



Agenda

Public Hearing

Tuesday, October 7, 2025 at 6:00PM

Council Chambers - City Hall
413 Fourth Street, Kaslo

Page

1. CALL TO ORDER

The Mayor, as Chair, will call the Public Hearing to Order.

2. NOTICE OF PUBLIC HEARING

Notice of this Public Hearing was advertised in The Valley Voice on September 25, 2025, as well as on the Village's website and on the Village's bulletin board in accordance with Public Notice Bylaw No. 1275, 2022.

3. CHAIR'S ADDRESS

The Chair will establish procedural rules for the Public Hearing.

4. PUBLIC HEARING

4.1 [Official Community Plan Amendment Bylaw No. 1320, 2025.pdf](#) 3 - 5

4.2 [Land Use Amendment Bylaw No. 1321, 2025.pdf](#) 6 - 9

5. INFORMATION ITEMS

5.1 [2025.08.26 - Staff Report - 330 B Ave Rezoning.pdf](#) 10 - 14

5.2 [KCS OCP Zoning Amendment - Attachments_Redacted.pdf](#) 15 - 24

6. STAFF PRESENTATION

Ian Dunlop, Manager of Strategic Initiatives, will introduce the two (2) bylaws and provide a summary.

7. PROPONENT PRESENTATION

Kaslo Community Services Society is provided with an opportunity to speak to their application.

8. ORAL SUBMISSIONS BY THE PUBLIC

Members of the public will clearly state their name and address and then will have two (2) minutes to state their views. Council Members may ask clarifying questions but will not engage in debate. After all present have been heard, individuals will be given an opportunity to speak again. The Chair will make a final call for oral submissions before moving to the next item on the agenda.

9. WRITTEN SUBMISSIONS FROM THE PUBLIC

All written submissions from the public must be received by the Corporate Officer prior to the adjournment of the Public Hearing. The Chair will make a final call for written submissions before moving to the next item on the agenda.

10. ADJOURNMENT

Following the adjournment of the Public Hearing, Council may not receive any further input from the public regarding Official Community Plan Amendment Bylaw No. 1320, 2025 or Land Use Amendment Bylaw No. 1321, 2025.

Council may consider adopting the bylaws without further notice. Council may adopt, defeat, or amend and adopt the bylaws provided that no amendments:

- alter the use;
- increase the density;
- decrease the density without the owner's consent; or
- alter the bylaw in relation to residential tenure.

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1320, 2025

[A Bylaw to amend the Village of Kaslo Official Community Plan Bylaw No. 1280, 2022](#)

Having regard for the requirements of Division 4 of the Local Government Act [RSBC 2015] pertaining to Official Community Plans,

The Council of the Village of Kaslo, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “**Official Community Plan Amendment Bylaw No. 1320, 2025.**”
2. The map titled “Map B: Land Use” (Land Use Designations) of Official Community Plan Bylaw No. 1280 is hereby amended to change the designation of:

 PARCEL E (BEING A CONSOLIDATION OF LOTS 32 TO 35 INCLUSIVE SEE LB331029)

 BLOCK 11 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393;

 from “Village Core Residential” to “Core Commercial”, as shown in the attached Schedule A.
3. If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
4. This Bylaw shall come into full force and effect on the adoption thereof.

READ A FIRST TIME this 9th day of September, 2025.

READ A SECOND TIME this 9th day of September, 2025.

PURSUANT TO THE *LOCAL GOVERNMENT ACT*, NOTICE WAS ADVERTISED ON
this 25th day of September, 2025.

READ A SECOND TIME this

READ A THIRD TIME this

ADOPTED this

Corporate Officer

Mayor

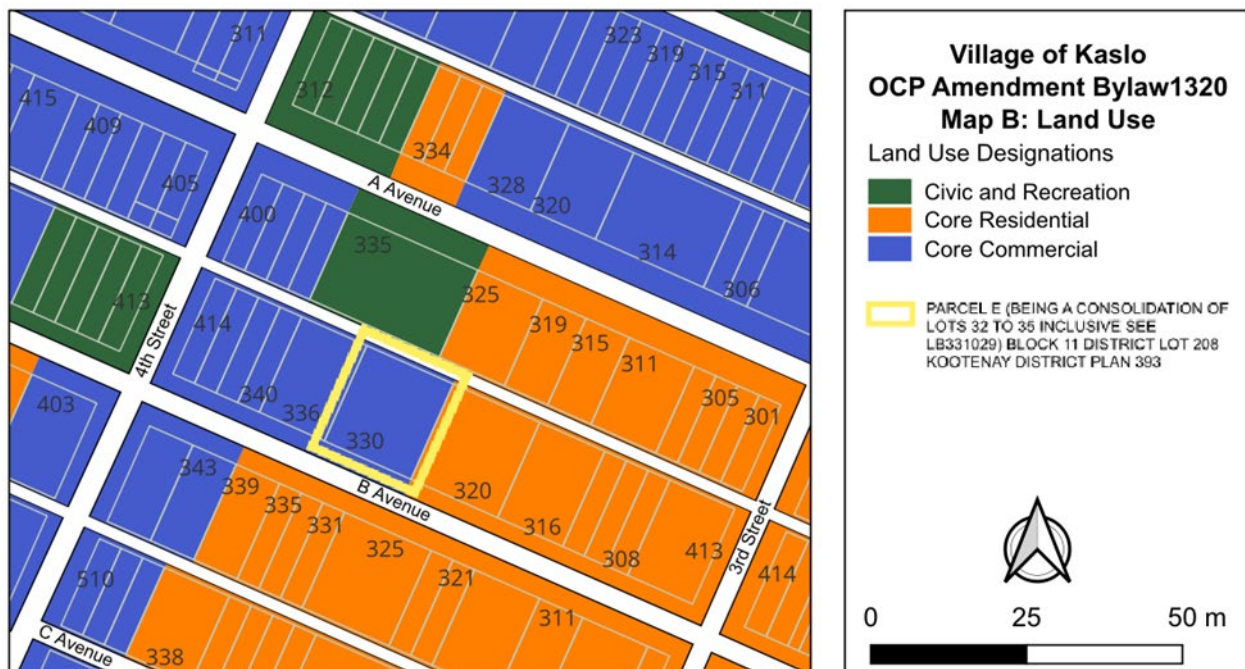
SCHEDULE A	<h1>Official Community Plan Amendment Bylaw No. 1320, 2025</h1>	Bylaw No. 1280, 2022 (1320-2025)
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The map titled Map B: Land Use of Official Community Plan Bylaw No. 1280 is hereby amended to change the designation of:

PARCEL E (BEING A CONSOLIDATION OF LOTS 32 TO 35 INCLUSIVE SEE LB331029) BLOCK 11 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393;

commonly known by the civic address 330 B Avenue;

from “Village Core Residential” to “Core Commercial”, as shown below.



LAND USE AMENDMENT BYLAW NO. 1321, 2025

A Bylaw to amend the Village of Kaslo Land Use Bylaw No. 1130, 2012

The Council of the Village of Kaslo, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “**Land Use Amendment Bylaw No. 1321, 2025.**”
2. Land Use Bylaw No. 1130 is hereby amended by inserting “C-2B Central Business District Special Zone B” to the list of Zones in Section 1.3.
3. Land Use Bylaw No. 1130 is hereby amended by inserting the Zoning Regulations for “C-2B Central Business District Special Zone B” as Section 3.7, as per the attached Schedule A.
4. Land Use Bylaw No. 1130 is hereby amended to sequentially renumber the Zoning Regulations that follow the inserted Section 3.7.
5. The map in Schedule ‘B’ (the “Zoning Map”) of Land Use Bylaw No. 1130 is hereby amended to change the designation of:

PARCEL E (BEING A CONSOLIDATION OF LOTS 32 TO 35 INCLUSIVE SEE LB331029)

BLOCK 11 DISTRICT LOT 208 KOOTENAY LAND DISTRICT PLAN NEP393;

from “R-1 Single and Two Family Residential” to “C-2B Central Business District Special Zone B”, as shown in the attached Schedule B.
6. The map in Schedule ‘B’ (the “Zoning Map”) of Land Use Bylaw No. 1130 is hereby amended to change the designation of:

PARCEL F (BEING A CONSOLIDATION OF LOTS 29, 30 & 31, SEE CA4531117)

BLOCK 11 PLAN DISTRICT LOT 208 KOOTENAY LAND DISTRICT PLAN NEP393

from “C-2 Central Business District” to “C-2B Central Business District Special Zone B”, as shown in the attached Schedule B.
7. If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
8. This Bylaw shall come into full force and effect on the adoption thereof.

READ A FIRST TIME this 9th day of September, 2025.

READ A SECOND TIME this 9th day of September, 2025.

PURSUANT TO THE *LOCAL GOVERNMENT ACT*, NOTICE WAS ADVERTISED ON
this 25th day of September, 2025.

READ A SECOND TIME this

READ A THIRD TIME this

ADOPTED this

Corporate Officer

Mayor

SCHEDULE A	Land Use Amendment Bylaw No. 1321, 2025	Bylaw No. 1160, 2012 (1321-2025)
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3.7 C-2B – CENTRAL BUSINESS DISTRICT SPECIAL ZONE B

3.4.1 Permitted Uses

- a. Office
- b. Service
- c. Personal Care Facility and Day Care
- d. Public Building and Use
- e. Multiple Dwelling pursuant to the regulations of the RM-1 Zone
- f. Accessory Uses and Buildings

3.4.2 Site Area and Street Frontage

- a. Site area (minimum) **1000m²**
- b. Street Frontage (minimum) **22m**

3.4.4 Height

- a. Building height (maximum) **10m**

3.4.5 Setbacks and Projections

- a. Front Yard setback (minimum) **3.0m**
- b. Rear Yard setback (minimum) **4.5m**
- c. Side Yard setback (minimum) **1.5m** from an interior lot line, or
4.5m from an exterior lot line or a lot line
abutting a single-family dwelling
- d. Projections (maximum) **0.6m** into setback

3.4.6 Site Coverage and Parking

- a. Site coverage (maximum) **40%**
- b. Parking Subject to the regulations in Section 4.

<p>SCHEDULE</p> <p>B</p>	<p>Land Use Amendment</p> <p>Bylaw No. 1321, 2025</p>	<p>Bylaw No.</p> <p>1160, 2012</p> <p>(1321-2025)</p>
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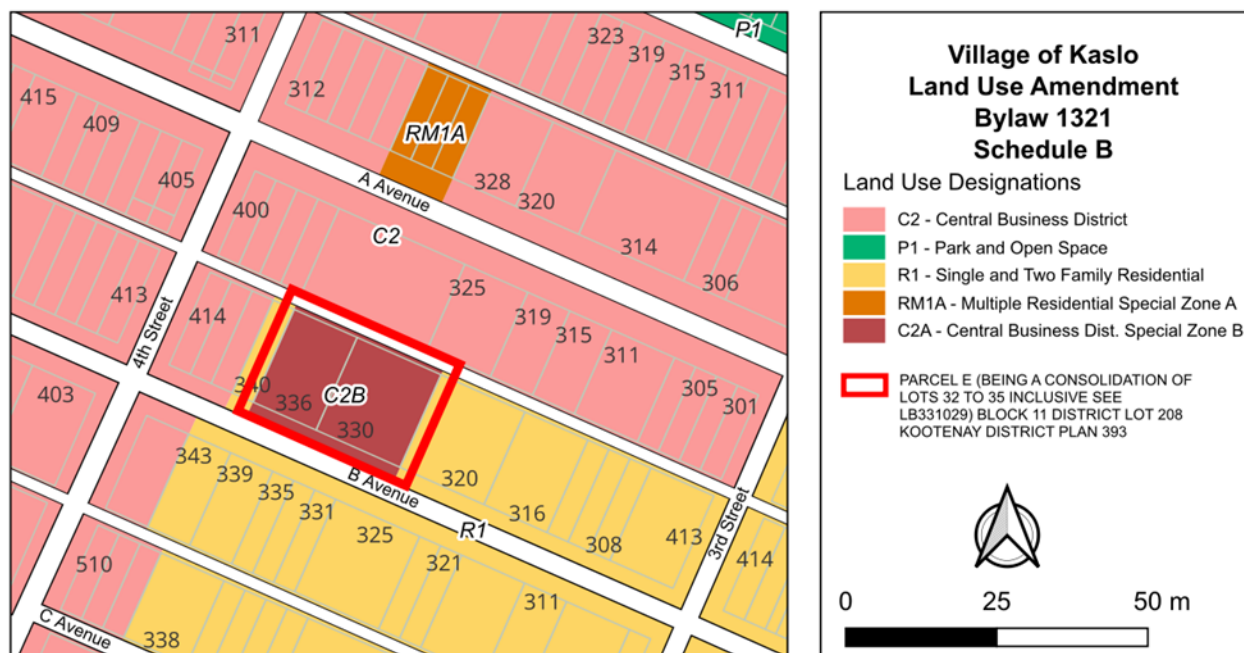
The map in Schedule 'B' (the "Zoning Map") of Land Use Bylaw No. 1130 is hereby amended to change the designation of:

PARCEL E (BEING A CONSOLIDATION OF LOTS 32 TO 35 INCLUSIVE SEE LB331029) BLOCK 11 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393;

from "R-1 Single and Two Family Residential" to "C-2B Central Business District Special Zone B", as shown below; and,

PARCEL F (BEING A CONSOLIDATION OF LOTS 29, 30 & 31, SEE CA4531117) BLOCK 11 PLAN DISTRICT LOT 208 KOOTENAY LAND DISTRICT PLAN NEP393

from "C-2 Central Business District" to "C-2B Central Business District Special Zone B", as shown in the attached Schedule B.



DATE: August 26, 2025

FILE NUMBER: 3360-20

TO: Robert Baker, Chief Administrative Officer

FROM: Ian Dunlop, Manager of Strategic Initiatives

SUBJECT: Kaslo Community Services, 330 B Avenue – OCP and Zoning Amendment

1.0 PURPOSE

To consider a request from Kaslo Community Services to amend the Official Community Plan and land use zoning as it relates to for 330 B Avenue.

2.0 RECOMMENDATION

THAT Official Community Plan Amendment Bylaw No. 1320, 2025 be read a first and second time, AND,
THAT Land Use Amendment Bylaw No. 1321, 2025 be read a first and second time, AND,
THAT the Village provide notice of a Public Hearing for October 7, 2025, in relation to Official Community Plan Amendment Bylaw No. 1320, 2025 and Land Use Amendment Bylaw No. 1321, 2025.

3.0 BACKGROUND

Kaslo Community Services' (KCS) office is located at 336 B Avenue in a former residential building that they converted to office space and a residential suite that provides emergency overnight accommodation. Under Kaslo's Land Use Bylaw #1130, as amended, the property is zoned C-2 – Central Business District which allows a range of different uses along with residential subject to the RM-1 – Multiple Residential zone regulations, and transient accommodation subject to the C-1 – Waterfront Commercial regulations. The property was rezoned from C-4 – Office Commercial to C-2 in 2018. In 2024, Council approved a Development Variance Permit to reduce building setback and parking requirements for 336 B Avenue.

KCS is interested in expanding their space and has been provided with an opportunity to acquire a neighbouring residential property, 330 B Avenue. The property is zoned R-1 – Single and Two-Family Residential which does not permit the types of services that KCS offers, so rezoning of 330 B Avenue would be required to allow for KCS's proposed use. If the property is rezoned, then KCS intends to purchase the property.

The property title documents for 330 B Avenue notes a DVP was granted by the Village in 2007 for a deck extension at the front and side of the house. The front yard setback requirement was reduced to 10 feet from the bylaw requirement of 24.61 feet (7.5 metres). A second variance permitted a zero setback to the interior lot line. At the time, the property consisted of two titled lots, and the deck extension straddled the lot line, requiring this variance. The lots have since been consolidated so the interior lot line variance no longer applies.

4.0 DISCUSSION

KCS are sensitive to retaining the residential character of the street and see the opportunity to acquire and convert the neighbouring home as being more compatible with that intent than proceeding with significant expansion of their current building. Rezoning is required to permit the change in use. The Village's C-2 zoning allows for a wide range of commercial uses, including retail, restaurants and hotels, which are not compatible with the residential neighbourhood.

The Official Community Plan (OCP) provides a more general regulation for land use than zoning, but the OCP and zoning need to be compatible with each other. The OCP Land Use map designates 330 B Avenue as Core Residential, while the KCS property at 336 B Avenue is designated as Core Commercial. An amendment to the OCP Land Use map would therefore be required to extend the Core Commercial designation to 330 B Avenue.

One of the OCP's objectives for Commercial Core is:

"To encourage the highest and best use of the land through mixed-use developments that include compatible ground-floor, street-front commercial uses with offices or residences above or to the rear." (section 6.1.2)

While a Commercial Core policy is to:

"Control mixed-use development through zoning regulations." (section 6.2.3)

Rezoning the entire residential area is not practical, however, spot zoning could be applied. Spot zoning applies a set of site-specific zoning rules to a specific property, while normal zoning is intended to be applied more generally over different parts of a community. In this case, staff have identified that the normal C-2 zone may not be appropriate for this predominantly residential neighbourhood, but spot zoning with a limited sub-set of the C-2 zoning rules could be considered.

If Council is interested in considering spot zoning, staff would suggest C-2B – Central Business District Special Zone B, which is so named because it follows another spot zone in the bylaw, Special Zone A (RM-1A). The proposed C-2B zone allows the following commercial uses, which encompasses the potential uses, programs and services that could be offered by KCS now or in future:

- a) Office
- b) Service
- c) Personal Care Facility and Day Care
- d) Public Building and Use
- e) Multiple Dwelling pursuant to the regulations of the RM-1 Zone
- f) Accessory Uses and Buildings

Uses absent from the proposed C-2B zone that are allowed in C-2 include retail, recreation and entertainment, restaurant, neighbourhood pub, light industrial and uses allowed in the C-1 Waterfront Commercial zone. Residential uses are allowed, which enables a dwelling unit to be created for shelter purposes, future housing options, and recognizes the existing residential use. The C-2 zoning's allowance for residential development following the RM-1 and R-1 zoning is included in the C-2B zone. The RM-1 zone requires a minimum lot size of 1,000 square metres, which 330 B Avenue meets. Based on the density requirements for residential properties connected to municipal sewer, a maximum of 7 residential units could be permitted in future.

The setback requirements of the proposed C-2B zone recognizes the reduced front yard setback that was the subject of the Development Variance Permit. The front setback under the C-2 zone is zero metres, which would be out of character for the street.

The C-2B zoning refers to the standard parking requirements that are specified in Section 4 of the Land Use Bylaw. The site plan provided by the applicant shows 4 parking spaces will provided at the rear of the property. Drawings of the existing house indicate a total floor area of approximately 1,700 square feet, plus 768 square feet for the garage, which KCS intends to turn into program space. Section 4 requires one parking space per 46m² (495 square feet) of office space. Therefore, 5 parking spaces are required. This need was discussed with KCS staff, and they confirmed that 5 parking spaces can be provided on the property. Future construction of new or expanded buildings on the property will increase the number of spaces required.

The KCS Board considered whether they would like the C-2B zoning to be applied to their existing property at 336 B Avenue. Doing so would provide consistency and facilitate the possible consolidation the two properties in future. The more limited zoning, compared to the current C-2 zoning applied to the property, could provide local residents with further assurance that no undesirable commercial or retail uses would be permitted on either property. The KCS Board met to discuss the matter and resolved to include 336 B Avenue in their rezoning request.

It is important to consider that these bylaw amendments are permanent, unless amended again in future, which means that if arrangements for KCS to purchase the property falls through, any current or future owner of the property would have these new uses available to them if they chose to redevelop the property or adaptively reuse the existing buildings. The Community Charter prohibits tying the coming into force of an OCP amendment to the sale of a property, although rezoning can.

Consideration of any amendment to an OCP requires that a public hearing be held between the first and third readings of the amending bylaw. September is a busy month for Council and staff due to the UBCM conference, so a date of October 7, 2025, is proposed. The sign must be posted on the property at least 3 weeks prior to the public hearing, pursuant to paragraph 6.1.a.ii of the Village's Development Procedures Bylaw No. 1283.

5.0 OPTIONS

[Recommendation is indicated in **bold**. Implications are in *italics*.]

1. **THAT the OCP and Land Use Bylaw amendments be read a first and second time and a public hearing be scheduled for October 7, 2025.** *The bylaw amendments are introduced, and staff will provide notice of Council's intent to consider approval of these bylaws and the public hearing date, time and location pursuant to legislative requirements.*
2. Do not give the bylaws first reading. *The application to amend the OCP and zoning will be denied. The applicant can reapply after 6 months.*

6.0 FINANCIAL CONSIDERATIONS

The application fee for a combined OCP and zoning bylaw amendment of \$1,500 was received. Costs related to the hearing, advertising of the public notice, and erection of a sign on the property are at the expense of the applicant.

7.0 LEGISLATION, POLICY, BYLAW CONSIDERATIONS

Legislation

Divisions 4 and 5 of the Local Government Act pertaining to OCPs and Zoning Bylaws

Bylaw

Development Procedures Bylaw No. 1283

Official Community Plan Bylaw No. 1280

Land Use Bylaw No. 1130, as amended

First reading tables or introduces a bylaw and second reading enables discussion in principle on the content of the bylaw. Third reading allows for final discussion, including changes. Changes can be made to a bylaw at any point during first, second or third reading. Once third reading is complete changes can still be made to the bylaw, however, third reading must be repealed and the bylaw read again a third time. Once a bylaw is adopted it may only be amended or repealed through a new bylaw.

8.0 STRATEGIC PRIORITIES

Not applicable

9.0 OTHER COSNIDERATION

None to report.

RESPECTFULLY SUBMITTED



Ian Dunlop, Planner

Attachments:

Draft of Official Community Plan Amendment Bylaw No. 1320, 2025

Draft of Land Use Amendment Bylaw No. 1321, 2025

Letter of Rationale for Rezoning Application from Kaslo Community Services

Letter of Support – Dunnett 2025.05.31

Letter of Support – Ross 2025.05.23

Site plan and floor plans of 330 B Avenue

CAO COMMENTS:

The OCP was developed based on community input at the time of its development. If Council is strongly opposed to a process that could amend the OCP or re-zoning, then it should refrain from giving the proposed bylaws first reading. Council does not necessarily need to provide a rationale for its decision. However, if Council is open to the possibility of amending the OCP or re-zoning, then it should proceed as recommended as this will trigger a Public Hearing and induce public input for Council's further consideration.

As an aside, please be aware that the proposed re-zoning does not preclude the property from being used for residential housing, rather it gives the property owner greater flexibility with how it can be used.

APPROVED FOR SUBMISSION TO COUNCIL:

A handwritten signature in blue ink, appearing to read 'R. H. Baker', is written over a horizontal line.

Robert Baker, Chief Administrative Officer

The Village of Kaslo

Susan Hewat, Mayor
& Robert Baker, Chief Administrative Officer
PO Box 576, Kaslo, BC, V0G 1M0
250-353-2311
admin@kaslo.ca

**Re: Rezoning Application – 330 B Avenue PARCEL E (BEING A CONSOLIDATION OF
LOTS 32 TO 35 INCLUSIVE SEE LB331029) BLOCK 11 DISTRICT LOT 208 KOOTENAY
DISTRICT PLAN 393**

Dear Mayor Hewat and Mr. Baker;

On behalf of Kaslo Community Services Society (KCS), we are writing to let you know that KCS has signed a Contract for Purchase and Sale (CPS) of the property at 330 B Avenue, Kaslo, which is adjacent to our current office building at 336 B Avenue. The CPS is set to complete on January 30, 2026. We respectfully submit this Development Application for Re-Zoning and an Amendment to the Official Community Plan (OCP), to permit the use of the residential property at 330 B Avenue for community services, in alignment with our expansion of KCS programming and support infrastructure. This application follows ongoing consultations, past renovation proposals, and our commitment to maintaining the unique character of the neighbourhood while addressing critical service delivery needs.

Rationale for Re-zoning

After years of discussion, growing demand has made it clear: Kaslo Community Services needs more space to continue meeting the needs of our community. KCS is a registered charity providing essential supports to families, seniors, children, youth and adults in the Kaslo area for the past 50 years. KCS serves approximately 750 individuals annually with over 8,000 client visits per year across all locations including the Food Hub, youth programs, two Family Centres, and our main office building.

Alignment with Official Community Plan

The proposed rezoning aligns with the Village of Kaslo's Official Community Plan (OCP), particularly policies supporting accessible community services, health and well-being, and resilient infrastructure. The OCP calls for land-use flexibility to allow for essential community services and supports integration of institutional uses within residential areas where compatible.

Specifically, Section 6.3.3 of the OCP Land Use Policies states: “In addition to the general commercial policies, the Village will: 1. *Consider neighbourhood commercial uses that complement or expand upon...non-profit or institutional uses in the immediate vicinity*” (emphasis added).

Economic, Social, and Cultural Benefits

- € **Social impact:** KCS supports hundreds of residents annually with mental health, outreach, family, and early childhood, and senior services. Demand has grown steadily, outpacing our ability to serve clients effectively in the current space.
- € **Job creation and retention:** The expansion will enable KCS to retain and grow our staff team (currently over 25 employees) and create new roles in counselling, outreach, and administration.
- € **Economic value:** Our services reduce long-term strain on health and justice systems, while keeping vulnerable residents housed, supported, and connected to resources. KCS also contributes to the local economy through local purchasing, venue rentals and wages for staff who live locally.
- € **Cultural continuity:** This expansion ensures that Kaslo and the surrounding North Kootenay Lake region retain accessible, community-driven services delivered in a non-institutional and locally-owned setting.

Demonstrated Need and Site Suitability

Community consultations held during our previous renovation planning made it clear: residents were concerned about large-scale development altering the character of the neighbourhood. Since then, we have pursued a more measured, respectful alternative — the acquisition of the adjacent home. This location is uniquely suited to meet our space needs without expanding our current footprint or increasing density beyond what already exists on the street.

Infrastructure and Servicing

The proposed expansion will not place undue pressure on local infrastructure. The home is already serviced and KCSS will ensure any upgrades are completed in consultation with Village staff and local utilities. No new roads or major infrastructure additions are required.

Neighbourhood Compatibility

- The existing home will be preserved with minimal exterior changes. Interior renovations will enable use as counselling and meeting space.
- Privacy and quietude will be respected. Daily operations in the newly purchased building will not cause noticeable noise impacts and be generally limited to weekdays from 9am-5pm
- This provides a rare opportunity to address our Society’s space constraints without relocation or intrusive new construction.

- To ease client access, the location is within easy walking distance of the downtown core, along major bus routes and close to other services like Village Hall, RCMP and more.
- Parking will remain consistent with existing capacity; staff and client parking is provided on-site.

Built Form and Streetscape

This proposal maintains the scale, form, and appearance of the residential streetscape. Unlike previous expansion plans that added height and new massing, this approach avoids disrupting the street's pedestrian character or neighbouring views.

In winter, KCS contracts with snow removal services to keep parking areas and sidewalks clear. In summer, landscaping services are contracted to maintain lawns and other plantings. The new building will meet the needs of persons with disabilities by including a designated accessible parking space and an accessible entryway and bathroom facility. Angled on-street parking will be available on B Avenue along with off-street parking at the rear of the property.

Environmental and Safety Considerations

Any upgrades to the building will follow Step Code energy efficiency standards and prioritize sustainable materials. Our previous expansion planning emphasized fire-resistive materials and energy efficiency, which remain top priorities in this more modest renovation.

This rezoning application reflects KCSS's commitment to serving the community in a way that honours neighbourhood character, responds to clear public needs, and advances Kaslo's planning vision. By adapting an existing home, we are investing in people — not concrete — and doing so with community voices in mind. The environmental impact on the surrounding area will be minimal. No significant landscape changes are planned, and the footprint of the building remains the same. We plan to maintain existing trees and plantings for privacy and neighbourhood continuity. Energy efficiency in the building is important to us and we will upgrade the existing heat pump and remove the wood stove. Fire Smart principles will be considered in any landscaping and renovation plans, though it is worth noting the building already has a metal roof and non-combustible cement board siding on many of its exterior surfaces.

Community Consultation

We have informed neighbours of our plans and have received supportive feedback about this initiative. (See attached letters of support).

KCS is committed to public dialogue about our plans and we have created communication materials explaining our proposed expansion and are planning outreach events throughout

2025. We will actively participate in any public hearings required by the OCP amendment and re-zoning process and are always available to answer questions from Village staff or the broader community about our application.



330 B Ave proposed to be rezoned. 336 is current KCS property.

Conclusion

After 50 years of delivering services to residents in Kaslo and the North Kootenay Lake region we believe this expansion will ensure we're ready for the next 50 years of care, connection and community. Purchase and renovation of the neighbouring home is critical to help us better serve the community's needs and support the social well-being of the residents of Kaslo.

We kindly request you approve this Development Application to enable us to proceed with this project effectively. Our team is readily available for any discussions or clarifications required to facilitate the approval process.

Thank you for your time and consideration of this application. We look forward to working closely with the Village of Kaslo to bring this project to fruition and continue our commitment to serving the community.

Sincerely,

KCS Leadership Team - Patrick Steiner, Jane Ballantyne, Jana Gmur

Board Chair – Janet Mayfield

Kaslo Community Services

Re: Update on Re-zoning application - estimated cost for public hearing

From Patrick Steiner <patricksteiner@kaslo.services>

Date Wed 2025-08-27 2:15 PM

To Ian Dunlop <ian@kaslo.ca>; Jane Ballantyne <janeballantyne@kaslo.services>

Cc Jana Gmür <janagmur@kaslo.services>

Hi Ian;

Our board has approved a motion to request adding our current property 336 B Ave., to the same spot zoning that you are recommending for our new property at 330 B Ave.

Below is the wording of the motion our board unanimously passed. Let me know if you need any other information to add this to the rezoning request going before council on September 9th.

"We the board recommend adding the KCS property at 336 B Avenue to the re-zoning request to Village of Kaslo, asking for the same spot zoning that will be requested for the 330 B Avenue property. We ask the Leadership Team to include this in the proposed re-zoning application to the Village of Kaslo."

Thank you,

Patrick

Patrick Steiner

Co-Executive Director - Food Security, Seniors, Community Engagement

Availability: Monday to Friday from 9am – 5pm

Preferred Pronouns: He, Him, His

Phone: Mon-Thurs. 250 353 7691 x. 401 / Fridays 250-353- 7120



Kaslo Community Services

336 'B' Avenue

Box 546 Kaslo V0G 1M0

Phone: 250 353 7691

Fax: 250 353 7694

Web: www.kaslo.services

Serving the communities of North and Central Kootenay Lake and the Lardeau Valley

Kaslo Community Services works on the stolen territories of the Ktunaxa, Sinixt and Syilx nations. We acknowledge the impacts of colonization, both past and present, and we seek to deliver our services in a manner that honours the land and the Indigenous peoples living here today.



Letter for council

From Rod Dunnett [REDACTED]
Date Sat 2025-05-31 10:14 AM
To Patrick Steiner <patricksteiner@kaslo.services>

Dear Mayor Hewat and Council,

I am writing in support of the purchase of the property at 330 B Avenue, Kaslo, and of making any necessary changes to zoning and any necessary amendment to Kaslo's Official Community Plan to allow delivery of community-based social services at that location.

KCS delivers valued and respected social services to residents of Kaslo and area and has outgrown their current office space at 336 B Avenue.

Sincerely,

Rod Dunnett

[Sent from Yahoo Mail for iPhone](#)



Outlook

Letter of Support - Liz Ross

From Jane Ballantyne <janeballantyne@kaslo.services>**Date** Fri 2025-05-23 6:15 PM**To** Patrick Steiner <patricksteiner@kaslo.services>; Jana Gmür <janagmur@kaslo.services>*Jane Ballantyne*

From: Elizabeth Ross [REDACTED]**Sent:** May 23, 2025 3:55 PM**To:** suzan hewat <mayor@kaslo.ca>**Cc:** Jane Ballantyne <janeballantyne@kaslo.services>**Subject:** Purchase of 330 B Ave by KCS

Dear Mayor Hewat and Council,

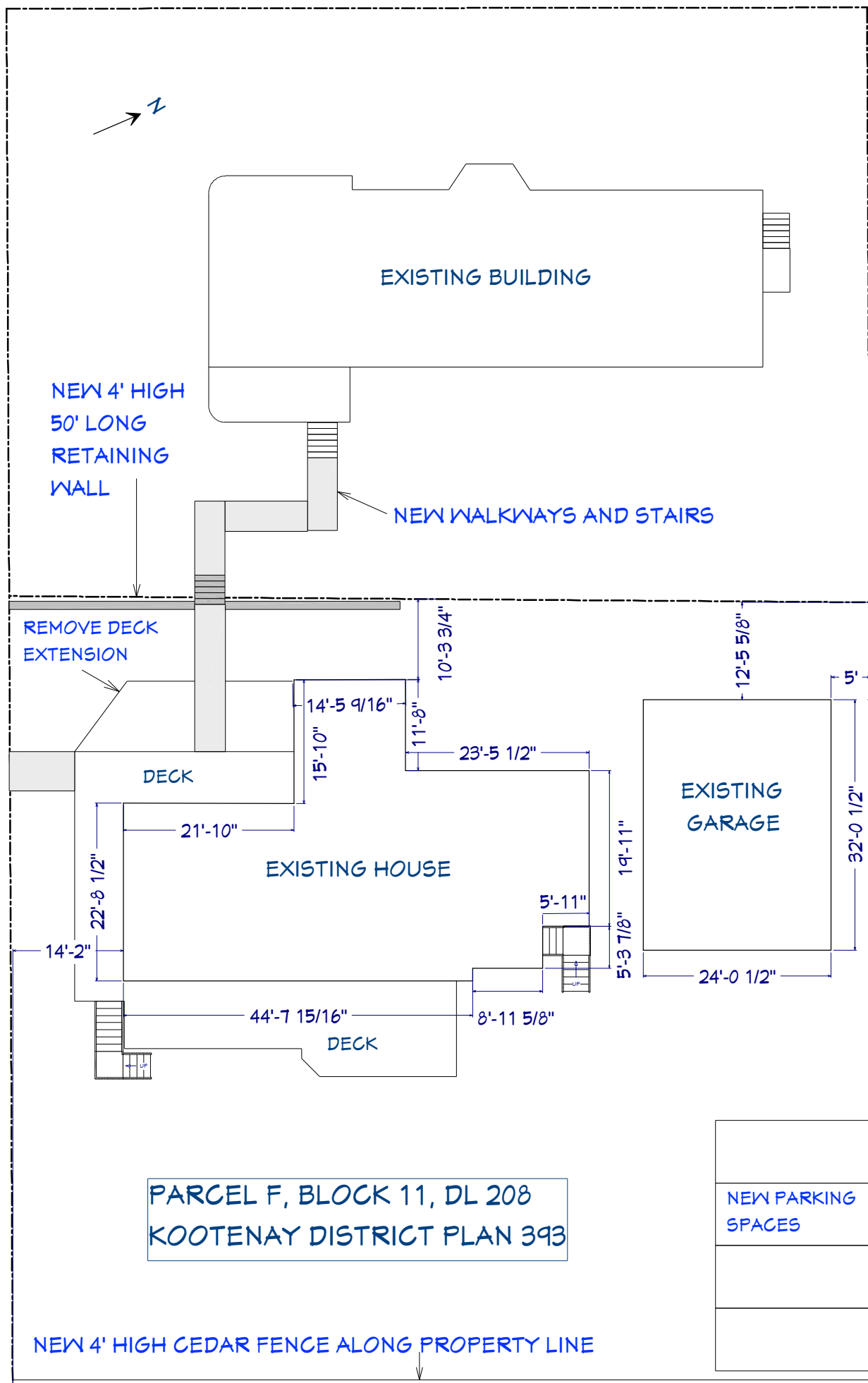
I am writing in support of the purchase of the property at 330 B Avenue, Kaslo, which adjoins my property at [REDACTED] B Avenue, by Kaslo Community Services Society (KCS). I am in agreement with making any necessary changes to zoning and any necessary amendment to Kaslo's Official Community Plan to allow delivery of community-based social services at that location.

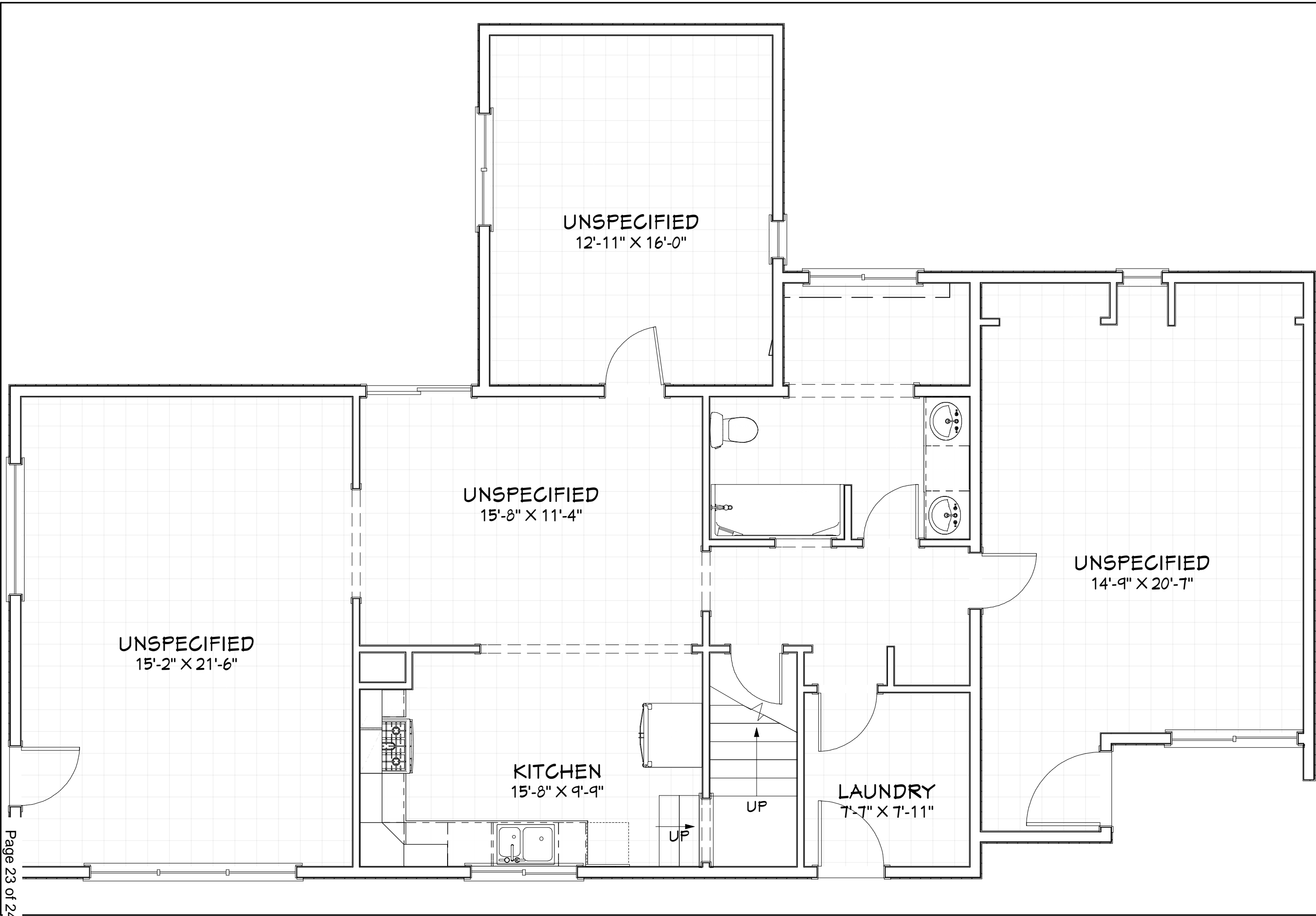
KCS delivers valued and respected social services to residents of Kaslo and area and has outgrown their current office space at 336 B Avenue.

Sincerely,

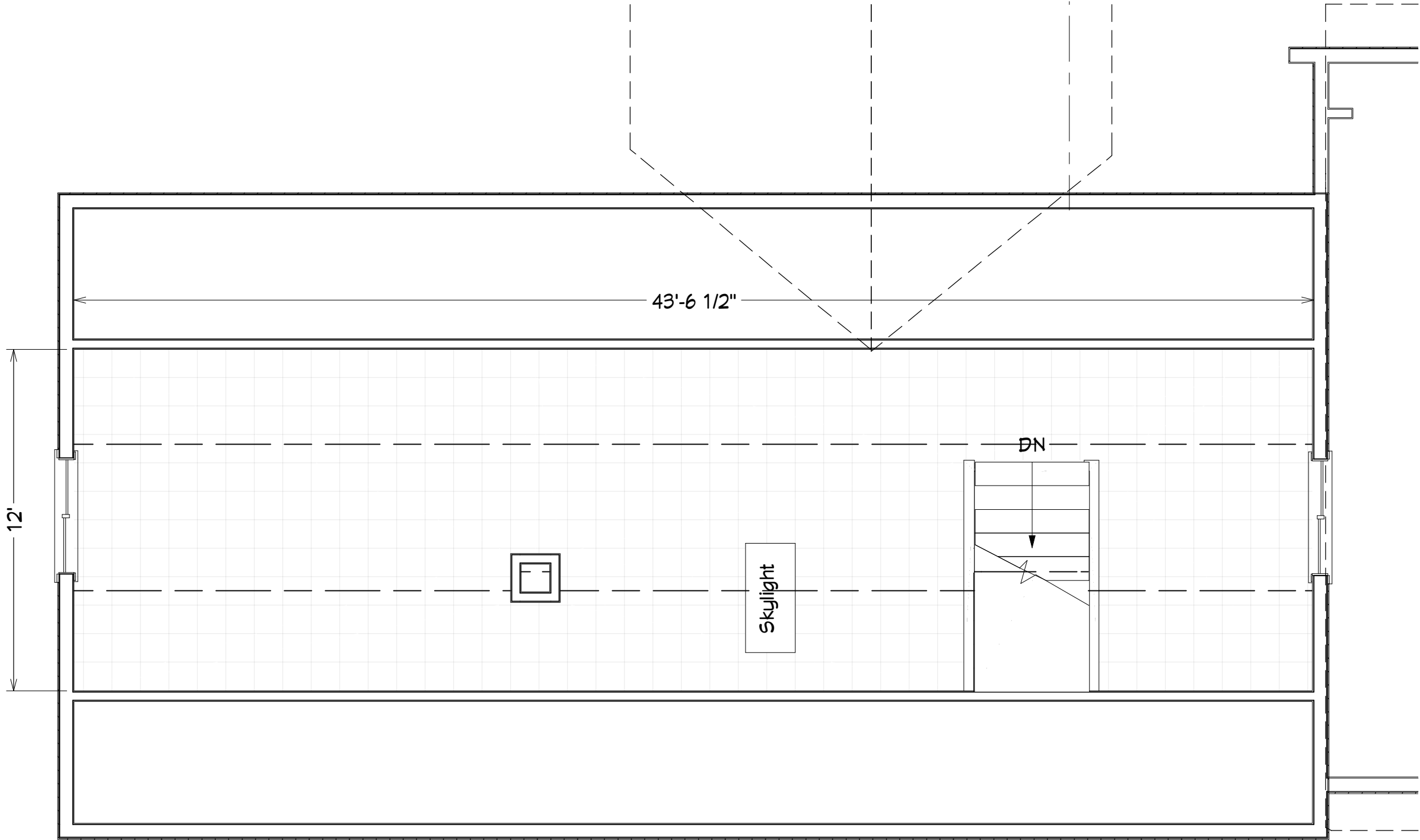
Elizabeth Ross

B AVENUE





Paul van Deursen p.vandeursen@icloud.com 250.353.1142			330 B Ave	Plan	DATE
		00/00/00			
		SCALE			
			1/4"=1'	SHEET	A-



DATE
00/00/00
SCALE
1/4"=1'
SHEET
A-

2nd Fl Plan

330 B Ave

Paul van Deursen
p.vandeursen@icloud.com
250.353.1142