

Request for Decision Bylaw Amendment Application

File No: P 720 304
Reference: BL 2981 & 2982
Date: March 31, 2020

Subject: Bylaw Nos. 2981 & 2982 (Cranbrook North / Hill)
Applicant: Chris & Sharlynn Hill
Location: Kirk Road, Cranbrook North
Legal: The northwest quarter of the northwest quarter of the west half of District Lot 3570, Kootenay District

Proposal: To amend the OCP and zoning designation of the property to permit future subdivision. The proposed OCP designation change is from LH, Large Holdings to MH, Medium Holdings and the proposed zoning designation change is from **RR-8**, Rural Residential (Country) Zone to RR-2, Rural Residential (Small Holding) Zone.

Options:

1. THAT Bylaw No. 2981 cited as "Regional District of East Kootenay – Rockyview Official Community Plan Bylaw No. 2255, 2010 – Amendment Bylaw No. 25, 2020 (Cranbrook North / Hill) be introduced.
2. THAT Bylaw No. 2982 cited as (Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 4, 2020 (Cranbrook North / Hill) be introduced.
3. THAT Bylaw No. 2981 cited as "Regional District of East Kootenay – Rockyview Official Community Plan Bylaw No. 2255, 2010 – Amendment Bylaw No. 25, 2020 (Cranbrook North / Hill) not proceed.
4. THAT Bylaw No. 2982 cited as (Regional District of East Kootenay – Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913, 2019 – Amendment Bylaw No. 4, 2020 (Cranbrook North / Hill) not proceed.

Recommendation: **Options 3 & 4**
Although the proposal has some consistency with parcel sizes in the surrounding area, subdivision is generally not supported in this area unless currently zoned for subdivision or have an OCP designation of R-RES.

Property Information:

Current OCP Designation: LH, Large Holdings

Proposed OCP Designation: MH, Medium Holdings

OCP Policies:

- Residential developments are encouraged to be designed to meet the needs of permanent full-time residents.

**Property
Information -
cont'd:**

- Subdivision is generally not supported within the Cranbrook North 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 (minimum parcel size: 8 ha)

Proposed Zone Designation: RR-2, Rural Residential (Small Holding) Zone (minimum parcel size: 2 ha)

Parcel Size: 4 ha (10 ac)

Density:

Existing: Vacant

Proposed: 2 residential lots

ALR Status: Not within the ALR

Interface Fire Hazard Rating: High, within the Cranbrook Rural fire protection area

BC Assessment: Residential (vacant)

Water and Sewer Services: Onsite

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

**Professional
Studies:**

None

**Additional
Information:**

- The application states that access for proposed Lot A is already existing on the northeast side of the property via a registered easement through a portion of private property off Klahanni Drive. Access for proposed Lot B will be through the existing MoTI right of way off Kirk Rd.
- The applicants have stated that there is a significant gully that separates the property and the proposed subdivision plan follows the gully, creating two private parcels.

Consultation:

APC Area C: Support

Referral Agencies:

- **Interior Health Authority:** Interests unaffected.
- **Transportation & Infrastructure:** No comments to date.
- **Environment:** Any fencing must be wildlife friendly.
- **Ktunaxa Nation Council:** No comments to date.
- **School District No. 5:** No response.

**Consultation -
cont'd:**

- **Telus:** No response.
- **City of Cranbrook:** Interests unaffected.

**Documents
Attached:**

- Amending Bylaws
- Location Map
- Land Use Map
- OCP Map
- Zoning Map
- Proposal

**RDEK
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