

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.”

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 (Kooanus 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 Schedule A, Section 3.01(3) is hereby repealed and the following added: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 Schedule A, Section 3.02(4)(a) is hereby repealed and the following added: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