

Request for Decision Bylaw Amendment Application

File No: P 725 204
Reference: Bylaw Nos. 3402 & 3403
Date: June 27, 2025

Subject: Bylaw No. 3402 & Bylaw No. 3403 (Baynes Lake / Grimsrud)
Applicant: Grimsrud, Grant
Agent: N/A
Location: 843 Waldo Road, Baynes Lake
Legal: Lot 3, Block 27, District Lot 132, Kootenay District, Plan 1181
(PID: 013-875-710)

Proposal: To amend the OCP and zone designation of the subject property to accommodate a proposed two lot subdivision.

Development Agreement: None

Options:

1. THAT Bylaw No. 3402 cited as “Regional District of East Kootenay – Baynes Lake Official Community Plan Bylaw No. 2319, 2011 – Amendment Bylaw No. 31, 2025 (Baynes Lake / Grimsrud)” be introduced.
2. THAT Bylaw No. 3403 cited as “Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 47, 2025 (Baynes Lake / Grimsrud)” be introduced.
3. THAT Bylaw No. 3402 cited as “Regional District of East Kootenay – Baynes Lake Official Community Plan Bylaw No. 2319, 2011 – Amendment Bylaw No. 31, 2025 (Baynes Lake / Grimsrud)” not proceed.
4. THAT Bylaw No. 3403 cited as “Regional District of East Kootenay – South Country Zoning & Floodplain Management Bylaw No. 2320, 2011 – Amendment Bylaw No. 47, 2025 (Baynes Lake / Grimsrud)” not proceed.

Recommendation: Options 1 & 2

The proposal is compatible with the policies and objectives outlined in the Baynes Lake OCP and adjacent land uses.

Property Information: **Current OCP Designations:**
MH, Medium Holdings, which supports rural residential development of parcels 2.0 ha in size.

Proposed OCP Designations:
SH, Small Holdings, which supports low density residential development with minimum parcel sizes in the range of 0.2 ha to 2.0 ha.

**Property
Information –
cont'd:**

OCP Residential Land Use Policies & Objectives:

- Recognize the rural character of the plan area by ensuring future residential developments are compatible with adjacent land uses.
- Maintain the current level and rate of new residential development while recognizing the demand for additional residential properties in the plan area.

Current Zoning: RR-2, Rural Residential (Small Holding). The minimum parcel size within the RR-2 zone is 2.0 ha (4.9 ac).

Proposed Zoning: RR-1, Rural Residential (Estate). The minimum parcel size within the RR-1 zone is 1.0 ha (2.47 ac).

Parcel Size: 2.02 ha (5 ac).

Permitted Density: Single family dwelling or duplex.

ALR Status: Not within the ALR.

Interface Fire Hazard Rating: Moderate; within the Baynes Lake fire protection service area.

BC Assessment: 2 acres or more – outbuilding.

Servicing: Well and septic system.

**Professional
Studies:**

None

**Additional
Information:**

As per the South Country Zoning & Floodplain Management Bylaw, the panhandle portion of a proposed lot is excluded from the calculation of parcel size. If the lot layout remains the same when a subdivision referral is received, an approved Development Variance Permit will be required.

Consultation:

Advisory Planning Commission - Area B: Application not supported. The APC advised the applicant to change their application of create two, true one hectare lots.

Referral Agencies:

- **Interior Health Authority:** No concerns
- **Transportation & Transit:** No concerns
- **Water, Land & Resource Stewardship:** Standard letter
- **Ktunaxa Nation Council:** Chance Find Procedures
- **Yaq'it ?a·knuq'i'it:** No comment.
- **School District No. 5:** No concerns
- **Telus:** No response

**Documents
Attached:**

- Bylaw No. 3402 & Bylaw No. 3403
- Location and Land Use Map
- OCP Designation Map
- Zone Designation Map

**Documents
Attached Cont'd:**

- Aerial Map
- Proposal

- Referral Responses

**RDEK
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