

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 3047

A Bylaw to amend Kootenay - Columbia Rivers
Official Community Plan Bylaw No. 1157, 1996

WHEREAS it is deemed expedient to amend the Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996, and amendments thereto.

NOW THEREFORE the Board of the Regional District of Central Kootenay, in open meeting assembled, HEREBY ENACTS as follows:

APPLICATION

- 1 That Schedule 'A' of *Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* be amended as follows:
 - A. That the 3.2.2 Suburban Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.2.2 Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.
 - 3.2.2.3 Supports an accessory dwelling unit as an accessory use.

One dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).
 - 3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required.
 - B. That the 3.2.3 Country Residential 1 Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.3.2 Supports an accessory dwelling unit as an accessory use.
 - 3.2.3.4 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.
 - C. That the 3.2.4 Country Residential 2 Policies subsection of section 3.2 General Residential Policies be amended as follows:
 - 3.2.4.2 one single detached or duplex housing shall be permitted per lot. In addition, if a lot is developed with a single detached housing, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.

Attachment A

- D. That the 3.2.5 Rural Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:

3.2.5.2 Supports an accessory dwelling unit as an accessory use.

3.2.5.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.

- E. That the 3.2.6 Remote Residential Policies subsection of section 3.2 General Residential Policies be amended as follows:

3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares.

3.2.6.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.

- F. That the section 3.4 Agricultural Policies be amended as follows:

3.4.14 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.

- G. That the 3.7 Parks and Recreation be amended as follows:

3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance with Section 734 of the Municipal Act.

- H. That the 3.10.10 Deer Park and Little Cayuse Creek subsection of section 3.10 Specific Community Policies be amended as follows:

3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow), an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m² (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.

Attachment A

- I. That the 3.10.11 Renata, Brooklyn and Coykendahl subsection of section 3.10 Specific Community Policies be amended as follows:

3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m² (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.

- J. That the 4.1.1 Designation Category subsection of section 4.1 Development Permit Area #1 be amended as follows:

All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-unit housing uses.

- K. That the 4.1.2 Justification subsection of section 4.1 Development Permit Area #1 be amended as follows:

The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multi-unit housing development provided that such development is compatible with existing uses.

The overall objective of this designation then is to ensure that new commercial, industrial or multi-unit housing development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.

- L. That the 4.1.4 Exemptions subsection of section 4.1 Development Permit Area #1 be amended as follows:

4.1.4.2 single detached and duplex housing and accessory buildings and structures;

- 2 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 3 This Bylaw may be cited as **"Kootenay - Columbia Rivers Official Community Plan Amendment Bylaw No. 3047, 2025"**

READ A FIRST TIME this [Date] day of [Month], 20XX.

READ A SECOND TIME this [Date] day of [Month], 20XX.

Attachment A

WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.

READ A THIRD TIME this [Date] day of [Month], 20XX.

ADOPTED this [Date] day of [Month], 20XX.

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer

Concurrence Table

Amendments to Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

Amendments to Kootenay - Columbia Rivers Official Community Plan Bylaw No. 1157, 1996 Schedule 'A'

Section	Existing Item / Wording	Change	Rationale
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.2 The minimum lot size shall be 2000 square metres.	AMEND 3.2.2.2 Supports residential development where the lot size for subdivision is determined by the level of available or proposed servicing.	In accordance with Zoning Regulations
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.3 One dwelling unit shall be permitted per 2000 square metres of site area except one dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).	AMEND 3.2.2.3 Supports an accessory dwelling unit as an accessory use. One dwelling unit and one secondary suite shall be permitted on Lot 2 District Lot 4598 Kootenay Land District EPP75763 (PID 030-260-191).	In accordance with Zoning Regulations.
3.2 General Residential Policies 3.2.2 Suburban Residential Policies	3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required where the minimum lot size for a single detached dwelling shall be 700 square metres.	AMEND 3.2.2.5 In areas where individual septic systems are adversely affecting the environment or the quality of water, a sewer system may be required.	Clarify and modernize.

Concurrence Table

3.2 General Residential Policies	3.2.3.2 One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every one (1) hectare of lot area over one (1) hectare.	AMEND 3.2.3.2 Supports an accessory dwelling unit as an accessory use.	In accordance with Zoning Regulations.
3.2.3 Country Residential 1 Policies			
3.2 General Residential Policies	3.2.3.4 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on nonagricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.3.4 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2.3 Country Residential 1 Policies			
3.2 General Residential Policies	3.2.4.2 One single detached dwelling or duplex shall be permitted per lot. In addition, if a lot is developed with a single detached dwelling, a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.	AMEND 3.2.4.2 one single detached or duplex housing shall be permitted per lot. In addition, if a lot is developed with a single detached housing , a manufactured home may be placed on the lot to provide temporary accommodation for a relative of the occupant of the principal dwelling. Lands within the Agricultural Land Reserve shall comply with the Agricultural Land Commission Act, Regulations and Orders.	Clarify and modernize.
3.2.4 Country Residential 2 Policies			

Attachment B

Concurrence Table

3.2 General Residential Policies	3.2.5.2 One dwelling unit shall be permitted per lot and one additional dwelling shall be permitted for every two (2) hectares of lot area over two (2) hectares.	AMEND 3.2.5.2 Supports an accessory dwelling unit as an accessory use.	In accordance with Zoning Regulations.
3.2.5 Rural Residential Policies			
3.2 General Residential Policies	3.2.5.5 The clustering of development in either single detached or multi-residential dwellings subject to the maintenance of buffers on non-agricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.5.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2 General Residential Policies	3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares. One single detached dwelling or duplex is permitted and one additional single detached dwelling or duplex shall be permitted per every additional four (4) hectares of lot area.	AMEND 3.2.6.3 Lands designated Remote Residential shall have a minimum lot size of two (2) hectares.	Clarify and modernize.
3.2.6 Remote Residential Policies			
3.2 General Residential Policies	3.2.6.5 The clustering of development in either single detached or multiresidential dwellings subject to the maintenance of buffers on nonagricultural lands will be considered and encouraged by the Board of the Regional District.	AMEND 3.2.6.5 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on non agricultural lands will be considered and encouraged by the Board of the Regional District.	Clarify and modernize.
3.2.6 Remote Residential Policies			

Concurrence Table

3.4 Agricultural Policies	3.4.14 The clustering of development in either single detached or multi-residential dwellings subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.	AMEND 3.4.14 The clustering of development in either single detached or multi-unit housing subject to the maintenance of buffers on agricultural lands will be considered and supported by the Board of the Regional District through zoning regulation.	Clarify and modernize.
3.7 Parks and Recreation	3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. One single detached dwelling may be considered subject to compliance with Section 734 of the Municipal Act.	AMEND 3.7.3.3 Private development acceptable on land designated Environmental Reserve include trails, interpretive signs, benches and similar types of development. Caretaker suite may be considered subject to compliance with Section 734 of the Municipal Act.	Clarify and modernize.
3.10 Specific Community Policies 3.10.10 Deer Park and Little Cayuse Creek	3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow) the maximum number of dwellings per minimum site area shall be one single detached or one duplex dwelling. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	AMEND 3.10.10.10 For land designated CR2SA - Country Residential (South Arrow) and RRSA - Rural Residential (South Arrow), an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	In accordance with Zoning Regulations.

Concurrence Table

3.10 Specific Community Policies 3.10.11 Renata, Brooklyn and Coykendahl	3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) the maximum number of dwellings per minimum site area shall be one single detached or one duplex dwellings. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	AMEND 3.10.11.6 For land designated RRSA - Rural Residential (South Arrow) an accessory dwelling unit is supported as an accessory use. In addition, subject to the requirements of the zoning bylaw, one guest cabin with a maximum gross floor area of 75 m2 (807 sq. ft.) per cabin shall be allowed. In this context a 'guest' includes a family member or others occupying a cabin at the invitation of the owner. A guest cabin shall not be used as rental accommodation.	In accordance with Zoning Regulations.
4.1 Development Permit Area #1 4.1.1 Designation Category	All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the natural protection of the environment, and for the form and character of commercial, industrial and multi-family uses.	AMEND All lands designated Commercial, Comprehensive Development, Gravel Extraction, High Density Residential and Industrial as shown of Schedule B, Maps 1 of 3, 2 of 3 and 3 of 3 of Bylaw No. 1157, are designated as a Development Permit Areas pursuant to Sections 879(1)(a) & 879(1)(e) of the Municipal Act, for the purpose of providing guidelines for the protection of the natural environment, and for the form and character of commercial, industrial and multi-unit housing uses.	Clarify and modernize.

Concurrence Table

4.1 Development Permit Area #1 4.1.2 Justification	The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multifamily development provided that such development is compatible with existing uses. The overall objective of this designation then is to ensure that new commercial, industrial or multi-family development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.	AMEND The OCP recognizes the distinct residential character of these communities and also recognizes that there is the opportunity for commercial, industrial and multi-unit housing development provided that such development is compatible with existing uses. The overall objective of this designation then is to ensure that new commercial, industrial or multi-unit housing development is compatible with its surrounding residential and rural character, that it be aesthetically pleasing and environmentally sensitive.	Clarify and modernize.
4.1 Development Permit Area #1 4.1.4 Exemptions	4.1.4.2 single family and two family dwellings and accessory buildings and structures;	AMEND 4.1.4.2 single detached and duplex housing and accessory buildings and structures;	Clarify and modernize.