



Bylaw Amendment Application

Referral Form – RDCK File Z2501F

Amendment to Zoning Bylaw No. 1675

Date: March 11, 2025

You are requested to comment on the attached Bylaw Amendment for potential effect on your agency's interests. We would appreciate your response **WITHIN 30 DAYS (PRIOR TO APRIL 11, 2025)**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF THE BYLAW AMENDMENT:

The subject property is currently used for residential purposes and has been improved with a driveway, residence, septic field, accessory buildings and outdoor horse riding arena.

A horse riding arena is a space for riding horses, and can be indoor or outdoor. The property owners are wishing to turn their *outdoor* riding arena into an *indoor* riding arena by covering it with a steel structure. The structure is proposed to be approximately 1525m² and the approximate location is shown on the attached site plan in this referral package.

The owners are seeking a bylaw amendment to rezone the subject property from Country Residential (R2) to Country Residential (R2) Site Specific to facilitate this. The site specific zone would add "Horse Riding Arena" as a permitted accessory use on the subject property only. In addition, the amendment would seek to permit the larger gross floor area of the structure (1525m²) and further to permit a cumulative gross floor area of 1925m² for all accessory buildings and structures on the property.

LEGAL DESCRIPTION & GENERAL LOCATION:

6102 Wills Road, Sproule Creek, Electoral Area 'F'
LOT A DISTRICT LOT 5574 KOOTENAY DISTRICT PLAN NEP69101
PID: 025-049-780

AREA OF PROPERTY	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
12.7 ha (31.3 ac)	n/a	Country Residential (R2) in Regional District of Central Kootenay Zoning Bylaw No. 1675	Country Residential (CR) in Electoral Area 'F' Official Community Plan Bylaw No. 2214, 2011

APPLICANT: Judine and Wendell Maki

Please provide your response via email.

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 permit.

If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.

SADIE CHEZENKO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

☒ TRANSPORTATION West Kootenay ☒ HABITAT BRANCH ☒ FRONT COUNTER BC (FLNRORD) ☐ AGRICULTURAL LAND COMMISSION ☒ ARCHAEOLOGY BRANCH ☐ REGIONAL AGROLOGIST ☐ ENERGY & MINES ☐ MUNICIPAL AFFAIRS & HOUSING	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)
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☒ INTERIOR HEALTH HBE Team, Nelson ☐ KOOTENAY LAKES PARTNERSHIP ☐ SCHOOL DISTRICT NO. ☐ 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 ☐ APHC AREA ☒ RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA) ☒ RDCK EMERGENCY SERVICES ☒ RDCK BUILDING SERVICES ☐ RDCK UTILITY SERVICES ☐ RDCK REGIONAL PARKS	☒ K4K'ƏR'MÍWS (LOWER SIMILKAMEEN) ☒ SNPÍNTKTN (PENTICTON) ☐ STQA?TKWƏ+WT (WEST BANK) ☒ SUKNAQÍN (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) ☐ SKEETCHESTN INDIAN BAND ☐ TK'EMLUPS BAND ☒ SINIXT CONFEDERACY
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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.

RETURN TO: SADIE CHEZENKO, PLANNER
 DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
 REGIONAL DISTRICT OF CENTRAL KOOTENAY
 BOX 590, 202 LAKESIDE DRIVE
 NELSON, BC V1L 5R4
 Ph. 250-352-1536
 Email: plandept@rdck.bc.ca

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DIVISION 11 COUNTRY RESIDENTIAL (R2)

Permitted Uses

1100 Land, buildings and structures in the Country Residential (R2) zone shall be used for the following purposes only:

Dwellings:

- Single Detached Housing
- Duplex Housing

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only

Development Regulations

1101

- 1 The minimum lot size is 1.0 hectare.
- 2 The minimum lot size for a parcel subdivided for a relative under Section 514 of the *Local Government Act*, with the approval of the Interior Health Authority shall be 0.8 hectare.
- 3 The maximum site coverage permitted shall be 50 percent of the lot area.
- 4 The keeping of farm animals shall comply with the requirements of section 613.
- 5 The maximum density is 2 Dwelling Units.
- 6 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate further subdivision of the lot or adjacent lots.
- 7 Portable Sawmills shall be located a minimum of 30 metres from any property line.
- 8 *Deleted by Bylaw 2757.*
- 9 The maximum height of any accessory building or structure shall not exceed 8 metres.
- 10 The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.
- 11 The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

Permitted Uses

1100 Land, buildings and structures in the Country Residential (R2) zone shall be used for the following purposes only:

Dwellings:

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Accessory Uses:

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- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products
- Portable Sawmills for processing of material harvested on site only
- Horse Riding Arena

Development Regulations

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- 8 Deleted by Bylaw 2757.
- 9 The maximum height of any accessory building or structure shall not exceed 8 metres.
- 10 The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres *except for the Horse Riding Arena which may be 1525m².*
- 11 The cumulative gross floor area of all accessory buildings or structures shall not exceed ~~400 square metres~~ *1952 square meters*

RDCK Map

SITE PLAN



Esri Community Maps
Contributors, Esri Canada,
Esri, TomTom, Garmin,
SafeGraph,
GeoTechnologies, Inc.



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

Legend

- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514

Date: February 14, 2025



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.

RDCK Map



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Map Scale:

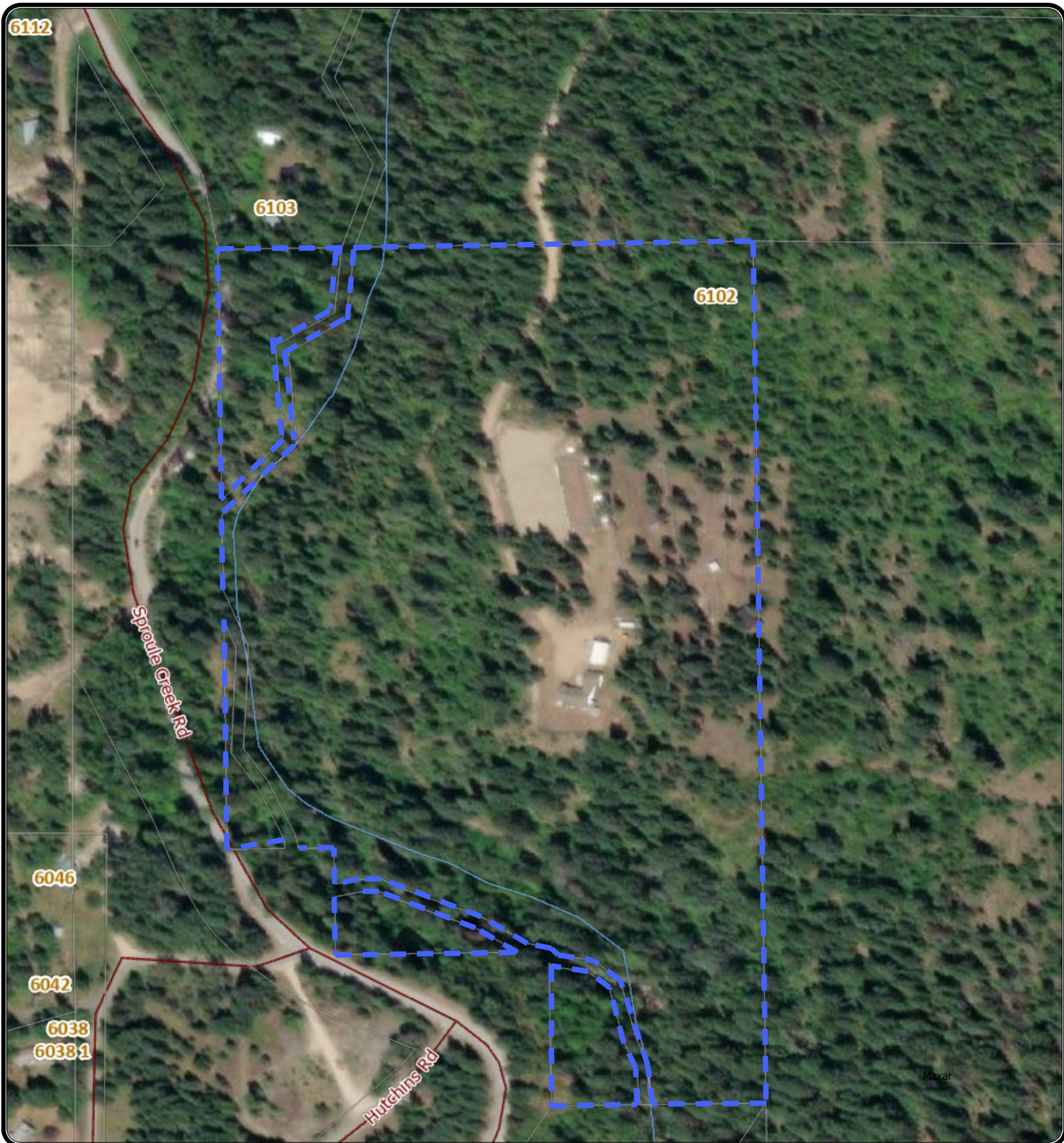
1:9,028

Date: January 24, 2025



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Legend

- | | |
|------------------------------------|---------------------------|
| Non Standard Flooding Erosion Area | RDCK Streets |
| Streams and Shorelines | Cadastre - Property Lines |
| Electoral Areas | Address Points |

Map Scale:

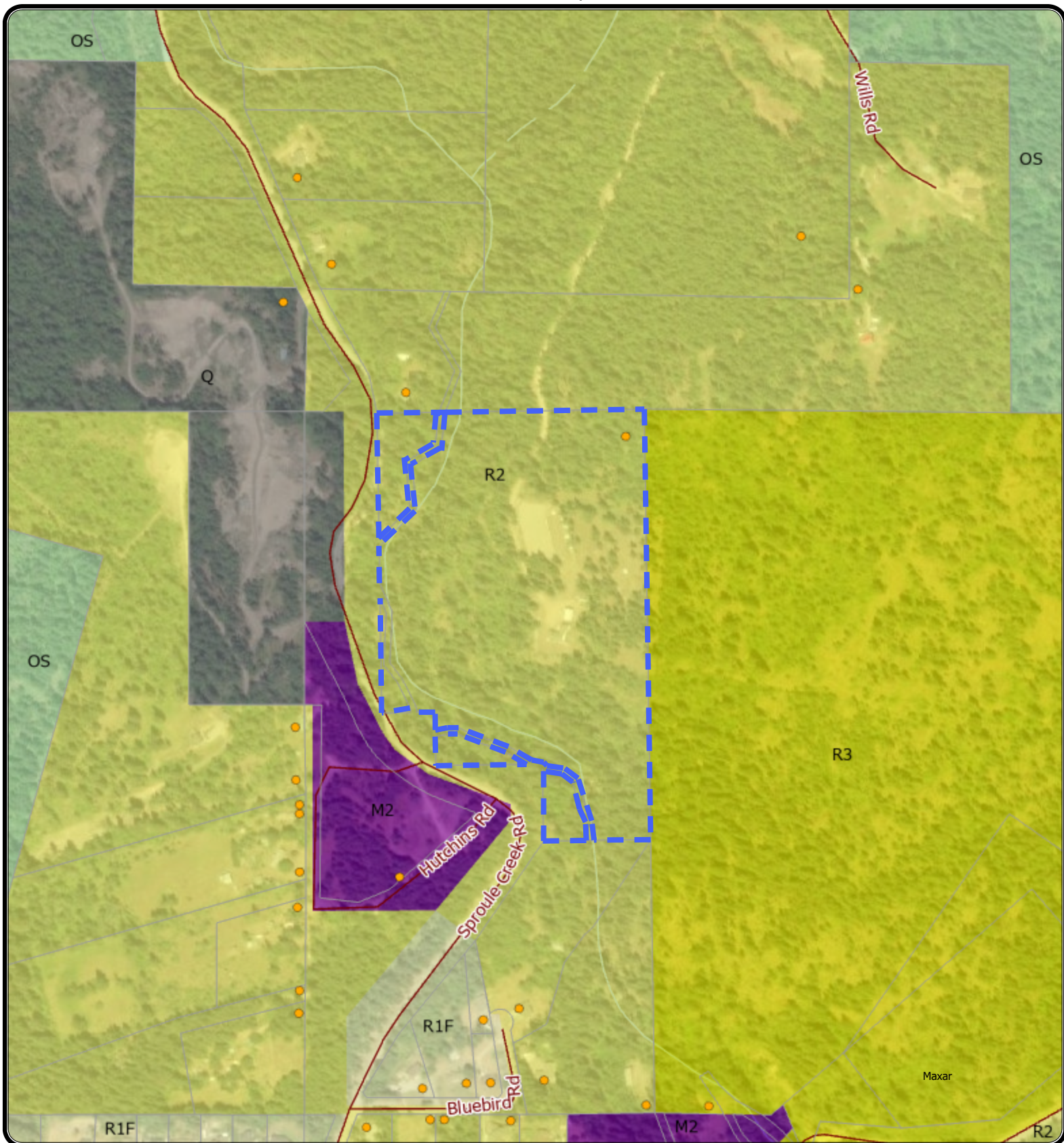
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RDCK Map



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Zoning Class

- Industrial
- Open Space
- Quarry
- Residential 1
- Residential 2

Legend

- Residential 3
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

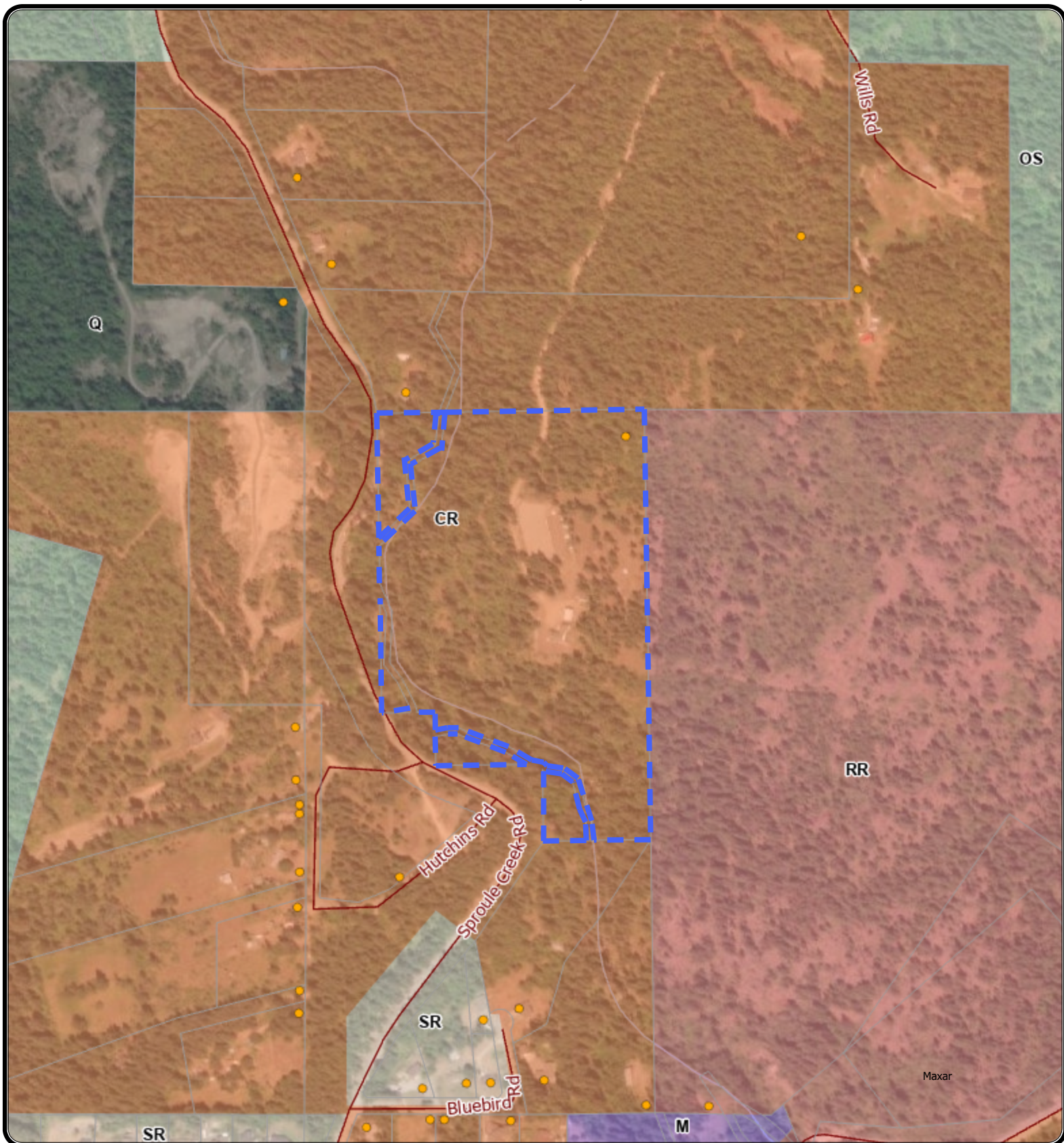
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RDCK Map



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Official Community Plan

- Country Residential
- Industrial
- Open Space
- Resource Area
- Rural Residential

Legend

- Suburban Residential
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

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RDCK Map



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Legend

- | | |
|---------------------------|---------------------------|
| ParcelMap BC - Crown Land | RDCK Streets |
| Streams and Shorelines | Cadastre - Property Lines |
| Electoral Areas | Address Points |

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RDCK Map



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maps@rdck.bc.ca

Legend

- Parks and Rec
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

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Bylaw Amendment Proposal

Applicant Proposal

6102 Wills Rd Nelson BC V1L 7A4

PID 025 049 780

Lot A

District Lot 5574

NEP 69101

Currently: Area F zone R2

Proposed:

We are hoping to cover our existing outdoor riding area with a steel structure, measuring 80' x 200' x 20'. The land use will not change as it is already a cleared leveled sand filled area of approximately 120' X200' that is being used to ride horses. There are no views / lines of site to any neighbors that will be impinged. This lot is 33 acres and the proposed building site is more than 200' from any property line in all directions. It is also well away from Sproule Creek, approximately 200 meters horizontal on map and over 100 meter in elevation.

To facilitate this build, we are proposing to rezone from country residential r2 to agricultural.

site specific to accomodate proposed building. **R2**

Sincerely,

Judine Maki

