

Bylaw Amendment Application

Date: August 27, 2019
File: P 719 533
Bylaw Nos. 2945 & 2946

Applicants: Kimberly and Michael Stange
Agent: Haworth Development Consulting (Richard Haworth)
Location: 6755 Columbia Lake Road, Columbia Lake West
Legal: Lot 1, District Lot 139, KD, Plan NEP70311
(PID: 025-201-301)

Proposal: To amend the OCP and zone designations to permit subdivision and to permit mobile homes.

Development Agreement: The applicant has offered to register a covenant on the property limiting subdivision to the creation of 4 lots maximum.

- Options:**
1. a) THAT Bylaw No. 2945 cited as "Regional District of East Kootenay – Fairmont Hot Springs & Columbia Lake Area Official Community Plan Bylaw No. 2779, 2017 – Amendment Bylaw No. 2, 2019 (Columbia Lake West / Stange) be introduced;

and further, that the Board is satisfied that the OCP consultation identified in the staff report is appropriate.
 - b) THAT Bylaw No. 2946 cited as "Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 352, 2019 (Columbia Lake West / Stange)" be introduced;

and further, that a development agreement containing the items identified in the staff report be registered on title prior to bylaw adoption.
 2. a) THAT Bylaw No. 2945 cited as "Regional District of East Kootenay – Fairmont Hot Springs & Columbia Lake Area Official Community Plan Bylaw No. 2779, 2017 – Amendment Bylaw No. 2, 2019 (Columbia Lake West / Stange) not proceed.
 - b) THAT Bylaw No. 2946 cited as "Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992 – Amendment Bylaw No. 352, 2019 (Columbia Lake West / Stange)" not proceed.

Recommendation: **Option #1**
The proposal is within an area identified for possible further residential development and community water system connection is proposed.

Property Information:

Current OCP Designation: SH, Small Holdings

Proposed OCP Designation: R-SF, Residential Low Density

OCP Policies:

- Except where otherwise noted, new residential development is generally directed to existing development nodes within the Fairmont Hot Springs subarea. Rural subdivision is generally not supported.
- New subdivisions of single family or greater density should be serviced by community water and sewer systems.
- Bylaw amendment applications for residential development should address the following:
 - a) compatibility of the proposed development with surrounding land uses, parcel sizes, local rural character and lifestyle;
 - b) access and proposed internal road networks;
 - c) demonstrate the use of Conservation Subdivision Design principles such as:
 - (i) identify and establishing buffers from features such as riparian areas, wetlands, Class 1 ungulate winter range, wildlife corridors, wildlife habitat areas, natural hazard areas, woodlands and agricultural land;
 - (ii) clustering development into nodes of smaller lots in order to preserve larger contiguous environmentally sensitive areas and agricultural zones; and
 - (iii) utilizing compact neighbourhood design with dwelling units built in close proximity to each other to minimize the overall development footprint and required infrastructure
 - d) integrate Fire Smart principles
- Rezoning of land to accommodate residential development of lands west of Highway 93/95 is generally not supported.
- Future demand for residential development on the west side of Columbia Lake should be concentrated in the existing development node north of Columbia Ridge Estates and south of Columere Park. Land designated SH, Small Holding and DL 7548 may be appropriate to rezone to higher densities subject to meeting the intention of sections 4.3 (1)(b) and 4.3 (1)(g), and other environmental and hazard conditions identified in this plan.

Current Zoning:

SH-2, Small Holding Semi-Rural Zone, minimum parcel size: 1.0 ha

Proposed Zoning:

R-1(MH), Single Family Residential – Mobile Home Park Zone, minimum parcel size: 1390 m² where the properties are serviced by either a community water or community sewer system.

Parcel Size: 1.05 ha (2.6 ac)

Density: Current: One single family dwelling

Potential: The proposed R-1(MH) zone could permit creation of up to 7 lots, each permitting a single-family dwelling or mobile home.

Proposed: Four lots, each with a single-family dwelling or mobile home

**Information -
cont'd**

ALR Status: Not within the ALR

Interface Fire Hazard Rating: Ranging from low to high, within the Columbia Lake fire service area

BC Assessment: Residential (SFD)

Water and Sewer Services: Community water and individual onsite sewerage disposal is proposed

**Professional
Studies:**

None

**Additional
Information:**

- The application states that the owner wishes to provide a wider range of housing options for future owners.

Consultation:

APC Areas F & G: Support

Referral Agencies:

- **Interior Health Authority:** Interests unaffected
- **Transportation & Infrastructure:** No objections. The Ministry provided an internet link to the Ministry's guidelines for residential driveways located on side roads for the applicant's reference.
- **Environment:** Legal easement must be maintained through the private property (no driveways through Crown land)
- **Ktunaxa Nation Council:** No response
- **Akignuk First Nation:** No response
- **Shuswap Indian Band:** No response
- **School District No. 6:** No response
- **Telus:** No response

**Documents
Attached:**

- Bylaws
- Location Map
- Land Use Map
- Proposed Subdivision Plan

**RDEK
Contact:**

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