

Public Hearing Report – Bylaw Nos. 3376 & 3377 Wilmer / Corbo & Johnson

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. 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)” and 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)” was held on April 30, 2025 at 6:00 pm at the Columbia Valley Chamber of Commerce.

The following Regional District representatives attended the public hearing:

Director Roberta Schnider, Electoral Area G
Director Susan Clovechok, Electoral Area F
Director Allen Miller, District of Invermere
Krista Gilbert, Planning Technician
Krista Konchak, Administrative Assistant

The notice for the hearing was published in the April 24, 2025, issue of the Columbia Valley Pioneer. Notices were sent to thirty-four (34) adjacent property owners on April 15, 2025 by regular mail with no notices returned as undeliverable.

Staff read bylaw introduction notes before the hearing and there was a questions and answers period before the hearing. Chair Schnider convened the hearing at 6:06 pm and Regional District representatives were introduced.

Chair Schnider 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. 3376 provides for:

1. This Bylaw may be 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).”
2. The designation of Parcel C (see XJ33556), Block 23, District Lot 377, Kootenay District, Plan 692, outlined on the attached Schedule A, which is incorporated in and forms part of the Bylaw, are amended from R-SF, Residential Low Density to C, Commercial.

Bylaw No. 3377 provides for:

1. This Bylaw may be cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 24, 2025 (Wilmer / Corbo & Johnson).”

2. The designation of Parcel C (see XJ33556), Block 23, District Lot 377, Kootenay District, Plan 692, outlined on the attached Schedule A, which is incorporated in and forms part of the Bylaw, is amended from R-1(MH), Single Family Residential – Manufactured Home Zone to C-1, Community Commercial Zone.
3. Schedule A Section 1.33 is amended by adding the following:
 - (28) On Parcel C (see XJ33556) Block 23, District Lot 377, Kootenay District Plan 692, buildings that existed prior to adoption of this bylaw are permitted to have a 0 m *front, side and rear parcel line setback*.

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 May 9, 2025 meeting.

Chair Schnider called three times for comments and since no members of the public nor the proponent chose to speak, Chair Schnider closed the hearing at 6:10 pm.

Chair Roberta Schnider
Electoral Area G

Krista Gilbert
Planning Technician