



Request for Decision Bylaw Amendment Application

File No: P 726 201
Reference: Bylaw No. 3451
Date: February 24, 2026

Subject: Bylaw No. 3451 (Jaffray / Damstrom)
Applicant: Krista and Shaun Damstrom
Location: 1891 Aspen Drive, Jaffray
Legal: Lot A District Lot 4590 Kootenay District Plan NEP90960 (PID: 028-241-100)

Proposal: To amend the land use designation from commercial to residential to facilitate use of the property for residential use only.

Development Agreement: None

Options:

1. THAT Bylaw No. 3451 cited as “Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 38, 2026 (Jaffray / Damstrom)” be introduced;
2. THAT Bylaw No. 3451 cited as “Regional District of East Kootenay – Jaffray, Tie Lake, Rosen Lake Land Use and Floodplain Management Bylaw No. 1414, 1999 – Amendment Bylaw No. 38, 2026 (Jaffray / Damstrom)” not proceed.

Recommendation: **Option 1**

The proposed use is residential in nature and therefore will be consistent with the general character of the plan area.

Property Information:

Land Use Policies:

- The general character of the plan area will remain residential and agricultural.
- 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.

Current Land Use Designation: C-1, Local Commercial Zone (minimum parcel size: 0.3 ha)

Proposed Land Use Designation: RS-1, Single Family Residential (minimum parcel size: 0.3 ha)

Parcel Size: 0.3 ha (0.74 ac)

Property Information cont'd:	<p>Density: One accessory dwelling unit is permitted in the C-1 designation. One single family dwelling and secondary suite or one duplex is permitted in the RS-1 designation. Both designations have a minimum parcel area requirement of 0.3 ha. No additional parcels can be created with either land use designation.</p> <p>ALR Status: Not within the ALR</p> <p>Interface Fire Hazard Rating: High, within the Jaffray Fire Protection Area</p> <p>BC Assessment: Residential & Business/Other (Store & Service)</p> <p>Water and Sewer Services: Onsite</p> <p>Flood Hazard Rating: n/a</p>
Professional Studies:	None
Additional Information:	<ul style="list-style-type: none">▪ The land and building is currently being used as commercial and accessory residential use. The proposal is to use the parcel wholly for residential use.
Consultation:	<p>APC Area B: Support recommended.</p> <p>Referral Agencies:</p> <ul style="list-style-type: none">▪ Interior Health Authority: No response▪ Transportation & Transit: No response▪ Water, Land and Resource Stewardship: No response▪ Ktunaxa Nation Council: No response▪ School District No. 5: No response▪ Telus: No response
Documents Attached:	<ul style="list-style-type: none">▪ Bylaw▪ Location Map▪ Land Use Map▪ Land Use Designation Map▪ Site Plan▪ Aerial Photo
RDEK Contact:	<p>Krista Gilbert, Planning Technician Phone: 250-489-0314 Email: kgilbert@rdek.bc.ca</p>