

VILLAGE OF RADIUM HOT SPRINGS

AGENDA

REGULAR COUNCIL MEETING OF DECEMBER 9TH, 2020.

Note: Council Meeting will be held 'in person' at the Radium Hot Springs Centre, 4863 Stanley Street at 7:30 p.m. Virtual attendance via 'zoom meeting' is optional with meeting details as follows:

Join Zoom Meeting at <https://us02web.zoom.us/>
Meeting ID: 821 5569 6246

PRESENT:

1. ORDER:

2. ADDITIONS TO AGENDA:

3. MINUTES:

- (a) Council meeting minutes from November 25th, 2020.

4. DELEGATIONS:

5. COMMITTEE REPORTS:

6. UNFINISHED BUSINESS / BUSINESS ARISING FROM THE MINUTES:

7. BYLAWS:

- (a) Business Licensing Amendment Bylaw No. 461, 2020.
- (b) Zoning Amendment Bylaw No. 462, 2020.

8. MISCELLANEOUS CORRESPONDENCE & REPORTS:

9. NEW BUSINESS:

- (a) Steam Boat – Jubilee OCP Bylaw referral.

10. SUNDRY MATTERS & QUESTIONS:

11. NOTICE OF COMMITTEE, SPECIAL & CLOSED MEETINGS:

12. ADJOURNMENT:

3(a).

VILLAGE OF RADIUM HOT SPRINGS

REGULAR COUNCIL MEETING MINUTES FROM NOVEMBER 25TH, 2020.

PRESENT: Mayor Clara Reinhardt, Councillors Logan, Shudra, McCauley and Gray, Sandy Charbonneau, Luanita Dean, Camille Aubin, George Demitrescu, Julia Ciobanu, Jill Logan, Arne Dohlen, Karen Sharp, Dave Dixon and Mark Read.

1. ORDER:

Mayor Reinhardt brought the meeting to order at 7:31 p.m.

2. ADDITIONS TO AGENDA:

Resolved, that we add truck parking during highway closure events to the agenda.
(Moved by Councillor McCauley) Carried.

3. MINUTES:

Resolved, that we approve the Council meeting minutes from October 28th, 2020, as circulated.
(Moved by Councillor Gray) Carried.

4. COMMITTEE REPORTS:

Councillor Gray provided an update regarding potential changes to the membership of the Radium Public Library Board of Directors, noting that regional representation would be subject to RDEK appointment.

5. BYLAWS:

Resolved, that we provide the first, second, and third readings to Business Licensing Amendment Bylaw No. 461, 2020.
(Moved by Councillor Logan) Carried.

6. NEW BUSINESS:

DPDS Arne Dohlen provided a summary of his administrative memo regarding proposed Development Permit No. 159 – “Radium Escape”. Council members raised questions and discussed the proposal with both staff and the proponent, Mr. George Demitrescu.

Resolved, that we do not approve Development Permit No. 159.
(Moved by Councillor McCauley) Carried.

VILLAGE OF RADIUM HOT SPRINGS

Regular Council Meeting Minutes from November 25th, 2020 continued...

6. NEW BUSINESS continued:

CFO Sharp responded to Council member questions regarding her proposal for the use of 2020 Covid 19 Safe Restart Grant funds. CAO Read noted that all department heads have been asked for their input into the use of these funds, but that responses have not yet been received. The decision on how to allocate the funding in 2020 will be made at a future meeting.

Resolved, that we accept the October cheque register in the amount of \$641,023.92.
(Moved by Councillor Shudra) Carried.

7. SUNDRY MATTERS & QUESTIONS:

Councillor Gray brought up the issue of replacing stops signs with yield signs, at certain intersections within the highway right of way. Clara suggested that this would be a good topic for future discussions with the Ministry.

Mayor Reinhardt requested an update on the amenities building project. Arne noted his plans for the placement of player's benches, picnic tables, and rubber matting, and advised that the washrooms would open once the safety guard railing was installed.

Mayor Reinhardt invited Sandy Chabonneau to address Council. Ms. Charbonneau raised a number of concerns and questions regarding how the rink and amenities building project has been designed and built.

CAO Read advised Council that the developer of the new brewpub, Steve Gale, has donated new hockey nets to the Village for the ice rink.

8. NOTICE OF COMMITTEE, SPECIAL & CLOSED MEETINGS:

Resolved, that we go 'in camera' to discuss the proposed provision of a municipal service under Section 90 of the *Community Charter*.
(Moved by Councillor Gray) Carried.

9. ADJOURNMENT:

The open portion of the meeting adjourned at 8:36 p.m.

HEREBY CERTIFIED CORRECT:

Mayor Clara Reinhardt

Clerk Mark Read

7(a).

VILLAGE OF RADIUM HOT SPRINGS
BUSINESS LICENSING AMENDMENT BYLAW NO. 461, 2020.

WHEREAS, Division 9 of the *Community Charter*, as amended from time to time, authorizes Council to regulate business within the municipality, and;

WHEREAS Council has decided to amend the business licensing period to align with the January to December fiscal period.

NOW THEREFORE, Council for the Village of Radium Hot Springs, in open meeting assembled, enacts as follows;

1. This Bylaw may be cited as "Business Licensing Amendment Bylaw No. 461, 2020".
2. Business License Regulation Bylaw No. 244, 2001, is hereby amended by the deletion, in its entirety, of Section 2.08 (1), and with its replacement with the following wording:
 "Except as this Section provides, Business Licenses shall be granted for a one year period, to commence on the first day of January and to terminate on December 31st, in each and every year. The License Fee prescribed in this Bylaw shall be reduced by one half, in respect of a person or business who becomes liable to be licensed, for a new business, after June 30th in any year. No License Fee paid hereunder shall be refundable."
3. This Bylaw is effective, in force, and binding on all persons as from the day following the date of its adoption.

Read a first, second and third time this 25th day of November, 2020.

Reconsidered and adopted this ___ day of _____, 2020.

Mayor

Clerk

Hereby certified as a true copy of Business Licensing Amendment Bylaw No. 461, 2020.

_____ Date

7(b).

Administrative memo to Council

December 3, 2020

Re: Zoning Amendment Bylaw 462, 2020

This zoning amendment bylaw is to amend a height restriction for a 4-unit row house structure being proposed at the corner of Stanley St and Pioneer Ave.

The proponent is requesting a relaxation of the 2 -storey maximum for a row-house located in the C2 Pedestrian Commercial/Residential zone. The current regulation in the zoning bylaw is “the lessor of 2 storey’s or 9.0m (29.5 ft)”. This proposal meets the height requirement of 9.0m, but has a 3rd storey exterior roof deck, lavatory, and a small room with two entrances. Access to the exterior roof deck will be via an interior stairway. Artist’s renderings of the building elevations are appended to the bylaw. This proposed building is a revision of the building presented to Council at the last meeting.

The zoning amendment will require a public hearing. Given advertising and notice requirements, the earliest a public hearing could be convened is January 13, 2021. This is a regular Council meeting date and it is proposed to hold the hearing on the same day at 7 PM, immediately preceding the regular Council meeting.

Respectfully submitted

Arne Dohlen

Director of Planning & Subdivision Services

VILLAGE OF RADIUM HOT SPRINGS

BYLAW 462, 2020.

Being a bylaw to amend the zoning bylaw.

WHEREAS Section 479 of the *Local Government Act* provides that a local government may, by bylaw, divide the whole or part of the municipality into zones; regulate the use of land, building and structures within a zone; regulate the siting, size and dimensions of buildings; regulate the location of uses on the land and within buildings and structures; and that the regulations may be different for different uses within a zone;

AND WHEREAS the Council deems it desirable to amend the zoning bylaw, cited as "Village of Radium Hot Springs Zoning Bylaw No. 338, 2007" to permit a 4-unit rowhouse to have a 3rd storey in the C2 Pedestrian Commercial/Residential zone.

C2 Pedestrian Commercial/Residential

Lot 24, Block 5, District Lot 2580, Kootenay District, Plan 2606, PID 015-126-200

Civic address: 7567 Pioneer Ave.

NOW THEREFORE the Council of the Village of Radium Hot Springs in open meeting assembled **enacts** that the Village of Radium Hot Springs Zoning Bylaw No. 338, 2007 is hereby amended as follows:

1. That Section 6.6.4.2 is amended to permit a 3rd storey, while maintaining a maximum building height of 9.0m (29.5 ft.). The third storey will include an exterior roof deck, a lavatory, and a small room with two entrances. Access to the exterior roof deck will be via an interior stairway. This amendment is specific to this property, legally described as

Lot 24, Block 5, Plan 2606, District Lot 2580, Kootenay District

This Bylaw may be cited as "Zoning Amendment Bylaw No. 462, 2020.
That this bylaw shall come into full force and effect upon passage.

READ A FIRST AND SECOND TIME THIS 9th DAY OF DECEMBER, 2020.

PUBLIC HEARING HELD THIS ____ DAY OF _____ 2021.

READ A THIRD TIME RECONSIDERED AND ADOPTED THIS ____TH DAY OF _____, 2021.

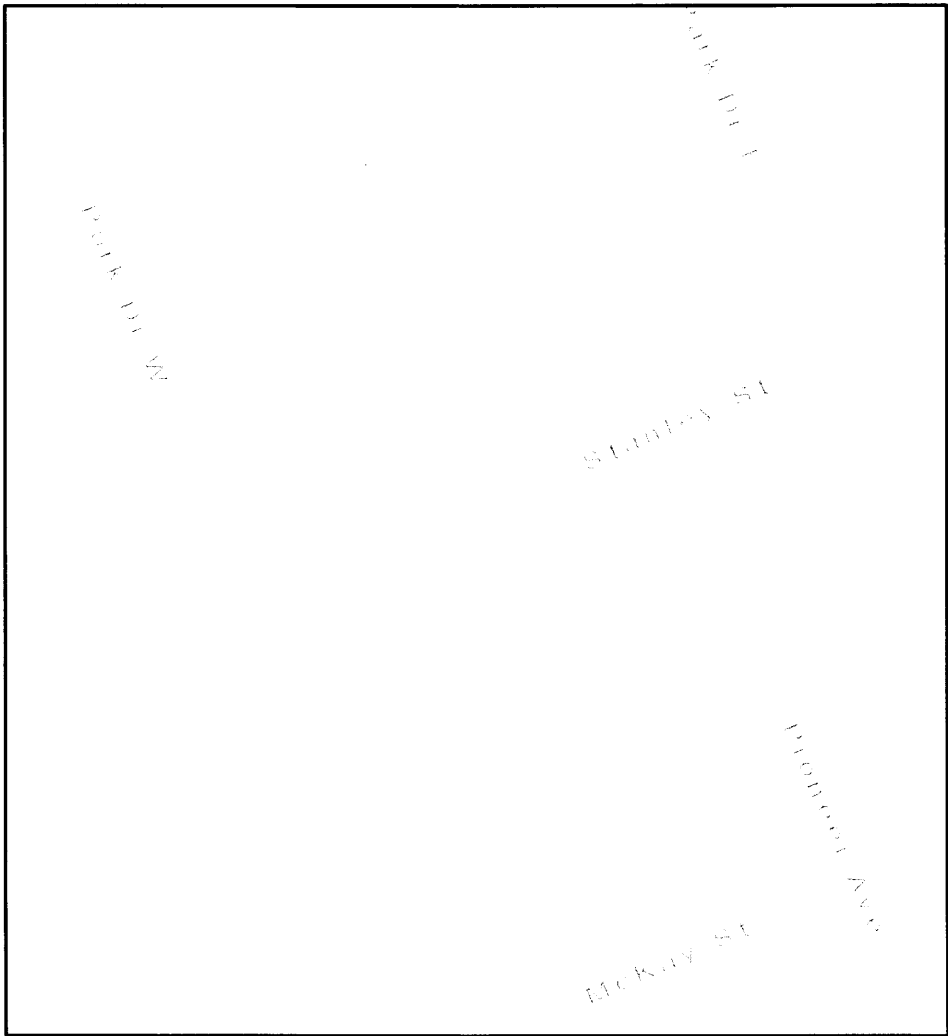
Mayor Clara Reinhardt

Clerk Mark Read

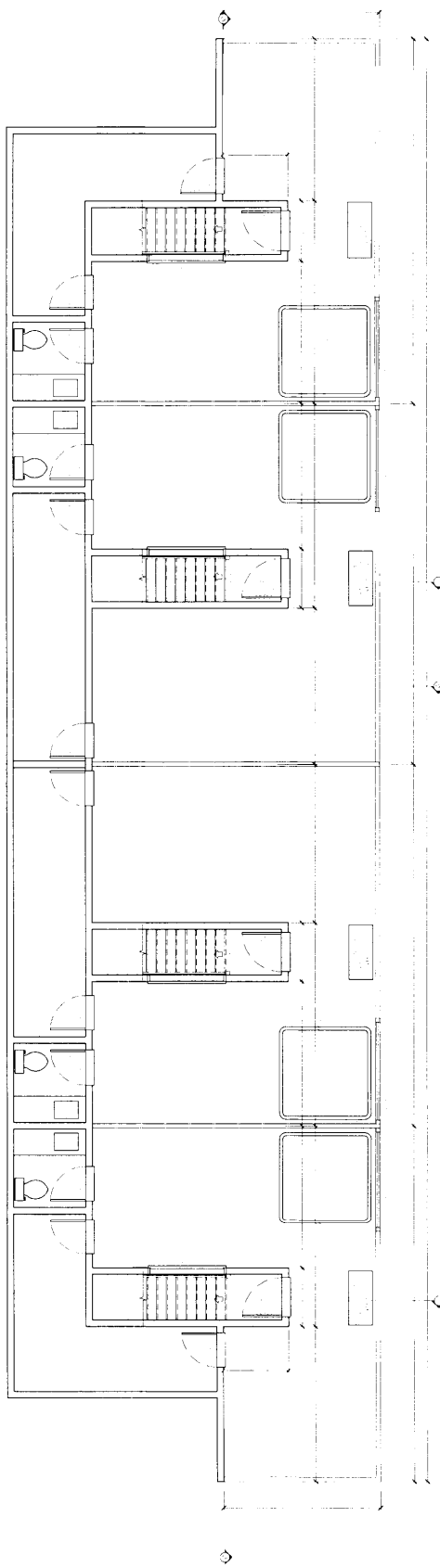
Hereby certified as a true copy of Bylaw 462, 2021.

Clerk

Date



Schedule A – Bylaw 462, 2020



W. EXISTING LINE

SHEET #
 20-001
 SHEET #
 A-204

DRAWN BY
 JAS. NICHOLSON
 DATE
 12/20/11

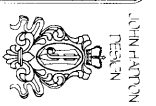
DIMITRECU
 7667 PIONEER AVE
 RADIUM, IL

PHASE
 1

ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

IMPERIAL
 ARCHITECTURE
 1000 N. WASHINGTON ST.
 CHICAGO, IL 60610

JOHN HADJON PERSON
 ARCHITECT
 1000 N. WASHINGTON ST.
 CHICAGO, IL 60610





East Kentucky **Development Services**

File: P 501 650

To: Referral Agencies**From:** Michele Bates, Planner**Date:** November 24, 2020**Subject:** Steamboat – Jubilee Mountain Official Community Plan Update

pc: ec:

In April 2019, the RDEK Board identified updating the Steamboat – Jubilee Mountain Official Community Plan (OCP) as a priority project.

The current OCP was adopted in 2006 and updated in 2013. The goal of this planning process was to determine if the land use policies were still current, to include Environmentally Sensitive Development Permit Areas, Wildfire Hazard Development Permits and to revisit the community's vision for the commercial core in Edgewater.

In July of 2019, a newsletter was mailed to all residents and three Introductory Meetings were held at Brisco, Edgewater and Wilmer.

January 2020, a second newsletter was mailed along with a survey. The plan for second meetings to be held in March were cancelled due to COVID.

On September 16th and 17th, four Open Houses were held in Radium with a total of approximately 50 residents attending. The Open Houses presented the survey results as well as the proposed draft OCP. These meetings were followed by a month long public comment period.

At the onset of the planning process, an Engage Page was also created where residents could review the existing OC and all the information presented at the public meetings. Residents had an opportunity to pose questions on the Engage Page as well as provide comments on the draft OCP.

The OCP has been updated to include Environmentally Sensitive Area and Wildfire Hazard Development Permits. As the majority of the plan's policies were updated in 2013, staff did not foresee numerous changes to the residential, commercial or industrial policies; however, there were a few amendments during the planning process:

- survey results indicated that the community would support the sale of the RDEK owned residential property in Edgewater. The rezoning of this property from residential to commercial was also supported and policies were added to the OCP to reflect this.
- To address the existing RDEK owned commercial buildings, the creation of a community group supported by Regional District staff dedicated to advancing the revitalization of the buildings is supported.

Steamboat – Jubilee Mountain OCP

Bylaw Referral

- Seniors Complex in Edgewater - the property owner requested that the OCP support four residential lots be developed for seniors/affordable multi-unit development. This was supported. The property will require an approved rezoning application including a public hearing prior to building permit stage.

Industrial use has recently come to the forefront in Edgewater. Industrial policies were updated to include a list of rezoning requirements that should be met in order for the Board to consider a rezoning application.

Commercial policies were updated to include support for a honey/mead production facility including café, retail store, staff/employee housing in Spillimacheen.

You are requested to comment on the attached bylaws for the potential effect on your agency's interests. We would appreciate your response within 31 days. The bylaw is expected to be presented to the Board in February 2021.

Michele Bates
Planner

MB/mb

Attachment(s)

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