



Electoral Area Services Committee

Minutes
Thursday, March 11, 2021
Via ZOOM video conference

Committee members present:

Director A. Grieve, Chair - Area A
Director L. Worley, Area B/Columbia-Old Glory
Director G. McGregor, Vice-Chair - Area C/Christina Lake
Director D. O'Donnell, Area D/Rural Grand Forks
Director V. Gee, Area E/West Boundary-Big White

Staff present:

M. Andison, Chief Administrative Officer
B. Ihlen, General Manager of Finance
D. Dean, Manager of Planning and Development
A. Winje, Manager of Corporate Administration
B. Rafuse, Bylaw Enforcement Officer
M. Forster, Executive Assistant
M. Ciardullo, Recording Secretary

Public present:

D. Goodfellow
G. Retterath
G. Fawley

CALL TO ORDER

Chair Grieve called the meeting to order at 10:31 a.m.

LAND ACKNOWLEDGEMENT

We acknowledge and appreciate that the land on which we gather is the converging, traditional and unceded territory of the Syilx, Secwepemc, Sinixt and Ktunaxa Peoples as well as the Metis Peoples whose footsteps have also marked these lands.

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ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

March 11, 2021

Moved / Seconded

That the March 11, 2021 Electoral Area Services Agenda be adopted as amended.

Carried.

Item 8B moved ahead on the agenda after Item 4 Minutes
Item 11 'Closed Meeting' will be moved ahead after Item 8B

MINUTES

February 11, 2021

Moved / Seconded

That the February 11, 2021 Electoral Area Services meeting minutes be adopted as presented.

Carried.

ITEMS MOVED AHEAD ON THE AGENDA

Greg and Gail Fawley

RE: Development Variance Permit

1537 McIntyre Road, Electoral Area C/Christina Lake

RDKB File: C-317-02595.340

Moved / Seconded

That the Development Variance Permit application submitted by Gail Fawley and Gregory Fawley, for the property legally described as Lot 34, Plan KAP33117, District Lot 317, Similkameen Division of Yale Land District, Electoral Area C/Christina Lake be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with the following recommendations:

1. That the Regional Board deny the requested variance to Section 402.6 – Exterior Side Parcel Line Setback, to reduce the minimum accessory building exterior side parcel line setback from 4.5 m to 2.65 m – a variance of 1.85 m, in order allow the proposed siting of the accessory building containing the garage/storage area; and

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2. That the Regional Board approve the requested variance to Section 402.6 – Front Parcel Line Setback, to reduce the minimum accessory building exterior side parcel line setback from 4.5 m to 2.75 m – a variance of 1.75 m, to allow for the electrical shed/storage space, with the following condition:
 - o 2.1. The applicants submit an approved Highway Use Permit for the setback from the Ministry of Transportation and Infrastructure.

Carried.

CLOSED (IN CAMERA) SESSION

Commenced at 10:50 a.m.
Meeting Closed to the Public

In the opinion of the Board - and in accordance with Section 90 of the *Community Charter* - the public interest so requires that persons other than DIRECTORS, ALTERNATE DIRECTORS, DELEGATIONS AND STAFF be excluded from the meeting; AND FURTHER, in accordance with Section 90 of the *Community Charter*, the meeting is to be closed on the basis identified in the following subsections:

- i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Moved / Seconded

That the Electoral Area Services Committee proceed to a closed meeting pursuant to Sec. 90 (1)(i) of the *Community Charter*.

Carried.

The EAS regular meeting reconvened at 11:20 a.m.

DELEGATIONS

No delegations were in attendance.

UNFINISHED BUSINESS

Vehicle Removal Assistance

An update was provided by Brandy Rafuse, Bylaw Enforcement Officer, regarding her research on how we could encourage land owners to remove derelict vehicles from their property.

Bylaw Enforcement Potential for Municipal Partnerships

Donna Dean, Manager of Planning and Development, gave an update on potential partnerships.

Bylaw Enforcement File Summary

There were 110 active files up to February 28, 2021 which were broken down to complaint type and area.
The Committee requested monthly summaries.

Moved / Seconded

That the Bylaw Enforcement Summary be received.

Carried.

Draft New Board of Variance Bylaw

There was discussion regarding the difference between Board of Variance (BOV) applications and development variance permit applications and the challenges of recruiting members for the Boards of Variance.

Moved / Seconded

That the Board of Variance Bylaw No. 1750, 2021 be forwarded to the Regional District of Kootenay Boundary Board of Directors for consideration.

Carried.

NEW BUSINESS

Erin Lukkar

RE: Development Variance Permit

1115 King George Park Road, Electoral Area B/Lower Columbia-Old Glory
RDKB File: B-Twp9A-10926.100

Moved / Seconded

That the Development Variance Permit application submitted by Erin Lukkar, to vary Section 609.8 – Agricultural Resource 1 Zone Setbacks of the Electoral Area B/Lower Columbia-Old Glory Zoning Bylaw No. 1540, 2015 to decrease the required front parcel line setback for buildings and structures principal from 7.5 m to 4.5 m – a variance of 3 m, for the construction of a single family dwelling on the property legally described as Lot 1, Plan NEP6491, Township 9A, Kootenay Land District, Except Plan 18520, 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 approved, with the following conditions:

1. The applicant provide a certificate of location for the existing buildings and structures; and
2. The applicant provide a site plan that is to scale for the proposed setback variance.

Carried.

Waneta Expansion Power Corp

RE: Development Permit Amendment

Hwy 22, Electoral Area A
RDKB File: A-205A-00944.000

Moved / Seconded

That the staff report regarding the Industrial and Columbia Gardens Aquifer Development Permit application submitted by Matthew Tonner of Columbia Power Corporation, on behalf of Waneta Expansion Power Corporation for the parcels legally described as Lot 6A and Lot 7A, District Lot 205A, Kootenay Land District, Plan 800, Except Part included in Statutory Right of Way Plans 15510 and EPP60444, Electoral Area A, be received.

Carried.

Darren and Clare West

RE: Development Permit

Strata Lot 61, Electoral Area E/West Boundary-Big White
RDKB File: BW-4222-07500.905

Moved / Seconded

That the staff report regarding the Alpine Environmentally Sensitive Landscape Reclamation Development Permit application submitted by Shauna Wizinsky of Weninger Construction & Design, on behalf of Clare West and Darren West for the parcel legally described as Strata Lot 61, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District, Big White, Electoral Area E/West Boundary, be received.

Carried.

Ronald and Tara Manson

RE: MOTI Subdivision

3041 East Lake Drive, Electoral Area C/Christina Lake
RDKB File: C-963-043610.000

Moved / Seconded

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed seven lot conventional subdivision, for the parcels legally described as Lot 1, Plan KAP6813, District Lot 963, Similkameen Division of Yale Land District, Except Plan 29141, located in Electoral Area C/Christina Lake be received;

And that staff communicate with the property owner that park dedication in the form of land or cash must be secured, to be determined by the Regional District, for this proposed subdivision to move forward.

Carried.

Grant in Aid Report

Moved / Seconded

That the Grant in Aid report be received.

Carried.

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LATE (EMERGENT) ITEMS

Director Gee would like staff to ask the province to send rail trail work permit referrals to RDKB. Staff will reach out to the lands branch and follow up with letter.

Director Gee expressed a desire to rename some parks and other public spaces using Indigenous names.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

There was no discussion.

ADJOURNMENT

There being no further business to discuss, Chair Grieve adjourned the meeting at 11:56 a.m.