



Rezoning Application

2022.10.24 Regular Meeting of Council

October 24, 2022

By Ian Dunlop, CAO

Overview

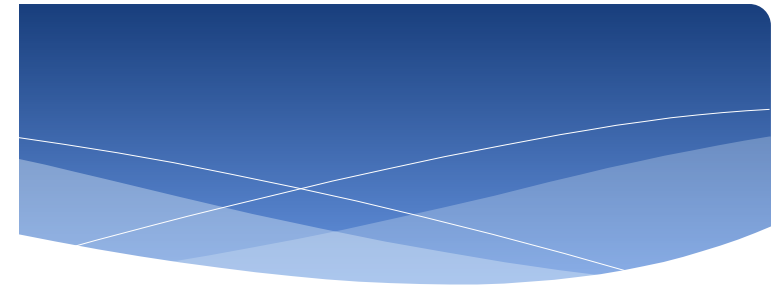
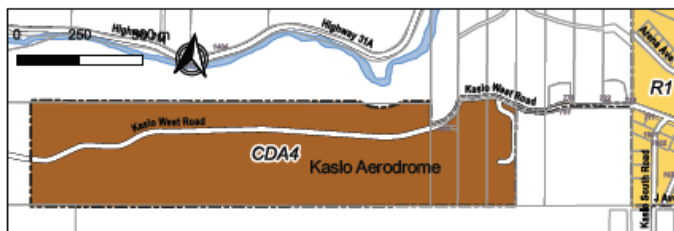
- * QP Developments has applied for a rezoning to facilitate development of land south of Kaslo River
- * The site was formerly used for a sawmill up until the mid 1980s.
- * The land is currently zoned for industrial use (M-1)
- * Part of the former sawmill site is within the Kaslo River floodplain, which limits development.
- * The Village also has land holdings through the area as road allowances from the original Village survey.



Development Proposal

- * The applicant proposes to develop the former sawmill site into a seasonal RV Park.
- * The southerly land will be multi-residential, with two 4 to 5 dwelling buildings proposed.
- * Parkland will be dedicated along Kaslo River, including a public trail to be developed by the applicant.
- * Village water service is available to the site. Waste will be septic systems.



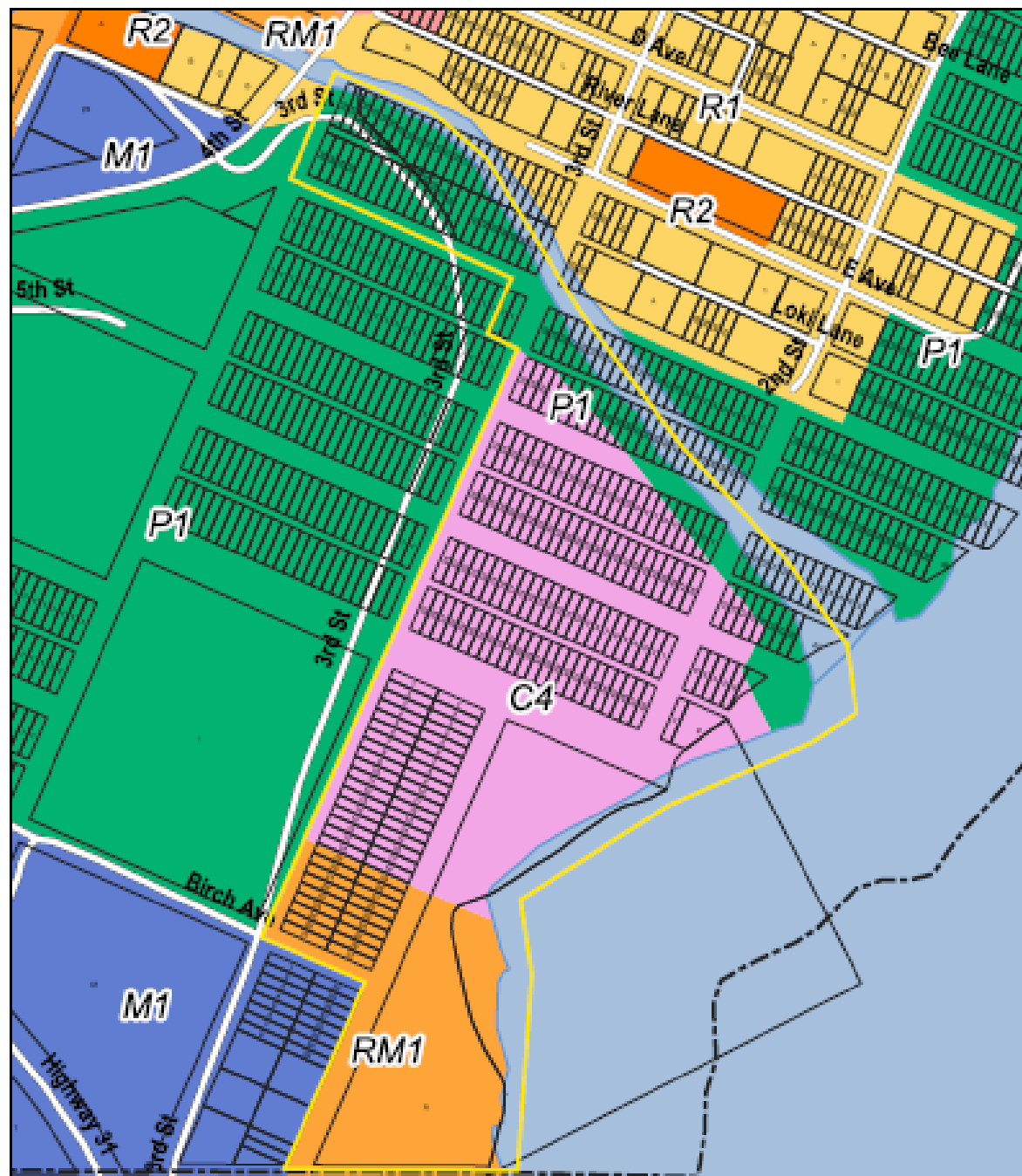


Current zoning is M-1
Industrial

Village of Kaslo Bylaw 1298 Amendment to Land Use Bylaw 1130 'Schedule B'

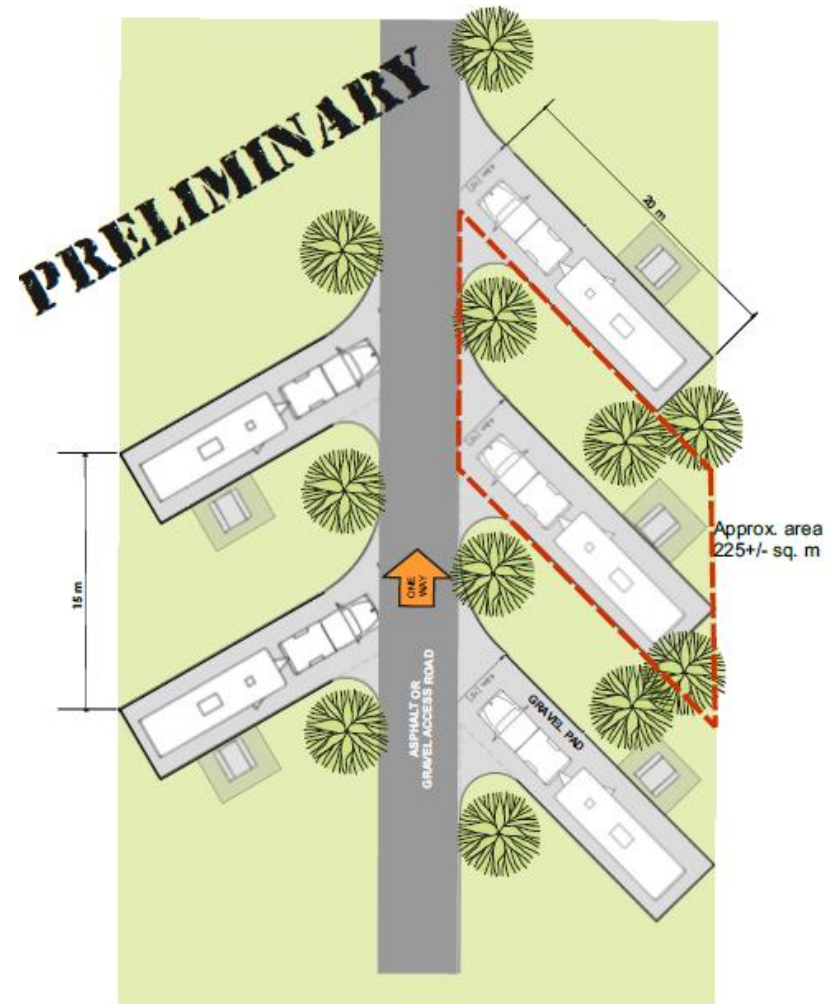
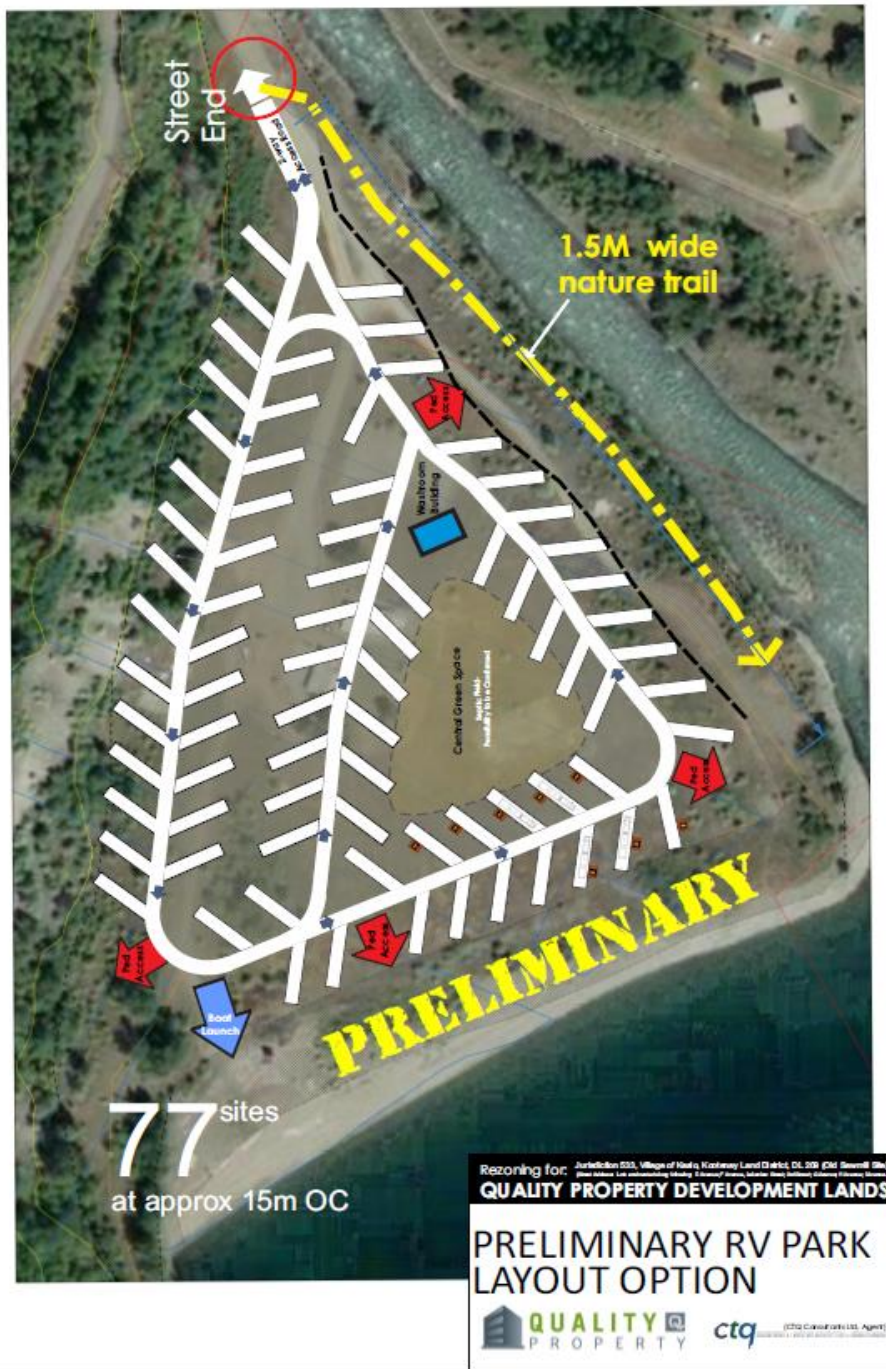
Zoning

- R-1 Single and Two Family Residential
- R-2 Mobile Home Park
- RM-1 Multiple Residential
- C-3 Neighbourhood Commercial
- C-4 Commercial Recreation-RV Park
- P-1 Parks and Open Space
- P-2 Civic / Institutional
- M-1 General Industrial

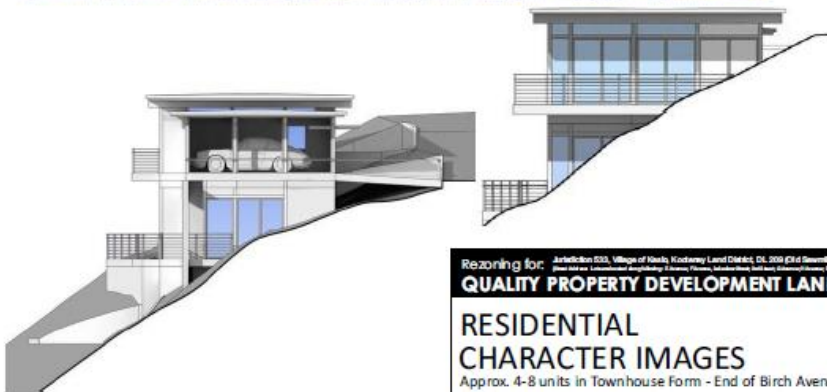


0 100 200 m





Typical 15.0m on centre



Rezoning for: Jurisdiction 023, Village of Quality, Kootenay Land District, DL 309 (3rd Round) (See Plan 309 for Land Use Designation, Zoning, and Other Information)

QUALITY PROPERTY DEVELOPMENT LANDS

RESIDENTIAL CHARACTER IMAGES

Approx. 4-8 units in Townhouse Form - End of Birch Avenue

QUALITY PROPERTY **ctq** (CTQ Consulting Ltd., Agent)

SKETCH PLAN SHOWING AREAS OF BLOCKS 32 AND 32A DL 209 KD PLAN 540; AND BLOCKS 33, 35, 36, AND PART OF BLOCK 26 DL 209 KD PLAN 393.

Scale: 1:500

LEGEND:
 - Shaded Area: Field Fit
 - Red Line: Riparian Area
 - Green Line: Public Trail

Trail to be Field Fit within dedicated Riparian Area

This area to be considered for public parking to access Public Trail

NATURE TRAIL

PROPOSED DEDICATED PARK LAND and TRAIL ALONG THE RIVER

Rezoning for: Jurisdiction 023, Village of Quality, Kootenay Land District, DL 309 (3rd Round) (See Plan 309 for Land Use Designation, Zoning, and Other Information)

QUALITY PROPERTY DEVELOPMENT LANDS

PROPOSED DEDICATED PARK LAND and TRAIL ALONG THE RIVER

QUALITY PROPERTY **ctq** (CTQ Consulting Ltd., Agent)

Zoning and OCP

- * The Official Community Plan (OCP) classifies the land as Waterfront Development, which allows a variety of uses including campground and residential.
- * Since the proposed use is compatible with the OCP, a formal public hearing is not required.
- * The land must be rezoned to allow the proposed uses.
- * The applicant will be required to host a public information session before Council considers approving the zoning amendment.





Legend

Land Transactions

- 30m Riparian Zone
- QP to VOK
- VOK to QP

Land Holdings

- Village Parcels
- QP Development Inc.
- Crown Provincial License

October 18, 2021

Prepared by Village of Kaslo

Data sources:

Imagery courtesy of RDCK (2017)

Parcel fabric based on BC Assessment

Scale 1:4,000



0 75 150 m





Terrain

- Contours_Village_5m
- Contours_Village_1m
- Kaslo River
- Kootenay Lake

Legend

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- VOK to QP

October 18, 2021

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Parcel fabric based on BC Assessment

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0 75 150 m



Development Approval Process

- * Zoning is the first step. Council must approve the proposed uses.
- * Land consolidation is needed for the applicant to merge the lots together and obtain the Village's road allowances.
- * A Bylaw is required to close the roads. Process must follow public land disposition regulations.
- * A subdivision plan is then submitted.
- * Development Permits are required for lakefront and stream protection under the OCP regulations.



Next Steps

- * With first reading, the zoning amendment is now open for consideration and public consultation.
- * The applicant will host a public information session, likely the week of November 20.
- * Further readings of the zoning amendment, consideration of land disposition, subdivision, development permits.
- * The process will take a few months.





Questions?

Ian Dunlop

250-353-2311

ian@iandunlop.ca