

Public Hearing Report – Bylaw No. 3381 & 3382 Columere / 596848 British Columbia Ltd.

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. 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.)” and for 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.)” was held on April 29, 2025 at 5:00 pm via Zoom Webinar.

The following Regional District representatives attended the public hearing:

Director Susan Clovechok, Electoral Area F
Director Mark Doherty, Village of Canal Flats
Krista Gilbert, Planning Technician

The notice for the hearing was published in the April 24, 2025, issue of the Columbia Valley Pioneer. Notices were sent to twenty (20) adjacent property owners on April 15, 2025 by regular mail with no notices returned as undeliverable.

Chair Clovechok convened the hearing at 5:08 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. 3381 provides for:

1. This Bylaw may be 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.).”
2. The designation of Sublot 19, District Lot 4596, Kootenay District, Plan X32, except parts included in Plans 7339, 16995, NEP66894 and R347 outlined on the attached Schedule A, which is incorporated in and forms part of the Bylaw, are amended from R-SF, Residential Low Density and R-MF, Residential Multiple Family to LH, Large Holdings.

Bylaw No. 3382 provides for:

1. This Bylaw may be cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 25, 2025 (Columere / 596848 British Columbia Ltd.).”

2. The designation of Sublot 19, District Lot 4596, Kootenay District, Plan X32, except parts included in Plans 7339, 8490, 16995, NEP66894 and R347 outlined on the attached Schedule A, which is incorporated in and forms part of the Bylaw, is amended from R-1, Single Family Residential Zone and R-3, Multiple Family Residential – Medium Density Zone to SH-3, Small Holdings Rural 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 May 9, 2025 meeting.

Chair Clovechok called three times for comments and since no members of the public nor the proponent chose to speak, Chair Clovechok adjourned the hearing at 5:11 pm.

Chair Susan Clovechok
Electoral Area F

Krista Gilbert
Planning Technician