



Request for Decision Bylaw Amendment Application

File No: P 722 403
Reference: Bylaw No. 3136
Date: February 24, 2022

Subject: Bylaw No. 3136 (Meadowbrook / Mitchell)
Applicant: Darren Mitchell
Agent: Jean Terpsma, Terpsma Land Development Consulting Ltd.
Location: 7938 Clarricoates Road, Meadowbrook
Legal: Lot B District Lot 9942, KD Plan 8024

Proposal: To amend the zoning designation of a portion of the property. The proposed zoning designation change is from RR-8, Rural Residential (Country) Zone to RR-2, Rural Residential (Small Holding) Zone.

Development Agreement: None

1. THAT Bylaw No. 3136 cited as "Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 35, 2022 (Meadowbrook / Mitchell)" be introduced.
2. THAT Bylaw No. 3136 cited as "Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 35, 2022 (Meadowbrook / Mitchell)" not proceed.

Recommendation: **Option #1**
OCP policies support 2 ha parcel sizes for properties with a large holdings designation. Several surrounding parcels are zoned RR-2 and therefore the proposal would be consistent with the type of development already in the area.

Property Information: **OCP Designation:** LH, Large Holdings, which supports rural residential development and rural resource land uses with parcel sizes in the range of 2.0 ha to 8.0 ha.

OCP Policies:

- Bylaw amendment applications for residential development should address the following:
 - Compatibility of the proposed development with surrounding land uses and parcel sizes;
 - Access to the development and proposed road networks;
 - Integration of Conservation Subdivision Design principles by utilizing a compact neighbourhood design and identifying and protecting wetlands, steep slopes, woodlands and wildlife corridors;

**Property
Information -
cont'd:**

- Capability of the natural environment to support the proposed development, and its impact on important habitat areas;
 - Identification of trail connectivity within the area under application and adjacent developments;
 - Consideration of water reduction measures for buildings and landscapes;
 - Consideration of building envelopes to maximize views and passive solar orientation;
 - Mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas;
 - Integration of FireSmart principles;
 - Consideration of the potential impacts to groundwater;
 - Susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - Suitability of the parcels for on-site groundwater wells and septic systems; and
 - Consideration of vegetated buffers or setbacks where the proposed development is adjacent to agricultural land.
- Rezoning applications designated LH, Large Holdings to permit parcel sizes 2 ha or greater will generally be supported. The application should address the criteria in section 4.3 (1)(g) (above).

Current Zone Designation: RR-8, Rural Residential (Country) Zone (minimum parcel size: 8 ha)

Proposed Zone Designation: RR-2, Rural Residential (Small Holding) Zone (minimum parcel size: 2 ha)

Parcel Size: 7.2 ha (17.9 ac)
Area under application: approx. 2 ha (5 ac)

Density:

Existing: There is a single family dwelling located on the parcel.

Proposed: The submitted proposal is for two residential lots. Each lot is permitted one single family dwelling.

ALR Status: Not within the ALR

Interface Fire Hazard Rating: Moderate to high, not within a fire protection area

BC Assessment: Residential (SFD)

Water and Sewer Services: Onsite existing and proposed

Flood Hazard Rating: The property is not identified as being within a flood hazard rating area.

**Professional
Studies:**

None

**Additional
Information:**

- The existing dwelling and accessory structures would be located on the 2 ha parcel and the 5.2 ha remainder would be vacant.

Consultation:

APC Area E: Support recommended

Referral Agencies:

- **Interior Health Authority:** Interested unaffected. Please note that this response does not automatically confer IH support for future subdivision. Additional information will be required at the subdivision stage.
- **Transportation & Infrastructure:** No response
- **Environment:** No comment
- **Ktunaxa Nation Council:** No comment
- **School District No. 5:** No response
- **Telus:** No response

**Documents
Attached:**

- Bylaw
- Location Map
- Land Use Map
- Zone Designation Map
- Proposal
- Aerial Photo
- Photos provided by Applicant

**RDEK
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