

Rhiannon Chippett

Subject: FW: Delegation Request - Galloway Lands
Attachments: 23-04-13 Galloway Lands RDEK.pptx

Rhiannon,

We are submitting this request to appear as a delegation at the April 13th Planning Committee meeting regarding our application for zoning / OCP amendment for the Galloway Lands.

Presenting will be Richard Haworth.

The Galloway Lands are a 457 acre property located in the rural Fernie area of the RDEK. We are proposing to amend the RDEK Elk Valley Zoning Bylaw and the Elk Valley Official Community Plan. The land uses proposed are complementary to neighbouring land uses and ensure development is consistent with the conceptual plans presented in this application.

We are proposing to rezone an area comprising approximately 106.3ha (262 acres) to PG-4 (Resort, Open Space, Recreation and Trails Zone). This zone comprises approximately 57% of the total lands and ensures the long-term protection of the Lizard Creek riparian corridor and other riparian corridors, the parcel of land east of Highway #3 along the Elk River and a significant buffer along the Crown lands to the west and Mt. Fernie Provincial Park to the north. We are also proposing to rezone lands proposed for residential development to RS-4 (Single Family Residential (Extensive) Zone). The RS-4 zone permits single family residential development on parcels not less than 0.4 ha (1.0 acre). A total of approximately 79 ha (195 acres), representing approximately 43% of the parcel area are to be zoned RS-4.

We are also proposing OCP amendments that would see portions of the property designated as either SH (Small Holdings) or OSRT (Open Space, Recreation and Trails). Lands designated SH (Small Holdings) permit low density residential development with minimum parcel sizes in the range of 0.2 ha to 2.0 ha. Lands designated OSRT (Open Space, Recreation and Trails) are intended for greenspaces, recreational amenities, agricultural use, local, regional and provincial parks and other protected areas, such as wildlife corridors.

Our powerpoint presentation is attached.

If you require anything further, please contact me at your convenience.

Thanks,
Richard Haworth

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