



## **Electoral Area Services Committee Minutes**

10:30 a.m. Thursday, May 13, 2021  
Via ZOOM online meeting

### **Committee members present:**

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

### **Staff present:**

M. Andison, Chief Administrative Officer  
D. Dean, Manager of Planning and Development  
F. Phillips, Senior Energy Specialist  
F. Maika, Corporate Communications Officer  
M. Ciardullo, Recording Secretary

### **CALL TO ORDER**

Chair Grieve called the meeting to order at 10:30 am

### **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)**

May 13, 2021

Two items were added to Section 9 - Late (Emergent) Items

- Changes to ALC Housing Regulations.
- Adding Gas Tax summary report back to EAS committee

Moved / Seconded

That the May 13, 2021 Electoral Area Services committee agenda be adopted as amended.

Carried.

**MINUTES**

April 21, 2021

Moved / Seconded

That the April 21, 2021 Electoral Area Services committee minutes be adopted as presented.

Carried.

**CONSENT AGENDA**

**DELEGATIONS**

There were no delegations in attendance.

**UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**NEW BUSINESS**

**Darryl and Heather Hammond**

**RE: Development Variance Permit**

141 Brown Road, Electoral Area C/Christina Lake  
RDKB File: C-969-04329.000

Moved / Seconded

That the Development Variance Permit application submitted by WSA Engineering (2012) Ltd., on behalf of Darryl Hammond and Heather Hammond, to vary Section 403.6 of the Electoral Area C Zoning Bylaw No. 1300 to reduce the interior side parcel line setback from 1.5 to 0 metres – a variance of 1.5 metres; and vary the setback to the natural boundary of Christina Lake from 7.5 to 2.2 metres – a variance of 5.3 metres for the dwelling on the parcel legally described as Lot 10, District Lot 969, Similkameen Division of Yale District, Plan 9357, Electoral Area C/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support.

Carried.

**Darryl and Heather Hammond****RE: Site-specific Exemption to Floodplain Bylaw**

141 Brown Road, Electoral Area C/Christina Lake

RDKB File: C-969-04329.000

Moved / Seconded

That the application for a Site-Specific Exemption the Floodplain Bylaw Section 5.b(iv) to reduce the setback from the natural boundary of any lake, marsh, or pond from 7.5 m to 2.2 m – a variance of 5.3 m, submitted by WSA Engineering (2012) Ltd., on behalf of Darryl Hammond and Heather Hammond, for the reconstruction of an existing deck on the property legally described as Lot 10, District Lot 969, Similkameen Division of Yale District, Plan 9357, Electoral Area C/Christina Lake, be presented to the Regional District of Kootenay Boundary Board of Directors for consideration, with a recommendation of support, with the following conditions:

1. The property owners provide documentation that retaining wall construction is complete and meets the BC Ministry of Ministry of Forests, Lands, Natural Resource Operations' requirements;
2. The property owners follow the recommendations provided in the report provided by Ground Up Geotechnical Ltd.; and
3. The property owners register a standard floodplain covenant on title in favour of the Regional District of Kootenay Boundary.

Carried.

**Greg and Debbie Kornell****RE: Development Permit**

445 Feathertop Way, Electoral Area E/West Boundary

RDKB File: BW-4222-07500.805

Moved / Seconded

That the staff report regarding the Alpine Environmentally Sensitive Landscape Reclamation Development Permit application submitted by Shauna Wizinsky, Weninger Construction & Design Ltd. on behalf of Debbie Kornell and Greg Kornell for the parcel legally described as Strata Lot 41, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District, Big White, Electoral Area E/West Boundary, be received.

Carried.

**Badbike Ventures Inc.**

**RE: Development Permit**

228 Feathertop Way, Electoral Area E/West Boundary  
RDKB File: BW-4222-07499.014

Moved / Seconded

That the staff report regarding the Alpine Environmentally Sensitive Landscape Reclamation Development Permit application submitted by Tyler Stark, Stark Homes on behalf 1085937 BC Ltd. for the parcel legally described as Strata Lot 8, Plan KAS3398, District Lot 4222, Similkameen Division of Yale Land District, Big White, Electoral Area E/West Boundary, be received.

Carried.

**Jessie and Lai East**

**RE: Development Permit**

570 Feathertop Way, Electoral Area E/West Boundary  
RDKB File: BW-4222-07500.915

Moved / Seconded

That the staff report regarding the Alpine Environmentally Sensitive Landscape Reclamation Development Permit application submitted by John Thomas Hodges on behalf of Jesse East for the parcel legally described as Strata Lot 63, Plan KAS3134, District Lot 4222, Similkameen Division of Yale Land District, Big White, Electoral Area E/West Boundary, be received.

Carried.

**1262138 BC Ltd**

**RE: Development Permit**

875 China Creek Road, Electoral Area B/Lower Columbia-Old Glory  
RDKB File: B-7187-08836.100

Moved / Seconded

That the staff report regarding the Industrial Development Permit application submitted by Vicki Topping, MQN Architects, on behalf of 1262138 B.C. Ltd, for the parcel legally described as Lot A, Plan NEP62844, District Lot 7187, Kootenay Land District, & District Lot 8073, located in Genelle, Electoral Area 'B'/Lower Columbia-Old Glory be received.

Carried.

**Fern Acton****RE: MOTI Subdivision**

4120 Casino Road, Electoral Area B/Lower Columbia-Old Glory

RDKB File: B-Twp8A-10831.040

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 Lot A, Plan NEP15429, Section 26, Township 8A, Kootenay Land District, located in Casino, Electoral Area 'B'/Lower Columbia-Old Glory be received.

Carried.

**West Kootenay 100% Renewable Energy Plan**

F. Phillips, Senior Energy Specialist, provided context around the West Kootenay regional initiative plan that affects Electoral Areas A and B.

General discussion included potential attendance at a workshop being held at the RDCK; Municipal vs. Rural implications; Community engagement and consultation.

Moved / Seconded

That the Regional District of Kootenay Boundary commit to reviewing the 100% Renewable Energy Plan and associated action tables as part of the Climate Plan development.

Carried.

**002 Electoral Area Services Work Plan**

Moved / Seconded

That the Electoral Area Services Committee receive the May 2021 – Work Plan update for Electoral Area Services (002) as presented to the Electoral Area Services Committee on May 13th, 2021.

Carried.

Moved / Seconded

That the Electoral Area Services committee direct staff to research the cost and implementation of the ticketing module to the Vadim system.

Carried.

**005 Planning and Development Work Plan**

Moved / Seconded

That the Electoral Area Services Committee receive the May 2021 – Work Plan update for the Planning and Development Service as presented to the Electoral Area Services Committee on May 13th, 2021.

Carried.

Moved / Seconded

That development permit applications not be reviewed at the Electoral Area Services Committee and only be discussed and received at the Advisory Planning Commission meetings, on a trial basis, until the end of 2021.

Carried.

**Bylaw Enforcement Update**

Moved / Seconded

That the Bylaw Enforcement update be received.

Carried.

**Grant in Aid Update**

A correction was made to Electoral Area E/West Boundary. The amount shown of \$2000 (return of funds) should go to Economic Development, not Grant in Aid.

Moved / Seconded

That the Grant in Aid update be received as amended.

Carried.

**LATE (EMERGENT) ITEMS**

**Developers and regulations**

There was discussion regarding the increase in development in the district and whether there is a more streamlined process to help developers understand the RDKB processes.

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**Changes to ALC Housing Regulations**

D. O'Donnel expressed concern that Electoral Area D/Rural Grand Forks is in housing crisis due to unaffordability and the lack of housing. The Ministry of Agriculture is proposing changes to allow second homes in the ALR. She would like to begin discussions about the possibility of amending the Electoral Area D/Rural Grand Forks land use bylaws..

It was agreed to discuss this further at the next EAS meeting.

**Adding Gas Tax back to EAS committee**

There was interest in having the gas tax update reports be included on the EAS agendas.

**DISCUSSION OF ITEMS FOR FUTURE AGENDAS**

Changes to ALC Housing Regulations

**CLOSED (IN CAMERA) SESSION**

There was no closed session.

**ADJOURNMENT**

There being no further business to discuss, Chair Grieve adjourned the meeting at 11:57 a.m.