

Terpsma Land Development Consulting

8621 Pighin Rd, Cranbrook BC V1C 7C9 | 250-421-1004 | email: jean@terpsmaconsulting.com

March 18, 2025

File: 25-04

Jennifer MacDonald, Planning Technician
Regional District of East Kootenay
19 - 24 Ave S
Cranbrook BC V1C 3H8

**Re: Site-Specific Zoning Bylaw Text Amendment Application
Parcel A (See 168548I) Lot 3, DL 7327, KD Plan 6116 (PID: 008-519-471)
Location: 9765 & 9767 Pighin Road, Wycliffe**

On behalf of Patricia (Pat) Novak and her daughter Kelly Novak I submit an application for a site-specific Zoning Bylaw Text Amendment on the above noted parcel in the Wycliffe area. The subject property is within the ALR, and it is approximately 6 ha (14.9 acres) in size.

On the property there is a single family dwelling, and a manufactured home that is permitted as a temporary residence for a relative requiring care. The manufactured home is 14' wide by 65' long, on a non-permanent foundation, with a 13' x 23' porch. Both units are connected to a groundwater well that is approximately 180 feet deep, producing approximately 5 gallons per minute. At the time the manufactured home was placed a new septic system was installed to adequately handle both dwellings.

The property is zoned RR-60, Rural Resource within the Wycliffe Zoning & Floodplain Management Bylaw. The application is a site-specific zoning bylaw text amendment to permit the manufactured home to remain as an accessory dwelling, and to permit a non-family member to live in it. Kelly currently lives in the manufactured home and assists her mother as required but she is considering moving from the property. For Pat to continue to stay in the home she has resided in for 40 years she requires some help. There is a family friend who is interested in moving into the manufactured home and assisting Pat as needed.

Should this application be successful the Accessory Dwelling Agreement and Safekeeping Housing Agreement with the RDEK will no longer be required. No changes to the zoning designation, existing land use or structures are being applied for. The proposed text amendment will provide greater flexibility for Pat to age in place as long as possible and it will provide an affordable housing option for a community member.

I trust you will find the application complete, however please contact me should you have any questions or require anything further at this time.

Sincerely,

Jean Terpsma

Encl.
cc: P & K Novak