

# Request for Decision Bylaw Amendment Application

File No: P 726 205  
Reference: Bylaw Nos. 3456 & 3457  
Date: April 20, 2026

**Subject:** Bylaw No. 3456 & Bylaw No. 3457 (Kooconusa Village / KV Properties Inc.)  
**Applicant:** KV Properties Inc.  
**Agent:** Richard Haworth, Haworth Development Consulting Ltd.  
**Location:** Marcer Drive, Kooconusa Village, near south marina  
**Legal:** Lot B, District Lot 10348, Kootenay District, Plan EPP101154 except Plans EPP109367 and EPP138855 (PID: 031-150-624)

**Proposal:** To amend the OCP and zoning designations from commercial to multi-family residential to permit development of duplex residential units and to add 'Duplex' as a permitted use within the R-3 zone at Kooconusa Village.

**Development Agreement:** None.

**Options:**

1. THAT Bylaw No. 3456 cited as "Regional District of East Kootenay – Lake Kooconusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 11, 2026 (Kooconusa Village / KV Properties Inc.)" be introduced and further, that the Board is satisfied that the OCP consultation identified in the staff report is appropriate.
2. THAT Bylaw No. 3457 cited as "Regional District of East Kootenay – SweetWater Zoning and Floodplain Management Bylaw No. 2127, 2009 – Amendment Bylaw No. 13, 2026 (Kooconusa Village / KV Properties Inc.)" be introduced.
3. THAT Bylaw No. 3456 cited as "Regional District of East Kootenay – Lake Kooconusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 11, 2026 (Kooconusa Village / KV Properties Inc.)" not proceed.
4. THAT Bylaw No. 3457 cited as "Regional District of East Kootenay – SweetWater Zoning and Floodplain Management Bylaw No. 2127, 2009 – Amendment Bylaw No. 13, 2026 (Kooconusa Village / KV Properties Inc.)" not proceed.

**Recommendation:** **Options 1 & 2**  
The proposal is consistent with the OCP policies and the current community vision.

**Property  
Information:**

**Current OCP Designation:** C, Commercial which supports the limited range of local, service and commercial land uses identified in the Zoning Bylaw.

**Proposed OCP Designation:** R-MF, Residential Multi-Family which includes medium and high density non-commercial residential accommodation such as fourplexes, townhouses and condominiums.

**OCP Policies:**

- The Sweetwater Subarea is a development node intended to include small lot single family residential parcels and multi-family development in addition to commercial development, RV sites and marina facilities.
- Support the build out of the Sweetwater Subarea; direct proposals for multi-family and other high density developments to the Sweetwater Subarea
- Multi-family development (duplexes and larger) within the plan area is directed to the Sweetwater development where community water and sewer services are available and increased density is supported.
- Subsequent rezoning applications for the Sweetwater Subarea will be considered on an individual basis in relation to the following criteria:
  - Consistency with the original development vision for the parcel reflecting a high density village concept design
  - Provision of community water and sewer servicing; and
  - Provision of approximately 150 recreational vehicle spaces, approximately 1/3 of which will be available for short-term rental (less than 14 days), and 2/3 of which will be available for full season ownership and use.
- Rezoning to permit additional multi-family development opportunities within the Sweetwater Subarea is supported.

**Current Zone Designation:** C-1, Mixed Use Village Commercial Zone

**Proposed Zone Designation:** R-3, Multiple Family Residential – Medium Density Zone

**Parcel Size:** 2.52 ha (6.22 ac)

**Density:**

Current: The parcel is currently vacant. The current C-1 zone permits 50 dwelling units per hectare.

Proposed: A conceptual plan has been included to identify what is viable but may be adjusted at design stage to include a few additional units.

Potential: The proposed R-3 zone permits 62 dwelling units per hectare.

**Property Information – cont'd:**

Within the Sweetwater bylaw, the overall maximum development density for principal dwelling units shall not exceed 7.4 dwelling units per hectare.

The total area of land within the Sweetwater Subarea is 143.78 ha, therefore the total number of dwelling units permitted in the overall development, including all phases, is 1064.

To date, the total number of lots created for dwelling units is 258, which does not include several vacant lots which are zoned to permit dwelling units.

**ALR Status:** Not within the ALR

**Interface Fire Hazard Rating:** Moderate to high, not within a fire protection area

**BC Assessment:** Residential (Vacant)

**Water and Sewer Services:** Sweetwater Community Water and Sewer Systems

**Flood Hazard Rating:** Floodplain regulations apply to development.

**Professional Studies:**

None

**Additional Information:**

None

**Consultation:**

**APC Area B:** Supported recommended on the condition that the application remains as presented with 20 duplexes to a maximum of 40 dwelling units.

**Referral Agencies:**

- **Interior Health Authority:** No response
- **Ministry of Transportation & Transit:** No objections to the proposal. Referral response attached including comments regarding access and use of Marcer Road, no build covenant area, and road maintenance level.
- **Water, Land & Resource Stewardship (WLRs):** Standard letter (attached)
- **Ktunaxa Nation Council:** No response
- **Yaqit ?a-knuqti'it:** No response
- **School District No. 5:** No response
- **Telus:** No response

**Documents  
Attached:**

- OCP and Zoning Bylaws
- Location Map
- Land Use Map
- OCP Designation Map
- Zone Designation Map
- Aerial Photo
- Proposal
- Referral Comments - Ministry of Transportation & Transit

**RDEK  
Contact:**

Rhiannon Chippett, T/Planning Technician 1  
Phone: 250-489-6903  
Email: rchippett@rdek.bc.ca