

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 3225

A bylaw to amend Bylaw No. 2532 cited as "Regional District of East Kootenay – Elk Valley Official Community Plan Bylaw No. 2532, 2014."

WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2532;

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 – Elk Valley Official Community Plan Bylaw No. 2532, 2014 – Amendment Bylaw No. 18, 2023 (Dicken Rd / Ayars)."
2. The designation for part of Lot 10, District Lots 6393 and 11707, Kootenay District, Plan 1411, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from RR, Rural Resource to LH, Large Holdings.

READ A FIRST TIME the day of , 2023.

READ A SECOND TIME the day of , 2023.

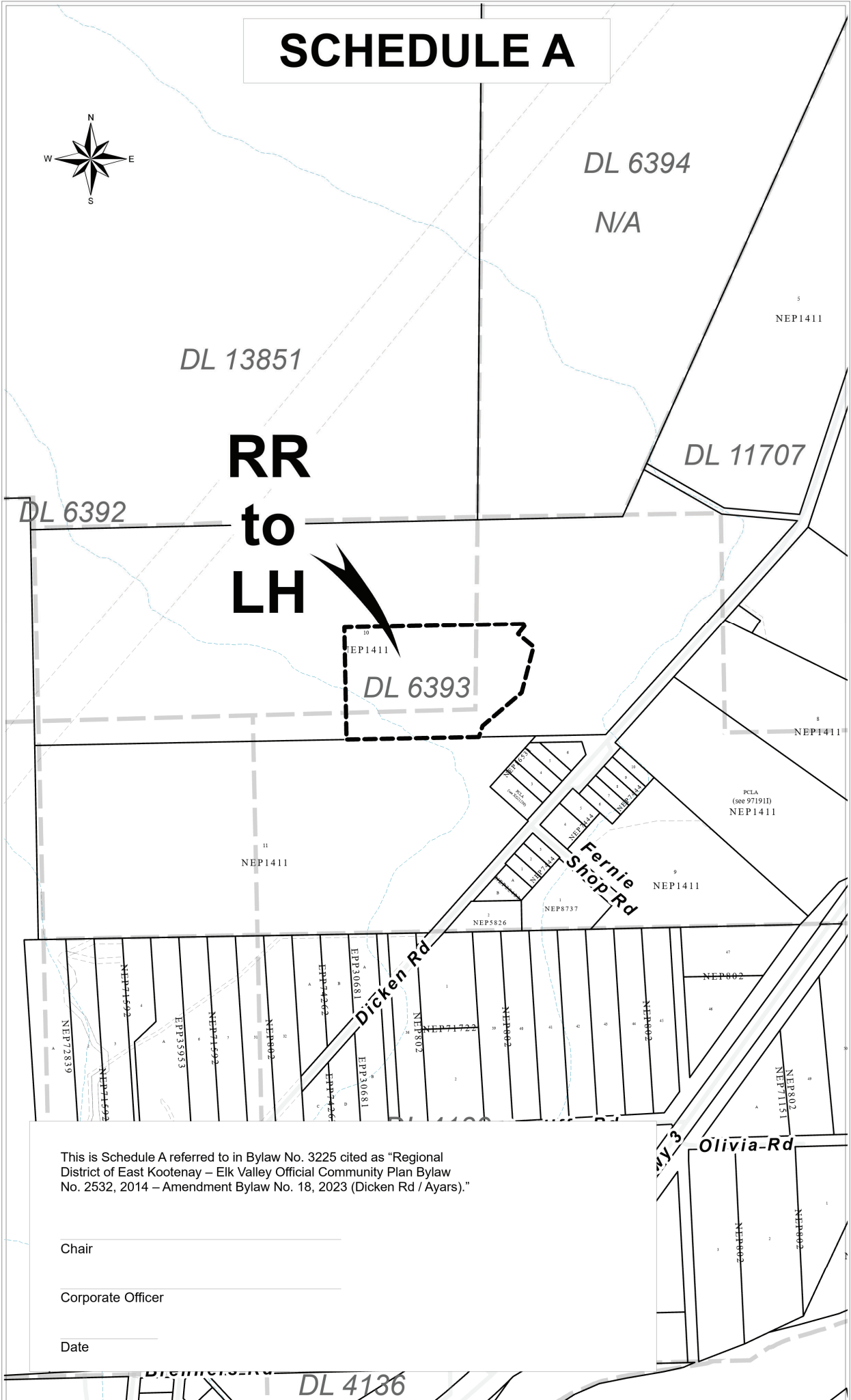
READ A THIRD TIME the day of , 2023.

ADOPTED the day of , 2023.

CHAIR

CORPORATE OFFICER

SCHEDULE A



This is Schedule A referred to in Bylaw No. 3225 cited as "Regional District of East Kootenay – Elk Valley Official Community Plan Bylaw No. 2532, 2014 – Amendment Bylaw No. 18, 2023 (Dicken Rd / Ayars)."

Chair _____

Corporate Officer _____

Date _____

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 3226

A bylaw to amend Bylaw No. 829 cited as "Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990."

WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 829;

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 – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 108, 2023 (Dicken Rd / Ayars)."
2. The designation for part of Lot 10, District Lots 6393 and 11707, Kootenay District, Plan 1411, outlined on the attached Schedule A, which is incorporated in and forms part of the Bylaw, is amended from RR-8, Rural Residential (Country) Zone to RR-2, Rural Residential (Small Holding) 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.

APPROVED by the Ministry of Transportation and Infrastructure the day of , 2023.

Signature: _____

Print Name: _____

ADOPTED the day of , 2023.

CHAIR

CORPORATE OFFICER

SCHEDULE A



DL 6394

N/A

NEP1411

DL 13851

DL 11707

**RR-8
to
RR-2**

DL 6392

DL 6393

NEP1411

PCLA
(see 97191D)
NEP1411

NEP1411

NEP1411

Dicken Rd

Fernie Shop Rd

NEP802

This is Schedule A referred to in Bylaw No. 3226 cited as "Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990 – Amendment Bylaw No. 108, 2023 (Dicken Rd / Ayars)."

Chair

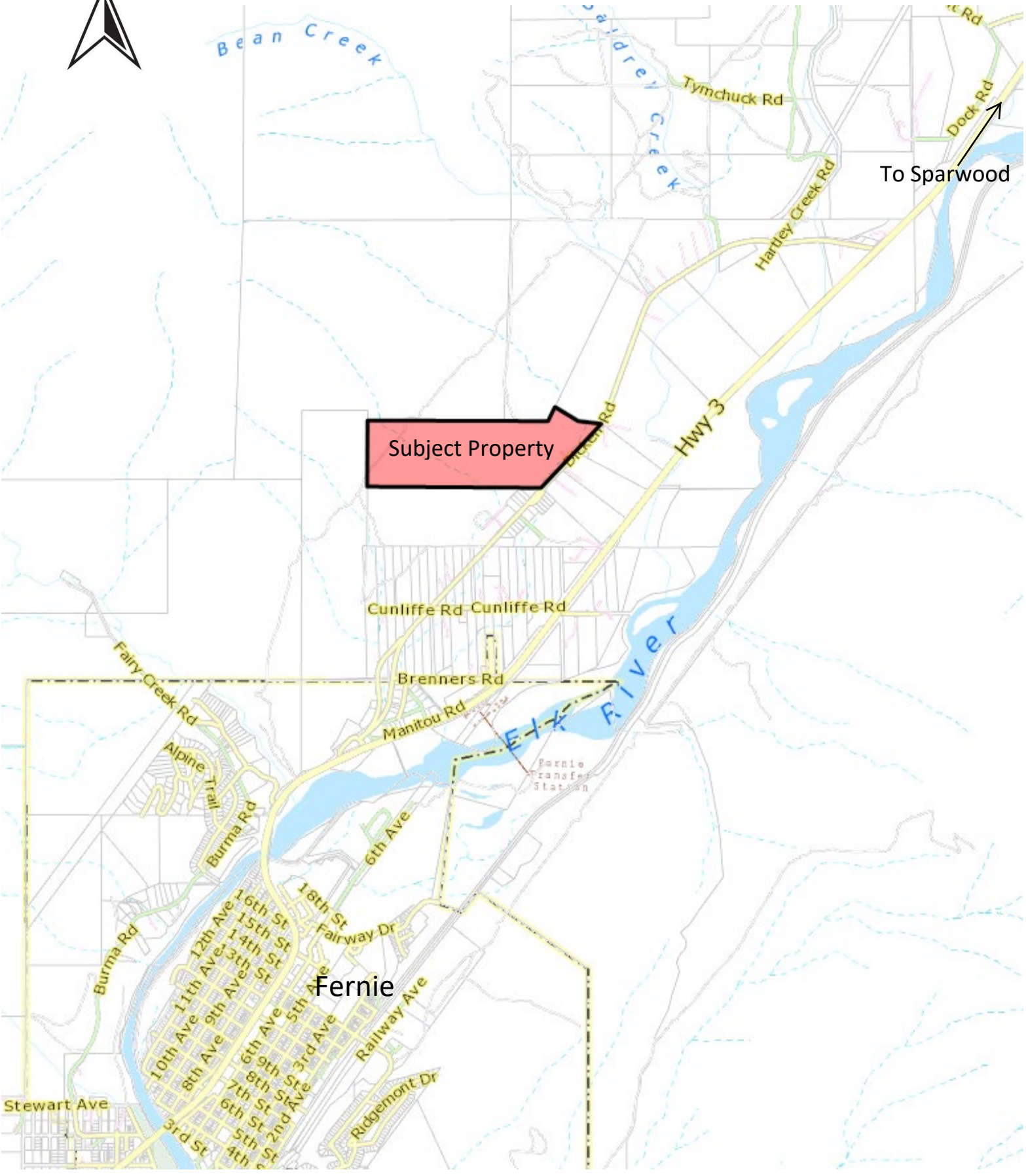
Corporate Officer

Date

Olivia Rd

DL 4136

Location Map



Subject Property

To Sparwood

Fernie

ELK RIVER

Stewart Ave

16th St
15th St
14th St
13th St
12th Ave
11th Ave
10th Ave
9th Ave
8th Ave
7th St
6th St
5th St
4th St
3rd St
2nd Ave
1st Ave

Railway Ave
Ridgmont Dr
Fairway Dr

Cunliffe Rd - Cunliffe Rd

Brenners Rd

Manitou Rd

6th Ave

Burma Rd

Alpine Trail

Fairy Creek Rd

Hartley Creek Rd

Tymchuck Rd

Dook Rd

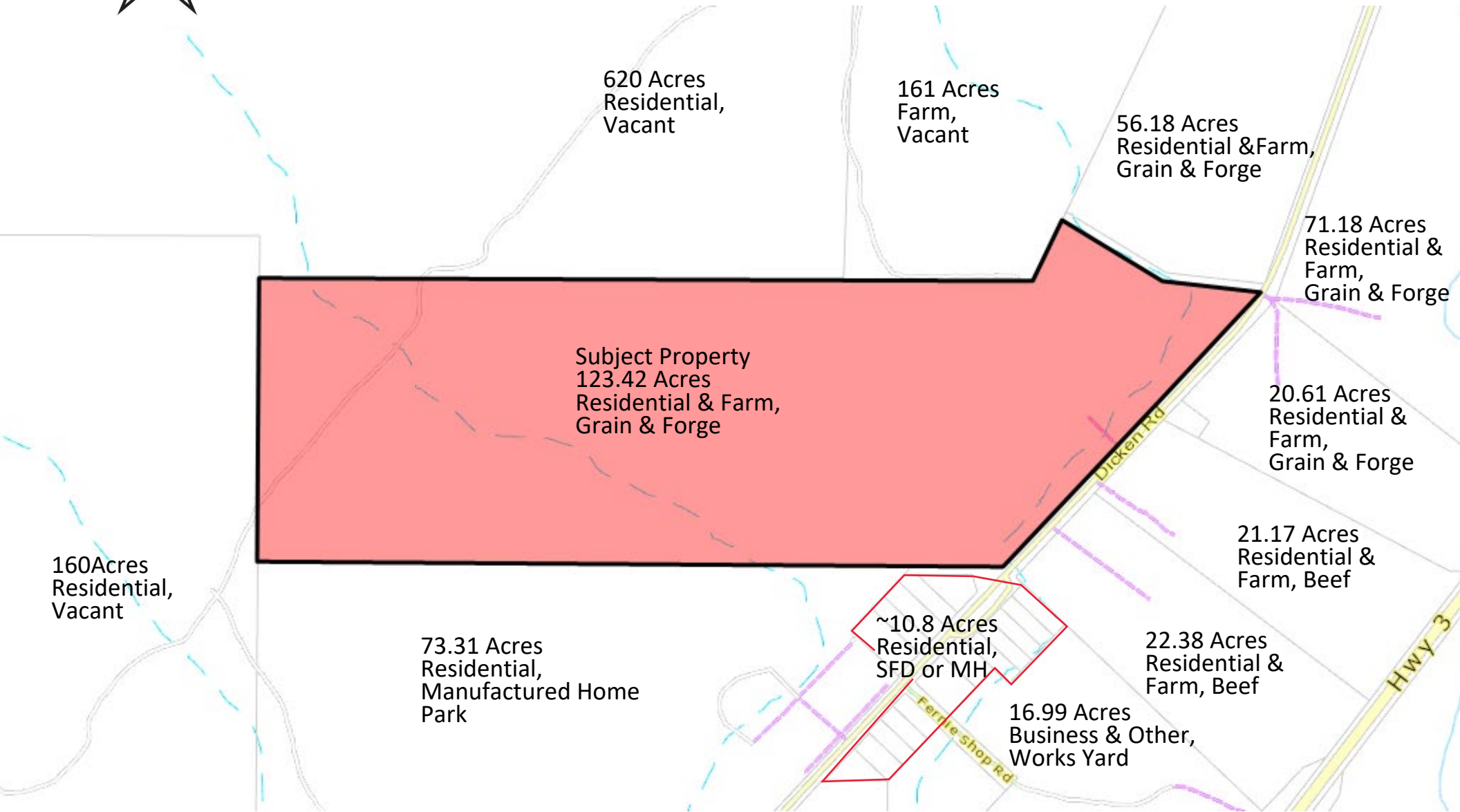
Hwy 3

Saldrey Creek

Bean Creek

Pornio Transfer Station

Land Use Map



OCP Designation Map

RR

RR

Elk Valley OCP

Subject Property

Dickon Rd

Hwy 3

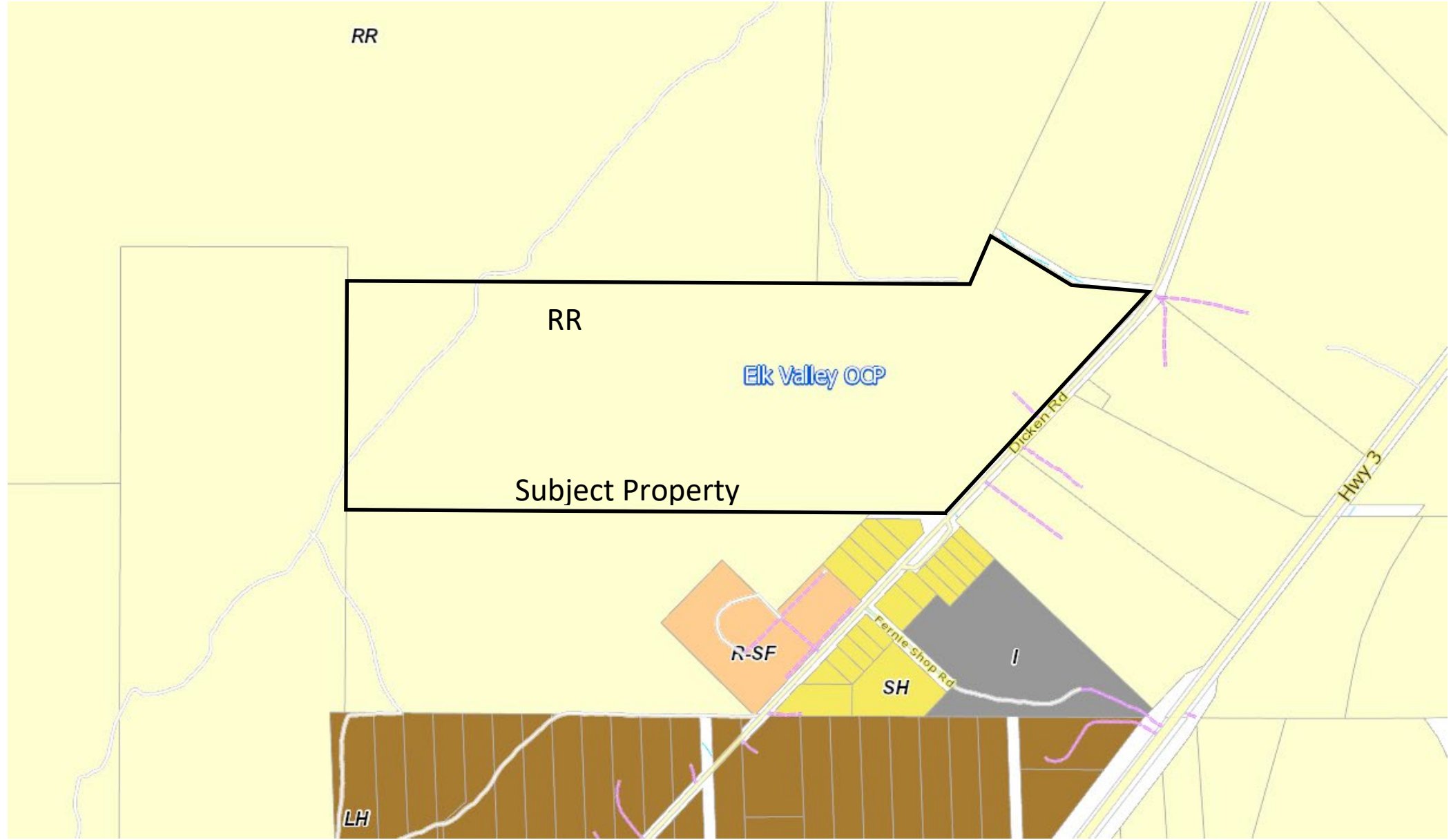
R-SF

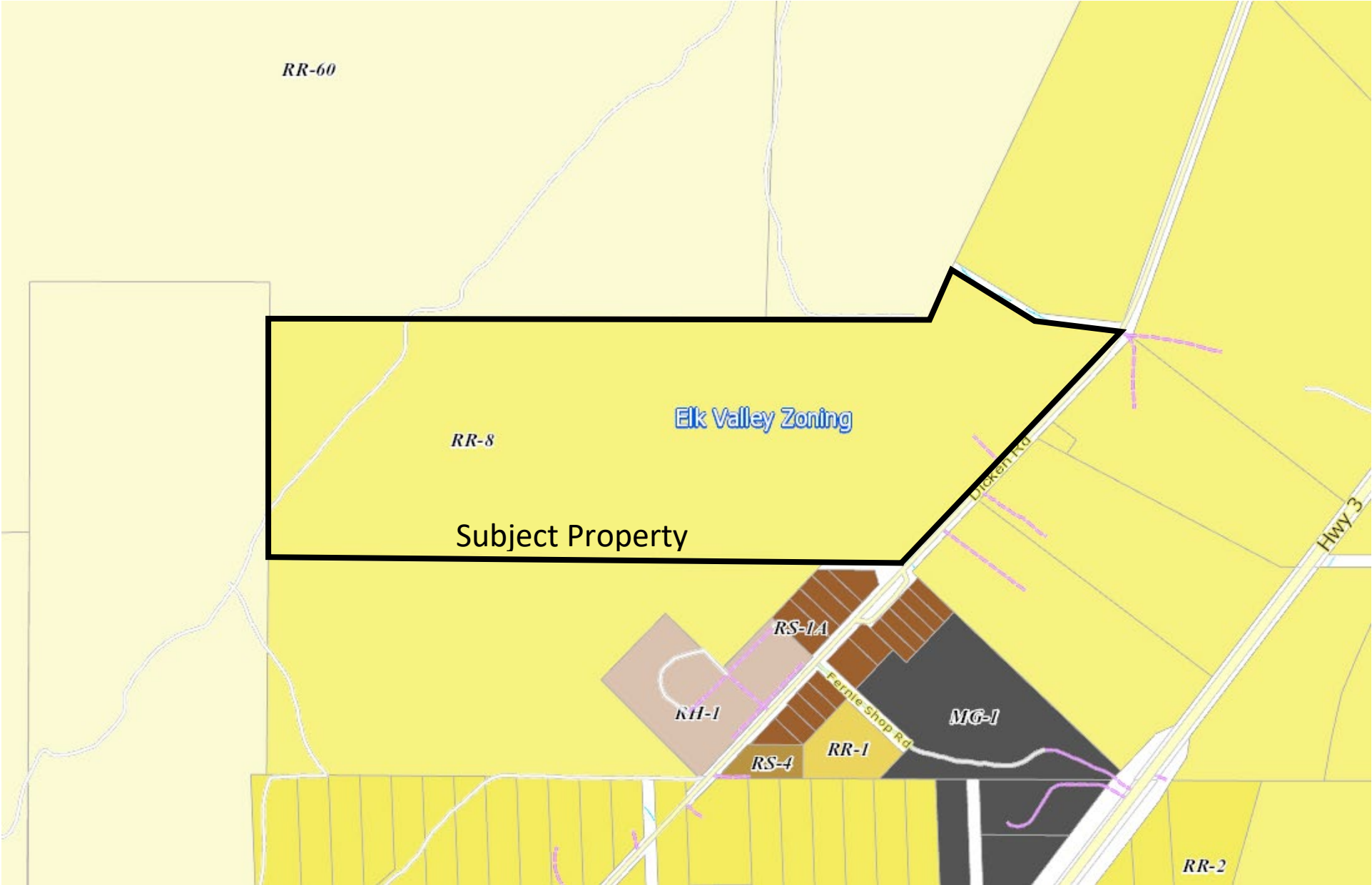
SH

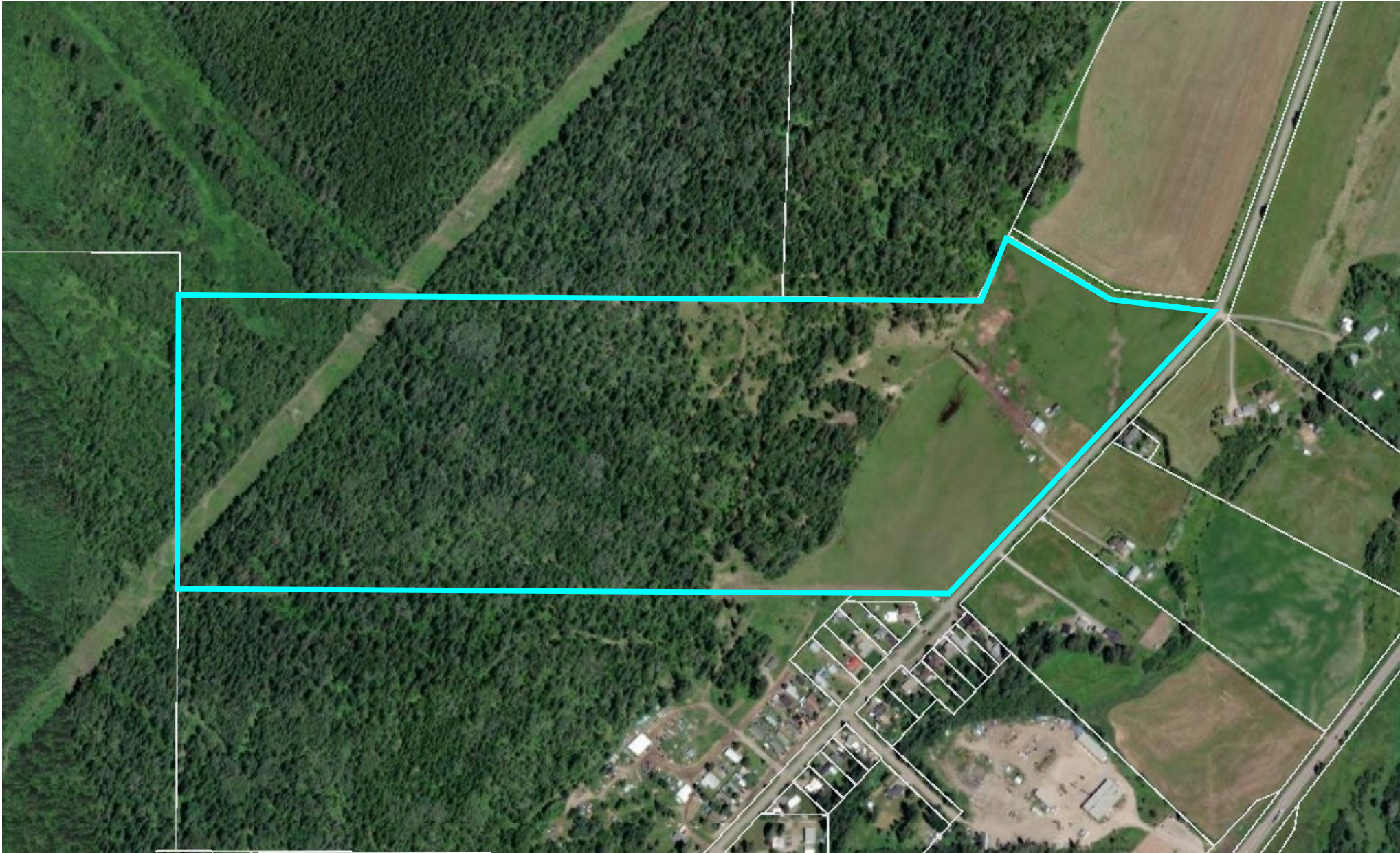
I

LH

Fernie Shop Rd







PLAN OF PROPOSED REZONING OF PART OF LOT 10 DISTRICT LOTS 6393 AND 11707 KOOTENAY DISTRICT PLAN 1411

SCALE 1 : 5000



All distances are in metres



DL 6392
8627000
Current Zoning: RR-60

DL

13851
016-988-451
Current Zoning: RR-60

DL 6394
011-773-545
Current Zoning: RR-60

DL 11707
5
PLAN 1411
008-242-780
Current Zoning: RR-8

6
PLAN 1411
015-823-377
Current Zoning: RR-8

REM 7
PLAN 1411
016-799-506
Current Zoning: RR-8

1
PLAN 8666
013-176-676
Current Zoning: RR-8

REM 8
PLAN 1411
015-799-514
Current Zoning: RR-8

PARCEL A (SEE
97191-1) OF LOT 8
PLAN 1411
015-799-522
Current Zoning: RR-8

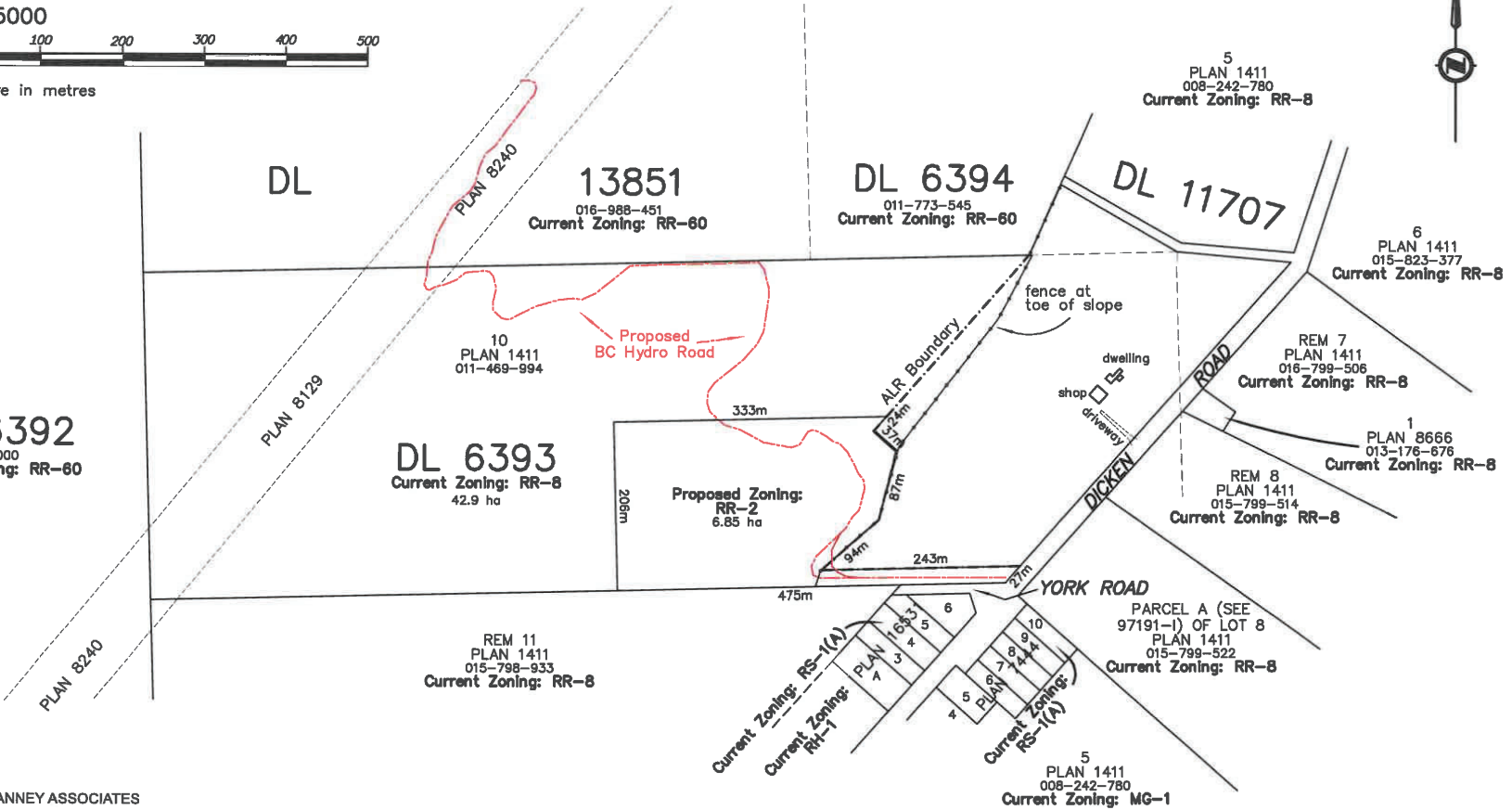
5
PLAN 1411
008-242-780
Current Zoning: MG-1

DL 6393
Current Zoning: RR-8
42.9 ha

Proposed Zoning:
RR-2
6.85 ha

REM 11
PLAN 1411
015-798-933
Current Zoning: RR-8

PLAN 1633
Current Zoning: RS-1(A)
PLAN 1634
Current Zoning: RH-1
PLAN 1635
Current Zoning: RS-1(A)

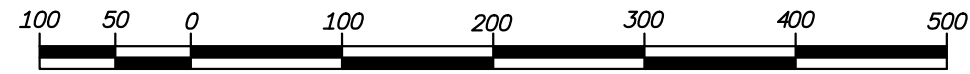


McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
1800 WILLOWBROOK DRIVE
CRANBROOK, BC V1C 7H9 250-489-3013
FILE: 2442-20651-00-02-R1

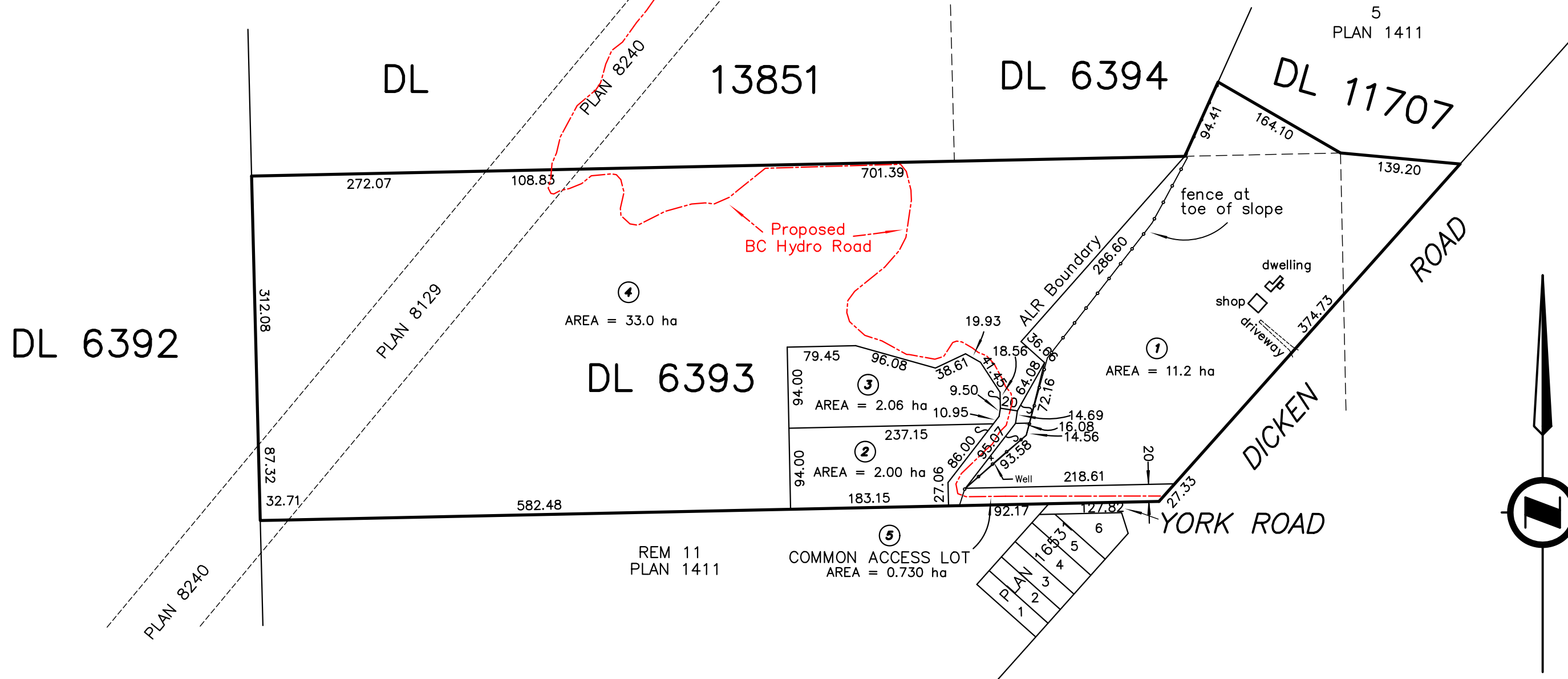
DATE: DECEMBER 16, 2022

PLAN OF PROPOSED SUBDIVISION OF LOT 10 DISTRICT LOTS 6393 AND 11707 KOOTENAY DISTRICT PLAN 1411

SCALE 1 : 5000

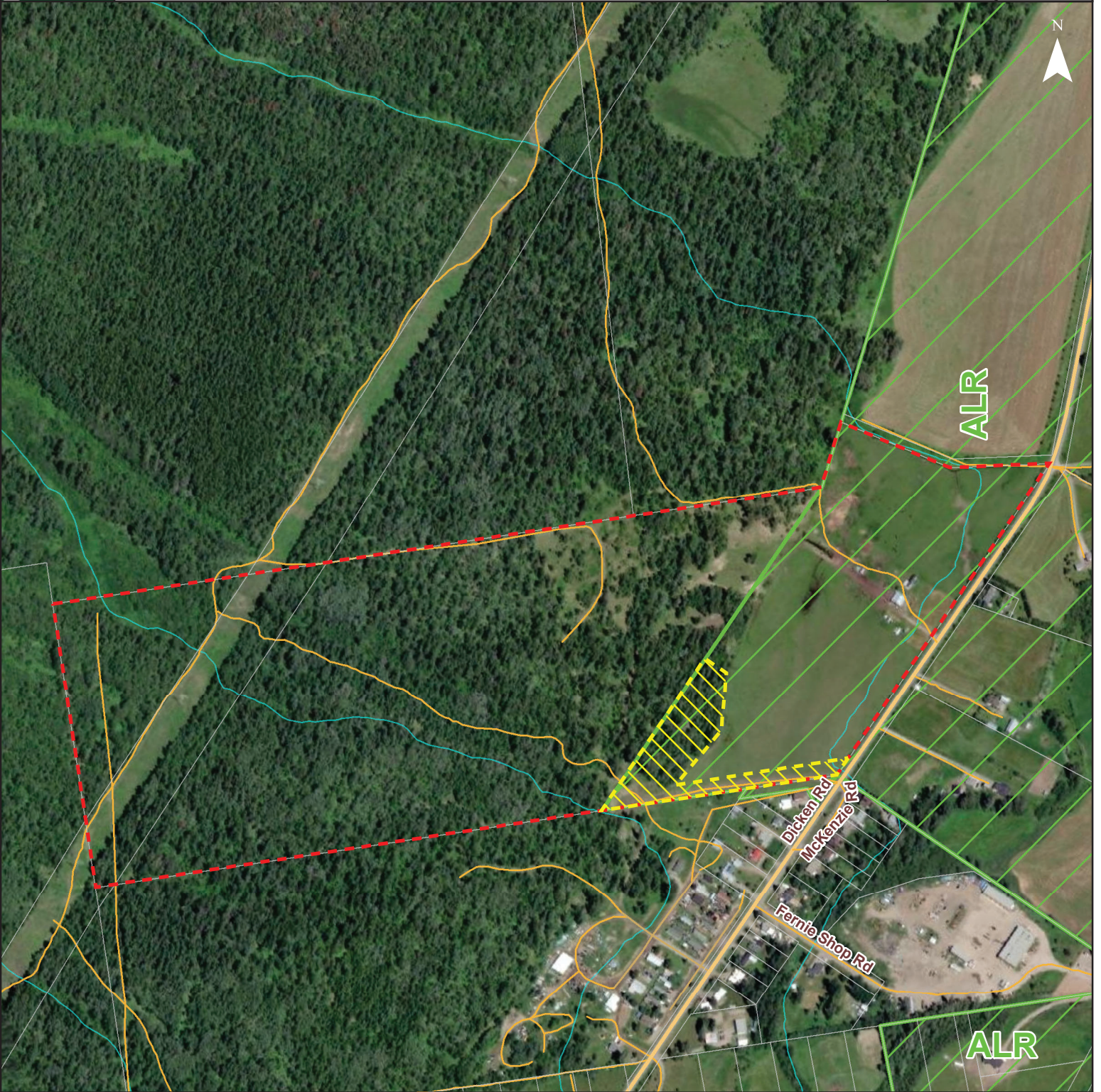


All distances are in metres



McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
1800 WILLOWBROOK DRIVE
CRANBROOK, BC V1C 7H9 250-489-3013
FILE: 2442-20651-00-01-R2

DATE: NOVEMBER 28, 2022



ALC FILE NO: 64196
RESOLUTION NO: 421/2022

MAP PRODUCED:
November 9, 2022

MAP SCALE:
1:7,500

DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Maxar.
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Map for reference only. Accuracy not
guaranteed.

- Approved Exclusion Area: +/- 1.95 ha
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre

