

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:

3.2.2.3 The maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot. 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).

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 housing shall be 700 square metres.
 - 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 The maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot.

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. the maximum density shall be two (2) dwelling units per lot. In addition, if a lot is developed with a single

Attachment A

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.

- 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 The maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot.

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. The maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot.

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), the maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot. 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) the maximum density shall be two (2) dwelling units per lot; only one single detached housing or duplex housing is permitted per lot. 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.

[Controlled Highway or Exceeds 4500 sq.m] APPROVED under **Section 52 (3)(a) of the Transportation Act** this [Date] day of [Month], 20XX.

Approval Authority,
Ministry of Transportation and Infrastructure

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

[Name of Board Chair], Board Chair

[Name of CO], Corporate Officer