



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. Z2101C
Amendments to CLUB Bylaw No. 2317, 2013
Date: Mach 8, 2021

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 8, 2021). 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 land use designation from Agriculture (AG) to Community Services and Administration (CS), and to rezone the subject property from Agriculture Two (AG2) to Community Services (CS). The applicant seeks these bylaw amendments to facilitate the construction of a place of worship and related accessory uses on the subject property. The property is bounded by Agriculture Two (AG2) zoned parcels and a private road to the north and east, Agriculture Two (AG2) zoned lots to the south, and Rural Residential (R3) zoned parcels and Highway 3A to the west.

LEGAL DESCRIPTION & GENERAL LOCATION:

2702 Highway 3A, Wynndel
 LOT 2 DISTRICT LOT 892 KOOTENAY DISTRICT PLAN EPP53196 (029-709-458)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
3.1 hectares	N/A	Agriculture Two (AG2)	Agriculture (AG)

APPLICANT/AGENT:

Heartland Mennonite Brotherhood

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.

Submitted electronically

Stephanie Johnson, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

- TRANSPORTATION West Kootenay
 - HABITAT BRANCH
 - FRONT COUNTER BC (FLNRORD)
 - AGRICULTURAL LAND COMMISSION
 - REGIONAL AGROLOGIST
 - ENERGY & MINES
 - 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 C
 - RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA)
 - RDCK EMERGENCY SERVICES
 - RDCK BUILDING SERVICES
 - RDCK UTILITY SERVICES
 - RDCK REGIONAL PARKS

- 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)
 - 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.: Z2101C APPLICANT: HEARTLAND MENNONITE BROTHERHOOD

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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Legend

-  Electoral Areas
-  RDCK Roads
-  Cadastre
-  Civic Address

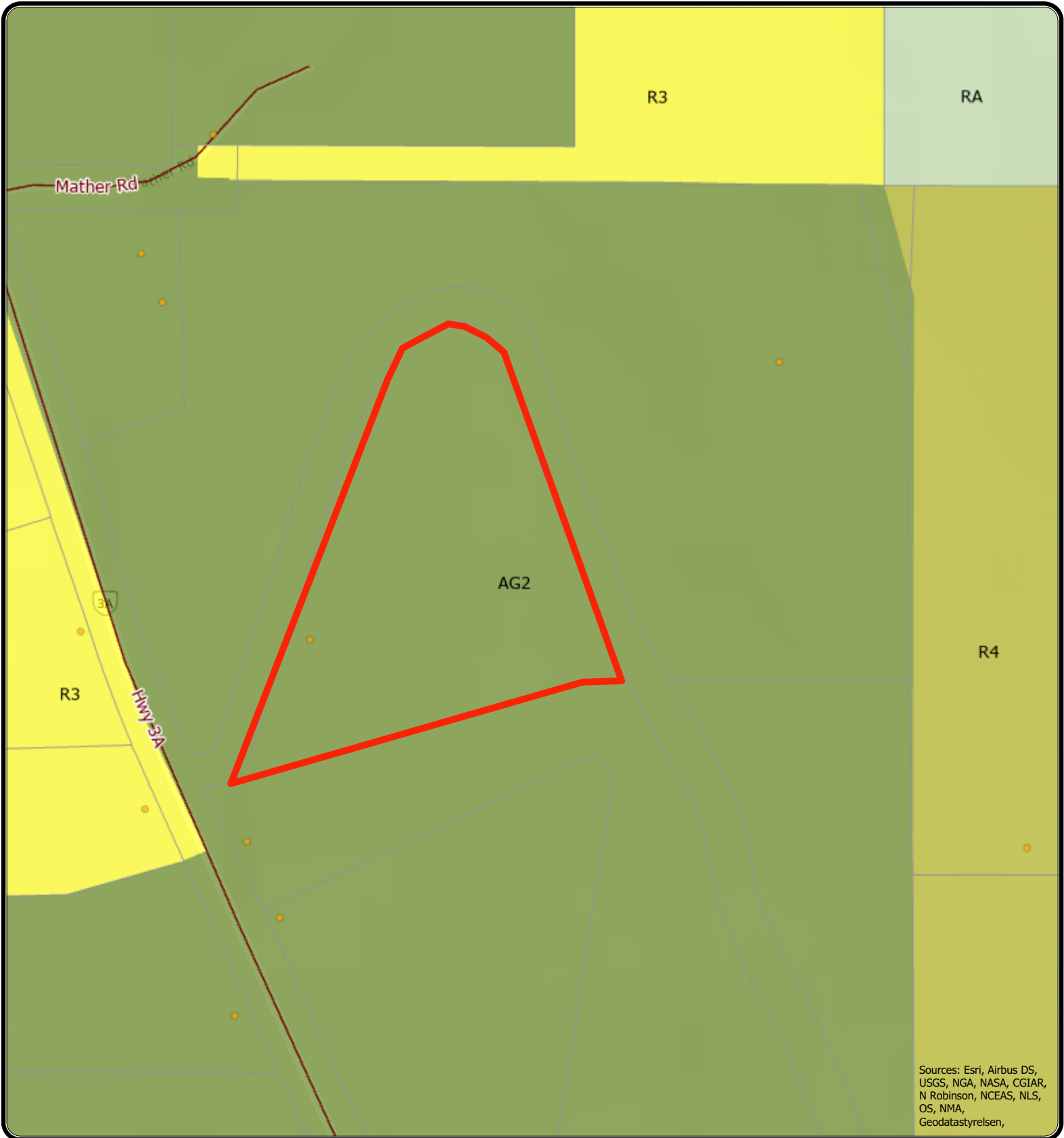
Map Scale:

1:4,514

Date: March 8, 2021



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, Geodatastyrelsen,



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Zoning Class

- Agriculture
- Residential 3
- Residential 4
- Resource Area

Legend

- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

Map Scale:

1:4,514

Date: March 8, 2021



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RDCK – Proposal Summary and Supporting Document

February 18, 2021

Re: Lot 2 Plan EPP53196 District Lot 892 Kootenay Land District

To Whom it may Concern:

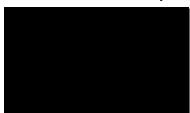
The Heartland Mennonite Brotherhood is a local faith community of families in Creston that are affiliated with the larger Mennonite church in Canada. The history of the Mennonites in Canada as a minority group goes back to the 1770's. As a rural, peace loving people, we have always sought to be a contributing asset to the local communities where we live, seeking to serve others and be good stewards of the opportunities and blessings in this great country.

We have been searching for a suitable property in the Creston valley for more than seven years that would serve our needs for a church building, as well as some additional room for outdoor family activities in a green-space atmosphere. To date we have been unsuccessful in our numerous attempts with finding a suitable property, as the ALR as well as various municipal limitations have narrowed the available acreages to almost non-existent. We want to work within the goodwill of our neighbors as well as respect our civic responsibility, but yet find something that will be suitable for the needs of our faith community.

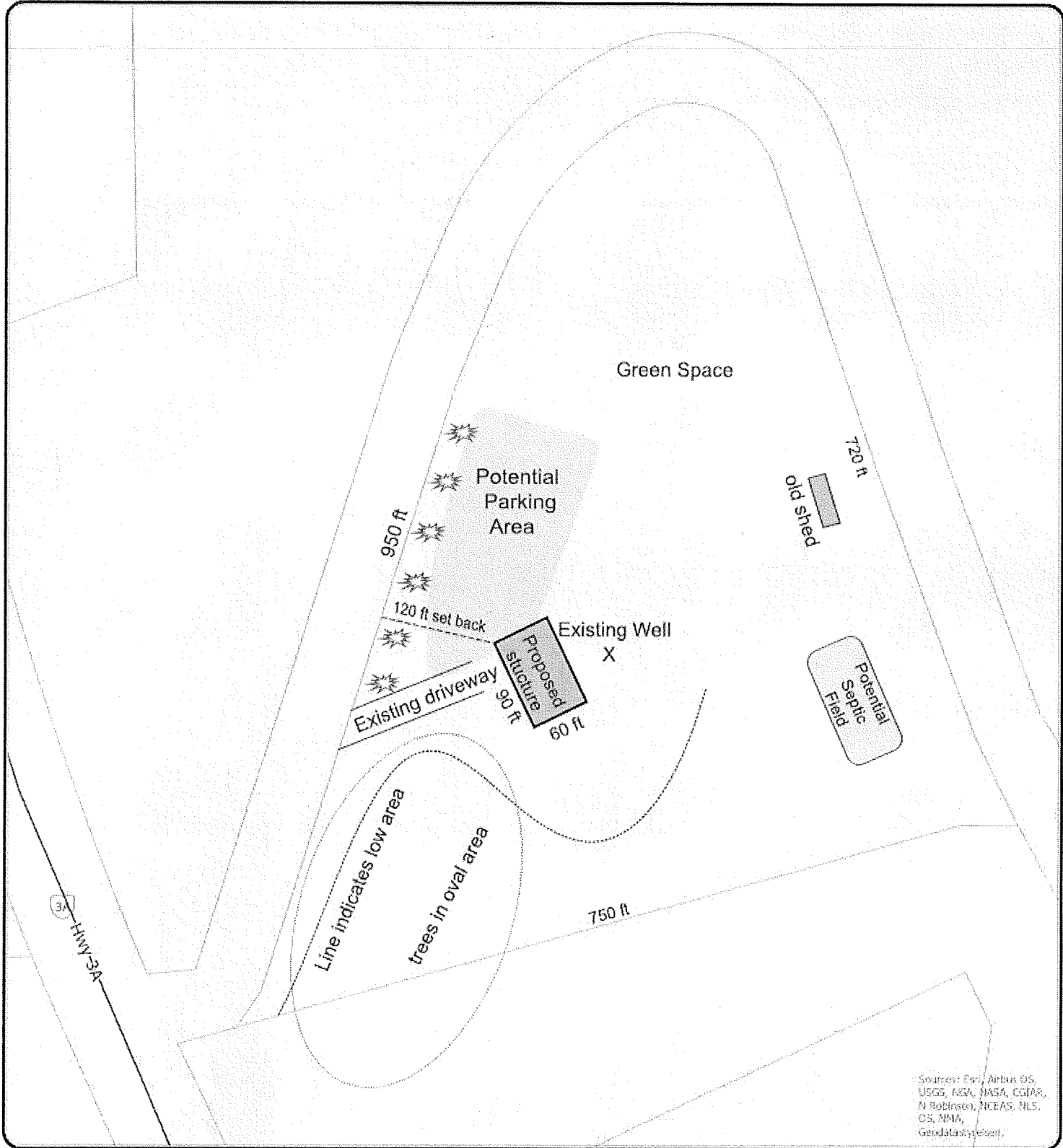
We are applying for a zoning amendment for the afore-mentioned property as it would be suitable for our intended use. This would include a building for our church services, home-school activities, and some evening meetings, as well as enough outdoor space for family activities. While this property is presently zoned AG2, yet there appears to be minimal potential for agricultural use. Since the size of this parcel will be a little larger than our full time use, we would project that some of the area could possibly be fenced and used as pasture, which is possibly the only real option for agriculture use. Also we have discussed this possible re-zoning with various adjoining property owners and there were no negative responses to the idea of this change.

We would be glad to discuss any questions or concerns that may arise with this application.

Respectfully,



For the Heartland Mennonite Brotherhood



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NEEAS, NLS, CS, NMA, Geodatasystem



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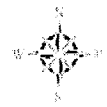
Legend

- Electoral Areas
- RDCK Roads
- Cadastre - Legal Parcels
- Landscaping, Trees/shrubs (Proposed)

LOT 2 PLAN EPP53196 DISTRICT LOT 892
 KOOTENAY LAND DISTRICT

Map Scale:

1:2,257



Date: February 17, 2021

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.

25.0 AGRICULTURE 2 (AG2)

Permitted Uses

1. Subject to the British Columbia Agricultural Land Commission Act, Agricultural Land Reserve Use, Subdivision and Procedure Regulation and Orders, land, buildings and structures in the Agriculture 2 (AG2) zone shall be used for the following purposes only:

Agriculture

All activities designated as "Farm Use" as defined in the Agricultural Land Commission Act and Part 2 of the ALR Use, Subdivision and Procedure Regulation

Single Family Dwelling

Horse Riding Arena and Boarding Stables

Kennel

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Nursery, Greenhouses and Florist

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Veterinary Clinic

Accessory Uses:

- Accessory Buildings or Structures
- Secondary Suite (in accordance with the ALC Act)
- Farm Product Processing (see ALR Use, Subdivision and Procedure Regulation)
- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require non-farm use approval)
- Farm Retail Sales (see ALR Use, Subdivision and Procedure Regulation)
- Accessory Tourist Accommodation
- Home Based Business
- Secondary Residences (in accordance with the ALR Use, Subdivision and Procedure Regulation):
 - one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family, or
 - accommodation that is constructed above an existing building on the farm and that has only a single level.
- Farm help accommodation
- Portable Sawmills (for processing of material harvested on site only)

Non-Soil Based Cannabis Facilities may be subject to ALC Non-Farm Use approval where applicable.

Development Regulations

2. The minimum lot area shall be eight (8) hectares in the Agricultural Land Reserve and four (4) hectares outside the Agricultural Land Reserve.
3. An accessory building may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 75 square metres.
4. The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
5. The maximum farm residential footprint shall be a maximum of 2000 square meters for where one dwelling unit is permitted plus 500 square meters per additional permitted dwelling unit.
6. A Farmworker dwelling unit is permitted on a lot provided that all of the following apply:
 - a. The lot is classified as a farm under the Assessment Act;
 - b. The lot is larger than four (4) hectares; and
 - c. The farm business has been operation for at least three (3) years
7. Additions, including porches, to a manufactured home permitted under this section shall not exceed 24 square metres in floor area.
8. No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within five (5) metres of a lot line.
9. Sub-section 25.0 (8) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
10. Despite any other provision of this bylaw, development of lands within the Agricultural Land Reserve shall comply with all applicable regulations of the British Columbia Agricultural Land Commission Act, Regulations and Orders.
11. The minimum setback for a kennel building shall be 7.5 metres from any lot line.
12. Farm Product processing that involves processing livestock:
 - a. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve or 3 hectares within the Agricultural Land Reserve and
 - b. must be located at least 30 meters from the nearest business or residence on another parcel.

Cannabis Regulations

13. Any building or structure for the purposes of cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be a minimum of 15 metres from all property lines, with the exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.
14. Any building or structure for the purposes of cannabis standard cultivation or cannabis standard processing shall be a minimum of 30 metres from all property lines, with the

exception of a structure that has a base entirely of soil which may be located within 7.5 metres of a property line.

15. The maximum height of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall be 15 metres.
16. The maximum footprint of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall not exceed 250 square metres.
17. The maximum gross floor area of any building or structure for the purposes of cannabis standard cultivation, cannabis standard processing, cannabis micro cultivation, cannabis micro processing or cannabis nurseries shall not exceed 600 square metres.

34.0 COMMUNITY SERVICES (CS)

Permitted Uses

1. Land, buildings and structures in the Community Services (CS) zone shall be used for the following purposes only:
 - Cemeteries
 - Churches
 - Community Care Facilities
 - Community Halls
 - Day Care Centres
 - Educational Facilities
 - Group Care Facilities
 - Historic Interpretative Facilities
 - Hospitals
 - Government Offices
 - Recycling Depot
 - Retreat Centre
 - Group Care Accommodation (up to a maximum of 15 units)
 - Horticulture
 - Keeping of Farm Animals
 - Accessory Uses:
 - Accessory Buildings or Structures
 - one dwelling unit
 - accessory tourist accommodation
 - accessory agri-tourism
 - therapeutic and public horseback riding
 - small-scale food processing
 - retail sales and manufacturing of heritage products

Development Regulations

2. The minimum site area for each permitted use shall be one (1) hectare.
3. The maximum site coverage shall be 50 percent of the lot area.
4. The maximum size of accessory use structures for Historical Interpretative Facilities shall be 300 square metres.
5. Landscaping shall comply with all requirements of Sections 17.0 (93) to (106).