



REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4
 ph: 250-352-8165 fax:: 250-352-9300 email: rdck@rdck.bc.ca

RDCK Planning File No. Z2204K
Amendment to OCP Bylaw No. 2022, 2009
Amendment to Zoning Bylaw No. 1675, 2004
Date: March 22, 2022

You are requested to comment on the attached Amendment Bylaw(s) for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO April 22, 2022). If no response is received within that time, it will be assumed that your agency's interests are unaffected. This referral notice has also been provided to adjacent property owners within 100 metres (328 feet) or greater of the subject property for review and comment.

PURPOSE OF THE BYLAW: To amend the Official Community Plan (OCP) land use designation from Community Residential (R1), and to rezone subject property from Suburban Residential One K (R1K). The applicant seeks the above bylaw amendments to permit the existing non-conforming land uses and to expand the establishment of seasonal cabin, recreational vehicle (RV) and campground uses on the subject site. The subject lands are located in Edgewood and are surrounded by a mix of land uses including suburban residential parcels to the east, west and south, institutional uses to the west (including school, cemetery and fire hall), and lands zoned light industrial and suburban residential to the north. Edgewood Community Park is located southeast of the subject lands.

A permitted dwelling unit with detached garage structure currently occupies the site. The subject site has also been developed with the following unauthorized buildings: one RV with roof shelter structure (year round tenant); two sleeping cabins used on a temporary/seasonal basis; spaces for general tent RV camping (seasonal); one bathroom/shower house cabin constructed as an accessory facility for those staying on site in RVs and or tent camping; one cook house structure with communal kitchen; three shipping containers; and RV storage.

LEGAL DESCRIPTION & GENERAL LOCATION:

225 CEMETERY ROAD & 413 KILARNEY CRESCENT, EDGEWOOD, ELECTORAL AREA 'K'
 LOT 1, PLAN NEP14296, DISTRICT LOT 183A, KOOTENAY LAND DISTRICT (009-834-893) & LOT 2 PLAN NEP7080 DISTRICT LOT 183A
 KOOTENAY LAND DISTRICT MANUFACTURED HOME REG. # Z05893 (005-874-874)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
2.2 hectares combined	N/A	Suburban Residential One (R1K)	Community Residential (R1)

APPLICANT/AGENT: Jim Forbes

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Bylaw Amendment application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows: "If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard."

Please fill out the Response Summary on the back of this form. If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

Stephanie Johnson, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

- TRANSPORTATION West Kootenay
 - HABITAT BRANCH
 - FRONT COUNTER BC (FLNRORD)
 - AGRICULTURAL LAND COMMISSION
 - REGIONAL AGROLOGIST
 - ARCHAEOLOGICAL BRANCH
 - MUNICIPAL AFFAIRS & HOUSING
 - INTERIOR HEALTH HBE Team, Nelson
 - KOOTENAY LAKES PARTNERSHIP
 - SCHOOL DISTRICT NO. 20
 - WATER SYSTEM OR IRRIGATION DISTRICT
 - UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)
- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- DIRECTORS FOR:
- A B C D E F G H I J K
- ALTERNATIVE DIRECTORS FOR:
- A B C D E F G H I J K
- APC AREA K
- RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA)

- FIRST NATIONS
- KTUNAXA NATION COUNCIL (ALL REFERRALS)
 - YAQAN NU?KIY (LOWER KOOTENAY)
 - ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)
 - ?AKISQNUK (COLUMBIA LAKE)
 - ?AQ'AM (ST. MARY'S)
 - OKANAGAN NATION ALLIANCE
 - C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
 - K?K'ƏR'MÍWS (LOWER SIMILKAMEEN)
 - SNPÍNTKTN (PENTICTON)
 - STQA?TKWƏ?WT (WEST BANK)
 - SUKNAQÍN X (OKANAGAN)
 - SWÍWS (OSOYOOS)
 - SPAXOMƏN (UPPER NICOLA)
 - SHUSWAP NATION TRIBAL COUNCIL
 - KENPÉSQT (SHUSWAP)
 - QW?EWT (LITTLE SHUSWAP)
 - SEXQELTQÍN (ADAMS LAKE)
 - SIMPCW ((SIMPCW)

- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK REGIONAL PARKS

- SKEMTSIN (NESKONLITH)
- SPLATSÍN (SPLATSÍN FIRST NATION)

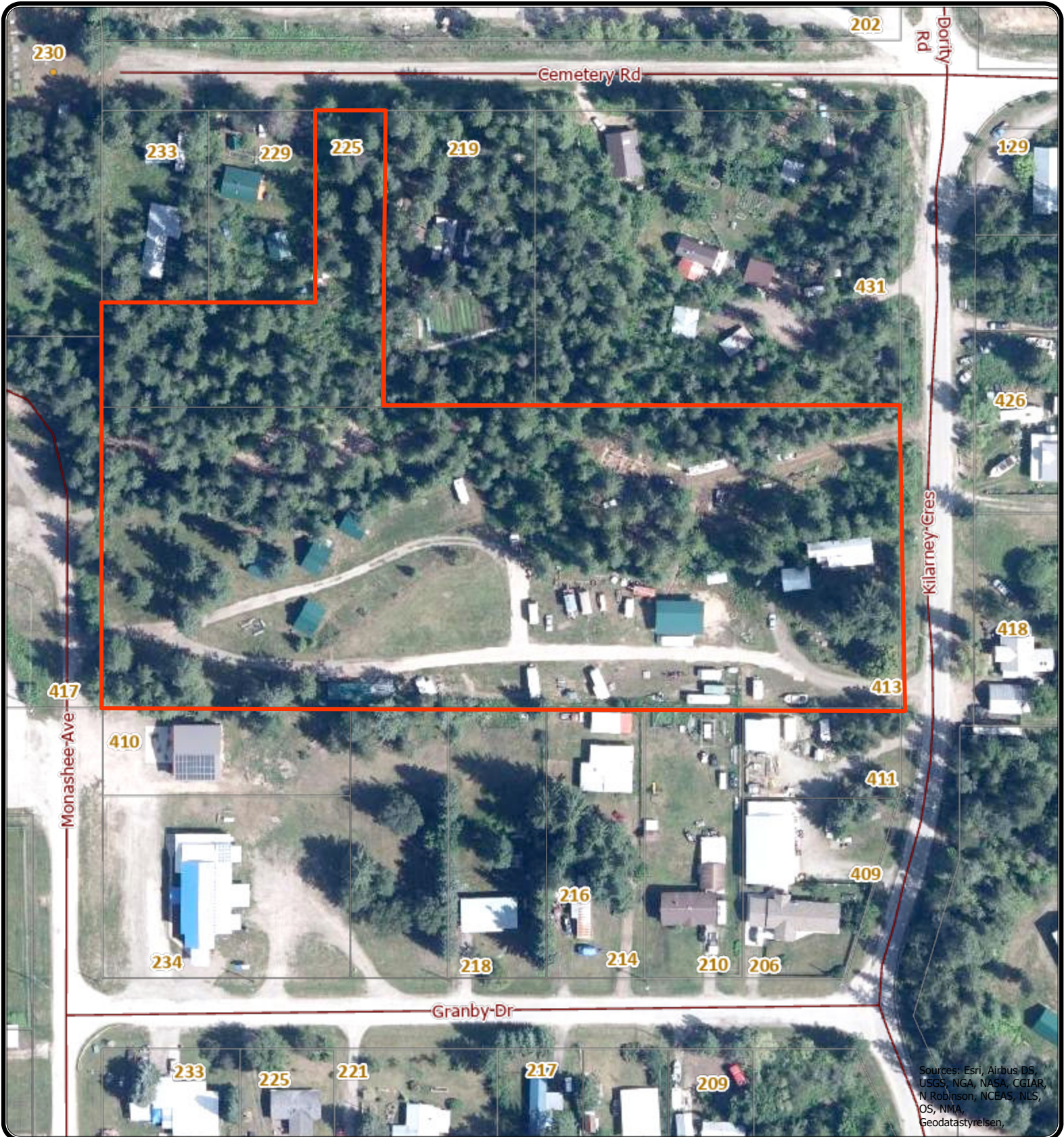
The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
PLANNING FILE NO.: Z2204K APPLICANT: JIM FORBES

Name: Date:

Agency: Title:

RETURN TO: STEPHANIE JOHNSON RPP MCIP, PLANNER
DEVELOPMENT SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
plandept@rdck.bc.ca



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,



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 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

Map Scale:

1:2,257

Date: March 22, 2022



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen,



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Legend

- Parks and Rec
- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

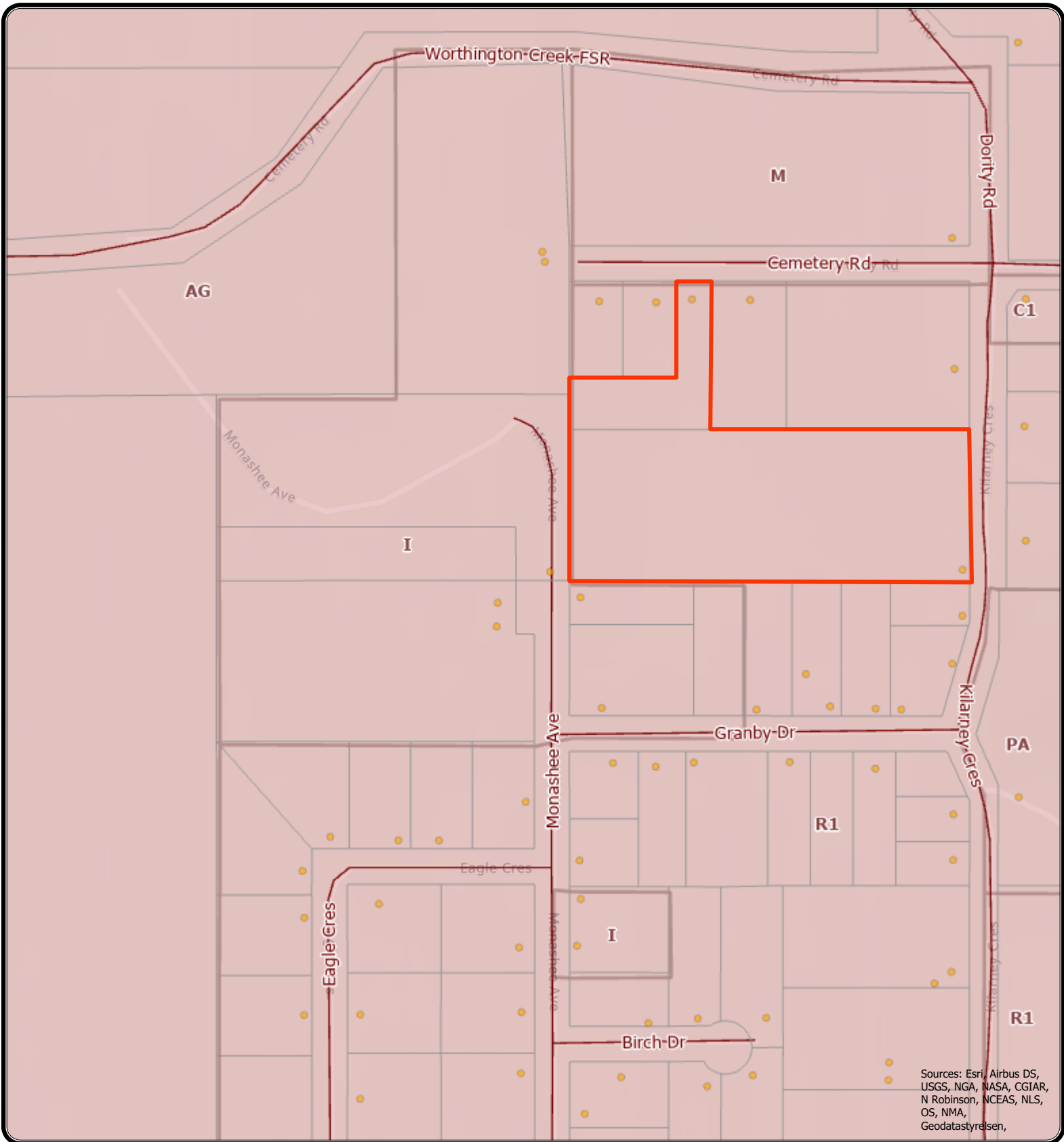
Map Scale:

1:4,514

Date: March 22, 2022



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Legend

- Official Community Plan
- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

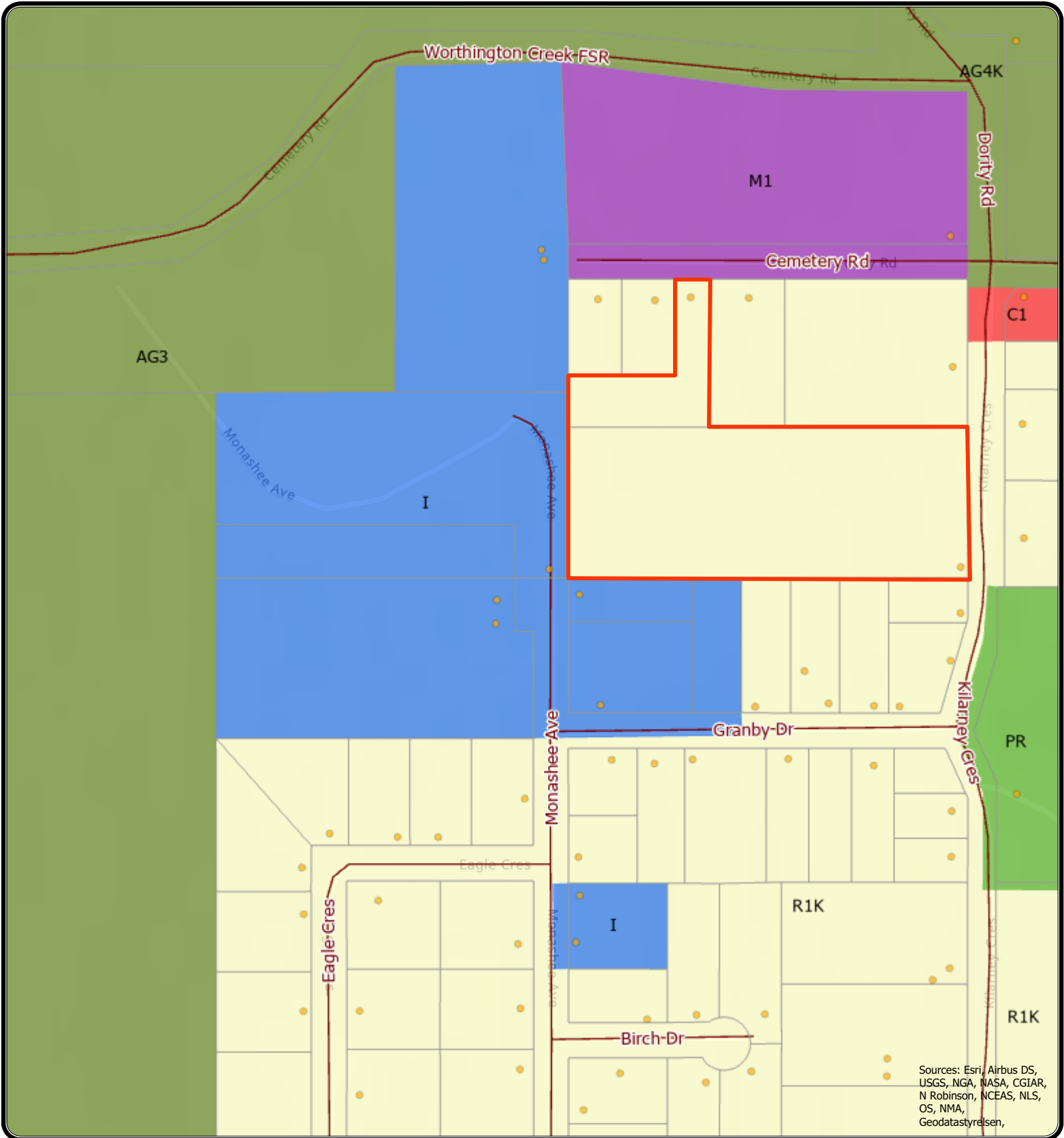
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Zoning Class

- Agriculture
- Commercial
- Industrial
- Institutional

Legend

- Parks and Recreation
- Residential 1
- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

Map Scale:

1:4,514

Date: March 22, 2022



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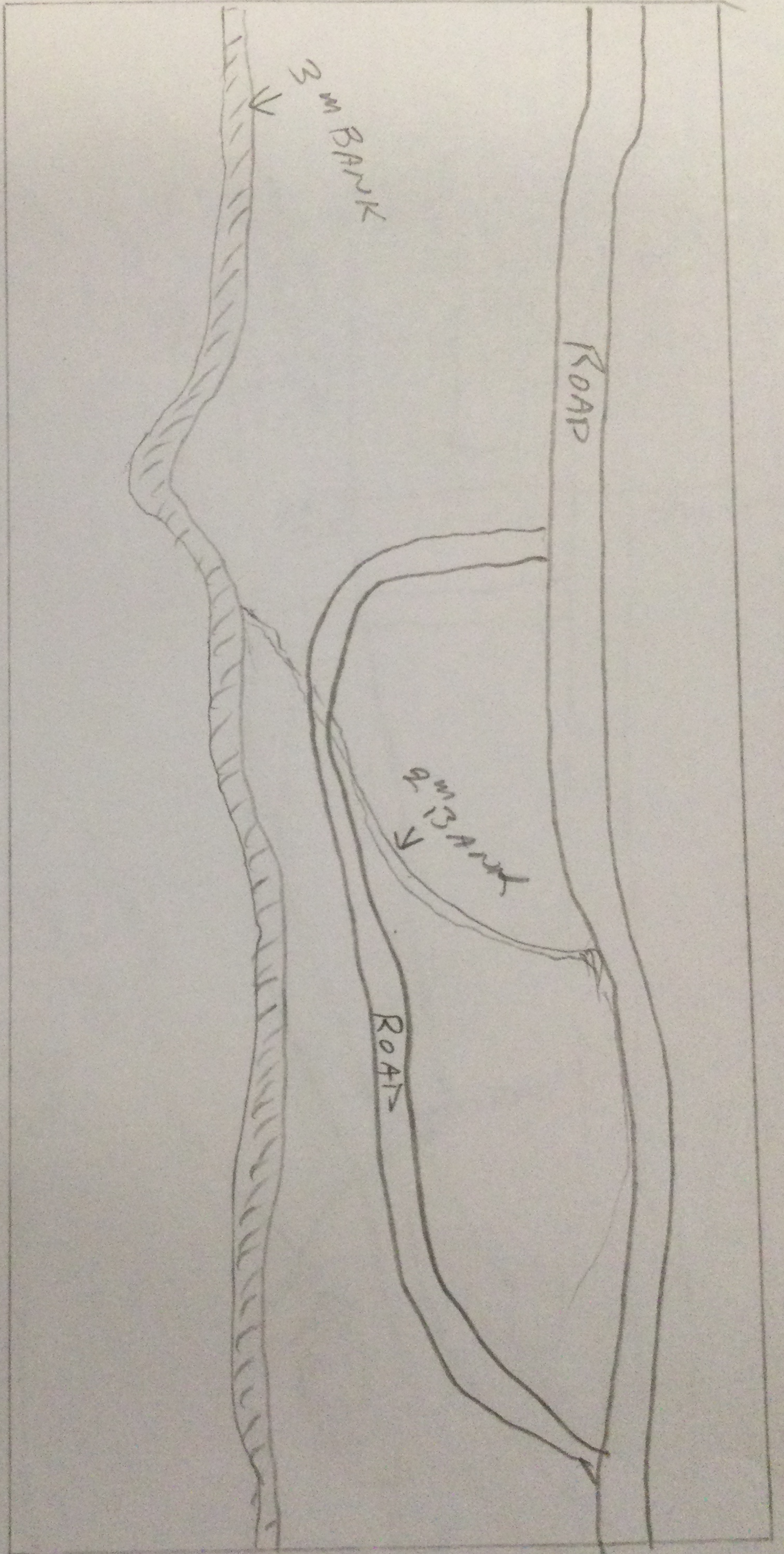
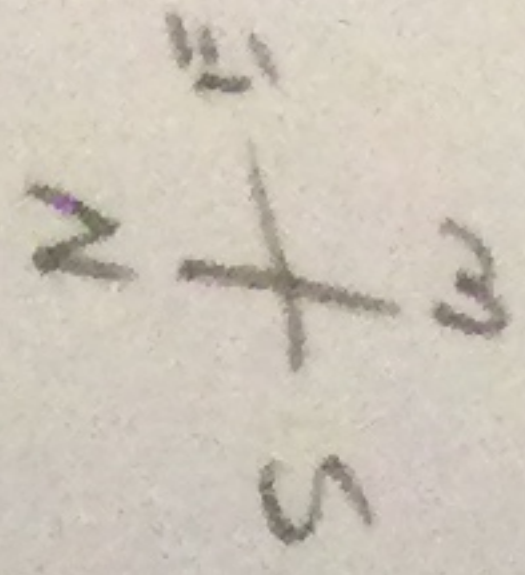
Existing Land Use – 413 Kilarney Cres.

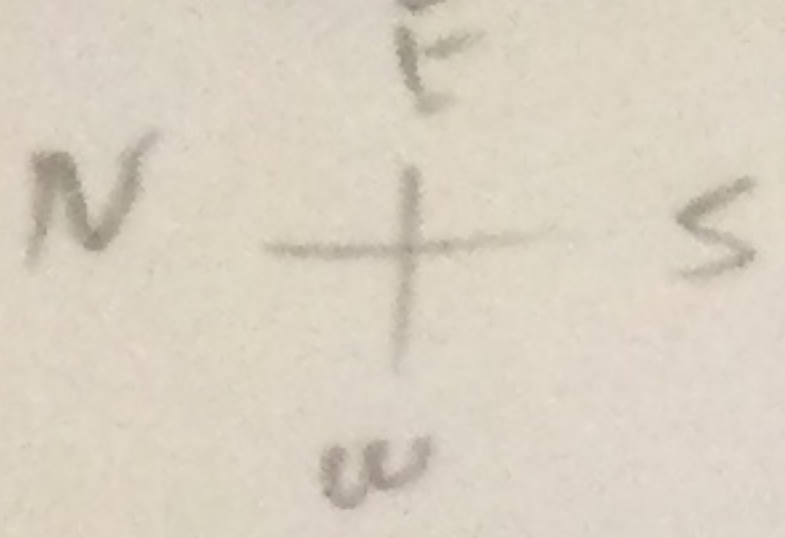
- Mobile home [Year round tenant] and detached garage
- RV with roof shelter structure [year round tenant]
- two sleeping cabins each with 5 bunk beds and bathroom [including shower and toilet] seasonal
- 11 spaces for RV camping [seasonal] with electrical hook up
- 1 bathroom/shower house cabin for RV campers
- one cookhouse structure with communal kitchen
- three shipping containers for storage
- one RV and shelter structure used by my son for vacation purposes
- one machine shed

Proposed Land Use

Available accommodation spots for crews of workers, such as logging, tree planters, firefighters, etc.. The infrastructure is in place for my target market.

413 KILARNEY CRES.

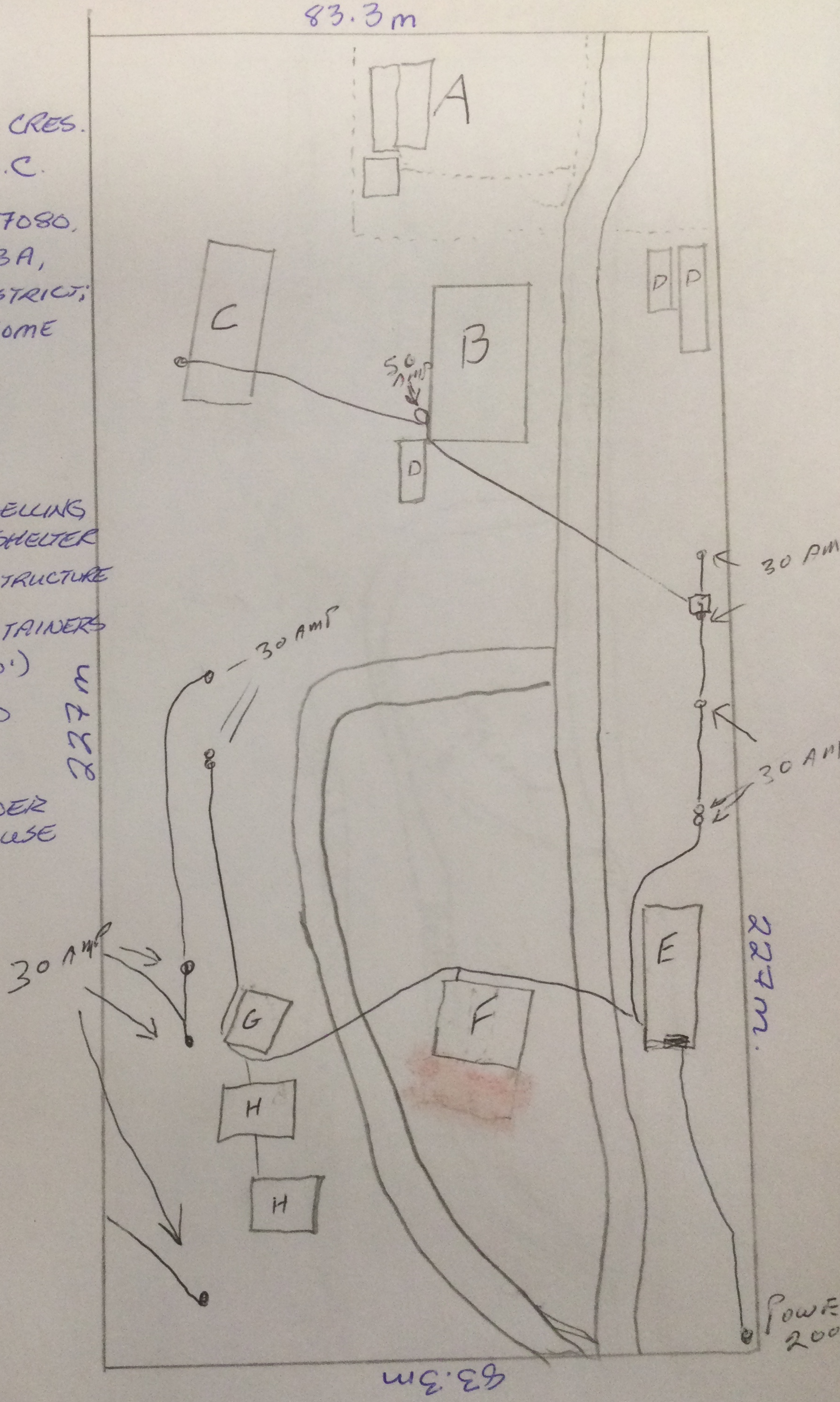




413 KILARNEY CRES.
EDGEWOOD, B.C.

LOT 2, PLAN NEPT080,
DISTRICT LOT 183A,
KOOTENAY LAND DISTRICT,
MANUFACTURED HOME
REG. # 205993
PID: 005-874-874

- A = ORIGINAL DWELLINGS
- B = RV WITH ROOF SHELTER
- C = RV & SHELTER STRUCTURE
- D = SHIPPING CONTAINERS
(2 - 20' - 1 - 40')
- E = MACHINE SHED
- F = COOK HOUSE
- G = BATHROOM / SHOWER HOUSE
- H = CABINS



83.3m

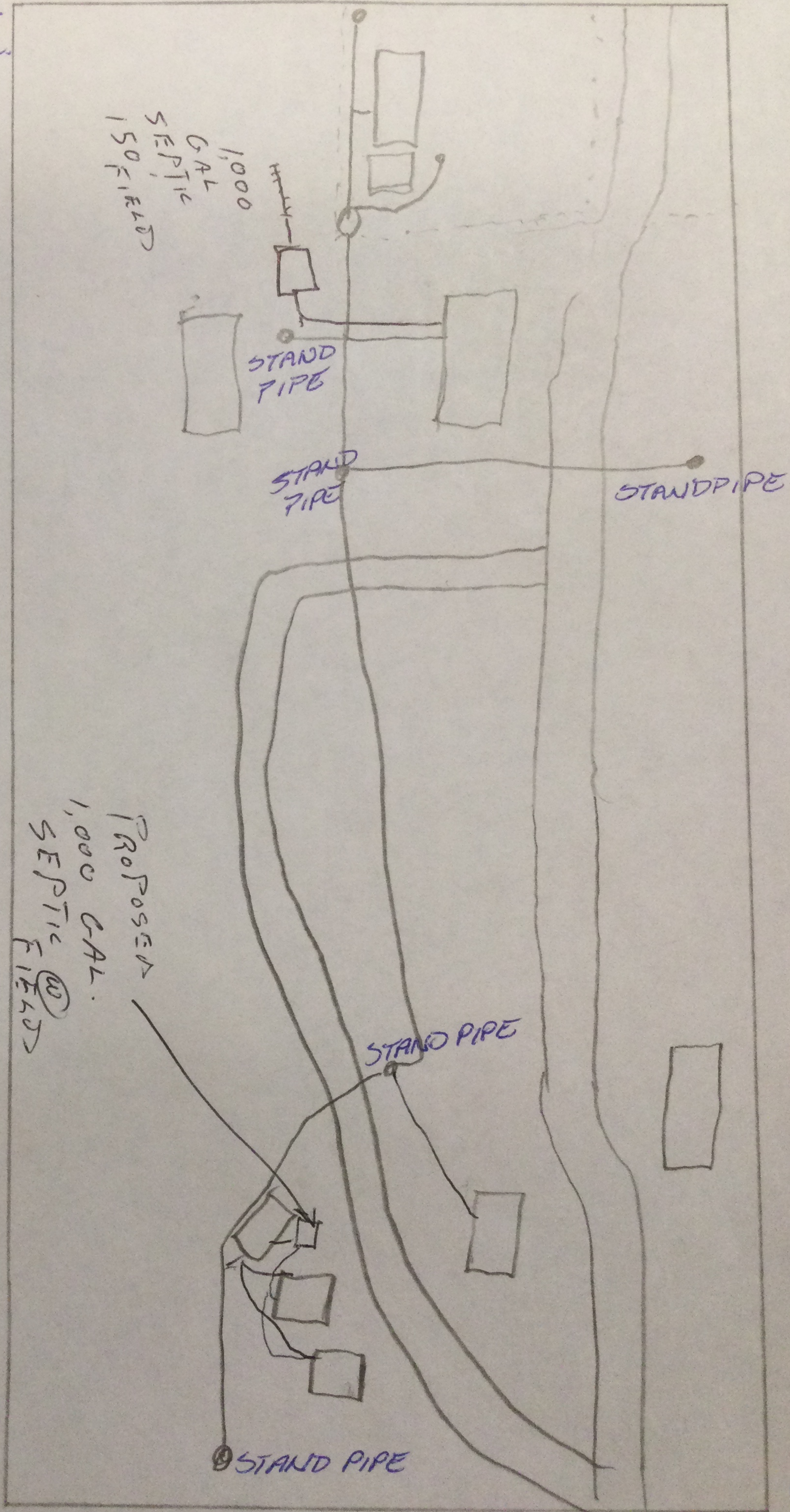
83.3m

WATER

POWER 200

413 KILARNEY CRES.
EDGEWOOD, B.C.

WATER



Existing Land Use- 225 Cemetery Rd

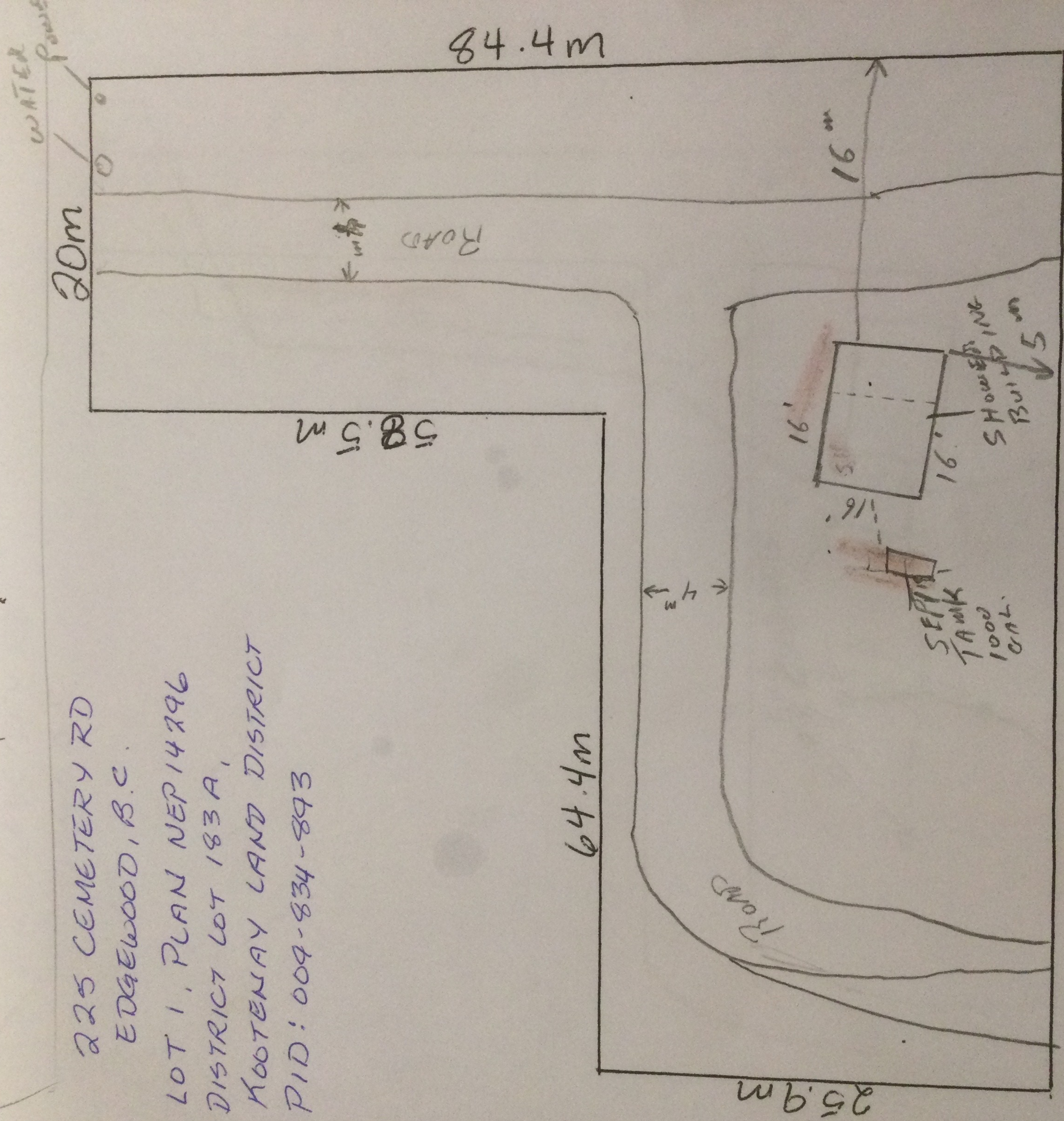
- 4 RV sites with 50 amp service
- 1 washroom/shower facility for RV site users

Proposed Land Use

Available accommodation spots for crews of workers to coincide with the neighboring property, 413 Kilarney Cres.

CEMETERY RD.

225 CEMETERY RD
EDGEWOOD, B.C.
LOT 1, PLAN NEP14796
DISTRICT LOT 183A,
KOOTENAY LAND DISTRICT
PID: 009-834-893



84.9 m

225 CEMETERY RD.
EDGEWOOD, B.C.

ENTER POWER
9.00
9.00

20m

84.4m

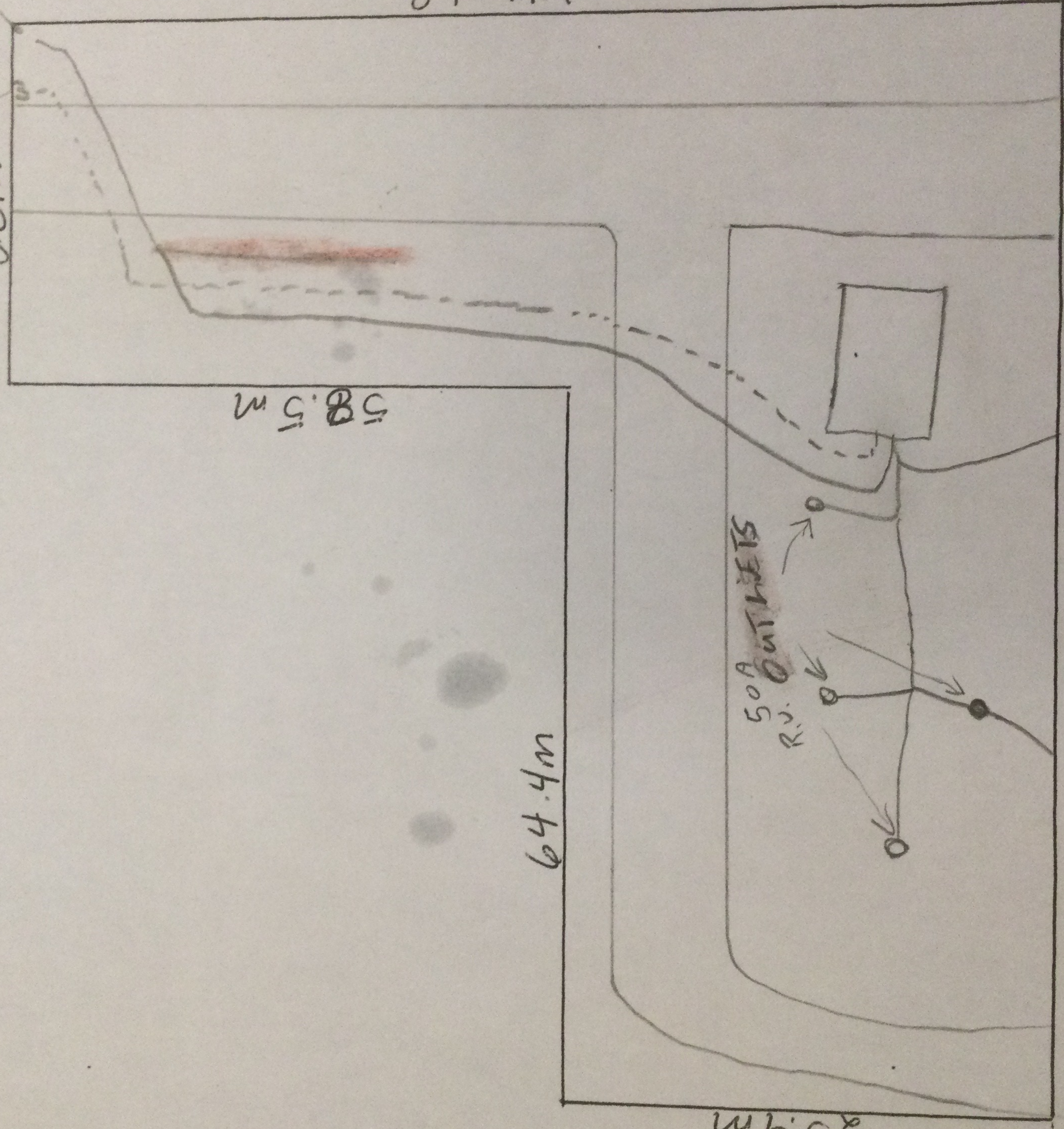
58.5m

64.4m

25.9m

50^A OUTLETS
R.V.

84.9m



7.0 RESIDENTIAL

Background

This section outlines the objectives and policies for Community Residential, Country Residential, and Rural Residential designations in the Plan area.

Rural Residential and Country Residential development generally includes single detached housing, manufactured homes, duplexes, and accessory buildings and uses that fit with low-density development characteristics. This designation is generally associated with the rural areas outside of and non-adjacent to municipal boundaries.

Community Residential development generally includes higher density single and duplex dwellings, triplexes, fourplexes, townhouses, apartments and other uses that fit with the residential intent of the designation. This designation is limited to those areas adjacent to municipal boundaries or within existing communities where servicing and infrastructure costs are lower and where development is already of a higher density. The Plan recognizes that Community Residential development will be directed to existing settlement areas, which are better able to function as service centers. It may also include areas that are already supporting such densities elsewhere in the Plan area.

General Residential Objectives

1. To maintain opportunities for rural living through development which respects the lifestyles of area residents and the natural environment.
2. To support the provision of housing alternatives to residents, which includes the enjoyment of both rural and suburban lifestyles; and to establish suitable development policies for each form of development.
3. To identify areas considered suitable for development based on uses and densities appropriate and supportive of sustainable development patterns based on the most efficient use of existing and proposed infrastructure and community services.
4. To integrate affordable, rental and special needs housing into appropriate residential areas where community services are most accessible.

Residential Policies

The Regional Board:

1. Encourages land use amendment applications for the clustering of development into higher densities in order to provide efficient servicing and to maintain open space subject to:
 - a. density for that zone being maintained;
 - b. approval of all provincial agencies;

- c. common lands are zoned for an environmental reserve and maintained as green space for the proposed development;
 - d. development of a community water system; and
 - e. development of common access points to the cluster development.
2. Encourages a variety of housing tenures and organizational frameworks, including affordable housing, seniors housing, lease, rental, strata title, and co-operative housing.
 3. Will regulate home occupations in residential areas to maintain the residential character of an area, and ensure that the home occupation does not have a negative impact on the quality of life enjoyed by residents of the area, nor generate undue conflicts with adjacent property owners and residents.

Community Residential (R1) Policies

The Regional Board:

1. Supports that existing lots smaller than the minimum lot size permitted may be used for the purposes permitted in the designation provided that all other regulations are met.
2. Supports the development of medium density residential with lot sizes under 1.0 ha (2.47 acres) in or adjacent to existing communities.
3. Supports that the clustering of strata lots and subdivision lots shall be encouraged subject to density not exceeding the requirements in the applicable zoning bylaw and subject to the protection of green space or provision of public amenity.
4. Directs that accessory uses include provisions to allow for accessory tourist accommodation, secondary suites, home-based business, the keeping of farm animals subject to health and agricultural regulations, and the sale of site grown horticultural produce.

18.0 COMMUNITY SPECIFIC POLICIES

Edgewood

- Encourages existing commercial uses.
- Encourages the Province to consider designation of a public access point to the Lower Arrow Lake.
- Supports the development of an Engineering Study of the Eagle Creek Non-Standard Flood and Erosion Area.

DIVISION 10 SUBURBAN RESIDENTIAL K (R1K)

Permitted Uses

1000 Land, buildings and structures in the Suburban Residential K (R1K) zone shall be used for the following purposes only:

Dwellings:

- One-Family
- Two-Family

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Secondary Suite or Carriage House as per Section 1002

Development Regulations

1001

1 The minimum site area for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	700 square metres	0.2 hectare	1.0 hectare
Two-Family Dwelling	1,000 square metres	0.4 hectare	1.0 hectare

- 2 The maximum site coverage is 50 percent of the site area.
- 3 Buildings and structures shall not cover more than 33 percent of the site area.
- 4 The keeping of farm animals shall comply with the requirements of section 613.
- 5 Farm animals and poultry shall be caged, fenced or housed at all times.
- 6 No principal building may exceed ten (10) metres in height.
- 7 The maximum height of any accessory building or structure shall not exceed 6 metres.
- 8 The maximum gross floor area of any accessory building or structure shall not exceed 100 square metres.

- 9 The cumulative gross floor area of all accessory buildings or structures shall not exceed 200 square metres.
- 10 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.

Secondary Suites and Carriage Houses

1002

- 1 Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) secondary suite OR carriage house per lot is permitted as an accessory use to a one-family dwelling subject to the following:
 - a. the minimum site area for the suite shall be the same as for two-family dwelling above depending on level of servicing;
 - b. a maximum gross floor area of 90 square metres;;
 - c. the secondary suite or carriage house shall not be a vehicle; and
 - d. the secondary suite or carriage house shall have a separate entrance and separate living, sleeping sanitary and kitchen facilities from the one-family dwelling.
- 2 The minimum separation distance between a carriage house, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
- 3 A secondary suite shall not comprise more than 40 percent of the total floor area of the dwelling.
- 4 One (1) additional off-street parking space shall be provided for a secondary suite or a carriage house.
- 5 Recreation vehicles shall not be used as rental accommodation.
- 6 Secondary suites and Carriage Houses shall not be used as tourist accommodation.