

**REGIONAL DISTRICT OF EAST KOOTENAY**

**BYLAW NO. 2971**

A bylaw to amend Bylaw No. 900 cited as "Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992."

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WHEREAS the Board of the Regional District of East Kootenay wishes to amend Bylaw No. 900;

AND WHEREAS the Board deems it desirable to make this amendment as aforementioned;

NOW THEREFORE, the Board of the Regional District of East Kootenay in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 358, 2019 (Wilmer / Wilmer Eco Development Ltd)."
2. The designation of part of Sublot 12, District Lot 377, Kootenay District, Plan X15 Except (1) Part Included in Plan 692A, (2) Parcel A (Explanatory Plan 16601D), (3) Parcel A (See 7949I), (4) Parcel B (Reference Plan 5056I), (5) Parcel C (Explanatory Plan 12645I) (6) Parcel D (See 12645I) (7) Plan NEP71138 (8) Plan EPP5920 and (9) Plan EPP9406, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from W-1, Watershed Protection Zone to SH-3, Small Holding Rural Zone.

READ A FIRST TIME the            day of                            , 2020.

READ A SECOND TIME the       day of                            , 2020.

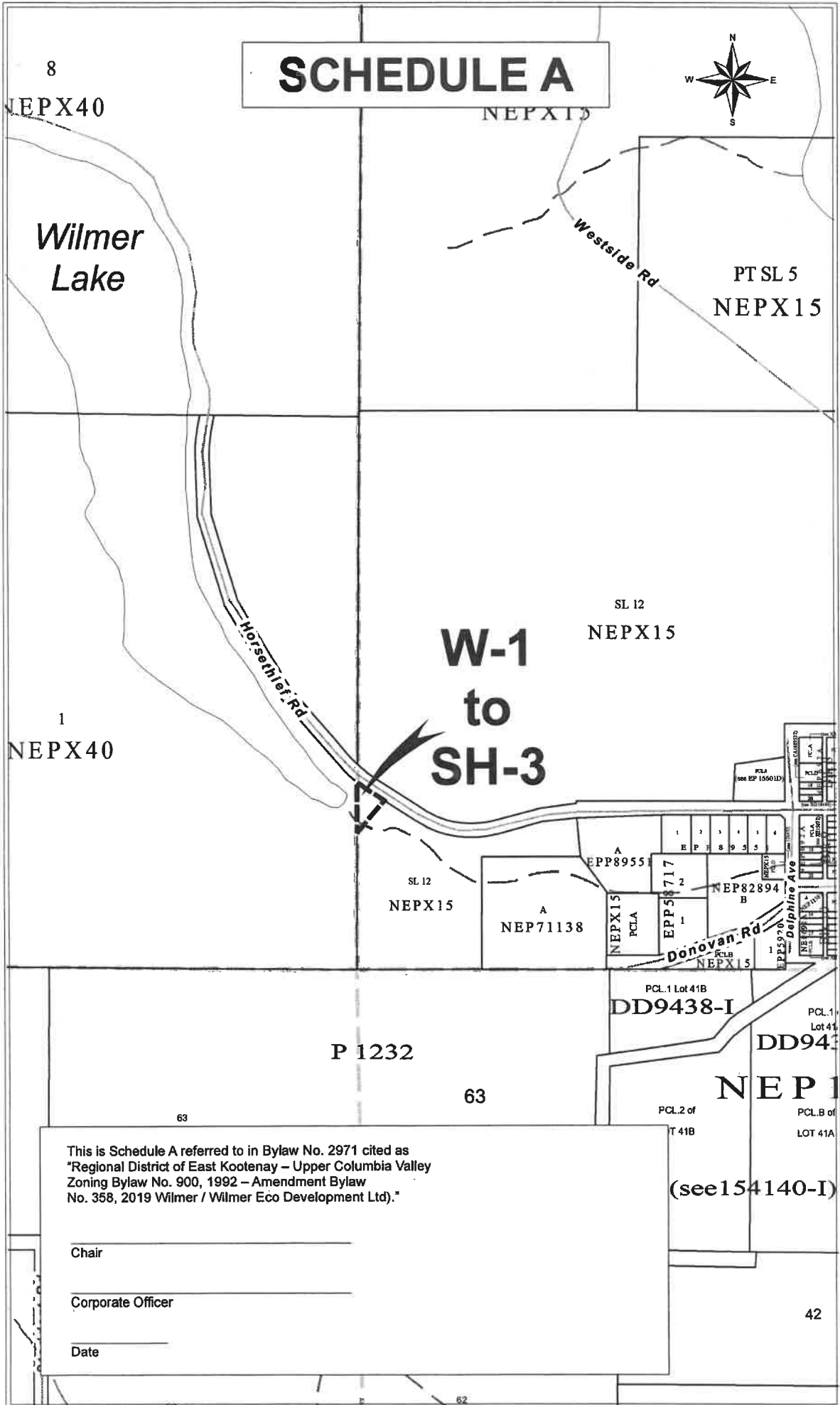
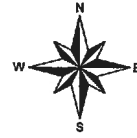
READ A THIRD TIME the        day of                            , 2020.

ADOPTED the            day of                            , 2020.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

# SCHEDULE A



This is Schedule A referred to in Bylaw No. 2971 cited as "Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 358, 2019 Wilmer / Wilmer Eco Development Ltd)."

Chair \_\_\_\_\_

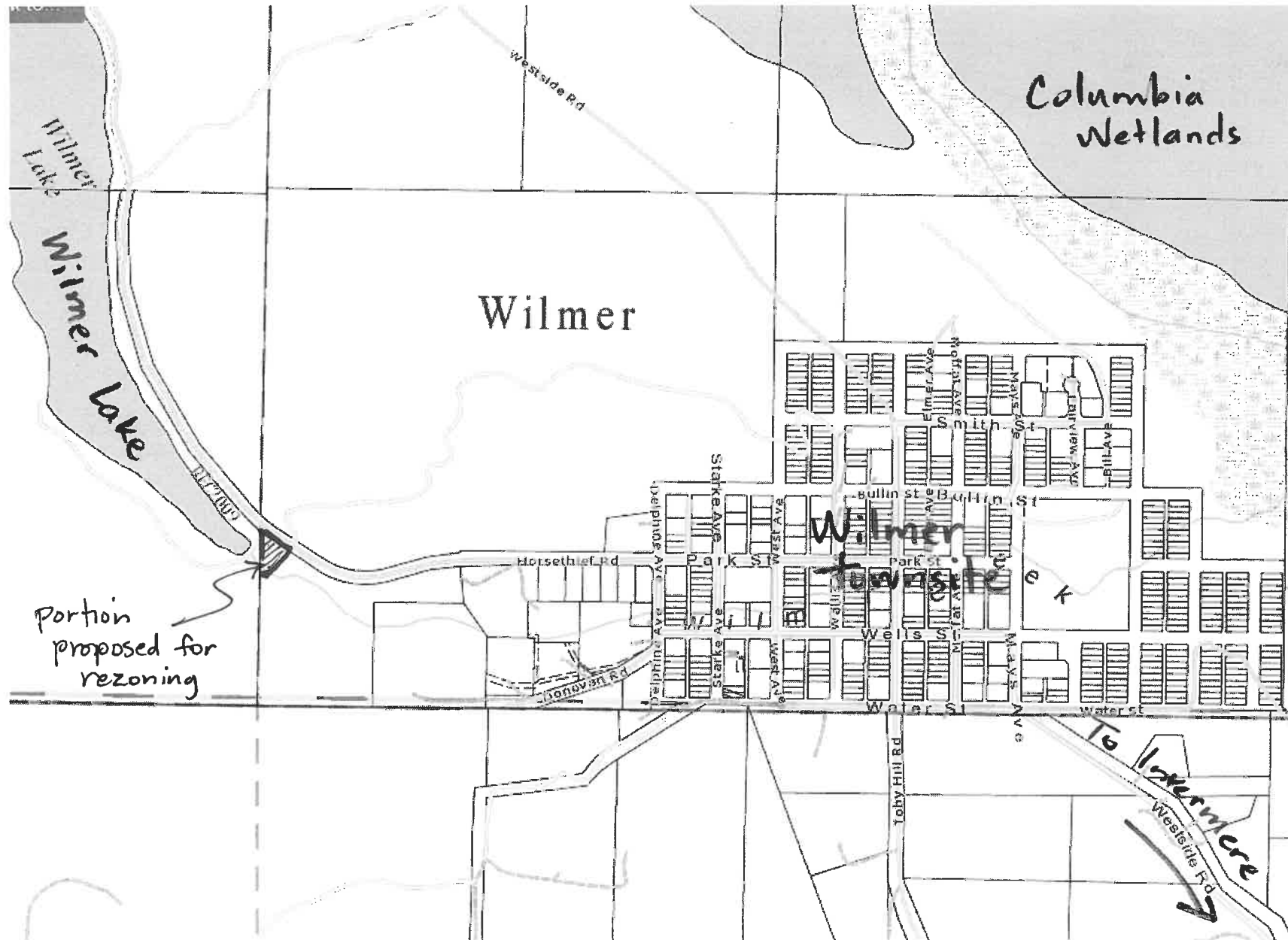
Corporate Officer \_\_\_\_\_

Date \_\_\_\_\_

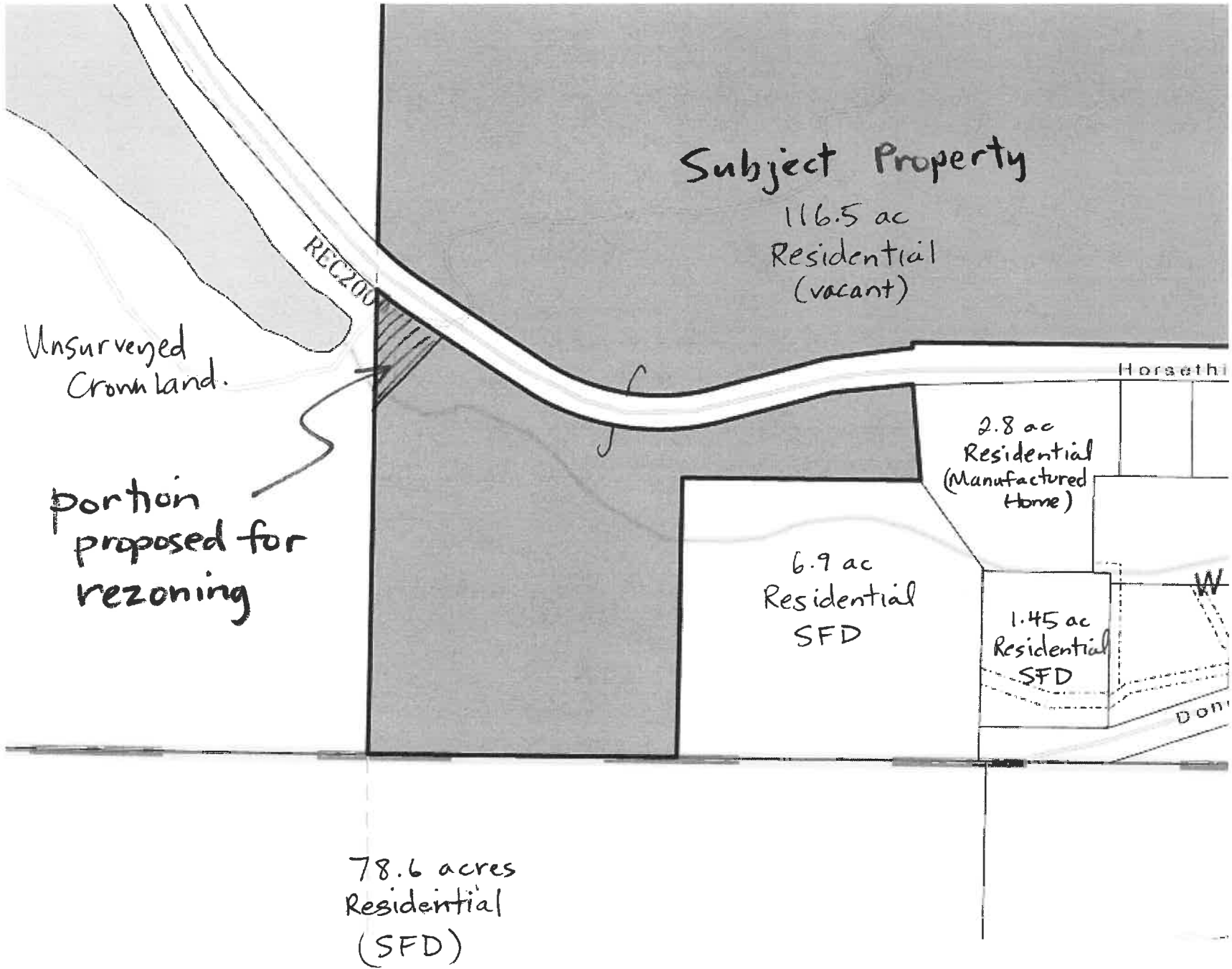
(see 154140-I)

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# Location Map



Land Use Map



Wilmer Eco Development Inc.  
Katharine Regan  
354, 5 Richard Way SW  
Calgary, AB T3E 7M8



### **Rezoning Application Explanation of Proposal**

The subject property is approximately 116.5-acres (47 ha) of vacant land located in Wilmer, five kilometres northwest of Invermere, BC.

We propose to subdivide two new legal parcels of land from the property:

- 1) 5-acre (2 ha) legal parcel Lot A
- 2) 5-acre (2 ha) legal parcel Lot B

This area is currently zoned as Small Holdings (SH-3) and we propose to develop the land for single-family dwellings. During a review by the RDEK of our subdivision application to the MoTI, Planning Technician Tracy Van de Wiel noted that proposed Lot A contains more than one zoning designation.

As noted in Ms. Van de Wiel's comments (see attached), "*where a proposed lot has more than one zone designation, the larger minimum parcel size is applied. Proposed Lot A does not comply with parcel size requirements and a rezoning application is required.*"

As the W-1 zoning covers approximately only 0.35-acres of land in the proposed 5-acre lot, we are applying to rezone the W-1 area to SH-3, to meet the parcel size requirements of the proposed lot.

A copy of the Upper Columbia Valley Zoning Bylaw Map of the property is attached.

The proposed lots are also within the Agricultural Land Reserve and due to the approaching ALC approval expiry deadline, the RDEK has provided a comment letter to assist the application while we await rezoning approval. A request for extension of approval has been submitted to the ALC.

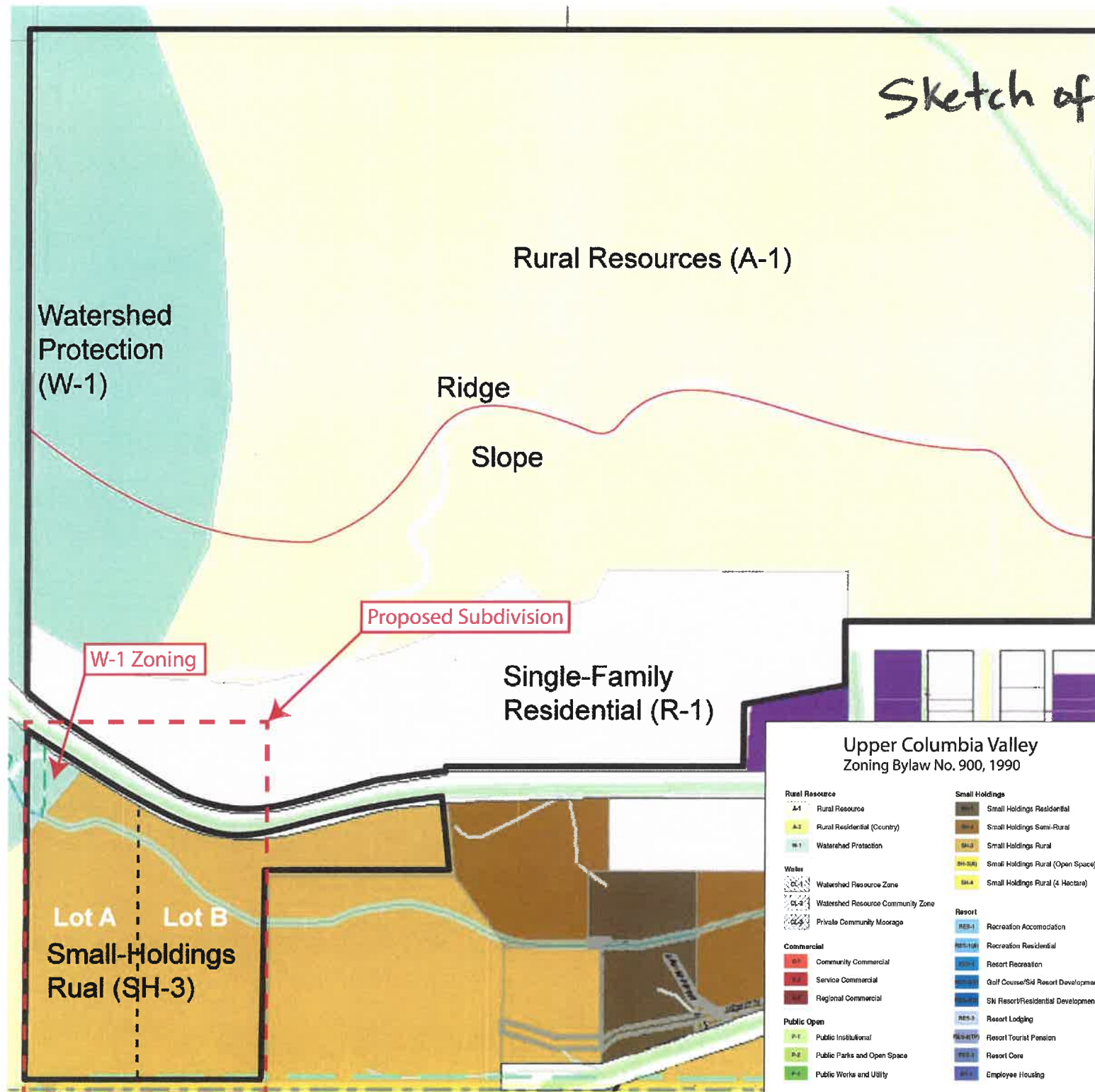
A copy of the ALC approval letter dated July 18, 2017 is attached.

Finally, the proposed lots also include an Environmentally Sensitive Area, specifically Wetland and Riparian Ecosystems as identified on Schedule J in the Steamboat-Jubilee OCP.

A copy of the Development Permit No. 49-18 issued by the RDEK dated November 28, 2017 is attached.

A portable water source and sewage capability has been confirmed for both proposed lots. Reports submitted with MoTI application.

# Sketch of Property



**Upper Columbia Valley  
Zoning Bylaw No. 900, 1990**

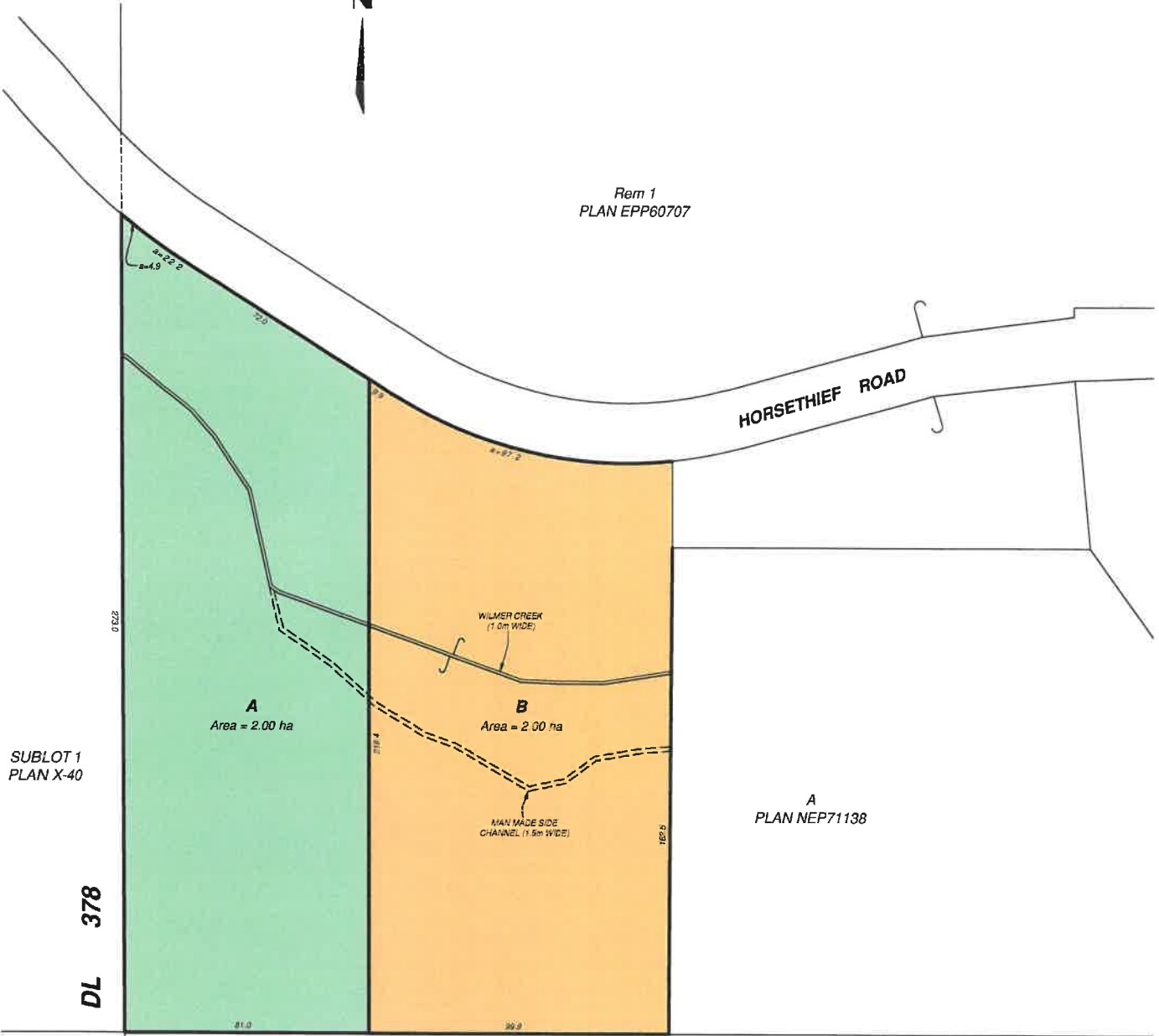
<b>Rural Resource</b>	<b>Small Holdings</b>
A-1 Rural Resource	SH-1 Small Holdings Residential
A-2 Rural Residential (Country)	SH-2 Small Holdings Semi-Rural
W-1 Watershed Protection	SH-3 Small Holdings Rural
<b>Water</b>	SH-3(O) Small Holdings Rural (Open Space)
WR-1 Watershed Resource Zone	SH-4 Small Holdings Rural (4 Hectare)
WR-2 Watershed Resource Community Zone	
WR-3 Private Community Moorage	
<b>Commercial</b>	<b>Resort</b>
CC-1 Community Commercial	RES-1 Recreation Accomodation
SC-1 Service Commercial	RES-1(R) Recreation Residential
RC-1 Regional Commercial	RES-2 Resort Recreation
	RES-3 Golf Course/Ski Resort Development
	RES-4 Ski Resort/Residential Development
	RES-5 Resort Lodging
<b>Public Open</b>	RES-6(T) Resort Tourist Pension
P-1 Public Institutional	RES-7 Resort Core
P-2 Public Parks and Open Space	RES-8 Employee Housing
P-3 Public Works and Utility	

# Proposed Subdivision

PROPOSED LOTS	
LOT A	2.00 ha
LOT B	2.00 ha
GROSS SITE AREA	4.00 ha



Rem 1  
PLAN EPP60707



SUBLOT 1  
PLAN X-40

DL 378

DL 376

DL

375

## WILMER ECO DEVELOPMENT INC.

PROPOSED SUBDIVISION OF LOT 1, DISTRICT LOT 377,  
KOOTENAY DISTRICT, PLAN EPP60707

November 22, 2016



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:1000.

All distances are in metres and decimals thereof.

\* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.



File: 010055698-BNCD01-R00

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