

Have Your Say.

Notice of Public Hearing

Wednesday October 30, 2024 | 6:00 pm

Learn more.

The proposed land use bylaw amendment can be reviewed from October 16, 2024 – October 30, 2024.

Online: rdck.ca/landuseapplications

In Person: RDCK Creston Office 531B 16th Ave
Mon—Fri 8:30 am - 1:30 pm

Tell us what you think.

Make a verbal submission at the public hearing or send a written submission before 4pm on October 30, 2024.*

Attend a public hearing.

Online: Via Zoom | <https://rdck-bc-ca.zoom.us/j/94675792519?pwd=pczY5IEapAbHuBfbSH8KS53XMb7fo3.1>

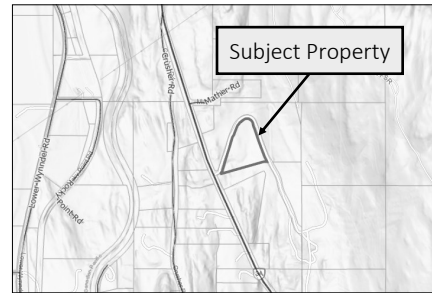
Phone: +1 778 907 2071 (Toll free: 833 955 1088)

Meeting ID: 946 7579 2519

Meeting Password: 587827

In Person: Creston District Community Complex
(Kootenay Room) - 312 19th Ave., N., Creston

Visit rdck.ca/publichearings for further details.



From: Agriculture (AG/AG2)

To: Community Services and Administration (CS/CS)

Location and Legal Description:

2702 Highway 3A, Wynndel, Electoral Area 'C'

LOT 2 DISTRICT LOT 892 KOOTENAY DISTRICT PLAN EPP53196 (PID: 029-709-458)

Bylaw 2786: Being a Bylaw to amend Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 by changing the land use designation from Agriculture (AG) to Community Services and Administration (CS) and changing the zoning designation from Agriculture Two (AG2) to Community Services (CS)

**All written submissions are public information pursuant to the Freedom of Information and Protection of Privacy Act.*



rdck.ca/publichearings

Please direct enquiries to the Planning Department | 250.352.1536

1.800.268.7325 | planning@rdck.bc.ca



Committee Report

Date of Report: August 26, 2024
Date & Type of Meeting: September 11, 2024 Rural Affairs Committee
Author: Zachari Giacomazzo, Planner
Subject: LAND USE BYLAW AMENDMENTS
File: Z2101C – Heartland Mennonite Brotherhood
Electoral Area/Municipality C

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is for the Rural Affairs Committee and Board to consider an application to amend the Comprehensive Land Use Bylaw’s land use designation, and to rezone the subject property at 2702 Highway 3A in Wynndel, Electoral Area ‘C’.

This application seeks to amend the OCP designation from Agriculture (AG) to Community Services and Administration (CS) and to rezone the subject property from Agriculture 2 (AG2) to Community Services (CS) to permit the construction of a place of worship and related accessory uses on the subject property. The 3.1 hectare (ha) subject property is presently vacant.

Staff recommend that no further action be taken with regard to *Regional District of Central Kootenay Bylaw No. 2786, 2024*.

SECTION 2: BACKGROUND/ANALYSIS

SITE CONTEXT

The 3.1 ha fee simple lot is located in Wynndel, east of Highway 3A and approximately 3 km north of the Town of Creston in an area comprised mostly of residential and agricultural land uses. The subject property is designated Agriculture (AG) and zoned Agriculture Two (AG2) under the *Electoral Area ‘C’ Comprehensive Land Use Bylaw No. 2317, 2013*. The site is presently vacant and a domestic well has recently been drilled on the property. A temporary unsurfaced driveway access has been established at the south western corner of the property close to the parking area for the Mountain Barn café. The property is mostly flat however there is a natural depression that runs north to south through the middle of the property and directs surface water runoff and snowmelt to a low area on the adjacent property to the south (2688 Highway 3A).

GENERAL INFORMATION
Property Owner: Heartland Mennonite Brotherhood
Property Location: 2702 Highway 3A, Wynndel, Electoral Area ‘C’
Legal Description: LOT 2 DISTRICT LOT 892 KOOTENAY DISTRICT PLAN EPP53196 (029-709-458)
Property Size: 3.1 hectares (7.8 acres)

SURROUNDING LAND USES

North: Agriculture and private road

East: Agriculture and private road

South: Agriculture

West: Agriculture (ALR) Rural Residential and private road

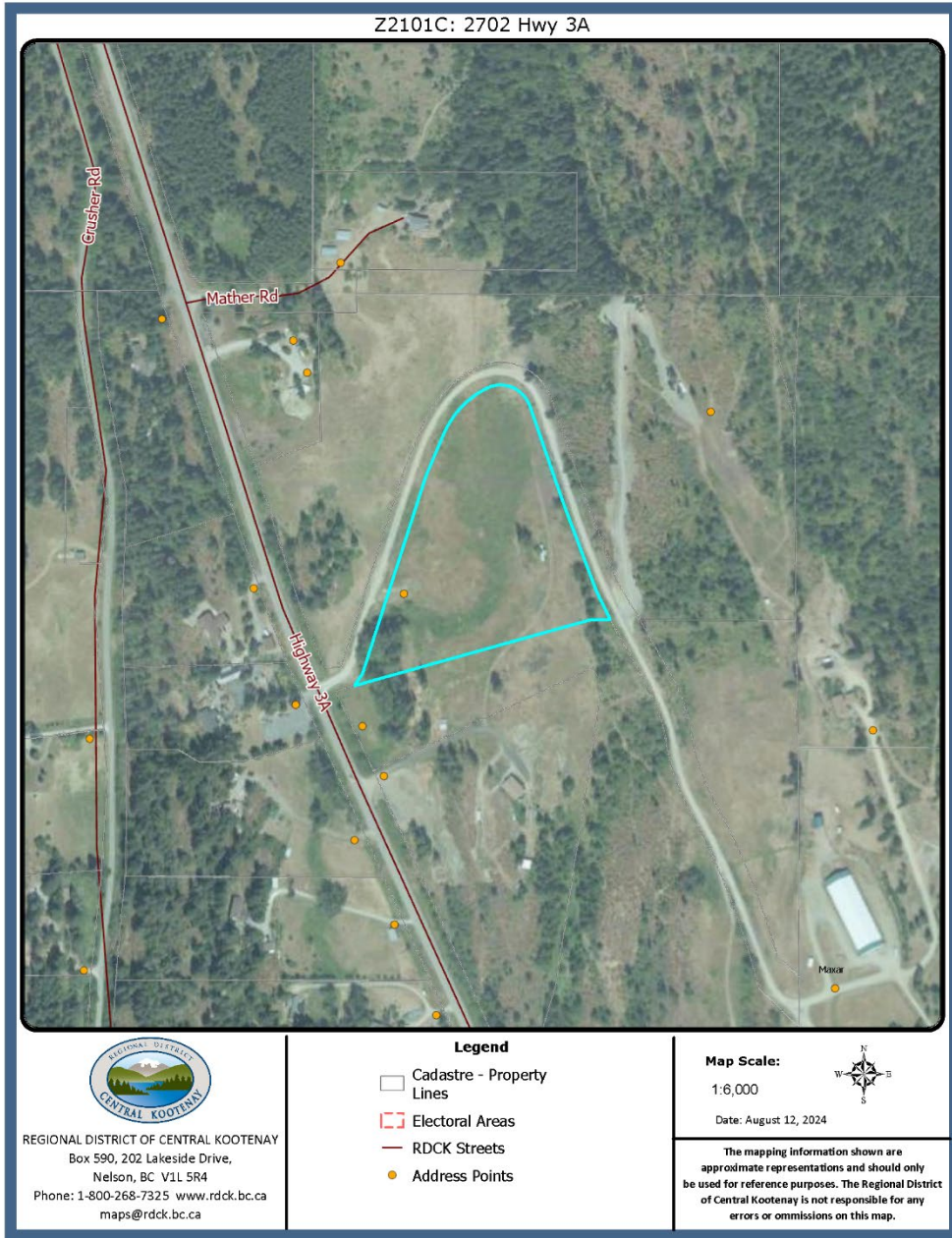


Figure 1 - Location Map

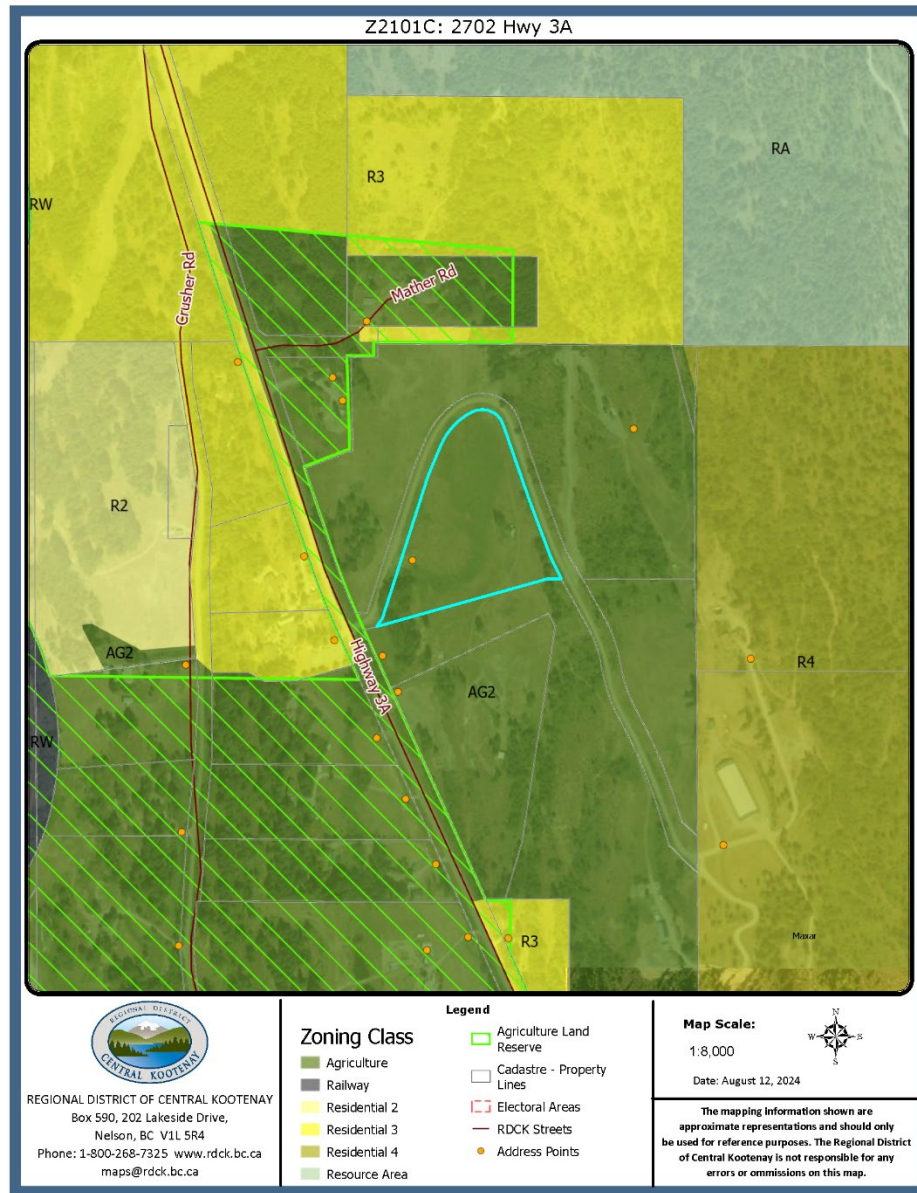


Figure 2 - Zoning Map

DEVELOPMENT PROPOSAL

This application seeks to amend the land use designation from Agriculture (AG) to Community Services and Administration (CS), and to rezone the subject property from Agriculture 2 (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.



Figure 3 - Proposed Site Plan (not to scale)



Figure 4 - View looking south towards the subject property from the private road that surrounds the north, east and west sides of the lot.

EXISTING PLANNING POLICY

Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013

The following policies from the Electoral 'C' Official Community Plan (OCP) were noted as being relevant to the current application. These policies are intended to guide decision making when considering land use amendments and development applications.

3.0 AGRICULTURE

Agriculture Objectives

1. To preserve and promote the use of agricultural land for current and future agricultural production, and to protect this land from uses which are inconsistent with agricultural use or are incompatible with existing agricultural uses in the area.

2. To encourage the agricultural sector’s viability by pursuing supportive land use policies within and adjacent to farming areas and to ensure adequate water and land resources for agricultural purposes with recognition of the importance of local food production.
3. To support agricultural land use practices that do not adversely affect the surrounding environment nor compromise the capability of the land for future food production.
4. To support agricultural land use practices within and adjacent to farming areas that seek to minimize conflicts between agriculture and other land uses.

Agriculture Policies

The Regional Board:

9. To work with the Town of Creston on a co-operative approach to agricultural lands within the urban / rural interface that will mitigate the loss of agricultural land to future growth.
12. May require that new development adjacent to agricultural areas provide sufficient buffering in the form of setbacks, fencing or landscaping.
20. Supports the RDCK Agricultural Area Plan (2011).

6.0 COMMUNITY SERVICES AND ADMINISTRATION

Community Services and Administration Objectives

2. To direct administrative and community service development to areas where services and amenities are more readily available and where they best serve the needs of the community.
9. To recognize the variety of spiritual and cultural activities important to residents of the unincorporated communities within Electoral Area ‘C’.

Agricultural Area Plan

In 2011, the RDCK developed an Agricultural Plan with the overall goal of increasing the quantity and quality of agricultural production in the Region.

The purpose of the Agriculture Area Plan is to ensure that the agricultural capability of the area is realized and protected as part of a secure food supply for the region. Agriculture in the Region is characterized by its diversity, with larger operations predominantly in the Creston Valley and many small-lot farms spread across the RDCK. The Plan’s recommendations address all sizes and forms of farm operations.

Some of the issues facing farmers and food producers in the region were identified through public consultation when the Agriculture Plan was developed. Some of the issues that are relevant to the current report include:

- ongoing loss of farmland; and,
- farm income cannot support the purchase of land at residential / recreational market values.

The report goes on to make several recommendations which address agricultural viability, capability and secure food supply recommendations. The recommendations relevant to this application are listed below:

CAPABILITY RECOMMENDATION #2 It is recommended that the RDCK work with member municipalities to investigate a co-operative approach to agricultural lands within the urban / rural interface that will mitigate the loss of agricultural land to urban boundary expansions. (“build up, not out”).

CAPABILITY RECOMMENDATION #3 It is recommended that the RDCK encourage the protection of agricultural land where appropriate, through the Official Community Plan process and other land use planning tools.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: Yes No Financial Plan Amendment: Yes No
Debt Bylaw Required: Yes No Public/Gov't Approvals Required: Yes No

Pursuant to Planning Fees and Procedures Bylaw No. 2457, 2015 the applicant has paid the CLUB Amendment Application fee of \$1600 in full.

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

The application was processed in accordance with Planning Fees and Procedures Bylaw No. 2457, 2015.

3.3 Environmental Considerations

The development of Agricultural land is not easily reversed or undone. Once Agricultural land is developed for a commercial, industrial, residential or institutional purposes, the use of the land is rarely returned to agriculture. The associated infrastructure and services (wastewater system, parking areas, buildings/structures) inherently sterilizes the land for intensive agricultural uses.

3.4 Social Considerations:

Staff have received written responses from 3 surrounding land owners. 2 of the responses are in opposition and 1 is in support of the proposed Land Use Bylaw Amendment. The responses are attached to this report as Attachment D.

Policies within the Area C CLUB recognize that a variety of spiritual and cultural activities are important to residents of the unincorporated communities within Electoral Area 'C'. Places of worship can be utilized as important community gathering spaces as well as hubs for community engagement and social programming.

3.5 Economic Considerations:

Not applicable.

3.6 Communication Considerations:

Pursuant to the Planning Fees and Procedures Bylaw, the application was referred to 8 households in the community, the Ministry of Transportation, Ministry of Water, Lands and Resource Stewardship, Interior Health Authority, RDCK Fire Services, RDCK Building Services, Fortis BC, BC Hydro, the Director and Alternate Director for Electoral Area 'C', and all First Nations identified as having interests through use of the Consultative Areas Database tool.

The following government agencies and First Nations responded to the referral:

Ministry of Transportation and Infrastructure – Development Officer

The subject property was created by subdivision in 2015 (see attached plan EPP53196). At that time, road right of way was dedicated along the north and east side of the property, but the road was not constructed. Therefore, access to this property is currently via private driveway within a public right of way. The applicant will be required to submit to us a permit application for access to Highway 3a and use of the right of way for the new

use, prior to construction. If the applicant wishes to receive public maintenance of the driveway within the public right of way, they will need to construct it to MOTI public road standards. Otherwise, they can continue to use it as a driveway, and privately maintain it to suite their needs. It is recommended they contact us for further details if they would like to construct the road to public road standards.

MOTI does not have any opposition to the zone change application.

Staff note: The applicant has provided RDCK staff with a copy of an Access Permit issued by MoTI (2021-02226) dated August 25, 2021.

Ministry of Agriculture and Food

Ministry of Agriculture and Food (Ministry) staff are pleased to see that the applicants have selected a property outside of the Agricultural Land Reserve (ALR) for their proposed church. While Ministry staff acknowledge the difficulties that the applicants have had with selecting a suitable property, churches and other associated institutional uses/buildings are better suited to properties that are not zoned for agricultural use.

Ministry staff note that the applicant proposes to construct a parking lot to accommodate 25-30 vehicles. While this is not a substantial amount of vehicles, RDCK may wish to consider requiring a traffic impact assessment that assesses the impact that additional traffic along Hwy 3A may have on nearby agricultural operations.

Thank you for the opportunity to comment on the above noted rezoning application.

Fortis BC – Contract Land Agent

There are no FortisBC Inc (Electric) (“FBC(E)”) primary distribution facilities adjacent the subject property. Significant extension work will likely be required to bring electrical service to the property and potential building site locations.

To date, arrangements have not been made to initiate the design process and complete the servicing requirements.

To proceed, the applicant should contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements. All costs and land right requirements associated with servicing the proposed lots are the responsibility of the applicant.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician’s Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

For more information, please refer to FBC(E)’s overhead and underground design requirements:

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Interior Health Authority – Healthy Community Development

Any water system providing water to something other than a single family residence, or where the public has access to is considered a “water supply system” under the provincial Drinking Water Protection Act and Regulation.

Appreciate the RDCK’s support in including Interior Health’s requirements as a condition of approval in relation to the Land Use Bylaw Amendment.

The applicant can find more information about what is required of drinking water providers and operators (e.g. what is necessary to comply with the provincial legislation, obtain the required permits) at [Drinking Water Providers & Operators | Businesses | IH \(interiorhealth.ca\)](#).

RDCK Building Department – Senior Building Official

No comments provided.

Ktunaxa Nation Council – Guardianship Referrals Administrator

Regarding two referrals from RDCK to Ktunaxa Nation Council:

- 1. A2101C: Agricultural Land Reserve Referral – Cantrell, KNC file 2549*
- 2. Z2101C: Heartland Mennonite Brotherhood, KNC File 2607*

KNC has no comments on either of these referrals.

Area ‘C’ Advisory Planning and Heritage Commission

The Area ‘C’ APC assents to this application.

3.7 Staffing/Departmental Workplace Considerations:

Upon receipt of an application, accompanied with the relevant documents and fee, staff review the application in accordance with the Land Use Amendments Procedures within Schedule ‘C’ of the Planning Procedures and Fees Bylaw No. 2547, 2015.

3.8 Board Strategic Plan/Priorities Considerations:

The application falls under the operational role of Planning Services.

SECTION 4: OPTIONS & PROS / CONS

PLANNING DISCUSSION

This application proposes to amend the OCP land use designation from Agriculture (AG) to Community Services and Administration (CS) and to rezone the subject property from Agriculture 2 (AG2) to Community Services (CS) in order to facilitate the development of a Church.

Policies within the Area C CLUB recognize that a variety of spiritual and cultural activities are important to residents of the unincorporated communities within Electoral Area 'C'. Places of worship can be utilized as important community gathering spaces as well as hubs for community engagement and social programming. However, additional policies in this document and the Agriculture Area Plan discourage greenfield development (Section 6.2), and more specifically seek to protect agricultural land from uses which are inconsistent with agricultural use or are incompatible with existing agricultural uses in the area (Sections 3.1 – 3.4). Places of worship are, generally, best located within existing settlement areas where they are more easily accessed by their congregants, connected to existing services, and can be accommodated on underutilized sites first before considering greenfield locations.

The proposed Land Use Bylaw Amendment is not consistent with the Agricultural Policies and Objectives in the Official Community Plan or the recommendations of the RDCK Agriculture Area Plan. The proposal would remove land from the existing agricultural land base and forego opportunities to better locate this important community asset in an existing settlement area, accessible to services and congregants.

Based on the foregoing, Staff recommend that no further action be taken with respect to Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 2786, 2024.

OPTIONS

Option 1

That NO FURTHER ACTION be taken regarding Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 2786, 2024 being a bylaw to amend the Comprehensive Land Use Bylaw No. 2317, 2013.

Option 2

1. That Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 2786, 2024 being a bylaw to amend the Comprehensive Land Use Bylaw No. 2317, 2013 is hereby given FIRST and SECOND reading by content and referred to a PUBLIC HEARING.
2. That in accordance with Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015, Electoral Area 'C' Director Kelly Vandenberghe is hereby delegated the authority to chair the Public Hearing on behalf of the Regional District Board.

Option 3

Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 2786, 2024 being a bylaw to amend the Comprehensive Land Use Bylaw No. 2317, 2013 be referred to the October 16, 2024 Rural Affairs Committee meeting.

SECTION 5: RECOMMENDATIONS

That NO FURTHER ACTION be taken regarding Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 2786, 2024 being a bylaw to amend the Comprehensive Land Use Bylaw No. 2317, 2013.

Respectfully submitted,

Originally signed

Zachari Giacomazzo, Planner

CONCURRENCE

Planning Manager – Nelson Wight **Digitally approved**

General Manager of Development Services and Community Sustainability – Sangita Sudan **Digitally approved**

Chief Administrative Officer – Stuart Horn **Digitally approved**

ATTACHMENTS:

Attachment A – Zoning Bylaw Excerpts

Attachment B – Draft Land Use Amendment Bylaw No. 2786, 2024

Attachment C – Development Plans prepared by Cover Architecture, dated August 13, 2024

Attachment D – Referral Responses from neighbouring land owners

25.0 AGRICULTURE 2 (AG2)

Permitted Uses

1. Subject to the *British Columbia Agricultural Land Commission Act, Agricultural Land Reserve Use 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 *Agricultural Land Reserve Use Regulation* as amended or replaced from time to time

Kennel

Micro Cultivation, Cannabis

Micro Processing, Cannabis

Nursery, Cannabis

Nursery, Greenhouses and Florist

Single Detached Housing

Standard Cultivation, Cannabis

Standard Processing, Cannabis

Veterinary Clinic (*may require ALC non-farm use approval*)

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Tourist Accommodation
- Home Based Business
- Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (*may require ALC non-farm use approval*)
- Farmworker Dwelling Unit
- Portable Sawmills for processing of material harvested on site only
- Secondary Suite
- Temporary Farmworker Housing (*may require ALC non adhering residential use approval*)

Development Regulations

2. The minimum lot area shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.
- 2B. The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
3. 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.
4. The maximum Farm Residential Footprint shall be a maximum of 2000 square meters where one dwelling unit is permitted plus 500 square meters per additional permitted dwelling unit.
5. The maximum depth of the Farm Residential Footprint shall not exceed 60.0

metres measured from the Front Lot Line or Exterior Side Lot Line.

6. The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
7. A Farmworker Dwelling Unit is permitted on a lot provided that all of the following apply:
 - a. The maximum Gross Floor Area is 90.0 square metres;
 - b. The lot is classified as a farm under the Assessment Act;
 - c. The lot is larger than 2 hectares; and
 - d. The Farm Business has been operation for at least 3 years.
8. Temporary Farmworker Housing 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 1.2 hectares;
 - c. The minimum setback is 6.0 metres from the Front Lot Line and Exterior Lot Line and 15.0 metres from other lot lines; and
 - d. The minimum setback from the nearest exterior wall of a dwelling unit on another lot is 30.0 metres, or where a landscape screen comprised of a thick hedge of hardy shrubs or evergreen trees not less than 1.8 metres in height and 1.5 metres in width and maintained in a healthy growing condition is provided, the minimum setback from the nearest exterior wall of a dwelling unit shall not be required.
9. No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within 5 metres of a lot line.
10. Section (9) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
11. Farm Product processing that involves processing livestock:
 - a. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve; and
 - b. must be located at least 30 meters from the nearest business or residence on another parcel.
12. The minimum setback for a kennel building shall be 30 metres from any lot line. All kennel operations shall ensure that dogs are held within the kennel building between the hours of 8 pm and 7 am.

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.

Cannabis Facilities may require the submission of a Notice of Intent to the ALC for the removal of soil or placement of fill.

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
 - Caretaker Suite
 - 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).

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Bylaw No. 2786, 2024

A Bylaw to amend Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013.

WHEREAS it is deemed expedient to amend the Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013, 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.1' of Regional District of Central Kootenay Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 be amended by changing the Land Use Designation of LOT 2 DISTRICT LOT 892 KOOTENAY DISTRICT PLAN EPP53196 (029-709-458) from Agriculture (AG) to Community Services and Administration (CS), as shown on Schedule 'A', attached.
2 That Schedule 'B.1' of Regional District of Central Kootenay Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 be amended by changing the Zoning Designation of LOT 2 DISTRICT LOT 892 KOOTENAY DISTRICT PLAN EPP53196 (029-709-458) from Agriculture Two (AG2) to Community Services (CS), as shown on Schedule 'B', attached.
3 This Bylaw shall come into force and effect upon its adoption.

CITATION

- 4 This Bylaw may be cited as "Electoral Area 'C' Comprehensive Land Use Amendment Bylaw No. 2786, 2024."

READ A FIRST TIME this 12th day of September, 2024.

READ A SECOND TIME this 12th day of September, 2024.

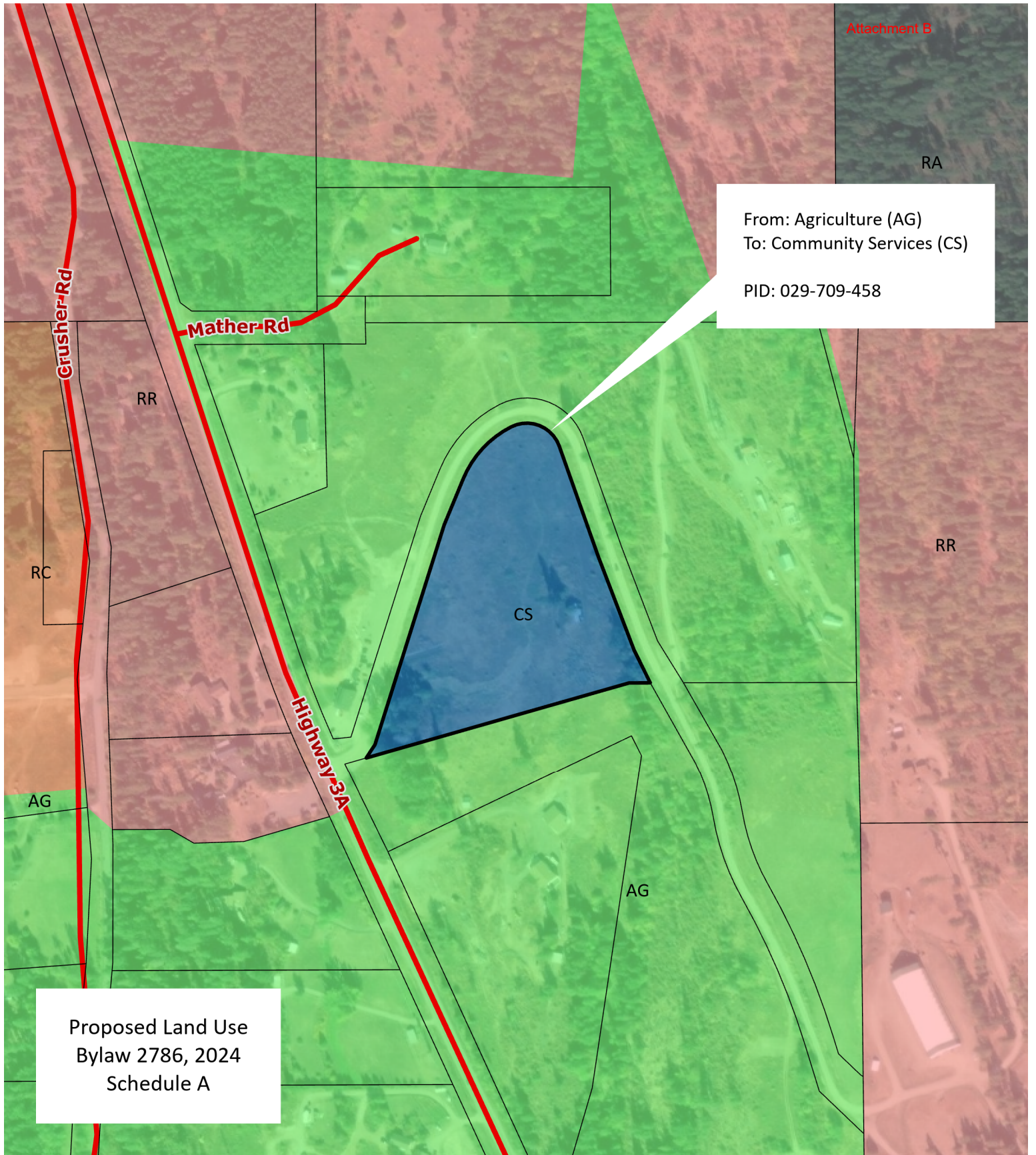
WHEREAS A PUBLIC HEARING was held this [Date] day of [Month], 20XX.





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





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

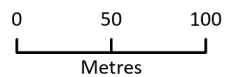
Aimee Watson, Board Chair

Mike Morrison, Corporate Officer



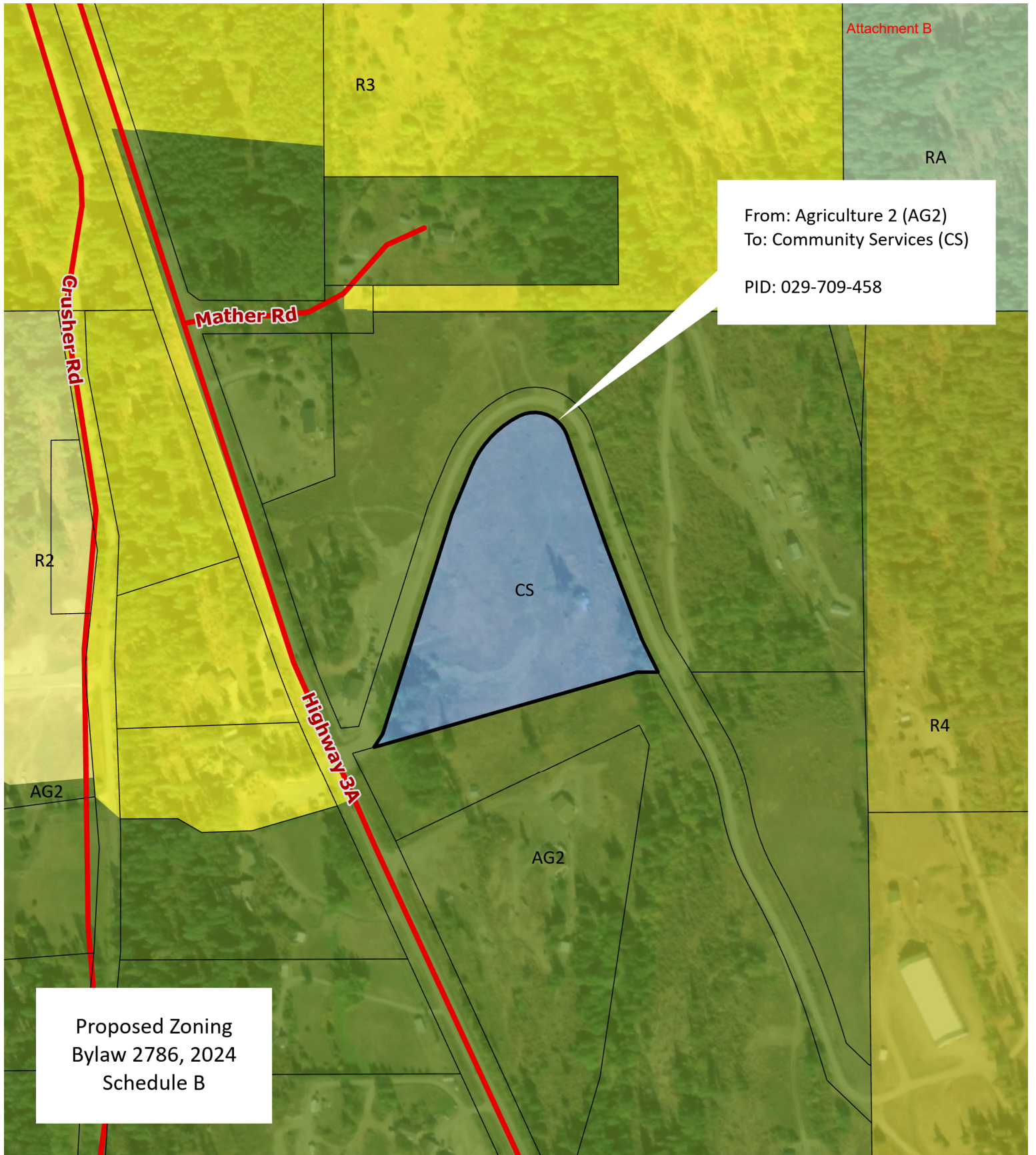
-  Subject Property
-  Property Lines
-  Road
- Land Use Designation**
-  Agriculture (AG)

-  Community Services (CS)
-  Country Residential (RC)
-  Resource Area (RA)
-  Rural Residential (RR)



August 26, 2024
PCS: NAD83 UTM Zone11N










The map data shown are approximate representations for reference purposes only. The Regional District of Central Kootenay is not liable for any errors or omissions on this map nor any loss or damage resulting from the use of this map.




From: Agriculture 2 (AG2)
 To: Community Services (CS)
 PID: 029-709-458

Proposed Zoning
 Bylaw 2786, 2024
 Schedule B



-  Subject Property
-  Property Lines
-  Road
- Zoning Class**
-  Agriculture 2 (AG2)
-  Community Services (CS)
-  Residential 2 (R2)
-  Residential 3 (R3)
-  Residential 4 (R4)
-  Resource Area (RA)

N



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Metres

August 26, 2024
 PCS: NAD83 UTM Zone11N

The map data shown are approximate representations for reference purposes only. The Regional District of Central Kootenay is not liable for any errors or omissions on this map nor any loss or damage resulting from the use of this map.

2702 Hwy 3A Rezoning Application - Church

Plans for Rezoning information only

The logo for COVER architecture, consisting of the word "COVER" in white capital letters inside a white square outline, set against a red background.

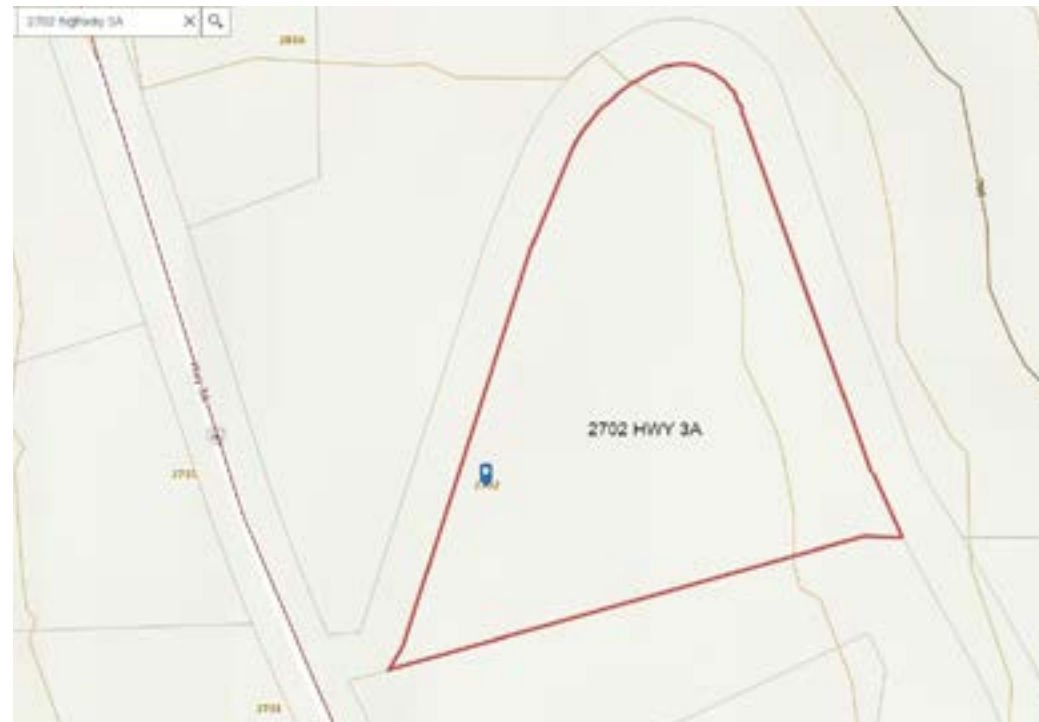
DOCUMENTATION TO SUPPORT REZONING APPLICATION FOR 2702 HWY 3A
PRODUCED BY COVER ARCHITECTURE, NELSON, BC FOR HEARTLAND MENNONITE CHURCH
2702 HWY 3A, WYNDELL, BC

COVERAC.CA

2702 Hwy 3A Rezoning Application - Church

Plans for Rezoning information only

COVER



SITE BOUNDARY

SITE PLAN NOTES

- Trees and plantings to be planted adjacent to Hester Road to obscure public view of parking lot and will comply with the applicable requirements of General Regulations for Landscaping 105. (Pg 60 of ELECTORAL AREA 'C' COMPREHENSIVE LAND USE BYLAW NO. 2317, 2013)
- Parking lot and proposed church to be located beyond required front setback of 7.5m (Pg 47 of ELECTORAL AREA 'C' COMPREHENSIVE LAND USE BYLAW NO. 2317, 2013)
- Septic field shown as 30' x 200'. Exact required dimensions to be confirmed.
- Proposed well location to be located more than 30 meters from septic field in compliance with BC Plumbing Code standards.



PROPOSED SITE PLAN - Not to scale

2702 Hwy 3A Rezoning Application - Church

Plans for Rezoning information only



MAIN FLOOR

12m x 22m + Porch
264m²

INCLUDES:

WASHROOM for:

MEN 2 + Urinal (inc. 1 accessible)

WOMEN 3 (inc. 1 accessible)

Separate Disabled washroom could also be added at back of Creche

CRECHE

25.8m²

OFFICE for 1

9.4m²

SANCTUARY for 159

Seating for 125, + standing 34
150m²

DRIVE THROUGH PORCH

LOWER FLOOR

11m x 22m

242m²

INCLUDES:

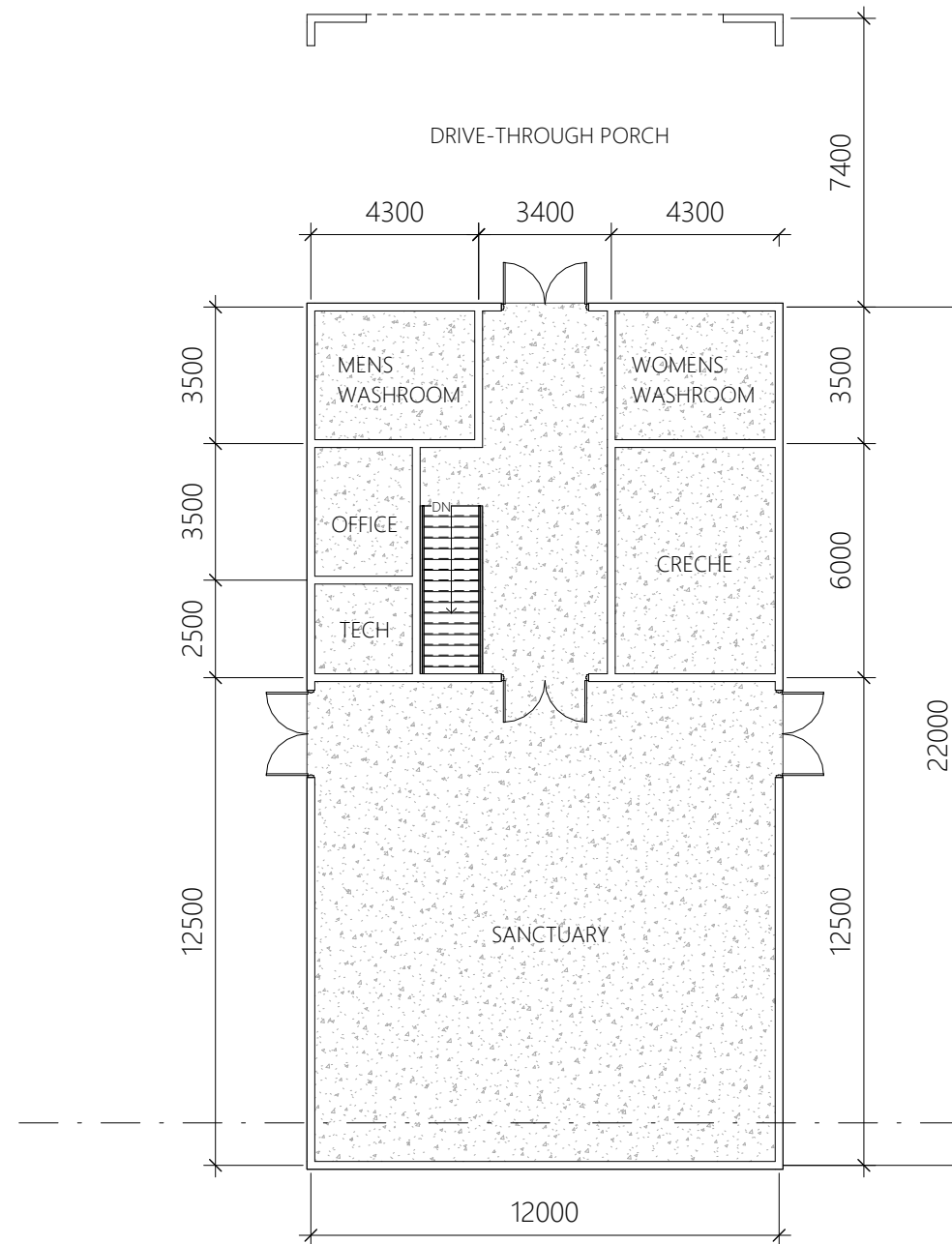
FLEX SPACE

STORAGE

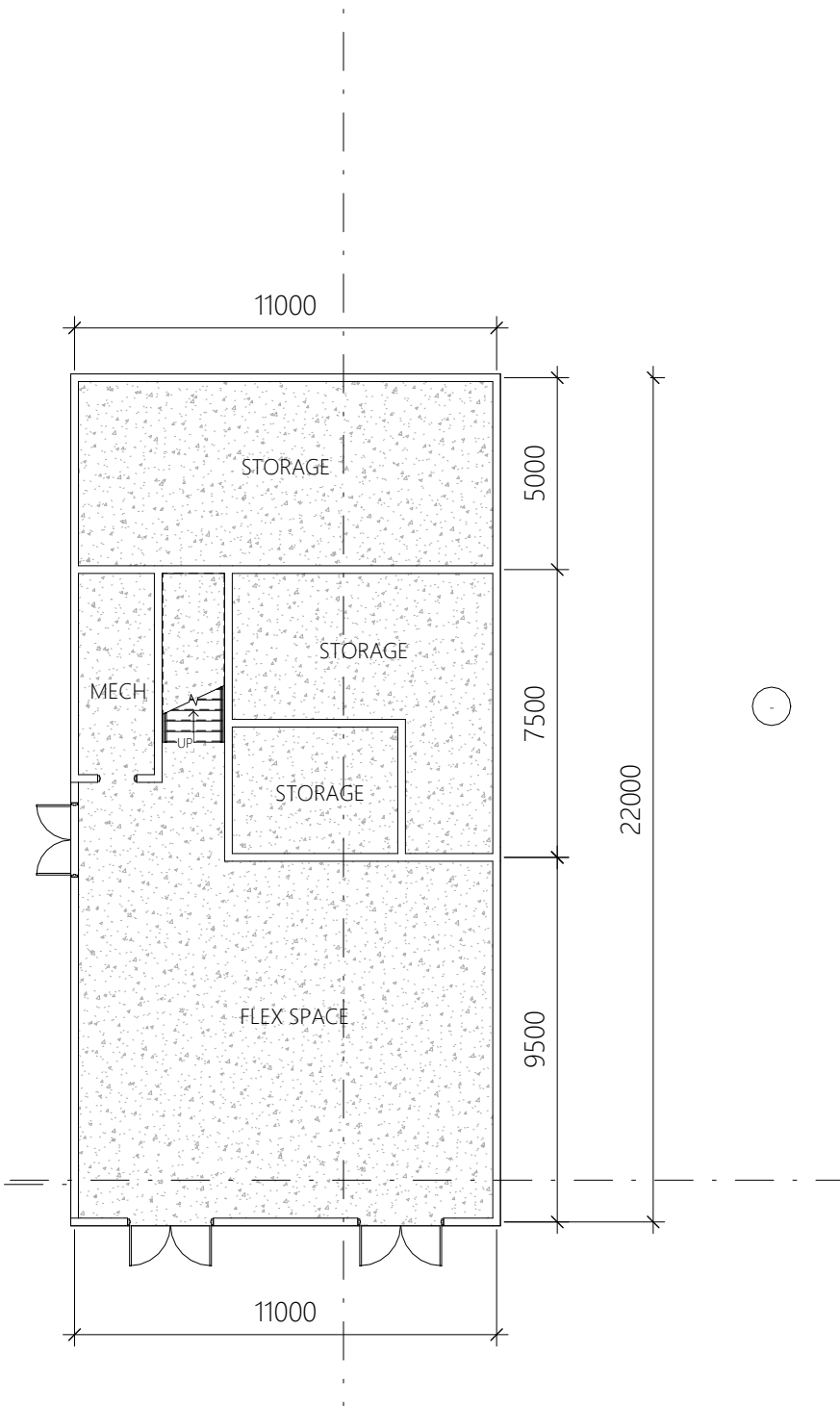
EXTERNAL SPACES

PARKING AND ORCHARD TO BE PLANTED

MAIN FLOOR



LOWER FLOOR

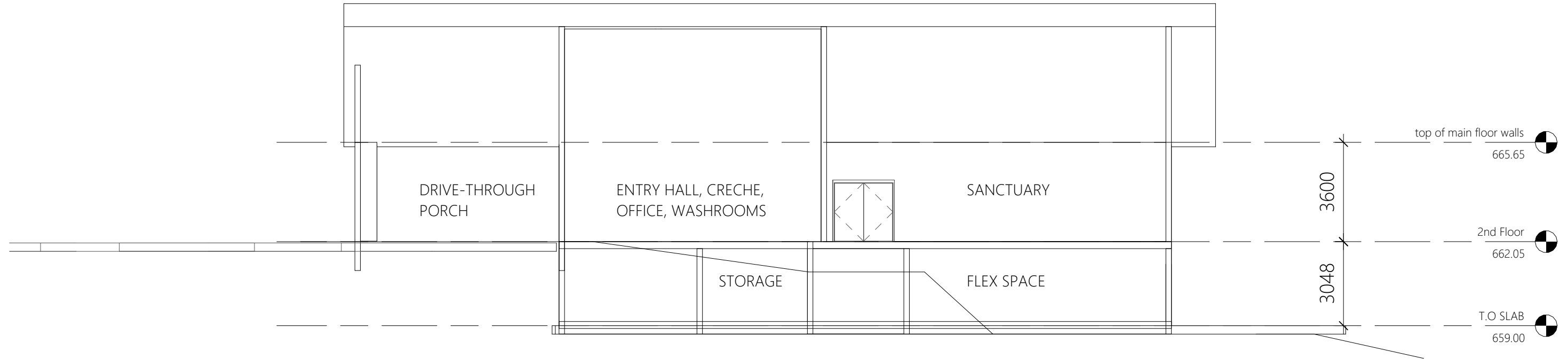


2702 Hwy 3A Rezoning Application - Church

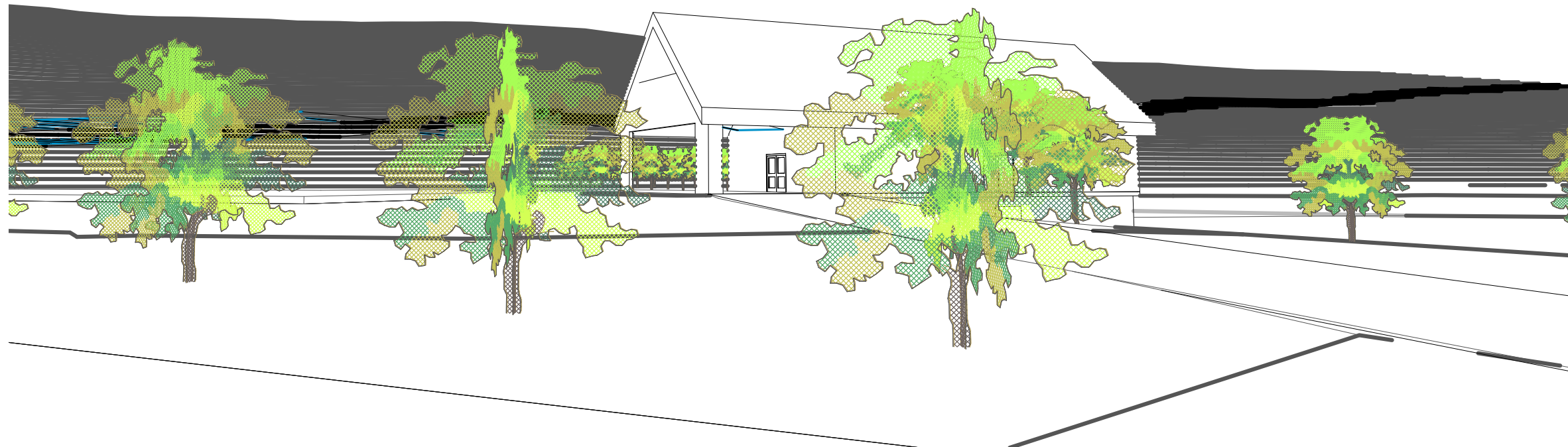
Plans for Rezoning information only



SECTION



PERSPECTIVE VIEW



2702 Hwy 3A Rezoning Application - Church

Plans for Rezoning information only

COVER

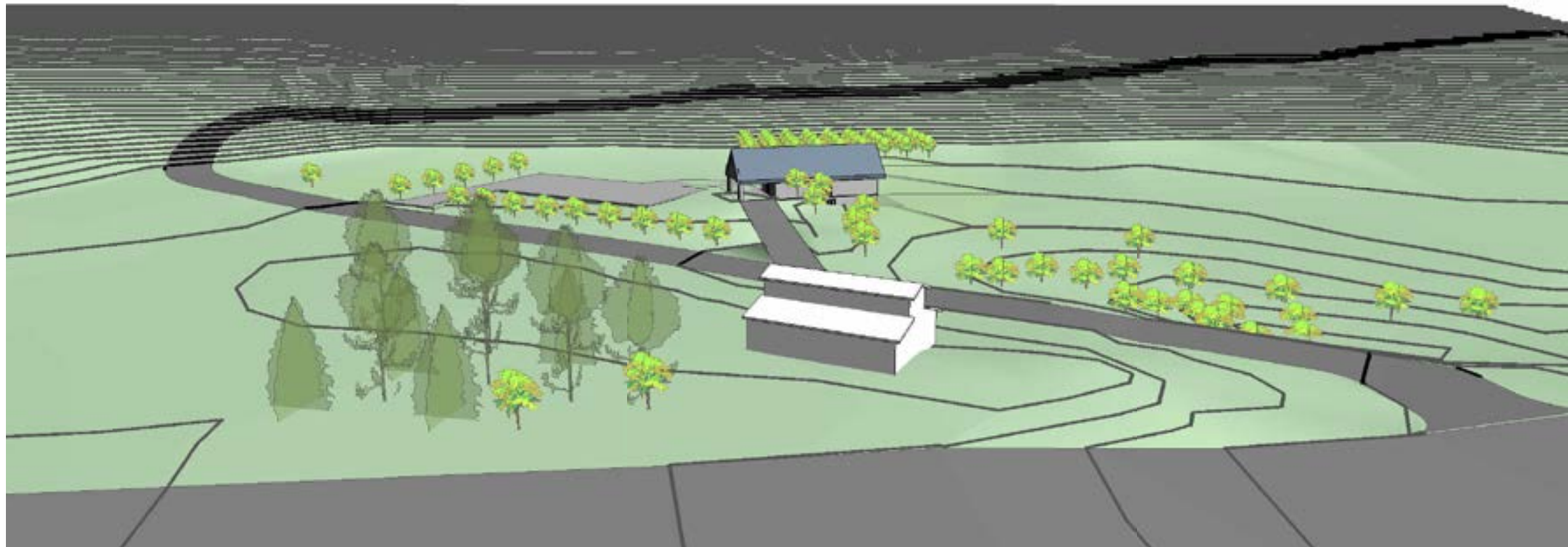


VIEW FROM BACK OF SITE

2702 Hwy 3A Rezoning Application - Church

Plans for Rezoning information only

COVER

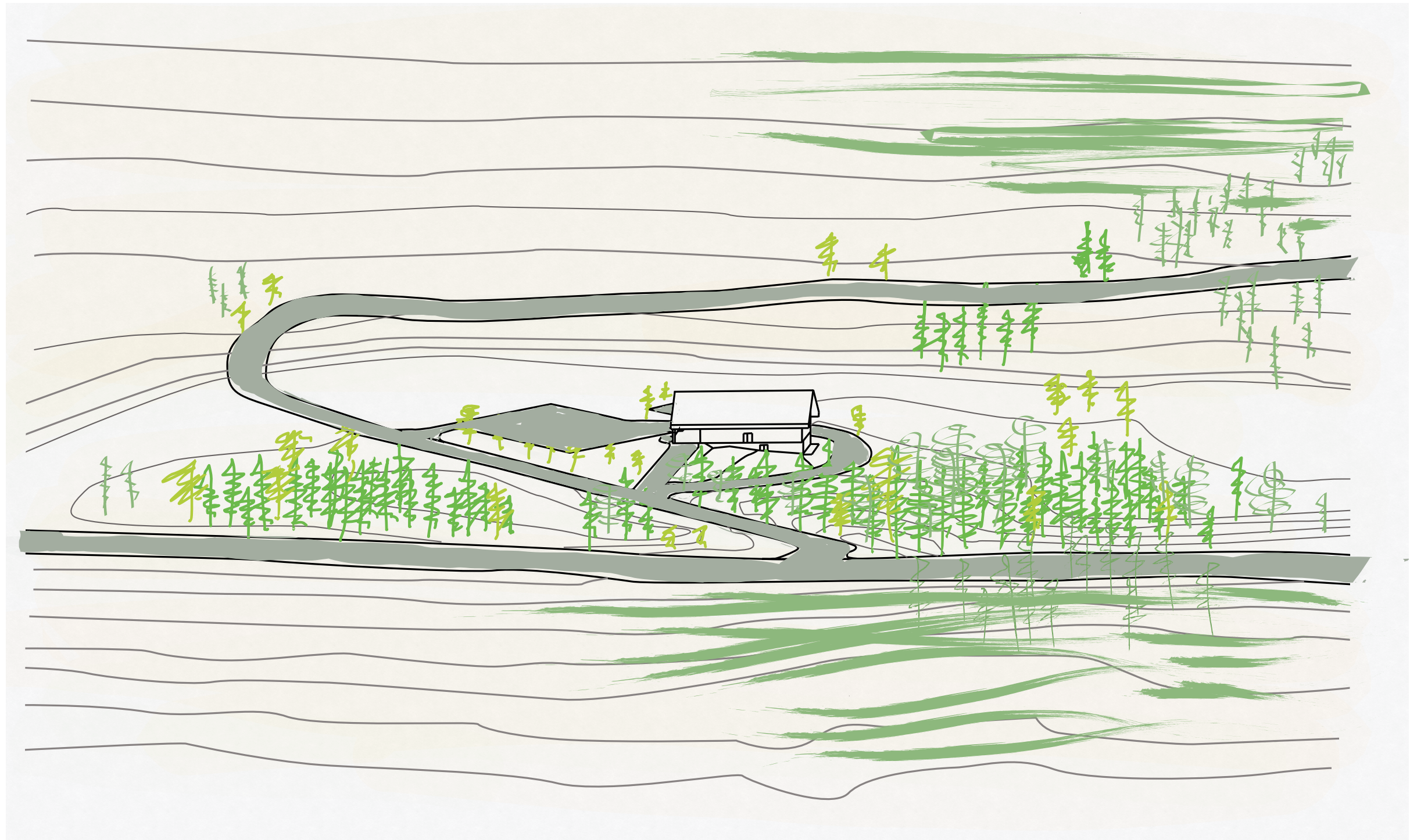


HIGH LEVEL VIEW OF SITE FROM ROAD DIRECTION - IN RELATION TO MOUNTAIN BARN

2702 Hwy 3A Rezoning Application - Church

Plans for Rezoning information only

COVER



HIGH LEVEL VIEW OF SITE FROM ROAD DIRECTION - TREES OBSCURE SITE VIEW FROM EYE LEVEL AT ROAD

From: [Wanda Powell](#)
To: [GRP_PlanDept](#)
Cc: [Clayton Powell](#)
Subject: Z2101C Active Application
Date: Sunday, March 28, 2021 11:19:18 AM

STEPHANIE JOHNSON RPP MCIP, PLANNER DEVELOPMENT SERVICES REGIONAL DISTRICT OF
CENTRAL KOOTENAY BOX 590, 202 LAKESIDE DRIVE NELSON, BC V1L 5R4

As a neighbouring property I would strongly appose the location of the proposed sewer field plan, because it would be located far to close to my fresh water well for use of drinking water. My well is approximately 20 ft. underground, capturing water. It is not a deep drilled well.

If my concerns for the proposed sewer field aren't able to be addressed, therefore I would be opposed to the zoning change.

Thank you,
Powell, Arnie C & Powell, Wanda Y
2674 Hwy 3a RR8 Creston, BC, V0B1G8

-Clayton's cell

April 18, 2021

RDCK Planning File Z2101C

Stephanie Johnson

Planner

SJohnson@rdck.bc.ca

Dear Ms. Johnson,

RE: Application for a land use Bylaw Amendments Z2101C

This letter is to inform the Regional District of Central Kootenay that Bell, Sharon A & Bell, Jack G as owners of the property 2912 Highway 3A, Wynndel, B.C. are not in favour of this land use bylaw amendments.

There is ample land available that is not prime Agricultural. That the owners chose not to purchase said land should not entitle a land use amendments.

The land use requested will result in much higher traffic volumes turning off a Provincial Highway where the traffic speed limit is 80kph. The resulting increase will create a tremendous safety hazard especially during the very busy summer months.

The large increase in traffic will lead to congestion, increased dust and much more noise.

There will be a great loss of the quiet and private tranquility we currently enjoy. If we wanted to live next to a busy Church and School we would have bought our retirement property in Creston beside the School.

And our last point will be the detrimental effect on our property value. No one will make up for the value we will lose on our dream.

Jack and Sharon Bell

36 Haney Court

Spruce Grove AB T7X0B3



From: [Linda Thiessen](#)
To: [GRP_PlanDept](#)
Subject: File # Z2101C We support changing the lot from AG2 to CS. We have land on 2 sides and love the Heartland people to be our neighbors!
Date: Friday, July 23, 2021 11:24:17 AM

CAUTION

This email originated from outside the organization. Please proceed only if you trust the sender.
