

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 3387

A bylaw to amend Bylaw No. 2255 cited as “Regional District of East Kootenay – Rockyview Official Community Plan Bylaw No. 2255, 2010.”

WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2255;

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 – Rockyview Official Community Plan Bylaw No. 2255, 2010 – Amendment Bylaw No. 38, 2025 (West Hill Area / Pallas).”
2. The designation of part of Lot 2 District Lot 4842 Kootenay District Plan 2240 except parts included in Plans 9335 and NEP22771 outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from LH, Large Holdings to SH, Small Holdings.

READ A FIRST TIME the day of , 2025.

READ A SECOND TIME the day of , 2025.

READ A THIRD TIME the day of , 2025.

ADOPTED the day of , 2025.

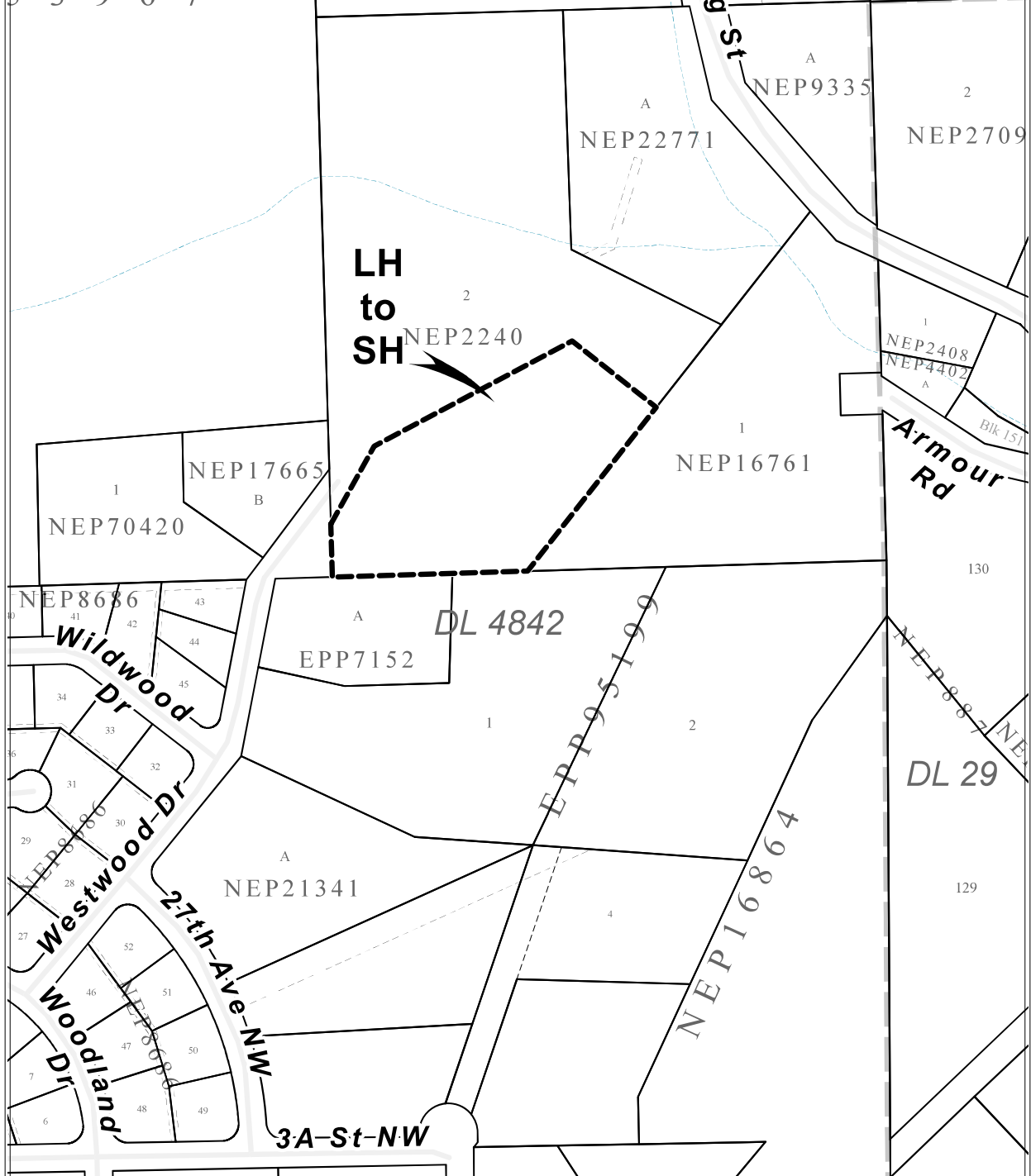
CHAIR

CORPORATE OFFICER

SCHEDULE A



5 3 9 6 7



This is Schedule A referred to in 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)."

Chair

Corporate Officer

Date

REGIONAL DISTRICT OF EAST KOOTENAY

BYLAW NO. 3388

A bylaw to amend Bylaw No. 2913 cited as “Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019.”

WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2913;

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 – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 31, 2025 (West Hill Area / Pallas).”
2. The designation of parts of Lot 2 District Lot 4842 Kootenay District Plan 2240 except parts included in Plans 9335 and NEP22771, outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, are amended from RR-8, Rural Residential (Country) Zone to RR-1, Rural Residential (Estate) Zone and RR-4, Rural Residential (Hobby Farm) Zone.

READ A FIRST TIME the day of , 2025.

READ A SECOND TIME the day of , 2025.

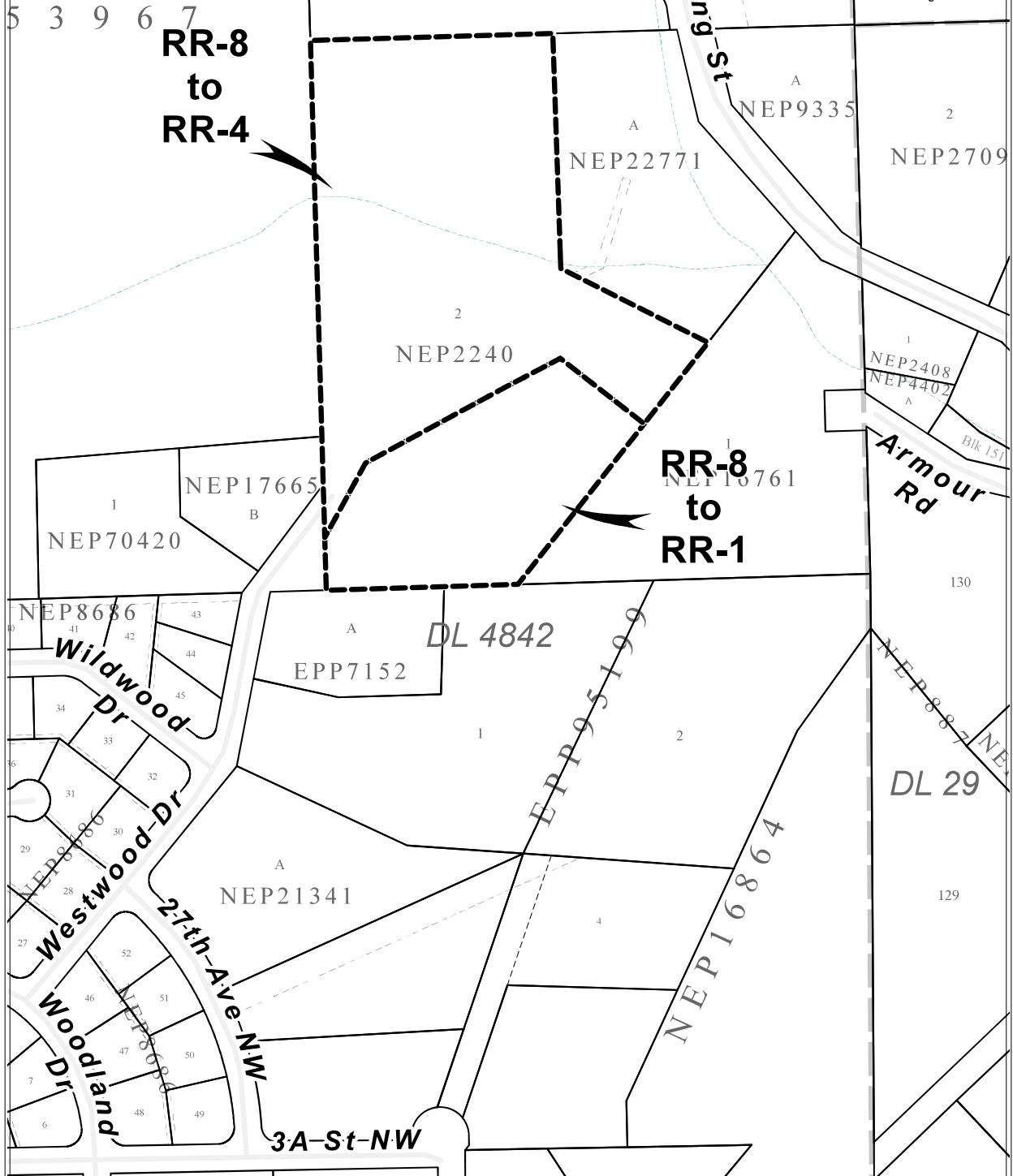
READ A THIRD TIME the day of , 2025.

ADOPTED the day of , 2025.

CHAIR

CORPORATE OFFICER

SCHEDULE A



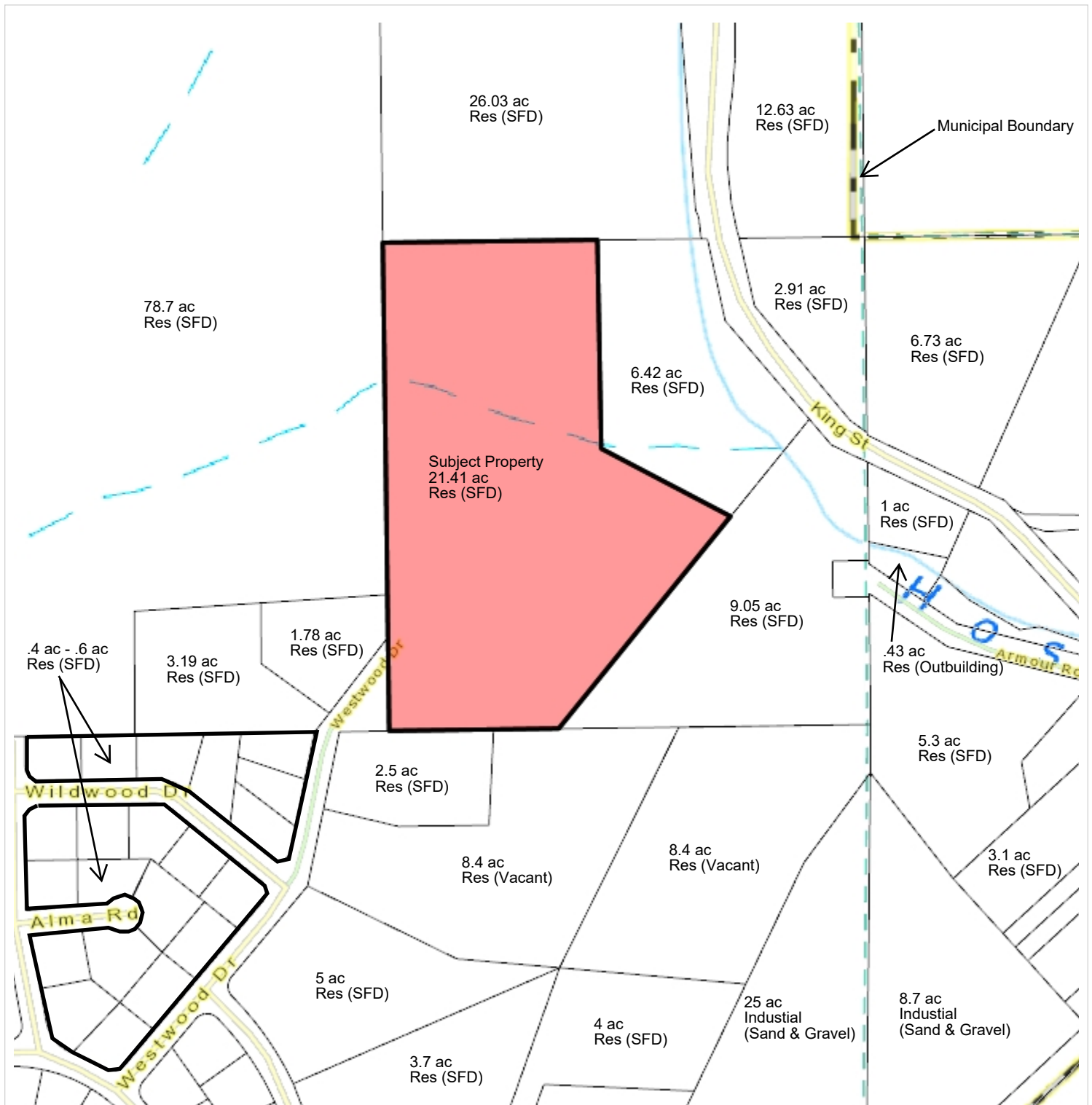
This is Schedule A referred to in Bylaw No. 3388 cited as "Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 31, 2025 (West Hill Area / Pallas)."

Chair

Corporate Officer

Date

Location and Land Use Map



Notes:

175 0 88 175 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 2-24-2025 12:18 PM

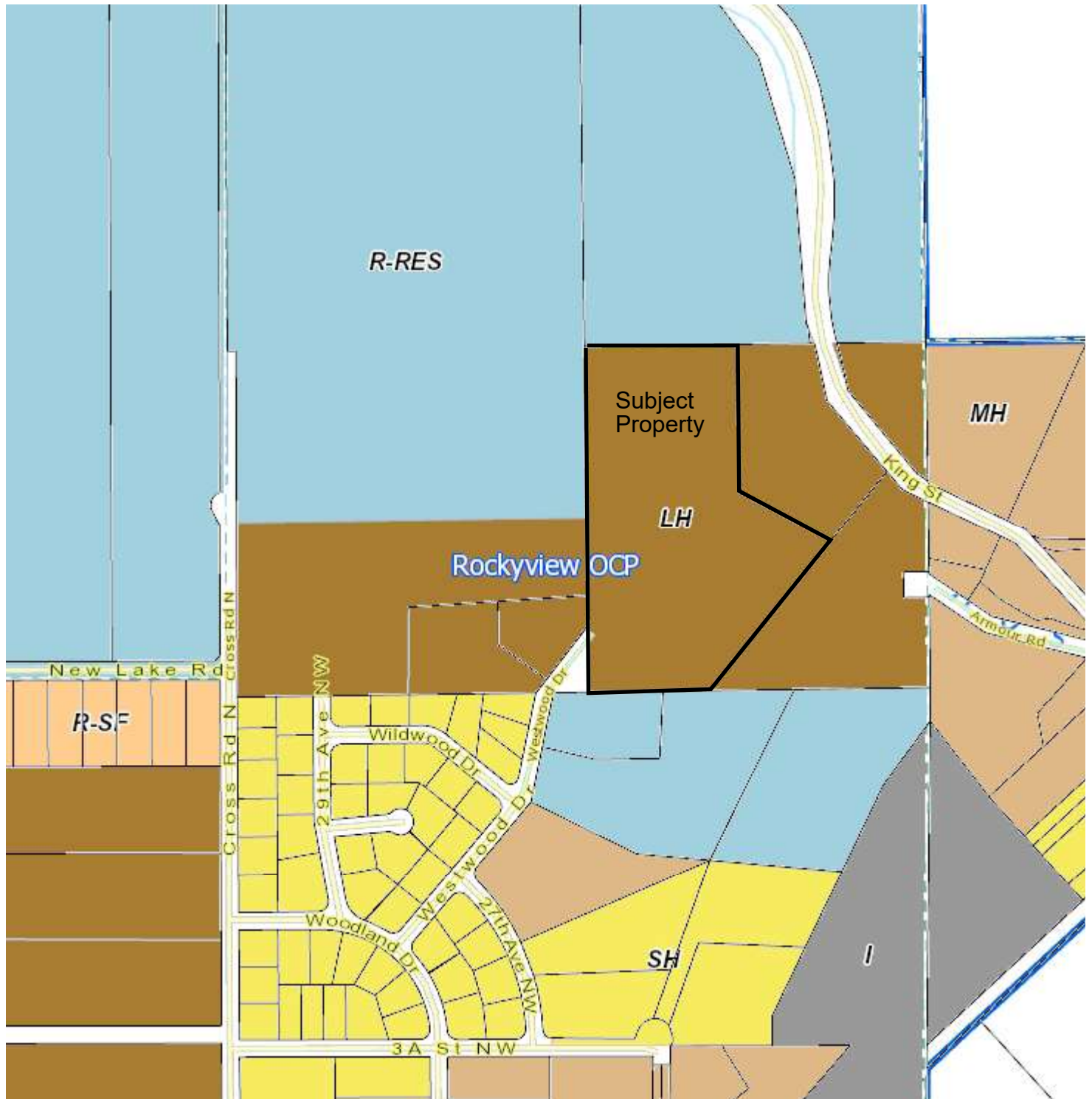
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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

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RDEK GeoViewer - 2-25-2025 11:54 AM

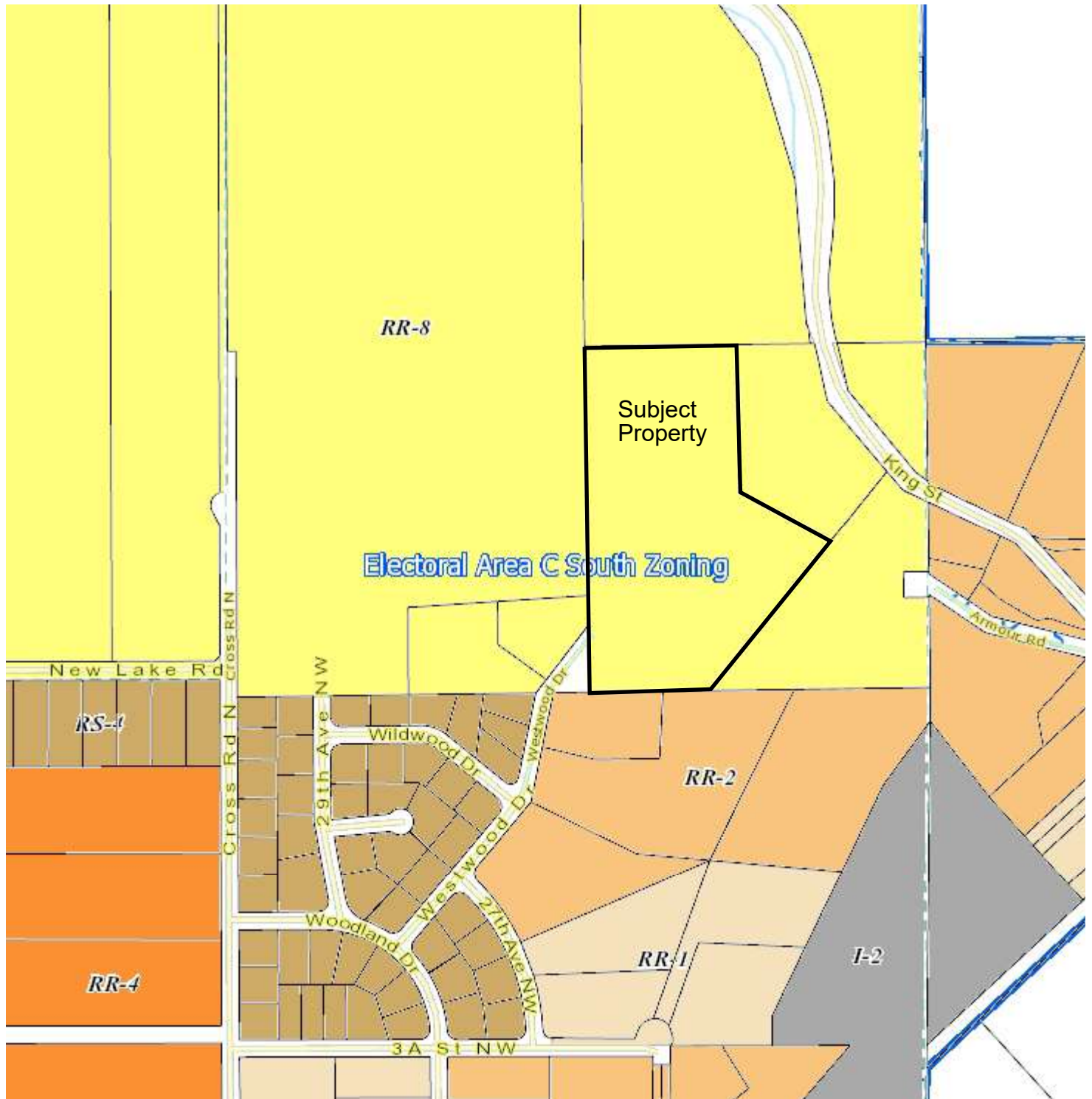
Scale = 1: 10,000



THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Zone Designation Map



Notes:

250 0 125 250 Meters

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Scale = 1: 10,000



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Aerial Map



Notes:

175 0 88 175 Meters

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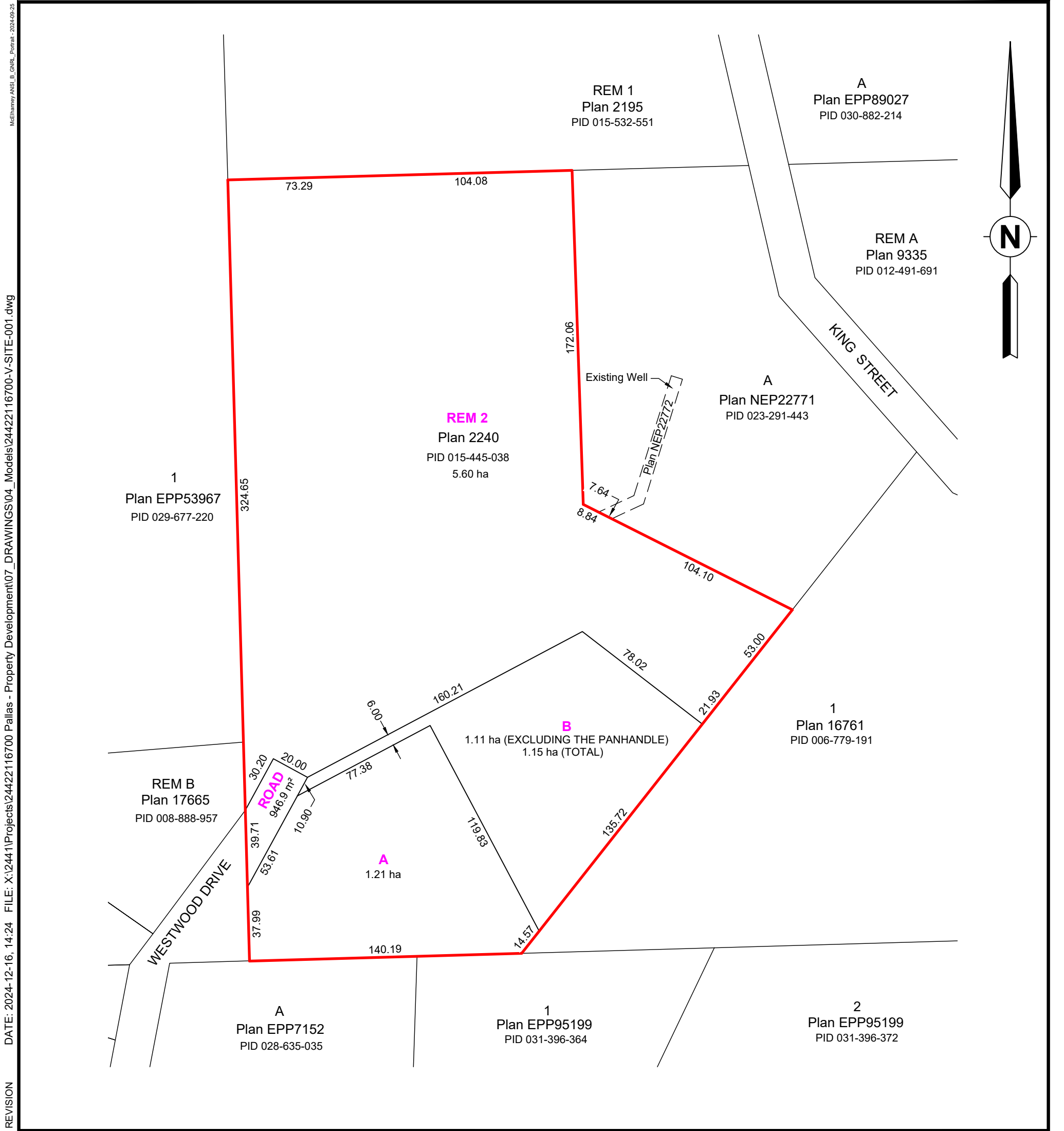
Scale = 1: 7,000



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Proposal

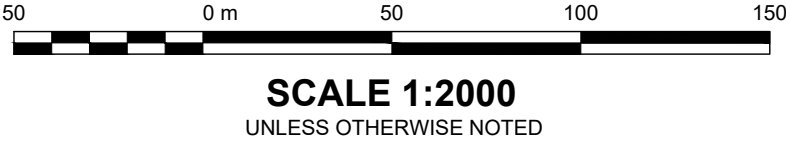



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0	DEC. 16, 2024	Plan Issued	JG	RR	Original Drawing Size: (432mm x 280mm)
REV	DATE	DESCRIPTION	DRAF	APRV	
REVISIONS					PLAN ID.: 24422116700-V-SITE-001





McElhanney

McElhanney Associates Land Surveying Ltd.
1800 Willowbrook Drive,
Cranbrook BC V1C 7H9
Tel. 250 489 3013

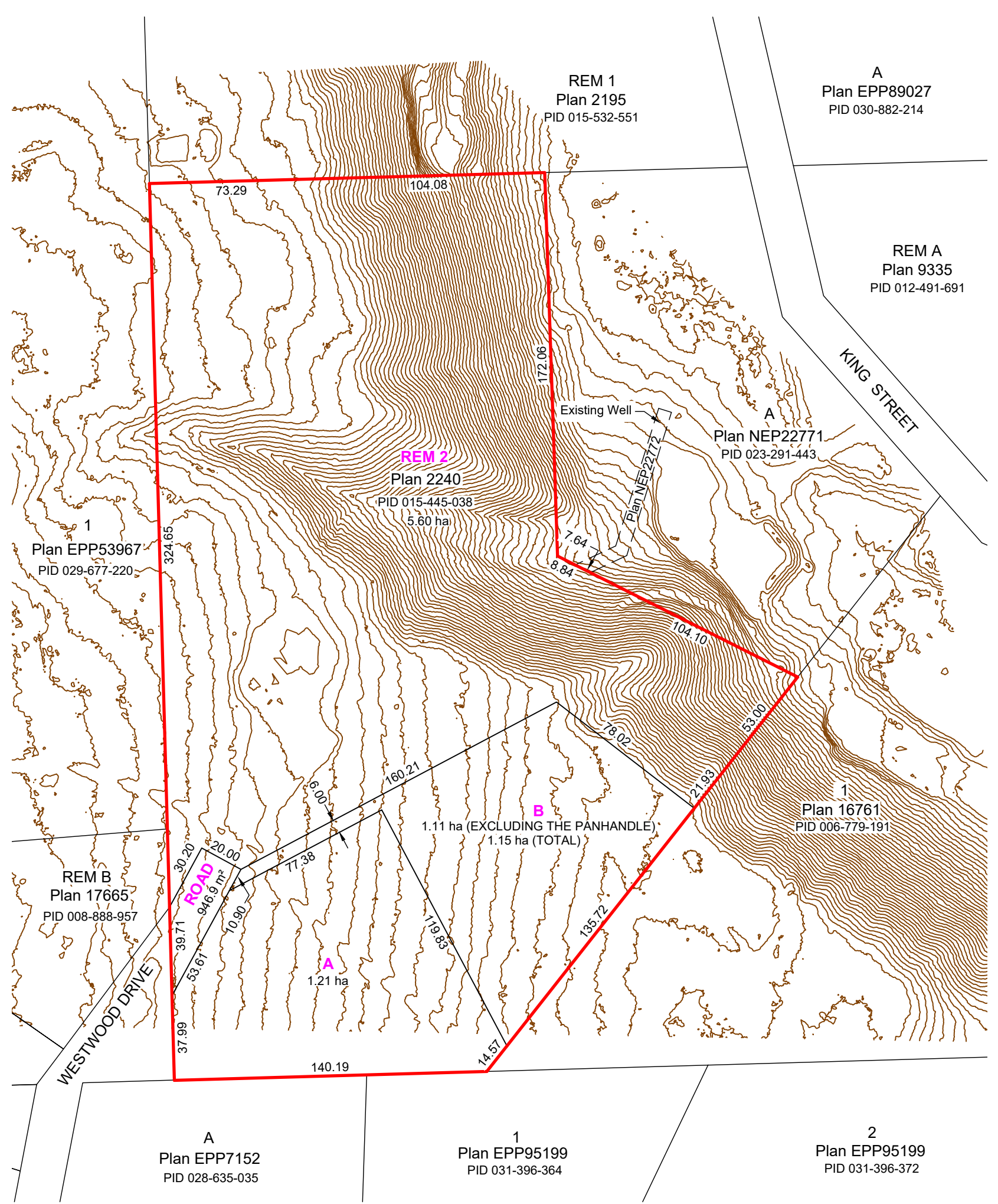
Uwe and Karin Pallas

**SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF
LOT 2 DISTRICT LOT 4842 KOOTENAY DISTRICT PLAN 2240
EXCEPT PARTS INCLUDED IN PLANS 9335 AND NEP22771**
821Westwood Drive, Cranbrook, BC

DATE: 2024-12-16, 14:25 FILE: X:\24421\Projects\24422116700 Pallas - Property Development\07_DRAWINGS\04_Models\24422116700-V-SITE-001.dwg

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

McElhanney\ANSI_B_GNRL_Portal - 2024-09-25



Contour Interval = 1m

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0	DEC. 16, 2024	Plan Issued	JG	RR	
REV	DATE	DESCRIPTION	DRAF	APRV	

500 m

0 m

50

100

150

SCALE 1:2000

UNLESS OTHERWISE NOTED

Original Drawing Size: (432mm x 280mm)

PLAN ID.: 24422116700-V-SITE-001

McElhanney

McElhanney Associates Land Surveying Ltd.

1800 Willowbrook Drive,

Cranbrook BC V1C 7H9

Tel. 250 489 3013

Uwe and Karin Pallas

SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF
LOT 2 DISTRICT LOT 4842 KOOTENAY DISTRICT PLAN 2240
EXCEPT PARTS INCLUDED IN PLANS 9335 AND NEP22771
821Westwood Drive, Cranbrook, BC



July 5, 2023

Greetings,

The Kootenay-Boundary Ecosystems Section of the Ministry of Water, Land and Resource Stewardship has received your referral request. We are currently unable to provide a detailed review of the referral but provide the following standard requirements, recommendations and/or comments:

1. All activities are to follow and comply with all higher-level plans, planning initiatives, agreements, Memorandums of Understanding, etc. that local governments are parties to.
2. Changes in and about a “stream” [as defined in the [Water Sustainability Act](#) (WSA)] must only be done under a license, use approval or change approval; or be in compliance with an order, or in accordance with Part 3 of the [Water Sustainability Regulation](#). Authorized changes must also be compliant with the [Kootenay-Boundary Terms and Conditions and Timing Windows](#) documents. Applications to conduct works in and about streams can be submitted through [FrontCounter BC](#).
3. No “development” should occur within 15 m of the “stream boundary” of any “stream” [all as defined in the [Riparian Areas Protection Regulation](#) (RAPR)] in the absence of an acceptable assessment, completed by a Qualified Professional (QP), to determine if a reduced riparian setback would adversely affect the natural features, functions and conditions of the stream. Submit the QP assessment to the appropriate Ministry of Water, Land and Resource Stewardship office for potential review. Local governments listed in Section 2(1) of [RAPR](#) are required to ensure that all development is compliant with RAPR.
4. The federal [Species at Risk Act](#) (SARA) protects Endangered, Extirpated or Threatened species listed under Schedule 1 of SARA. Developers are responsible to ensure that no species or ecosystems at risk (SEAR), or Critical Habitat for Federally listed species, are

Ministry of Water,
Land and Resource
Stewardship

Land Use Policy,
Planning and
Ecosystems

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Victoria, BC
V8W 9M3

www.gov.bc.ca/WLRS

adversely affected by the proposed activities. The BC Species and Ecosystem Explorer website provides information on known SEAR occurrences within BC, although the absence of an observation record does not confirm that a species is not present. Detailed site-specific assessments and field surveys should be conducted by a QP according to [Resource Inventory Standard Committee](#) (RISC) standards to ensure all SEAR have been identified and that developments are consistent with any species or ecosystem specific [Recovery Strategy or Management Plan](#) documents, and to ensure proposed activities will not adversely affect SEAR or their [Critical Habitat for Federally-listed Species at Risk \(Posted\)](#).

5. Development specific Best Management Practices (BMPs) should be applied to help meet necessary legislation, regulations, and policies. Current BC BMPs can be found at: [Natural Resource Best Management Practices - Province of British Columbia \(gov.bc.ca\)](#) and [Develop with Care 2014 - Province of British Columbia](#).
6. Vegetation clearing, if required, should adhere to the least risk timing windows for nesting birds (i.e., development activities should only occur during the least risk timing window). Nesting birds and some nests are protected by Section 34 of the provincial [Wildlife Act](#) and the federal [Migratory Birds Convention Act](#). Guidelines to avoid harm to migratory birds can be found at: [Guidelines to avoid harm to migratory birds - Canada.ca](#). If vegetation clearing is required during the bird nesting period (i.e., outside of the least risk timing window) a pre-clearing bird nest survey should be completed by a QP. The following least risk windows for birds are designed to avoid the bird nesting period:

Bird Species	Least Risk Timing Windows
Raptors (eagles, hawks, falcons, & owls)	Aug 15 – Jan 30
Hérons	Aug 15 – Jan 30
Other Birds	Aug 1 – March 31

7. The introduction and spread of invasive species is a concern with all developments. The provincial [Weed Control Act](#) requires that an occupier must control noxious weeds growing or located on land and premises, and on any other property located on land and premises, occupied by that person. Information on invasive species can be found at: [Invasive species - Province of British Columbia](#). The [Invasive Species Council of BC](#)

provides BMPs that should be followed, along with factsheets, reports, field guides, and other useful references. For example, all equipment, including personal equipment such as footwear, should be inspected prior to arrival at the site and prior to each daily use and any vegetative materials removed and disposed of accordingly. If noxious weeds are established as a result of this project or approval, it is the tenure holder's responsibility to manage the site to the extent that the invasive, or noxious plants are contained or removed.

8. Section 33.1 of the provincial [Wildlife Act](#) prohibits feeding or attracting dangerous wildlife. Measures should be employed to reduce dangerous human-wildlife conflicts. Any food, garbage or organic waste that could attract bears or other dangerous wildlife should be removed from the work area. If this is not feasible and waste is not removed, it should be stored in a bear-proof container to avoid drawing wildlife into the area and increasing the threat of human/wildlife conflict.
9. If this referral is in relation to a potential environmental violation it should be reported online at [Report All Poachers & Polluters](#) (RAPP) or by phone at 1-877-952-RAPP (7277).
10. Developments must be compliant with all other applicable statutes, bylaws, and regulations.

If the references above do not address your concerns, please do not hesitate to reach out to me for further investigation into your concerns.

Kind Regards,



Shannon White, RPBio
Ecosystems Section Head - Kootenay-Boundary Region
Ministry of Water, Land & Resource Stewardship
778-520-2683 / Shannon.white@gov.bc.ca

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