

## REGIONAL DISTRICT OF EAST KOOTENAY

### BYLAW NO. 2973

A bylaw to amend Bylaw No. 2432 cited as "Regional District of East Kootenay – Lake Koocanusa Official Community Plan Bylaw No. 2432, 2013."

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WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2432;

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 – Lake Koocanusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 4, 2019 (Sweetwater / KV Properties Inc.)."
2. The designation of that part of Lot 2 District Lot 10348 Kootenay District Plan EPP14443, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from C, Commercial to R-SF, Residential Low Density.

READ A FIRST TIME the      day of                      , 2020.

READ A SECOND TIME the      day of                      , 2020.

READ A THIRD TIME the      day of                      , 2020.

ADOPTED the      day of                      , 2020.

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CHAIR

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CORPORATE OFFICER

EPP14443

# SCHEDULE A



DL 10348

EPP1444

Bills Boulevard (ACC RTE)

McMorran Dr

C  
to  
R-SF

Koocanusa Lake Drive (ACC RTE)

NEP65910

DL  
132

DL 17041

Lake  
Koocanusa

This is Schedule A referred to in Bylaw No. 2973 cited as  
"Regional District of East Kootenay – Lake Koocanusa  
Official Community Plan Bylaw No. 2432, 2013 – Amendment  
Bylaw No. 4, 2019 (Sweetwater / KV Properties Inc.)."

Chair

Corporate Officer

Date

DL 4140

## REGIONAL DISTRICT OF EAST KOOTENAY

### BYLAW NO. 2974

A bylaw to amend Bylaw No. 2127 cited as "Regional District of East Kootenay – SweetWater Zoning and Floodplain Management Bylaw No. 2127, 2009."

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WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2127;

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 – SweetWater Zoning and Floodplain Management Bylaw No. 2127, 2009 – Amendment Bylaw No. 7, 2019 (Sweetwater / KV Properties Inc.)."
2. The designation of that part of Lot 2 District Lot 10348 Kootenay District Plan EPP14443, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from C-1, Mixed Use Village Commercial Zone to R-1(B), Single Family Residential – Medium Lot Zone.

READ A FIRST TIME the      day of      , 2020.

READ A SECOND TIME the      day of      , 2020.

READ A THIRD TIME the      day of      , 2020.

ADOPTED the      day of      , 2020.

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CHAIR

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CORPORATE OFFICER



# SCHEDULE A

DL 10348

2

EPP 14

Bills Boulevard (ACC. RTE)

McMorran Dr

**C-1  
to  
R-1(B)**

Koocanusa Lake Drive (ACC. RTE)

EPP 19350

NEP 65910

DL 17041

Lake  
Koocanusa

DL 132

This is Schedule A referred to in Bylaw No. 2974 cited as  
"Regional District of East Kootenay – SweetWater Zoning and  
Floodplain Management Bylaw No. 2127, 2009 – Amendment  
Bylaw No. 7, 2019 (Sweetwater / KV Properties Inc.)."

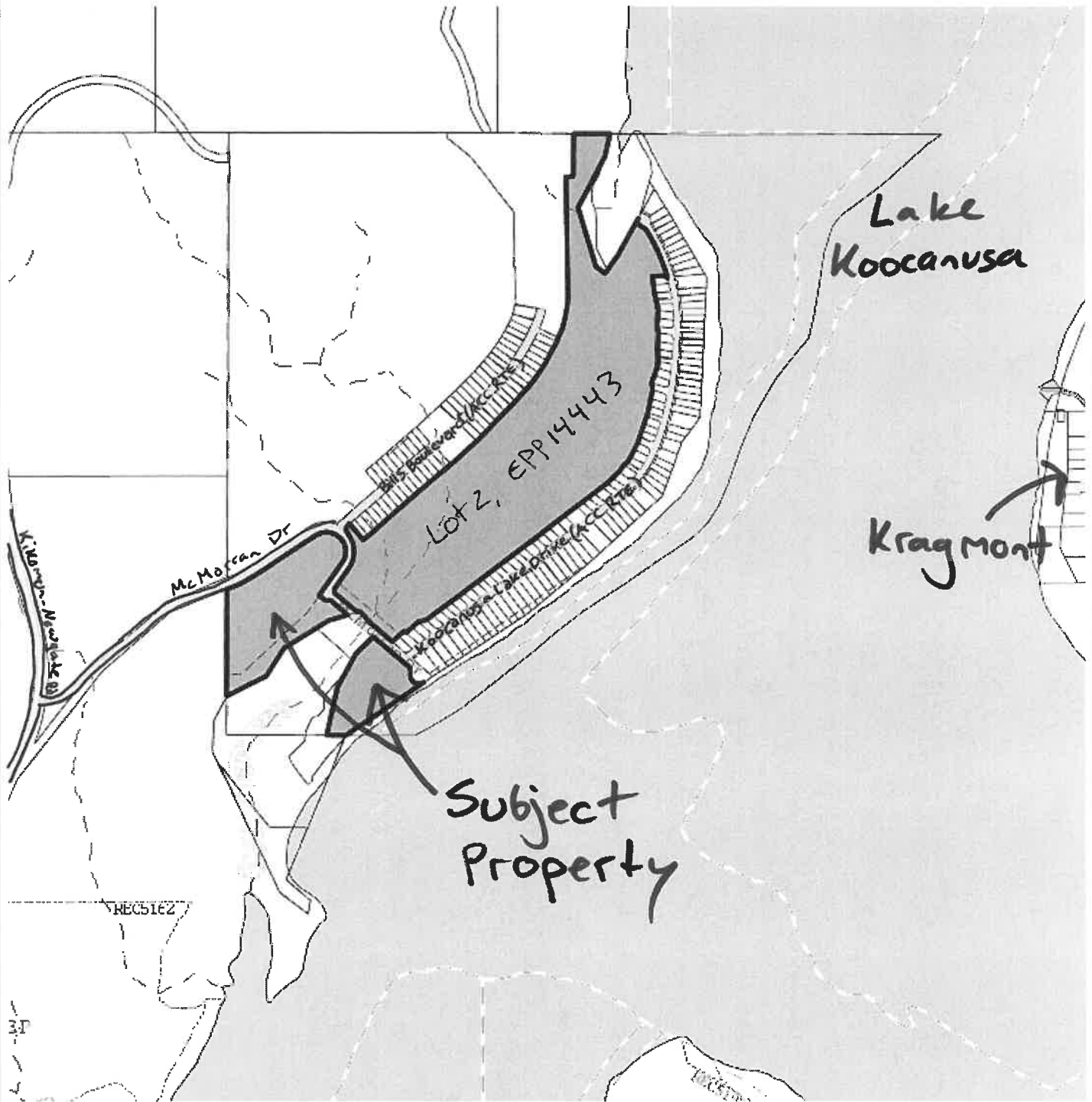
Chair

Corporate Officer

Date

DL 4140

# Location Map



## Notes:

500 0 250 500 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 12-13-2019 1:48 PM

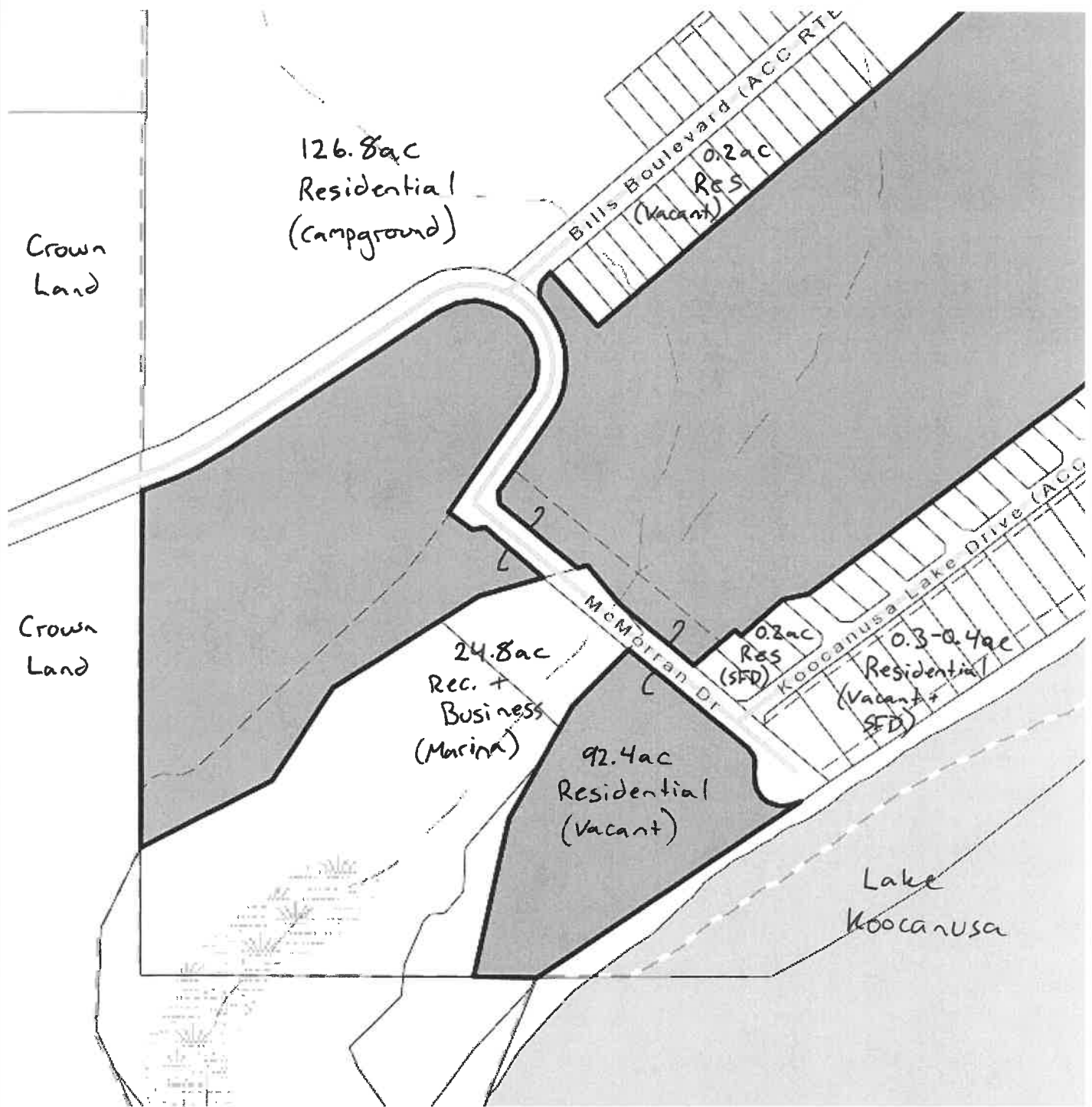
Scale = 1: 20,000



THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

# Land Use Map



## Notes:

150 0 75 150 Meters

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RDEK GeoViewer - 12-13-2019 2:09 PM

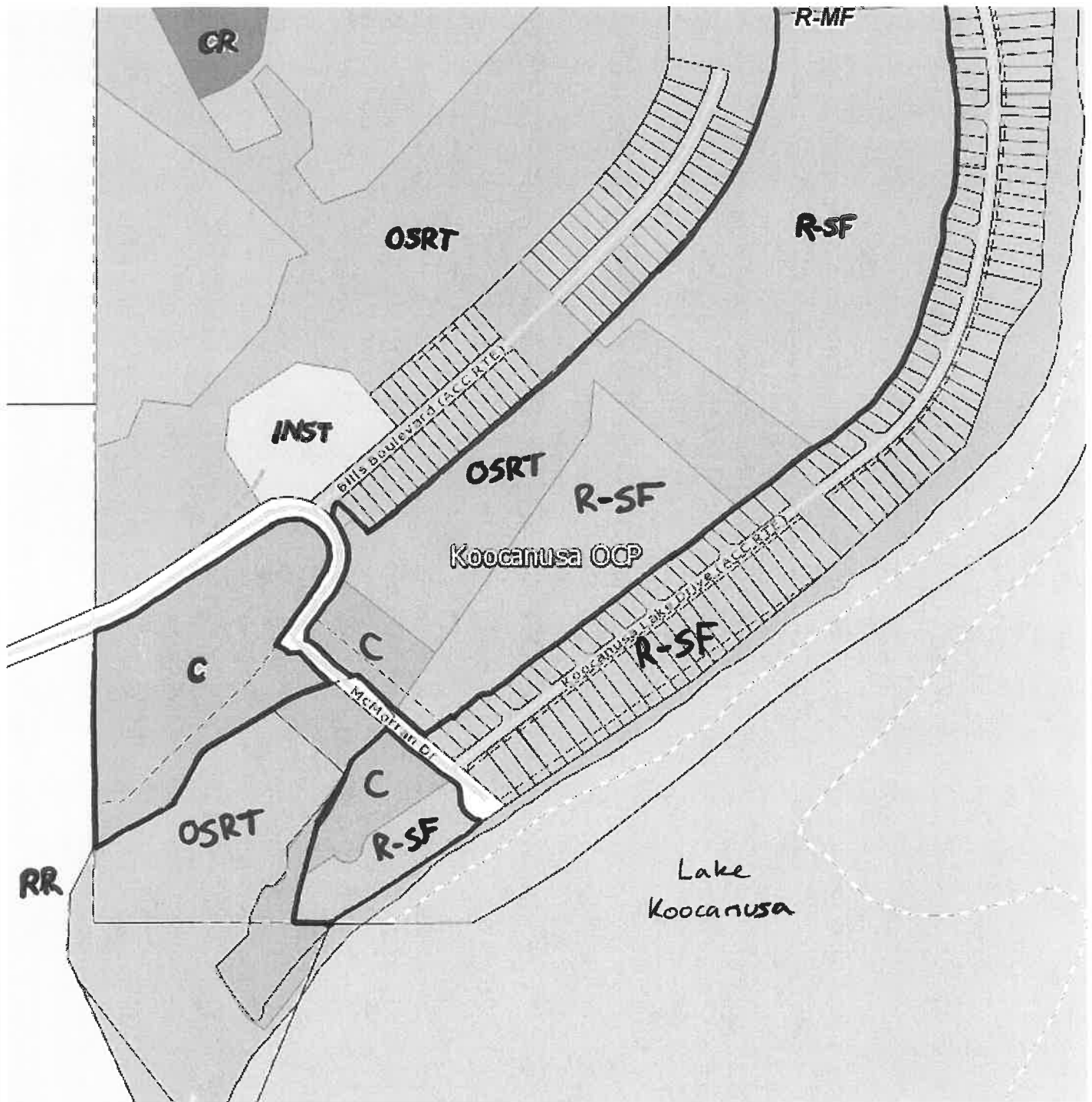
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

# OCP Designation Map



## Notes:

250 0 125 250 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 12-13-2019 2:32 PM

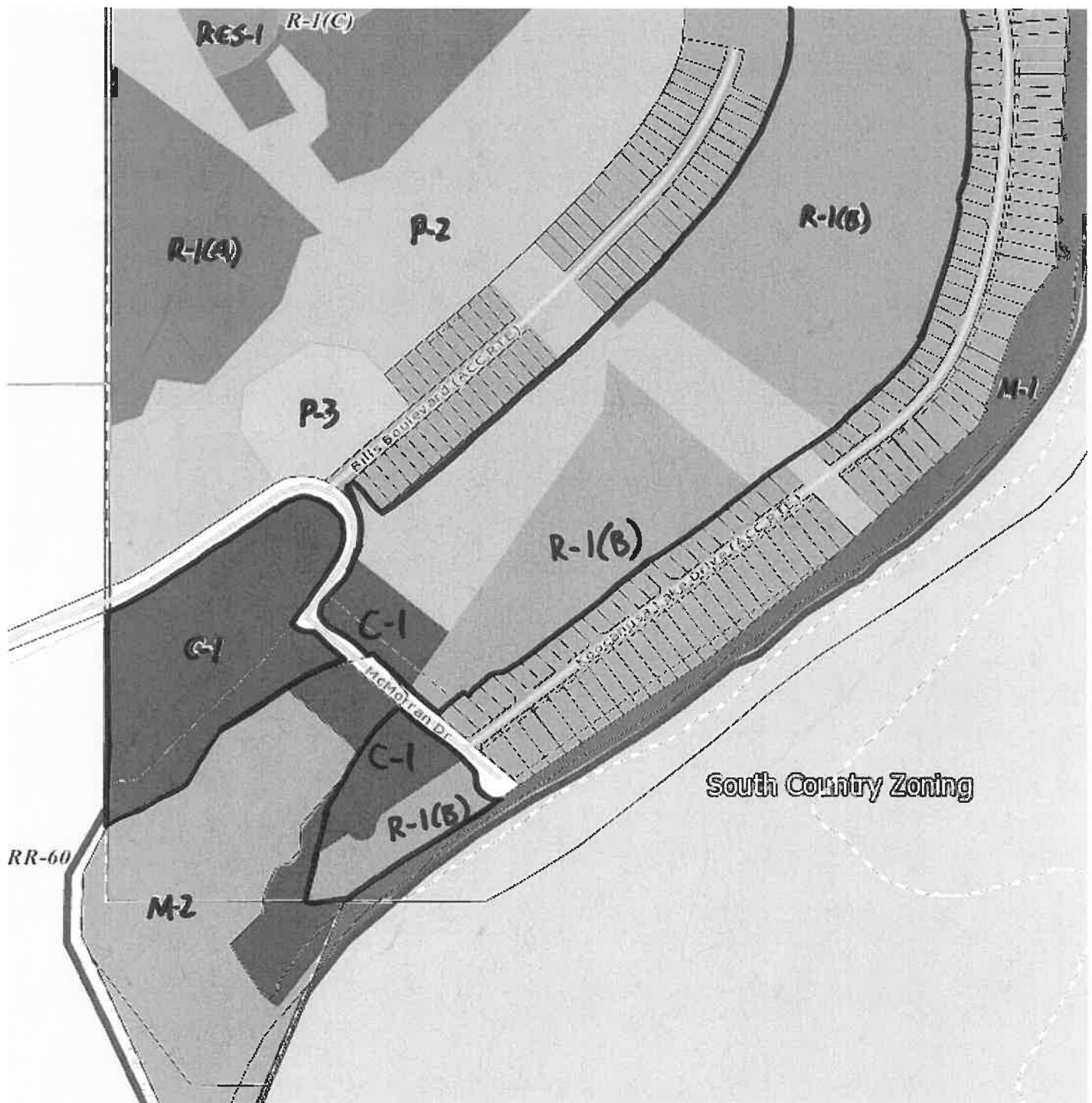
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## THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

# Zone Designation Map



Notes:

250 0 125 250 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 12-13-2019 2:13 PM

Scale = 1: 10,000



**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Drawing No.	2441-007970-ZON
Date:	NOV 28, 2018
Rev No.	0
Project No.	24412-00797-00

# Proposal Area 1

BLOCK B  
PLAN EPC1939

DL 10348

BLOCK A  
PLAN EPC1939

2  
PLAN EPP14443

2  
PLAN EPP14443  
PROPOSED LOT C

STRATA PLAN EPS771

BLOCK A  
PLAN EPC1939

DL 17193

LAKE  
KOOCANUSA

PREVIOUSLY REZONED TO  
R-1(B) JUNE 14, 2019

3  
PLAN 8226

## LEGEND

AREA TO BE REZONED FROM "C-1" TO "R-1(B)"

Rev	Date	Description	Drawn	Checked	App'd
1	2019/12/03	ISSUED FOR REZONING	W.S.	D.H.	D.H.

McElhanney  
100 Wilfrid Drive  
Ottawa, ON  
K1H 8T9  
Tel: 613-237-1111  
Fax: 613-237-1112

100 Wilfrid Drive  
Ottawa, ON  
K1H 8T9  
Tel: 613-237-1111  
Fax: 613-237-1112

KV PROPERTIES	
PROPOSED REZONING PLAN MARINA POINT SUBDIVISION	
Project Number: 2441-00797-00	Rev: 0

Accession Number: A0016-07-16

MARCER ROAD

2  
PLAN EPP14443

10348

2  
PLAN EPP14443

RAY PLAN EPP18360  
TO BE DISCHARGED

### PROPOSED ACCESS TO LANDS BEYOND

BLOCK A  
PLAN EPC1939

BLOCK B  
PLAN EPC1939

BLOCK A  
PLAN EPC1939

**LEGEND**

AREA TO BE REZONED FROM "C-1" TO "R-1(T)"

[illegible]

(0692044, 0440 1525, and 0-027 e 347)



**McElhanney**

1800 Willowbrook Drive  
Cranbrook BC  
Canada V1C 7H9  
Tel 250 489 3013

Approved Sealed

KV PROPERTIES INC.

PROPOSED REZONING PLAN  
MARINA ESTATES SUBDIVISION

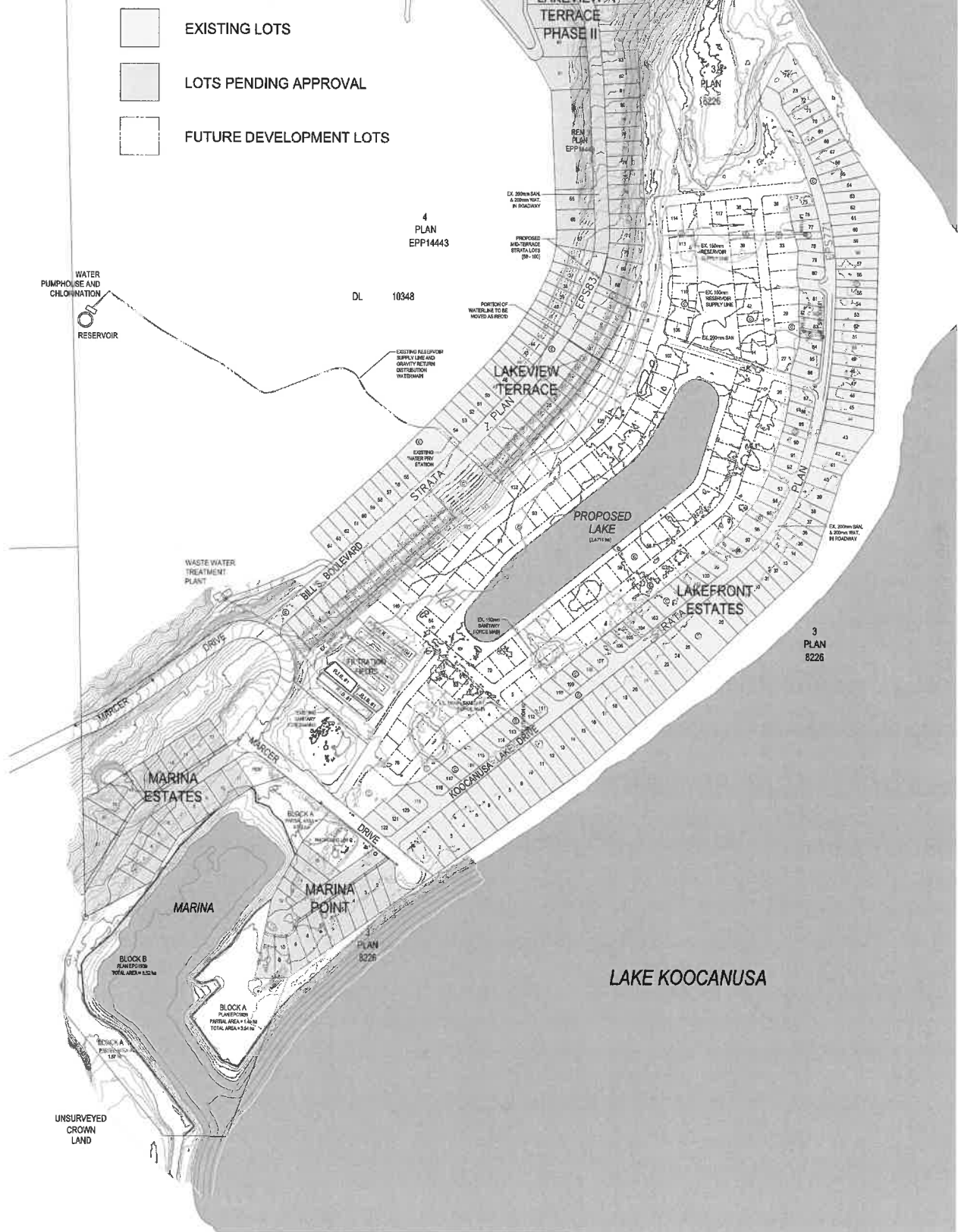
Drawing No.

Project Number  
2441-00797-01

Rev.	0
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# Current Master Plan



## SITE PLAN

Scale = 1:5000  
11x17 Page Size

KOOCANUSA VILLAGE  
British Columbia



JENKINS ARCHITECTURE  
December 4, 2019

