



## MINUTES OF THE PLANNING & DEVELOPMENT SERVICES COMMITTEE MEETING

**October 10, 2024**  
**Regional District Office, Cranbrook, BC**

PRESENT:	Committee Chair S. Clovechok	Electoral Area F
	Director T. McDonald	Electoral Area A
	Director S. Doehle	Electoral Area B
	Board Chair R. Gay	Electoral Area C
	Director J. Walter	Electoral Area E
	Director R. Schnider	Electoral Area G
	Director W. Price	City of Cranbrook
	Director N. Blissett	City of Cranbrook
	Alternate Director K. McIsaac	City of Fernie
	Director D. McCormick	City of Kimberley
	Director S. Fairbairn	District of Elkford
	Director A. Miller	District of Invermere
	Director D. Wilks	District of Sparwood
	Director M. Doherty	Village of Canal Flats
	Director M. Gray	Village of Radium Hot Springs
ABSENT:	Director N. Milligan	City of Fernie
STAFF:	S. Tomlin	Chief Administrative Officer
	M. Bates	General Manager of Development & Protective Services
	T. Hlushak	Corporate Officer
	A. McInnis	Planning Assistant (Recording Secretary)

### Call to Order

Committee Chair Susan Clovechok called the meeting to order at 2:40 pm.

### Adoption of the Agenda

MOVED by Director Miller  
SECONDED by Director Gay

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

CARRIED

### Adoption of the Minutes

#### September 5, 2024 Meeting

MOVED by Director Doherty  
SECONDED by Director McDonald

THAT the minutes of the Planning and Development Services Committee meeting held on September 5, 2024 be adopted as circulated.

CARRIED

**Invited Presentations & Delegations**

**Bylaw No. 3342 & Bylaw No. 3343**

Julie Couse, Teck Metals Ltd. representative, requested support to subdivide a 0.2 ha portion of Teck Metals property. The subdivision would return a portion of the property to Crown to accommodate the unintended encroachment of the Moyie cemetery.

**STR TUP No. 105-24**

Jerod McMurray, agent for Paul, Jason and Ryan vanOuwerkerk and owner of Aisling Baile Property Management requested support for 12 short term rental guests at 4965 Merlo Road in the Invermere area. Mr. McMurray spoke to how the property would be managed responsibly including noise monitors and garbage removal.

**STR TUP No. 121-24**

Jerod McMurray, agent for Joseph Glazer and owner of Aisling Baile Property Management requested support for 16 short term rental guests at 4949 Mountain Hill Road in the Fairmont area. Mr. McMurray spoke to how the property would be managed responsibly and stated that he would be open to amending the application for less than 16 but more than 12 guests.

**STR TUP No. 106-24**

Diana Blake, agent for Hearthstone Vacations Inc, requested support for 16 short term rental guests at 1783 Greywolf Drive in the Panorama area. Ms. Blake stated she purchased the property in 2021, the property can accommodate 20 guests comfortably, and that there is ample parking.

**DVP No. 19-24**

Jessie Blakley gave a presentation and requested a variance for a home-based business to increase the size of the sign and permit additional external storage at 4859 Dixon Drive in Windermere South. Ms. Blakley stated that the home-based business is by appointment only, the sign faces east away from the residential neighborhood, the storage of wood would be in a fenced area and that there are plans to landscape and display items in the front yard.

**New Business**

**Bylaw No. 3342 & Bylaw No. 3343 (Moyie / Teck Metals Ltd.)**

51970

MOVED by Director Gay  
 SECONDED by Director Fairbairn

THAT Bylaw No. 3342 cited as "Regional District of East Kootenay – Moyie & Area Official Community Plan Bylaw No. 2912, 2019 – Amendment Bylaw No. 6, 2024 (Moyie / Teck Metals Ltd.)" be introduced;

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

CARRIED

51971

MOVED by Director Gay  
 SECONDED by Director McCormick

THAT Bylaw No. 3343 cited as "Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 27, 2024 (Moyie / Teck Metals Ltd.)" be introduced.

CARRIED

**DVP No. 19-24 (Windermere South / Blakley & Perrin)**

MOVED by Director McDonald  
SECONDED by Director Fairbairn

THAT Development Variance Permit No. 19-24 (Windermere South / Blakley & Perrin) be refused.

DEFEATED

MOVED by Director Schnider  
SECONDED by Director McDonald

THAT Development Variance Permit No. 19-24 (Windermere South / Blakley & Perrin) be approved to increase the size of the sign and refused for the external storage of wood products.

DEFEATED

IN FAVOUR: Director Schnider

MOVED by Director Wilks  
SECONDED by Director Gray

THAT Development Variance Permit No. 19-24 (Windermere South / Blakley & Perrin) be granted.

OPPOSED: Director Clovechok, Director Fairbairn, Director Gay, Director McDonald, Director Miller, Director Schnider, and Alternate Director McIsaac

CARRIED

*Note: On October 11, 2024, the RDEK Board adopted Resolution No. 51972 granting the permit to increase the size of the sign to 2.7m<sup>2</sup> and permit 292m<sup>2</sup> of external storage to be located behind the fenced area only.*

**Temporary Use Permit Applications**

**TUP No. 7-24 (Rushmere / Fischer)**

51973  
MOVED by Director Schnider  
SECONDED by Director Doherty

THAT Temporary Use Permit No. 7-24 (Rushmere / Fischer) be granted, subject to a 13 month term and that renewal of the permit will not be considered unless development of a single family dwelling is underway.

CARRIED

**STR TUP No. 105-24 (Windermere North / vanOuwkerk)**

51974  
MOVED by Director Wilks  
SECONDED by Director Doehle

THAT Short Term Rental Temporary Use Permit No. STR 105-24 (Windermere North / vanOuwkerk) be granted for a maximum occupancy of 10 guests with the following additional permit conditions:

1. On-street parking by guests is prohibited.
2. Five off-street parking spaces must be provided for guests.

CARRIED

**STR TUP No. 106-24 (Panorama / Hearthstone Vacations Inc.)**

51975

MOVED by Director Wilks

SECONDED by Director Schnider

THAT Short Term Rental Temporary Use Permit No. STR 106-24 (Panorama / Hearthstone Vacations Inc.) be granted for a maximum occupancy of 10 guests with the following additional permit conditions:

1. On-street parking by guests is prohibited.
2. Five off-street parking spaces must be provided for guests.

CARRIED

**STR TUP No. 121-24 (Fairmont Hot Springs / Glazer)**

51976

MOVED by Director McDonald

SECONDED by Director Doherty

THAT Short Term Rental Temporary Use Permit No. STR 121-24 (Fairmont Hot Springs / Glazer) be granted for a maximum occupancy of 10 guests with the following additional permit conditions:

1. On-street parking by guests is prohibited.
2. Five off-street parking spaces must be provided for guests.

CARRIED

**Miscellaneous Items**

**Request for Letter of Concurrence for a proposed Communications Site (Elkford / Rogers Communications Inc.)**

51977

MOVED by Director Fairbairn

SECONDED by Director McDonald

THAT Rogers Communications Inc. be advised:

- a. Rogers Communication Inc., has satisfactorily completed its consultation with the Regional District of East Kootenay;
- b. The Regional District of East Kootenay is satisfied with Rogers Communications Inc.'s public consultation process; and
- c. The Regional District of East Kootenay concurs with Rogers Communications Inc.'s proposal to build a telecommunications tower located near the top of the Wapiti Ski Hill located at 1000 Natal Road in Elkford, provided it is constructed substantially in accordance with the plans submitted to the Regional District of East Kootenay.

OPPOSED: Director Doehle

CARRIED

**Adjournment**

The meeting adjourned at 4:18 pm.

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Committee Chair Susan Clovechok

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Tina Hlushak, Corporate Officer