



Request for Decision Bylaw Amendment Application

File No: P 725 431
Reference: Bylaw Nos. 3446 & 3447
Date: February 23, 2026

Subject: Bylaw No. 3446 & Bylaw No. 3447 (Meadowbrook / Redding)
Applicant: Ginnesa and Kevin Redding
Agent: Jean Terpsma, Terpsma Land Development Consulting
Location: 1832 Meadowbrook Settlement Road, Meadowbrook
Legal: District Lot 11588 Kootenay District except (1) Parcel A (see 23966i) and (2) parts included in Plans 4373, 5996 and NEP66264 (PID: 011-445-114)

Proposal: The applicant is proposing to amend the OCP and zone designations of a 6 ha portion of the subject property to facilitate subdivision of three 2 ha parcels and leave a large remainder.

Development Agreement: None.

Options:

1. THAT Bylaw No. 3446 cited as “Regional District of East Kootenay – Kimberley Rural Official Community Plan Bylaw No. 2760, 2017 – Amendment Bylaw No. 8, 2025 (Meadowbrook / Redding)” be introduced; and further, that the Board is satisfied that the OCP consultation identified in the staff report is appropriate.
2. THAT Bylaw No. 3447 cited as “Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 50, 2025 (Meadowbrook / Redding)” be introduced.
3. THAT Bylaw No. 3446 cited as “Regional District of East Kootenay – Kimberley Rural Official Community Plan Bylaw No. 2760, 2017 – Amendment Bylaw No. 8, 2025 (Meadowbrook / Redding)” not proceed.
4. THAT Bylaw No. 3447 cited as “Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, 2014 – Amendment Bylaw No. 50, 2025 (Meadowbrook / Redding)” not proceed.

Recommendation: **Option 3 & 4**

The OCP process contemplated where support for Large Holding size parcels should be supported. The OCP policies support the retention of parcels designated as Rural Resource to support recreation, resource extraction and agriculture. Rural Resource designated parcels are not supported for further subdivision.

**Property
Information:**

Current OCP Designation: RR, Rural Resource which supports agricultural, rural residential and rural resource land uses with parcel sizes 8.0 ha and larger. The RR designation also recognizes the use of these lands for public utility use, resource extraction, green space and recreation.

Proposed OCP Designation: RR, Rural Resource which supports agricultural, rural residential and rural resource land uses with parcel sizes 8.0 ha and larger. The RR designation also recognizes the use of these lands for public utility use, resource extraction, green space and recreation; and LH, Large Holdings which supports rural residential development and rural resource land uses with parcel sides in the range of 2.0 ha to 8.0 ha.

OCP Background:

During the OCP consultation process, residents of Meadowbrook generally expressed concern regarding compatibility of future development with surrounding agricultural uses and existing parcel sizes.

Even though there was development potential within the Meadowbrook area, the designations of numerous parcels were pre-designated and amended from RR, Rural Resource to LH, Large Holdings. The intention of amending these designations was to allow for the development of some medium to large sized lots in character with surrounding parcels.

OCP Policies:

- RR, Rural Resource designated lands are intended to be retained for low density land uses such as recreation, resource extraction, and agriculture.
- Bylaw amendment applications for residential development should address the following:
 - Compatibility of the proposed development with surrounding land uses and parcel sizes;
 - Access to the development and proposed road networks;
 - Integration of Conservation Subdivision Design principles by utilizing a compact neighbourhood design and identifying and protecting wetlands, steep slopes, woodlands and wildlife corridors;
 - Capability of the natural environment to support the proposed development, and its impact on important habitat areas;
 - Identification of trail connectivity within the area under application and adjacent developments;
 - Consideration of water reduction measures for buildings and landscapes;
 - Consideration of the potential impacts on groundwater;
 - Susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - Suitability of the parcels for on-site groundwater wells and septic systems; and
 - Consideration of vegetated buffers or setbacks where the proposed development is adjacent to agricultural land.

**Property
Information
cont'd:**

- Rezoning applications of parcels designated LH, Large Holdings to permit parcel sizes 2 ha or greater will generally be supported. The application should address the criteria in section 4.3(1)(g) (as identified above).
- Rezoning applications to allow for subdivision should provide provisions to address the impact the development may have on existing agricultural operations.

Current Zone Designation: RR-60, Rural Resource Zone (minimum parcel size: 60 ha)

Proposed Zone Designation: Multiple - RR-60, Rural Resource Zone (minimum parcel size: 60 ha) and RR-2, Rural Residential (Small Holding) Zone (minimum parcel size: 2 ha)

Parcel Size: 58.6 ha (145 ac)

Area under application: 6 ha (15 ac)

Density:

Existing: One single family dwelling. The parcel is not large enough to be subdivided under the current zoning.

Proposed: Four residential parcels and one common lot for access:

- Proposed Lots 1-3: 2 ha
- Proposed Remainder: 52.7 ha
- Proposed Access Lot: Approximately 0.7 ha

One single family dwelling and one secondary suite is permitted per proposed parcel.

ALR Status: Not within the ALR.

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

BC Assessment: Residential (SFD)

Water and Sewer Services: Individual onsite well and sewage disposal system proposed for each parcel.

Flood Hazard Rating: n/a

**Professional
Studies:**

None

**Additional
Information:**

- The application states that the owners wish to subdivide the three parcels to provide a parcel for each of their three children.
- The proposed remainder has an existing house and outbuildings.
- The application states that access to the three new parcels is intended to be by a fee simple common lot for access. The zoning bylaw permits a reduction in parcel area requirements for a common lot used for access.

- The application states that the existing well on the property produces 10 gallons per minute. Water quantity and quality for the three proposed parcels will be proven during the subdivision process. Information from the Provincial Groundwater Database is provided for wells located near the subject property. It is also stated that the proposed 2 ha parcel sizes provides ample space for a groundwater well and onsite sewage disposal system to be supported.
- The application states that there are no natural hazards on site and the proposed parcels avoid an area that is seasonally wetter than the higher elevation areas of the property. The parcels are also located where they will not impact neighbouring views.
- The application also states that the vacant neighbouring parcel to the east is the only adjacent agricultural property and there are treed areas on each proposed parcel for buffering.

Consultation:

Section 475 of the *Local Government Act* requires that local government consider the depth and breadth of consultation to be undertaken with persons or organizations that it considers may be affected by the proposed OCP amendment. Consultation completed to date for this amendment includes referral of the bylaw to the following organizations. In addition, there will be opportunity for discussion with the public prior to the commencement of the public hearing.

APC Area E: Support recommended.

Referral Agencies:

- **Interior Health Authority:** No objections
- **Transportation & Transit:** The proposed common lot access will be addressed by the Ministry of Transportation and Transit at the time of subdivision. Common lot access roads must be designed and constructed in accordance with good engineering practices.
- **Water, Land and Resource Stewardship:** No response
- **Ktunaxa Nation Council:** No response
- **School District No. 6:** No response
- **Telus:** No issue
- **City of Kimberley:** A wildfire hazard assessment report prepared and certified by a qualified professional and completion of mitigation work to reduce hazard rating is recommended prior to subdivision.

**Documents
Attached:**

- Bylaws
- Location Map
- Land Use Map
- OCP Designation Map

- Zone Designation Map
- Proposal
- Aerial Photo

RDEK
Contact:

Krista Gilbert, Planning Technician
Phone: 250-489-0314
Email: kgilbert@rdek.bc.ca