



Request for Decision Bylaw Amendment Application

File No: P 725 602
Reference: Bylaw Nos. 3376 & 3377
Date: March 27, 2025

Subject: Bylaw No. 3376 & Bylaw No. 3377 (Wilmer / Corbo & Johnson)
Applicant: Nicole Corbo and Adrian Johnson
Location: 9203 Main Avenue, Wilmer
Legal: Parcel C (see XJ33556), Block 23, District Lot 377, Kootenay District Plan 692 (PID: 023-267-003)

Proposal: The applicant is proposing to amend the OCP and zone designations of the property to facilitate development of a general store and café with a commercial kitchen. The application also includes permitting a 0 m setback from property lines for buildings that existed prior to this application.

Development Agreement: The owners have offered to register a covenant for the area needed for the septic system.

- Options:**
1. THAT Bylaw No. 3376 cited as “Regional District of East Kootenay – Steamboat-Jubilee Mountain Official Community Plan Bylaw No. 3022, 2021 – Amendment Bylaw No. 2, 2025 (Wilmer / Corbo & Johnson)” be introduced; and further, that the Board is satisfied that the OCP consultation identified in the staff report is appropriate.
 2. THAT Bylaw No. 3377 cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 24, 2025 (Wilmer / Corbo & Johnson)” be introduced; and further, that a development agreement containing the items identified in the March 27, 2025 staff report be registered on title prior to bylaw adoption.
 3. THAT Bylaw No. 3376 cited as “Regional District of East Kootenay – Steamboat-Jubilee Mountain Official Community Plan Bylaw No. 3022, 2021 – Amendment Bylaw No. 2, 2025 (Wilmer / Corbo & Johnson)” not proceed.
 4. THAT Bylaw No. 3377 cited as “Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023 – Amendment Bylaw No. 24, 2025 (Wilmer / Corbo & Johnson)” not proceed.

Recommendation: Options 1 & 2

The proposal is within the established Wilmer development node and provides local residents with the opportunity to have a local store to purchase day-to-day items without needing to drive into the District of Invermere. The proposal intends to meet all parking and screening requirements and is consistent with the type of commercial development supported in the OCP.

**Property
Information:**

Current OCP Designation: R-SF, Residential Low Density which supports single family and multi-family residential development.

Proposed OCP Designation: C, Commercial which supports the limited range of local, service and commercial land uses as identified in the zoning bylaw.

OCP Objectives & Policies:

- Ensure that small scale commercial development is located within existing community nodes.
- Development of small scale retail and commercial services that serve the day to day needs of area residents and visitors within the existing development nodes and as designated on Schedules D to D6 is generally supported.
- Commercial development should be compatible with the rural form, character and density of the surrounding area.
- New commercial development adjacent to agricultural, residential or industrial operations are encouraged to employ adequate buffering, screening and setbacks to minimize the potential for conflicts.
- Commercial development in the rural area surrounding the Wilmer town site, outside of the Wilmer Development Node identified on Schedule D1, is generally not supported.

Current Zone Designation: R-1(MH), Single Family Residential – Manufactured Home Zone (minimum parcel size: 555 m²)

Proposed Zone Designation: C-1, Community Commercial

Parcel Size: 0.09 ha (0.23 ac)

Density:

Existing: One single family dwelling is located on the property.

Proposed: The C-1 zone allows for one principal building and one accessory dwelling unit (within the principal building) per parcel. The application complies with these regulations.

ALR Status: Not within the ALR

Interface Fire Hazard Rating: Low, within the Wilmer/Lower Toby Fire Protection Area

BC Assessment: Residential (SFD)

Water and Sewer Services: The parcel is currently connected to the Wilmer Community Water system and an individual onsite septic system. The application indicates that a new septic system will be installed to service the proposed uses.

Flood Hazard Rating: The properties are not identified as being within a flood hazard rating area.

Professional Studies: None.

Additional Information:

- The parcel currently has a single family dwelling and two outbuildings. The application states that prior to 1965 the building operated as the “Wilmer Mercantile” also known as “The Seaton Store”.
- The intention of the application is to renovate the existing single family dwelling into the Westside General Store. This would include a local market and café with a commercial kitchen, as well as an accessory dwelling unit within the principal building.
- The property is within the Wilmer Development Node.
- While the applicant has indicated that the existing structures were constructed in 1901 the setback reductions are included in this application to ensure that the property complies with all existing regulations and allow for renovations to the main building to facilitate the proposed use.

Consultation: Section 475 of the *Local Government Act* requires that local government consider the depth and breadth of consultation to be undertaken with persons or organizations that it considers may be affected by the proposed OCP amendment. Consultation completed to date for this amendment includes referral of the bylaw to the following organizations. In addition, there will be opportunity for discussion with the public prior to the commencement of the public hearing.

APC Areas F & G: Support recommended

Referral Agencies:

- **Interior Health Authority:** Concerns that the small lot size poses a risk for rezoning from residential to commercial as commercial uses can increase septic flows to the lot that may not be large enough to support the proposed and future on-site septic treatment for a store and café. IHA advises that the lot be inspected and available land for septic treatment be protected from development.
- **Transportation & Transit:** No concerns. All parking must be onsite, as shown, and the number of indicated parking stalls must meet the specification for commercial businesses of that size.
- **Water, Land and Resource Stewardship:** Standard response letter.
- **Ktunaxa Nation Council:** No response
- **School District No. 6:** No response
- **Telus:** No response
- **District of Invermere Fire Department:** No response

Documents Attached:

- Bylaws
- Location Map
- Land Use Map
- OCP Designation Map
- Zone Designation Map

- Documents**
Attached cont'd:
- Proposal with site plans
 - Aerial Photo
 - Google Street View
 - IHA Referral Response
 - WLRS Referral Response

RDEK
Contact: Krista Gilbert, Planning Technician
Phone: 250-489-0314
Email: kgilbert@rdek.bc.ca