

## Request for Decision Bylaw Amendment Application

File No: P 724 210  
Reference: Bylaw No. 3358  
Date: June 26, 2025

**Subject:** Bylaw No. 3358 (Rosen Lake Road / Streloff)  
**Applicant:** Ken and Joyce Streloff  
**Agent:** Ken Streloff  
**Location:** 7124 Rosen Lake Road, Jaffray  
**Legal:** Lot 5 (Amended, See 1324971) District Lot 4590 Kootenay District Plan 2345  
Except Part Included in Plan NEP19344 (PID: 008-122-687)

**Proposal:** To amend the land use designations of portions of the subject property to align with new approved ALR boundaries and to accommodate future subdivision.

**Development Agreement:** None

**Options:**

1. THAT Bylaw No. 3358 cited as ““Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 36, 2024 (Rosen Lake Road / Streloff)” be introduced.
2. THAT Bylaw No. 3358 cited as ““Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 36, 2024 (Rosen Lake Road / Streloff)” not proceed.

**Recommendation:** Option 1

The proposal is the last stage required to fix a mapping error that occurred between historical ALC mapping and the RDEK's. The mapping error was discovered when mapping technology advanced and the mapping available from each agency was overlayed. The proposal will align the land use designation boundaries with the ALR boundaries in the manner they were intended. Once aligned it will accommodate future subdivision creating up to 4 lots which is what was originally contemplated when the Land Use Bylaw was adopted in 1999.

**Property Information:**

**Current Land Use Designations:**  
RR-1, Rural Residential (Estate) Zone, which supports rural residential development of parcels 1.0 ha and,  
RR-60, Rural Resource Zone which supports parcels 60 ha or larger.

**Proposed Land Use Designations:**  
RS-1, Single Family Residential, which supports 0.3 ha parcels  
RR-1, Rural Residential (Estate) Zone, which supports 1.0 ha parcels,  
RR-60, Rural Resource Zone which supports parcels 60 ha or larger.

**Property  
Information –  
cont'd:**

**Land Use Policies & Objectives:**

- The Board supports a pattern of low density residential development consisting of single family dwellings, two family dwellings and single family dwellings with a secondary suite on parcels not fronting on the lakes. Higher density residential developments will not be supported at this time. However, in recognition of the need to provide a range of housing options for an aging population and a range of income groups, this policy will be reviewed periodically. Should the need for a broader range of housing options be identified, an amendment to this plan will be required. The amendment may be initiated by the Regional District or by an owner requesting the change.

**Parcel Size:** 27.8 ha (68.6 ac)

**Density:**

Existing: 3 single family dwellings on one lot.

Proposed: 3 single family dwellings on 3 lots plus one agricultural parcel.

Potential: If parcels were created at the smallest size possible under the proposed zoning, the proposal could result in creation of up to 6 residential lots plus one agricultural parcel. (This calculation does not consider the locations of the homes or their existing wells or septic systems).

**ALR Status:** Partially within the ALR. ALC Resolutions #669/2024 (inclusion) and #666/2024 (exclusion) apply to the subject property. These decisions align with the proposed bylaw amendments.

**Interface Fire Hazard Rating:** Moderate to high; within the Jaffray fire protection service area.

**BC Assessment:** Residential & Farm (grain & forage).

**Servicing:** Each existing dwelling has its own onsite well and individual onsite sewage disposal system.

**Professional  
Studies:**

None

**Additional  
Information:**

- The applicant has stated that, in 1999, during a site visit with both the RDEK and the ALC, all parties agreed onsite as to where the ALR boundary and the zone boundary should be. The owner understood at the time that both agencies completed their mapping accordingly, believing the two boundaries to align and that, when these boundaries were aligned, future subdivision into up to 4 lots could be accommodated. With updated mapping technology available and, as each agency digitized outdated mapping, it became apparent that the two boundaries did not align.
- In 2017, when the RDEK was considering creating an OCP and zoning bylaw for the Jaffray area, it was agreed between the owner and RDEK staff that the new OCP and Zoning Bylaws might be able to reflect a zoning boundary shift to align with the ALR boundary.

However, the proposed bylaws developed through the planning process were not adopted.

- Since 2017, the owner decided that they would like to not only *align* the boundaries, but also *shift* them slightly to better reflect certain property features (like the existing driveway and a small field area). Additionally, the proposed shift of ALR and zoning boundaries would enable a streamlined process for a future subdivision which will divide the property into 3 lots (with a possible 4<sup>th</sup>), which could result in one parcel for each of the existing dwellings outside the ALR, and one vacant agricultural parcel inside the ALR.
- In 2023, the owners submitted their inclusion and exclusion applications which were approved by the ALC in 2024 / 2025. The approval decisions result in adjusted ALR boundaries to better align with property features and protection of the best agricultural land.
- The final stage of the process is this rezoning application to shift the boundaries of the RR-1 and RR-60 land to align with the new ALR boundaries and to change the zone designations of certain pieces to accommodate future subdivision.
- The portion of land proposed to be amended from RR-1 to RS-1 (the main dwelling nearest Rosen Lake Road) has a surveyed area of 0.96 ha. To accommodate the proposed future subdivision the RS-1 zone is required to accommodate the creation of a parcel less than 1.0 ha. The RS-1 zone provides the next smallest minimum parcel size currently available in the bylaw.

**Consultation:**

**Advisory Planning Commission:**

**Area B:** Support recommended.

**Referral Agencies:**

- **Interior Health Authority:** No objection
- **Transportation & Transit:** Interests unaffected. Any concerns regarding access and/or the ministry's road network will be addressed at subdivision.
- **Water, Land & Resource Stewardship:** Standard letter (attached)
- **Agricultural Land Commission:** No response received
- **Ktunaxa Nation Council:** No response received
- **School District No. 5:** No response received
- **Telus:** No response received

**Documents  
Attached:**

- Bylaw No. 3358
- Location Map
- Land Use Map
- Land Use Designation Map & Policies
- Aerial Photo

**Documents**

**Attached cont'd:**

- Proposal
- Sketch showing result if proposal is successful
- Conceptual future subdivision
- Referral Response

**RDEK**

**Contact:**

Tracy Van de Wiel, Planning Technician 2  
Phone: 250-489-0311  
Email: tvandewiel@rdek.bc.ca