

## Request for Decision Bylaw Amendment Application

File No: P 725 310  
Reference: Bylaw No. 3387 and Bylaw No. 3388  
Date: April 29, 2025

**Subject:** Bylaw No. 3387 and Bylaw No. 3388 (West Hill Area / Pallas)  
**Applicant:** Uwe and Karin Pallas  
**Agent:** McElhanney Ltd (Richmond, Ryan)  
**Location:** 821 Westwood Drive, Cranbrook West Hill  
**Legal:** Lot 2 District Lot 4842 Kootenay District Plan 2240 except parts included in Plans 9335 and NEP22771 (PID: 015-445-038)

**Proposal:** To amend the OCP and zone designations to accommodate a proposed three lot subdivision.

**Development Agreement:** None

- Options:**
1. THAT Bylaw No. 3387 cited as “Regional District of East Kootenay – Rockyview Official Community Plan Bylaw No. 2255, 2010 – Amendment Bylaw No. 38, 2025 (West Hill Area / Pallas)” be introduced; and further, that the Board is satisfied that the OCP consultation identified in the staff report is appropriate.
  2. THAT Bylaw No. 3388 cited as “Regional District of East Kootenay –Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 31, 2025 (West Hill Area / Pallas)” be introduced.
  3. THAT Bylaw No. 3387 cited as “Regional District of East Kootenay – Rockyview Official Community Plan Bylaw No. 2255, 2010 – Amendment Bylaw No. 38, 2025 (West Hill Area / Pallas)” not proceed.
  4. THAT Bylaw No. 3388 cited as “Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 31, 2025 (West Hill Area / Pallas)” not proceed.

**Recommendation:** Options 3 & 4

As per the OCP policies, subdivision is generally not supported within the Cranbrook West subarea. The parcel is also not designated R-RES which recognizes the potential for rural infill opportunity.

**Property Information:** **Current OCP Designation:** LH, Large Holdings which supports rural residential development and rural resource land uses in the range of 2.0 to 8.0 ha.

**Property  
Information –  
cont'd:**

**Proposed OCP Designation:** A portion of Lot 2 will change to SH, Small Holdings which supports low density residential development with minimum parcel sizes in the range of 0.2 ha to 2.0 ha.

**OCP Objectives and Policies:**

- Contain future residential development within established residential areas and areas zoned for development.
- Support residential development on a range of rural parcel sizes.
- Maintain minimum parcel sizes that reflect the rural character of the individual subareas.
- Residential developments are encouraged to be designed to meet the needs of permanent full-time residents.
- Subdivision is generally not supported within the Cranbrook West subarea, with the exception of those parcels currently zoned for subdivision, parcels designated R-RES or subdivision for a relative as per the provisions of the zoning bylaw and the Local Government Act.

**Current Zone Designation:** RR-8, Rural Residential (Country) Zone which supports a minimum parcel area of 8 ha.

**Proposed Zone Designation:** A portion of Lot 2 will change to RR-4, Rural Residential (Hobby Farm) Zone which supports a minimum parcel area of 4 ha and RR-1, Rural Residential (Estate) Zone which supports a minimum parcel area of 1 ha.

**Parcel Size:** 8.66 ha (21.41 ac)

**Minimum Useable Site Area:** 1,670 m<sup>2</sup> when the parcel is serviced by a well and sewage disposal field.

**Density:** One single family

**ALR Status:** Not within the ALR

**Interface Fire Hazard Rating:** High; within the boundary of the Cranbrook rural fire protection service area.

**Flood Hazard Rating:** The property is not identified as being within a flood hazard rating area.

**BC Assessment:** Residential – Single Family Dwelling, Duplex.

**Servicing:** Onsite services.

**Professional Studies:** None.

**Additional Information:** None.

**Consultation:** **Advisory Planning Commission – Area C:** Support recommended.

**Referral Agencies:**

- **Interior Health Authority:** No response.
- **Ministry of Transportation & Transit:** No concerns.
- **Water, Land & Resource Stewardship:** Standard letter (attached).
- **Ktunaxa Nation Council:** No response.
- **School District No. 5:** No concern.
- **City of Cranbrook:** Not supported - City Council reiterated that support for such referrals involving subdivision will require a joint Urban/Rural Fringe Plan be created to guide development along the boundaries of the City.
- **Telus:** No concern.

**Documents Attached:**

- OCP and Zoning Bylaws
- Location & Land Use Map
- OCP Designation Map
- Zone Designation Map
- Aerial Map
- Proposal
- WLRS Referral Response

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