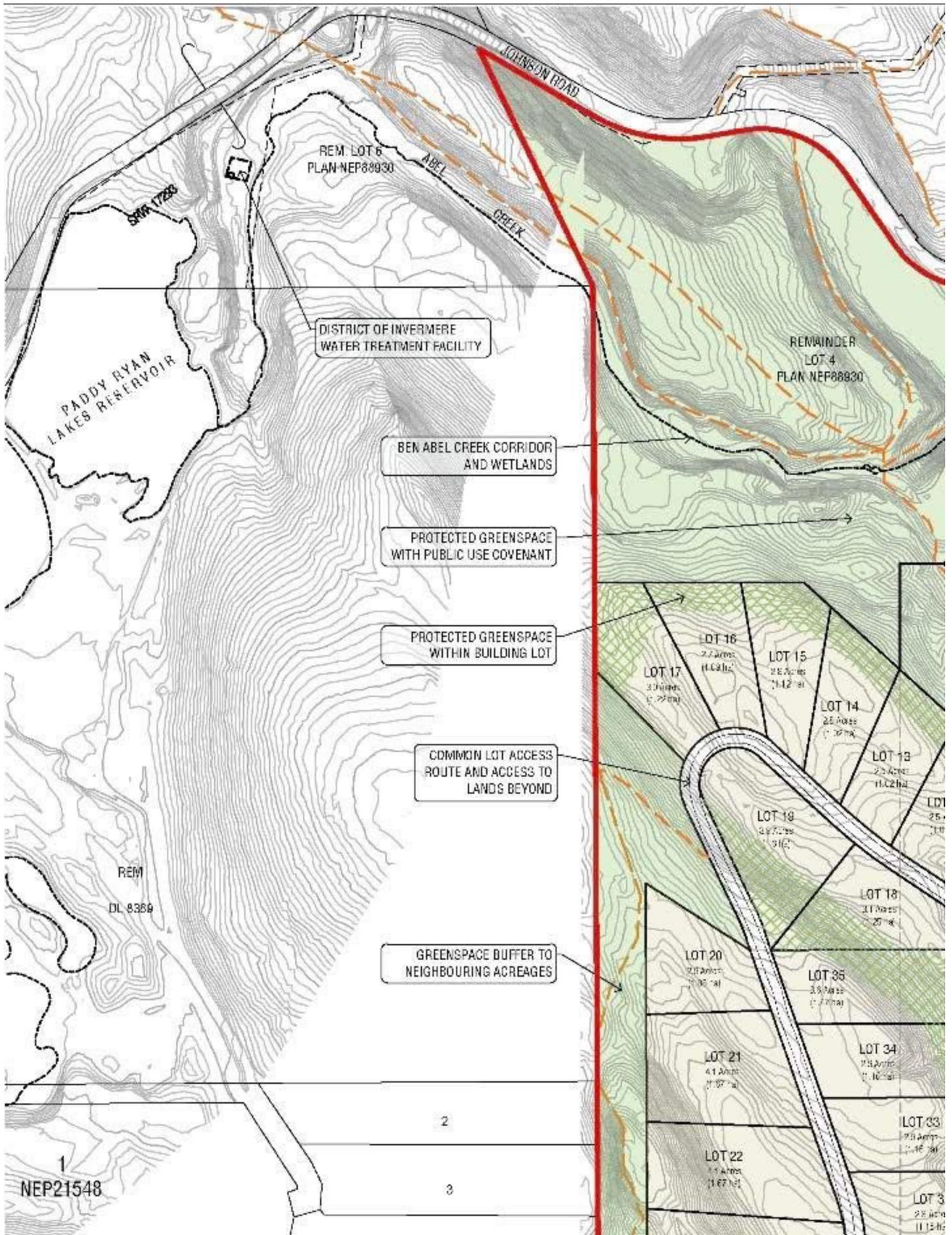
Thanks for your time. I look forward to your response. It could be that Johnston Road will not be used but this has not been indicated anywhere I have seen in the developers literature and their map does have the traffic flowing onto Johnston Road.

Greg DuBois

1630-1 Johnston Road  
Invermere



Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.



**Greg DuBois, RPF**  
President



[Redacted]

#1 1630 Johnston Rd | Invermere, BC [Redacted]

[Redacted]

Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.

PO Box 223  
926 – 7<sup>th</sup> Avenue  
Invermere, BC V0A 1K0

T: 250-342-1227

**To:** Regional District of East Kootenay ("RDEK")  
19 - 24th Avenue South  
Cranbrook, BC VIC 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**  
Name: Dave and Lori Allan  
Address: 2615 Lakeview Rise, Invermere BC [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

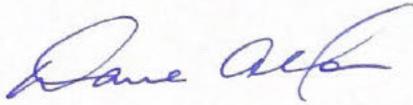
We are writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for our support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

As permanent residents of Castle Rock Estates, we look forward to the development of the Goldie Creek subdivision.

Regards,



Dave and Lori Allan



**To:** Regional District of East Kootenay ("RDEK")  
19 - 24th Avenue South  
Cranbrook, BC VIC 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**  
Name: *MYRON BECKER*  
Address: *2623 BREWER RIDGE RISE*  
*INVERMERE, BC.*  
[REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: Angela Body

Address: 4888 Wills Road, Fairmont Hot Springs, BC, [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
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7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Angela Body  
June 19, 2025

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: Richard Brost

Address: unit 23 1492 Akiskinook Rd Invermere BC [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.

Thanks for your time.

Rick

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: Joe Cissell

Address: 605-7337 Prospector Ave, Radium Hot Springs, BC

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.
10. We left Canmore due to irresponsible development and corruption. This is the type of development we support.

## Tracy Van de Wiel

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**From:** Ron Deyholos [REDACTED]  
**Sent:** Monday, June 23, 2025 6:58 AM  
**To:** Tracy Van de Wiel  
**Cc:** michelle D  
**Subject:** Support for Proposed Goldie Creek Development (Bylaws 3334 and 3335)

To: Regional District of East Kootenay (RDEK)  
Attention: Tracy Van De Wiel, Planner

From: Ron and Michele Deyholos  
Address: 4810 Hollander Creek Ridge Road Invermere, BC, [REDACTED]

Michelle and I are making this submission in support of the development application made by Grizzly Ridge Properties (GRP). We have reviewed a considerable amount of information regarding the proposed subdivision and we are in support of the proposed development for the following reasons:

-we believe there are a number of residents who would be interested in larger acreage lots within the Invermere area (particularly in a planned development); -the proposed development appears to have regard to the requirements of the Lake Windermere Official Community Plan; -the dedication of almost 60% of the lands for conservation and recreation is an appealing aspect of the development; -the retention of current trails and potential for new trails is also appealing to us; -the proposed residential development would likely mitigate wildfire risk (reduces flammable undergrowth); and -we very much like that the intention of the proposed development is to price lots so that they are accessible to local residents.

Again, this submission is in support of GRP's proposed Goldie Creek Development.

Ron Deyholos  
Michelle Deyholos

**To:**

Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
Attn: Tracy Van de Wiel, Planning Technician

**Subject:** Support for Proposed Goldie Creek Development –  
Bylaw 3334 and Bylaw 3335

**Dear Ms. Van de Wiel,**

This letter is submitted in support of the proposed Goldie Creek development under Bylaws 3334 and 3335.

The proposal represents a measured and thoughtful approach to rural residential development. With a significant portion of land designated for open space and recreational use, and attention given to maintaining environmental integrity, the plan demonstrates a balance between growth and conservation.

Consideration has also been given to infrastructure impacts and long-term land use compatibility. The integration of trail networks and preservation of natural areas provides benefits to both current and future residents.

In light of these factors, support is given for the advancement of this application.

**Sincerely,**



Constantinos Dimakis

June 23, 2025

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: R.Barrett Gervan, Kaila Hoar, Robert Nixon, Sophie Nixon

Address: 603 – 2116 Panorama Dr, Panorama, BC

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

We are all new owners, individually registered on title for a new unit in Panorama. We are collectively writing the RDEK in support this application.

We recently purchased a property in Panorama for part time use and vacation rentals. However, the properties in Goldie Creek are of great interest to us as well as the property type (small acreage near town) is exactly what we are looking for to build a vacation home for personal use. Barrett and Kaila live in Calgary are also considering moving to Invermere to raise their children there and consider these properties highly desirable.

Additionally, we support this application because Grizzly Ridge Properties has done an excellent job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The additional reasons for our support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of significant green space and trails
3. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.

4. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
5. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
6. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Sincerely,

Barrett Gervan

Kaila Hoar

Robert Nixon

Sophie Nixon

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: Lindsay Golding

Address: 2605 Lakeview Rise, Invermere, BC, [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Retention of the bulk of the existing trail system and potential for new trails to be developed.
2. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
3. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
4. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Sincerely,



Lindsay Golding

## Tracy Van de Wiel

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**From:** brent harris [REDACTED]  
**Sent:** Sunday, June 22, 2025 10:59 AM  
**To:** Tracy Van de Wiel  
**Subject:** Goldie Creek Development

To:  
Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
Attn: Tracy Van de Wiel, Planning Technician

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

I'm writing to express support for the proposed Goldie Creek development under Bylaws 3334 and 3335. This proposal reflects a thoughtful approach to growth, with a strong focus on land stewardship, housing diversity, and community benefit.

Grizzly Ridge Properties has taken meaningful steps to engage with the public - providing information, answering questions, and maintaining an open dialogue. Their transparency throughout the process has helped clarify the intent and long-term vision of this development.

Goldie Creek presents an opportunity to create large-lot housing while protecting the majority of the land as greenspace. With the majority of the area being dedicated to conservation and recreational use, including expanded access to existing trails, the plan offers a balanced and respectful approach to land use.

By protecting sensitive areas like Abel Creek and maintaining space for wildlife corridors, the proposal demonstrates a strong commitment to environmental responsibility. It also helps address the ongoing need for housing options that support long-term livability, safety, and sustainability.

Importantly, the project has been designed to minimize strain on existing infrastructure. Each lot will be independently serviced with its own water and septic systems, reducing pressure on municipal resources. Roads will meet provincial standards and support safe access for residents and emergency services alike.

This project offers a practical, well-considered solution to local housing needs while enhancing public access to nature. I encourage the RDEK to consider its many merits and support its advancement.

Sincerely,  
Brent J Harris

June 22, 2025

Sent from my iPad

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:** Name: Joshua Ho  
Address: 2611 Lakeview Rise, Invermere, BC [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

 Recoverable Signature

**X** Joshua Ho

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Joshua Ho

Signed by: trust\_85fd933a-c2af-42d5-a72e-646cd7a81f4d

## Tracy Van de Wiel

---

**From:** Mark Jakos [REDACTED]  
**Sent:** Monday, June 23, 2025 7:37 AM  
**To:** Tracy Van de Wiel  
**Subject:** Support Bylaw No 3334 - 3335 Westside

Hello Tracy,

I'm writing in support of the Bylaw Amendments No. 3334 - 3335 - Westside. The larger lots within proximity of downtown Invermere are very appealing.

The amount of land proposed as park space for hiking and biking trails would be a great benefit to the community in general. This is a gem of a property and having public access to the green spaces would be amazing.

Sincerely,

Mark Jakos  
Windermere, BC

**Tracy Van de Wiel**

---

**From:** Edward Lloyd Jones [REDACTED]  
**Sent:** Monday, June 23, 2025 7:58 PM  
**To:** Tracy Van de Wiel  
**Cc:** info@grizzlyridge.ca  
**Subject:** Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

**Dear Ms. Van de Wiel,**

This letter is submitted in support of the proposed Goldie Creek development under Bylaws 3334 and 3335.

The proposal represents a measured and thoughtful approach to rural residential development. With a significant portion of land designated for open space and recreational use, and attention given to maintaining environmental integrity, the plan demonstrates a balance between growth and conservation.

Consideration has also been given to infrastructure impacts and long-term land use compatibility. The integration of trail networks and preservation of natural areas provides benefits to both current and future residents.

My wife and I have been wanting to move to Invermere for some time now but there is simply nothing available.

In light of these factors, support is given for the advancement of this application.

**Sincerely,**

**Edward Lloyd Jones**



Date: 23-06-2025

--

Kind Regards,

**Edward Lloyd Jones, CCA, CCSC**

*President*

[REDACTED]

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name:

Jason Juell

Address:

7553 Revelstoke Avenue [REDACTED]

Radium Hot Springs, BC  
[REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support of this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek and other environmentally sensitive areas.

5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thank you for your time

Jason Juell

Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn:** Tracy Van de Wiel, Planner

June 19, 2025

**Subject:** Letter of Support – Proposed Goldie Creek Development (Bylaw 3334 & Bylaw 3335)

Dear Ms. Van de Wiel,

I am writing to express my support for the proposed Goldie Creek development and the associated Bylaw amendments 3334 and 3335. I have had the opportunity to review information made available by Grizzly Ridge Properties and have appreciated their willingness to engage with the public and transparently address questions.

In my view, this application is thoughtful in its approach and presents a development concept that aligns with both community values and responsible land use planning. My support is based on the following considerations:

- **Alignment with the Lake Windermere OCP:** The proposal adheres to the vision set out in the Official Community Plan by incorporating large tracts of protected green space and limiting density in a way that maintains the rural character of the area.
- **Conservation and Recreation Commitment:** Over half of the land base is being preserved for environmental and recreational purposes. This includes the continued use of trails and the opportunity for expanded public access in cooperation with local stewardship organizations.
- **Environmental Sensitivity:** The plan has taken care to identify and protect critical natural features, such as wildlife corridors and the Abel Creek riparian zones, ensuring ecological integrity is maintained.
- **Wildfire Mitigation Measures:** By integrating best practices for fire-smart design, including defensible space, materials selection, and interface planning, this development adds resilience to nearby communities and reduces wildfire risk overall.
- **Support for Local Housing Needs:** The development proposes larger acreages that reflect current demand, particularly from residents seeking a balance between space, nature, and accessibility to the Invermere area. These lots represent a niche that is not well served in the current housing inventory.

I believe the Goldie Creek proposal represents a responsible and well-considered addition to the community. It offers a balanced approach to growth while respecting the environmental and social context of the region. I fully support the initiative and encourage the RDEK to move forward with the approval of Bylaws 3334 and 3335.

Sincerely,  
Lianne Lang  
23 640 Upper Lakeview Road, Invermere, BC  
[REDACTED]

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: Rob Lukacs

Address: 338220 Panima Close W, Foothills, AB, [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
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6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn:** Tracy Van de Wiel, Planner –  
**EMAIL:** tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

**From:**

Name: Brooke MacGreggor

Address: 5-1070 Highway 93/95

Invermere, [REDACTED]

**Subject:** Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. I am currently looking to purchase land to build a home for my growing family. I like the location and suggested lot sizes of Goldie Creek.
2. I support Grizzly Ridge Properties and their plans.

Thanks,

Brooke MacGreggor

**Commented [BG1]:** Please fill out name and your address in Columbia Valley

**Commented [BG2]:** Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**

**From:**

Name: Rob McIntosh

Address: 30 10<sup>th</sup> Ave, Invermere, BC.

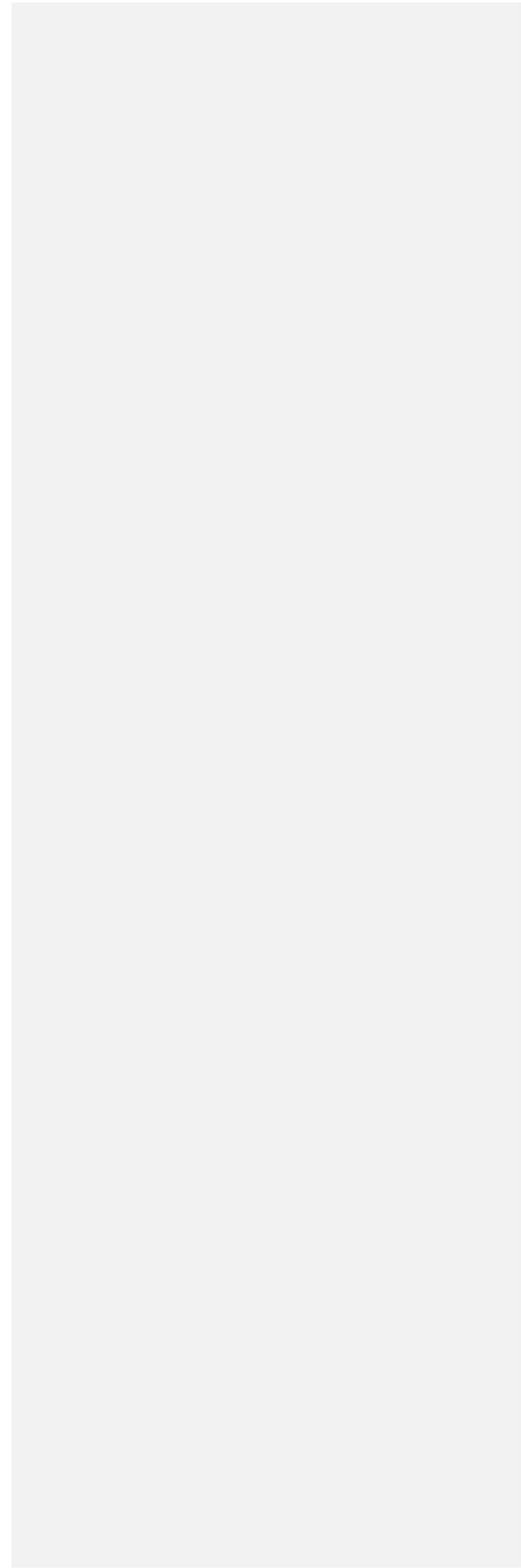
**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing in support of Grizzly Properties and the development of the following land for the following reasons:-

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
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Commented [BG1]:

8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.



**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**

**From:**

Name: Paul and Brenda McIntosh

Address: 2583 Sandstone Manor, Invermere, BC.

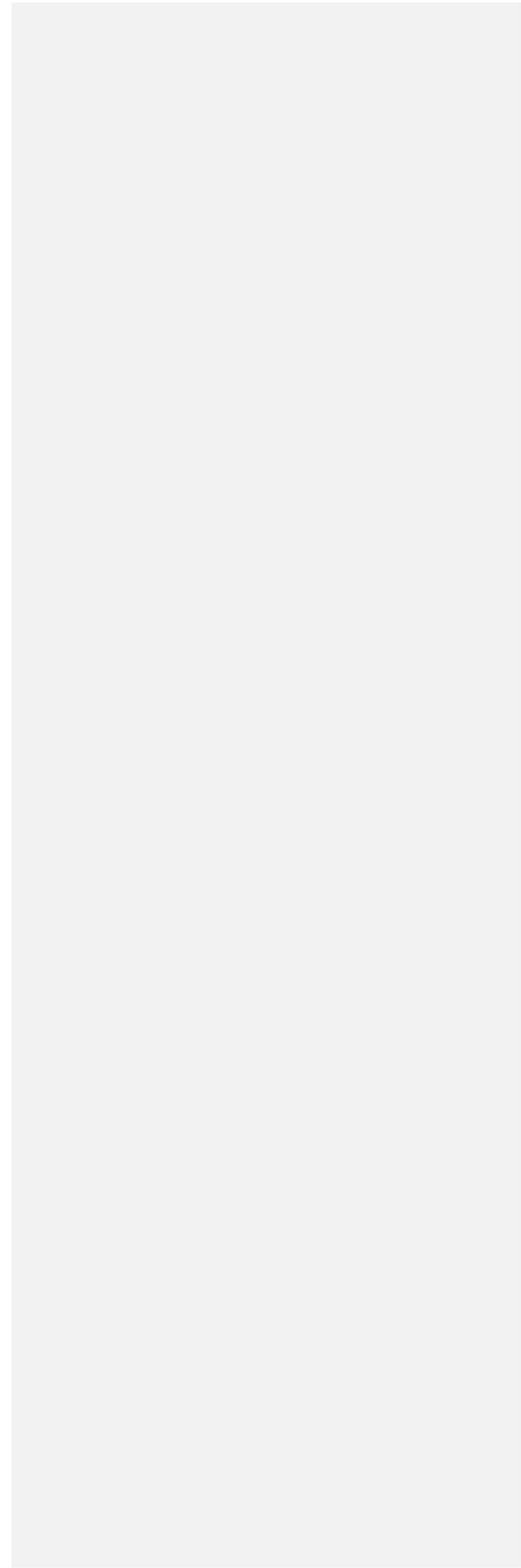
**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing in support of Grizzly Properties and the development of the following land for the following reasons:-

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
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Commented [BG1]:

8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.



**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**  
Name: Montanna McLaren

Address: 20401 Yonge Street, Holland Landing ON, [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
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9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn:** Tracy Van de Wiel, Planner –  
**EMAIL:** tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

**From:**

Name: Jackie Miller

Address: 29A Wolf Cres  
Invermere, BC



**Subject:** Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. I support Grizzly Ridge properties and what they have planned to do. I think it'll be a huge asset to the Columbia Valley and people who are currently looking for affordable lots that aren't in the middle of town.
2. Their beliefs and plans are awesome

Thanks,

Jackie Miller

**Commented [BG1]:** Please fill out name and your address in Columbia Valley

**Commented [BG2]:** Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

## Tracy Van de Wiel

---

**From:** Terence Miranda [REDACTED]  
**Sent:** Thursday, June 19, 2025 10:44 PM  
**To:** Tracy Van de Wiel  
**Subject:** Support for Goldie Creek Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

To whom it may concern,

We are a family of 4 and have been considering moving to the Windermere Valley. We are looking to build a house on a small acreage.

We came across Goldie Creek Estates and really like the size of the lots, the location, and the abundance of park space.

We are therefore in support of bylaw 3334 and 3335.

Sincerely,

Terence Miranda

Sent from my iPhone

## Tracy Van de Wiel

---

**From:** Jason Molnar [REDACTED]  
**Sent:** Monday, June 16, 2025 3:55 PM  
**To:** Tracy Van de Wiel  
**Cc:** info@grizzlyridge.ca  
**Subject:** Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

I am writing to express my support for the proposed Goldie Creek Development under Bylaw 3334 and Bylaw 3335. After reviewing the information provided by Grizzly Ridge Properties, I believe this development offers thoughtful planning that aligns with the needs and values of our community.

Several key aspects of the proposal particularly stand out:

- **Conservation and Recreation:** Over 58% of the land is being dedicated to conservation and recreation, ensuring lasting green space and natural areas.
- **Trail System Preservation:** The plan retains the existing trail system and presents potential for new trails, which will enhance public access to outdoor activities in the Columbia Valley.
- **Wildlife and Environmental Protection:** The proposal includes thoughtful protection of wildlife corridors and environmentally sensitive areas, such as Abel Creek.
- **Responsible Residential Development:** The inclusion of architectural controls and fire interface clearing efforts will help protect both new and existing developments, including the CastleRock area and the District of Invermere.
- **Lifestyle and Community Appeal:** Larger acreage lots west of the lake will meet demand for high-quality residential options with lifestyle appeal.
- **Wildfire Risk Mitigation:** The use of fire-resistant materials and community layout will reduce wildfire risk by limiting flammable undergrowth and enhancing fire breaks.
- **Housing Needs:** This project addresses the shortage of affordable, desirable housing options for locals in a well-chosen location.

Overall, I support the intentions of Grizzly Ridge Properties and commend the positive contributions they are aiming to make in the community. I encourage the RDEK to move forward with this zoning amendment.

Sincerely,

Jason Molnar  
2608 Lakeview Rise  
Invermere BC

## Tracy Van de Wiel

---

**From:** Bert Lockhart [REDACTED]  
**Sent:** Wednesday, June 18, 2025 3:01 PM  
**To:** Tracy Van de Wiel  
**Subject:** Fw: Proposed Goldie Creek Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

---

**From:** Todd Oberg [REDACTED]  
**Sent:** Saturday, June 14, 2025 6:14 PM  
**To:** tvanderwiel@rdek.bc.ca <tvanderwiel@rdek.bc.ca>; [REDACTED]  
**Subject:** Proposed Goldie Creek Development

I am writing the RDEK in support of this application. Bylaw 3334 and bylaw 3335. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application.

I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thank you  
Todd Oberg  
2625 Brewer Ridge Rise  
Invermere BC  
[REDACTED]

**June 17, 2025**

**To: Tracy Van de Wiel, Planner**

Regional District of East Kootenay ("RDEK")  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8

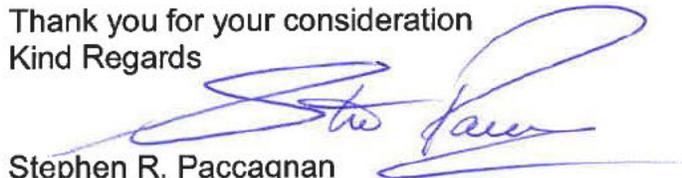
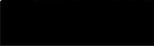
**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
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6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thank you for your consideration  
Kind Regards

  
Stephen R. Paccagnan  
2582 Sandstone Circle  
Invermere, BC  


Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.

## Tracy Van de Wiel

---

**From:** Przemyslaw Misiakiewicz [REDACTED]  
**Sent:** Saturday, June 21, 2025 2:31 PM  
**To:** Tracy Van de Wiel  
**Subject:** Support for proposed Goldie creek development bylaw 3334 and bylaw 3335

Hi

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Take Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
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Wildfire Risk Mitigation - residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

Housing Needs - desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.

9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Best regards  
Misiek

**To:** Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: Amber Purdy

Address: 979 copper point way, Invermere B.C. [REDACTED]

**Subject: Support for Proposed Goldie Creek Development Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support of this application. Grizzly Ridge Properties has done an excellent job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake. I am born and raised in Invermere, B.C. This development is exactly what my family has been looking for to build our forever home.
4. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location. I am a small business owner in Invermere, B.C and I employ a local team of individuals who are looking for affordable living options like this development.
5. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

*Amber Purdy*

## Tracy Van de Wiel

---

**From:** Brendan Reece [REDACTED]  
**Sent:** Saturday, June 21, 2025 4:45 PM  
**To:** Tracy Van de Wiel  
**Subject:** "Support for Proposed Goldie Creek Development - Bylaw 3334 and Bylaw 3335"

I cast my support for this development as a local of the Invermere area.

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn:** Tracy Van de Wiel, Planner –  
**EMAIL:** tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

**From:**

Name: Taylor Reynolds

Address: 201-7337 Prospector Ave  
Radium Hot Springs, BC



**Subject:** Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

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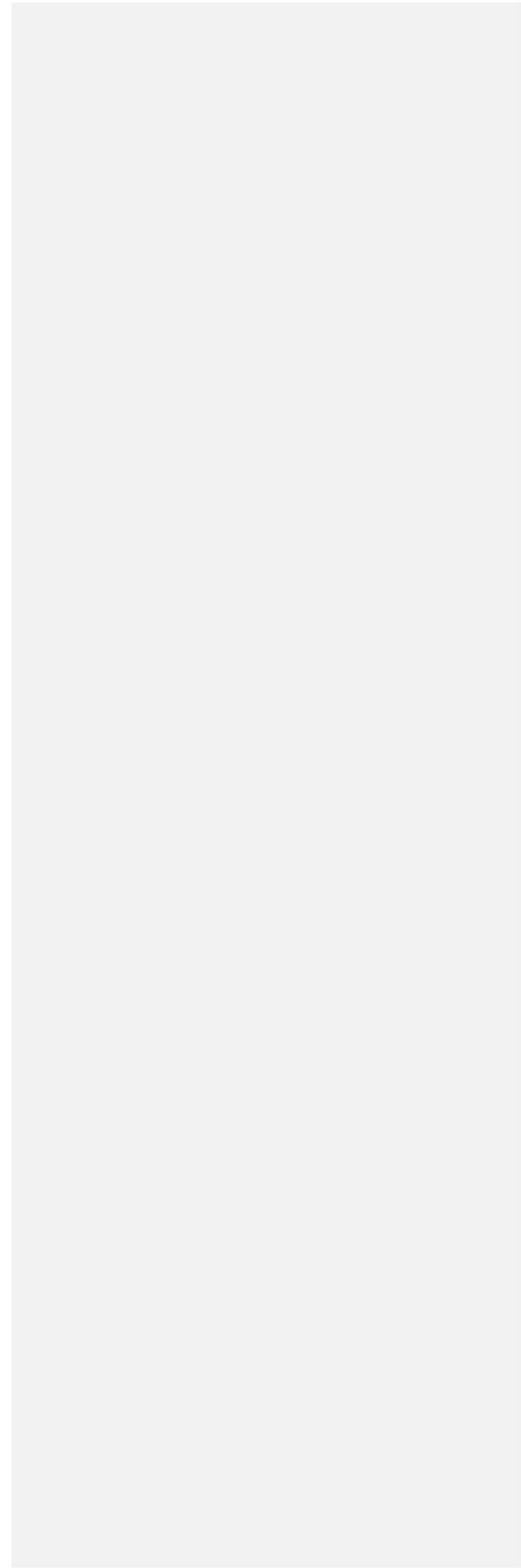
**Commented [BG1]:** Please fill out name and your address in Columbia Valley

**Commented [BG2]:** Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
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8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thanks,

Taylor Reynolds



**Tracy Van de Wiel**

---

**From:** Perry Robinson [REDACTED]  
**Sent:** Friday, June 13, 2025 4:33 PM  
**To:** Tracy Van de Wiel; info@grizzlyridge.ca  
**Subject:** Goldie Creek Estates

**To:** Regional District of East Kootenay (“RDEK”)

19 - 24th Avenue South  
Cranbrook, BC V1C 3H8

**Attn:** Tracy Van de Wiel, Planner –

**EMAIL:** tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

**From:**

Name: Perry Robinson

Address: 1824 14 ave invermere BC [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows.

Dedication of over 58% of the lands for conservation and recreation. I would like to be able to give my kids the type of upbringing that allows them to learn from the land they were raised on.

Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake. I would like to be able to remain a local instead of searching elsewhere in order to facilitate my families needs.

I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thankyou,

Perry Robinson

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner**

**From:**

Name: Mike Ross

Address: 4869 Ridge Close, Windermere, BC

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

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3. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.

Sincerely,



Mike Ross

**Commented [BG1]:** Please fill out name and your address in Columbia Valley

**Commented [BG2]:** Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**  
Name: Laurie Ruault & Darcy Seel

Address: 3419 Toby Creek Road, Invermere, BC [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application.

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4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.
7. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

## Tracy Van de Wiel

---

**From:** Christine Scott [REDACTED]  
**Sent:** Monday, June 23, 2025 2:05 PM  
**To:** Tracy Van de Wiel  
**Subject:** Fwd: Westside Public Hearing

Begin forwarded message:

**From:** Christine Scott [REDACTED]  
**Subject:** Westside Public Hearing  
**Date:** June 23, 2025 at 2:03:33 PM MDT  
**To:** tvandewiel@rdeck.bc.ca

I live on Johnston Rd. And I am in support of this development. Any chance that the road behind Pine Ridge and Westridge might be extended? Johnston Rd is in poor condition most of the time, it has tons of recreational traffic (runners, walkers, dogs, kids, bikes) that are hard to see due to blind corners, the edges of the road are falling into the creek, and the clay base makes it a rough road - closing this road to local traffic only and opening up an alternate route might be a good idea.

Christine Scott  
4091 Johnston Rd.  
Invermere, B

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**

**EMAIL: vandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:** Reece Shular and Lindsay Golding  
2605 Lakeview Rise  
Invermere, BC [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Dedication of over 58% of the lands for conservation and recreation.
2. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
3. We feel the proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
4. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
5. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
6. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in/near our community.

Thank you,

Reece Shular and Lindsay Golding

CastleRock Community Residents

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: Sonja Smith

Address: 4925 20A Street SW, Calgary, Alberta [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

*Sonja K. Smith*

Sonja K. Smith

June 18, 2025

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**  
Name: Stanley T. Smith

Address: 4897 Timber Way, Invermere BC, [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
9. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

## Tracy Van de Wiel

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**From:** Bruno Solaja <[REDACTED]>  
**Sent:** Monday, June 23, 2025 10:52 AM  
**To:** Tracy Van de Wiel; info@grizzlyridge.ca  
**Subject:** Please Support the Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

I am writing to express my strong support for the proposed Goldie Creek development as outlined in Bylaws 3334 and 3335.

My family and I have been actively searching for a home in the Invermere area for several years, but the limited availability of quality housing options has made this an increasingly difficult goal to achieve. The Goldie Creek proposal offers a thoughtful and well-planned solution to this challenge by expanding rural residential opportunities in a manner that is both sustainable and respectful of the surrounding environment.

What stands out about this development is its clear commitment to responsible growth. The plan prioritizes environmental stewardship through the preservation of significant open space and recreational areas, while also integrating natural features and trail networks that will enhance community access and enjoyment. This approach not only supports current land use goals but also aligns with long-term planning objectives that value both livability and conservation.

Additionally, the proposal demonstrates foresight in addressing infrastructure needs and ensuring compatibility with the character of the region. It strikes a commendable balance between creating much-needed housing and protecting the natural beauty that makes Invermere such a desirable place to live.

In view of these considerations, I fully support the advancement of this application and urge its approval.

Sincerely,

Bruno Solaja

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**

Name: Ilija Stankovski

Address: 121 Westridge Dr, Invermere, BC, [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Dedication of over 58% of the lands for conservation and recreation.
2. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
3. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
4. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn: Tracy Van de Wiel, Planner –**  
**EMAIL: tvandewiel@rdek.bc.ca & info@grizzlyridge.ca**

**From:**  
Name: Paulina Stankovski

Address: 121 Westridge Dr, Invermere, BC, [REDACTED]

**Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Dedication of over 58% of the lands for conservation and recreation.
2. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
3. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.
4. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

## Tracy Van de Wiel

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**From:** Grant Stapon [REDACTED]  
**Sent:** Tuesday, June 17, 2025 5:04 PM  
**To:** Tracy Van de Wiel  
**Subject:** Goldie Creek Estates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

Dear All

I have been in Timber Ridge for almost 40 years and have been a board member of the community. I very much support the Goldie Creek development sponsored by Grizzly Ridge. It will not likely have much impact on Lake Windermere and will be an asset attracting a fine populace to the valley.  
Best regards.

**Grant N. Stapon K.C., Partner**  
*National Commercial Litigation*, [REDACTED]

[REDACTED]

[REDACTED]



The contents of this message may contain confidential and/or privileged subject matter. If this message has been received in error, please contact the sender and delete all copies. If you do not wish to receive future commercial electronic messages from [REDACTED] you can unsubscribe at the following link:  
[REDACTED]

## Tracy Van de Wiel

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**From:** Andrea Steeves [REDACTED] >  
**Sent:** Saturday, June 21, 2025 11:36 AM  
**To:** info@grizzlyridge.ca; Tracy Van de Wiel  
**Subject:** Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

**To:**  
Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn:** Tracy Van de Wiel, Planner

**Date:** June 21, 2025

**Dear Ms. Van de Wiel,**

I am writing to express my support for the proposed Goldie Creek development under Bylaws 3334 and 3335. Grizzly Ridge Properties has made a sincere effort to communicate openly with the public throughout this process, offering information through digital channels and taking the time to meet with interested community members in person. Their transparency and willingness to engage has helped clarify the intent behind the project and foster confidence in their vision.

What strikes me most about this proposal is its alignment with the Lake Windermere Official Community Plan. It strikes a thoughtful balance between low-density development and the preservation of natural land. With over 58% of the property being dedicated to conservation and recreation, this development sets a positive precedent for how growth can be managed responsibly while still respecting the land and its long-term value to the community.

The proposed retention of existing trails and the opportunity to expand on the trail network - through partnerships with organizations such as Columbia Valley Greenways, the Columbia Valley Cycling Society, Toby Creek Nordic Ski Club, and Summit Trail Maker's Society - demonstrates a collaborative and future-minded approach. The protection of sensitive environmental areas, including the Abel Creek corridor, further reflects the developer's commitment to ecological integrity.

Additionally, the plan includes fire interface clearing and architectural controls that will benefit both the development and surrounding areas, including CastleRock and the District of Invermere. This proactive wildfire mitigation strategy is essential in our region and contributes to the broader safety of the community.

There is also a clear and growing demand for larger, private acreage lots on the west side of the lake - something this project addresses in a meaningful and responsible way. Beyond the lifestyle appeal, these lots offer an undersupplied housing option that is both desirable and attainable for local residents.

Ultimately, I believe this is the right project in the right place, led by the right people. Grizzly Ridge Properties has demonstrated not only a deep respect for the land but also a genuine desire to build something of lasting value for the Columbia Valley.

I fully support their efforts and encourage the RDEK to do the same.

**Sincerely,**

Andrea Steeves

2275 Kootenay Number 3 Rd

Windermere, BC [REDACTED]

Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.

Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
Attn: Tracy Van de Wiel, Planning Technician

**Subject:** Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

This letter is submitted in support of the proposed Goldie Creek development under Bylaws 3334 and 3335.

I live in Toronto and am looking at a new rural residential development to move into. I would like to be not only close to a town, but far enough away to enjoy a property that is larger than standard city lots. Currently, there are no comparable choices around Invermere that fully address my needs. The proposed Goldie Creek Development will meet my objectives in my hunt for my future home.

One selling point of the proposed development is the amount of land allocated for open space. Along with that, being close to the various recreational facilities around East Kootenay and the recreational lot that is incorporated in the proposed development, will provide us with many outdoor activities to enjoy. Having preserved natural areas and trails, delivers activities that I can't easily access today. Furthermore, from talking to the developers, they are committed to maintaining an environmentally friendly residential acreage that is attractive to my wife and me.

As a result, I would like to express my support for the prompt advancement of this application.

**Sincerely,**

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

June 22/25

## Tracy Van de Wiel

---

**From:** Jason Strauss [REDACTED]  
**Sent:** Monday, June 23, 2025 10:36 AM  
**To:** Tracy Van de Wiel; info@grizzlyridge.ca  
**Subject:** Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Sending this at the request of Chad and Andrea.

To:  
Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
Attn: Tracy Van de Wiel, Planning Technician

Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

Dear Ms. Van de Wiel,

I am writing to express my strong support for the proposed Goldie Creek development under Bylaws 3334 and 3335. This project represents a forward-thinking approach to growth—one that prioritizes environmental stewardship, housing diversity, and community well-being. As someone considering relocating to Invermere, I am encouraged by developments like this that strike a careful balance between thoughtful expansion and the preservation of the natural beauty that makes the region so desirable.

Grizzly Ridge Properties has demonstrated commendable engagement throughout the planning process, offering transparency, addressing public questions, and fostering open dialogue. Their commitment to clarity and collaboration reflects a genuine respect for community input and long-term vision.

The Goldie Creek proposal aligns with the needs of both current and future residents by providing large-lot housing while dedicating the majority of the land to greenspace, conservation, and recreational use. The protection of sensitive areas like Abel Creek and the inclusion of wildlife corridors highlight the project's environmental responsibility. Additionally, the expansion of trail access enhances public enjoyment of the area, further enriching the community.

Crucially, the development has been designed to minimize infrastructure strain, with independently serviced lots and roads meeting provincial standards. This ensures sustainability while addressing the growing demand for housing—a key factor for those, like myself, who are drawn to the area for its livability and natural appeal.

Projects like this not only meet immediate housing needs but also encourage relocation by offering a high quality of life, sustainable design, and access to nature. I urge the RDEK to recognize the many benefits of this proposal and support its advancement.

Sincerely,  
Jason Strauss  
June 22, 2025

--

Cheers,

**Jason Strauss**  
Designer & Developer



Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.



**To:** Regional District of East Kootenay (“RDEK”)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn:** Tracy Van de Wiel, Planner –  
**EMAIL:** tvandewiel@rdek.bc.ca & info@grizzlyridge.ca

**From:**

Name: Cameron Travis

Address: 201-7337 Prospector Ave  
Radium Hot Springs, BC



**Subject:** Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
2. Dedication of over 58% of the lands for conservation and recreation.
3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.

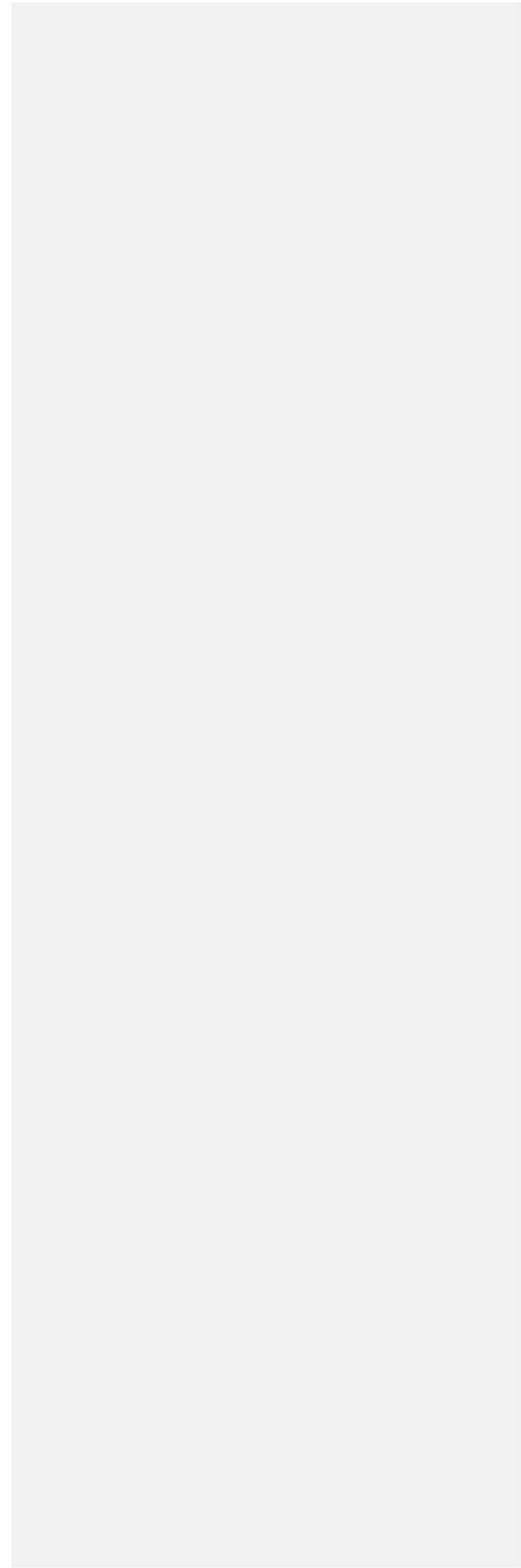
**Commented [BG1]:** Please fill out name and your address in Columbia Valley

**Commented [BG2]:** Please pick a couple of the following reasons for your support or write your own reasons. Thank you!

6. I support Grizzly Ridge Properties. I support the intentions of this developer and encourage the positive changes they are trying to make in the community.

Thanks,

Cameron Travis



## Tracy Van de Wiel

---

**From:** Leif Undseth [REDACTED] >  
**Sent:** Monday, June 23, 2025 7:39 AM  
**To:** Tracy Van de Wiel  
**Cc:** info@grizzlyridge.ca  
**Subject:** Goldie Creek Development - Support

To Whom It May Concern,

I'm writing in support of the Goldie Creek Development.

I believe there's a real need for more housing in and around Invermere, and from what I've seen, this project looks like a good step forward and approaches that goal in the right way.

What stands out to me is that this development doesn't try to force high-density buildings into areas that don't make sense. It seems to respect the natural setting and the existing community, rather than just packing in as many units as possible. That kind of thoughtful planning matters, especially in a place like Invermere where people value nature and space. While keeping density out of the areas that long term residents have called home for so long.

Another thing I appreciate is that the developers are planning to build their own access roads and maintain trails within the project. That helps avoid putting extra strain on town infrastructure and keeps things flowing for everyone. It also shows they're thinking about the long-term impact, not just the short-term build. Including the fact they have provided access to many of these trails for years to the public to enjoy the space when it was just open forest.

I also think it's important that the people behind the project have an understanding and familiarity in the valley. They understand the area—not just in peak summer when it's busy, but in the quieter months too. That kind of local knowledge goes a long way when it comes to making the right choices for a project like this. It is also very much preferred to any alternative developer who may come in and

If there is proper follow through to the plans laid out in the proposal I think this could be a really positive addition to the community.

Thank you for your time and consideration!

Regards,

Leif Undseth

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Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
**Attn:** Tracy Van de Wiel, Planner  
**Email:** vandewiel@rdek.bc.ca & info@grizzlyridge.ca

**Subject:** Letter of Support – Goldie Creek Estates Development (Bylaw 3334 & Bylaw 3335)

Dear Ms. Van de Wiel,

On behalf of the Columbia Valley Greenways Trail Alliance Board of Directors, we are pleased to provide this letter in support of the proposed Goldie Creek Estates development and associated zoning and OCP amendments under Bylaws 3334 and 3335.

As an organization dedicated to the planning, development, and preservation of non-motorized trail networks and recreational green spaces throughout the Columbia Valley, we are encouraged by the approach Grizzly Ridge Properties has taken with this proposal. We have been engaged in early dialogue regarding trail connectivity, environmental stewardship, and public access, and we appreciate the open and constructive communication from the project proponents.

The following aspects of the proposal are particularly aligned with our mission:

- **Protection and Enhancement of Trail Systems:** The Goldie Creek plan incorporates the preservation of existing informal trail routes and presents opportunities to formalize and expand trail access in the area. The developer has expressed a willingness to work with local trail stewardship groups, including Greenways, to ensure connectivity and sustainable use of the lands.
- **Commitment to Public Access and Conservation:** With over 58% of the property being dedicated to green space and recreation, this development provides long-term public benefit and strengthens the community's access to nature. Such large-scale conservation within a private development is both commendable and rare.
- **Collaborative Approach to Land Use:** The willingness of the developer to consult with local non-profits and incorporate feedback into the land use vision is a positive example of inclusive planning. Their openness to formalizing trail easements and maintaining environmental corridors supports our collective efforts to balance recreation with ecosystem health.

We believe this development strikes an effective balance between responsible growth and ecological preservation. It supports broader goals for outdoor recreation, healthy living, and connected communities throughout the Columbia Valley.

For these reasons, we respectfully offer our support for Bylaws 3334 and 3335 and encourage the RDEK to approve the proposed amendments.

Sincerely,

**Lyle Wilson, Chair and the Board of Directors - Columbia Valley Greenways Trail Alliance**

## Tracy Van de Wiel

---

**From:** ben wright [REDACTED]  
**Sent:** Thursday, June 19, 2025 8:58 PM  
**To:** Tracy Van de Wiel  
**Cc:** Heather Waterous  
**Subject:** Letter of support for proposed Goldie Creek Development - Bylaw 3334 and Bylaw 3335

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

Hello,

I am writing to the RDEK in support of this application for Grizzly Ridge Properties, I feel Grizzly Ridge Properties have shared sufficient information to the community outlining their intentions both in person and electronically with regards to this development.

I have listed below the reasons I support this application.

- Proposed development meets the requirements of the lake Windermere official community plan, and plans to provide some more affordable acreage lots for local families.
- Proposed dedication of green spaces for recreation and conservation.
- Planned retention of existing multi-use trails that the Invermere community relies upon heavily for recreation. Given how many of the trails in the Columbia valley are on unsanctioned crown land or cross private land, this is a huge win for the community as a whole. Recreation is a key draw to our area.
- Proposed plan with 58% of lands dedicated to green space ensures protection of valuable and declining wildlife corridors, specifically the Abel creek riparian area.
- Residential development of the lands with proposed architectural controls will limit the available fuels for wildfires, this will help protect the existing communities of castle rock and Invermere.
- Proposed architectural controls would allow buyers to build a home that fits their lifestyle; maintaining property values while also allowing for more freedom to build to individual needs and preferences.

My partner and I have lived in Invermere for years and have been looking for an opportunity to build a long-term home for our family on a small acreage. We are also avid mountain bikers and runners. This proposal would not only provide lots in the ideal location, but grizzly ridge properties also shares our core values of preserving recreational access and protecting ecological areas for generations to come.

Kind regards,

Ben Wright & Heather Waterous

Sent from [Outlook for iOS](#)

## Tracy Van de Wiel

---

**From:** Owen Yarocki [REDACTED]  
**Sent:** Friday, June 13, 2025 4:25 PM  
**To:** info@grizzlyridge.ca; Tracy Van de Wiel  
**Subject:** Goldie creek estates

### **Subject: Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

I am writing the RDEK in support this application. Grizzly Ridge Properties has done a sufficient job in sharing information on their proposed subdivision both through electronic communication and making themselves available in person to understand the intent of the application. The reasons for my support are as follows:

- 1. Proposed development meets with requirements of the Lake Windermere Official Community Plan, providing considerable public open space and limited number of desirable lots.
  
- 2. Dedication of over 58% of the lands for conservation and recreation.
  
- 3. Retention of the bulk of the existing trail system and potential for new trails to be developed. Working with registered societies promoting access to recreation lands in the Columbia Valley.
  
- 4. Proposed development plan ensures protection of wildlife corridors, Abel Creek environmentally sensitive areas.
  
- 5. Residential development in addition to intended architectural controls will ensure that fire interface clearing will be undertaken to protect adjacent CastleRock development and District of Invermere.
  
- 6. Lifestyle appeal and desire for larger acreage lots within the Invermere area, specifically on the West side of the lake.

- 7. Wildfire Risk Mitigation – residential communities reduce the fuel of highly flammable undergrowth. Smart use of fire-resistant materials integrated with acreage communities provide better fire breaks and resistance to wildfires.
- 8. Housing Needs – desirable product, affordable options for locals, this is an undersupplied product offering in the market, located in the right location.

\*I believe in the Goldie creek estates project so local families can stay local and be able to enjoy their own little piece of heaven

- 

Get [Outlook for iOS](#)

From the Desk of:

Tim Young

Personal information has been withheld in accordance with section 22(1) of the *Freedom of Information and Protection of Privacy Act*.

Regional District of East Kootenay (RDEK)  
19 - 24th Avenue South  
Cranbrook, BC V1C 3H8  
Attn: Tracy Van de Wiel, Planning Technician

**Support for Proposed Goldie Creek Development – Bylaw 3334 and Bylaw 3335**

Dear Ms. Van de Wiel,

This letter is submitted in support of the proposed Goldie Creek development under Bylaws 3334 and 3335.

As a frequent traveler in the area, this proposal represents a measured and thoughtful approach to rural residential development. With a significant portion of land designated for open space and recreational use, and attention given to maintaining environmental integrity, the plan demonstrates a balance between growth and conservation.

Consideration has also been given to infrastructure impacts and long-term land use compatibility. The integration of trail networks and preservation of natural areas provides benefits to both current and future residents.

In light of these factors, support is given for the advancement of this application.

Sincerely,

*Tim Young*

Tim Young  
June 23, 2025

## REGIONAL DISTRICT OF EAST KOOTENAY

### BYLAW NO. 3334

A bylaw to amend Bylaw No. 2929 cited as “Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019.”

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WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2929;

AND WHEREAS the Board deems it desirable to make this amendment as aforementioned;

NOW THEREFORE, the Board of the Regional District of East Kootenay in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 15, 2024 (Westside / 1129759 Alberta Ltd).”
2. The designation of parts of Lot 3 and Lot 4, District Lot 4596, Kootenay District Plan NEP88930, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, are amended from RR, Rural Resource and WP, Watershed Protection, to SH, Small Holdings, OSRT, Open Space Recreation and Trails, and WP, Watershed Protection.
3. Schedule A – Section 4.3 (5) be is amended by repealing the Background section and subsections (a) and (b) and substituting the following:

#### **(5) Westside**

##### **Background**

During the planning process, options for limited development of the lands shown in Figure 6 were proposed, which resulted in public opposition to the potential development of the lands. Public opposition was primarily based on a desire to see mountain goat habitat protected, leaving wildlife corridors undeveloped and discouraging development in grassland ecosystems. At the time, zoning of the lands was primarily A-1, Rural Resource Zone, which has a minimum *parcel* size of 60 ha and provides for a wide range of uses including resource extraction such as forest harvesting, sawmill, and sand and gravel extraction.

During OCP development, a cap of 188 residential dwelling units was established for the lands. In 2024, in conjunction with consideration of a bylaw amendment application for the most southerly lands, the density cap has been reduced from 188 dwelling units to 125 dwelling units. In order to realize further environmental protections and secure the types of community benefits that the public desires on these private lands, the RDEK will consider using tools such as development agreements, zoning approvals and development permits. The following revised policies are meant to inform further rezoning processes and development agreements for the lands if the lands are developed within the RDEK and are designed to provide environmental protections, community amenities and significant contiguous open space.

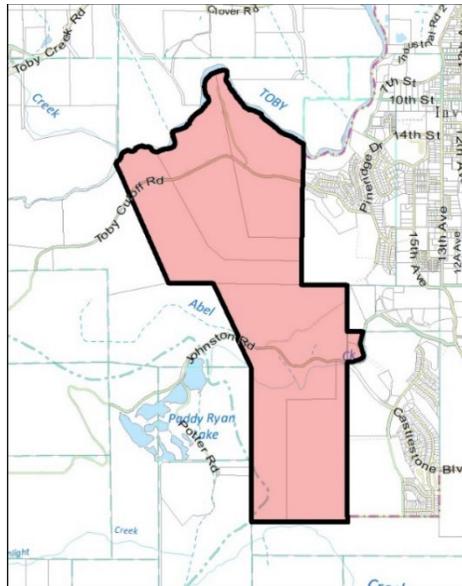


Figure 6

- (a) The northerly three parcels shown in Figure 6 are supported for annexation into the District of Invermere.
- (b) If the lands shown in Figure 6 are proposed for development within the RDEK, the application must demonstrate how it will achieve the following:
  - (i) A cap of 125 dwelling units be applied to the entirety of the lands;
  - (ii) The Toby Creek escarpment is an important environmentally sensitive area with significant wildlife connectivity and habitat values, including mountain goat habitat. Permanent protection of the environmentally sensitive area along the Toby Creek escarpment to maintain ecosystem connectivity by way of restrictive covenant or other instrument acceptable to the RDEK is a required condition of development. A qualified environmental professional may be used to verify the extent of the environmentally sensitive area.
  - (iii) A report from a qualified professional to determine potential development impacts on the present and future use of Paddy Ryan Lakes reservoir area may be required if requested by the District of Invermere.
  - (iv) Retention of open space and trail network for public use is required and it must be demonstrated how the natural character of the open space network will be preserved and maintained for trail users. Trails must be protected for public use in perpetuity using a restrictive covenant, statutory right-of-way, transfer of ownership to the District of Invermere or the RDEK, or another legal instrument amenable to the RDEK.
  - (v) Application of the following Conservation Subdivision Design principles to provide conventional development densities while retaining a network of contiguous undeveloped open space for wildlife, recreation and potential future expansion of the District of Invermere:
    - A. Retaining approximately 60% of the total area of the lands shown in Figure 6 as undeveloped space and not subdivided is preferred;
    - B. The area designated as undeveloped open space should not be subdivided, should contain the highest value wildlife habitat and most significant trails established on the parent parcels;
    - C. Cluster development parcels;

- D. Minimize the construction of new roads by utilizing existing roads and disturbed areas as much as possible;
- E. The number of parcels in development clusters should be approximately the same as the number of parcels that would be provided on the parent parcel through a conventional rural subdivision. This is achieved by permitting smaller parcels in development clusters; and
- F. To achieve higher densities in the development clusters, provision of community sewer and water services may be required.

READ A FIRST TIME the 9<sup>th</sup> day of May, 2024.

READ A SECOND TIME the 9<sup>th</sup> day of May, 2024.

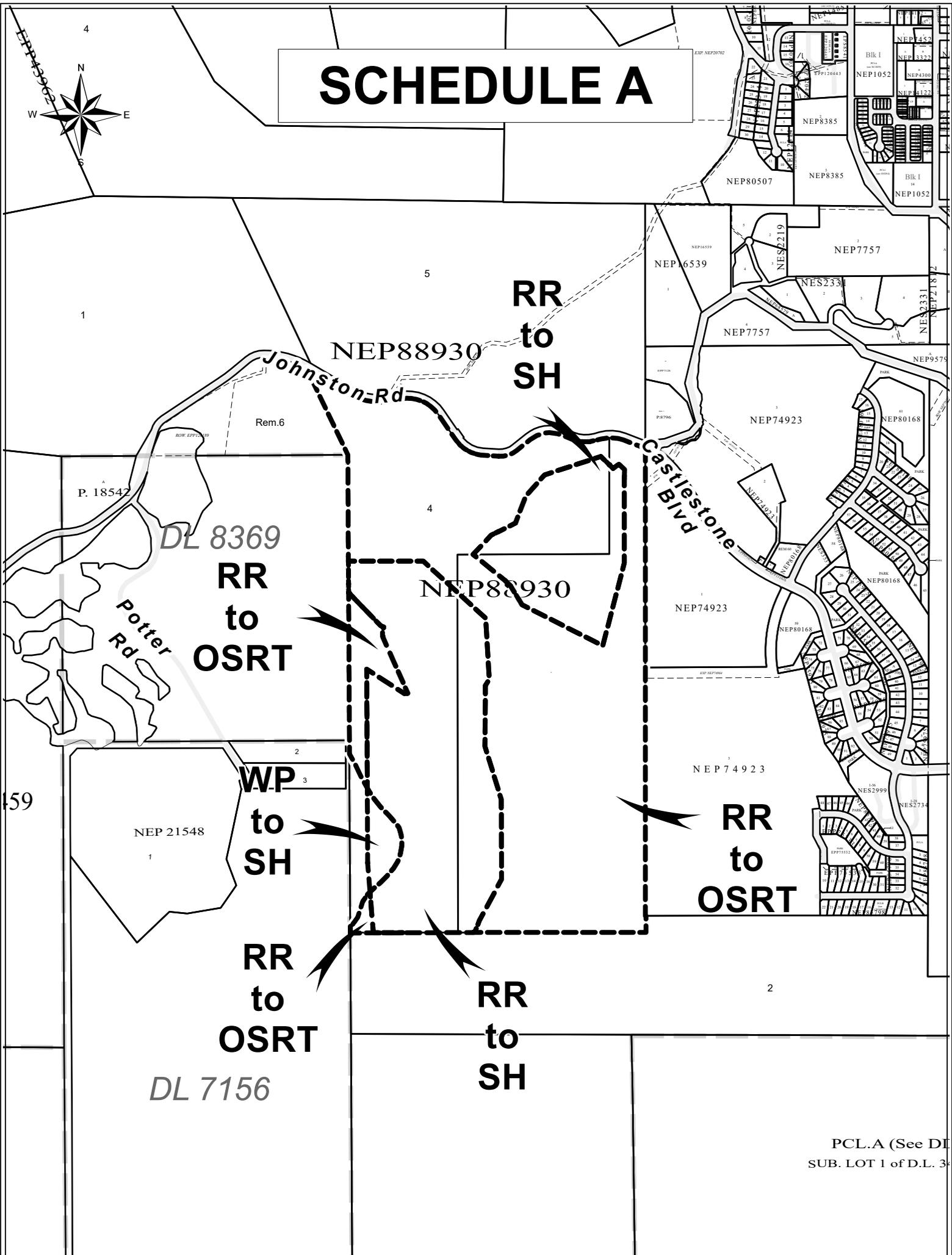
READ A THIRD TIME the     day of                     , 2025.

ADOPTED the     day of                     , 2025.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

# SCHEDULE A



This is Schedule A referred to in Bylaw No. 3334 cited as  
 "Regional District of East Kootenay – Lake Windermere Official  
 Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw  
 No. 15, 2024 (Westside / 1129759 Alberta Ltd)."

**DL 347**

Chair \_\_\_\_\_

Corporate Officer \_\_\_\_\_

Date \_\_\_\_\_



## **Request for Decision Bylaw Amendment Application**

File No: P 724 525  
Reference: Bylaw Nos. 3334 & 3335  
Date: April 25, 2025

**Subject:** Bylaw No. 3334 & Bylaw No. 3335 (Westside / 1129759 Alberta Ltd)  
**Applicant:** 1129759 Alberta Ltd  
**Agent:** Richard Haworth  
**Location:** Johnson Road west of the District of Invermere  
**Legal:** Lot 3 and Lot 4, District Lot 4596, Kootenay District, Plan NEP88930  
(PIDs: 027-903-087 & 027-903-079)

**Proposal:** To amend the OCP and zone designations of the properties to accommodate residential development (35 lots proposed) and to create a conservation / recreation parcel.

**Development Agreement:** The applicant has offered to register a development agreement covenant which will commit them to the following:

- a) Development of the lands shall be substantially in accordance with the lot layout, building envelopes and road configuration as shown on the site plan submitted with the application.
- b) No building or fencing will be permitted within the natural area of each residential lot lying outside of the building envelope.
- c) No residential subdivision shall be permitted unless/until the conservation / recreation lands are also created as a separate parcel and unless/until that parcel is either dedicated as Park and transferred to the RDEK (it would be an unmaintained / unserviced park) or until a Statutory Right of Way (SRW) has been registered over the parcel to permit public access over and upon it for use of the recreational trails.\*
- d) A restrictive covenant to limit each phase of development to no more than 15 lots, and to complete an assessment of any new wells drilled for each new phase to confirm there is no effect on neighbouring wells nor the overall water table. This assessment will include investigations into the impact of the previous water well construction and testing program, including the cumulative effect on the aquifer, and determination of the zone of influence of pumping using groundwater wells situated away from the owner's well. The hydrological assessments must be completed in accordance with guidance provided by a qualified professional.

\* For additional clarity, the items in section 'c)' could occur as part of a subdivision approval process. The subdivision could register the conservation / recreation parcel and dedicate it to the RDEK as unmaintained Park, and during the same registration process, a SRW to allow public access could be registered).

**Options:**

1. THAT Bylaw No. 3334 cited as "Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 15, 2024 (Westside / 1129759 Alberta Ltd)" be introduced and further, that the Board is satisfied that the OCP consultation identified in the staff report is appropriate.

2. THAT Bylaw No. 3335 cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 16, 2024 (Westside / 1129759 Alberta Ltd)” be introduced and further, that a development agreement containing the item identified in the April 25, 2025 staff report be registered on title prior to bylaw adoption.
3. THAT Bylaw No. 3334 cited as “Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 15, 2024 (Westside / 1129759 Alberta Ltd)” not proceed.
4. THAT Bylaw No. 3335 cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 16, 2024 (Westside / 1129759 Alberta Ltd)” not proceed.

**Recommendation: Options 3 & 4**

While the proposal may address some of the OCP policies (creation of 50% open space, delineation and protection of many existing trails, and building envelopes to minimize disturbance); the proposal also represents a continuation of historical rural development patterns which have created vehicle reliant neighbourhoods and negative pressures on wildlife populations, diverse ecosystems and contiguous habitat. This type of development cannot be considered ‘infill’ which are generally smaller lots that are serviced with community water and sewer and in proximity to public transit, grocery stores, schools and other services.

While the development agreement offers an opportunity to maintain or enhance the recreational trail network and conserve environmental values, the proposal to transfer the conservation / recreation lands to the RDEK would require consideration of the ongoing ability to manage and fund the lands for recreation and conservation purposes. For example, the applicant identifies that the existing trail network includes trails that could be considered an on-going liability for the RDEK due to their difficult or black diamond trail rating classification.

Staff Note: Under new legislative requirements around Development and Amenity Cost Charges (DCCs and ACCs) voluntary amenity contributions are no longer suggested to applicants by the RDEK as a mitigation tool, therefore none are offered as part of this development application.

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**Property Information**

**Current OCP Designations:**

Most of the property is RR, Rural Resource, which supports agricultural, rural residential and rural resource land uses with parcel sizes 8.0 ha and larger. The RR designation also recognizes the use of these lands for public utility use, resource extraction, green space and recreation.

Approximately 9.4 acres in the southwest corner is WP, Watershed Protection, which identifies lands that are part of an existing or potential community watershed and that require protection from development that

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**Property  
Information  
cont'd:**

could impair the quality of the domestic water supply obtainable from the watershed.

**Proposed OCP Designations:**

SH, Small Holdings, which supports low density residential development with minimum parcel sizes in the range of 0.2 ha to 2.0 ha.

OSRT, Open Space, Recreation & Trails, which supports greenspaces, recreational amenities, agricultural use, local, regional and provincial parks and other protected areas, such as wildlife corridors, wetlands and riparian areas.

**General OCP Policies Related to Residential Development:**

- A mix of residential densities is supported within the plan area.
- Development of new residential areas should include internal non-motorized trails and identify connections with existing trail networks. Where existing trail networks are not yet established, connectivity with parks, open space, recreational amenities and commercial services should be demonstrated.
- Bylaw amendment applications for residential development should address the following:
  - (a) compatibility of the proposed development with surrounding land uses, parcel sizes, local rural character and lifestyle;
  - (b) access to the development and proposed internal road networks;
  - (c) demonstrate the use of Conservation Subdivision Design principles where appropriate, such as:
    - (i) identifying and establishing buffers from features such as riparian areas, wetlands, Class 1 ungulate winter range, wildlife corridors, wildlife habitat areas, natural hazard areas, woodlands and agricultural land;
    - (ii) clustering development into nodes of smaller lots in order to preserve larger contiguous environmentally sensitive areas and agricultural zones; and
    - (iii) utilizing compact neighbourhood design with dwelling units built in close proximity to each other to minimize the overall development footprint and required infrastructure.
  - (d) integrate FireSmart principles.
- Development is encouraged to recognize and integrate opportunities to retain and maximize the viewscales.

**Policies Related to the Subject Lands specifically:**

- A development proposal for the lands shown in Figure 6 [which includes the subject lands] must demonstrate how it will achieve the following:
  - (a) A cap of 188 dwelling units be applied to the entirety of the lands;
  - (b) The Toby Creek escarpment is an important environmentally sensitive area with significant wildlife connectivity and habitat

**Property  
Information  
cont'd:**

values, including mountain goat habitat. Permanent protection of the environmentally sensitive area along the Toby Creek escarpment in order to maintain ecosystem connectivity by way of Sec. 219 covenant or other instrument acceptable to the RDEK is a required condition of development. A qualified environmental professional may be used to verify the extent of the environmentally sensitive area;

- (c) A report from a qualified professional to determine potential development impacts on the present and future use of Paddy Ryan Lakes reservoir area if requested by the District of Invermere;
- (d) Voluntary community amenity contributions are not a requirement of rezoning but will be negotiated with the developer at time of rezoning in order to reduce the impact of new development on amenities and services. Voluntary community amenity contributions will be negotiated for:
  - (i) Mitigating development impacts on the District of Invermere's road network, services and amenities; and
  - (ii) Mitigating development impacts on recreational services and amenities within the RDEK.
- (e) Retention of an open space and trail network for public use is required and it must be demonstrated how the natural character of the open space network will be preserved and maintained for trail users. Trails must be protected for public use in perpetuity through the use of a Sec. 219 Covenant, statutory right-of-way, transfer of ownership to the District of Invermere or another legal instrument amenable to the RDEK.
- Application of the following Conservation Subdivision Design principles in order to provide conventional development densities while retaining a network of contiguous undeveloped open space for wildlife, recreation and potential future expansion of the District of Invermere:
  - (a) Retaining approximately 50% of the total area of the lands shown in Figure 6 as undeveloped space and not parcelized is preferred.
  - (b) The area designated as undeveloped open space should not be parcelized, contain the highest value wildlife habitat and most significant existing trails found on the parent parcel;
  - (c) Cluster development parcels;
  - (d) Minimize the construction of new roads by utilizing existing roads and disturbed area as much as possible;
  - (e) The number of parcels in development clusters should be approximately the same as the number of parcels that would be provided on the parent parcel through a conventional rural subdivision. This is achieved by permitting smaller parcels in development clusters than would be provided in a conventional rural subdivision; and
  - (f) To achieve higher densities in the development clusters, provision of community sewer and water services may be required.

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**Property Information cont'd:**

**Current Zoning:**  
A-1, Rural Resource  
W-1, Watershed Protection

**Proposed Zoning:**  
Development nodes: SH-2, Small Holding Semi-Rural Zone  
Conservation / recreation nodes: P-2, Parks and Open Space Zone  
W-1, Watershed Protection zoned area is not proposed for any changes

**Parcel Sizes:**  
Lot 3: 60.0 ha (148.3 ac)  
Lot 4: 60.1 ha (148.5 ac)

**Density:**  
Existing: The parcels are currently vacant.  
Proposed: The proposal is for 35 residential acreage lots ranging in area from 1.0 ha – 1.8 ha (2.47 ac – 4.45 ac), plus one conservation / recreation lot. Each residential parcel is permitted one single family dwelling. A secondary suite is a permitted accessory use.  
Potential: If the residential acreages were developed at the 1.0 ha minimum size permitted by the proposed zone, there could be approximately 39 acreage lots (which does not account for topography, roads, or creek corridors). The applicant states that when all the actual site factors are considered, the conceptual plan submitted reflects the approximate maximum density.

**ALR Status:** Not within the ALR

**Interface Fire Hazard Rating:** Ranging from moderate to high, not within a fire protection area

**BC Assessment:** Managed Forest (vacant)

**Water and Sewer Services:** Individual onsite servicing is proposed.

**Professional Studies:**

None

**Additional Information:**

- The development land represents approximately 37.2% of the total land area. The concept plan shows that approximately 80.9 ha (58.9% of the total land area) will be conservation / recreation lands. Building envelopes are proposed to limit the development area on each residential lot (which protects an additional 6.3% of the land from building development and fencing).
- The application states that the recreational trails on this property are advanced (black diamond or double-black diamond) and although not all existing trails will remain, most will be retained, and some new ones are intended to be built by the applicant. The applicant states that the trails in this area do not receive the heavy use that others to the north have.

**Additional  
Information  
Cont'd:**

- The applicant identifies that there are steep slopes and an old gravel pit on the property. There are also areas of environmental significance such as wetlands, grasslands, areas with potential for old growth forest and wildlife connectivity corridors. Many of the environmentally sensitive areas are proposed to remain free from development as per the proposed site plan, and a development permit application for environmental sensitivities will be required prior to subdivision which is when protection of these areas can be further refined.
- Natural hazards will be addressed by the Ministry of Transportation and Transit during the subdivision application review stage, which follows rezoning.
- The property owner has completed some wildfire mitigation work within the proposed development nodes.
- The application states that the development will utilize existing roads. The roadway within the development was constructed several years ago and did not require MOTT approvals. The road did require an application to the RDEK for a development permit for environmental sensitivities (ESA DP), however no application was made. An ESA DP will be required for the proposed development and the application will be required to include details about the previously constructed internal access road.
- The applicant has offered that the conservation / recreation lands be dedicated as Park and transferred to the RDEK at the time of subdivision. The RDEK is currently determining if a 'Park' owned by the RDEK can remain unmaintained wild land where there are trails available for use by the public. The RDEK has requested legal advice on implications, liabilities and benefits. Will offered as a development agreement commitment, to date, the future ownership / management method for the proposed conservation / recreation land remains undetermined.

**Consultation:**

Section 475 of the *Local Government Act* requires that local government consider the depth and breadth of consultation to be undertaken with persons or organizations that it considers may be affected by the proposed OCP amendment. Consultation completed to date for this amendment includes referral of the bylaw to the following organizations. In addition, there will be opportunity for discussion with the public prior to the commencement of the public hearing.

**APC Areas F & G:** Refusal recommended. Concerns include road access (one way in and out), wildfire hazard, and urban sprawl. Also, badgers have been seen in this area and the development proposed is not the type of housing needed.

**Referral Agencies:**

- **Interior Health Authority:** See attached letter.

**Consultation -  
cont'd:**

- **Ministry of Transportation & Transit:** No concerns with this bylaw referral. The Ministry will comment when a subdivision application is submitted.
- **Environment:** Any works in and about a stream will be subject to the *Water Sustainability Act*.
- **Ktunaxa Nation Council:** An AOA (Archaeological Overview Assessment) for the property and a covenant to ensure completion of an assessment of any new wells drilled for each new phase to confirm there is no effect on neighbouring wells nor the overall water table was requested. Also, concerns were expressed about septic systems affecting surface water quality. (The concerns expressed by the Ktunaxa have been addressed. An AOA was completed in 2009 and the RDEK will advise the MOTT during the subdivision application process that an AIA (Archaeological Impact Assessment) should be considered prior to any subsurface disturbance within the three areas found as having moderate to high archaeological potential).
- **ʔAkisq̓nuk First Nation:** No comments to date
- **Shuswap Band:** Not supported - See attached letter and 'Issue Tracker' which outline the Band's concerns and the proponent's responses. The Shuswap Band requested deferral of a decision until after a government-to-government meeting between the Shuswap Band and the RDEK. The application was deferred as requested however the application was not added to the meeting agenda and therefore no further discussions have occurred.
- **School District No. 6:** No comments to date
- **District of Invermere:** Concerns about the current quality of road access including culverts and what maintenance and level of service will be ensured due to more usage on Johnson Road.
- **Telus:** No comments to date

**Documents  
Attached:**

- Bylaws
- Location Map
- Land Use Map
- Aerial Photo
- OCP Designation Map
- Zoning Map
- Excerpts from the application, including numerous maps
- IHA Referral Response
- Shuswap Band Referral Response
- Shuswap Band Issue Tracker

**RDEK  
Contact:**

Tracy Van de Wiel, Planning Technician 2  
Phone: 250-489-0311  
Email: [tvandewiel@rdek.bc.ca](mailto:tvandewiel@rdek.bc.ca)

**REGIONAL DISTRICT OF EAST KOOTENAY**

**BYLAW NO. 3335**

A bylaw to amend Bylaw No. 3255 cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023.”

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WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 3255;

AND WHEREAS the Board deems it desirable to make this amendment as aforementioned;

NOW THEREFORE, the Board of the Regional District of East Kootenay in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 16, 2024 (Westside / 1129759 Alberta Ltd).”
2. The designation of parts of Lot 3 and Lot 4, District Lot 4596, Kootenay District, Plan NEP88930, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, are amended from A-1, Rural Resource Zone to SH-2, Small Holding Semi-Rural Zone and P-2, Parks and Open Space Zone.

READ A FIRST TIME the 9<sup>th</sup> day of May, 2025.

READ A SECOND TIME the 9<sup>th</sup> day of May, 2025.

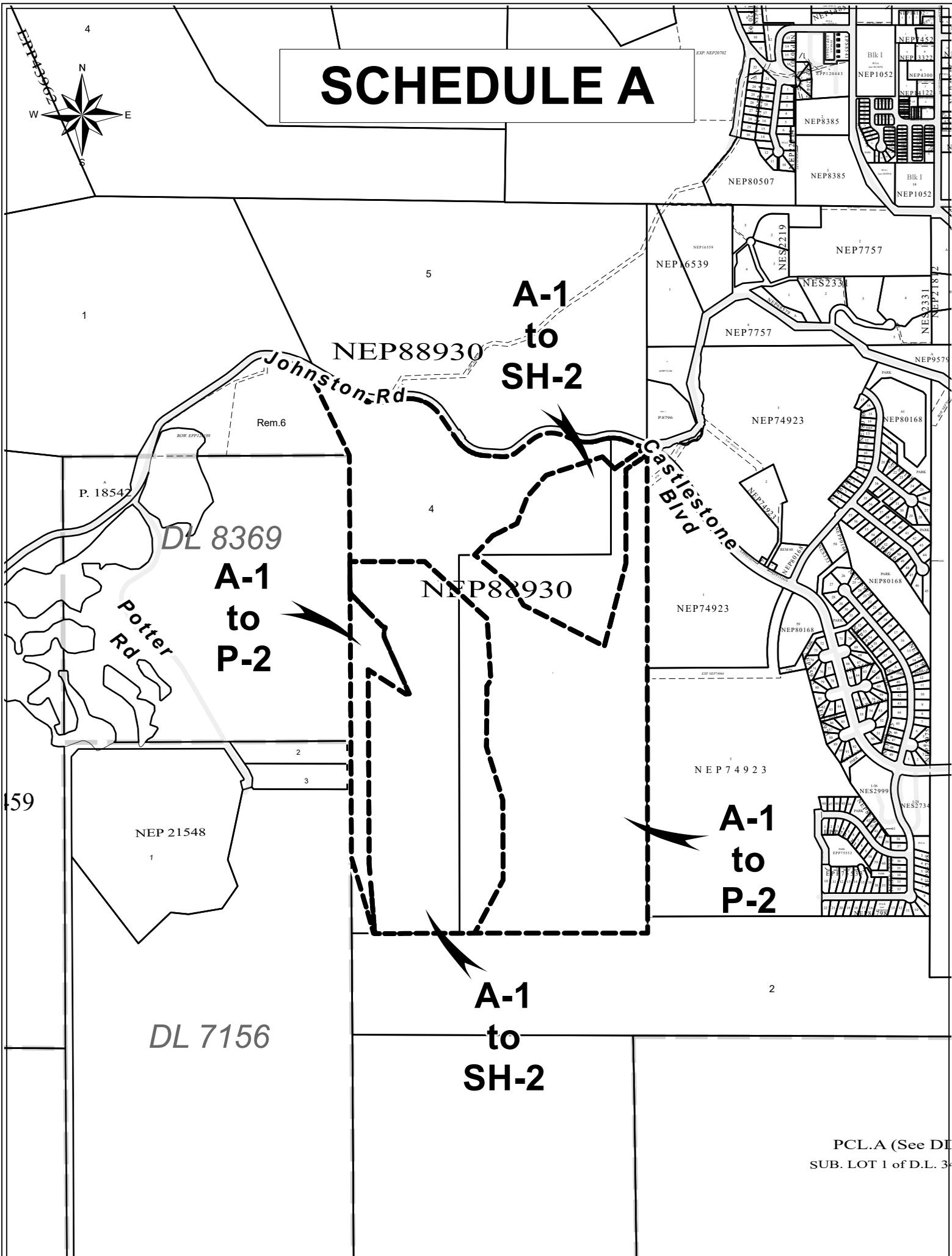
READ A THIRD TIME the    day of                    , 2025.

ADOPTED the    day of                    , 2025.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

# SCHEDULE A



PCL.A (See DL  
SUB. LOT 1 of D.L. 347)

**DL 347**

This is Schedule A referred to in Bylaw No. 3335 cited as  
"Regional District of East Kootenay – Columbia Valley Zoning  
Bylaw No. 3255, 2023 – Amendment Bylaw No. 16, 2024  
(Westside / 1129759 Alberta Ltd)."

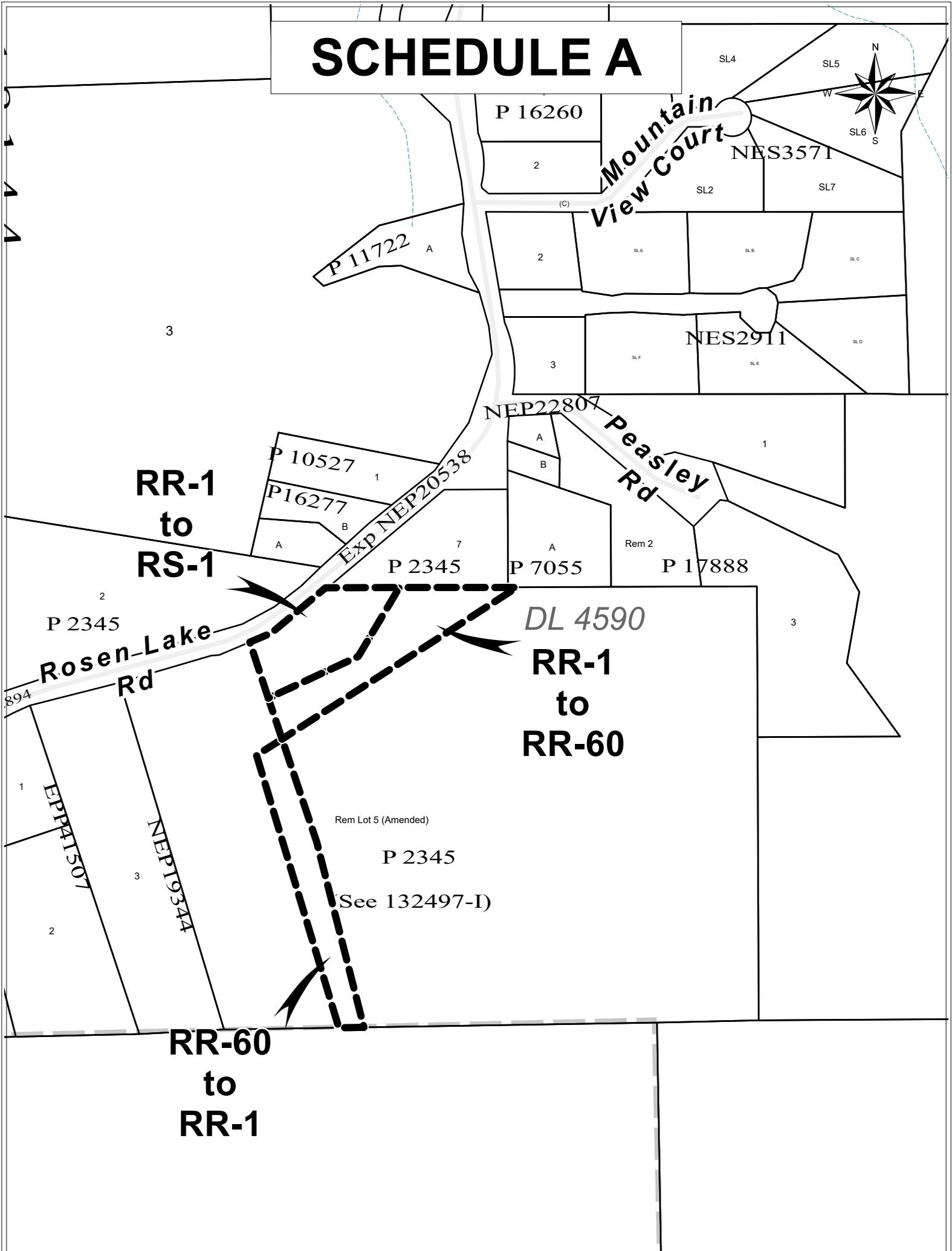
\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Date



# SCHEDULE A



This is Schedule A referred to in Bylaw No. 3358 cited as "Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 36, 2024 (Rosen Lake Road / Streloff)."

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Date

No. \_\_\_\_\_

MOVED by Director \_\_\_\_\_ SECONDED by Director \_\_\_\_\_

THAT a public hearing be held regarding Bylaw No. 3358 and the hearing be delegated to:

Director Stan Doehle, Electoral Area B

Director Rob Gay, Electoral Area C

**FOR INFORMATION ONLY:**

**Public Hearing - Thursday, July 31, 2025**  
**4:00pm**  
**Zoom webinar conference**



This report is submitted to the Board of Directors of the Regional District of East Kootenay pursuant to Section 464 of the *Local Government Act*.

The public hearing for Bylaw No. 3360 cited as “Regional District of East Kootenay – Lake Kooconusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 10, 2024 (Grasmere / Rogers)” and Bylaw No. 3361 cited as “Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 45, 2024 (Grasmere / Rogers)” was held on June 26, 2025 at 5:00 pm via Zoom webinar conference.

The following Regional District representatives attended the public hearing:

Stan Doehle, Director, Electoral Area B  
Rob Gay, Director, Electoral Area C  
Jenn MacDonald, Planning Technician

The notice for the hearing was published in the June 19, 2025, issue of the Advertiser. Eight (8) notices were mailed to neighbouring property owners on June 13, 2025, by regular mail with no notices returned as undeliverable.

Chair Doehle convened the hearing at 5:11 pm and Regional District representatives were introduced.

**Bylaw No. 3360:**

1. May be cited as “Regional District of East Kootenay – Lake Kooconusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 10, 2024 (Grasmere / Rogers).”
2. Changes the designation of the west half of Sublot 16 District Lot 360 Kootenay District Plan X40, except (1) Parcel 1 (Reference Plan 23416A) and (2) part included in Plans 5916, 6638 and 7891, from RR, Rural Resource to SH, Small Holdings.

**Bylaw No. 3361:**

1. May be cited as “Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 45, 2024 (Grasmere / Rogers).”
3. Changes the designation of the west half of Sublot 16 District Lot 360 Kootenay District Plan X40, except (1) Parcel 1 (Reference Plan 23416A) and (2) part included in Plans 5916, 6638 and 7891, from RR-60, Rural Resource Zone to RR-1, Rural Residential (Estate) Zone.

Staff read the legal proceedings for the public hearing as set out by the *Local Government Act* and noted that a report of the hearing would be submitted to the Board at its July 11, 2025, meeting. No written submissions were received.

Chair Doehle called three times for comments. There were no attendees at the meeting. Chair Doehle closed the hearing at 5:16 pm.

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Stan Doehle  
Director, Electoral Area B

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Jenn MacDonald  
Planning Technician



SL 1

P. X-40

# SCHEDULE A



DL 361

DL 4589

Sketch Plan 23141-A

Pct. A

**Elko-Grasmere Rd**

West 1/2 SL 16

SL 15

SL 16

P. X-40

P. 5916

**RR  
to  
SH**

Ref. Plan 23416-A

Pct. 1

P. 7891

P. 6638

DL 360

SL 10

**Hwy 93**

EPP103326

EPP103326

NEP4583

EPP103326

This is Schedule A referred to in Bylaw No. 3360 cited as "Regional District of East Kootenay – Lake Kootenay Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 10, 2024 (Grasmere / Rogers)."

Chair

Corporate Officer

Date

SL 7



## **Request for Decision Bylaw Amendment Application**

File No: P 724 221  
Reference: Bylaw Nos. 3360 and 3361  
Date: June 4, 2025

**Subject:** Bylaw No. 3360 & Bylaw No. 3361 (Grasmere / Rogers)  
**Applicant:** Mitchel and Amy Rogers  
**Agent:** N/A  
**Location:** 2280 Elko-Grasmere Road, Grasmere  
**Legal:** The west half of Sublot 16 District Lot 360 Kootenay District Plan X40, except (1) Parcel 1 (Reference Plan 23416A) and (2) part included in Plans 5916, 6638 and 7891 (PID: 016-146-841)

**Proposal:** To rezone a portion of the property to accommodate a four-lot subdivision.

**Development Agreement:** None

- Options:**
1. THAT Bylaw No. 3360 cited as “Regional District of East Kootenay – Lake Kooconusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 10, 2024 (Grasmere / Rogers)” be introduced.
  2. THAT Bylaw No. 3361 cited as “Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 45, 2024 (Grasmere / Rogers)” be introduced.
  3. THAT Bylaw No. 3360 cited as “Regional District of East Kootenay – Lake Kooconusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 10, 2024 (Grasmere / Rogers)” not proceed.
  4. THAT Bylaw No. 3361 cited as “Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 45, 2024 (Grasmere / Rogers)” not proceed.

**Recommendation:** **Options 1 & 2**

The application is consistent with the OCP objectives and policies for the Grasmere Subarea.

**Property Information:** **Current OCP Designation:** RR, Rural Resource which supports agricultural, rural residential and rural resource land uses with parcel sizes 8.0 ha and larger. The RR designation also recognizes the use of these lands for public utility use, resource extraction, green space and recreation.

**Property  
Information –  
Cont'd:**

**Proposed OCP Designation:** SH, Small Holdings which supports low density residential development with minimum parcel sizes in the range of 0.2 ha to 2.0 ha.

**OCP Objectives and Policies:**

- Maintain minimum parcel sizes that reflect the rural character of the area.
- Encourage single family residential development on a range of rural parcel sizes.
- During the public consultation process the Grasmere Subarea (Schedule C1) was identified as both an important agricultural zone due to good farm capability and the availability of water, and as an area suitable for additional residential subdivision due to the existence of commercial activity and smaller lot sizes. The following policies attempt to mesh these two values by protecting viable agricultural land while providing opportunities for future year-round, single family residential development on smaller lot sizes.

These policies recognize that limited areas within the Grasmere Subarea are not suitable for agricultural use due to topography and other limitations. The intent is to cluster residential growth on land of low agricultural capability and suitability in order to reduce rural sprawl and preserve the agricultural value of larger parcels in the area.

Applications for residential subdivision of the Grasmere North Parcels located north of Grasmere, between Letcher Road and Canyon Cut-Off Road adjacent to either Highway 93 or the Elko Grasmere Road (Figure 4.3) will be reviewed on an individual basis in relation to the following criteria:

- (i) compatibility of proposed lot size and density with existing and surrounding land uses and parcel sizes;
- (ii) potential impacts of the proposed subdivision on the agricultural capability and suitability of both the parcel proposed for subdivision and on neighbouring parcels;
- (iii) potential impact of the proposal on groundwater;
- (iv) the capability to provide onsite sewage disposal in accordance with provincial requirements; and
- (v) identification and mitigation of potential alluvial fan/debris torrent hazards identified on Schedule F.

**Current Zone Designation:** RR-60, Rural Resource Zone which supports a minimum parcel area of 60 ha.

**Proposed Zone Designation:** RR-1, Rural Residential (Estate) Zone; permits a minimal parcel size of 1.0 ha.

**Parcel Size:** 19.9 ha (49.3 ac)

**Property Information – Cont’d:**

**Minimum Useable Site Area:** 1,670 m<sup>2</sup> when the parcel is serviced by a well and sewage disposal field.

**Density:** One single family dwelling (SFD) exists on the parcel. If the future proposed subdivision proceeds, each lot will be permitted:

- one SFD and a secondary suite; or
- one duplex.

**ALR Status:** Not within the ALR

**Interface Fire Hazard Rating:** High, moderate and low; does not fall within a fire protection service area.

**Flood Hazard Rating:** The Provincial Floodplain Map identifies the subject property as being within a flood torrent hazard area where shallow flooding with low velocity flow is possible. Protection measures require a 0.6 m flood construction level with a minimum floodplain setback outlined in the Flood Hazard Area Land Use Management Guidelines.

**BC Assessment:** Acreage; 2 acres or more - SFD, Duplex.

**Servicing:** Onsite services.

**Professional Studies:**

None

**Additional Information:**

The subdivision proposed will create four lots in total. The applicants are proposing to amalgamate one lot with Lot 1 adjacent to the south property line.

**Consultation:**

**Advisory Planning Commission – Area B:** Support recommended.

**Referral Agencies:**

- **Interior Health Authority:** No concerns.
- **Ministry of Transportation & Transit:** No concerns.
- **Water, Land & Resource Stewardship:** Standard Letter (attached)
- **Ktunaxa Nation Council:** No response.
- **Yaqit ʔa·knuqʔit:** No response.
- **School District No. 5:** No concerns.
- **Telus:** No comment.

**Documents Attached:**

- OCP and Zoning Bylaws
- Location & Land Use Map
- OCP Designation Map
- Zone Designation Map
- Aerial Map
- Proposal

**Documents  
Attached – Cont'd:**

- Water, Land & Resource Stewardship referral response

**RDEK**

**Contact:**

Jenn MacDonald, Planning Technician  
Phone: 250-489-6903  
Email: jmacdonald@rdek.bc.ca



SL 1

P. X-40

# SCHEDULE A



DL 361

DL 4589

Sketch Plan 23141-A

Pct. A

**Elko-Grasmere Rd**

West 1/2 SL 16

SL 15

SL 16

P. X-40

P. 5916

**RR-60  
to  
RR-1**

Ref. Plan 23416-A

Pct. 1

P. 7891

P. 6638

DL 360

SL 10

**Hwy 93**

EPP103326

EPP103326

NEP4583

EPP103326

This is Schedule A referred to in Bylaw No. 3361 cited as "Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 45, 2024 (Grasmere / Rogers)."

Chair

Corporate Officer

Date

SL 7

**REGIONAL DISTRICT OF EAST KOOTENAY**

**BYLAW NO. 3401**

A bylaw to amend Bylaw No. 2256 cited as “Regional District of East Kootenay – Wycliffe Zoning & Floodplain Management Bylaw No. 2256, 2010”.

---

WHEREAS the Board of the Regional District of East Kootenay wishes to amend Bylaw No. 2256;

AND WHEREAS the Board deems it desirable to make this amendment as aforementioned;

NOW THEREFORE, the Board of the Regional District of East Kootenay in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Regional District of East Kootenay – Wycliffe Zoning & Floodplain Management Bylaw No. 2256, 2010 – Amendment Bylaw No. 17, 2025 (Wycliffe / Novak).”
2. Section 1.28 (1) is amended by adding the following:
  - (g) A maximum of two *dwelling units* are permitted on Parcel A (see 1685481) Lot 3 District Lot 7327 Kootenay District Plan 6116 provided the second *dwelling unit* complies with the size requirements outlined in the Agricultural Land Reserve Use Regulation.

READ A FIRST TIME the        day of                    , 2025.

READ A SECOND TIME the        day of                    , 2025.

READ A THIRD TIME the        day of                    , 2025.

APPROVED by the Ministry of Transportation and Transit the        day of                    , 2025.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

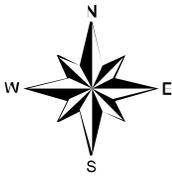
ADOPTED the        day of                    , 2025.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER



# SCHEDULE A



Post. D4289

BIK.22  
Ref. P. 15326

Sandberg Rd

Pcl.G  
XJ171  
35  
P. 76

Edwards Rd

1181<sub>6</sub>

BIK.27

DL 132

Waldo Rd

BIK.26

P

MH  
10  
to  
SH

EPP

BIK.33

A  
P21835

an  
Star-Rd

P.15330

1181  
BIK.32

This is Schedule A referred to in Bylaw No. 3402 cited as  
"Regional District of East Kootenay - Baynes Lake Official  
Community Plan Bylaw No. 2319, 2011 - Amendment  
Bylaw No. 31, 2025 (Baynes Lake / Grimsrud)."

Chair \_\_\_\_\_

Corporate Officer \_\_\_\_\_

Date \_\_\_\_\_

2  
2

8

**REGIONAL DISTRICT OF EAST KOOTENAY**

**BYLAW NO. 3403**

A bylaw to amend Bylaw No. 2320 cited as “Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011.”

---

WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2320;

AND WHEREAS the Board deems it desirable to make this amendment as aforementioned;

NOW THEREFORE, the Board of the Regional District of East Kootenay in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 47, 2025 (Baynes Lake / Grimsrud).”
2. The designation of Lot 3 Block 27 District Lot 132 Kootenay District Plan 1181 outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from RR-2, Rural Residential (Small Holding) to RR-1, Rural Residential (Estate).

READ A FIRST TIME the     day of             , 2025.

READ A SECOND TIME the     day of             , 2025.

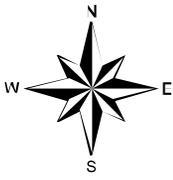
READ A THIRD TIME the     day of             , 2025.

ADOPTED the     day of             , 2025.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

# SCHEDULE A



Pcl.G  
XJ171  
35  
P. 76

BIK.22  
Ref. P. 15326

Post. D4289

Sandberg Rd

NEP

Edwards Rd

1181<sub>6</sub>

BIK.27

DL 132

RR-2  
to  
RR-1

BIK.26 P

EPP9327

Waldo Rd

EPP

P21835

an

P.15330

1181

BIK.32

BIK.33

This is Schedule A referred to in Bylaw No. 3403 cited as  
"Regional District of East Kootenay – South Country Zoning &  
Floodplain Management Bylaw No. 2320, 2011 – Amendment  
Bylaw No. 47, 2025 (Baynes Lake / Grimsrud)."

Chair

Corporate Officer

Date

2  
2

8

No. \_\_\_\_\_

MOVED by Director \_\_\_\_\_ SECONDED by Director \_\_\_\_\_

THAT a public hearing be held regarding Bylaw No. 3402 and Bylaw No. 3403 and the hearing be delegated to:

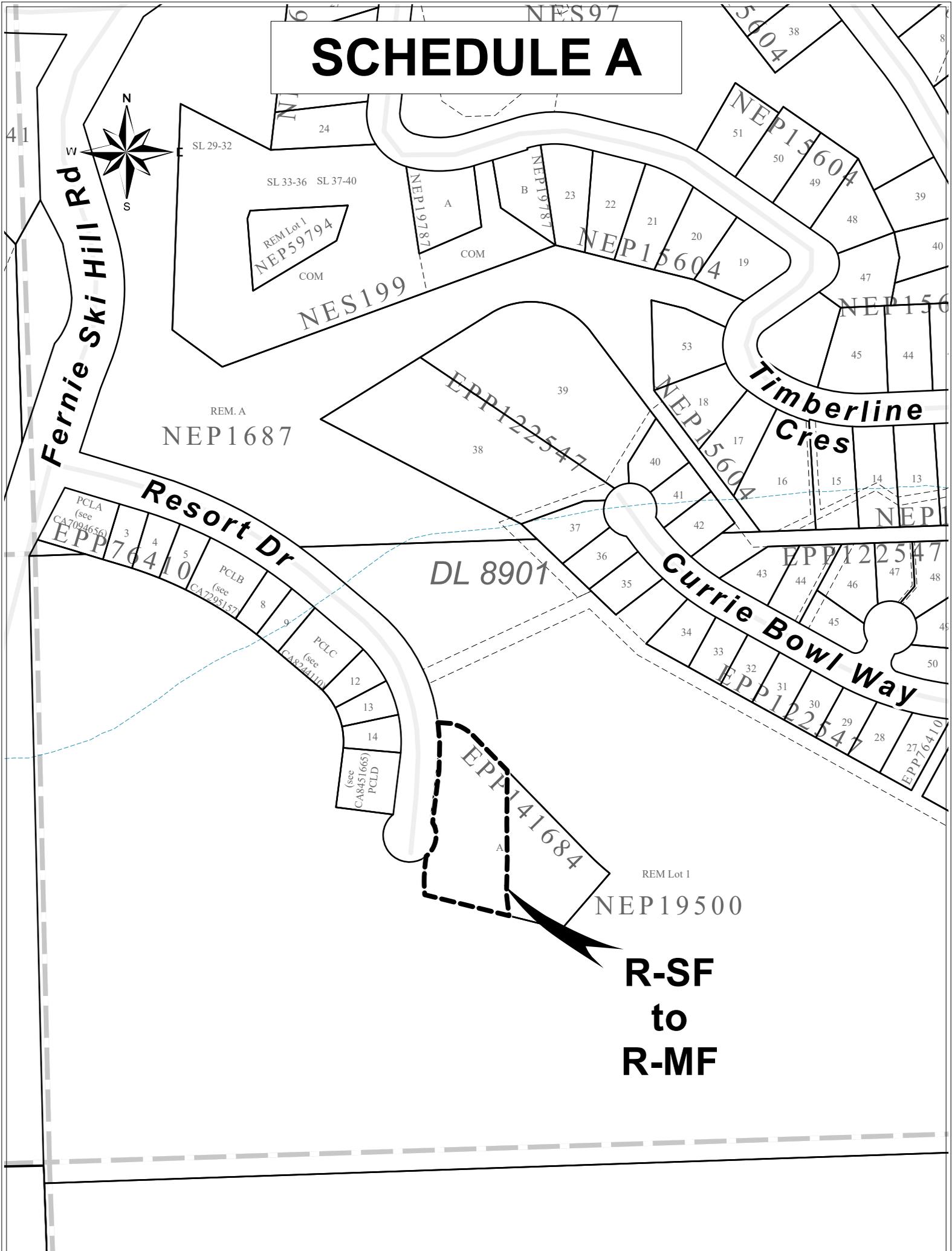
Director Stan Doehle, Electoral Area B  
Director Rob Gay, Electoral Area C

**FOR INFORMATION ONLY:**

**Public Hearing - Thursday, July 31, 2025  
4:00pm  
Zoom webinar conference**



# SCHEDULE A



**R-SF  
to  
R-MF**

This is Schedule A referred to in Bylaw No. 3404 cited as  
"Regional District of East Kootenay – Fernie Alpine Resort  
Official Community Plan Bylaw No. 2363, 2012 – Amendment  
Bylaw No. 5, 2025 (Fernie Alpine Resort / Currie Creek  
Developments)."

\_\_\_\_\_

Chair

\_\_\_\_\_

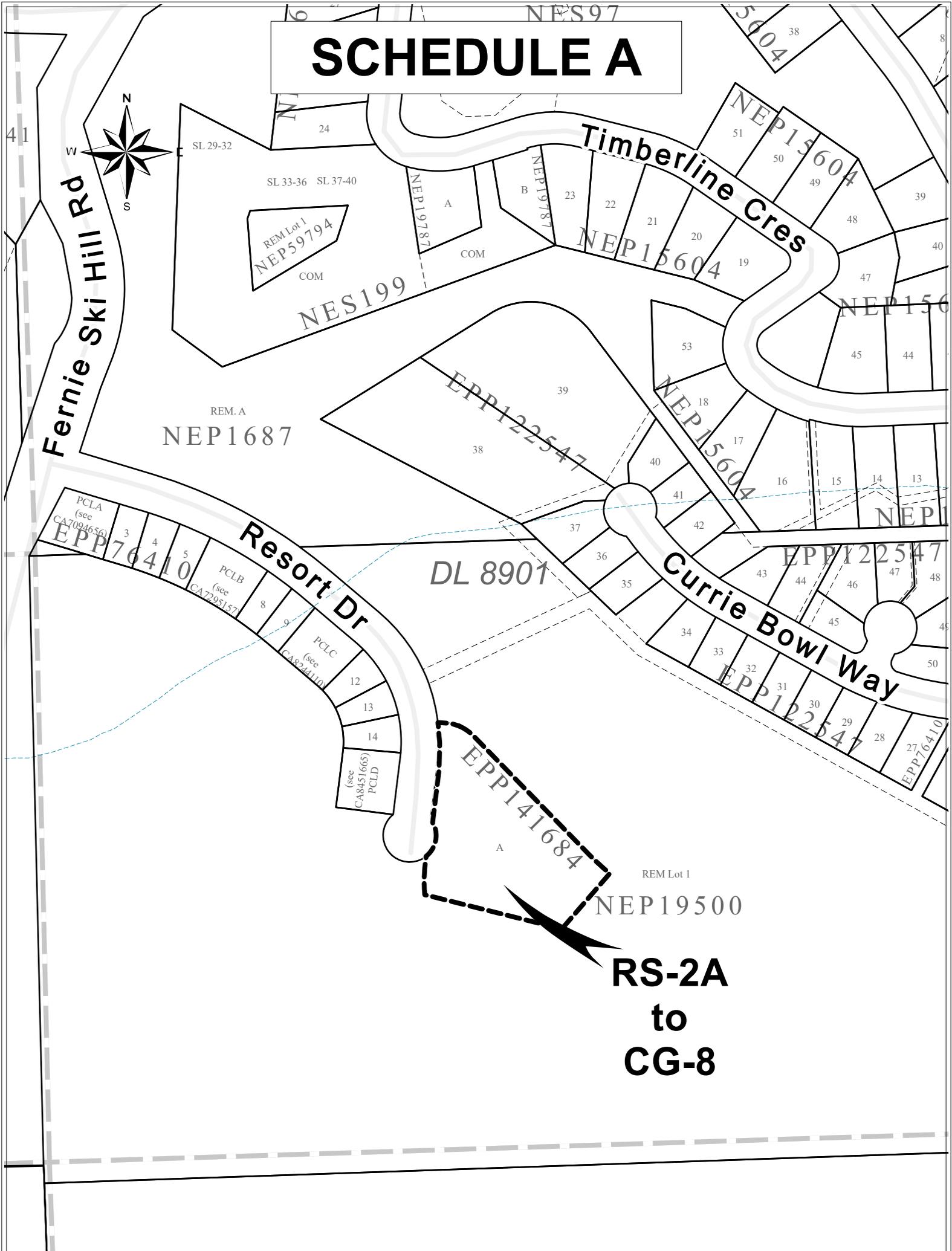
Corporate Officer

\_\_\_\_\_

Date



# SCHEDULE A



**RS-2A  
to  
CG-8**

This is Schedule A referred to in Bylaw No. 3405 cited as  
"Regional District of East Kootenay – Elk Valley Zoning Bylaw  
No. 829, 1990 – Amendment Bylaw No. 117, 2025 (Fernie Alpine  
Resort / Currie Creek Developments)."

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Date

No. \_\_\_\_\_

MOVED by Director \_\_\_\_\_ SECONDED by Director \_\_\_\_\_

THAT a public hearing be held regarding Bylaw No. 3404 and Bylaw No. 3405 and the hearing be delegated to:

Director Thomas McDonald, Electoral Area A  
Director David Wilks, District of Sparwood

**FOR INFORMATION ONLY:**

**Public Hearing -      Wednesday, July 30, 2025**  
**6:00pm**  
**Zoom webinar conference**

## **Reports from Directors**

### Director Clovechok

- Columbia Basin Trust
- Four J Gypsum Mine Development Review Committee
- Ktunaxa/Kinbasket Local Government Treaty Advisory Committee
- Kootenay West Mine Amendment Technical Advisory Committee

### Director Doehle

- Canadian Columbia River Local Government Committee
- Columbia Basin Regional Advisory Committee
- International Joint Commission – Council of Governments Advisory Group

### Director Doherty

- UBCM Off Road Vehicle Working Group

### Chair Gay

- Cranbrook Chamber of Commerce – Local Government Liaison
- Elko Class C Park Board
- Highway 3 Mayors' and Chairs' Coalition
- Municipal Finance Authority
- Southeastern BC Regional Connectivity Committee

### Director Gray

- Kootenay Conservation Program Committee

### Director McDonald

- Environmental Assessment Working Groups – Fernie/Michel Creek Coking Coal

### Director Miller

- Columbia Valley Physician Recruitment
- East Kootenay Division of Family Practice Red Carpet Committee
- Municipal Insurance Association

### Director Milligan

- Columbia Basin Rural Development Institute Advisory Committee

### Director Schnider

- Columbia Valley Recreation Planning Committee
- East Kootenay Accessibility Advisory Committee
- Economic Trust of the Southern Interior Regional Advisory Committee
- Imagine Kootenay Steering Committee