



MINUTES OF THE BOARD OF DIRECTORS MEETING

April 11, 2025
Regional District Office, Cranbrook, BC

PRESENT:	Board Chair R. Gay	Electoral Area C
	Director T. McDonald	Electoral Area A
	Director S. Doehle	Electoral Area B
	Director J. Walter	Electoral Area E
	Director S. Clovechok	Electoral Area F
	Director R. Schnider	Electoral Area G
	Director W. Price	City of Cranbrook
	Director N. Blissett	City of Cranbrook
	Director N. Milligan	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
STAFF:	S. Tomlin	Chief Administrative Officer
	T. Hlushak	Corporate Officer
	C. Thom	Executive Assistant (Recording Secretary)

Call to Order

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

Shawn Tomlin, CAO, introduced Sarah Baines, Planner.

Chair Gay recognized Simran Sandhu, Emergency Program Coordinator, for receiving the Emergency Program Coordinator Public Safety Canada Emergency Management Exemplary Service Award.

Adoption of the Agenda

52253

MOVED by Director Fairbairn

SECONDED by Director McDonald

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

CARRIED

Adoption of the Minutes

March 14, 2025 Meeting

52254

MOVED by Director Milligan

SECONDED by Director Gray

THAT the Minutes of the RDEK Board of Directors meeting held on March 14, 2025 be adopted as circulated.

CARRIED

Correspondence**Provincial Budget 2026 Consultation**

52255

MOVED by Director Clovechok

SECONDED by Director Doherty

THAT a request be submitted to present and participate in the Provincial Budget 2025 consultation with the Select Standing Committee on Finance and Government Services, parliamentary committee of the Legislative Assembly to speak to items of:

- Emergency Planning Preparedness
- KERHD Matters
- Collection of Unpaid Fines by Transfer to Property Taxes
- BC Housing Funding

CARRIED

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

52256

MOVED by Director Gay

SECONDED by Director Walter

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

BC Seniors Games Society – 55+ BC Games

- A - \$250
- B - \$250
- C - \$250
- E - \$250
- F - \$250
- G - \$250

Cranbrook Community Forest Society – Carr Lake Access Road Realignment

- C - \$25,000

Seniors in Partnership – Seniors in Partnership Action Plan

- C - \$3,336

South Country Ag. and More Youth Association – South Country Ag. And More Start up

- A - \$1,500
- B - \$3,500

Toby Creek Nordic Ski Club – Toby Creek Nordic Team Apparel Refresh

- F - \$3,000
- G - \$500

CARRIED

Edgewater Sewer System – Muffin Monster Sewage Grinder

52257

MOVED by Director Schnider

SECONDED by Director Clovechok

THAT an allocation of \$29,950 from the Edgewater Sewer Capital Reserve be utilized to fund the purchase of a new muffin monster sewage grinder for the Edgewater Sewer system;

and further, that an amendment to the 2025 – 2029 Five Year Financial Plan be prepared.

CARRIED

Electoral Area Aquifer Studies

52258

MOVED by Director Walter

SECONDED by Director Gay

THAT further consideration of undertaking aquifer studies in the electoral areas be referred to the next strategic priority setting process.

CARRIED

Edgewater Housing Development

52259

MOVED by Director Schnider

SECONDED by Director McDonald

THAT staff be authorized to seek partners to collaborate on a rental housing development project within the townsite of Edgewater;

and further, that the Board supports in principle the utilization and/or disposition of lands at 4828 Selkirk Avenue and 5759 Sinclair Avenue in Edgewater for the purpose of the proposed housing development project.

CARRIED

Notice on Title (7040 Stubbs Road, Hosmer Area)

52260

MOVED by Director McDonald

SECONDED by Director Schnider

THAT the Corporate Officer be directed to file a Notice on Title on the property legally described as Lot 41, District Lot 6678 Kootenay District, Plan 1360, 7040 Stubbs Road in the Hosmer area, for contravention of RDEK bylaws, and that no further action be taken.

CARRIED

Jaffray Frontage Trail – Construction Contract

52261

MOVED by Director Clovechok

SECONDED by Director Walter

THAT the contract for the Jaffray Frontage Trail construction be awarded to Terus Construction.

CARRIED

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

52262

MOVED by Director Fairbairn

SECONDED by Director Gray

THAT consideration towards the request from Community Futures East Kootenays and Kootenay Employment Services for RDEK's participation in the BC Provincial Nominee Program Regional Immigration Collaboration Initiative to host a Community Advisor and acting or appointing a Designated Contact Person, be referred to staff for further consultation.

CARRIED

Kootenay Employment Services - Letter of Support

52263

MOVED by Director Clovechok

SECONDED by Director Schnider

THAT a letter of support be provided to Kootenay Employment Services towards their application to ETSI-BC's Innovating and Advancing Key Sectors funding stream to expand and strengthen the Imagine Kootenay Initiative.

CARRIED

Cheque Register - March 2025

52264

MOVED by Director Miller

SECONDED by Director Schnider

THAT the cheque register for the RDEK General Account for March 2024 in the amount of \$2,551,981.91 be approved as paid.

CARRIED

Elk Valley Regional Airport Master Plan - BC Air Access Program Grant Application

52265

MOVED by Director McDonald

SECONDED by Director Wilks

THAT a letter be sent to the BC Air Access Program to support a \$35,000 grant application to develop an Elk Valley Regional Airport Master Plan.

CARRIED

Planning & Development Services Committee**Bylaw No. 3365 & Bylaw No. 3366 (Windermere South / Brewer Ridge Holdings Ltd.) - Introduction**

52266

MOVED by Director Doherty

SECONDED by Director Gray

THAT Bylaw No. 3365 cited as "Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 17, 2024 (Windermere South / Brewer Ridge Holdings Ltd.)" be introduced;

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

CARRIED

52267

MOVED by Director Milligan

SECONDED by Director Doherty

THAT Bylaw No. 3366 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 22, 2024 (Windermere South / Brewer Ridge Holdings Ltd.)" be introduced;

and further, that a development agreement containing the items identified in the March 25, 2025 staff report be registered on title prior to bylaw adoption.

CARRIED

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

52268

MOVED by Director Schnider

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 introduced;

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

CARRIED

52269

MOVED by Director Doherty

SECONDED by Director McDonald

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 introduced;

and further, that a development agreement containing the items identified in the March 27, 2025 staff report be registered on title prior to bylaw adoption.

CARRIED

Bylaw No. 3376 & Bylaw No. 3377 (Wilmer / Corbo & Johnson) - Introduction

52270

MOVED by Director Schnider

SECONDED by Director Price

THAT Bylaw No. 3376 cited as "Regional District of East Kootenay – Steamboat-Jubilee Mountain Official Community Plan Bylaw No. 3022, 2021 – Amendment Bylaw No. 2, 2025 (Wilmer / Corbo & Johnson)" be introduced;

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

CARRIED

52271

MOVED by Director Miller

SECONDED by Director Schnider

THAT Bylaw No. 3377 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 24, 2025 (Wilmer / Corbo & Johnson)" be introduced;

and further, that a development agreement containing the items identified in the March 27, 2025 staff report be registered on title prior to bylaw adoption.

CARRIED

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

52272

MOVED by Director Doherty

SECONDED by Director Miller

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 introduced;

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

CARRIED

52273

MOVED by Director Miller

SECONDED by Director Milligan

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 introduced.

CARRIED

52274

MOVED by Director Gray

SECONDED by Director Doherty

THAT subject to adoption of Bylaw No. 3381 and Bylaw No. 3382, the release of Covenant CV3774880 for Sublot 19, District Lot 4596, Kootenay District Plan X32, except parts included in Plans 7339, 8490, 16995, NEP66894 and R347, to remove development controls no longer applicable under the proposed bylaw amendments be supported.

CARRIED

Bylaw No. 3383 (West Fernie / Bragg) - Introduction

52275

MOVED by Director McDonald

SECONDED by Director Milligan

THAT Bylaw No. 3383 cited as "Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 116, 2025 (West Fernie / Bragg)" be introduced.

CARRIED

ALR Soil and Fill Removal Application (Fort Steele / Power Paving Ltd.)

52276

MOVED by Director Gay

SECONDED by Director Walter

THAT the Power Paving Ltd. Soil and Fill Removal application for sand and gravel extraction on property located on Holmes Road in the Fort Steele area, be refused.

OPPOSED: Director Schnider

CARRIED

DVP No. 6-25 (Westside / Dubois & Ellingboe)

52277

MOVED by Director Schnider

SECONDED by Director Gay

THAT Development Variance Permit No. 6-25 (Westside / Dubois & Ellingboe) be granted.

CARRIED

DVP No. 8-25 (Windermere South / Francoeur)

52278

MOVED by Director Gray

SECONDED by Director Wilks

THAT Development Variance Permit No. 8-25 (Windermere / Francoeur) be granted.

CARRIED

APC / EAAC Area F Reappointment

52279

MOVED by Director Schnider

SECONDED by Director Gray

THAT Colleen Roberts be reappointed to the Advisory Planning Commission and Electoral Area Advisory Commission for Electoral Area F.

CARRIED

Planning Bylaws

Bylaw No. 2932 (Dicken Road / Kramer)

52280

MOVED by Director Milligan

SECONDED by Director McDonald

THAT Bylaw No. 2932 cited as "Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 93, 2019 (Dicken Road / Kramer)" be adopted.

CARRIED

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

52281

MOVED by Director Doherty

SECONDED by Director Clovechok

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 first and second time.

CARRIED

52282

MOVED by Director Clovechok

SECONDED by Director Doherty

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 first and second time.

CARRIED

52283

MOVED by Director Clovechok

SECONDED by Director Wilks

THAT a public hearing be held regarding Bylaw No. 3270 and Bylaw No. 3271 and the hearing be delegated to:

Director Susan Clovechok, Electoral Area F

Director Roberta Schnider, Electoral Area G

Director Allen Miller, District of Invermere

CARRIED

Bylaw No. 3324 & Bylaw No. 3325 (Gold Creek / Murphy)

52284

MOVED by Director Blissett

SECONDED by Director Clovechok

THAT Bylaw No. 3324 cited as "Regional District of East Kootenay – Rockyview Official Community Plan Bylaw No. 2255, 2010 – Amendment Bylaw No. 36, 2024 (Gold Creek / Murphy)" be adopted.

OPPOSED: Director Price

CARRIED

52285

MOVED by Director Blissett

SECONDED by Director Walter

THAT Bylaw No. 3325 cited as "Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 26, 2024 (Gold Creek / Murphy)" be adopted.

CARRIED

Bylaw No. 3365 & Bylaw No. 3366 (Windermere South / Brewer Ridge Holdings Ltd.)

52286

MOVED by Director Milligan

SECONDED by Director Miller

THAT Bylaw No. 3365 cited as "Regional District of East Kootenay – Lake Windermere Official Community Plan Bylaw No. 2929, 2019 – Amendment Bylaw No. 17, 2024 (Windermere South / Brewer Ridge Holdings Ltd.)" be read a first and second time.

CARRIED

52287

MOVED by Director Miller

SECONDED by Director Doherty

THAT Bylaw No. 3366 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 22, 2024 (Windermere South / Brewer Ridge Holdings Ltd.)" be read a first and second time.

CARRIED

52288

MOVED by Director McCormick

SECONDED by Director Doherty

THAT a public hearing be held regarding Bylaw No. 3365 and Bylaw No. 3366 and the hearing be delegated to:

Director Susan Clovechok, Electoral Area F

Director Allen Miller, District of Invermere

CARRIED

Bylaw No. 3376 & Bylaw No. 3377 (Wilmer / Corbo & Johnson)

52289

MOVED by Director Schnider

SECONDED by Director McDonald

THAT Bylaw No. 3376 cited as "Regional District of East Kootenay – Steamboat – Jubilee Mountain Official Community Plan Bylaw No. 3022, 2021 – Amendment Bylaw No. 2, 2025 (Wilmer / Corbo & Johnson)" be read a first and second time.

CARRIED

52290

MOVED by Director Miller

SECONDED by Director Price

THAT Bylaw No. 3377 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 24, 2025 (Wilmer / Corbo & Johnson)" be read a first and second time.

CARRIED

52291

MOVED by Director Clovechok

SECONDED by Director Doherty

THAT a public hearing be held regarding Bylaw No. 3376 and Bylaw No. 3377 and the hearing be delegated to:

Director Susan Clovechok, Electoral Area F

Director Roberta Schnider, Electoral Area G

Director Allen Miller, District of Invermere

CARRIED

Bylaw No. 3378 (Jaffray / Van de Weyer)

52292

MOVED by Director Doehle

SECONDED by Director Doherty

THAT the Public Hearing Report for Bylaw No. 3378 as submitted by Director Stan Doehle, be accepted.

CARRIED

52293

MOVED by Director Doehle

SECONDED by Director Clovechok

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 read a third time and submitted for required approval.

CARRIED

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

52294

MOVED by Director Miller

SECONDED by Director Price

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 read a first and second time.

CARRIED

52295

MOVED by Director Clovechok

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 read a first and second time.

CARRIED

52296

MOVED by Director Clovechok

SECONDED by Director Doherty

THAT a public hearing be held regarding Bylaw No. 3381 and Bylaw No. 3382 and the hearing be delegated to:

Director Susan Clovechok, Electoral Area F
Director Mark Doherty, Village of Canal Flats

CARRIED

Bylaw No. 3383 (West Fernie / Bragg)

52297

MOVED by Director Miller

SECONDED by Director Milligan

THAT Bylaw No. 3383 cited as "Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 116, 2025 (West Fernie / Bragg)" be read a first, second and third time, and submitted for required approval.

CARRIED

Adjournment

The meeting adjourned at 10:17am.

Chair Rob C. Gay

Tina Hlushak, Corporate Officer