



**Electoral Area Services Committee
Minutes
Thursday, November 12, 2020
Via Zoom Video Conference**

Directors Present:

Director Ali Grieve
Director Linda Worley
Director Grace McGregor
Director Vicki Gee

Alternate Directors Present:

Michael Tollis

Staff Present:

Mark Andison, Chief Administrative Officer
Donna Dean, Manager of Planning & Development
Bart Fyffe, Senior Planning Technician
Sandra Surinak, Recording Secretary

Guests:

Brad Hanson

CALL TO ORDER

The Chair called the meeting to order at 11:00 a.m.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

That the November 12, 2020 Electoral Area Services Agenda be adopted as amended.

Moved / Seconded

Agenda Item 6A was moved to follow consideration of minutes since the applicant was in attendance.

The following four items were added to the agenda:

- Status of road maintenance in the rural areas of the RDKB.
- Time of future meetings.
- Inclusion of a land acknowledgement on future EAS agendas.
- APC appreciation.

Carried

MINUTES

That the October 15, 2020 Electoral Area Services Minutes be adopted as presented.

Moved / Seconded

Carried.

NEW BUSINESS

(Moved from a later portion of the agenda)

Tracy and Brad Hanson

RE: Development Variance Permit

270 Mayer Road, Electoral Area B/Lower Columbia-Old Glory

RDKB File: B-Twp-28-10998.290

Moved / Seconded

That the Development Variance Permit application submitted by Bradley Hanson and Tracey Hanson, to vary Section 302.2(g) of the Area 'B' Zoning Bylaw No. 1540, 2015 to increase the maximum gross floor area of storage buildings, including garages, that may be located on a parcel that does not have a principal use or building provided they are only being used for non-commercial/industrial storage of goods or vehicles belonging to the owner from 60 m² to 92 m² – a variance of 32 m², to build a workshop/storage space to store building materials in preparation for building a single family

dwelling, for the property legally described as Lot 3, Township 28, Kootenay District, Plan EPP100686, Electoral Area B/Lower Columbia-Old Glory, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation to approve.

Carried.

Mr. Hanson exited the meeting at 11:05 a.m.

DELEGATIONS

There we no delegations in attendance.

UNFINISHED BUSINESS

Sheri Doyle and Joseph Gagnon

RE: Development Variance Permit

7390 Porcupine Road, Big White, B.C.

RDKB File: BW-4109s-07405.000

Moved / Seconded

That the Development Variance Permit application submitted by Sheri Doyle, on behalf of Sheri Doyle and Joseph Gagnon, to vary Section 402.7 of the Big White Zoning Bylaw No. 1166, 2001 to reduce the minimum front lot line setback from 4.5 m to 0 (zero) m – a variance of 4.5 m, for the construction of an enclosed staircase on the property legally described as Lot 10, Plan KAP23322, District Lot 4109s, Similkameen Division of Yale Land District, Electoral Area 'E'/West Boundary be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation to approve, subject to the following conditions:

1. That the staircase shall comply with the terms and conditions as outlined in Alpine Environmentally Sensitive Development Permit 649-20D;
2. That issuance of the Development Variance Permit be withheld until the property owner has provided clear evidence to the satisfaction of the Manager of Planning and Development that the development is in compliance the Ministry of Transportation and Infrastructure's Encroachment Permit for the subject property; and

3. That the staircase shall comply with any outstanding requirements of a Regional District of Kootenay Boundary Building Official, which may include changes to the built stairs to comply with B.C. Building Code or engineering reporting standards.

Carried.

NEW BUSINESS

Susie and Grant Stevens

RE: Development Permit

3035 East Lake Drive, Electoral Area C/Christina Lake, B.C.

RDKB File: C-963-04311.000

Moved / Seconded

That the staff report regarding the Development Permit application submitted by Dan Sahlstrom, WSA Engineering Ltd. On behalf of Grant Stevens and Susan Stevens to construct a single family dwelling with an onsite sewerage disposal system in the Environmentally Sensitive Waterfront Development Permit Area on the parcel legally described as Lot 1, District Lot 963, Similkameen Division Yale Land District Plan 6830, be received.

Carried.

1107439 BC Ltd., Ken Flett, Agent

RE: MOTI Subdivision

8930 Highway 33, Electoral Area E/West Boundary

RDKB File: E-1909s-04955.000

Moved / Seconded

Concerns were expressed regarding environmental impact and safe access off the highway.

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed 27 lot conventional subdivision, for the parcels legally described as the District Lot 1909s, Similkameen Division of Yale Land District, located in Electoral Area E/West Boundary, be received; And further, that staff be directed to work with the applicant to determine suitable parkland dedication.

Carried.

002 Electoral Area Administration Work Plan

Moved / Seconded

That the Electoral Area Services Committee receive the draft Electoral Area Services Administration (002) 2021 Work Plan. **FURTHER** that the Work Plan be referred to a future meeting.

Carried.

005 Planning and Development Work Plan

Bart Fyffe, Senior Planning Technician gave a verbal report regarding the pros and cons of having the Interactive Web Map hosted in-house.

Moved / Seconded

That the Electoral Area Services Committee receive the draft Planning and Development (005) 2021 Work Plan. **FURTHER** that the Work Plan be referred to a future meeting.

Carried.

120 House Numbering Area A and C Work Plan

Director McGregor requested that the staff review the house numbers in the Cascade area of Christina Lake.

Moved / Seconded

That the Electoral Area Services Committee receive the draft House Numbering for Areas A and C (120) 2021 Work Plan. **FURTHER** that the Work Plan be referred to a future meeting.

Carried.

Grant in Aid Report

Moved / Seconded

The Committee suggested a review to determine if COVID-19 is impacting how money is being allocated.

That the Grant in Aid report be received.

Carried.

Gas Tax Report

The Finance Department will be updating the formatting of this report and feedback should be forwarded to Carolyn Gillis, Financial Services Manager.

Moved / Seconded

That the Gas Tax report be received.

Carried.

LATE (EMERGENT) ITEMS

Road Maintenance in Rural Areas

Committee members discussed concerns about road maintenance within their electoral areas and concluded that they would direct constituents to forward complaints to both the contractor and the Ministry of Transportation and Infrastructure.

Start Time for the Next Electoral Area Services Meeting

It was suggested that the start time for 2021 meetings be 10:30 a.m. This will be confirmed at a future board meeting.

Land Acknowledgment on Future Agendas

The Committee requested that a land acknowledgement be included on future Electoral Area Services agendas.

APC Member Appreciation Dinners

The Directors discussed alternatives to in-person dinners that are normally held near year-end.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

There was no discussion of items for future agendas.

CLOSED (IN CAMERA) SESSION

A closed (in camera) session was not required.

ADJOURNMENT

The meeting was adjourned at 12:15 p.m.