

**REGIONAL DISTRICT OF EAST KOOTENAY**

**BYLAW NO. 3456**

A bylaw to amend Bylaw No. 2432 cited as “Regional District of East Kootenay – Lake Koocanusa Official Community Plan Bylaw No. 2432, 2013.”

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WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2432;

AND WHEREAS the Board deems it desirable to make this amendment as aforementioned;

NOW THEREFORE, the Board of the Regional District of East Kootenay in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Regional District of East Kootenay – Lake Koocanusa Official Community Plan Bylaw No. 2432, 2013 – Amendment Bylaw No. 11, 2026 (Koocanusa Village / KV Properties Inc.).”
2. The designation of Lot B, District Lot 10348, Kootenay District, Plan EPP101154, Except Plans EPP109367 and EPP138855 outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from C, Commercial to R-MF, Residential Multi-Family.

READ A FIRST TIME the    day of                    , 2026.

READ A SECOND TIME the    day of                    , 2026.

READ A THIRD TIME the    day of                    , 2026.

ADOPTED the    day of                    , 2026.

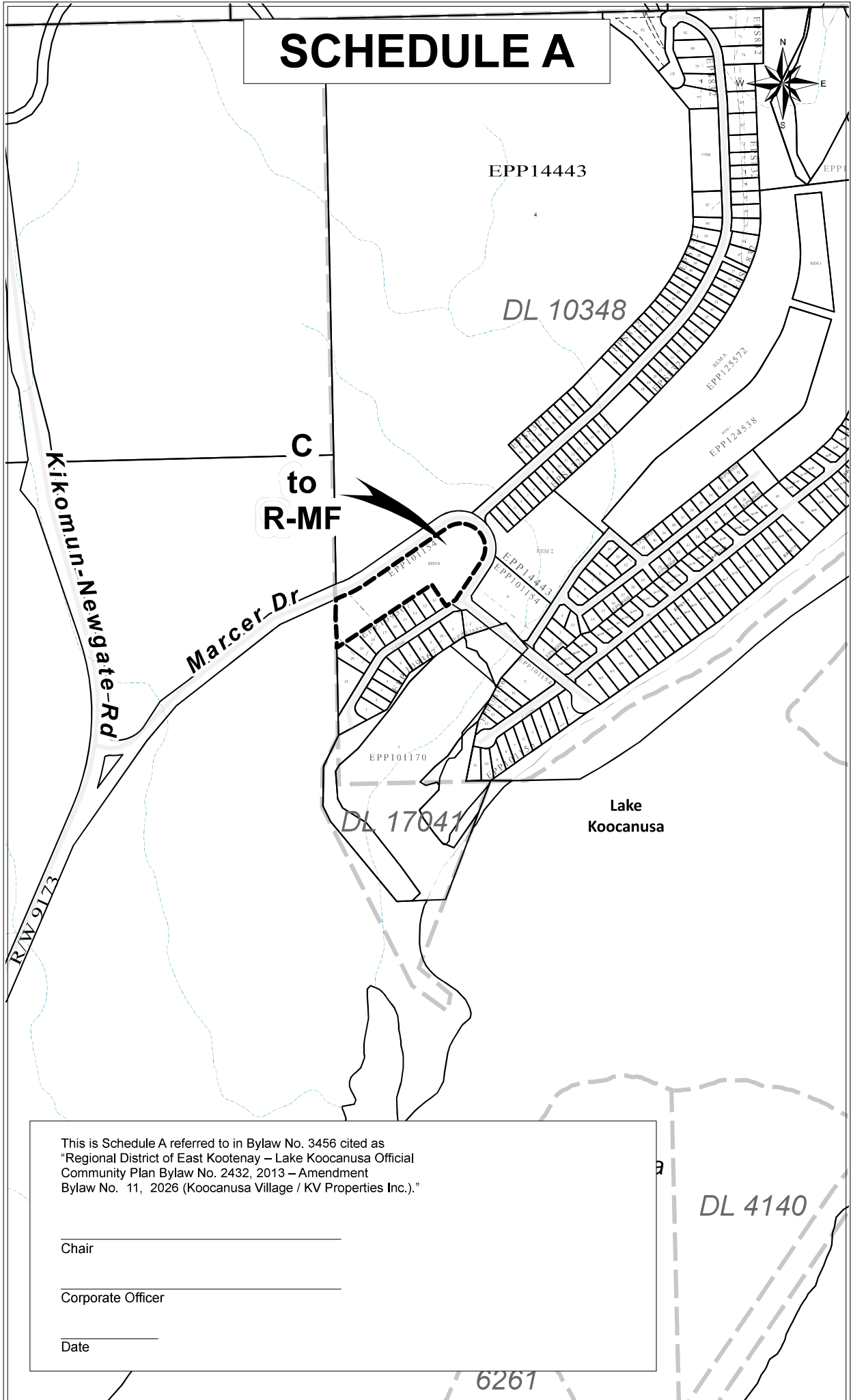
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CHAIR

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CORPORATE OFFICER

# SCHEDULE A



**C  
to  
R-MF**

This is Schedule A referred to in Bylaw No. 3456 cited as  
"Regional District of East Kootenay – Lake Kooacanusa Official  
Community Plan Bylaw No. 2432, 2013 – Amendment  
Bylaw No. 11, 2026 (Kooacanusa Village / KV Properties Inc.)."

Chair

Corporate Officer

Date

**REGIONAL DISTRICT OF EAST KOOTENAY**

**BYLAW NO. 3457**

A bylaw to amend Bylaw No. 2127 cited as "Regional District of East Kootenay – SweetWater Zoning and Floodplain Management Bylaw No. 2127, 2009."

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WHEREAS the Board of the Regional District of East Kootenay has received an application to amend Bylaw No. 2127;

AND WHEREAS the Board deems it desirable to make this amendment as aforementioned;

NOW THEREFORE, the Board of the Regional District of East Kootenay in open meeting assembled, enacts as follows:

1. This Bylaw may be 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.)."
2. The designation of Lot B, District Lot 10348, Kootenay District, Plan EPP101154, Except Plans EPP109367 and EPP138855 outlined on the attached Schedule A, which is incorporated in and forms part of this Bylaw, is amended from C-1, Mixed Use Village Commercial Zone to R-3, Multiple Family Residential – Medium Density Zone.
3. Section 3.03 Definitions is amended by adding the following:  
**Duplex** means one building containing two dwelling units that:
  - (a) share a common roof and foundation;
  - (b) are separated by a common wall; and
  - (c) where neither dwelling unit is a manufactured home. A building containing a secondary suite is not a duplex.
4. Schedule A, Section 3.01(3) is hereby repealed and the following added:  
*(3) All parking areas, off-street parking spaces, and off-street loading spaces, for other than single family dwellings and duplex dwellings must not have a slope of more than 8%.*
5. Schedule A, Section 3.02(4)(a) is hereby repealed and the following added:  
*(a) Single family dwelling and duplex dwelling - 2 per dwelling unit*
6. Schedule A, Section 4.06(1)(b) is hereby amended and the following added:  
*(b) Duplex.*

READ A FIRST TIME the    day of                    , 2026.

READ A SECOND TIME the    day of                    , 2026.

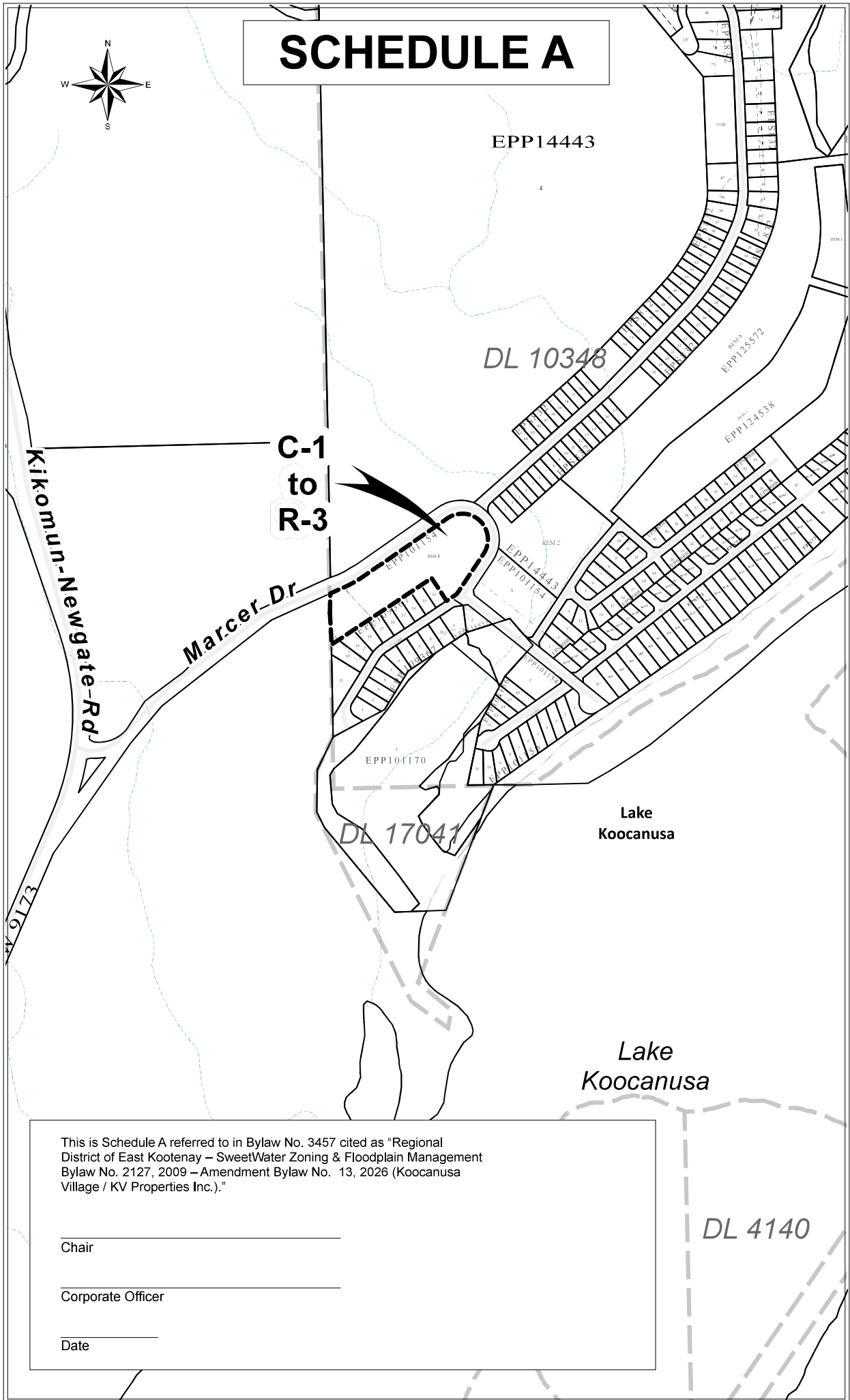
READ A THIRD TIME the    day of                    , 2026.

ADOPTED the    day of                    , 2026.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CORPORATE OFFICER

# SCHEDULE A



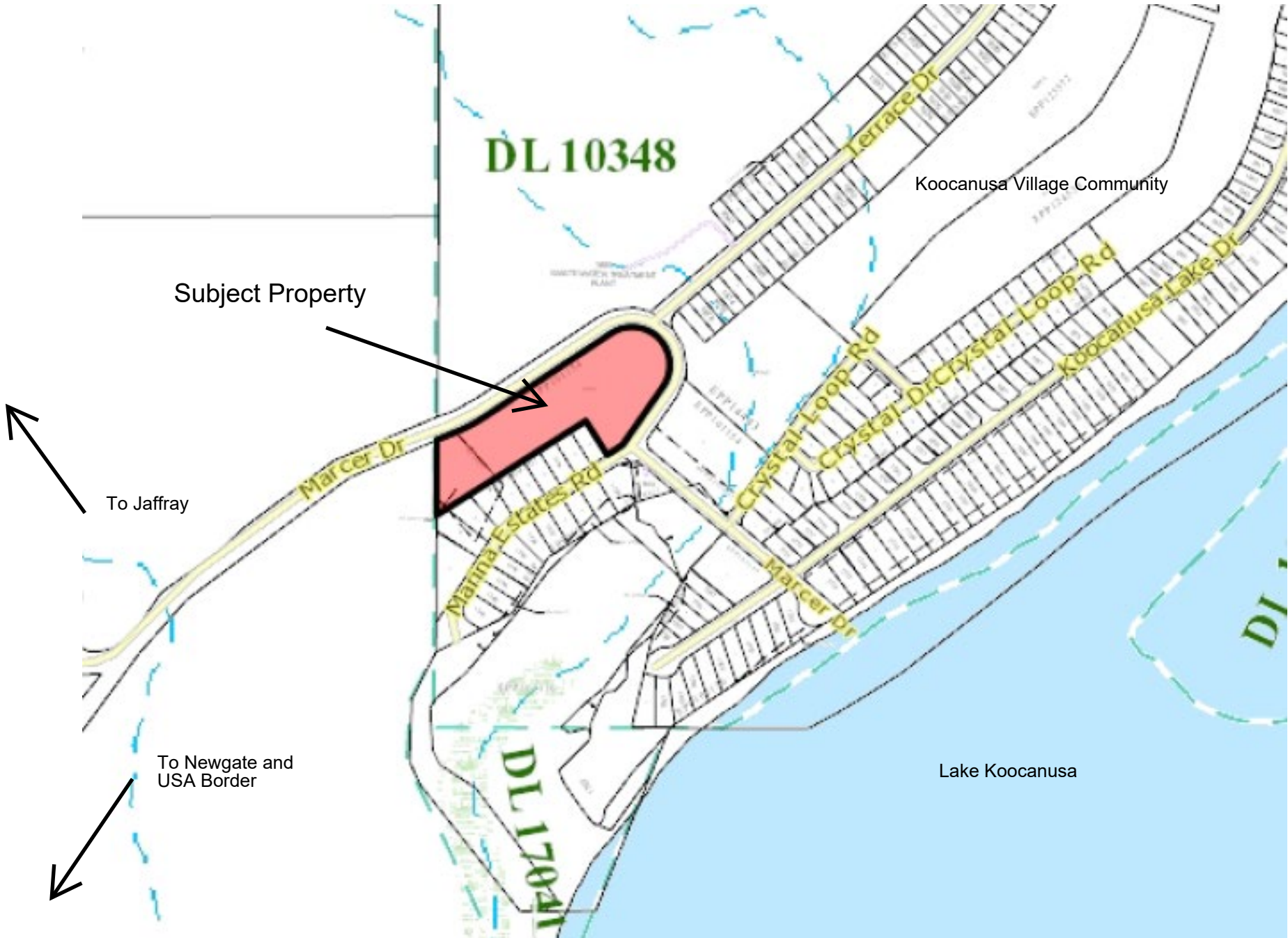
This is Schedule A referred to in Bylaw No. 3457 cited as "Regional District of East Kootenay – SweetWater Zoning & Floodplain Management Bylaw No. 2127, 2009 – Amendment Bylaw No. 13, 2026 (Kooconusa Village / KV Properties Inc.)."

\_\_\_\_\_  
Chair

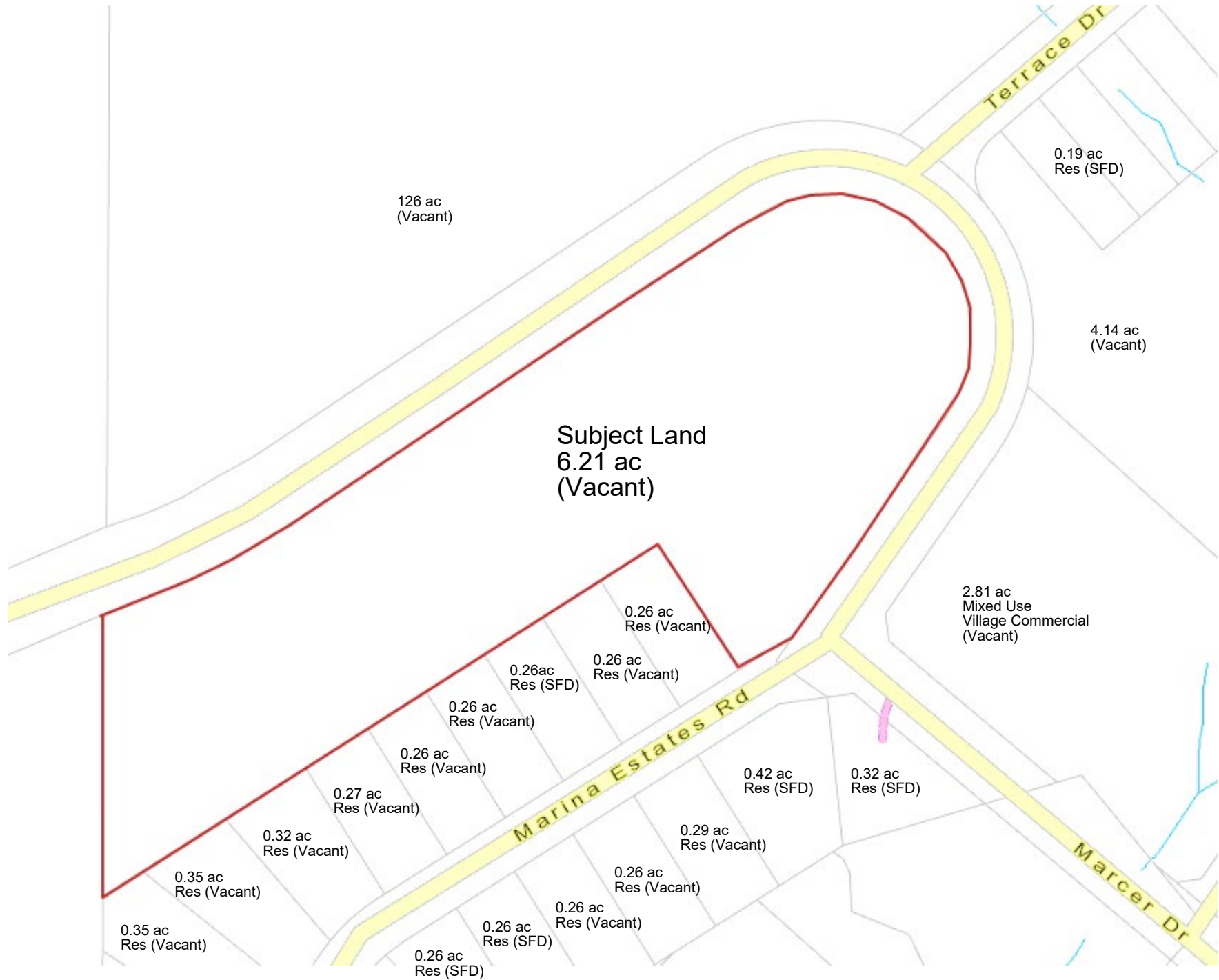
\_\_\_\_\_  
Corporate Officer

\_\_\_\_\_  
Date

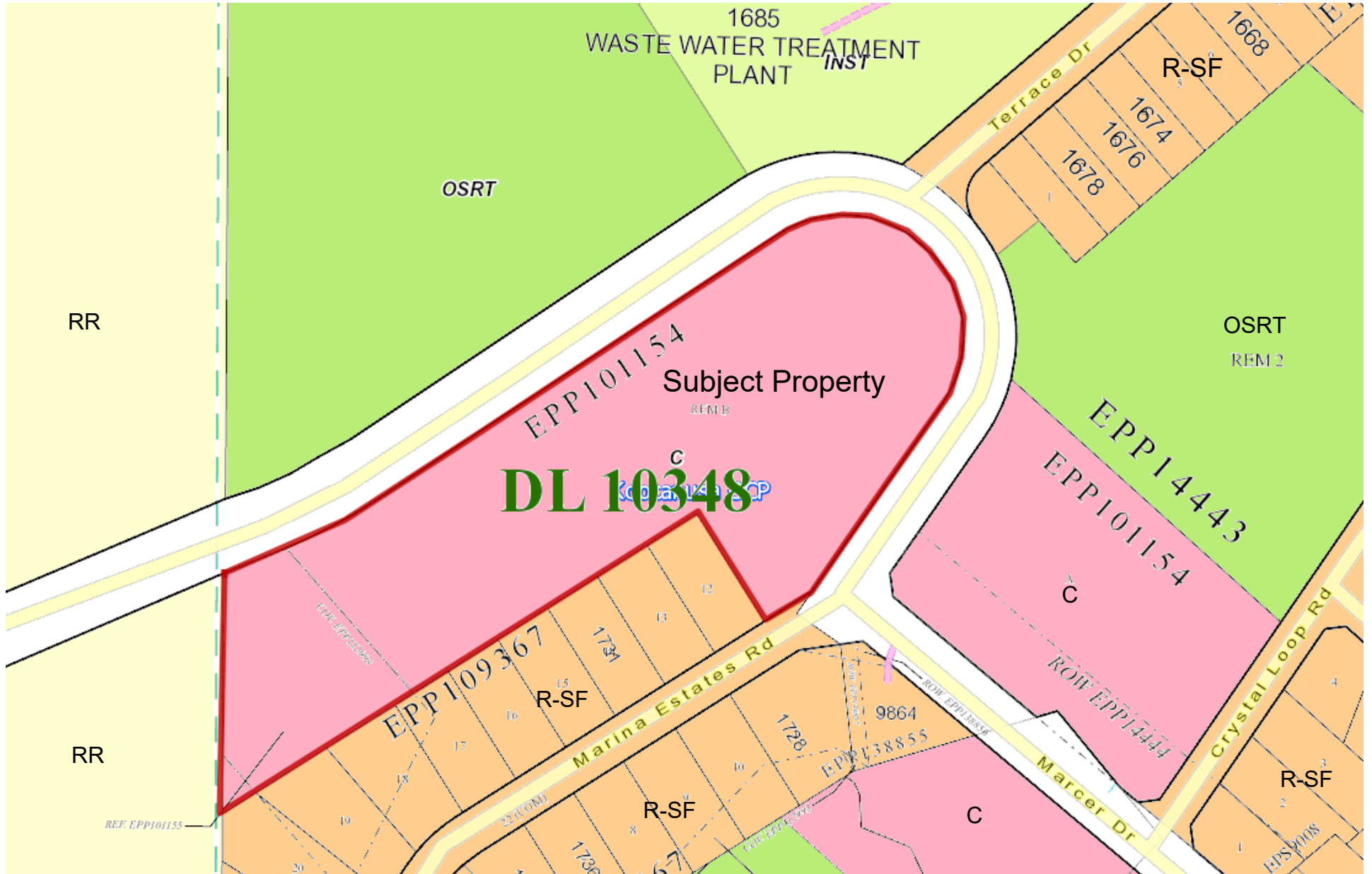
# Location Map



# Land Use Map

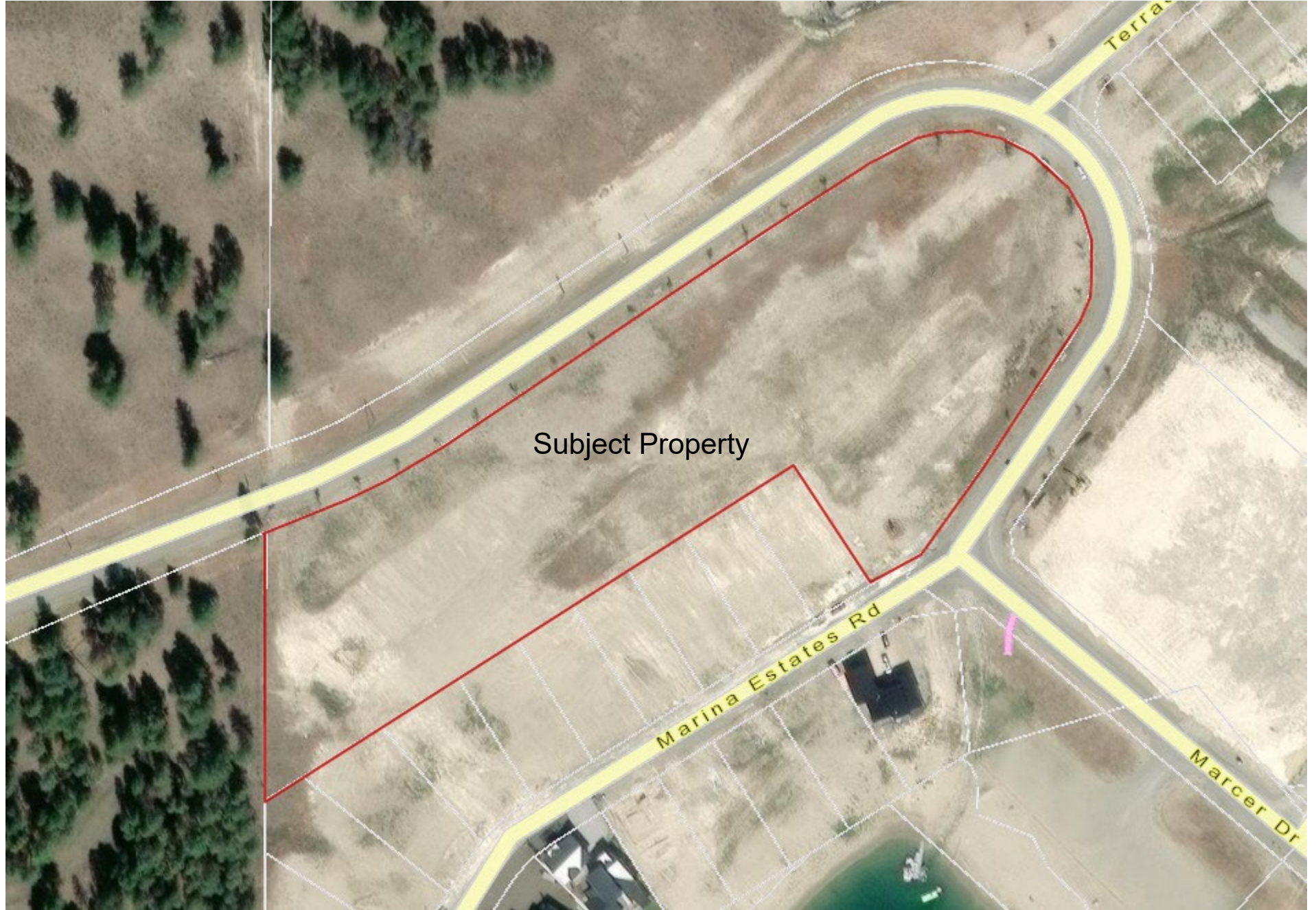


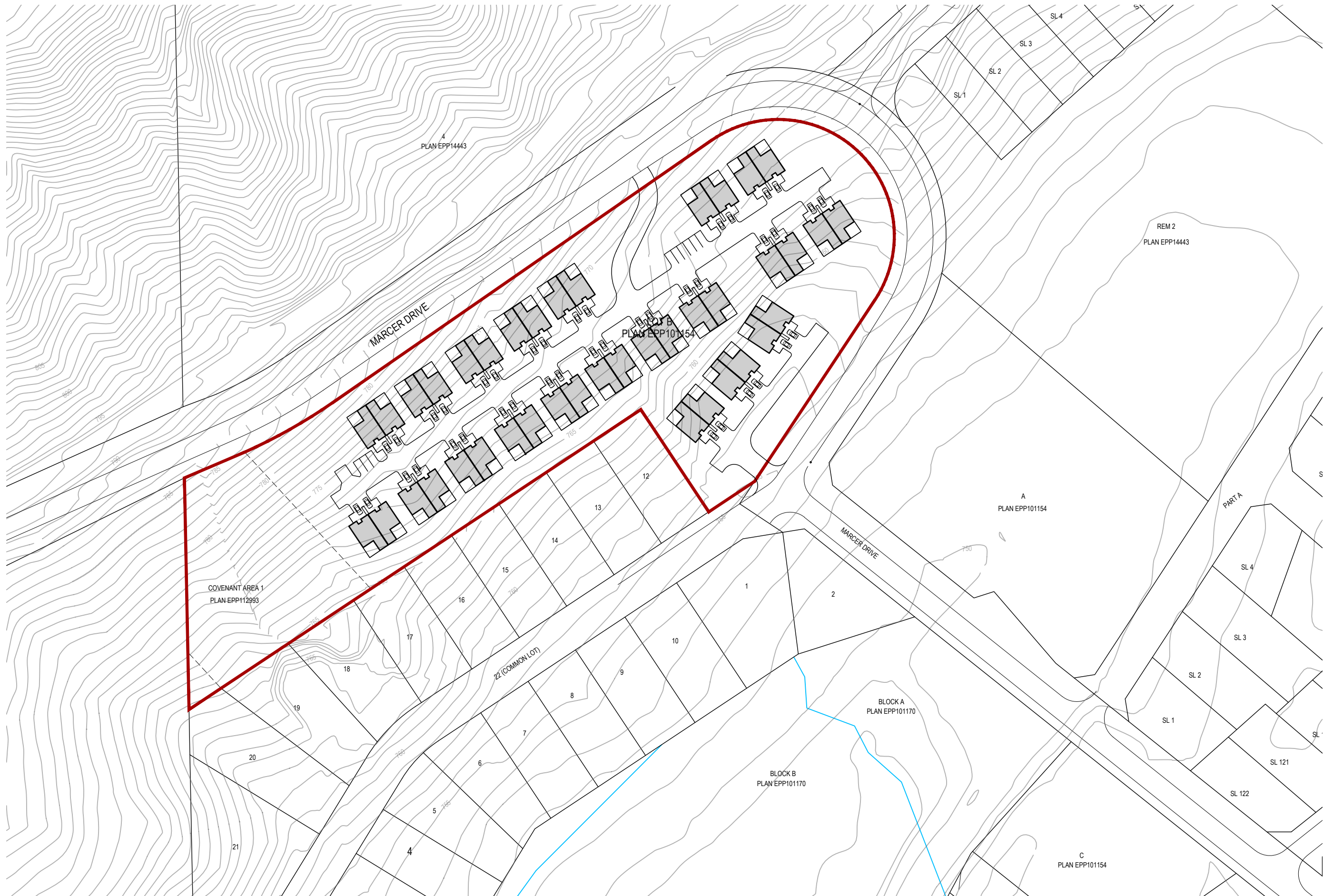
# OCP Designation Map





# Aerial Photo





REVISIONS

REV	DATE	DESCRIPTION

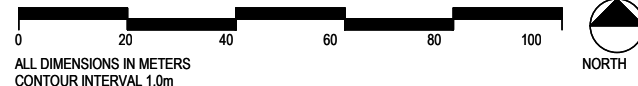
**KOOCANUSA VILLAGE**

**REM LOT B, PLAN EPP101154**

SCALE	AS NOTED
DATE	20 NOVEMBER 2025
ISSUED FOR	CLIENT REVIEW
PROJECT NUMBER	12331
DESIGN BY	RH
DRAWN BY	RH

DRAWING TITLE  
**PRELIMINARY SITE PLAN**

DRAWING NUMBER





Date: March 25, 2026  
 Bylaw Nos: 3456 & 3457  
 Bylaw Name: Kooacanusa Village / KV Properties Inc.  
 File No: P 726 205

This referral has been sent to the following Ministries and referral agencies:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Interior Health Authority                      | <input type="checkbox"/> Resort Mountain Branch (TACS)                       |
| <input checked="" type="checkbox"/> Transportation & Transit                       | <input type="checkbox"/> Energy & Climate Solutions                          |
| <input type="checkbox"/> MEP - Parks & Protected Areas                             | <input type="checkbox"/> Municipal Affairs & Housing                         |
| <input type="checkbox"/> MEP - Recreation & Trails                                 | <input checked="" type="checkbox"/> Ktunaxa Nation Council (including Aq'am) |
| <input checked="" type="checkbox"/> MWLRS - Water Management                       | <input type="checkbox"/> ?Akisq̓nuk First Nation                             |
| <input checked="" type="checkbox"/> MWLRS - Resource Stewardship (Fish & Wildlife) | <input type="checkbox"/> Shuswap Band  |
| <input checked="" type="checkbox"/> MWLRS - Land Authorizations                    | <input checked="" type="checkbox"/> Yaq̓it ?a-knuq̓li'it (YQT)               |
| <input type="checkbox"/> MoF - Resource Management (Forests & Range)               | <input checked="" type="checkbox"/> School District #5                       |
| <input type="checkbox"/> Mines & Critical Minerals                                 | <input type="checkbox"/> School District #6                                  |
| <input type="checkbox"/> Agriculture & Food  | <input checked="" type="checkbox"/> Telus                                    |
| <input type="checkbox"/> Agricultural Land Commission                              | <input checked="" type="checkbox"/> BC Hydro                                 |
| <input type="checkbox"/> Municipality: _____                                       |  |

**BYLAW REFERRAL  
 RESPONSE SUMMARY**

[ ] Interests unaffected by bylaw


**Concerns/Comments:**

The Ministry of Transportation and Transit has no objections to the proposed zoning amendment, subject to the following comments:

The applicant must provide a conceptual site design showing the proposed density of the parcel. The site design may be included in either the access permit application (required off Marcer Road) or the future subdivision application if applicable. The Ministry has specific interest in the access and use off Marcer Road. Multi-family, higher density development on this parcel must consider the internal traffic circulation ie: entering, exiting, parking.

Notably, there is a covenant on the title of this property (CA9261984). The covenant identifies no build areas within the subject property. Any questions regarding the covenant and it's relation to this higher density proposal should be directed to the Ministry of Transportation and Transit Provincial Approving Officer, Cliff Razzo: cliff.razzo@gov.bc.ca

Marcer Road and Kikomun-Newgate Road have a 6D Maintenance Class. Increased use of side roads due to the introduction of high density developments does not increase the maintenance class by default. For more information on the highway maintenance contract and the level of maintenance Marcer Road and Kikomun-Newgate Road receive, please refer to the following link: <https://www2.gov.bc.ca/gov/content/transportation/transportation-infrastructure/contracting-to-transportation/highway-bridge-maintenance/highway-maintenance/agreement>

Signed by:	
Print Name:	Emma Parsons
Title:	Development Services Officer
Agency:	Ministry of Transportation and Transit
Date:	April 17th, 2026