



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. Z1807J
Amendment to Zoning Bylaw No. 1675, 2004
Date: November 15, 2018

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 December 15th, 2018). 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:

The proposed Bylaw Amendment is for the purposes of allowing residential use on the three properties included in the application. The subject properties are currently zoned Institutional (I) under RDCK Zoning Bylaw No. 1675. The two properties on Knob Road are vacant and are proposed to be rezoned to Suburban Residential (R1). The Purdy Road property historically used for the purposes of a seniors care facility and residential heritage building (both of which are now abandoned and in disrepair) is proposed to be zoned Suburban Residential K (R1K) to allow for residential use, short term tourist accommodation, and a carriage house over a detached garage. The land owner also proposes to demolish the senior's facility and restore the heritage building.

LEGAL DESCRIPTION & GENERAL LOCATION:

2490 Knob Road
 Lot 14, Block 9, Plan NEP2933, District Lot 237, Kootenay Land District (PID: 008-384-835)

2510 Knob Road
 Lot 8, Block 9, Plan NEP2933, District Lot 237, Kootenay Land District (PID: 008-384-827)

2509 Purdy Road
 Lot 1, Block 3, Plan NEP2933, District Lot 237, Kootenay Land District (PID: 008-384-801)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
2490 Knob Road: 0.17 ha	N/A	Institutional (I)	Suburban Residential (SR)
2510 Knob Road: 0.15 ha			
2509 Purdy Road: 0.15 ha			

APPLICANT/AGENT:

Doug Johnstone

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.

Darcy Roszell, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

INTERIOR HEALTH <input checked="" type="checkbox"/> Trail (Castlegar Area I, J) TRANSPORTATION <input checked="" type="checkbox"/> West Kootenay District Office, Nelson PROVINCIAL AGENCIES <input checked="" type="checkbox"/> FRONT COUNTER BC (Cranbrook)	FIRST NATIONS <input checked="" type="checkbox"/> FIRST NATIONS OSOYOOS INDIAN BAND, NESKONLITH INDIAN BAND, SECWEPEMC RFA, UPPERNICOLA INDIAN BAND, OKANAGAN NATION ALLIANCE, PENTICTON INDIAN BAND, LOWER SIMILKAMEEN INDIAN BAND, ADAMS LAKE INDIAN BAND, SPLATS'IN FIRST NATION, SHUSWAP INDIAN BAND, LOWER KOOTENAY BAND, ST. MARY'S INDIAN BAND, TOBACCO PLAINS INDIAN BAND, KTUNAXA NATION COUNCIL
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- ADJACENT MUNICIPALITY CASTLEGAR
 - FIRE CHIEF – ANDREW BELLERBY
 - SCHOOL DISTRICT NO. 20
 - APC AREA J
 - DIRECTORS FOR:
 A B C D E F G H I J K
 - RDCK BUILDING SERVICES
 - ROBSON/RASBERRY WATER SYSTEM
- INSERT COMMENTS ON REVERSE . . .

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. If you have any questions about the collection of your personal information, contact the Privacy Officer at 250.352.8168, mmorrison@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
PLANNING FILE NO.: Z1807J APPLICANT: DOUG JOHNSTONE

Name: Date:

Agency: Title:

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



The Regional District of Central Kootenay

Box 590, 202 Lakeside Drive, Nelson British Columbia V1L 5R4

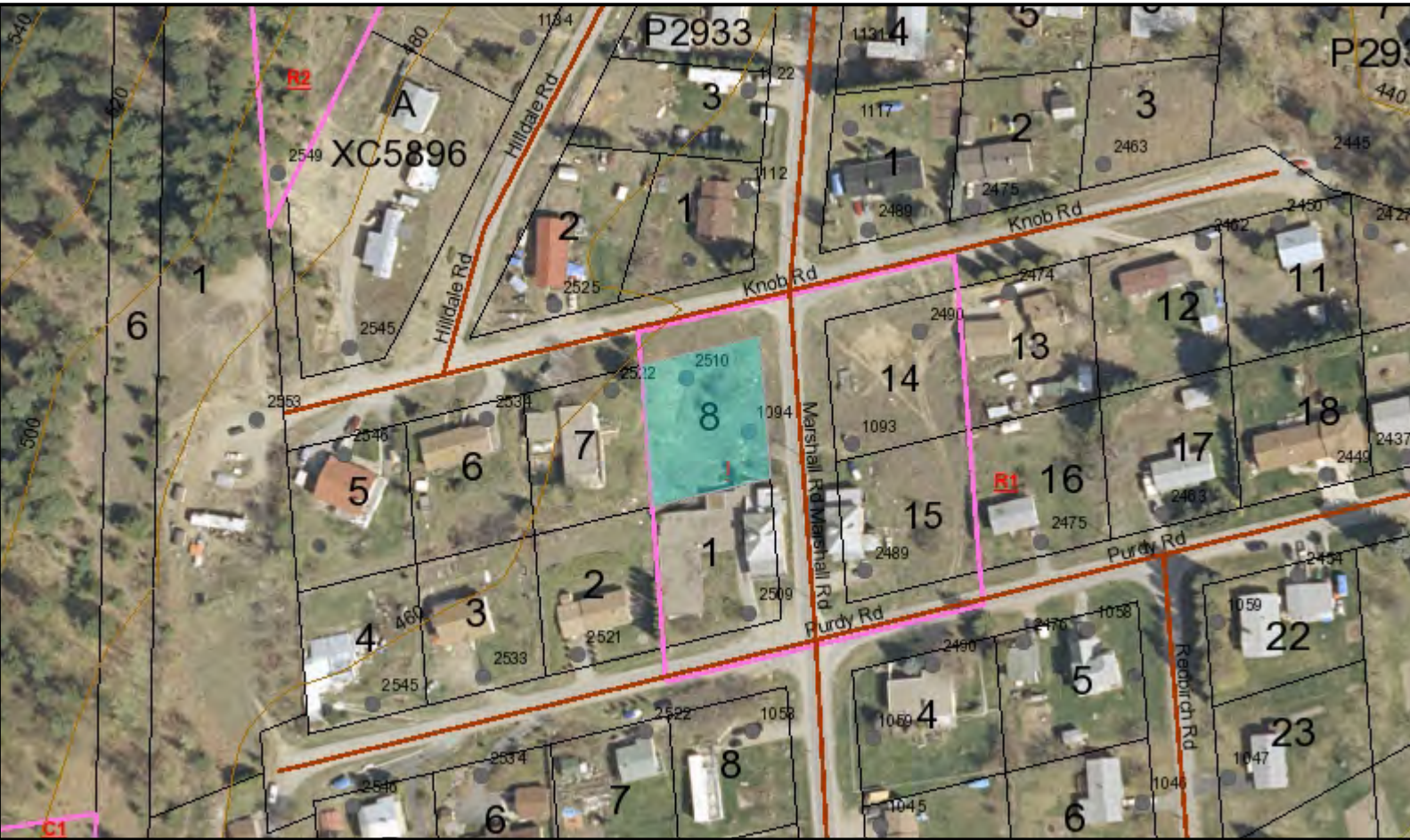
Phone: 250-352-6665 Toll Free 1-800-268-7325 Web:

www.rdck.bc.ca E-Mail: Info@rdck.bc.ca

29-Oct-2018

Property Information Report

Folio Number:	709.01303.050	EA: J
Site Address:	2510 KNOB RD	
PID:	008-384-827	Parcel area: .38 ACRES
Legal Description:	LOT 8, BLOCK 3, PLAN NEP2933, DISTRICT LOT 237, KOOTENAY LAND DISTRICT	



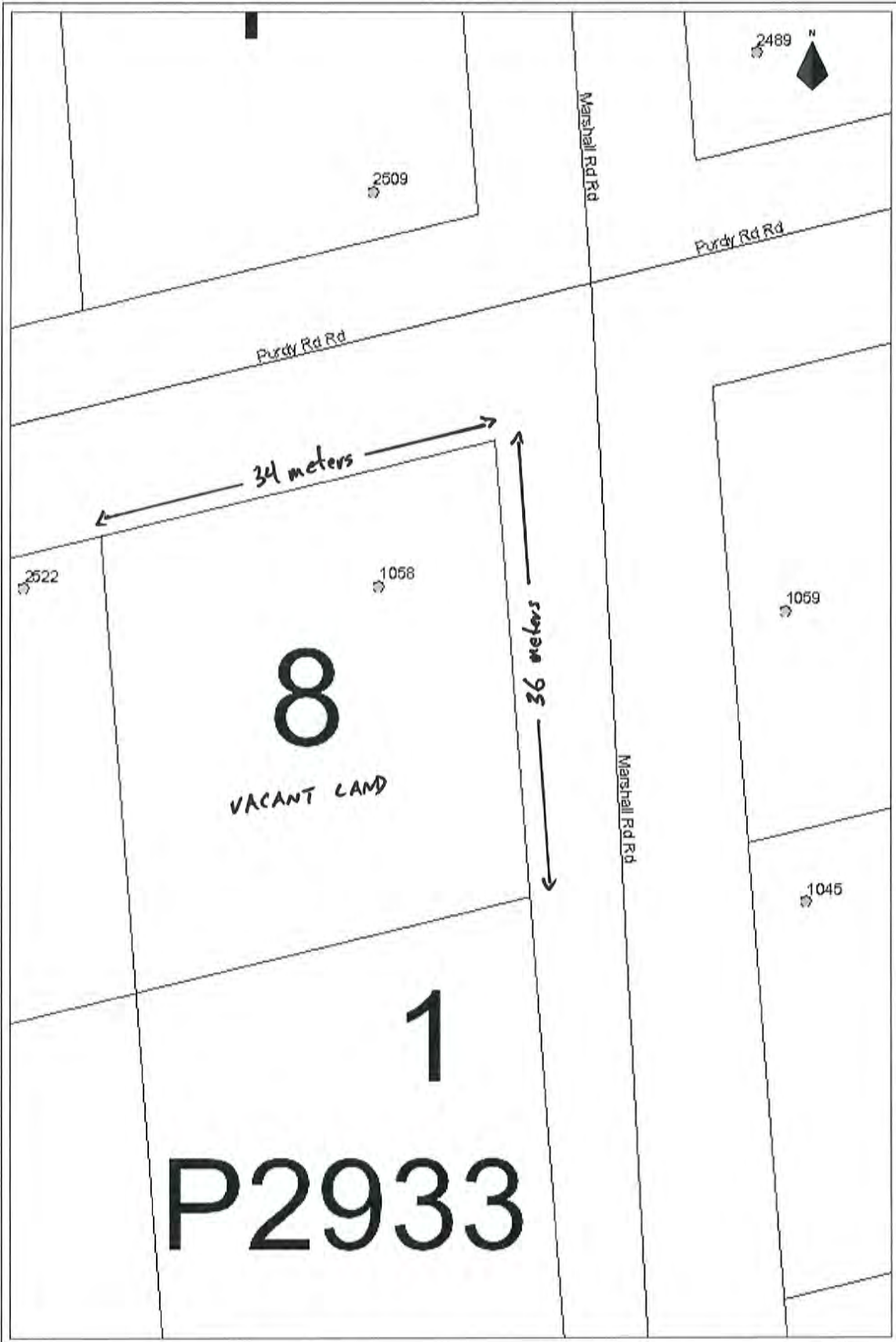
Land-use Information

Zoning Designation:	1675-I		

General Services Information

		Fire Department:	ROBSON
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RDCK Map

Legend

- Civic Address
- Address Range
- Streams
- Cadastre / Property Li
- Lakes (Mid Scale)
- Electoral Boundaries (

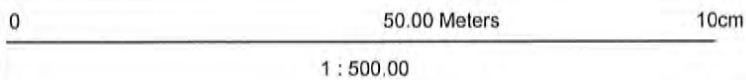
Notes

Map Details

Date Plotted: 10/4/2018



202 Lakeside Drive
 Nelson, BC
 1-800-268-7325
<http://www.rdck.ca>



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Proposal Summary

The property is undeveloped vacant land.

The owners do not currently have any plans for development of the property.

Rezoning of the property to R1 will conform to the zoning and development of the surrounding neighborhood.



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29-Oct-2018

Property Information Report

Folio Number:	709.01303.165	EA: J
Site Address:	2490 KNOB RD	
PID:	008-384-835	Parcel area: .43 ACRES
Legal Description:	LOT 14, BLOCK 9, PLAN NEP2933, DISTRICT LOT 237, KOOTENAY LAND DISTRICT	



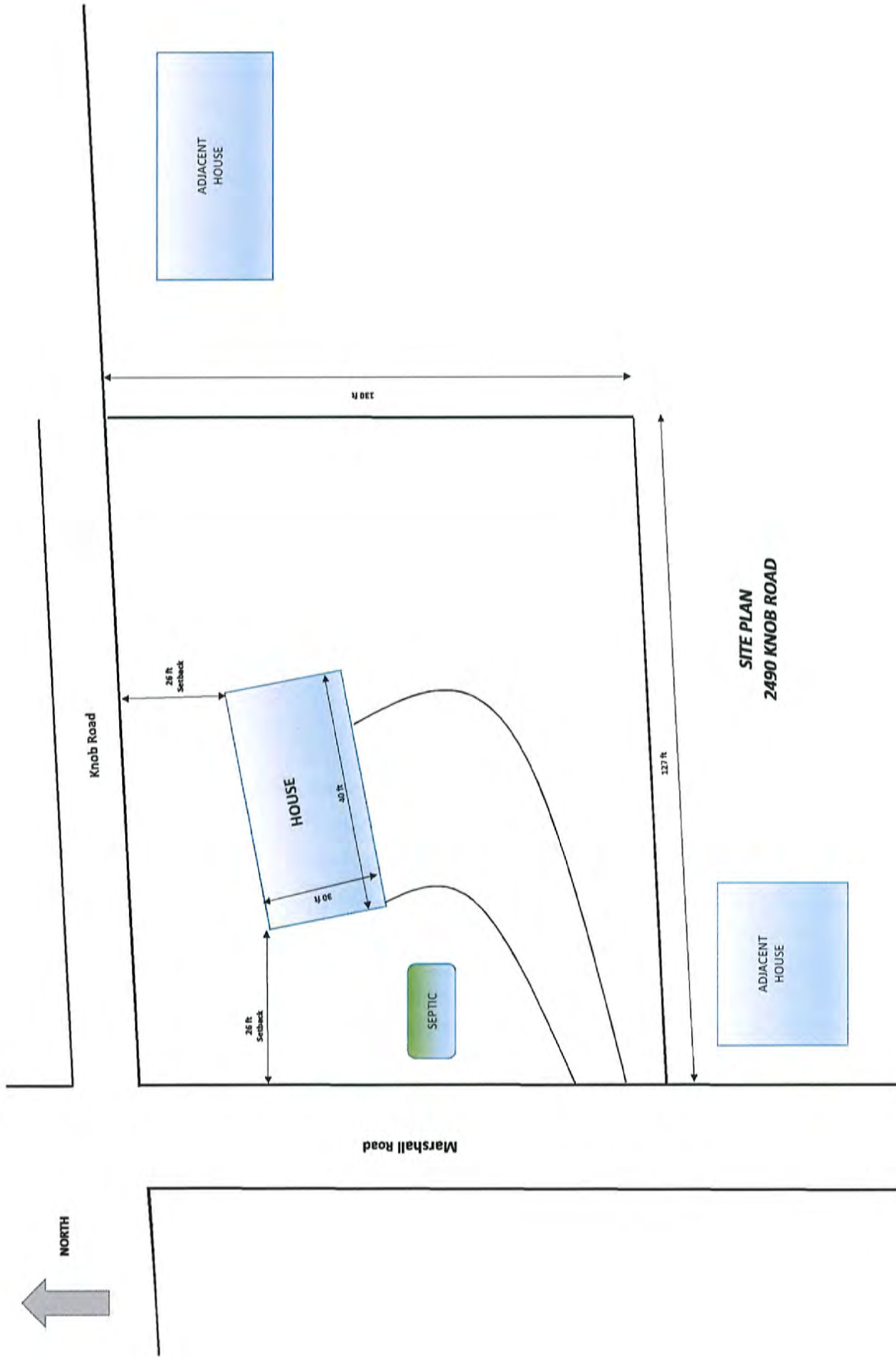
Land-use Information

Zoning Designation:	1675-1		

General Services Information

		Fire Department:	ROBSON
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Proposal Summary

The property is currently vacant.

The owners plan to construct a single family residence consisting of two floors (1,200 square feet each) over a 600 square foot garage and storage area.



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29-Oct-2018

Property Information Report

Folio Number:	709.01303.036	EA: J
Site Address:	2509 PURDY RD	
PID:	008-384-801	Parcel area: .38 ACRES
Legal Description:	LOT 1, BLOCK 3, PLAN NEP2933, DISTRICT LOT 237, KOOTENAY LAND DISTRICT	



Land-use Information

Zoning Designation:	1675-1		

General Services Information

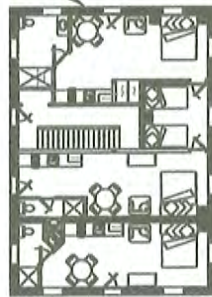
		Fire Department:	ROBSON
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Possible future location
of Carriage



Existing Building
to be Restored
& Renovated



Tentative Septic
Field Location
Pending Design



Subject Property
2509

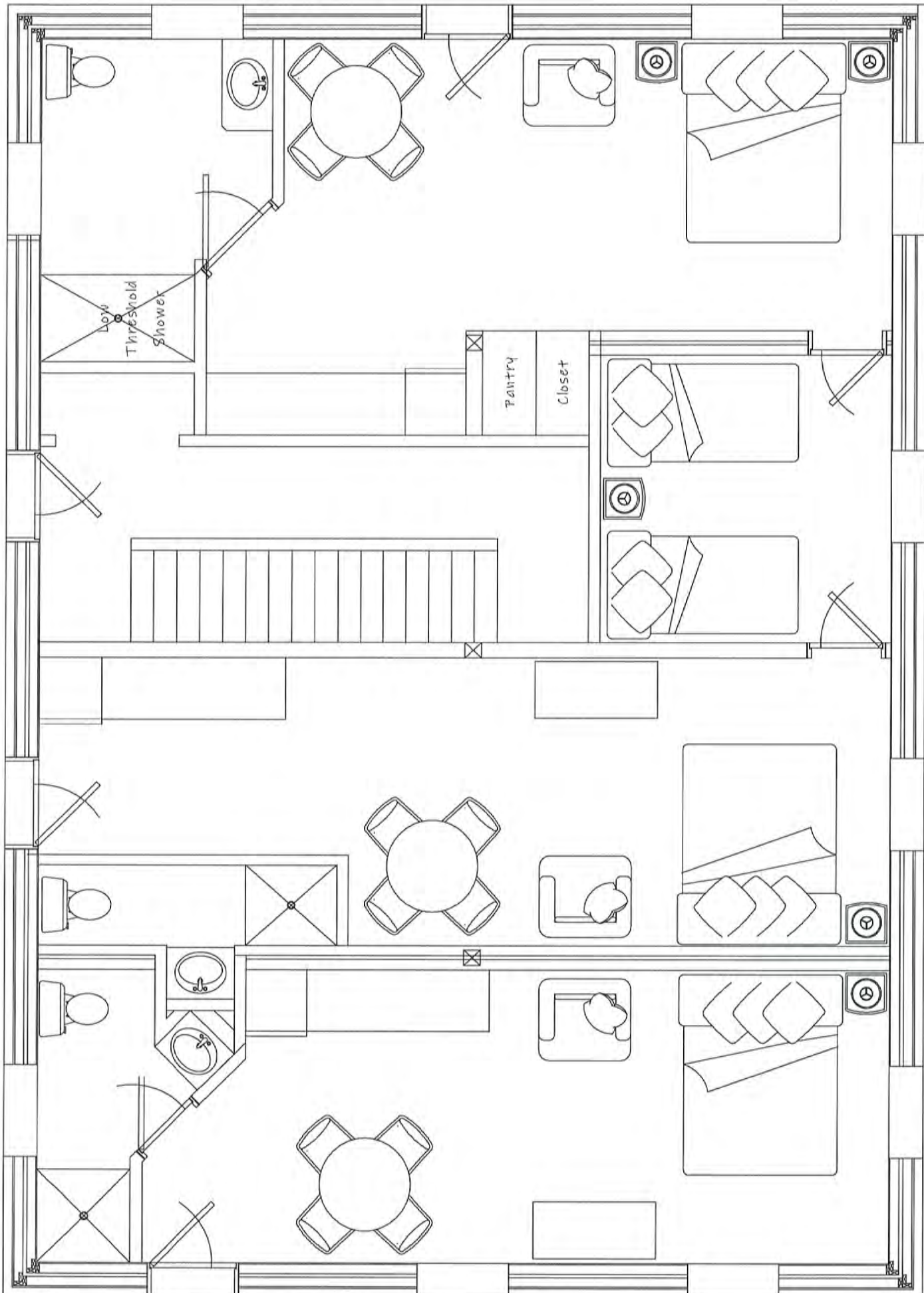
135'

Marshall Road

120'

Purdy Road

MAIN FLOOR



Proposal Summary

The property currently consists of an abandoned residential heritage building with adjacent seniors care facility (also abandoned and in a significant state of disrepair).

The owners plan to demolish the seniors care facility structures and restore the heritage building for use as a single family residence, taking into account the heritage values of the building.

The first floor of the residence will be converted to Accessory Tourist Accommodations designed for short term tourist accommodation. This will consist of two regular self-contained units, one accessibility unit and one lock-off spare room. The floor plan is attached to this application.

The second floor and attic of the residence will be renovated to provide a single family residence and home office for the owners.

A carriage house over a detached garage may be developed in the future.

DIVISION 43 INSTITUTIONAL (I)

Permitted Uses

4300 Land, buildings and structures in the Institutional (I) zone shall be used for the following purposes only:

- Cemeteries
- Churches
- Community Care Facilities
- Community Halls
- Convention Facilities
- Day Care Centres
- Educational Facilities
- Group Care Facilities
- Historic Interpretative Facilities (accessory uses include heritage restaurants, retail sales of heritage products, small scale manufacture of heritage products)
- Hospitals
- Quasi-Governmental Offices supporting permitted uses
- Recycling Depot
- Retreat Centre
- Accessory Uses:
 - Accessory Buildings and Structures
 - One Dwelling Unit

Site Specific - Lot 3, District Lot 302A, Kootenay District, Plan 1318, Except part included in Plan 12613 - Division 32, Institutional Permitted Uses, 3200, "Government Offices" be added as a permitted use.

Development Regulations

4301

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 The maximum site coverage shall be 50 percent of the lot area.
- 3 The maximum size of accessory use structures for Historical Interpretative Facilities shall be 300 square metres.
- 4 Landscaping shall comply with all requirements of Sections 621 and 622.

DIVISION 7 SUBURBAN RESIDENTIAL (R1)

Permitted Uses

700 Land, buildings and structures in the Suburban Residential (R1) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

Development Regulations

700

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 except that under all circumstances swine shall not be kept on any lot.

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 No accessory buildings or structures may exceed six (6) metres in height; except towers, retaining walls, radio and television antennae, chimneys, flag poles, lighting poles and scenery lofts.

8 The maximum gross floor area of an accessory building or structure shall not exceed 100 square metres and the total gross floor area devoted to all accessory buildings and structures shall not exceed the cumulative gross floor area of all permitted dwellings.

9 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.

10 Landscape screens or fences not exceeding a height of one (1) metre may be sited on any portion of a lot.

- 11 Fences not exceeding a height of two (2) metres may be sited to the rear of the front lot line setback or exterior side setback on a lot.

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 No accessory buildings or structures may exceed six (6) metres in height; except towers, retaining walls, radio and television antennae, chimneys, flag poles, lighting poles and scenery lofts.

8 The maximum gross floor area of an accessory building or structure shall not exceed 100 square metres and the total gross floor area devoted to all accessory buildings and structures shall not exceed the cumulative gross floor area of all permitted dwellings.

9 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 shall not be used as tourist accommodation.