



Electoral Area Services Committee

Minutes
Wednesday, April 21, 2021
ZOOM Video Conference

Committee members present:

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

Staff present:

M. Andison, Chief Administrative Officer
B. Ihlen, General Manager of Finance
D. Dean, Manager of Planning and Development
L. Moore, Senior Planner
F. Maika, Corporate Communication Officer
B. Rafuse, Bylaw enforcement Officer
M. Forster, Executive Assistant
M. Ciardullo, Recording Secretary

Members of the public present:

Mike Peterson

CALL TO ORDER

Chair Grieve called the meeting to order at 1:30 p.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.

ACCEPTANCE OF AGENDA (ADDITIONS/DELETIONS)

April 15, 2021

Moved / Seconded

That the April 15, 2021 Electoral Area Services Agenda be adopted as presented.

Carried.

MINUTES

March 11, 2021

Moved / Seconded

That the March 11, 2021 Electoral Area Services Minutes be adopted as presented.

Carried.

CONSENT AGENDA

DELEGATIONS

UNFINISHED BUSINESS

NEW BUSINESS

Michael and Chrissy Peterson

RE: Development Variance Permit

185 Caitlin Road, Electoral Area C/Christina Lake

RDKB File: C-93-04239.370

Moved / Seconded

That the Development Variance Permit application submitted by Chrissy Peterson and Michael Peterson, to vary Section 404.8(b) of the Electoral Area C/Christina Lake Zoning Bylaw No. 1300, 2007 to increase the permitted height of an accessory building from 4.6 m to 5.2 m – a variance of 0.6 m, for the construction of a combined carport and enclosed storage accessory building on the property legally described as Lot 18, Plan KAP82119, District Lot 963, Similkameen Division of Yale

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Land District, Electoral Area C/ Christina Lake be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation to approve.

Carried.

Daniel & Holly Anne Benson

RE: Development Permit

1887 & 1889 Ritchie Road, Electoral Area C/Christina Lake

RDKB File: C-970-04361.000

Moved / Seconded

That the staff report regarding the Environmentally Sensitive Waterfront Development Permit application submitted by Daniel Benson and Holly Benson for the parcel legally described as Lot 1, Plan KAP7123, District Lot 970, Similkameen Division of Yale Land District, Except Plan KAP9129, Electoral Area `C'/Christina Lake, be received.

Carried.

Coreen Tara Bobocel

RE: Development Permit

1658 Highway 3, Electoral Area C/Christina Lake

RDKB File: C-498-02995.020

Moved / Seconded

That the staff report regarding the General Commercial Development Permit application submitted by Jason McMullin on behalf of the owner Coreen Bobocel for the parcel legally described as Lots 1 and 3, Plan KAP12628, District Lot 498, SDYD, Electoral Area C/Christina Lake, be received.

Carried.

Rudolph & Christina Elischer

RE: Development Permit

Strata Lot 62 Whiskey Jack Rd., Big White

RDKB File: MB-100s-01400.305

Should read Mt. Baldy.

Moved / Seconded

That the staff report regarding the Eagle Residential Development Permit application submitted by Christine Elischer and Rudolph Elischer for the parcel legally described as Strata Lot 62, Plan KAS1840, District Lot 100s, Similkameen Division of Yale Land District, Mount Baldy, Electoral Area 'E'/West Boundary, be received.

Carried.

Adyna Investments Ltd.

RE: Development Permit

Strata Lot 24, Feathertop Way, Big White
RDKB File: BW-4222-07500.720

Moved / Seconded

That the staff report regarding the Development Permit application submitted by Shauna Wizinsky, Weninger Construction & Design, on behalf of owner Adyna Investments Ltd, to construct a single family dwelling in Big White on the parcel legally described as Strata Lot 24, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area E/West Boundary, be received.

Carried.

Pfenning/Kinnear/Szabadi

RE: Development Permit

400 Feathertop Way, Big White
RDKB File: BW-4222-07500.835

Moved / Seconded

That the staff report regarding the Alpine Environmentally Sensitive Landscape Reclamation Development Permit application submitted by Brad Pfenning, on behalf of the owners Lorilee Kinnear, Matthew Kinnear, Brad Pfenning, Cindee Pfenning, Thomas Szabadi, and Kimberley Szabadi for the parcel legally described as Strata Lot 47, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District, Big White, Electoral Area 'E'/West Boundary, be received.

Carried.

Dave Kotler & Trisha Mackle

RE: Development Permit

Strata Lot 48, Feathertop Way, Big White
RDKB File: BW-4222-07500.840

Moved / Seconded

That the staff report regarding the Development Permit application submitted by Shauna Wizinsky, Weninger Construction & Design, on behalf of owners David Kotler and Trisha Mackle, to construct a single family dwelling in Big White on the parcel legally described as Strata Lot 48, DL 4222, SDYD, Plan KAS3134, Big White, Electoral Area E/West Boundary, be received.

Carried.

Protech Consulting

RE: MOTI Subdivision

5535 Highway 33, Electoral Area E/West boundary

RDKB File: E-1322-04733.040

Moved / Seconded

That the staff report regarding the Ministry of Transportation and Infrastructure referral for a proposed two lot conventional subdivision, for the parcel legally described as District Lot 3307, Similkameen Division of Yale Land District, Except Plan H9293, & Exc Plan EPP34890, located in Electoral Area 'E'/West Boundary be received.

Carried.

Electoral Area Services Committee Terms of Reference

Discussion on the Terms of Reference included the following:

- services that no longer fall under EAS to be removed;
- Standardize the term to 4 years instead of 3;
- Strike out the word 'alone';
- Wording change from 'Director' to 'Manager';
- 'Staff' reference -either be more specific or more general;
- Removal of gas tax applications as they now go to the Board;

Moved / Seconded

That the revised Electoral Area Services Committee Terms or Reference presented on April 21, 2021 be forwarded to the Policy and Personnel Committee for consideration.

Carried.

Bylaw Enforcement Summary

Updates included the bylaw enforcement summary, communication strategies and conversations with member municipalities. The following update was provided by B. Rafuse:

Area	New	Closed	Existing
A	5	3	26
B	1	0	22
C	4	3	17
D	9	4	35
E	5	3	5
BW	2	2	10

F. Maika, RDKB Communications Officer, described the 3 items with regards to communications: video, news release and flyer.

The Electoral Area E/West Boundary flyer will be different since few areas are covered by land use bylaws.

Grant in Aid Report

Moved / Seconded

That the Grant in Aid report be received.

Carried.

ALR Exclusion Application Policy Development

Liz Moore, Senior Planner, provided information regarding ALC changes that impact the ability for private landowners to apply for exclusion.

Directors feel that further discussion is needed and that each Electoral Area's need are unique. It was suggested that Staff look into practices and policies of other Regional Districts and draft policies regarding circumstances where the RDKB would consider forwarding application.

LATE (EMERGENT) ITEMS

Program Funding - Strengthening Communities Services program and Local Government Development Approvals

Moved / Seconded

That EAS supports staff to research workplan and see what can be managed.

Carried.

Timely payments to Electoral Area Services (Director McGregor)

There was discussion regarding the timing of and payments to community groups.

Board of Variance Member Recruitment

There was discussion regarding Board of Variance recruitment. The directors will consider potential members.

Bylaw Enforcement Discussion (Chair Grieve)

There was concern expressed about Electoral Area Directors involvement in bylaw enforcement files.

DISCUSSION OF ITEMS FOR FUTURE AGENDAS

There were no items for future meetings.

CLOSED (IN CAMERA) SESSION

A closed meeting was not required.

ADJOURNMENT

There being no further business to discuss, Chair Grieve adjourned the meeting at 3:05 p.m.