



MINUTES OF THE PLANNING & DEVELOPMENT SERVICES COMMITTEE MEETING

June 12, 2025
Regional District Office, Cranbrook, BC

PRESENT:	Committee Vice Chair D. McCormick	City of Cranbrook
	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
	Alternate Director L. Downey	Electoral Area F
	Director R. Schnider	Electoral Area G
	Alternate Director L. Wray	City of Cranbrook
	Director N. Blissett	City of Cranbrook
	Director N. Milligan	City of Fernie
	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:	Committee Chair S. Clovechok	Electoral Area F
	Director W. Price	City of Cranbrook
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 Vice Chair Don McCormick called the meeting to order at 2:38 pm.

Adoption of the Agenda

MOVED by Director Gay

SECONDED by Director Doherty

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

CARRIED

Adoption of the Minutes

May 8, 2025 Meeting

MOVED by Director Milligan

SECONDED by Director Gray

THAT the minutes of the Planning & Development Services Committee meeting held on May 8, 2025, be adopted as circulated.

CARRIED

Invited Presentations & Delegations

ALR Non-Farm Use

Bill Boswell spoke in opposition to the ALR Non-Farm Use reconsideration application for the sand and gravel extraction operation on a 251.2 ha property in the Fort Steele area. Mr. Boswell expressed his concern over increased noise and pollution resulting from the operation, noting that it is not compatible with adjacent agricultural uses and would negatively impact residential property values in the rural neighbourhood. He noted that 15 families reside within one kilometre of the proposed gravel pit.

ALR Non-Farm Use

Derek Holmes and Rick Stebbings spoke and requested support for their ALR Non-Farm Use reconsideration application for the sand and gravel extraction operation on the Holmes Road property in the Fort Steele area. Mr. Holmes stated that the current zoning permits the operation on the 251.2 ha parcel and noted that topographic factors limit the agricultural capacity of the property. He added that if the application gets to the mine permitting stage there would be more levels of consultation required including engagement with First Nations, the broader public and stakeholders.

Bylaw No. 3359

Lyle and Judy McGregor spoke and gave a presentation requesting support for an application to amend the zoning bylaw for their property at 461 Lakeview Place in Windermere to allow placement and seasonal residential use of a recreational vehicle, covered deck and three outbuildings without establishing principal residential use at the property. Judy stated that this has been their vacation spot since 1989 and it was their understanding that it was not until 2023 that the bylaw spoke to the issue of recreational vehicles accessory to a permitted use. She added that all of their neighbours, aside from four who were unavailable, provided signatures in support of the nonconforming use.

ALR Removal of Soil and Placement of Fill

Ernie Lehman spoke and requested support to permit removal of 20 m³ of soil and placement of 20 m³ of fill to construct a 356 m² accessory structure at his 2.0 ha property at 5343 Westside Road in the Fairmont area. He stated that the land is not suitable for agriculture and he requires more storage space as he is planning to retire.

BC Hydro Letter of Concurrence

Erin Dosman spoke and requested support for a Letter of Concurrence for a proposed telecommunications tower at the Marysville substation. Ms. Dosman stated that the new tower would result in three telecommunications lines and improve communications between Marysville and Kimberley. She added that they have been in discussions with Columbia Basin Trust and they are in support of the project.

Ministry of Forests Subdivision Referral

Andrew Bronson spoke and gave a presentation requesting support to reduce the road widening requirements from 9 m to 7.5 m for a subdivision on the Mt. Evan's Land Co. property on St. Mary's Lake west of Kimberley. He explained that the road widening project would be cost prohibitive with 1.5 kms of Forest Service Roads currently between 6 m and 7 m wide.

Unfinished Business**ALR Non-Farm Use Application (Fort Steele / Power Paving Ltd.)**

MOVED by Director Gay

SECONDED by Director Walter

THAT the Power Paving Ltd. reconsideration request for a Non-Farm Use Application for sand and gravel extraction on Holmes Road in the Fort Steele area be refused.

OPPOSED: Director Blissett, Director Doherty, Director Gray, Director McCormick, Director McDonald, Director Miller, Director Milligan, Director Schnider, Director Wilks, Alternate Director Downey, and Alternate Director Wray

DEFEATED

52407

MOVED by Director Doherty

SECONDED by Director Schnider

THAT Resolution No. 52276, adopted on April 11, 2025, to refuse the ALR Soil and Fill Removal application for sand and gravel extraction on the Power Paving Ltd. property located on Holmes Road in the Fort Steele area, be rescinded.

OPPOSED: Director Doehle, Director Fairbairn, Director Gay, and Director Walter

CARRIED

52408

MOVED by Director Doherty

SECONDED by Director Miller

THAT the Agricultural Land Commission be advised the RDEK supports the Power Paving Ltd. Non-Farm Use Application for sand and gravel extraction on Holmes Road in the Fort Steele area.

OPPOSED: Director Doehle, Director Fairbairn, Director Gay, and Director Walter

CARRIED

New Business

Bylaw Amendments

Bylaw No. 3359 (Windermere North / McGregor)

MOVED by Director Schnider

SECONDED by Alternate Director Downey

THAT Bylaw No. 3359 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 21, 2024 (Windermere North / McGregor)" not proceed.

OPPOSED: Director Doherty, Director Fairbairn, Director Gay, Director Gray, Director McCormick, Director McDonald, Director Miller, Director Milligan, Director Walter, Director Wilks, and Alternate Director Wray

DEFEATED

MOVED by Director Wilks

SECONDED by Director Doherty

THAT Bylaw No. 3359 cited as "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 21, 2024 (Windermere North / McGregor)" be introduced;

and further, that placement and seasonal residential use of one recreational vehicle with a roof, covered deck and three outbuildings without establishment of a principal use on the property is permitted until the sale or transfer of the property.

OPPOSED: Director Blissett, Director Doehle, Director Schnider, and Alternate Director Downey

CARRIED

Note: On June 13, 2025, the RDEK Board adopted Resolution No. 52409 to postpone the bylaw amendment for one month for further consultation with the applicant.

Bylaw No. 3360 & Bylaw No. 3361 (Grasmere / Rogers)

52410

MOVED by Director Milligan

SECONDED by Director Doehle

THAT Bylaw No. 3360 cited as "Regional District of East Kootenay – Lake Koocanusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 10, 2024 (Grasmere / Rogers)" be introduced.

CARRIED

52411

MOVED by Director Doherty

SECONDED by Director Doehle

THAT Bylaw No. 3361 cited as "Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 45, 2024 (Grasmere / Rogers)" be introduced.

CARRIED

Director M. Gray left the meeting at 3:59 pm and returned at 4:01 pm.

Agricultural Land Reserve Applications

ALR Removal of Soil and Placement of Fill (Westside Rd / Lehman)

MOVED by Director Fairbairn
SECONDED by Director Milligan

THAT the Agricultural Land Commission be advised that the RDEK recommends that the Lehman ALR Removal of Soil and Placement of Fill application for property located at 5343 Westside Road in Fairmont Hot Springs be refused.

DEFEATED

52412
MOVED by Director Wilks
SECONDED by Director Doherty

THAT the Agricultural Land Commission be advised the RDEK supports the Lehman ALR Removal of Soil and Placement of Fill application for property located at 5343 Westside Road in Fairmont Hot Springs.

CARRIED

ALR Subdivision (Hosmer Area / Blunt & Sansom)

52413
MOVED by Director Doherty
SECONDED by Director Gay

THAT the Agricultural Land Commission be advised the RDEK supports the ALR subdivision application for property located at 344 Martha Road in the Hosmer Area.

CARRIED

Development Variance Permit Applications

DVP No. 16-25 (Wilmer / Behan & Pike)

52414
MOVED by Director Schnider
SECONDED by Director Doherty

THAT Development Variance Permit No. 16-25 (Wilmer / Behan & Pike) be granted.

CARRIED

DVP No. 17-25 (Wardner / Dolfo)

52415
MOVED by Director Gay
SECONDED by Director Milligan

THAT Development Variance Permit No. 17-25 (Wardner / Dolfo) be granted.

CARRIED

Miscellaneous Items

Request for Letter of Concurrence – BC Hydro

52416
MOVED by Director Doehle
SECONDED by Director Walter

THAT BC Hydro be advised:

- a) BC Hydro has satisfactorily completed its consultation with the Regional District of East Kootenay;
- b) The Regional District of East Kootenay is satisfied with BC Hydro's public consultation process; and
- c) The Regional District of East Kootenay concurs with BC Hydro's proposal to build a telecommunications tower at the Marysville Substation located north of Stirton Road, provided it is constructed substantially in accordance with the plans submitted to the Regional District of East Kootenay.

CARRIED

Information Report – Mt Evans Land Co. Ltd Subdivision Referral

52417

MOVED by Director Fairbairn

SECONDED by Director Milligan

THAT a letter be sent to the Columbia River-Revelstoke MLA requesting advocacy for reducing the road widening requirements to 7.5 meters for subdivision of the Mt Evans Land Co. property at St Mary's Lake.

CARRIED

Adjournment

The meeting adjourned at 4:13 pm.

Committee Vice Chair Don McCormick

Tina Hlushak, Corporate Officer

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