



Request for Decision Bylaw Amendment Application

File No: P 723 311
Reference: Bylaw No. 3227
Date: March 30, 2023

Subject: Bylaw No. 3227 (Cranbrook North / Rice)
Applicant: Patrick Rice
Agent: Patrick Rice
Location: 2391 King Street, northwest of Cranbrook
Legal: Lot 2, District Lot 16309, Kootenay District, Plan EPP93726 (PID: 031-049-583)

Proposal: To amend the zoning designation of the property RR-8, Rural Residential (Country) Zone to RR-4, Rural Residential (Hobby Farm) Zone to accommodate a two lot subdivision.

Development Agreement: None.

Options:

1. THAT Bylaw No. 3227 cited as “Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 20, 2023 (Cranbrook North / Rice)” be introduced.
2. THAT Bylaw No. 3227 cited as “Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 20, 2023 (Cranbrook North / Rice)” not proceed.

Recommendation: Option 1
Although subdivision is generally not supported in the Cranbrook North area, the subject property is unique because it has road frontage on opposite sides and a large slope and gully naturally dividing it. In consideration of the available road access, retention of large acreages and geographic considerations, the proposed subdivision is supported.

Property Information:

Current OCP Designation: LH, Large Holdings

OCP Policies:

- Residential developments are encouraged to be designed to meet the needs of permanent full-time residents.
- Subdivision is generally not supported within the Cranbrook North subarea, with the exception of those parcels currently zoned for subdivision, parcels designated R-RES or subdivision for a relative as per the provisions of the zoning bylaw and the Local Government Act.

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

Proposed Zone Designation: RR-4, Rural Residential (Hobby Farm) Zone (minimum parcel size: 4 ha)

**Property
Information -
cont'd:**

Parcel Size: 11.2 ha (27.8 ac)
The conceptual plan shows creation of two 5.6 ha (approx) lots.

Density:

Existing: The parcel is currently vacant. With the current zoning the property cannot be subdivided.

Proposed: 2 lots

Potential: 2 lots

ALR Status: Not within the ALR

Interface Fire Hazard Rating: High, within the Cranbrook rural fire protection area

BC Assessment: Residential & Light Industrial (vacant)

Water and Sewer Services: Onsite proposed

Flood Hazard Rating: Hospital Creek flows alongside King Street in this vicinity. Floodplain regulations apply to future development.

**Professional
Studies:**

None

**Additional
Information:**

None

Consultation:

Advisory Planning Commission:

APC Area C: Support recommended

Referral Agencies:

- **Interior Health Authority:** No response
- **Transportation & Infrastructure:** No concerns
- **Environment:** No response
- **Ktunaxa Nation Council:** KNC would like an archaeology assessment done before any ground altering activity associated with this subdivision. This assessment could be a Preliminary Field Reconnaissance (PFR) to identify any areas of potential (AOP). If these AOP's can be avoided during construction, then no need for further archaeology assessments. If no AOP's are identified during the PFR, then KNC's Chance Find Procedures will suffice.
- **School District No. 5:** No response
- **Telus:** No issues
- **City of Cranbrook:** No response

**Documents
Attached:**

- Bylaw
- Location Map
- Land Use Map
- OCP Designation Map

- Documents**
- Attached – cont'd:**
- Zone Designation Map
 - Aerial Photo
 - Proposed Subdivision Plan from Applicant

RDEK
Contact: Tracy Van de Wiel, Planning Technician 2
Phone: 250-489-0311
Email: tvandewiel@rdek.bc.ca