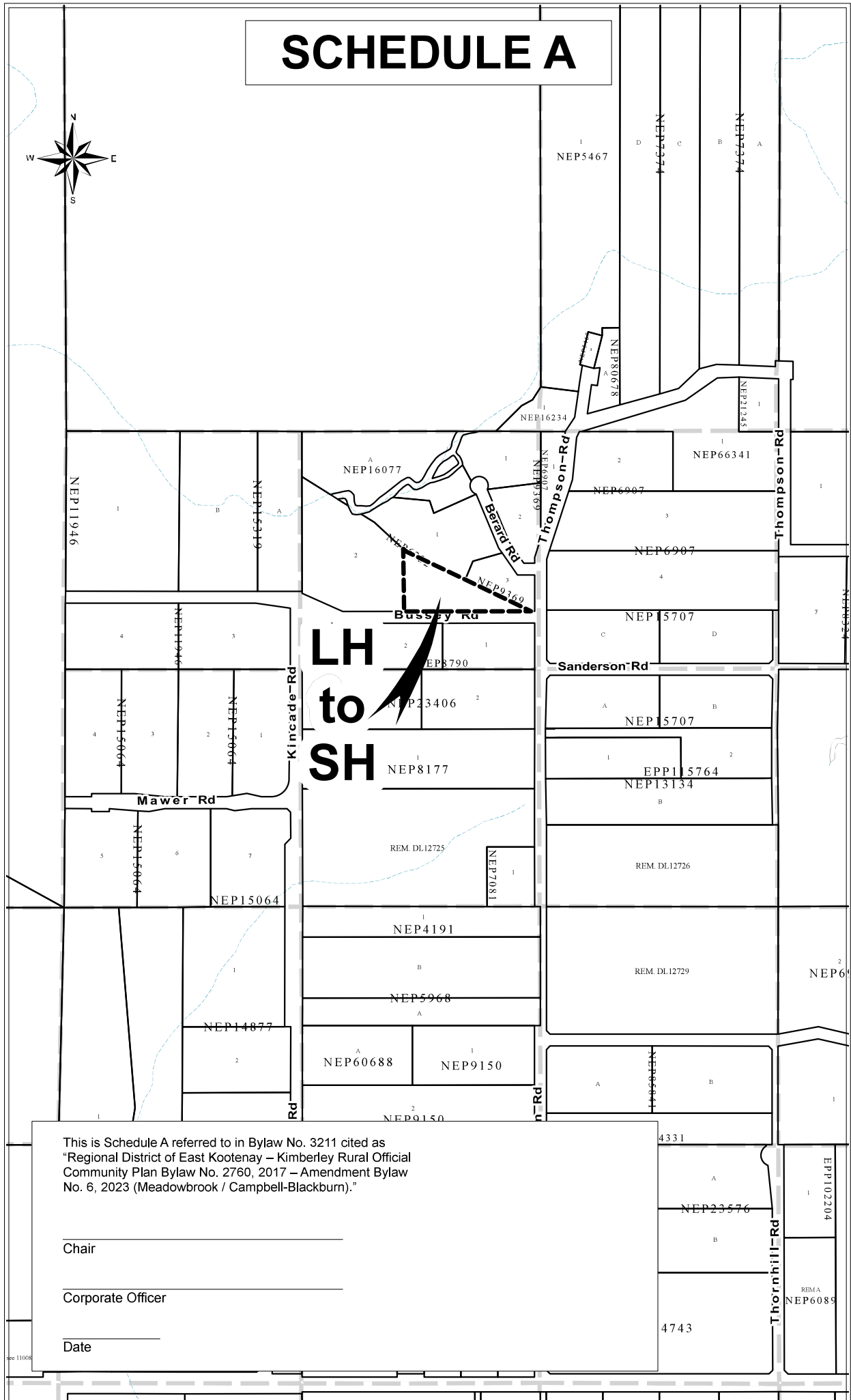


SCHEDULE A



This is Schedule A referred to in Bylaw No. 3211 cited as "Regional District of East Kootenay – Kimberley Rural Official Community Plan Bylaw No. 2760, 2017 – Amendment Bylaw No. 6, 2023 (Meadowbrook / Campbell-Blackburn)."

Chair _____

Corporate Officer _____

Date _____

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 3212

A bylaw to amend Bylaw No. 2502 cited as "Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014."

WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2502;

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 – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 37, 2023 (Meadowbrook / Campbell-Blackburn)."
2. The designation for part of Lot 2, District Lot 12722, Kootenay District, Plan 6232, Except Parts Included in Plans 8790, 10355, and 11946 outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from RR-2, Rural Residential (Small Holding) Zone to RR-1, Rural Residential (Estate) Zone.

READ A FIRST TIME the day of , 2023.

READ A SECOND TIME the day of , 2023.

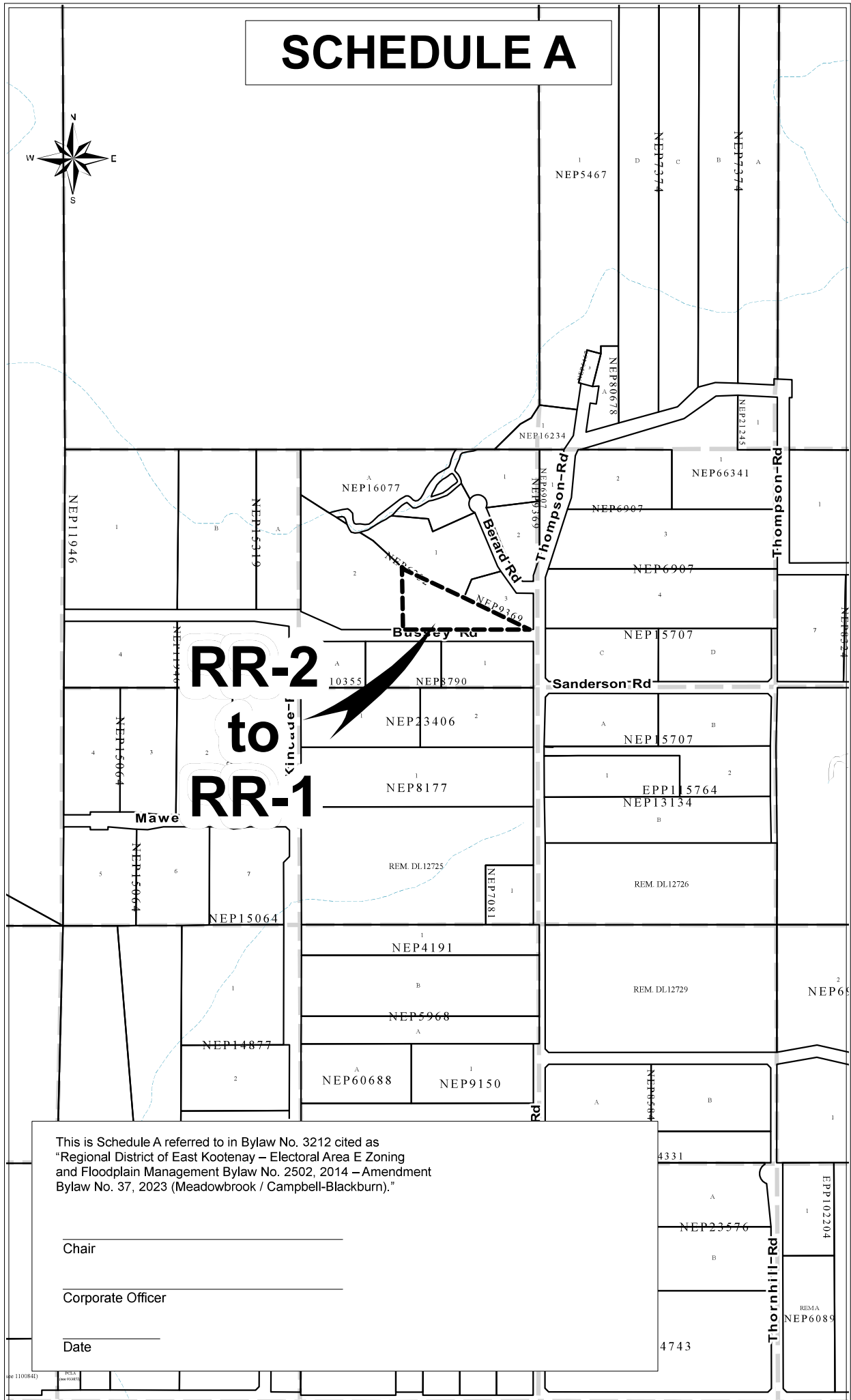
READ A THIRD TIME the day of , 2023.

ADOPTED the day of , 2023.

CHAIR

CORPORATE OFFICER

SCHEDULE A



**RR-2
to
RR-1**

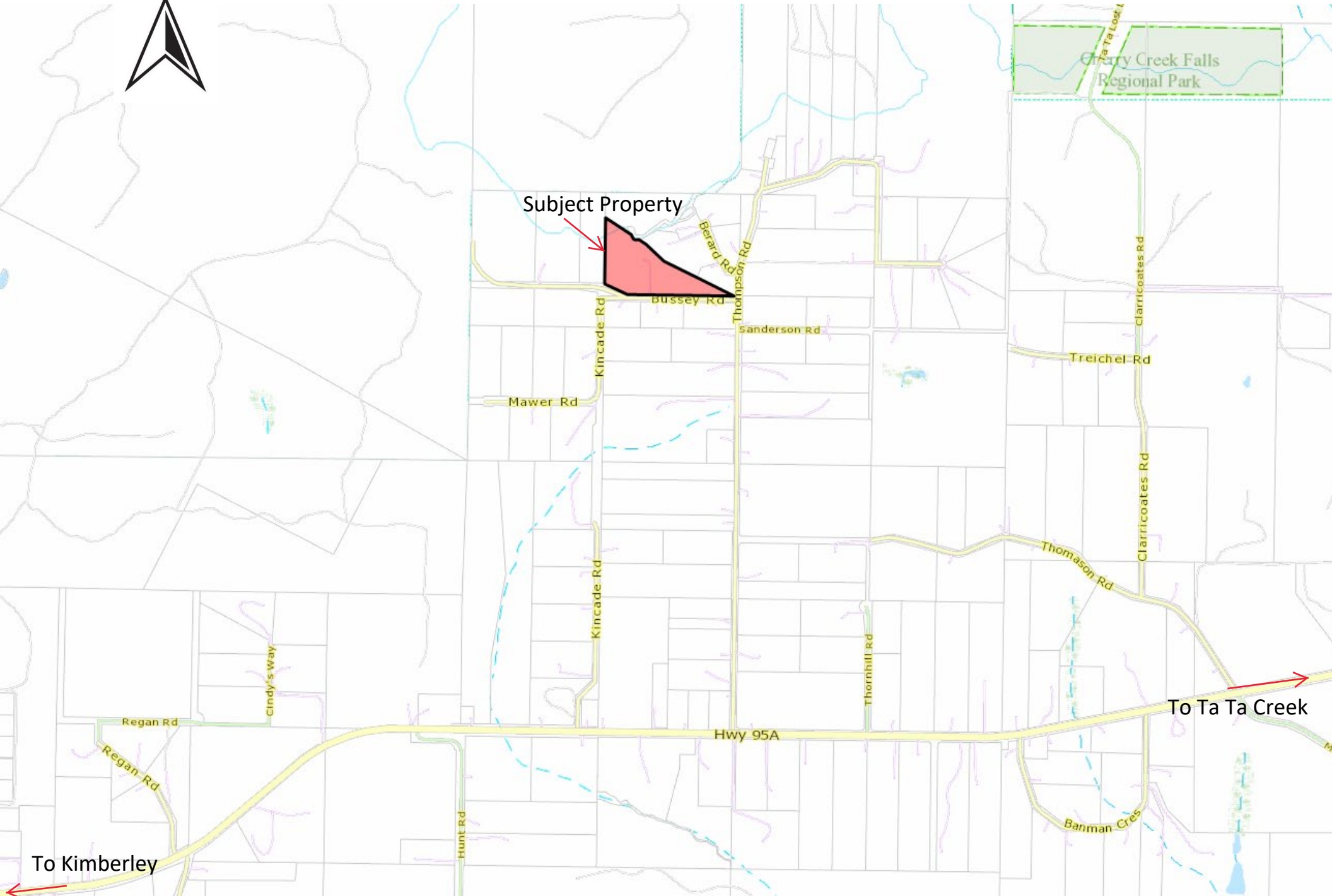
This is Schedule A referred to in Bylaw No. 3212 cited as
 "Regional District of East Kootenay – Electoral Area E Zoning
 and Floodplain Management Bylaw No. 2502, 2014 – Amendment
 Bylaw No. 37, 2023 (Meadowbrook / Campbell-Blackburn)."

 Chair

 Corporate Officer

 Date

Location Map



Subject Property

Ta Ta Look L
Garry Creek Falls
Regional Park

To Ta Ta Creek

To Kimberley

Hwy 95A

Bussey Rd

Kincaide Rd

Mawer Rd

Beard Rd

Thompson Rd

Sanderson Rd

Treichel Rd

Clarricoates Rd

Thomason Rd

Thornhill Rd

Banman Cres

Cindy's Way

Regan Rd

Regan Rd

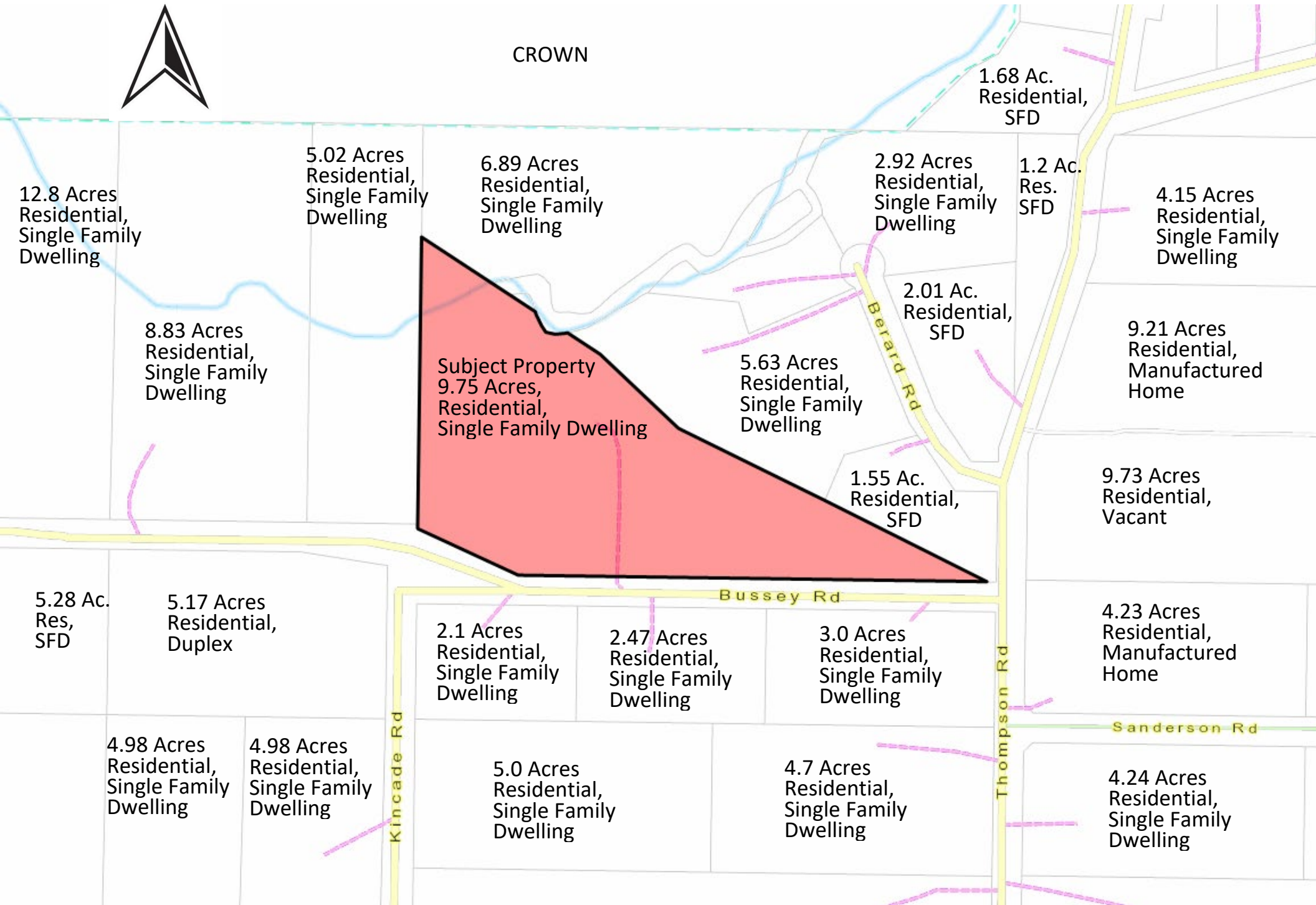
Hunt Rd

Land Use Map

N



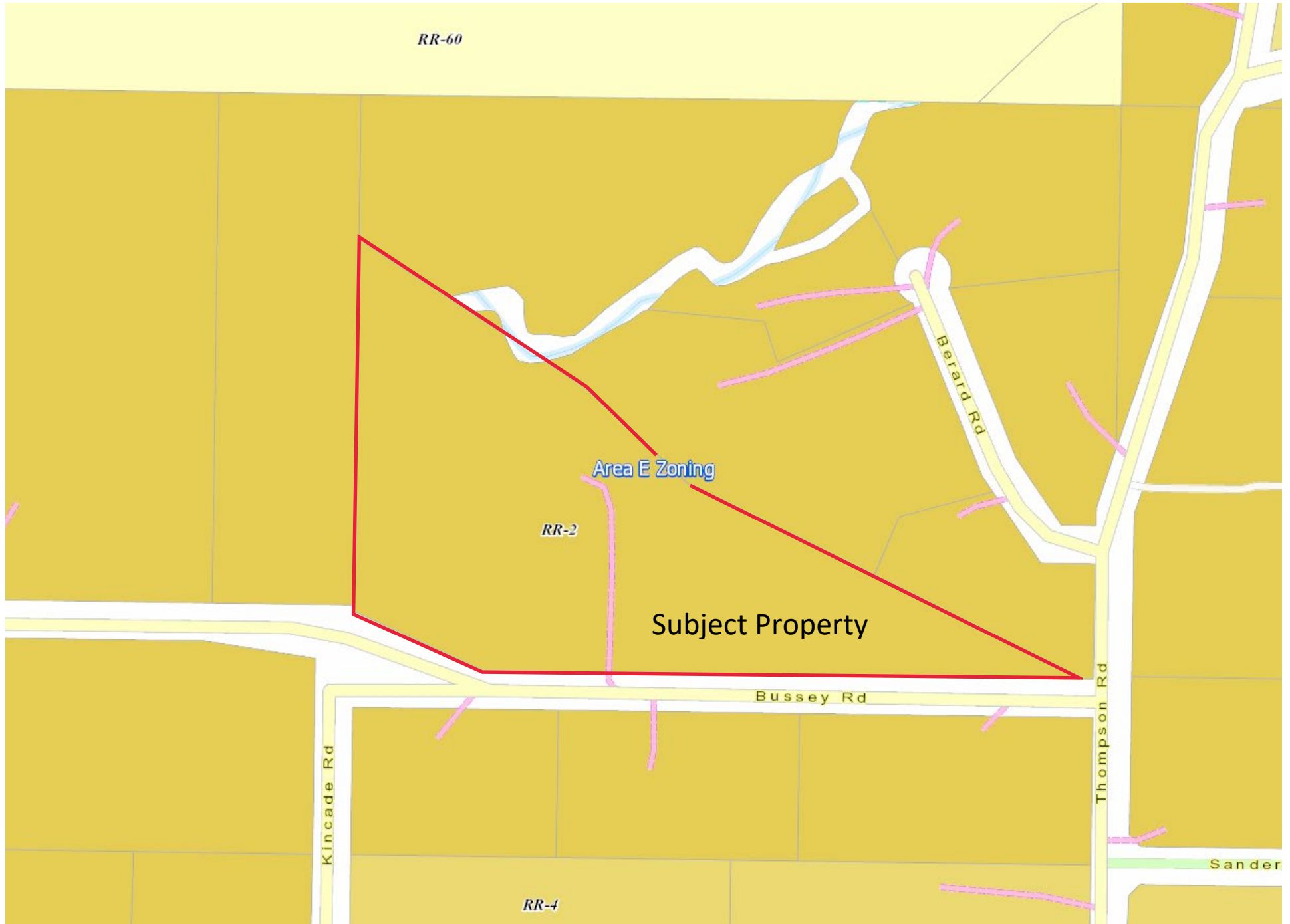
CROWN



OCP Designation Map



Zoning Map



Terpsma Land Development Consulting

8621 Pighin Rd, Cranbrook BC V1C 7C9 | 250-421-1004 | email: jean@terpsmaconsulting.com

December 10, 2022

File: 22-24

Brett Kormos, Planning Technician
Regional District of East Kootenay
19 - 24 Ave S
Cranbrook BC V1C 3H8

**Re: Proposed OCP Amendment and Rezoning of Part of Lot 2, DL 12722, KD Plan 6232 except parts included in Plans 8790, 10355 and 11946
Location: 2155 Bussey Rd, Meadowbrook**

On behalf of the subject property owners Robin Campbell and Bernard Blackburn, we submit an application to amend the Kimberley Rural Official Community Plan designation from Large Holdings to Small Holdings and to change the Electoral Area E Zoning and Floodplain Management Bylaw designation from RR-2, Rural Residential (Small Holding) Zone to RR-1, Rural Residential (Estate) Zone on a 1.1 hectare portion of the property. The application is to permit a subdivision for rural residential use. The subject property lies outside the Agricultural Land Reserve.

The OCP Small Holdings designation supports low density residential development with minimum parcel sizes in the range of 0.4 to 2.0 hectares. The RR-1 Zone requires a minimum parcel area of 1.0 hectare.

The proposed subdivision layout is included in our submission. Proposed Lot A would be vacant and approximately 1.1 hectare (2.7 acres) in size. The proposed Remainder parcel would be approximately 2.8 hectares (6.9 acres) in size and would include the existing single family dwelling, outbuildings, well and sewage disposal system. Proposed Lot A is primarily flat and treed with suitable building sites. The existing structures on the proposed Remainder parcel meet the required setback distance from the proposed interior parcel line.

This proposal meets the Official Community Plan Residential Land Use objectives and policies by creating parcel sizes that reflect the rural lifestyle and character of the Bussey Road neighbourhood. Adjacent parcels range in size from 0.6 hectares (1.5 acres) to 2.3 hectares (5.7 acres). Proposed Lot A has sufficient area for an onsite sewage disposal system and the existing well on the proposed Remainder is 75 feet deep with a flow of 12 gallons per minute. According to the provincial data base, neighbouring wells range in depth from 60 to 500 feet and flow rates vary from 10 to 30 gallons per minute.

Cherry Creek flows through the northwest corner of the proposed Remainder parcel and the OCP identifies this area as an Environmentally Sensitive Area (ESA), with values of wetland and riparian ecosystem. Proposed Lot A is completely outside of the ESA and developing this area will not impact the creek ecosystem.

A previous bylaw amendment application for the same proposed subdivision was refused by the Board of Directors in December 2021. Comments submitted during the public consultation process included concerns that the proposed subdivision was not compatible with parcel sizes in the area; adding another well would adversely affect water supply for downstream residents; and the proposal was not in the best interests of the community. We suggest the creation of one new parcel, that is the same size or larger

Campbell & Blackburn
Bylaw Amendment Application

than five adjacent parcels, is compatible with the neighbourhood and does not set a precedent for densely populated development in the Bussey Road area or other parts of Meadowbrook. The well records in the Busy Road area show a good supply of groundwater and there is no evidence that adding another well will negatively impact the existing water supply.

Meadowbrook is a community made up of many rural parcels of various sizes. Residents enjoy the rural lifestyle and community spirit of the area. The creation of Lot A, that is almost 3 acres in size, does not introduce an unusual situation. The proposed Remainder parcel remains larger than any other nearby parcels. Proposed Lot A is not within an ESA, it does not impact any agricultural operations and it is suitable for rural residential use. For these reasons we believe this proposal meets the intent of the OCP and is suitable for the area.

Sincerely,

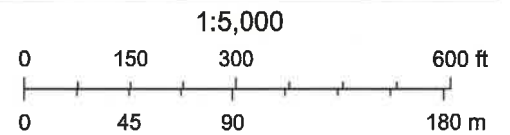
Jean Terpsma

Encl.
ec: R. Campbell & B. Blackburn

Air Photo



Terpsma Land Development Consulting
July 26, 2021

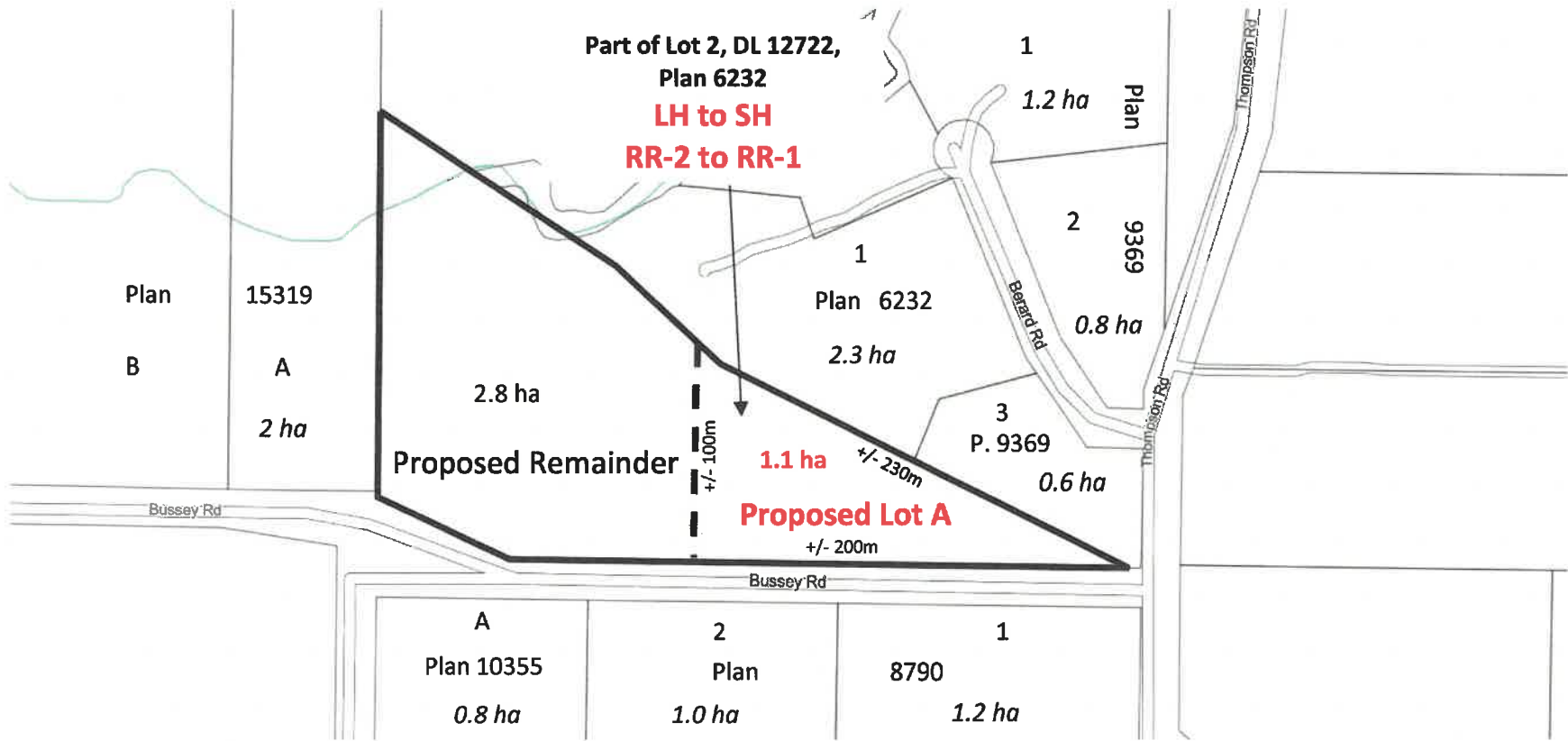


Maxar

The Regional District of East Kootenay provides this data for information and Use of this data without verification from original source material is at your own risk. The geo-referenced location cannot be guaranteed and should not be used for navigational purposes.

PROPOSED SUBDIVISION

Campbell & Blackburn Property - 2155 Bussey Road



Terpsma Land Development Consulting
 December 10, 2022