

Request for Decision Housing Agreement

File No: P 722 341
Reference: Housing Agreement No. 51/2022
Date: May 25, 2022

Subject: Temporary Residence for a Relative Requiring Care (Gold Creek / Quaife)
Applicant: Barbara and Baron Quaife
Location: 2215 33rd Street S, Gold Creek area
Legal: Lot 17, District Lot 5247, Kootenay District Plan 1088 (PID: 011-255-757)

Proposal: Temporary accessory dwelling for a relative requiring care and assistance.

Options:

1. THAT Bylaw No. 3166 cited as "Regional District of East Kootenay – Housing Agreement Bylaw No. 3166, 2022 (Gold Creek / Quaife)" be introduced.
2. THAT Bylaw No. 3166 cited as "Regional District of East Kootenay – Housing Agreement Bylaw No. 3166, 2022 (Gold Creek / Quaife)" not proceed.

Recommendation: **Option #1**
Application complies with the zoning bylaw.

Property Information: **OCP Designation:** MH, Medium Holdings which supports rural residential development with a parcel size of 2.0 ha

OCP Objectives & Policies:

- Contain future residential development within established residential areas and areas zoned for development.
- Support residential development on a range of rural parcel sizes.
- Residential developments are encouraged to be designed to meet the needs of permanent full-time residents.

Zoning: RR-2, Rural Residential (Small Holding) Zone which requires a minimum parcel area 2.0 ha.

Parcel Size: 2.1 ha (5.35 ac)

Density: One single family dwelling is permitted per parcel. A temporary residence for a relative requiring care is permitted as an accessory use.

ALR Status: Not within the ALR

Interface Fire Hazard Rating: Low to high; within the Cranbrook Rural fire protection area.

BC Assessment: Residential (SFD)

**Property
Information –
cont'd:**

Flood Hazard: The subject property is not identified as being within a floodplain or a special policy area for flood hazard

Water / Sewer Services: Existing on-site groundwater well and on-site sewage disposal system. The applicant has stated that the existing services are adequate to service the additional dwelling.

**Additional
Information:**

- Bylaw No. 3166 authorizes the RDEK to enter into an agreement with the owner for use and removal of the accessory dwelling.
- One of the owners requires care and resides in the principal dwelling. The owners son will reside in the additional dwelling and provide care.
- The owners have confirmed that both dwellings will be located on a contiguous 1 ha portion of the parcel.
- The owner has provided the required \$3,000 security deposit.
- A building permit application must be submitted and issued for placement of the manufactured home.

**Documents
Attached:**

- Bylaw and Housing Agreement
- Location Map
- Site Plan
- Aerial Photo

**RDEK
Contact:**

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