



MINUTES OF THE PLANNING & DEVELOPMENT SERVICES COMMITTEE MEETING

December 5, 2019
Regional District Office, Cranbrook, BC

PRESENT:

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

STAFF:

S. Tomlin	Chief Administrative Officer
S. Moskal	Corporate Officer
R. Chippett	Planning Assistant (Recording Secretary)

Call to Order

Committee Vice Chair Don McCormick called the meeting to order at 2:00 pm.

Adoption of the Agenda

MOVED by Director Gay

SECONDED by Director Clovechok

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

CARRIED

Adoption of the Minutes

October 31, 2019 Meeting

MOVED by Director Wilks

SECONDED by Director Sosnowski

THAT the Minutes of the Planning & Development Services Committee meeting held on October 31, 2019 be adopted as circulated.

CARRIED

Invited Presentations & Delegations

Director Wilkie, Director Reinhardt, and Director Miller arrived to the meeting at 2:04 pm.

BC Agriculture and Food Climate Action Initiative

Harmony Bjarnason, on behalf of the BC Agriculture and Food Climate Action Initiative, gave a presentation and requested a financial commitment from the RDEK Board to support agricultural adaptation projects in the region.

Edgewater / Lautrup ALR Non-Farm Use Application

Jean Terpsma, agent for George and Jeanette Lautrup, made a presentation and requested support of an ALR Non-Farm Use application to permit a public works maintenance yard on a portion of their property.

DVP No. 40-19

Barry Brown-John, agent for Deborah Robillard, requested a variance of the Upper Columbia Valley Zoning Bylaw and Subdivision Servicing Bylaw. Mr. Brown-John explained the variances are required only to facilitate subdivision of the property and that the owner understands no further building permits will be issued until the community water system is upgraded.

Crown Land Licence of Occupation for a Commercial Campground

Bill Leeper spoke to and requested support of a Crown land application for a portion of his existing privately owned campground that currently encroaches on Crown land. Mr. Leeper explained they need to bring the campground into compliance, and require this licence so they can complete an application to the Agricultural Land Commission for the exclusion of this piece of land from the Agricultural Land Reserve.

Amendment of DP No. 28-19 & Reconsideration of DP No. 44-19

Greg and Tracey Urichuk, spoke to their applications for a variance to allow an internally illuminated pylon sign and to permit a flat roof canopy instead of the originally proposed gable-style canopy for their business Crossroads Market Esso located at Highway 93/95 in Windermere. They gave an overview of the project, provided conceptual drawings and photos and discussed concerns in regards to lighting and visibility at their location.

Richard Haworth withdrew as a delegation.

Kootenay Boundary Regional Agricultural Adaptation Strategies Implementation

48855

MOVED by Director Walter

SECONDED by Director Wilkie

THAT the RDEK contribute \$3,000 per year for three years, or a lesser amount equivalent to the contribution commitments from the RDCK and RDKB, to the Climate Action Initiative to implement the *Kootenay Boundary Regional Agricultural Adaptation Strategies* by delivering climate adaptation projects in the agricultural sector, with the funds to come from the Planning service.

CARRIED

ALR Non-Farm Use Application (Edgewater / Lautrup)

48845

MOVED by Director Miller

SECONDED by Director Clovechok

THAT the Agricultural Land Commission be advised the RDEK supports the Lautrup ALR non-farm use application for part of their property at 5550 Highway 95 near Edgewater, BC.

CARRIED

DVP No. 40-19 (Windermere North / Robillard)

48849

MOVED by Director Sterzer

SECONDED by Director Clovechok

THAT Development Variance Permit No. 40-19 (Windermere North / Robillard) be granted.

CARRIED

Leeper Crown Land Licence of Occupation for a Commercial Campground

48850
 MOVED by Director Doehle
 SECONDED by Director Qualizza

THAT the Ministry of Forests, Lands, Natural Resource Operations and Rural Development be advised the RDEK supports the Leeper Crown Land Licence of Occupation for a commercial campground in the Newgate area, subject to Agricultural Land Commission approval and OCP and zoning amendments to authorize the use.

CARRIED

Request for Reconsideration of Amendment to DP 28-18 (KGT Enterprises / Windermere Esso)

48856
 MOVED by Director Clovechok
 SECONDED by Director Sosnowski

THAT consideration of the amendment to Development Permit 28-18 (KGT Enterprises / Windermere Esso) be postponed one month and referred to the December 2019 Advisory Planning Commission meeting.

CARRIED

Request for Reconsideration of DP 44-19 (KGT Enterprises / Windermere Esso)

48857
 MOVED by Director Clovechok
 SECONDED by Director Sterzer

THAT consideration of Development Permit 44-19 (KGT Enterprises / Windermere Esso) be postponed one month and referred to the December 2019 Advisory Planning Commission meeting.

CARRIED

Correspondence

Teck Resources Ltd. / Coal Licence

MOVED by Director Wilks
 SECONDED by Director Sosnowski

THAT a letter be sent to the Ministry of Energy, Mines and Petroleum Resources requesting the following additional information on Coal Licence Applications 419278 and 1068773 submitted by Teck Coal Limited:

- confirmation on whether the subject lands are within the Greenhills mine operation;
- property class of the subject lands;
- property ownership; and
- a more detailed map clearly showing the location of the subject lands in relation to surrounding landmarks and municipalities.

CARRIED

Note: On December 6, 2019, the RDEK Board adopted Resolution No. 48842 which included a request for details on the water protection plans in place during the proposed examination of the subject lands.

Unfinished Business

The Board reviewed the Information Report in regards to the Ministry of Agriculture and Agricultural Land Commission "Supporting BC Farmers" Meeting.

New Business

Bylaw No. 2956 (Tie Lake / Fenwick)

48843

MOVED by Director Doehle

SECONDED by Director Sosnowski

THAT Bylaw No. 2956 cited as "Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 32, 2019 (Tie Lake / Fenwick)" be introduced.

CARRIED

Bylaw No. 2963 (Gold Creek / Holmes)

48844

MOVED by Director Gay

SECONDED by Director Sterzer

THAT Bylaw No. 2963 cited as "Regional District of East Kootenay – Housing Agreement Bylaw No. 41, 2019 (Gold Creek / Holmes)" be introduced.

CARRIED

DVP No. 33-19 (Fort Steele / Baiko)

48846

MOVED by Director Sterzer

SECONDED by Director Gay

THAT Development Variance Permit No. 33-19 (Fort Steele / Baiko) be granted.

CARRIED

DVP No. 35-19 (Jaffray / Futura Holdings Ltd.)

48847

MOVED by Director Doehle

SECONDED by Director Sterzer

THAT Development Variance Permit No. 35-19 (Jaffray / Futura Holdings Ltd.) be granted.

CARRIED

DVP No. 37-19 (Jaffray / Anderson Holdings Ltd.)

48848

MOVED by Director Doehle

SECONDED by Director Clovechok

THAT Development Variance Permit No. 37-19 (Jaffray / Anderson Holdings Ltd.) be granted.

CARRIED

Highway Corridor Signs

48851

MOVED by Director Gay

SECONDED by Director Doehle

THAT complaint-based enforcement of off-premise sign regulations for existing signs in Electoral Areas B, C, E, F and G be resumed;

and further, that the municipalities be informed about Ministry of Transportation and Infrastructure business directory signage.

OPPOSED: Director Sosnowski, and Director Wilks

CARRIED

City of Cranbrook Proposed Boundary Expansion

48852

MOVED by Director Sosnowski

SECONDED by Director Walter

THAT consideration of the City of Cranbrook's proposed 18.6 ha boundary expansion in the vicinity of 17th Street South, and outlined in their November 14, 2019 letter, be postponed until the results of the City's open house are received.

OPPOSED: Director Pratt

CARRIED

Note: On December 6, 2019, the RDEK Board adopted Resolution 48853 which supported the proposed City of Cranbrook boundary expansion.

Request for Exemption (Jorel Investments Corp. Ltd.)

48854

MOVED by Director Sterzer

SECONDED by Director Clovechok

THAT the Jorel Investments Corporation Ltd. request for exemption from providing a report from a qualified professional in support of their ALR non-farm use application for District Lot 15050 located east of Highway 93/95 approximately 5 km south of Wasa be refused.

CARRIED

Adjourn to Closed Meeting

MOVED by Director Sterzer

SECONDED by Director Gay

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

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

CARRIED

The meeting adjourned to closed at 3:23 pm.

Committee Vice Chair Don McCormick

Shannon Moskal, Corporate Officer