

# **Bylaw Amendment Referral Form**

Amendment to Zoning Bylaw Nos. 1675, 2004; 2315, 2013; 2316, 2013; 2317, 2013; 2435, 2016 & 2452, 2018

Date: March 28. 2024

You are requested to comment on the attached bylaw amendments for potential effect on your agency's interests. We would appreciate your response within 30 days (PRIOR TO APRIL 30<sup>TH</sup>, 2024). 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 purpose of the proposed bylaw amendments are to implement the requirements of Provincial Bill 44 Housing Statutes (Residential Development) Amendment Act, which includes provisions to allow small-scale multi-unit housing (SSMUH) across B.C. The RDCK must allow for a minimum of 1 secondary suite and/or 1 detached accessory dwelling unit in all restricted zones (i.e. zones where the residential use is restricted to detached single-family dwellings), in all electoral areas. More information on the Provincial requirements can be found here.

These requirements will require changes to the following bylaws:

Electoral Area 'A' Land Use Bylaw No. 2315, 2013	Electoral Area 'A' Land Use Amendment Bylaw No. 2953, 2024
Electoral Area 'B' Land Use Bylaw No. 2316, 2013	Electoral Area 'B' Land Use Amendment Bylaw No. 2954, 2024
Electoral Area 'C' Land Use Bylaw No. 2317, 2013	Electoral Area 'C' Land Use Amendment Bylaw No. 2955, 2024
Electoral Area 'D' Land Use Bylaw No. 2435, 2016	Electoral Area 'D' Land Use Amendment Bylaw No. 2956, 2024
Electoral Area 'G' Land Use Bylaw No. 2452, 2018	Electoral Area 'G' Land Use Amendment Bylaw No. 2957, 2024
Regional District of Central Kootenay Zoning	Regional District of Central Kootenay Zoning Amendment Bylaw No. 2958,
Bylaw No. 1675, 2004	2024
(Full existing hylaws can be found here, and amendi	ing hylaws can be found starting on page 135)

(Full existing bylaws can be found <u>here</u>, and amending bylaws can be found <u>start</u>ing on page 135)

Attached to this referral is a Table of Concordance, which outlines the proposed amendments by comparing the existing zoning regulations with the proposed changes and their rationale. IN GENERAL (please refer to the table for detail) the RDCK proposes that residential zones with lot sizes 1 hectare (2.5 acres) or less in size allow a single detached home, duplex and/or secondary suite with a maximum density of 2 dwelling units. Residential zones with lot sizes over 1 hectare (2.5 acres) in size allow a single detached home, duplex, detached accessory dwelling unit (commonly known as a carriage house, cottage or garden suite) and/or secondary suite with a maximum density of 2 dwelling units. To implement this, other amendments such as to definitions, general use regulations, density provisions, and non-residential zones are proposed.

#### LOCATION:

The proposed amendments affect all zoned areas in the RDCK – Electoral Areas A, B, C, D, F, G, I, J & K (see attached map).

AREA OF	ALR STATUS:	ZONING DESIGNATION:	OFFICIAL COMMUNITY PLAN DESIGNATION:
<b>PROPERTY</b> <b>AFFECTED:</b> n/a	The proposed amendments include properties zoned agriculture within and outside the ALR.	All zones that meet the Provincial definition of 'restricted zone'.	Typically, all bylaws enacted after the adoption of an OCP must be consistent with the OCP. However, zoning bylaw updates required to align with the SSMUH legislation are excluded from this requirement until December 31 <sup>st</sup> , 2025. Therefore, no OCP amendments are proposed at this time.

**APPLICANT: RDCK Planning Department**  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 permit.

DANA HAWKINS, MCIP, RPP, PLANNER

	REGIONAL DISTRICT OF CENTRAL KOOTENAY
TRANSPORTATION West Kootenay	FIRST NATIONS
AGRICULTURAL LAND COMMISSION	KTUNAXA NATION COUNCIL (ALL REFERRALS)
🔀 REGIONAL AGROLOGIST	YAQAN NU?KIY (LOWER KOOTENAY)
MUNICIPAL AFFAIRS & HOUSING	?AKINK'UM‡ASNUQ‡I?IT (TOBACCO PLAINS)
INTERIOR HEALTH HBE Team, Nelson	<b>?AKISQNUK (COLUMBIA LAKE)</b>
WATER SYSTEM OR IRRIGATION DISTRICT	?AQ'AM (ST. MARY'S)
WYNNDEL IRRIGATION DISTRICT	OKANAGAN NATION ALLIANCE
KITCHENER IMPROVEMENT DISTRICT	C'ƏC'ƏWIXA? (UPPER SIMILKAMEEN)
NORTH CANYON IMPROVEMENT DISTRICT	$\mathbf{K}$ K+K' $\partial$ R'MÍWS (LOWER SIMILKAMEEN)
ORDE CREEK IMPROVEMENT DISTRICT	SNPÍNTKTN (PENTICTON)
RYKERT IRRIGATION DISTRICT	$\square$ STQA?TKWƏ $\frac{1}{2}$ WT (WEST BANK)
SOUTH CANYON IMPROVEMENT DISTRICT	$\square$ SUKNAQÍNX (OKANAGAN)
CRESTON DYKING DISTRICT	$\boxtimes$ swiws (osoyoos)
NICKS ISLAND DYKING DISTRICT	SPAXOMƏN (UPPER NICOLA)
NASOOKIN IMPROVEMENT DISTRICT	SHUSWAP NATION TRIBAL COUNCIL
SITKUM CREEK IMPROVEMENT DISTRICT	KENPÉSQT (SHUSWAP)
BONNINGTON IMPROVEMENT DISTRICT	QW?EWT (LITTLE SHUSWAP)
BOURKE CREEK IMPROVEMENT DISTRICT	$\boxtimes$ SEXQELTQÍN (ADAMS LAKE)
CLAYTON CREEK IMPROVEMENT DISTRICT LEECREST IMPROVEMENT DISTRICT	
	SKEMTSIN (NESKONLITH)
	SKEETCHESTN INDIAN BAND
GLADE IRRIGATION DISTRICT	SINIXT (COLVILLE CONFEDERATED TRIBES)
PLAYMOR JUNCTION IMPROVEMENT DISTRICT	
VOYKIN IMPROVEMENT DISTRICT	
BRILLIANT WATERWORKS DISTRICT	
OOTISCHENIA IMPROVEMENT DISTRICT	
POUPORE IMPROVEMENT DISTRICT	
ROBSON-RASPBERRY IMPROVEMENT DISTRICT	
ARMSTRONG BAY IMPROVEMENT DISTRICT	
UTILITIES	
FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER	
REGIONAL DISTRICT OF CENTRAL KOOTENAY	
DIRECTORS FOR:	
$\square A \square B \square C \square D \square E \square F \square G \square H \square I \square J \square K$	
ALTERNATIVE DIRECTORS FOR:	
$\boxtimes A \boxtimes B \boxtimes C \boxtimes D \square E \boxtimes F \boxtimes G \square H \boxtimes I \boxtimes J \boxtimes K$	
$\square$ APHC AREAS A, B, C, D, G, I & J, CVAAC	
RDCK FIRE SERVICES	
RDCK FIRE SERVICES	
RDCK EMERGENCY SERVICES	
RDCK BUILDING SERVICES	

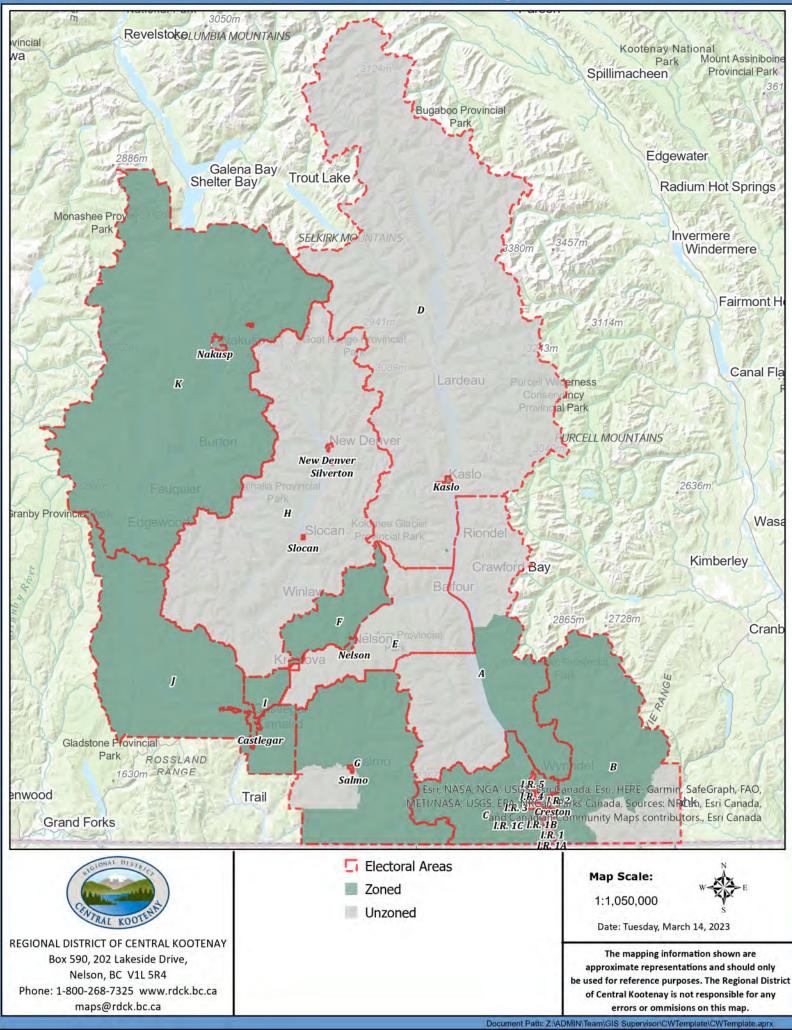
The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, 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), <u>info@rdck.bc.ca</u>, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

#### RESPONSE SUMMARY FILE: 10-5110-20-SSMUH APPLICANT: RDCK

Name:	Date:
Agency:	Title:

RETURN TO: DANA HAWKINS, PLANNER DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES REGIONAL DISTRICT OF CENTRAL KOOTENAY BOX 590, 202 LAKESIDE DRIVE NELSON, BC V1L 5R4 Ph. 250-352-8153 Email: plandept@rdck.bc.ca

## **RDCK Areas with Zoning**



## Amendments to Electoral Area 'A' Land Use Bylaw No. 2315, 2013 Schedule 'B' Zoning Bylaw

Section Number	Existing Item / Wording	Change	Rationale
Interpretation		NEW	Clarify for Accessory Tourist
17.0		BED AND BREAKFAST means an	Accommodation.
		accessory use located wholly within	
		single detached housing that provides	
		temporary lodging for tourists and	
		visitors;	
Interpretation		NEW	Clarify the accessory residential use in
17.0		CARETAKER SUITE means a dwelling	industrial and commercial zones.
		unit within a building or portion of a	
		building used to provide on-site	
		accommodation by the employer for	
		persons employed on the property, a	
		residence for the site caretaker,	
		operator of a commercial	
		establishment, or on-duty security	
		personnel. No more than one	
		caretaker suite is permitted on a site;	
Interpretation	DAY CARE FACILITY means a building	AMEND	Household is a more modern term and
17.0	Provincially licensed as a community	DAY CARE FACILITY means a building	will be used throughout the bylaw.
	care facility in which care,	Provincially licensed as a community	
	supervision or any form of	care facility in which care, supervision	
	educational or social training not	or any form of educational or social	
	provided under the School Act is	training not provided under the School	
	provided for any portion of the day	Act is provided for any portion of the	
	to three (3) or more children under	day to three or more children under	
	six (6) years of age not forming part	six years of age not forming part of the	
1	of the operator's family;	operator's household;	
Interpretation	DENSITY means density means the	AMEND	Align with how bylaw calculates density.
17.0	number of dwellings, visitor or resort	DENSITY means the number of	
	accommodation units on a site	dwelling, visitor or resort	
	expressed in units per acre or	accommodation units on a site	

	hectare, or alternatively as the site area required per dwelling unit;	expressed as a maximum number of units per lot, or alternatively as the	
Interpretation	DWELLING means one or more	site area required per unit; DELETE	Refer to Dwelling Unit definition.
17.0	rooms that are self-contained, intended for domestic use as a residence by one or more persons, and containing kitchen, living, sleeping and sanitary facilities;		
Interpretation 17.0	DWELLING, ACCESSORY means a dwelling unit, either detached or attached, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath; common accessory dwellings include, but are not limited to, secondary suites, cottages, carriage houses and garage suites;	<ul> <li>AMEND</li> <li>ACCESSORY DWELLING UNIT means a building, or part of a building, that:         <ul> <li>a) is a self-contained residential accommodation unit, and</li> <li>b) has cooking, sleeping and bathroom facilities, and</li> <li>c) is secondary to a principal dwelling located on the same property;</li> </ul> </li> </ul>	Updated and consistent definition across all bylaws.
Interpretation 17.0	DWELLING, ONE-FAMILY means a detached building used exclusively for occupancy by one (1) family;	AMEND SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;	Clarify and modernize.
Interpretation 17.0	DWELLING, TWO-FAMILY means a detached building or pair of attached buildings used exclusively for occupancy by two (2) families living independently of each other;	AMEND DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or	Clarify and modernize.

Interpretation 17.0	DWELLING, MULTI-FAMILY means a building or portion thereof containing three (3) or more dwelling units;	below each other. This type of development is designed and constructed as two dwelling units at initial construction; AMEND MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of	Modernize definition.
		three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;	
Interpretation 17.0	DWELLING UNIT means one (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit;	AMEND DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Interpretation 17.0	FAMILY means one (1) or more persons related by blood, marriage, adoption or foster parenthood, occupying a dwelling unit; or not more than five (5) unrelated persons sharing a dwelling unit; or residents of a group home;	<ul> <li>AMEND</li> <li>HOUSEHOLD means:         <ul> <li>a person; or</li> <li>b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or</li> <li>c) a group of not more than five persons, including boarders,</li> </ul> </li> </ul>	Household is a more modern term and will be used throughout the bylaw.

		<ul> <li>marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or</li> <li>d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;</li> <li>in addition, a household may also include up to one housekeeper or</li> </ul>	
		nanny;	
Interpretation 17.0	GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight (8) persons under care who operate as the functional equivalent of a family; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;	AMEND GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;	Household is a more modern term and will be used throughout the bylaw.
Interpretation		NEW	Important definition for enforcement on
17.0		KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking	what constitutes a dwelling unit.

Interpretation 17.0	PRINCIPAL DWELLING means a principal residential unit that consists	appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances; AMEND PRINCIPAL DWELLING means a	Keep terminology consistent.
17.0	of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not a secondary or accessory dwelling unit, or any vehicle.	principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;	
Interpretation 17.0	SHORT TERM RENTAL means the use of a one-family dwelling or two- family dwelling for temporary accommodation (less than 30 days) on a commercial basis;	AMEND SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (less than 30 days) on a commercial basis;	Update terms.
Interpretation 17.0		<b>NEW</b> SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;	New definition to implement accessory dwelling unit regulations.
Site Areas 18.4	The minimum parcel size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.	AMEND The minimum lot size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum lot size of the zone in which the parcel is located unless otherwise stated.	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site</del> <del>Areas-</del> Lot Sizes	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum	AMEND Where two or more contiguous lots registered prior to adoption of this	Use consistent terms when referring to subdivision.

18.10	site area required by this bylaw, the	bylaw have less than the minimum lot	
	lots may be consolidated into fewer	size required by this bylaw, the lots	
	lots than exist at the time of	may be consolidated into fewer lots	
	application as long as no new lot	than exist at the time of application as	
	created is smaller than any	long as no new lot created is smaller	
	previously existing lot.	than any previously existing lot.	
Reduction of	Where it is not possible to create a	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	lot that has the minimum site area	Where it is not possible to create a lot	subdivision.
<del>Areas-</del> Lot Sizes	required for a zone, the minimum	that has the minimum lot size required	
18.11	site area requirement may be	for a zone, the minimum lot size	
	reduced where the proposed	requirement may be reduced where	
	subdivision involves any one of the	the proposed subdivision involves any	
	following and meets local health	one of the following and meets local	
	authority requirements:	health authority requirements:	
Reduction of	The minimum site area for a lot	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	created under sub-section 11 shall be	The minimum lot size for a lot created	subdivision.
Areas-Lot Sizes	0.2 hectares where serviced by a	under sub-section 11 shall be 0.2	
18.12	community water system and 0.4	hectares where serviced by a	
	hectares where not serviced by a	community water system and 0.4	
	community water system.	hectares where not serviced by a	
		community water system.	
Reduction of	Despite sub-section 12, where a	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	dwelling has been constructed across	Despite sub-section 12, where a	subdivision.
<del>Areas-</del> Lot Sizes	a legal property line prior to the	dwelling has been constructed across	
18.13	adoption of this bylaw, lot lines may	a legal property line prior to the	
	be adjusted so as to allow property	adoption of this bylaw, lot lines may	
	owners to legitimize the structure as	be adjusted so as to allow property	
	long as no lot is reduced in site area.	owners to legitimize the structure as	
		long as no lot is reduced in lot size.	
Off-Street	Required parking and associated	AMEND	Update term.
Parking	manoeuvring aisles in all multi-family	Required parking and associated	
Standards	residential, commercial and	manoeuvring aisles in all multi-unit	
18.68	industrial zones shall be surfaced	housing, commercial and industrial	
	with either asphalt or concrete	zones shall be surfaced with either	

	pavement or a suitable alternative,	asphalt or concrete pavement or a	
	be adequately provided with lighting	suitable alternative, be adequately	
	and drainage facilities, have access to	provided with lighting and drainage	
	and from highways and provide one	facilities, have access to and from	
	(1) disabled person's parking space	highways and provide one disabled	
	for every ten (10) parking spaces	person's parking space for every ten	
	required.	parking spaces required.	
Off-Street	The maximum slope for the required	AMEND	Update term.
Parking	off-street parking in all multi-family	The maximum slope for the required	
Standards	residential, commercial and	off-street parking in all multi-unit	
18.72	industrial zones to accommodate	housing, commercial and industrial	
	more than three (3) spaces is 6%. The	zones to accommodate more than	
	maximum slope applies only to the	three (3) spaces is 6%. The maximum	
	area that provides the required	slope applies only to the area that	
	parking spaces and not to the	provides the required parking spaces	
	driveway providing access to the	and not to the driveway providing	
	required parking spaces.	access to the required parking spaces.	
Off-Street	Single-family 2 spaces per dwelling	AMEND	Update terms and include requirements
Parking and	unit	Single Detached Housing 2 spaces	for accessory dwelling unit.
Loading Space	Two-family 2 spaces per dwelling	Duplex Housing 4 spaces	
Requirements	unit /4 spaces total	Accessory Dwelling Unit 1 space	
-	Multi-family Residential 1.2 spaces	Multi-Unit Housing 1.2 spaces per	
	per dwelling unit	dwelling unit	
General	In a multi-family residential	AMEND	Update term.
Regulations for	development including	In a multi-unit residential	
Landscaping	manufactured home parks, any part	development including manufactured	
18.100	of a lot not used for structures and	home parks, any part of a lot not used	
	associated parking areas should be	for structures and associated parking	
	fully landscaped and properly	areas should be fully landscaped and	
	maintained as a landscaping area, or	properly maintained as a landscaping	
	as undisturbed forest.	area, or as undisturbed forest.	
General	At least 30 percent of the total area	AMEND	Update term.
<b>Regulations</b> for	of any lot used for multi-family	At least 30 percent of the total area of	
Landscaping	residential purposes shall be	any lot used for multi-unit residential	

18.100	maintained as open space	purposes shall be maintained as open	
	landscaped area in a permeable	space landscaped area in a permeable	
	state.	state.	
Development	Pursuant to Section 498 of the Local	AMEND	Update term.
Permit Variances	Government Act variances to	Pursuant to Section 498 of the Local	
18.107	setback, height, landscaping or	Government Act variances to setback,	
	parking requirements may be	height, landscaping or parking	
	approved by the Regional District in	requirements may be approved by the	
	conjunction with the issuance of a	Regional District in conjunction with	
	Development Permit where	the issuance of a Development Permit	
	community plan objectives for the	where community plan objectives for	
	form and character of commercial,	the form and character of commercial,	
	industrial and multi-family	industrial and multi-unit developments	
	developments can be achieved	can be achieved provided that no	
	provided that no siting variances	siting variances cross a property line.	
	cross a property line.		
Accessory		NEW	General regulations to apply to all zones
Dwelling Units		An accessory dwelling unit is subject to	permitting accessory dwelling units.
18.108		the following regulations:	
		a. The maximum number of	
		accessory dwelling units per	
		lot is one.	
		b. The minimum lot size for an	
		accessory dwelling unit shall	
		be 1.0 hectare.	
		c. Notwithstanding section	
		108(b) secondary suites are	
		permitted an all lots subject to	
		approval from the regional	
		health authority for sewerage	
		disposal and water supply.	
		d. The maximum gross floor area	
		is 90.0 m <sup>2</sup> .	
		e. The maximum height is 8.0 m.	

	Community Water and Sewer	Community Water and Sewer	
19.2	LEVEL OF SERVICES PROVIDED	LEVEL OF SERVICES PROVIDED	
Regulations			
Development	follows:	uses shall be required as follows:	updated using minimum lot size.
Residential (R1)	following uses shall be required as	The minimum lot size for the following	dwelling units, the lot sizes have been
Suburban	The minimum site area for the	AMEND	As all lots are now required to permit 2
		Produce	
	- Accessory Dwelling	- Sale of Site Grown Horticultural	
	Produce	- Keeping of Farm Animals	
	- Sale of Site Grown Horticultural	- Horticulture	
	- Keeping of Farm Animals	- Home Based Business	
	- Horticulture	- Day Care Facility	
	- Home Based Business	- Accessory Tourist Accommodation	
	<ul> <li>Accessory Tourist Accommodation</li> <li>Day Care Facility</li> </ul>	<ul> <li>Accessory Buildings or Structures</li> <li>Accessory Dwelling Unit</li> </ul>	
	- Accessory Buildings or Structures	Accessory Uses:	
19.1	Accessory Uses:	- Duplex Housing	
Permitted Uses 19.1	- Two-family	- Single Detached Housing	
Residential (R1)	- One-family	Dwellings:	
Suburban	Dwellings:	AMEND	Update terms.
		breezeway or carport.	
		detached house by a	
		connected to a single	
		i. A secondary suite shall not be	
		vehicle or other vehicle.	
		shall not be a recreational	
		h. The accessory dwelling unit	
		term rental.	
		accommodation or a short	
		accessory tourist	
		not permitted to be used as	
		g. An accessory dwelling unit is	
		storeys is 2.	
		f. The maximum number of	

	One-family 700 m2	1000 m <sup>2</sup>	
	Two-family 1000 m2		
		Community Water or Sewer	
	Community Water or Sewer	0.4 hectares	
	One-family 0.2 hectares		
	Two-family 0.4 hectares	On Site Only	
		1.0 hectare	
	On Site Only		
	One-family 1 hectare		
	Two-family 1 hectare		
Suburban		NEW	New density provision. This would allow
Residential (R1)		The maximum density is 2 Dwelling	the property owner to decide the
Development		Units.	housing form(s) they desire but limit the
Regulations			density.
19.2B			
Suburban	13. Subject to compliance with the	DELETE	See general use regulations 18.108.
Residential (R1)	requirements of the Province for		
Accessory	sewage disposal and water		
Dwelling	supply, one (1) accessory		
19.13-16	dwelling per lot is permitted as		
	an accessory use to a single		
	family dwelling subject to the		
	following:		
	a. the minimum site area for		
	the accessory dwelling shall		
	be the same as for a two-		
	family dwelling, depending		
	on level of servicing;		
	b. a maximum gross floor area		
	of 90 square meters (m2);		
	c. the accessory dwelling shall		
	not be a vehicle; and/or		
	d. the accessory dwelling shall		
	have a separate entrance		

	and separate living, sleeping, sanitary and kitchen facilities from the single detached		
	dwelling.		
	14. The minimum separation		
	distance between an accessory		
	dwelling, inclusive of attached		
	decks and porches, and another		
	dwelling shall be three (3)		
	metres.		
	15. One (1) additional off-street		
	parking space shall be provided		
	for an accessory dwelling.		
	16. Accessory dwellings shall not be		
	used as tourist accommodation.		
Country	Dwellings:	AMEND	Update terms.
Residential (R2)	- One-family	Dwellings:	Delete additional reference to
Permitted Uses 20.1	- Two-family Horticulture	- Single Detached Housing	
20.1	Horticulture	- Duplex Housing	horticulture.
	Accessory Uses:	Accessory Uses:	
	- Accessory Buildings or Structures	- Accessory Buildings or Structures	
	- Accessory Tourist Accommodation	- Accessory Dwelling Unit	
	- Day Care Facility	<ul> <li>Accessory Tourist Accommodation</li> </ul>	
	- Home Based Business	- Day Care Facility	
	- Horticulture	- Home Based Business	
	- Keeping of Farm Animals	- Horticulture	
	- Sale of Site Grown Horticultural	- Keeping of Farm Animals	
	Produce	- Sale of Site Grown Horticultural	
	- Accessory Dwelling	Produce	
	- Temporary Guest Accommodation	- Temporary Guest Accommodation	
	- Portable Sawmills (for processing of	- Portable Sawmills (for processing of	
	materials harvested on-site only)	materials harvested on-site only)	

Country Residential (R2) Development Regulations 20.2 Country	The minimum site area for each permitted use shall be one (1) hectare.	AMEND The minimum lot size is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot. To accommodate accessory dwelling
Residential (R2) Development Regulations 20.2B		The maximum density is 2 Dwelling Units.	units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential (R2) Development Regulations 20.3	The minimum parcel 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 hectares.	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 hectares.	Use consistent terms.
Country Residential (R2) Accessory Dwelling 20.11-14	<ul> <li>11. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single family dwelling subject to the following:</li> <li>a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</li> <li>b. a maximum gross floor area of 90 square meters (m2);</li> <li>c. the accessory dwelling shall not be a vehicle; and/or</li> </ul>	DELETE	See general use regulations 108.18.

s and add accessory

	<ul> <li>Temporary Guest Accommodation</li> <li>Temporary Farmworker Housing</li> </ul>	- Small Scale Wood Product Manufacturing	
		- Temporary Guest Accommodation - Temporary Farmworker Housing	
Rural Residential (R3) Development Regulations 21.2	The minimum site area for each permitted use shall be two (2) hectares.	AMEND The minimum lot size is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3) Development Regulations 21.2B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3) Development Regulations 21.6	Despite subsection 2, a manufactured home on a non- permanent foundation may be permitted in addition to a one-family dwelling.	DELETE	Replaced by accessory dwelling unit.
Rural Resource (R4) Permitted Uses 22.1	Dwellings: - One-family - Two-family Horse Riding Stables and Boarding Stables Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels Accessory Uses:	AMEND Dwellings: - Single Detached Housing - Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels	Updated terms and add accessory dwelling unit.
	- Accessory Buildings or Structures	Accessory Uses:	

	<ul> <li>Accessory Tourist Accommodation</li> <li>Home Based Business</li> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Agricultural Produce</li> <li>Portable Sawmills</li> <li>Temporary Guest Accommodation</li> <li>Temporary Farmworker Housing</li> </ul>	<ul> <li>Accessory Buildings or Structures</li> <li>Accessory Dwelling Unit</li> <li>Accessory Tourist Accommodation</li> <li>Home Based Business</li> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Agricultural Produce</li> <li>Portable Sawmills</li> <li>Temporary Guest Accommodation</li> <li>Temporary Farmworker Housing</li> </ul>	
Rural Resource (R4) Development Regulations 22.2	The minimum site area for each permitted use shall be two (2) hectares.	AMEND The minimum lot size is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource (R4) Development Regulations 22.2B		NEW The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Multi-Family Multi-Unit Residential (R6) Permitted Uses 24.1	Dwellings: - One-family - Two-family - Multiple Family Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Home Based Business - Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails) - Maintenance and Utility Buildings	AMEND Dwellings: - Single Detached Housing - Duplex Housing - Multi-Unit Housing Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Home Based Business - Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails)	Updated terms and add accessory dwelling unit.

		- Maintenance and Utility Buildings	
Multi-Family	The minimum site area (per unit) for	AMEND	As all lots are now required to permit 2
Multi-Unit	the following uses shall be required	The minimum site area for the	dwelling units, the site areas have been
Residential (R6)	as follows:	following uses shall be required as	updated.
Development	LEVEL OF SERVICES PROVIDED	follows:	
Regulations	Community Water Supply and	LEVEL OF SERVICES PROVIDED	
24.2	Community Water System	Community Water Supply and	
	One-family 700 m <sup>2</sup>	Community Water System	
	Two-family/Unit 500 m <sup>2</sup>	Single Detached and Duplex Housing	
	Multi-Family/Unit 300 m <sup>2</sup>	0.1 hectare	
		Multi-Unit/ Dwelling Unit 300 m <sup>2</sup>	
	Community Water Supply Only		
	One-family 0.2 hectare	Community Water Supply Only	
	Two-family/Unit 0.4 hectare	Single Detached and Duplex Housing	
	Multi-Family/Unit 0.1 hectare	0.8 hectare	
		Multi-Unit/Dwelling Unit 0.1 hectare	
	On Site Only		
	One-family 1.0 hectare	On Site Only	
	Two-family/Unit 0.75 hectare	Single Detached and Duplex Housing	
	Multi-Family/Unit 0.4 hectare	1.0 hectare	
		Multi-Unit/Dwelling Unit 0.4 hectare	
Multi-Family		NEW	Add clarity.
Multi-Unit		The minimum lot size for subdivision is	
Residential (R6)		0.1 hectares.	
Development			
Regulations			
24.2B			
Agriculture 1		AMEND	Use consistent language.
(AG1)	Single Family Dwelling		
Permitted Uses		Single Detached Housing	
25.1			
Agriculture 1		NEW	Add clarity.
(AG1)			

Development		The maximum density is 2 Dwelling	
Regulations		Units not including a Farmworker	
25.2B		Dwelling Unit.	
Agriculture 1	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG1)	the Single Family Dwelling is 185.0	Single Detached Housing is 185.0	
Development	square metres.	square metres.	
Regulations	square metres.	square metres.	
25.6			
Agriculture 2		AMEND	Use consistent language.
(AG2)	Single Family Dwelling		
Permitted Uses		Single Detached Housing	
26.1			
Agriculture 2		NEW	Add clarity.
(AG2)		The maximum density is 2 Dwelling	,
Development		Units not including a Farmworker	
Regulations		Dwelling Unit.	
26.2B			
Agriculture 2	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG2)	the Single Family Dwelling is 300.0	Single Detached Housing is 300.0	
Development	square metres.	square metres.	
Regulations			
26.6			
Neighbourhood	Accessory Uses:	AMEND	Update term.
Commercial (C1)	<ul> <li>Accessory Buildings or Structures</li> </ul>	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
27.1		- Caretaker Suite	
General	Accessory Uses:	AMEND	Update term.
Commercial (C2)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
28.1		- Caretaker Suite	
Tourist	Accessory Uses:	AMEND	Update term.
Commercial (C3)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
29.1		- Caretaker Suite	

Light Industrial	Accessory Uses:	AMEND	Update term.
(M1)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
30.1	- business office	- Caretaker Suite	
		- business office	
Medium	Accessory Uses:	AMEND	Update term.
Industrial (M2)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
31.1	- business office	- Caretaker Suite	
		- business office	
Heavy Industrial	Accessory Uses:	AMEND	Update term.
(M3)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
32.1	- business office	- Caretaker Suite	
		- business office	
Railway (RW)	Accessory Uses:	AMEND	Update term.
Permitted Uses	- Accessory Buildings or Structures	Accessory Uses:	
33.1	- One dwelling unit	- Accessory Buildings or Structures	
	- warehousing	- Caretaker Suite	
		- warehousing	
Community	Accessory Uses:	AMEND	Update term.
Services (CS)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
34.1		- Caretaker Suite	
Park and	Accessory Uses:	AMEND	Update term.
Recreation (PR)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- one dwelling unit	- Accessory Buildings or Structures	
35.1	- concession booth	- Caretaker Suite	
	- club house(s)	- concession booth	
	- storage facilities	- club house(s)	
		- storage facilities	
Quarry (Q)	Accessory Uses:	AMEND	Update term.
Permitted Uses	- Accessory Buildings or Structures	Accessory Uses:	
37.1	- One dwelling unit	- Accessory Buildings or Structures	

	- business office	- Caretaker Suite	
		- business office	
Forest Resource	Accessory Uses:	AMEND	Update term.
(FR)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
38.1		- Caretaker Suite	
Environmental	Accessory Uses:	AMEND	Update term.
Reserve (ER)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- Interpretive facilities	- Accessory Buildings or Structures	
39.1	- One dwelling unit	- Interpretive facilities	
		- Caretaker Suite	

## Amendments to Electoral Area 'B' Land Use Bylaw No. 2316, 2013 Schedule 'B' Zoning Bylaw

Section Number	Existing Item / Wording	Change	Rationale
Interpretation 15.0		NEW BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;	Clarify for Accessory Tourist Accommodation.
Interpretation 15.0		NEW CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;	Clarify the accessory residential use in industrial and commercial zones.
Interpretation 15.0	CARRIAGE HOUSE OR GARAGE SUITE means a secondary dwelling or suite located above a detached garage or accessory building, subordinate to the principal dwelling;	DELETE	See Accessory Dwelling Unit definition.
Interpretation 15.0	DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three (3) or more children under	AMEND DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under	Household is a more modern term and will be used throughout the bylaw.

Interpretation 15.0	<ul> <li>six (6) years of age not forming part of the operator's family;</li> <li>DENSITY means density means the number of dwellings, visitor or resort accommodation units on a site expressed in units per acre or hectare, or alternatively as the site area required per dwelling unit;</li> </ul>	six years of age not forming part of the operator's household; AMEND DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the	Align with how bylaw calculates density.
Interpretation 15.0	DWELLING means one or more rooms that are self-contained, intended for domestic use as a residence by one or more persons, and containing kitchen, living, sleeping and sanitary facilities;	site area required per unit; DELETE	Refer to Dwelling Unit definition.
Interpretation 15.0	DWELLING, ACCESSORY means a dwelling unit, either detached or attached, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath; common accessory dwellings include, but are not limited to, secondary suites, cottages, carriage houses and garage suites;	<ul> <li>AMEND</li> <li>ACCESSORY DWELLING UNIT means a building, or part of a building, that:         <ul> <li>a) is a self-contained residential accommodation unit, and</li> <li>b) has cooking, sleeping and bathroom facilities, and</li> <li>c) is secondary to a principal dwelling located on the same property;</li> </ul> </li> </ul>	Updated and consistent definition across all bylaws.
Interpretation 15.0	DWELLING, ONE-FAMILY means a detached building used exclusively for occupancy by one (1) family;	AMEND SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite;	Clarify and modernize.

		This use includes manufactured homes.	
Interpretation 15.0	DWELLING, TWO-FAMILY means a detached building or pair of attached buildings used exclusively for occupancy by two (2) families living independently of each other;	AMEND DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction;	Clarify and modernize.
Interpretation 15.0	DWELLING, MULTI-FAMILY means a building or portion thereof containing three (3) or more dwelling units;	AMEND MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;	Modernize definition.
Interpretation 15.0	DWELLING UNIT means one (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit;	AMEND DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Interpretation 15.0	FAMILY means one (1) or more persons related by blood, marriage, adoption or foster parenthood, occupying a dwelling unit; or not more than five (5) unrelated persons	AMEND HOUSEHOLD means: a) a person; or b) two or more persons related by blood, marriage, or adoption; or associated	Household is a more modern term and will be used throughout the bylaw.

	sharing a dwelling unit; or residents	through foster care, all living	
	of a group home;	together in one dwelling unit	
		as a single household using	
		common cooking facilities; or	
		c) a group of not more than five	
		persons, including boarders,	
		who are not related by blood,	
		marriage, or adoption, or	
		associated through foster	
		care, all living together in one	
		dwelling unit as a single	
		household using common	
		cooking facilities; or	
		d) a combination of (b) and (c),	
		provided that the combined	
		total does not include more	
		than 3 persons unrelated by	
		blood, marriage or adoption or	
		associated through foster	
		care; all living together in one	
		dwelling unit as a single	
		household using common	
		cooking facilities;	
		in addition, a household may also	
		include up to one housekeeper or	
		nanny;	
Interpretation	GROUP CARE FACILITIES means a	AMEND	Household is a more modern term and
15.0	type of facility, which provides a	GROUP CARE FACILITIES means a type	will be used throughout the bylaw.
	living environment for up to eight (8)	of facility, which provides a living	
	persons under care who operate as	environment for up to eight persons	
	the functional equivalent of a family;	under care who operate as the	
	including such supervision and care	functional equivalent of a household;	
	by supportive staff as may be	including such supervision and care by	
	necessary to meet the physical,	supportive staff as may be necessary	

	emotional, and social needs of the	to meet the physical, emotional, and	
	residents;	social needs of the residents;	
Interpretation		NEW	Important definition for enforcement on
15.0		KITCHEN means facilities intended to	what constitutes a dwelling unit.
		be used for the preparation or cooking	
		of food, and includes any room or	
		portion of a room containing cooking	
		appliances including, without	
		limitation, stoves or ovens. Plumbing,	
		wiring or provision for a stove or oven	
		constitutes the existence of such	
		appliances;	
Interpretation	PRINCIPAL DWELLING means a	AMEND	Keep terminology consistent.
15.0	principal residential unit that consists	PRINCIPAL DWELLING means a	
	of a self-contained set of rooms	principal dwelling unit that consists of	
	located in a building; is used or	a self-contained set of rooms located	
	intended for use as a residential	in a building; is used or intended for	
	premises, and contains kitchen and	use as a residential premises, and	
	bathroom facilities that are intended	contains kitchen and bathroom	
	to be exclusive to the unit; and is not	facilities that are intended to be	
	a secondary or accessory dwelling	exclusive to the unit; and is not an	
	unit, or any vehicle.	accessory dwelling unit, or any vehicle;	
Interpretation	SHORT TERM RENTAL means the use	AMEND	Update terms.
15.0	of a one-family dwelling or two-	SHORT TERM RENTAL means the use	
	family dwelling for temporary	of a dwelling unit for temporary	
	accommodation (less than 30 days)	accommodation (less than 30 days) on	
	on a commercial basis;	a commercial basis;	
Interpretation		NEW	New definition to implement accessory
15.0		SECONDARY SUITE means an accessory	dwelling unit regulations.
		dwelling unit that is located in and	
		forms part of a principal dwelling.	
Site Areas	The minimum parcel size for a parcel	AMEND	Use consistent terms when referring to
16.4	subdivided under Section 514 of the	The minimum lot size for a parcel	subdivision.
	Local Government Act shall be the	subdivided under Section 514 of the	

	minimum site area of the zone in	Local Government Act shall be the	
	which the parcel is located unless	minimum lot size of the zone in which	
	otherwise stated.	the parcel is located unless otherwise	
		stated.	
Reduction of	Where two or more contiguous lots	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	registered prior to adoption of this	Where two or more contiguous lots	subdivision.
Areas-Lot Sizes	bylaw have less than the minimum	registered prior to adoption of this	
16.10	site area required by this bylaw, the	bylaw have less than the minimum lot	
	lots may be consolidated into fewer	size required by this bylaw, the lots	
	lots than exist at the time of	may be consolidated into fewer lots	
	application as long as no new lot	than exist at the time of application as	
	created is smaller than any	long as no new lot created is smaller	
	previously existing lot.	than any previously existing lot.	
Reduction of	Where it is not possible to create a	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	lot that has the minimum site area	Where it is not possible to create a lot	subdivision.
Areas-Lot Sizes	required for a zone, the minimum	that has the minimum lot size required	
16.11	site area requirement may be	for a zone, the minimum lot size	
	reduced where the proposed	requirement may be reduced where	
	subdivision involves any one of the	the proposed subdivision involves any	
	following and meets local health	one of the following and meets local	
	authority requirements:	health authority requirements:	
Reduction of	The minimum site area for a lot	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	created under Section 16.0(11) shall	The minimum lot size for a lot created	subdivision.
<del>Areas-</del> Lot Sizes	be 0.2 hectares where serviced by a	under Section 16.0(11) shall be 0.2	
16.12	community water system and 0.4	hectares where serviced by a	
	hectares where not serviced by a	community water system and 0.4	
	community water system.	hectares where not serviced by a	
		community water system.	
Reduction of	Despite Section 16.0(12), where a	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	dwelling has been constructed across	Despite Section 16.0(12), where a	subdivision.
Areas-Lot Sizes	a legal property line prior to the	dwelling has been constructed across	
16.13	adoption of this bylaw, lot lines may	a legal property line prior to the	
	be adjusted so as to allow property	adoption of this bylaw, lot lines may	
		be adjusted so as to allow property	

	owners to legitimize the structure as	owners to legitimize the structure as	
	long as no lot is reduced in site area.	long as no lot is reduced in lot size.	
Off-Street	Single-family 2 spaces per dwelling	AMEND	Update terms and include requirements
Parking and	unit	Single Detached Housing 2 spaces	for accessory dwelling unit.
Loading Space	Two-family 2 spaces per dwelling	Duplex Housing 4 spaces	
Requirements	unit /4 spaces total	Accessory Dwelling Unit 1 space	
	Multi-family Residential 1.2 spaces	Multi-Unit Housing 1.2 spaces per	
	per dwelling unit	dwelling unit	
Accessory		NEW	General regulations to apply to all zones
Dwelling Units		An accessory dwelling unit is subject to	permitting accessory dwelling units.
16.108		the following regulations:	
		a. The maximum number of	
		accessory dwelling units per	
		lot is one.	
		b. The minimum lot size for an	
		accessory dwelling unit shall	
		be 1.0 hectare.	
		c. Notwithstanding section	
		108(b) secondary suites are	
		permitted an all lots subject to	
		approval from the regional	
		health authority for sewerage	
		disposal and water supply.	
		d. The maximum gross floor area	
		is 90.0 m <sup>2</sup> .	
		e. The maximum height is 8.0 m.	
		f. The maximum number of	
		storeys is 2.	
		g. An accessory dwelling unit is	
		not permitted to be used as	
		accessory tourist	
		accommodation or a short	
		term rental.	

Suburban Residential (R1) Permitted Uses 17.1	Dwellings: - One-family - Two-family Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Day Care Facility - Home Based Business - Horticulture - Keeping of Farm Animals - Sale of Site Grown Horticultural Produce - Accessory Dwelling	<ul> <li>h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</li> <li>i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</li> <li>AMEND Dwellings:</li> <li>Single Detached Housing</li> <li>Duplex Housing Accessory Uses:</li> <li>Accessory Uses:</li> <li>Accessory Dwelling Unit</li> <li>Accessory Tourist Accommodation</li> <li>Day Care Facility</li> <li>Home Based Business</li> <li>Horticulture</li> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Horticultural Produce</li> </ul>	Update terms.
Suburban Residential (R1) Development Regulations 17.2	The minimum site area for the following uses shall be required as follows: LEVEL OF SERVICES PROVIDED Community Water and Sewer One-family 700 m2 Two-family 1000 m2 Community Water or Sewer	AMEND The minimum lot size for the following uses shall be required as follows: LEVEL OF SERVICES PROVIDED Community Water and Sewer 1000 m <sup>2</sup> Community Water or Sewer 0.4 hectares	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.
	One-family 0.2 hectares Two-family 0.4 hectares	On Site Only	

		1.0 hectare	
	On Site Only		
	One-family 1 hectare		
	Two-family 1 hectare		
Suburban		NEW	New density provision. This would allow
Residential (R1)		The maximum density is 2 Dwelling	the property owner to decide the
Development		Units.	housing form(s) they desire but limit the
Regulations			density.
17.2B			
Suburban	13. Subject to compliance with the	DELETE	See general use regulations 16.108.
Residential (R1)	requirements of the Province for		
Accessory	sewage disposal and water		
Dwelling	supply, one (1) accessory		
17.13-16	dwelling per lot is permitted as		
	an accessory use to a single		
	family dwelling subject to the		
	following:		
	a. the minimum site area for		
	the accessory dwelling shall		
	be the same as for a two-		
	family dwelling, depending		
	on level of servicing;		
	b. a maximum gross floor area		
	of 90 square meters (m2);		
	c. the accessory dwelling shall		
	not be a vehicle; and/or		
	d. the accessory dwelling shall		
	have a separate entrance		
	and separate living, sleeping,		
	sanitary and kitchen facilities		
	from the single detached		
	dwelling.		
	14. The minimum separation		
	distance between an accessory		

	<ul> <li>dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</li> <li>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</li> <li>16. Accessory dwellings shall not be used as tourist accommodation.</li> </ul>		
Country	Dwellings:	AMEND	Update terms.
Residential (R2)	- One-family	Dwellings:	Delete duplicate of herticulture
Permitted Uses 18.1	- Two-family Horticulture	- Single Detached Housing	Delete duplicate of horticulture.
10.1		- Duplex Housing	
	Accessory Uses:	Accessory Uses:	
	- Accessory Buildings or Structures	- Accessory Buildings or Structures	
	- Accessory Tourist Accommodation	- Accessory Dwelling Unit	
	- Day Care Facility	- Accessory Tourist Accommodation	
	- Home Based Business	- Day Care Facility	
	- Horticulture	- Home Based Business	
	- Keeping of Farm Animals	- Horticulture	
	- Sale of Site Grown Horticultural	- Keeping of Farm Animals	
	Produce	- Sale of Site Grown Horticultural	
	- Accessory Dwelling	Produce	
	- Portable Sawmills (for processing of	- Portable Sawmills (for processing of	
	materials harvested on-site only)	materials harvested on-site only)	
Country	The minimum site area for each	AMEND	To accommodate accessory dwelling
Residential (R2)	permitted use shall be one (1)	The minimum lot size is 1.0 hectare.	units, staff recommend using minimum
Development	hectare.		lot size and maximum density to control
Regulations			development on a residential lot.
18.2			
Country		NEW	To accommodate accessory dwelling
Residential (R2)		The maximum density is 2 Dwelling Units.	units, staff recommend using minimum

Development			lot size and maximum density to control
Regulations			development on a residential lot.
18.2B			
Country	The minimum parcel size for a parcel	The minimum lot size for a parcel	Use consistent terms.
Residential (R2)	subdivided for a relative under	subdivided for a relative under Section	
Development	Section 514 of the Local Government	514 of the Local Government Act, with	
Regulations	Act, with the approval of the Interior	the approval of the Interior Health	
18.3	Health Authority, shall be 0.8	Authority, shall be 0.8 hectares.	
	hectares.		
Country	11. Subject to compliance with the	DELETE	See general use regulations 16.108.
Residential (R2)	requirements of the Province for		
Accessory	sewage disposal and water		
Dwelling	supply, one (1) accessory		
18.11-14	dwelling per lot is permitted as		
	an accessory use to a single		
	family dwelling subject to the		
	following:		
	a. the minimum site area for the		
	accessory dwelling shall be the		
	same as for a two-family		
	dwelling, depending on level of		
	servicing;		
	b. a maximum gross floor area of 90		
	square meters (m2);		
	c. the accessory dwelling shall not		
	be a vehicle; and/or		
	d. the accessory dwelling shall have		
	a separate entrance and separate		
	-		
	-		
	-		
	-		
	<ul> <li>living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> <li>12. The minimum separation distance between an accessory dwelling, inclusive of attached</li> </ul>		

rr		1	
	decks and porches, and another		
	dwelling shall be three (3)		
	metres.		
	13. One (1) additional off-street		
	parking space shall be provided		
	for an accessory dwelling.		
	14. Accessory dwellings shall not be		
	used as tourist accommodation.		
Rural Residential	Dwellings:	Dwellings:	Updated terms.
(R3)	- One-family	- Single Detached Housing	
Permitted Uses	- Two-family	- Duplex Housing	
19.1	Horticulture	Horticulture	
	Micro Cultivation, Cannabis	Micro Cultivation, Cannabis	
	Micro Processing, Cannabis	Micro Processing, Cannabis	
	Nursery, Cannabis	Nursery, Cannabis	
	Veterinary Clinics	Veterinary Clinics	
	Accessory Uses:	Accessory Uses:	
	- Accessory Buildings or Structures	- Accessory Buildings or Structures	
	- Accessory Tourist Accommodation	- Accessory Dwelling Unit	
	- Home Based Business	- Accessory Tourist Accommodation	
	- Keeping of Farm Animals	- Home Based Business	
	- Sale of Site Grown Horticultural	- Keeping of Farm Animals	
	Produce	- Sale of Site Grown Horticultural	
	- Accessory Dwelling	Produce	
	- Small Scale Wood Product	- Small Scale Wood Product	
	Manufacturing	Manufacturing	
	- Temporary Farmworker Housing	- Temporary Guest Accommodation	
	-	- Temporary Farmworker Housing	
Rural Residential	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R3)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development		1	
Development	hectares.		lot size and maximum density to control
Regulations	hectares.		lot size and maximum density to control development on a residential lot.

Rural Residential		NEW	To accommodate accessory dwelling
(R3)		The maximum density is 2 Dwelling	units, staff recommend using minimum
Development		Units.	lot size and maximum density to control
Regulations			development on a residential lot.
19.2B			
Rural Residential	Despite subsection 2, a	DELETE	Replaced by accessory dwelling unit.
(R3)	manufactured home on a non-		
Development	permanent foundation may be		
Regulations	permitted in addition to a one-family		
19.6	dwelling.		
Rural Residential	13. Subject to compliance with the	DELETE	See general use regulations 16.108.
(R3)	requirements of the Province for		
Accessory	sewage disposal and water		
Dwelling	supply, one (1) accessory		
19.13-16	dwelling per lot is permitted as		
	an accessory use to a single		
	family dwelling subject to the		
	following:		
	a. the minimum site area for the		
	accessory dwelling shall be the		
	same as for a two-family		
	dwelling, depending on level of		
	servicing;		
	b. a maximum gross floor area of 90		
	square meters (m2);		
	c. the accessory dwelling shall not		
	be a vehicle; and/or		
	d. the accessory dwelling shall have		
	a separate entrance and separate		
	living, sleeping, sanitary and		
	kitchen facilities from the single		
	detached dwelling.		
	14. The minimum separation		
	distance between an accessory		

	<ul> <li>dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</li> <li>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</li> <li>16. Accessory dwellings shall not be</li> </ul>		
	used as tourist accommodation.		
Rural Resource	Dwellings:	AMEND	Updated terms and add accessory
(R4)	- One-family	Dwellings:	dwelling unit.
Permitted Uses	- Two-family	- Single Detached Housing	
20.1	Horse Riding Stables and Boarding	- Duplex Housing	
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Micro Cultivation, Cannabis	Horticulture	
	Micro Processing, Cannabis	Micro Cultivation, Cannabis	
	Nursery, Cannabis	Micro Processing, Cannabis	
	Nurseries, Greenhouses and Florists Veterinary Clinics	Nursery, Cannabis Nurseries, Greenhouses and Florists	
	Kennels	Veterinary Clinics	
	Kennels	Kennels	
	Accessory Uses:	Kennels	
	- Accessory Buildings or Structures	Accessory Uses:	
	- Accessory Tourist Accommodation	- Accessory Buildings or Structures	
	- Home Based Business	- Accessory Dwelling Unit	
	- Keeping of Farm Animals	- Accessory Tourist Accommodation	
	- Sale of Site Grown Agricultural	- Home Based Business	
	Produce	- Keeping of Farm Animals	
	- Portable Sawmills	- Sale of Site Grown Agricultural	
	-Temporary Farmworker Housing	Produce	
		- Portable Sawmills	
		-Temporary Farmworker Housing	

Rural Resource	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R4)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to control
Regulations			development on a residential lot.
20.2			
Rural Resource		NEW	To accommodate accessory dwelling
(R4)		The maximum density is 2 Dwelling	units, staff recommend using minimum
Development		Units.	lot size and maximum density to control
Regulations			development on a residential lot.
20.2B			
Multi-Unit	Dwellings:	AMEND	Updated terms and add accessory
Residential (R6)	- One-family	Dwellings:	dwelling unit.
Permitted Uses	- Two-family	- Single Detached Housing	
22.1	- Multiple Family	- Duplex Housing	
		- Multi-Unit Housing	
	Accessory Uses:		
	- Accessory Buildings or Structures	Accessory Uses:	
	- Accessory Tourist Accommodation	- Accessory Buildings or Structures	
	- Home Based Business	- Accessory Dwelling Unit	
		- Accessory Tourist Accommodation	
		- Home Based Business	
Multi-Unit	The minimum site area (per unit) for	AMEND	As all lots are now required to permit 2
Residential (R6)	the following uses shall be required	The minimum site area for the	dwelling units, the site areas have been
Development	as follows:	following uses shall be required as	updated.
Regulations	LEVEL OF SERVICES PROVIDED	follows:	
22.2	Community Water Supply and	LEVEL OF SERVICES PROVIDED	
	Community Water System	Community Water Supply and	
	One-family 700 m <sup>2</sup>	Community Water System	
	Two-family/Unit 500 m <sup>2</sup>	Single Detached and Duplex Housing	
	Multi-Family/Unit 300 m <sup>2</sup>	0.1 hectare	
		Multi-Family/ Dwelling Unit 300 m <sup>2</sup>	
	Community Water Supply Only		
	One-family 0.2 hectare	Community Water Supply Only	
	Two-family/Unit 0.4 hectare		

	Multi-Family/Unit 0.1 hectare On Site Only One-family 1.0 hectare Two-family/Unit 0.75 hectare Multi-Family/Unit 0.4 hectare	Single Detached and Duplex Housing 0.8 hectare Multi-Family/Dwelling Unit 0.1 hectare On Site Only Single Detached and Duplex Housing 1.0 hectare	
		Multi-Family/Dwelling Unit 0.4 hectare	
Multi-Unit Residential (R6) Development Regulations 22.2		<b>NEW</b> The minimum lot size for subdivision is 0.1 hectares.	Add clarity.
Agriculture 1 (AG1) Permitted Uses 23.1	 Single Family Dwelling 	AMEND  Single Detached Housing 	Use consistent language.
Agriculture 1 (AG1) Development Regulations 23.2B		NEW The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.
Agriculture 1 (AG1) Development Regulations 23.6	The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.	The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.	Use consistent language.
Agriculture 2 (AG2) Permitted Uses 24.1	 Single Family Dwelling 	AMEND  Single Detached Housing 	Use consistent language.
Agriculture 2 (AG2)		NEW	Add clarity.

Development		The maximum density is 2 Dwelling	
Regulations		Units not including a Farmworker	
24.2B		Dwelling Unit.	
Agriculture 2	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG2)	the Single Family Dwelling is 300.0	Single Detached Housing is 300.0	
Development	square metres.	square metres.	
Regulations			
24.6			
Agriculture 3		AMEND	Use consistent language.
(AG3)	Single Family Dwelling		
Permitted Uses		Single Detached Housing	
25.1			
Agriculture 3		NEW	Add clarity.
(AG3)		The maximum density is 2 Dwelling	
Development		Units not including a Farmworker	
Regulations		Dwelling Unit.	
25.2B			
Agriculture 3	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG3)	the Single Family Dwelling is 375.0	Single Detached Housing is 375.0	
Development	square metres.	square metres.	
Regulations			
25.6			
Neighbourhood	Accessory Uses:	AMEND	Update term.
Commercial (C1)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
26.1		- Caretaker Suite	
General	Accessory Uses:	AMEND	Update term.
Commercial (C2)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
27.1		- Caretaker Suite	
Tourist	Accessory Uses:	AMEND	Update term.
Commercial (C3)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
28.1		- Caretaker Suite	

Light Industrial	Accessory Uses:	AMEND	Update term.
(M1)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
29.1	- business office	- Caretaker Suite	
		- business office	
Medium	Accessory Uses:	AMEND	Update term.
Industrial (M2)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
30.1	- business office	- Caretaker Suite	
		- business office	
Heavy Industrial	Accessory Uses:	AMEND	Update term.
(M3)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
31.1	- business office	- Caretaker Suite	
		- business office	
Mixed Use	Accessory Uses:	Accessory Uses:	Update term.
Industrial	- Accessory Buildings or Structures	- Accessory Buildings or Structures	
(Airport) (M4)	- buildings and structures accessory	- buildings and structures accessory to	
Permitted Uses	to airports including sales of aircraft	airports including sales of aircraft fuel,	
32.1	fuel, aircraft charter business, aircraft	aircraft charter business, aircraft sales	
	sales and repairs and flight training	and repairs and flight training schools	
	schools	- Caretaker Suite	
	- one dwelling unit		
Railway (RW)	Accessory Uses:	AMEND	Update term.
Permitted Uses	- Accessory Buildings or Structures	Accessory Uses:	
34.1	- One dwelling unit	- Accessory Buildings or Structures	
	- warehousing	- Caretaker Suite	
		- warehousing	
Community	Accessory Uses:	AMEND	Update term.
Services (CS)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
35.1		- Caretaker Suite	
Park and	Accessory Uses:	AMEND	Update term.
Recreation (PR)	- Accessory Buildings or Structures	Accessory Uses:	

Permitted Uses	- one dwelling unit	- Accessory Buildings or Structures	
36.1	- concession booth	- Caretaker Suite	
	- club house(s)	- concession booth	
	- storage facilities	- club house(s)	
		- storage facilities	
Quarry (Q)	Accessory Uses:	AMEND	Update term.
Permitted Uses	- Accessory Buildings or Structures	Accessory Uses:	
38.1	- One dwelling unit	- Accessory Buildings or Structures	
	- business office	- Caretaker Suite	
		- business office	
Forest Resource	Accessory Uses:	AMEND	Update term.
(FR)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
39.1		- Caretaker Suite	
Environmental	Accessory Uses:	AMEND	Update term.
Reserve (ER)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- Interpretive facilities	- Accessory Buildings or Structures	
40.1	- One dwelling unit	- Interpretive facilities	
		- Caretaker Suite	

# Amendments to Electoral Area 'C' Land Use Bylaw No. 2317, 2013 Schedule 'B' Zoning Bylaw

Section Number	Existing Item / Wording	Change	Rationale
Interpretation		NEW	Clarify for Accessory Tourist
16.0		BED AND BREAKFAST means an	Accommodation.
		accessory use located wholly within	
		single detached housing that provides	
		temporary lodging for tourists and	
		visitors;	
Interpretation		NEW	Clarify the accessory residential use in
16.0		CARETAKER SUITE means a dwelling	industrial and commercial zones.
		unit within a building or portion of a	
		building used to provide on-site	
		accommodation by the employer for	
		persons employed on the property, a	
		residence for the site caretaker,	
		operator of a commercial	
		establishment, or on-duty security	
		personnel. No more than one	
		caretaker suite is permitted on a site;	
Interpretation	DAY CARE FACILITY means a building	AMEND	Household is a more modern term and
16.0	Provincially licensed as a community	DAY CARE FACILITY means a building	will be used throughout the bylaw.
	care facility in which care,	Provincially licensed as a community	
	supervision or any form of	care facility in which care, supervision	
	educational or social training not	or any form of educational or social	
	provided under the School Act is	training not provided under the School	
	provided for any portion of the day	Act is provided for any portion of the	
	to three (3) or more children under	day to three or more children under	
	six (6) years of age not forming part	six years of age not forming part of the	
	of the operator's family;	operator's household;	
Interpretation	DENSITY means density means the	AMEND	Align with how bylaw calculates density.
16.0	number of dwellings, visitor or resort	DENSITY means the number of	
	accommodation units on a site	dwelling, visitor or resort	
	expressed in units per acre or	accommodation units on a site	

	hectare, or alternatively as the site area required per dwelling unit;	expressed as a maximum number of units per lot, or alternatively as the	
		site area required per unit;	
Interpretation 16.0	DWELLING means one or more rooms that are self-contained,	DELETE	Refer to Dwelling Unit definition.
10.0	intended for domestic use as a		
	residence by one or more persons,		
	and containing kitchen, living,		
	sleeping and sanitary facilities;		
Interpretation	DWELLING, ACCESSORY means a	AMEND	Updated and consistent definition across
16.0	dwelling unit, either detached or	ACCESSORY DWELLING UNIT means a	all bylaws.
	attached, which is permitted as an	building, or part of a building, that:	
	accessory use in conjunction with a	a) is a self-contained residential	
	principal use. The accessory dwelling	accommodation unit, and	
	is a complete living unit and includes	b) has cooking, sleeping and	
	a private kitchen and bath; common	bathroom facilities, and	
	accessory dwellings include, but are not limited to, secondary suites,	c) is secondary to a principal	
	•	dwelling located on the same	
	cottages, carriage houses and garage suites;	property;	
Interpretation	DWELLING, ONE-FAMILY means a	AMEND	Clarify and modernize.
16.0	detached building used exclusively	SINGLE DETACHED HOUSING means a	
	for occupancy by one (1) family;	detached building containing only one	
		dwelling unit, designed exclusively for	
		occupancy by one household. Where a	
		secondary suite is permitted, this use	
		class may contain a secondary suite.	
		This use includes manufactured	
		homes;	
Interpretation	DWELLING, TWO-FAMILY means a	AMEND	Clarify and modernize.
16.0	detached building or pair of attached	DUPLEX HOUSING means a building	
	buildings used exclusively for	designed exclusively to accommodate	
	occupancy by two (2) families living	two households living independently	
	independently of each other;	in separate dwelling units above or	

Interpretation 16.0	DWELLING, MULTI-FAMILY means a building or portion thereof containing three (3) or more dwelling units;	below each other. This type of development is designed and constructed as two dwelling units at initial construction; <b>AMEND</b> <b>MULTI-UNIT HOUSING</b> means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other.	Modernize definition.
Interpretation 16.0	DWELLING UNIT means one (1) or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit;	each other; AMEND DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Interpretation 16.0	FAMILY means one (1) or more persons related by blood, marriage, adoption or foster parenthood, occupying a dwelling unit; or not more than five (5) unrelated persons sharing a dwelling unit; or residents of a group home;	AMEND HOUSEHOLD means: a) a person; or b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or c) a group of not more than five persons, including boarders, who are not related by blood,	Household is a more modern term and will be used throughout the bylaw.

		of food, and includes any room or portion of a room containing cooking	
16.0			what constitutes a dwelling unit.
•			
Interpretation 16.0 Interpretation 16.0	GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight (8) persons under care who operate as the functional equivalent of a family; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;	associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities; in addition, a household may also include up to one housekeeper or nanny; <b>AMEND</b> GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents; <b>NEW</b> KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or	Household is a more modern term and will be used throughout the bylaw.
		<ul> <li>marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or</li> <li>d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through factor.</li> </ul>	

Interpretation 16.0	PRINCIPAL DWELLING means a principal residential unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential	appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances; <b>AMEND</b> PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for	Keep terminology consistent.
	premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not a secondary or accessory dwelling unit, or any vehicle.	use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;	
Interpretation 16.0	SHORT TERM RENTAL means the use of a one-family dwelling or two- family dwelling for temporary accommodation (less than 30 days) on a commercial basis;	AMEND SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (less than 30 days) on a commercial basis;	Update terms.
Interpretation 16.0		<b>NEW</b> SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;	New definition to implement accessory dwelling unit regulations.
Site Areas 17.4	The minimum parcel size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.	AMEND The minimum lot size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum lot size of the zone in which the parcel is located unless otherwise stated.	Use consistent terms when referring to subdivision.
Reduction of Minimum <del>Site</del> <del>Areas-</del> Lot Sizes	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum	AMEND Where two or more contiguous lots registered prior to adoption of this	Use consistent terms when referring to subdivision.

17.10	site area required by this bylaw, the	bylaw have less than the minimum lot	
	lots may be consolidated into fewer	size required by this bylaw, the lots	
	lots than exist at the time of	may be consolidated into fewer lots	
	application as long as no new lot	than exist at the time of application as	
	created is smaller than any	long as no new lot created is smaller	
	previously existing lot.	than any previously existing lot.	
Reduction of	Where it is not possible to create a	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	lot that has the minimum site area	Where it is not possible to create a lot	subdivision.
<del>Areas-</del> Lot Sizes	required for a zone, the minimum	that has the minimum lot size required	
17.11	site area requirement may be	for a zone, the minimum lot size	
	reduced where the proposed	requirement may be reduced where	
	subdivision involves any one of the	the proposed subdivision involves any	
	following and meets local health	one of the following and meets local	
	authority requirements:	health authority requirements:	
Reduction of	The minimum site area for a lot	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	created under Section 17.0(11) shall	The minimum lot size for a lot created	subdivision.
Areas-Lot Sizes	be 0.2 hectares where serviced by a	under Section 17.0(11) shall be 0.2	
17.12	community water system and 0.4	hectares where serviced by a	
	hectares where not serviced by a	community water system and 0.4	
	community water system.	hectares where not serviced by a	
		community water system.	
Reduction of	Despite Section 17.0(12), where a	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	dwelling has been constructed across	Despite Section 17.0(12), where a	subdivision.
Areas-Lot Sizes	a legal property line prior to the	dwelling has been constructed across	
17.13	adoption of this bylaw, lot lines may	a legal property line prior to the	
	be adjusted so as to allow property	adoption of this bylaw, lot lines may	
	owners to legitimize the structure as	be adjusted so as to allow property	
	long as no lot is reduced in site area.	owners to legitimize the structure as	
		long as no lot is reduced in lot size.	
Off-Street	Single-family 2 spaces per dwelling	AMEND	Update terms and include requirements
Parking and	unit	Single Detached Housing 2 spaces	for accessory dwelling unit.
Loading Space	Two-family 2 spaces per dwelling	Duplex Housing 4 spaces	
Requirements	unit /4 spaces total	Accessory Dwelling Unit 1 space	

Suburban	Dwellings:	AMEND	Update terms.
Residential (R1)	- One-family	Dwellings:	
Permitted Uses	- Two-family	- Single Detached Housing	
18.1		- Duplex Housing	
	Accessory Uses:		
	- Accessory Buildings or Structures	Accessory Uses:	
	- Accessory Tourist Accommodation	- Accessory Buildings or Structures	
	- Day Care Facility	- Accessory Dwelling Unit	
	- Home Based Business	- Accessory Tourist Accommodation	
	- Horticulture	- Day Care Facility	
	- Keeping of Farm Animals	- Home Based Business	
	- Sale of Site Grown Horticultural	- Horticulture	
	Produce	- Keeping of Farm Animals	
	- Accessory Dwelling	- Sale of Site Grown Horticultural	
		Produce	
Suburban	The minimum site area for the	AMEND	As all lots are now required to permit 2
Residential (R1)	following uses shall be required as	The minimum lot size for the following	dwelling units, the site areas have been
Development	follows:	uses shall be required as follows:	updated using minimum lot size.
Regulations			
18.2	LEVEL OF SERVICES PROVIDED	LEVEL OF SERVICES PROVIDED	
	Community Water and Sewer	Community Water and Sewer	
	One-family 700 m2	1000 m <sup>2</sup>	
	Two-family 1000 m2		
		Community Water or Sewer	
	Community Water or Sewer	0.4 hectares	
	One-family 0.2 hectares		
	Two-family 0.4 hectares	On Site Only	
		1.0 hectare	
	On Site Only		
	One-family 1 hectare		
	Two-family 1 hectare		
Suburban		NEW	New density provision. This would allow
Residential (R1)		The maximum density is 2 Dwelling	the property owner to decide the
		Units.	

Development			housing form(s) they desire but limit the
Regulations			density.
18.2B			
Suburban	13. Subject to compliance with the	DELETE	See general use regulations 17.107.
Residential (R1)	requirements of the Province for		
Development	sewage disposal and water		
Regulations	supply, one (1) accessory		
18.13-16	dwelling per lot is permitted as		
	an accessory use to a single		
	family dwelling subject to the		
	following:		
	a. the minimum site area for		
	the accessory dwelling shall		
	be the same as for a two-		
	family dwelling, depending		
	on level of servicing;		
	b. a maximum gross floor area		
	of 90 square meters (m2);		
	c. the accessory dwelling shall		
	not be a vehicle; and/or		
	d. the accessory dwelling shall		
	have a separate entrance		
	and separate living, sleeping,		
	sanitary and kitchen facilities		
	from the single detached		
	dwelling.		
	14. The minimum separation		
	distance between an accessory		
	dwelling, inclusive of attached		
	decks and porches, and another		
	dwelling shall be three (3)		
	metres.		

	15. One (1) additional off-street		
	parking space shall be provided		
	for an accessory dwelling.		
	16. Accessory dwellings shall not be		
	used as tourist accommodation.		
Country	Dwellings:	AMEND	Update terms.
Residential (R2)	- One-family	Dwellings:	
Permitted Uses	- Two-family	- Single Detached Housing	Remove duplicate of horticulture.
19.1	Horticulture	- Duplex Housing	
	Accessory Uses:	Accessory Uses:	
	- Accessory Buildings or Structures	- Accessory Buildings or Structures	
	- Accessory Tourist Accommodation	- Accessory Dwelling Unit	
	- Day Care Facility	- Accessory Tourist Accommodation	
	- Home Based Business	- Day Care Facility	
	- Horticulture	- Home Based Business	
	- Keeping of Farm Animals	- Horticulture	
	- Sale of Site Grown Horticultural	- Keeping of Farm Animals	
	Produce	- Sale of Site Grown Horticultural	
	- Accessory Dwelling	Produce	
	- Portable Sawmills (for processing of	- Portable Sawmills (for processing of	
	materials harvested on-site only)	materials harvested on-site only)	
Country	The minimum site area for each	AMEND	To accommodate accessory dwelling
Residential (R2)	permitted use shall be one (1)	The minimum lot size is 1.0 hectare.	units, staff recommend using minimum
Development	hectare.		lot size and maximum density to control
Regulations			development on a residential lot.
19.2			
Country		NEW	To accommodate accessory dwelling
Residential (R2)		The maximum density is 2 Dwelling	units, staff recommend using minimum
Development		Units.	lot size and maximum density to control
Regulations			development on a residential lot.
19.2B			
Country	The minimum parcel size for a parcel	AMEND	Use consistent terms.
Residential (R2)	subdivided for a relative under		

Development	Section 514 of the Local Government	The minimum lot size for a parcel	
Regulations	Act, with the approval of the Interior	subdivided for a relative under Section	
19.3	Health Authority, shall be 0.8	514 of the Local Government Act, with	
	hectares.	the approval of the Interior Health	
		Authority, shall be 0.8 hectares.	
Country Residential (R2) Accessory Dwelling 19.11-14	<ul> <li>15. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single family dwelling subject to the following:</li> <li>e. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;</li> <li>f. a maximum gross floor area of 90 square meters (m2);</li> <li>g. the accessory dwelling shall not be a vehicle; and/or</li> <li>h. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> <li>16. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</li> </ul>	DELETE	See general use regulations 17.107.

	17. One (1) additional off-street		
	parking space shall be provided		
	for an accessory dwelling.		
	Accessory dwellings shall not be used		
	as tourist accommodation.		
Rural Residential	Dwellings:	AMEND	Updated terms.
(R3)	- One-family	Dwellings:	
Permitted Uses	- Two-family	- Single Detached Housing	
20.1	Horse Riding Stables and Boarding	- Duplex Housing	
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Kennels	Horticulture	
	Micro Cultivation, Cannabis	Kennels	
	Micro Processing, Cannabis	Micro Cultivation, Cannabis	
	Nursery, Cannabis	Micro Processing, Cannabis	
	Nurseries, Greenhouses and Florists	Nursery, Cannabis	
	Veterinary Clinics	Nurseries, Greenhouses and Florists	
		Veterinary Clinics	
	Accessory Uses:		
	- Accessory Buildings or Structures	Accessory Uses:	
	- Accessory Tourist Accommodation	- Accessory Buildings or Structures	
	- Daycare facility	- Accessory Dwelling Unit	
	- Home Based Business	- Accessory Tourist Accommodation	
	- Keeping of Farm Animals	- Daycare facility	
	- Sale of Site Grown Horticultural	- Home Based Business	
	Produce	- Keeping of Farm Animals	
	- Accessory Dwelling	- Sale of Site Grown Horticultural	
	- Portable Sawmills	Produce	
	- Small Scale Wood Product	- Portable Sawmills	
	Manufacturing	- Small Scale Wood Product	
	- Temporary Farmworker Housing	Manufacturing	
		- Temporary Farmworker Housing	

Rural Residential	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R3)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to control
Regulations			development on a residential lot.
20.2			
Rural Residential		NEW	To accommodate accessory dwelling
(R3)		The maximum density is 2 Dwelling	units, staff recommend using minimum
Development		Units.	lot size and maximum density to control
Regulations			development on a residential lot.
20.2B			
Rural Residential	Despite subsection 20.0 (2), a	DELETE	Replaced by accessory dwelling unit.
(R3)	manufactured home on a non-		
Development	permanent foundation may be		
Regulations	permitted in addition to a one-family		
20.5	dwelling.		
<b>Rural Residential</b>	13. Subject to compliance with the	DELETE	See general use regulations 17.107.
(R3)	requirements of the Province for		
Accessory	sewage disposal and water		
Dwelling	supply, one (1) accessory		
20.13-16	dwelling per lot is permitted as		
	an accessory use to a single		
	family dwelling subject to the		
	following:		
	a. the minimum site area for the		
	accessory dwelling shall be the		
	same as for a two-family		
	dwelling, depending on level of		
	servicing;		
	b. a maximum gross floor area of 90		
	square meters (m2);		
	c. the accessory dwelling shall not		
	be a vehicle; and/or		
	d. the accessory dwelling shall have		
	a separate entrance and separate		

	<ul> <li>living, sleeping, sanitary and kitchen facilities from the single detached dwelling.</li> <li>14. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.</li> <li>15. One (1) additional off-street parking space shall be provided for an accessory dwelling.</li> <li>16. Accessory dwellings shall not be</li> </ul>		
	used as tourist accommodation.		
Rural Resource	Dwellings:	AMEND	Updated terms and add accessory
(R4)	- One-family	Dwellings:	dwelling unit.
Permitted Uses	- Two-family	- Single Detached Housing	
21.1	Horse Riding Stables and Boarding	- Duplex Housing	
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Kennels	Horticulture	
	Micro Cultivation, Cannabis	Kennels	
	Micro Processing, Cannabis	Micro Cultivation, Cannabis	
	Nursery, Cannabis	Micro Processing, Cannabis	
	Nurseries, Greenhouses and Florists	Nursery, Cannabis	
	Veterinary Clinics	Nurseries, Greenhouses and Florists	
		Veterinary Clinics	
	Accessory Uses:		
	- Accessory Buildings or Structures	Accessory Uses:	
	- Accessory Tourist Accommodation	<ul> <li>Accessory Buildings or Structures</li> </ul>	
	- Home Based Business	<ul> <li>Accessory Dwelling Unit</li> </ul>	
	- Child Care Facility	<ul> <li>Accessory Tourist Accommodation</li> </ul>	
	- Keeping of Farm Animals	- Child Care Facility	
		- Home Based Business	

Rural Resource (R4) Development	<ul> <li>Sale of Site Grown Agricultural Produce         <ul> <li>Portable Sawmills</li> <li>Temporary Farmworker Housing</li> </ul> </li> <li>The minimum site area for each permitted use shall be two (2) hectares.</li> </ul>	<ul> <li>Keeping of Farm Animals</li> <li>Sale of Site Grown Agricultural Produce</li> <li>Portable Sawmills</li> <li>Temporary Farmworker Housing</li> <li>AMEND</li> <li>The minimum lot size is 2.0 hectares.</li> </ul>	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control
Regulations 21.2 Rural Resource (R4) Development Regulations		<b>NEW</b> The maximum density is 2 Dwelling Units.	development on a residential lot. To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
21.2B Multi- <del>Family</del> Unit Residential (R6) Permitted Uses 23.1	Dwellings: - One-family - Two-family - Multiple Family Accessory Uses: - Accessory Buildings or Structures - Accessory Tourist Accommodation - Home Based Business	AMEND Dwellings: - Single Detached Housing - Duplex Housing - Multi-Unit Housing Accessory Uses: - Accessory Buildings or Structures - Accessory Dwelling Unit - Accessory Tourist Accommodation - Home Based Business	Updated terms and add accessory dwelling unit.
Multi- <del>Family</del> Unit Residential (R6) Permitted Uses 23.2	The minimum site area (per unit) for the following uses shall be required as follows: LEVEL OF SERVICES PROVIDED Community Water Supply and Community Water System One-family 700 m <sup>2</sup> Two-family/Unit 500 m <sup>2</sup>	AMEND The minimum site area for the following uses shall be required as follows: LEVEL OF SERVICES PROVIDED Community Water Supply and Community Water System	As all lots are now required to permit 2 dwelling units, the site areas have been updated.

	Multi-Family/Unit 300 m <sup>2</sup>	Single Detached and Duplex Housing 0.1 hectare	
	Community Water Supply Only One-family 0.2 hectare	Multi-Family/ Dwelling Unit 300 m <sup>2</sup>	
	Two-family/Unit 0.4 hectare Multi-Family/Unit 0.1 hectare	Community Water Supply Only Single Detached and Duplex Housing	
	Multi-Failing/Onit 0.1 nectare	0.8 hectare	
	On Site Only One-family 1.0 hectare	Multi-Family/Dwelling Unit 0.1 hectare	
	Two-family/Unit 0.75 hectare	On Site Only Single Detected and Dupley Housing	
	Multi-Family/Unit 0.4 hectare	Single Detached and Duplex Housing 1.0 hectare Multi-Family/Dwelling Unit 0.4 hectare	
Multi- <del>Family</del> Unit Residential (R6) Permitted Uses 23.5		<b>NEW</b> The minimum lot size for subdivision is 0.1 hectares.	Add clarity.
Agriculture 1 (AG1) Permitted Uses 24.1	 Single Family Dwelling 	AMEND  Single Detached Housing 	Use consistent language.
Agriculture 1 (AG1) Development Regulations 24.2B		<b>NEW</b> The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.	Add clarity.
Agriculture 1 (AG1) Development Regulations 24.6	The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.	The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.	Use consistent language.
Agriculture 2 (AG2)	 Single Family Dwelling	AMEND 	Use consistent language.

Permitted Uses		Single Detached Housing	
25.1			
Agriculture 2		NEW	Add clarity.
(AG2)		The maximum density is 2 Dwelling	
Development		Units not including a Farmworker	
Regulations		Dwelling Unit.	
25.2B			
Agriculture 2	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG2)	the Single Family Dwelling is 300.0	Single Detached Housing is 300.0	
Development	square metres.	square metres.	
Regulations			
25.6			
Agriculture 3		AMEND	Use consistent language.
(AG3)	Single Family Dwelling		
Permitted Uses		Single Detached Housing	
26.1			
Agriculture 3		NEW	Add clarity.
(AG3)		The maximum density is 2 Dwelling	
Development		Units not including a Farmworker	
Regulations		Dwelling Unit.	
26.2B			
Agriculture 3	The Maximum Gross Floor Area of	The Maximum Gross Floor Area of the	Use consistent language.
(AG3)	the Single Family Dwelling is 375.0	Single Detached Housing is 375.0	
Development	square metres.	square metres.	
Regulations			
26.6			
Neighbourhood	Accessory Uses:	AMEND	Update term.
Commercial (C1)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
27.1		- Caretaker Suite	
General	Accessory Uses:	AMEND	Update term.
Commercial (C2)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
28.1		- Caretaker Suite	

Light Industrial	Accessory Uses:	AMEND	Update term.
(M1)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
29.1	- business office	- Caretaker Suite	
		- business office	
Medium	Accessory Uses:	AMEND	Update term.
Industrial (M2)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
30.1	- business office	- Caretaker Suite	
		- business office	
Heavy Industrial	Accessory Uses:	AMEND	Update term.
(M3)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
31.1	- business office	- Caretaker Suite	
		- business office	
Quarry (Q)	Accessory Uses:	AMEND	Update term.
Permitted Uses	- Accessory Buildings or Structures	Accessory Uses:	
32.1	- One dwelling unit	- Accessory Buildings or Structures	
	- business office	- Caretaker Suite	
		- business office	
Railway (RW)	Accessory Uses:	AMEND	Update term.
Permitted Uses	- Accessory Buildings or Structures	Accessory Uses:	
33.1	- One dwelling unit	- Accessory Buildings or Structures	
	- warehousing	- Caretaker Suite	
		- warehousing	
Community	Accessory Uses:	AMEND	Update term.
Services (CS)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- one dwelling unit	- Accessory Buildings or Structures	
34.1	- accessory tourist accommodation	- Caretaker Suite	
	- accessory agri-tourism	- accessory tourist accommodation	
	- therapeutic and public horseback	- accessory agri-tourism	
	riding	- therapeutic and public horseback	
	- small-scale food processing	riding	
		- small-scale food processing	

	- retail sales and manufacturing of	- retail sales and manufacturing of	
	heritage products	heritage products	
Park and	Accessory Uses:	AMEND	Update term.
Recreation (PR)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- one dwelling unit	- Accessory Buildings or Structures	
35.1	- concession booth	- Caretaker Suite	
	- club house(s)	- concession booth	
	- storage facilities	- club house(s)	
		- storage facilities	
Forest Resource	Accessory Uses:	AMEND	Update term.
(FR)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- One dwelling unit	- Accessory Buildings or Structures	
37.1		- Caretaker Suite	
Environmental	Accessory Uses:	AMEND	Update term.
Reserve (ER)	- Accessory Buildings or Structures	Accessory Uses:	
Permitted Uses	- Interpretive facilities	- Accessory Buildings or Structures	
38.1	- One dwelling unit	- Interpretive facilities	
		- Caretaker Suite	

#### Amendments to Electoral Area 'D' Land Use Bylaw No. 2435, 2016 Schedule B Ainsworth Townsite Zoning Bylaw

Section Number	Existing Item / Wording	Change	Rationale
Interpretation		NEW	New definition to facilitate additional
21.0		ACCESSORY DWELLING UNIT means a	forms besides secondary suites.
		building, or part of a building, that:	
		a) is a self-contained residential	
		accommodation unit, and	
		<li>b) has cooking, sleeping and</li>	
		bathroom facilities, and	
		c) is secondary to a principal	
		dwelling located on the same	
		property;	
Interpretation	BED AND BREAKFAST means an	AMEND	Updated terms.
21.0	accessory use located wholly within a	BED AND BREAKFAST means an	
	principal single family dwelling that	accessory use located wholly within	
	provides temporary lodging for	single detached housing that provides	
	tourists and visitors;	temporary lodging for tourists and	
		visitors;	
Interpretation		NEW	Clarify the accessory residential use in
21.0		CARETAKER SUITE means a dwelling	industrial and commercial zones.
		unit within a building or portion of a	
		building used to provide on-site	
		accommodation by the employer for	
		persons employed on the property, a	
		residence for the site caretaker,	
		operator of a commercial	
		establishment, or on-duty security	
		personnel. No more than one	
		caretaker suite is permitted on a site;	
Interpretation	DAY CARE FACILITY means a building	AMEND	Household is a more modern term and
21.0	Provincially licensed as a community	DAY CARE FACILITY means a building	will be used throughout the bylaw.
	care facility in which care,	Provincially licensed as a community	
	supervision or any form of	care facility in which care, supervision	

	aducational or social training not	or any form of advicational or sacial	
	educational or social training not	or any form of educational or social	
	provided under the School Act is	training not provided under the School	
	provided for any portion of the day	Act is provided for any portion of the	
	to seven (7) or more children under	day to seven or more children under	
	six (6) years of age not forming part	six years of age not forming part of the	
	of the operator's family;	operator's household;	
Interpretation	DENSITY means the number of	AMEND	Amend definition to align with how
21.0	dwelling, visitor or resort	DENSITY means the number of	density is calculated within this bylaw.
	accommodation units on a site	dwelling, visitor or resort	
	expressed in units per acre or	accommodation units on a site	
	hectare, or alternatively as the site	expressed as a maximum number of	
	area required per dwelling unit;	units per lot, or alternatively as the	
		site area required per unit;	
Interpretation	DWELLING, MULTI-FAMILY means a	AMEND	Modernize definition.
21.0	detached building, used exclusively	MULTI-UNIT HOUSING means a	
	for residential purposes, consisting of	detached building, used exclusively for	
	three (3) or more dwelling units,	residential purposes, consisting of	
	either with private individual access	three or more dwelling units, either	
	or common access intended to be	with private individual access or	
	used as a residence by three (3) or	common access intended to be used	
	more families living independently of	as a residence by three or more	
	each other;	households living independently of	
		each other;	
Interpretation	DWELLING, ONE-FAMILY means a	AMEND	Clarify and modernize.
21.0	detached building used exclusively	SINGLE DETACHED HOUSING means a	
	for residential purposes, consisting of	detached building containing only one	
	one (1) dwelling unit used or	dwelling unit, designed exclusively for	
	intended to be used as the residence	occupancy by one household. Where a	
	of one (1) family;	secondary suite is permitted, this use	
		class may contain a secondary suite.	
		This use includes manufactured	
		homes;	
Interpretation	DWELLING, TWO-FAMILY means a	AMEND	Clarify and modernize.
21.0	detached building used exclusively		

	for residential purposes, as a duplex	DUPLEX HOUSING means a building	
	or dwelling separated by a common	designed exclusively to accommodate	
	wall or floor where one unit may be a	two households living independently	
	secondary suite intended to be used	in separate dwelling units above or	
	as a residence by two (2) families	below each other. This type of	
	living independently of each other;	development is designed and	
		constructed as two dwelling units at	
		initial construction;	
Interpretation	DWELLING UNIT means one (1) or	AMEND	Use a consistent definition.
21.0	more rooms in a detached building	DWELLING UNIT means one or more	
	with self-contained eating, living,	rooms with self-contained eating,	
	sleeping and sanitary facilities and	living, sleeping and sanitary facilities,	
	not more than one kitchen, used or	used or intended to be used as a	
	intended to be used as a residence	residence for no more than one	
	for no more than one (1) family;	household;	
Interpretation		NEW	Household is a more modern term and
21.0		HOUSEHOLD means:	will be used throughout the bylaw.
		a) a person; or	
		<ul><li>b) two or more persons related</li></ul>	
		by blood, marriage, or	
		adoption; or associated	
		through foster care, all living	
		together in one dwelling unit	
		as a single household using	
		common cooking facilities; or	
		c) a group of not more than five	
		persons, including boarders,	
		who are not related by blood,	
		marriage, or adoption, or	
		associated through foster	
		care, all living together in one	
		dwelling unit as a single	
		household using common	
		cooking facilities; or	

	minimum site area of the zone in	Local Government Act shall be the	
	Local Government Act shall be the	subdivided under Section 514 of the	
22.4	subdivided under Section 514 of the	The minimum lot area for a parcel	consistently throughout bylaw.
Site Areas	space of the building; The minimum parcel size for a parcel	AMEND	Use the defined term 'minimum lot area'
	area or 40% of the habitable floor		
	not more than 90 square metres in		
	unit and having a total floor space of	forms part of a principal dwelling;	
	containing only one other dwelling	dwelling unit that is located in and	
21.0	unit contained within a building	SECONDARY SUITE means an accessory	dwelling regulations.
Interpretation	SECONDARY SUITE means a dwelling	AMEND	Update to align with new accessory
		accessory dwelling unit, or any vehicle;	
		exclusive to the unit; and is not an	
		facilities that are intended to be	
		contains kitchen and bathroom	
		use as a residential premises, and	
		in a building; is used or intended for	
		a self-contained set of rooms located	
21.0		principal dwelling unit that consists of	
21.0		PRINCIPAL DWELLING means a	Denne term used currently in bylaw.
Interpretation		NEW	Define term used currently in bylaw.
		nanny;	
		include up to one housekeeper or	
		cooking facilities; in addition, a household may also	
		household using common	
		dwelling unit as a single	
		care; all living together in one	
		associated through foster	
		blood, marriage or adoption or	
		than 3 persons unrelated by	
		total does not include more	
		provided that the combined	
		d) a combination of (b) and (c),	

	which the parcel is located unless	minimum site area of the zone in	
	otherwise stated.	which the parcel is located unless	
		otherwise stated.	
Reduction of	Where two or more contiguous lots	Where two or more contiguous lots	Use the defined term 'minimum lot area'
Minimum <del>Site</del>	registered prior to adoption of this	registered prior to adoption of this	consistently throughout bylaw.
Lot Areas	bylaw have less than the minimum	bylaw have less than the minimum lot	
22.9	site area required by this bylaw, the	area required by this bylaw, the lots	
	lots may be consolidated into fewer	may be consolidated into fewer lots	
	lots than exist at the time of	than exist at the time of application as	
	application as long as no new lot	long as no new lot created is smaller	
	created is smaller than any	than any previously existing lot.	
	previously existing lot.		
Reduction of	Where it is not possible to create a	Where it is not possible to create a lot	Use the defined term 'minimum lot area'
Minimum <del>Site</del>	lot that has the minimum site area	that has the minimum lot area	consistently throughout bylaw.
Lot Areas	required for a zone, the minimum	required for a zone, the minimum lot	
22.10	site area requirement may be	area requirement may be reduced	
	reduced where the proposed	where the proposed subdivision	
	subdivision involves any one of the	involves any one of the following and	
	following and meets local health	meets local health authority	
	authority requirements:	requirements:	
Reduction of	The minimum site area for a lot	The minimum lot area for a lot created	Use the defined term 'minimum lot area'
Minimum <del>Site</del>	created under sub-section 10 shall be	under sub-section 10 shall be 0.2	consistently throughout bylaw.
Lot Areas	0.2 hectares where serviced by a	hectares where serviced by a	
22.11	community water system and 0.4	community water system and 0.4	
	hectares where not serviced by a	hectares where not serviced by a	
	community water system.	community water system.	
Reduction of	Despite sub-section 11, where a	AMEND	Use consistent terms when referring to
Minimum <del>Site</del>	dwelling has been constructed across	Despite sub-section 11, where a	subdivision.
Areas-Lot Sizes	a legal property line prior to the	dwelling has been constructed across	
18.12	adoption of this bylaw, lot lines may	a legal property line prior to the	
	be adjusted so as to allow property	adoption of this bylaw, lot lines may	
	owners to legitimize the structure as	be adjusted so as to allow property	
	long as no lot is reduced in site area.	owners to legitimize the structure as	
		long as no lot is reduced in lot area.	

Off Street Parking Requirements Residential	Dwelling (one family) 2 spaces per dwelling unit Dwelling (two family) 2 spaces per dwelling unit Dwelling (multi-family) 1.5 spaces per dwelling unit	Single Detached Housing 2 spaces Duplex Housing 4 spaces Accessory Dwelling Unit 1 space Multi-Unit Housing 1.5 spaces per dwelling unit	Updated terms and include accessory dwelling units.
Accessory Dwelling Units 22.46		<ul> <li>NEW</li> <li>An accessory dwelling unit is subject to the following regulations: <ul> <li>a. The maximum number of accessory dwelling units per lot is one.</li> <li>b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.</li> <li>c. Notwithstanding section 46(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply.</li> <li>d. The maximum gross floor area is 90.0 m<sup>2</sup>.</li> <li>e. The maximum height is 8.0 m.</li> <li>f. The maximum number of storeys is 2.</li> <li>g. An accessory dwelling unit is not permitted to be used as a bed and breakfast or a vacation rental.</li> <li>h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</li> </ul> </li> </ul>	New regulations for accessory dwelling units.

		<ul> <li>A secondary suite shall not be connected to a single detached house by a breezeway or carport.</li> </ul>	
Town-Site Residential R1 Permitted Uses Table 23.1	Permitted uses, buildings and structures: Principal Uses Dwelling, One Family Dwelling, Two Family Accessory Uses Accessory Building or Structures Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Horticulture Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)	AMEND Permitted uses, buildings and structures: Principal Uses Single Detached Housing Duplex Housing Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Horticulture Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)	Updated terms and include accessory dwelling units.
Town-Site Residential R1 Development Regulations Table 23.2	Minimum site area for each Principal Use: Community Water System and Community Wastewater System 0.1 hectares Community Water System and On- site Wastewater Disposal 0.2 hectares	AMEND The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.

	Individual Water Source and Community Wastewater System 0.2 hectares Individual Water Source and On-site Wastewater Disposal 1.0 hectares		
Town-Site Residential R1 Development Regulations Table 23.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Country Residential R2 Permitted Uses Table 24.1	Permitted uses, buildings and structures: Principal Uses Dwelling, One Family Dwelling, Two Family Horticulture	AMEND Permitted uses, buildings and structures: Principal Uses Single Detached Housing Duplex Housing Horticulture	Updated terms and include accessory dwelling units.
	Accessory Uses Accessory Building or Structures Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Keeping of Farm Animals see Section 22(35)	Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section	
	Vacation Rentals see Section 22(23)	22(21) Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)	
Country Residential	Minimum site area for each Principal Use 1.0 hectares	AMEND The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum

Development			lot size and maximum density to control
Regulations			development on a residential lot.
Table			
24.2			
Country	Minimum site area for Subdivision:	AMEND	Correct term.
Residential		Minimum lot area for Subdivision:	
Development			
Regulations			
Table			
24.9			
Rural Residential	Permitted uses, buildings and	AMEND	Updated terms and include accessory
R3	structures:	Permitted uses, buildings and	dwelling units.
Permitted Uses	Principal Uses	structures:	
Table	Dwelling, One Family	Principal Uses	
25.1	Dwelling, Two Family	Single Detached Housing	
	Horticulture	Duplex Housing	
	Outdoor Recreational Activities	Horticulture	
	Parks	Outdoor Recreational Activities	
	Resource Based Activities	Parks	
		Resource Based Activities	
	Accessory Uses		
	Accessory Building or Structures	Accessory Uses	
	Bed and Breakfast Accommodation	Accessory Building or Structures	
	see Section 22(22)	Accessory Dwelling Unit see Section	
	Home-based Business see Section	22(46)	
	22(21)	Bed and Breakfast Accommodation	
	Keeping of Farm Animals see Section	see Section 22(22)	
	22(35)	Home-based Business see Section	
	Vacation Rentals see Section 22(23)	22(21)	
		Keeping of Farm Animals see Section	
		22(35)	
		Vacation Rentals see Section 22(23)	
Rural Residential	Minimum site area for each Principal	AMEND	To accommodate accessory dwelling
R3	Use 2.0 hectares		units, staff recommend using minimum

Development		The maximum density is 2 Dwelling	lot size and maximum density to control
Regulations		Units.	development on a residential lot.
Table			
25.2			
Rural Residential	Minimum site area for Subdivision:	AMEND	Correct term.
R3		Minimum lot area for Subdivision:	
Development			
Regulations			
Table			
25.8			
Town-Site	Accessory Uses	AMEND	Clarify the accessory residential use in
Commercial C1	Accessory Building or Structures	Accessory Uses	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Building or Structures	
Table		Caretaker Suite	
26.1			
Town-Site	Minimum site area for Subdivision:	AMEND	Correct term.
Commercial C1		Minimum lot area for Subdivision:	
Development			
Regulations			
Table			
26.9			
Tourist	Accessory Uses	AMEND	Clarify the accessory residential use in
Commercial C2	Accessory Building or Structures	Accessory Uses	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Building or Structures	
Table		Caretaker Suite	
27.1			
Tourist	Minimum site area for Subdivision:	AMEND	Correct term.
Commercial C2		Minimum lot area for Subdivision:	
Development			
Regulations			
Table			
27.9			
Ainsworth Resort	Accessory Uses	AMEND	Clarify the accessory residential use in
Commercial C3	Accessory Building or Structures	Accessory Uses	industrial and commercial zones.

Permitted Uses Table 28.1	One Dwelling Unit	Accessory Building or Structures Caretaker Suite	
Ainsworth Resort Commercial C3 Development Regulations Table 28.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Community Service CS Development Regulations Table 29.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Parks and Recreation PR Development Regulations Table 30.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Parks and Recreation Ainsworth Resort PR1 Development Regulations Table 31.9	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.
Environmental Reserve ER Development Regulations Table	Minimum site area for Subdivision:	AMEND Minimum lot area for Subdivision:	Correct term.

32.7			
Resource Area	Minimum site area for Subdivision:	AMEND	Correct term.
RA		Minimum lot area for Subdivision:	
Development			
Regulations			
Table			
33.7			

# Amendments to Electoral Area 'G' Land Use Bylaw No. 2452, 2018 Schedule B Zoning Bylaw

Section Number	Existing Item / Wording	Change	Rationale
Interpretation		NEW	Updated to add clarity to accessory
17.0		BED AND BREAKFAST means an	tourist accommodation.
		accessory use located wholly within	
		single detached housing that provides	
		temporary lodging for tourists and	
		visitors;	
Interpretation		NEW	Clarify the accessory residential use in
17.0		CARETAKER SUITE means a dwelling	industrial and commercial zones.
		unit within a building or portion of a	
		building used to provide on-site	
		accommodation by the employer for	
		persons employed on the property, a	
		residence for the site caretaker,	
		operator of a commercial	
		establishment, or on-duty security	
		personnel. No more than one	
		caretaker suite is permitted on a site;	
Interpretation	DAY CARE FACILITY means a building	AMEND	Household is a more modern term and
17.0	licensed as a community care facility	DAY CARE FACILITY means a building	will be used throughout the bylaw.
	in which care, supervision or any	licensed as a community care facility in	
	form of educational or social training	which care, supervision or any form of	
	not provided under the School Act is	educational or social training not	
	provided for any portion of the day	provided under the School Act is	
	to seven (7) or more children under	provided for any portion of the day to	
	six (6) years of age not forming part	seven or more children under six	
	of the operator's family. Care of less	years of age not forming part of the	
	than seven (7) children under six (6)	operator's household. Care of less	
	years of age is considered under	than seven children under six years of	
	home based business regulations;	age is considered under home based	
		business regulations;	
Interpretation		NEW	Add clarity.

17.0		DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of	
		units per lot, or alternatively as the site area required per unit;	
Interpretation 17.0	DWELLING, ACCESSORY means a dwelling unit, either detached or attached, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath. Common accessory dwellings include, but are not limited to: secondary suites, cottages, carriage houses and garage suites;	ACCESSORY DWELLING UNIT means a building, or part of a building, that: a) is a self-contained residential accommodation unit, and b) has cooking, sleeping and bathroom facilities, and c) is secondary to a principal dwelling located on the same property;	Updated and consistent definition across all bylaws.
Interpretation 17.0	DWELLING, MULTI-FAMILY means a detached building, used exclusively for residential purposes, consisting or three (3) or more dwelling units, either with private individual access or common access intended to be used as a residence by three (3) or more families living independently of each other;	AMEND MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;	Modernize definition.
Interpretation 17.0	DWELLING, ONE FAMILY means a detached building used exclusively for residential purposes, consisting of one dwelling unit used or intended to be used as the residence of one (1) family;	AMEND SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite.	Clarify and modernize.

		This use includes manufactured homes;	
Interpretation 17.0	DWELLING, TWO FAMILY means a detached building used exclusively for residential purposes, as a duplex or dwelling separated by a common wall or floor where one unit may be a secondary suite intended to be used as a residence by two (2) families living independently of each other;	AMEND DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction;	Clarify and modernize.
Interpretation 17.0	DWELLING UNIT means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities; and includes: manufactured homes, mobile homes, tiny homes, shipping containers, suites and any other structures to be used as a dwelling unit;	AMEND DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;	Use a consistent definition.
Interpretation 17.0		NEW HOUSEHOLD means: a) a person; or b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or c) a group of not more than five persons, including boarders,	Household is a more modern term and will be used throughout the bylaw.

	<ul> <li>who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or</li> <li>d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;</li> <li>in addition, a household may also include up to one housekeeper or nanny;</li> </ul>	
Interpretation 17.0	NEW PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an	Define term used currently in bylaw.
Interpretation 17.0	accessory dwelling unit, or any vehicle; NEW PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used;	Define term used currently in bylaw.

Interpretation	SECONDARY SUITE means a dwelling	AMEND	Clarify and modernize.
17.0	unit having a total floor space of not	SECONDARY SUITE means an accessory	
	more than 90 square metres in area	dwelling unit that is located in and	
	or 40% of the habitable floor space of	forms part of a principal dwelling;	
	the building, located within a		
	building of residential occupancy and		
	containing only one other dwelling		
	unit located in any part of a building		
	which is a single real estate entity;		
Permitted and	The minimum site area for a lot	AMEND	Use consistent terms when referring to
Prohibited Uses	subdivided under Section 514 of the	The minimum lot area for a lot	subdivision.
18.13	Local Government Act shall be the	subdivided under Section 514 of the	
	minimum lot area of the zone in	Local Government Act shall be the	
	which the lot is located unless	minimum lot area of the zone in which	
	otherwise stated.	the lot is located unless otherwise	
		stated.	
Density	Where two or more contiguous lots	AMEND	Use consistent terms when referring to
Regulations	registered prior to adoption of this	Where two or more contiguous lots	subdivision.
18.16	Bylaw have less than the minimum	registered prior to adoption of this	
	site area required by this Bylaw, the	Bylaw have less than the minimum lot	
	lots may be consolidated into fewer	area required by this Bylaw, the lots	
	lots than existed at the time of	may be consolidated into fewer lots	
	application as long as no new lot	than existed at the time of application	
	created is smaller than any	as long as no new lot created is smaller	
	previously existing lot.	than any previously existing lot.	
Density	Where it is not possible to create a	AMEND	Use consistent terms when referring to
Regulations	lot that has the minimum site area	Where it is not possible to create a lot	subdivision.
18.17	required for a zone, the minimum	that has the minimum lot area	
	site area requirement will be reduced	required for a zone, the minimum lot	
	where the proposed subdivision	area requirement will be reduced	
	involves any one of the following and	where the proposed subdivision	
	meets regional health authority	involves any one of the following and	
	requirements:	meets regional health authority	
		requirements:	

Density	The minimum site area for a lot	AMEND	Use consistent terms when referring to
Regulations	created under Section 16 shall be 0.2	The minimum lot area for a lot created	subdivision.
18.18	hectares where serviced by a	under Section 16 shall be 0.2 hectares	
	community water system and 0.4	where serviced by a community water	
	hectares where not serviced by a	system and 0.4 hectares where not	
	community water system.	serviced by a community water	
		system.	
Density	Where a dwelling has been	AMEND	Use consistent terms when referring to
Regulations	constructed across a legal property	Where a dwelling has been	subdivision.
18.19	line prior to the adoption of this	constructed across a legal property	
	Bylaw, lot lines may be adjusted so as	line prior to the adoption of this	
	to allow property owners to	Bylaw, lot lines may be adjusted so as	
	legitimize the structure as long as no	to allow property owners to legitimize	
	lot is reduced in site area.	the structure as long as no lot is	
		reduced in lot area.	
Accessory	37. Subject to approval from the	AMEND	Update.
Dwelling	regional health authority for sewage	An accessory dwelling unit is subject to	
18.37-38	disposal and water supply, one (1)	the following regulations:	
	accessory dwelling per lot is	a. The maximum number of	
	permitted as an accessory use	accessory dwelling units per	
	subject to the following:	lot is one.	
	a. the minimum site area for	b. The minimum lot size for an	
	the accessory dwelling shall	accessory dwelling unit shall	
	be the same as for a two	be 1.0 hectare.	
	family dwelling, depending	c. Notwithstanding section 37(b)	
	on the level of servicing, and	secondary suites are	
	can be either attached or	permitted an all lots subject to	
	detached from the principal	approval from the regional	
	dwelling;	health authority for sewerage	
	b. the maximum gross floor	disposal and water supply.	
	area is limited to 90 square	d. The maximum gross floor area	
	metres; and	is 90.0 m <sup>2</sup> .	
		e. The maximum height is 8.0 m.	

Accessory	<ul> <li>c. the accessory dwelling shall not be a recreational vehicle or other vehicle.</li> <li>38. One (1) additional off street parking space must be provided for an accessory dwelling</li> </ul>	<ul> <li>f. The maximum number of storeys is 2.</li> <li>g. An accessory dwelling unit is not permitted to be used as a bed and breakfast or a vacation rental.</li> <li>h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.</li> <li>i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.</li> </ul>	Clarify the intent of Red and Preakforts
Accessory Tourist Accommodation 18.41.a	operations shall be confined to the principal dwelling or to an accessory dwelling;	operations shall be confined to the principal dwelling;	Clarify the intent of Bed and Breakfasts versus Short Term Rentals.
Off-Street Parking and Loading Facilities 18.54	Dwelling (one family) 2 spaces per dwelling unit Dwelling (two-family) 2 spaces per dwelling unit Dwelling (multi-family) 1.5 spaces per dwelling unit Dwelling (accessory) 1 space per dwelling unit	AMEND Single Detached Housing 2 spaces Duplex Housing 4 spaces Multi-Unit Housing 1.5 spaces per dwelling unit Accessory Dwelling Unit 1 space	Update terms.
Town-Site Residential (R1) Permitted Uses Table 19.1	Principal Uses Dwelling, One Family Dwelling, Two Family Dwelling, Multi-Family Accessory Uses Accessory Building or Structures Accessory Dwellings	AMEND Principal Uses Single Detached Housing Duplex Housing Multi-Unit Housing Accessory Uses Accessory Building or Structures Accessory Dwelling Unit	Update terms.

	Accessory Tourist Accommodation	Accessory Tourist Accommodation	
	Home-based Business	Home-based Business	
	Horticulture	Horticulture	
	Keeping of Farm Animals	Keeping of Farm Animals	
Town-Site	Minimum site area for each Principal	AMEND	Adjust site area to reflect permitted
Residential (R1)	Use:	Minimum site area for each Principal	densities.
Development	Community Water System and	Use:	
Regulations	Community Wastewater System 0.1	Community Water System and	
Table	hectares	Community Wastewater System:	
19.2		Single Detached Housing or Duplex	
	Community Water System and On-	Housing 0.1 hectare	
	site Wastewater Disposal or	Multi-Unit Housing 300 m <sup>2</sup> per unit	
	Individual Water Source and		
	Community Wastewater System 0.2	Community Water System and On-site	
	hectares	Wastewater Disposal or Individual	
		Water Source and Community	
	Individual Water Source and On-site	Wastewater System:	
	Wastewater Disposal 1.0 hectares	Single Detached Housing or Duplex	
		Housing 0.8 hectare	
		Multi-Unit Housing 0.1 hectare per	
		unit	
		Individual Water Source and On-site	
		Wastewater Disposal:	
		Single Detached Housing or Duplex	
		Housing 1.0 hectare	
		Multi-Unit Housing 0.4 hectare per	
		unit	
Country	Principal Uses	AMEND	Update terms and permit an accessory
, Residential (R2)	Dwelling, One Family	Principal Uses	dwelling unit everywhere.
Permitted Uses	Dwelling, Two Family	Single Detached Housing	
Гable		Duplex Housing	
20.1	Accessory Uses		
		Accessory Uses	

	Accessory Building or Structures	Accessory Building or Structures	
	Accessory Dwellings with the	Accessory Dwelling Unit	
	exception of Hall Siding	Accessory Tourist Accommodation	
	Accessory Tourist Accommodation	Accessory Camping Accommodation	
	Accessory Camping Accommodation	Home-based Business	
	Home-based Business	Horticulture	
	Horticulture	Keeping of Farm Animals	
	Keeping of Farm Animals		
Country	Minimum lot area for each Principal	AMEND	To accommodate accessory dwelling
Residential (R2)	Use 1.0 hectares	The maximum density is 2 Dwelling	units, staff recommend using minimum
Development	Use 1.0 nectares	Units.	lot size and maximum density to control
Regulations		Units.	development on a residential lot.
Table			development on a residential lot.
20.2			
Rural Residential	Principal Uses	AMEND	Update terms.
(R3)	Cabin	Principal Uses	opuate terms.
Permitted Uses	Dwelling, One Family	Cabin	
Table	Dwelling, Two Family	Single Detached Housing	
21.1	Horticulture	Duplex Housing	
21.1	Portable Sawmill	Horticulture	
		Portable Sawmill	
	Accessory Uses		
	Accessory Building or Structures	Accessory Uses	
	Accessory Dwellings	Accessory Building or Structures	
	Accessory Tourist Accommodation	Accessory Dwelling Unit	
	Accessory Camping Accommodation	Accessory Tourist Accommodation	
	Home-based Business	Accessory Camping Accommodation	
	Horticulture	Home-based Business	
	Keeping of Farm Animals Kennels	Horticulture	
	(maximum ten (10) dogs over 1 year	Keeping of Farm Animals Kennels	
	of age)	(maximum ten dogs over one year of	
	Micro Cultivation, Cannabis	age)	
	Micro Processing, Cannabis	Micro Cultivation, Cannabis	
	Nursery, Cannabis	Micro Processing, Cannabis	
		inicio i roccosnig, carinabis	

	Small Scale Wood Product	Nursery, Cannabis	
	Manufacturing	Small Scale Wood Product	
		Manufacturing	
Rural Residential	Minimum lot area for each Principal	AMEND	To accommodate accessory dwelling
(R3)	Use 2.0 hectares	The maximum density is 2 Dwelling	units, staff recommend using minimum
Development		Units.	lot size and maximum density to control
Regulations			development on a residential lot.
Table			
21.2			
Remote	Principal Uses	AMEND	Update terms.
Residential (R4)	Cabin	Principal Uses	
Permitted Uses	Dwelling, One Family	Cabin	
Table	Dwelling, Two Family	Single Detached Housing	
22.1	Horticulture	Duplex Housing	
	Portable Sawmill	Horticulture	
		Portable Sawmill	
	Accessory Uses		
	Accessory Building or Structures	Accessory Uses	
	Accessory Dwellings	Accessory Building or Structures	
	Accessory Tourist Accommodation	Accessory Dwelling Unit	
	Accessory Camping Accommodation	Accessory Tourist Accommodation	
	Home-based Business	Accessory Camping Accommodation	
	Horticulture	Home-based Business	
	Keeping of Farm Animals Kennels	Horticulture	
	(maximum ten (10) dogs over 1 year	Keeping of Farm Animals Kennels	
	of age)	(maximum ten (10) dogs over 1 year of	
	Micro Cultivation, Cannabis	age)	
	Micro Processing, Cannabis	Micro Cultivation, Cannabis	
	Nursery, Cannabis	Micro Processing, Cannabis	
	Small Scale Wood Product	Nursery, Cannabis	
	Manufacturing	Small Scale Wood Product	
		Manufacturing	
Remote	Minimum lot area for each Principal	AMEND	To accommodate accessory dwelling
Residential (R4)	Use 4.0 hectares		units, staff recommend using minimum

Development		The maximum density is 2 Dwelling	lot size and maximum density to control
Regulations		Units.	development on a residential lot.
Table			
22.2			
Multi Unit	Principal Uses	AMEND	Update terms.
Residential (R5)	Dwelling, Multi-Family	Principal Uses	
Permitted Uses	Manufactured Home Park	Multi-Unit Residential	
Table		Manufactured Home Park	
23.1	Accessory Uses		
	Accessory Building or Structures	Accessory Uses	
	Home-based Business	Accessory Building or Structures	
	Horticulture	Home-based Business	
		Horticulture	
Multi Unit	Minimum site area for Dwelling,	AMEND	Update terms and adjust site area to
Residential (R5)	Multi-Family:	Minimum site area for Multi-Unit	reflect permitted densities.
Development	Community Water System and	Residential (per dwelling unit):	
Regulations	Community Wastewater System 0.1	Community Water System and	
Table	hectares	Community Wastewater System 300	
23.2		m <sup>2</sup>	
	Community Water System and On-		
	site Wastewater Disposal or	Community Water System and On-site	
	Individual Water Source and	Wastewater Disposal or Individual	
	Community Wastewater System 0.2	Water Source and Community	
	hectares	Wastewater System 0.1 hectare	
	Individual Water Source and On-site	Individual Water Source and On-site	
	Wastewater Disposal 1.0 hectares	Wastewater Disposal 0.4 hectare	
	Minimum site area for Manufactured	Minimum site area for Manufactured	
	Home Park 0.8 hectares	Home Park 0.8 hectares	
	DEVELOPMENT REGULATIONS FOR	DEVELOPMENT REGULATIONS FOR	
	DWELLING, MULTI-FAMILY	MULTI-UNIT HOUSING	

Tourist	Principal Uses	AMEND	Update terms.
Commercial (C2)	Artisan Craft Production and Sales	Principal Uses	
Permitted Uses	Breweries and Distilleries	Artisan Craft Production and Sales	
Table	Campground	Breweries and Distilleries Campground	
25.1	Commercial Back Country Recreation	Commercial Back Country Recreation	
	Dwellings, Multi-Family	Multi-Unit Housing	
	Eating and Drinking Establishment	Eating and Drinking Establishment Golf	
	Golf Course	Course	
	Tourist Accommodation	Tourist Accommodation	
	Interpretive Facilities	Interpretive Facilities	
	Mixed Use Development	Mixed Use Development	
	Museum	Museum	
	Outdoor Recreational Activities	Outdoor Recreational Activities Resort	
	Resort	Vacation Rental	
	Vacation Rental		
		Accessory Uses to 'Tourist	
	Accessory Uses to 'Tourist	Accommodation' and 'Campgrounds'	
	Accommodation' and 'Campgrounds'	Laundromat	
	Laundromat	Liquor Store	
	Liquor Store	Personal Service Establishment	
	Personal Service Establishment	Retail Store	
	Retail Store		
		Accessory Uses	
	Accessory Uses	Accessory Building or Structures	
	Accessory Building or Structures	Caretaker Suite	
	Accessory Dwelling		
Light Industrial	Accessory Uses	AMEND	Update term.
(M1)	Accessory Building or Structures	Accessory Uses	
Permitted Uses	Accessory Dwelling	Accessory Building or Structures	
Table		Caretaker Suite	
26.1			
Medium	Accessory Uses	AMEND	Update term.
Industrial (M2)	Accessory Building or Structures	Accessory Uses	
	Accessory Dwelling	Accessory Building or Structures	

Permitted Uses Table 27.1		Caretaker Suite	
Heavy Industrial (M3) Permitted Uses Table 28.1	Accessory Uses Accessory Building or Structures Accessory Dwelling	AMEND Accessory Uses Accessory Building or Structures Caretaker Suite	Update term.
Agriculture (AG) Permitted Uses Table 30.1	Principal Uses Agriculture, Farm Buildings and Structures Abattoir Dwelling, One Family Dwelling, Two Family Farm Use (as defined in the Agricultural Land Commission Act and Part 2 Section 2 of the Agricultural Land Reserve Use, Subdivision and Procedures Regulation) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Standard Processing, Cannabis Non-Soil Based Cannabis Facilities may be subject to ALC Non-Farm Use approval where applicable Accessory Uses Accessory Building or Structures Accessory Dwellings (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve	AMEND Principal Uses Agriculture, Farm Buildings and Structures Abattoir Single Detached Housing Farm Use (as defined in the Agricultural Land Commission Act and Part 2 Section 2 of the Agricultural Land Reserve Use, Subdivision and Procedures Regulation) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Non-Soil Based Cannabis Facilities may be subject to ALC Non-Farm Use approval where applicable Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Tourist Accommodation Accessory Camping Accommodation Home Based Business	Update term and comply with Agricultural Land Commission regulations regarding residential use.

	Use, Subdivision and Procedures Regulation) Accessory Manufactured Home (for the use of an immediate family member) Accessory Secondary Suites Accessory Tourist Accommodation Accessory Camping Accommodation Home Based Business Secondary Dwellings (subject to a lot being at least 50 hectares) Non-Farm Uses (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)	Non-Farm Uses (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)	
Agriculture (AG)		NEW	To accommodate accessory dwelling
Development Regulations		The maximum density is 2 Dwelling Units.	units, staff recommend using minimum lot size and maximum density to control
Table			development on a residential lot.
30.2B			
Quarry (Q)	Accessory Uses	AMEND	Update term.
Permitted Uses	Accessory Building or Structures	Accessory Uses	
Table	Accessory Dwelling	Accessory Building or Structures	
33.1		Caretaker Suite	

# Amendments to Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

Section Number	Existing Item / Wording	Change	Rationale
Division 5	ACCESSORY DWELLING means a	AMEND	Updated and consistent definition across
Interpretation	dwelling unit, either detached or	ACCESSORY DWELLING UNIT means a	all bylaws.
	attached, which is permitted as an	building, or part of a building, that:	
	accessory use in conjunction with a	<ul> <li>a) is a self-contained residential</li> </ul>	
	principal use. The accessory dwelling	accommodation unit, and	
	is a complete living unit and includes	<ul><li>b) has cooking, sleeping and</li></ul>	
	a private kitchen and bath. Common	bathroom facilities, and	
	accessory dwellings include, but are	<ul><li>c) is secondary to a principal</li></ul>	
	not limited to: secondary suites,	dwelling located on the same	
	cottages, carriage houses and garage	property;	
	suites;		
Division 5	BED AND BREAKFAST means an	AMEND	Keep consistent with other definitions.
Interpretation	accessory use located wholly within a	BED AND BREAKFAST means an	
	principal one-family dwelling that	accessory use located wholly within	
	provides temporary lodging for	single detached housing that provides	
	tourists and visitors;	temporary lodging for tourists and	
		visitors;	
Division 5	-	NEW	Clarify the accessory residential use in
Interpretation		CARETAKER SUITE means a dwelling	industrial and commercial zones.
		unit within a building or portion of a	
		building used to provide on-site	
		accommodation by the employer for	
		persons employed on the property, a	
		residence for the site caretaker,	
		operator of a commercial	
		establishment, or on-duty security	
		personnel. No more than one	
		caretaker suite is permitted on a site;	
Division 5	CARRIAGE HOUSE means a secondary	DELETE	See Accessory Dwelling Unit definition.
Interpretation	and self contained dwelling unit		
	located within a building used or		

	for residential purposes, consisting of	detached building, used exclusively for	
Interpretation	detached building, used exclusively	MULTI-UNIT HOUSING means a	
Division 5	DWELLING, MULTI-FAMILY means a	AMEND	Modernize definition.
	(1) family;	-	
	as a residence for no more than one	household;	
	kitchen, used or intended to be used	residence for no more than one	
	facilities and not more than one	used or intended to be used as a	
	sleeping and sanitary	living, sleeping and sanitary facilities,	
-	with self-contained eating, living,	rooms with self-contained eating,	
Interpretation	more rooms in a detached building	DWELLING UNIT means one or more	
Division 5	DWELLING UNIT means one (1) or	AMEND	Use a consistent definition.
		site area required per unit;	
	area required per dwelling unit;	units per lot, or alternatively as the	
	hectare, or alternatively as the site	expressed as a maximum number of	
	expressed in units per acre or	accommodation units on a site	
-	accommodation units on a site	dwelling, visitor or resort	
Interpretation	dwelling, visitor or resort	DENSITY means the number of	
Division 5	DENSITY means the number of	AMEND	Align with how bylaw calculates density.
	of the operator's family;	operator's household;	
	six (6) years of age not forming part	six years of age not forming part of the	
	to three (3) or more children under	day to three or more children under	
	provided for any portion of the day	Act is provided for any portion of the	
	provided under the School Act is	training not provided under the School	
	educational or social training not	or any form of educational or social	
	supervision or any form of	care facility in which care, supervision	
	care facility in which care,	Provincially licensed as a community	
Interpretation	Provincially licensed as a community	DAY CARE FACILITY means a building	will be used throughout the bylaw.
Division 5	DAY CARE FACILITY means a building	AMEND	Household is a more modern term and
	building;		
	or a conversion of an existing		
	car-port and is either purpose built		
	unit is built over an existing garage or		
	for one (1) family where the dwelling		

	three (3) or more dwelling units,	residential purposes, consisting of	
	either with private individual access	three or more dwelling units, either	
	or common access intended to be	with private individual access or	
	used as a residence by three (3) or	common access intended to be used	
	more families living independently of	as a residence by three or more	
	each other;	households living independently of	
		each other;	
Division 5	DWELLING, ONE-FAMILY means a	AMEND	Clarify and modernize.
Interpretation	detached building used exclusively	SINGLE DETACHED HOUSING means a	
	for residential purposes, consisting of	detached building containing only one	
	one (1) dwelling unit used or	dwelling unit, designed exclusively for	
	intended to be used as the residence	occupancy by one household. Where a	
	of one (1) family;	secondary suite is permitted, this use	
		class may contain a secondary suite.	
		This use includes manufactured	
		homes;	
Division 5	DWELLING, TWO-FAMILY means a	AMEND	Clarify and modernize.
Interpretation	detached building used exclusively	DUPLEX HOUSING means a building	
	for residential purposes, as a duplex	designed exclusively to accommodate	
	or dwelling separated by a common	two households living independently	
	wall or floor where one unit may be a	in separate dwelling units above or	
	secondary suite intended to be used	below each other. This type of	
	as a residence by two (2) families	development is designed and	
	living independently of each other;	constructed as two dwelling units at	
		initial construction;	
Division 5	FAMILY means one (1) or more	AMEND	Household is a more modern term and
Interpretation	persons related by blood, marriage,	HOUSEHOLD means:	will be used throughout the bylaw.
	adoption or foster parenthood,	a) a person; or	
	occupying a dwelling unit; or not	b) two or more persons related	
	more than five (5) unrelated persons	by blood, marriage, or	
	sharing a dwelling unit; or residents	adoption; or associated	
	of a group home;	through foster care, all living	
		together in one dwelling unit	

		r		l
			as a single household using	
			common cooking facilities; or	
		c)	a group of not more than five	
			persons, including boarders,	
			who are not related by blood,	
			marriage, or adoption, or	
			associated through foster	
			care, all living together in one	
			dwelling unit as a single	
			household using common	
			cooking facilities; or	
		d)	a combination of (b) and (c),	
			provided that the combined	
			total does not include more	
			than 3 persons unrelated by	
			blood, marriage or adoption or	
			associated through foster	
			care; all living together in one	
			dwelling unit as a single	
			household using common	
			cooking facilities;	
		e)	in addition, a household may	
			also include up to one	
			housekeeper or nanny;	
Division 5	GROUP CARE FACILITIES means a	GROUF	P CARE FACILITIES means a type	Household is a more modern term and
Interpretation	type of facility, which provides a	of facil	ity, which provides a living	will be used throughout the bylaw.
	living environment for up to eight (8)	enviror	nment for up to eight persons	
	persons under care who operate as	under	care who operate as the	
	the functional equivalent of a family;	functio	nal equivalent of a household;	
	including such supervision and care	includi	ng such supervision and care by	
	by supportive staff as may be	suppor	tive staff as may be necessary	
	necessary to meet the physical,	to mee	t the physical, emotional, and	
	emotional, and social needs of the	social r	needs of the residents;	
	residents;			

Division 5	IMMEDIATE FAMILY means father,	DELETE	Term no longer referenced in bylaw.
Interpretation	mother, father-in-law, mother-in-		
	law, son, daughter, sister, brother,		
	grandchildren, grandparents, and		
	great-grandparents.		
Division 5	PRINCIPAL DWELLING means a	AMEND	Keep terminology consistent.
Interpretation	principal residential unit that consists	PRINCIPAL DWELLING means a	
	of a self-contained set of rooms	principal dwelling unit that consists of	
	located in a building; is used or	a self-contained set of rooms located	
	intended for use as a residential	in a building; is used or intended for	
	premises, and contains kitchen and	use as a residential premises, and	
	bathroom facilities that are intended	contains kitchen and bathroom	
	to be exclusive to the unit; and is not	facilities that are intended to be	
	a secondary or accessory dwelling	exclusive to the unit; and is not an	
	unit, or any vehicle.	accessory dwelling unit, or any vehicle;	
Division 5	SECONDARY SUITE means a self-	AMEND	Clarify and modernize.
Interpretation	contained, accessory dwelling unit	SECONDARY SUITE means an accessory	
	within a one-family dwelling that has	dwelling unit that is located in and	
	its own separate entrance and	forms part of a principal dwelling;	
	provides living accommodation. A		
	secondary suite does not include a		
	multi-family dwelling, tourist		
	accommodation, or a recreational		
	vehicle;		
Division 5	VACATION RENTAL means the use of	DELETE	Duplicate definition not referenced in
Interpretation	a self contained dwelling for the		bylaw. Refer to Short Term Rentals.
	purposes of providing temporary		
	lodging for tourists and visitors;		
Site Areas	The minimum parcel size for a parcel	AMEND	For consistency lot size will be used
602.2	subdivided under Section 514 of the	The minimum lot size for a parcel	throughout the bylaw when discussing
	Local Government Act shall be the	subdivided under Section 514 of the	subdivision.
	minimum site area of the zone in	Local Government Act shall be the	
	which the parcel is located unless	minimum site area of the zone in	
	otherwise stated.		

		which the parcel is located unless otherwise stated.	
Reduction of Minimum <del>Site</del> <del>Areas L</del> ot Sizes 603.1	Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum site area required by this bylaw, the	AMEND Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot	For consistency lot size will be used throughout the bylaw when discussing subdivision.
	lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.	
Reduction of Minimum <del>Site</del> <del>Areas</del> -Lot Sizes 603.2	Where it is not possible to create a lot that has the minimum site area required for a zone, the minimum site area requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	AMEND Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:	For consistency lot size will be used throughout the bylaw when discussing subdivision.
Reduction of Minimum <del>Site</del> <del>Areas</del> Lot Sizes 603.3	The minimum site area for a lot created under Sections 603(1) and 603(2) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	AMEND The minimum lot size for a lot created under Sections 603(1) and 603(2) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.	For consistency lot size will be used throughout the bylaw when discussing subdivision.
Reduction of Minimum <del>Site</del> <del>Areas</del> Lot Sizes 603.4	Despite Section 603(3), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in site area.	AMEND Despite Section 603(3), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.	For consistency lot size will be used throughout the bylaw when discussing subdivision.

Off Street	One-Family Dwelling: 2 spaces per	AMEND	Updated term and require parking for
Parking and	dwelling unit	Single Detached Housing: 2 spaces	Accessory Dwelling Units.
Loading Space	Two-Family Dwelling: 2 spaces per	Accessory Dwelling Unit: 1 space	, , , , , , , , , , , , , , , , , , , ,
Requirements	dwelling unit / 4 spaces total	Duplex Housing: 4 spaces	
Residential	Multi-Family Dwelling: 1.2 spaces per	Multi-Unit Housing: 1.2 spaces per	
	dwelling unit	dwelling unit	
Development	Pursuant to Section 489 of the Local	AMEND	Updated term.
Permit Variances	Government Act, setback and height	Pursuant to Section 489 of the Local	
622	variances may be approved by the	Government Act, setback and height	
	Regional District on a Development	variances may be approved by the	
	Permit where community plan	Regional District on a Development	
	objectives for the form and character	Permit where community plan	
	of commercial, industrial and multi-	objectives for the form and character	
	family developments can be achieved	of commercial, industrial and multi-	
	provided that no siting variances	unit housing developments can be	
	cross a property line.	achieved provided that no siting	
		variances cross a property line.	
Secondary Suites	A secondary suite is subject to the	AMEND	Update to include desired regulations
Accessory	following regulations:	An accessory dwelling unit is subject to	for Accessory Dwelling Units to apply in
Dwelling Units	1. No more than one secondary	the following regulations:	all zones.
623	suite is permitted per one	a. The maximum number of	
	family dwelling.	accessory dwelling units per	
	2. A secondary suite shall not	lot is one.	
	exceed 90 square metres	b. The minimum lot size for an	
	gross floor area.	accessory dwelling unit shall	
	3. A secondary suite shall not	be 1.0 hectare.	
	be connected to a single	c. Notwithstanding section	
	detached house by a	623(b) secondary suites are	
	breezeway or carport.	permitted an all lots subject to	
	4. A secondary suite is not	approval from the regional	
	permitted in conjunction	health authority for sewerage	
	with accessory tourist	disposal and water supply.	
	accommodation.	d. The maximum gross floor area	
		is 90.0 m <sup>2</sup> .	

	5. One parking space for the	e. The maximum height is 8.0 m.	
	secondary suite is required in	f. The maximum number of	
	addition to those required	storeys is 2.	
	for the principal dwelling.	g. An accessory dwelling unit is	
	for the principal dwening.	not permitted to be used as	
		accessory tourist	
		accommodation or a short	
		term rental.	
		h. The accessory dwelling unit	
		shall not be a recreational	
		vehicle or other vehicle.	
		i. A secondary suite shall not be	
		connected to a single	
		detached house by a	
		breezeway or carport.	
Suburban	Dwellings:	AMEND	Updated terms and include Accessory
Residential (R1)	One-Family	Dwellings:	Dwelling Units.
Permitted Uses	Two-Family	Single Detached Housing	
700		Duplex Housing	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Horticulture	Accessory Tourist Accommodation	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Products	Horticulture	
		Keeping of Farm Animals	
		Sale of Site Grown Farm Products	
Suburban	The minimum site area for the	AMEND	As all lots are now required to permit 2
Residential (R1)	following uses shall be required as	The minimum lot size shall be required	dwelling units, the site areas have been
Development	follows:	as follows:	updated using minimum lot size.
Regulations			
701.1	Community Water Supply and	Community Water Supply and	
	Community Sewer System:	Community Sewer System:	

	One-Family Dwelling 700 square	1,000 square metres	
	metres Two-Family Dwelling 1,000 square metres	Community Water Supply Only: 0.4 hectare	
	Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare	On-Site Servicing Only: 1.0 hectare	
	On-Site Servicing Only: One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare		
Suburban Residential (R1) Development Regulations 701.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Ootischenia Suburban Residential (R1A) Permitted Uses 800	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	AMEND 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	Updated terms and include Accessory Dwelling Units.
Ootischenia Suburban Residential (R1A)	The minimum site area for the following uses shall be required as follows:	AMEND The minimum lot size shall be required as follows:	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.

Development	Community Water Supply Only:	Community Water Supply Only:	
Regulations	One-Family Dwelling 0.2 hectare	0.4 hectare	
801.1	Two-Family Dwelling 0.4 hectare		
		On-Site Servicing Only:	
	On-Site Servicing Only:	1.0 hectare	
	One-Family Dwelling 1.0 hectare		
	Two-Family Dwelling 1.0 hectare		
Ootischenia		NEW	New density provision. This would allow
Suburban		The maximum density is 2 Dwelling	the property owner to decide the
Residential (R1A)		Units.	housing form(s) they desire but limit the
Development			density.
Regulations			,
801.1B			
Suburban	Dwellings:	AMEND	Updated terms and include Accessory
Residential F	One-Family	Dwellings:	Dwelling Units.
(R1F)	Two-Family	Single Detached Housing	_
Permitted Uses		Duplex Housing	
900	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Horticulture	Accessory Tourist Accommodation	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Products	Horticulture	
		Keeping of Farm Animals	
		Sale of Site Grown Farm Products	
Suburban	The minimum site area for the	AMEND	As all lots are now required to permit 2
Residential F	following uses shall be required as	The minimum lot size shall be required	dwelling units, the site areas have been
(R1F)	follows:	as follows:	updated using minimum lot size.
Development			
Regulations	Community Water Supply and	Community Water Supply and	
901.1	Community Sewer System:	Community Sewer System:	
	One-Family Dwelling 700 square	1,000 square metres	
	metres		

	Two-Family Dwelling 1,000 square metres	Community Water Supply Only: 0.4 hectare	
	Community Water Supply Only: One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare	On-Site Servicing Only: 1.0 hectare	
	On-Site Servicing Only: One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare		
Suburban Residential F (R1F) Development Regulations 901.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision. This would allow the property owner to decide the housing form(s) they desire but limit the density.
Suburban Residential K (R1K) Permitted Uses 1000	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	AMEND 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	Updated terms and include Accessory Dwelling Units.
Suburban Residential K (R1K) Development Regulations	The minimum site area for the following uses shall be required as follows:	AMEND The minimum lot size shall be required as follows:	As all lots are now required to permit 2 dwelling units, the site areas have been updated using minimum lot size.

1001.1	Community Water Supply and Community Sewer System:	Community Water Supply and Community Sewer System:	
	One-Family Dwelling 700 square	1,000 square metres	
	metres Two-Family Dwelling 1,000 square	Community Water Supply Only:	
	metres	0.4 hectare	
	Community Water Supply Only:	On-Site Servicing Only:	
	One-Family Dwelling 0.2 hectare Two-Family Dwelling 0.4 hectare	1.0 hectare	
	On-Site Servicing Only:		
	One-Family Dwelling 1.0 hectare Two-Family Dwelling 1.0 hectare		
Suburban		NEW	New density provision. This would allow
Residential K (R1K)		The maximum density is 2 Dwelling Units.	the property owner to decide the housing form(s) they desire but limit the
Development		onits.	density.
Regulations			
1001.1B			
Suburban	1. Subject to compliance with the	DELETE	As this use is now permitted in all zones,
Residential K (R1K)	requirements of the Interior Health Authority for sewage		this has been moved to general use regulations and updated.
Secondary Suites	disposal and water supply, one		
and Carriage	(1) secondary suite OR carriage		
Houses 1002	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 and Carriage		
	Houses shall not be used as		
	tourist accommodation.		
Country	Dwellings:	AMEND	Updated terms and include accessory
Residential (R2)	One-Family	Dwellings:	dwelling units.

Permitted Uses	Two-Family	Single Detached Housing	
1100		Duplex Housing	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Horticulture	Accessory Tourist Accommodation	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Products	Horticulture	
	Portable Sawmills for processing of	Keeping of Farm Animals	
	material harvested on site only	Sale of Site Grown Farm Products	
Country	The minimum site area for each	AMEND	To accommodate accessory dwelling
Residential (R2)	permitted use shall be one (1)	The minimum lot size is 1.0 hectare.	units, staff recommend using minimum
Development	hectare.		lot size and maximum density to control
Regulations			development on a residential lot.
1101.1			
Country	The minimum parcel size for a parcel	AMEND	Use consistent language.
Residential (R2)	subdivided for a relative under	The minimum lot size for a parcel	
Development	Section 514 of the Local Government	subdivided for a relative under Section	
Regulations	Act, with the approval of the Interior	514 of the Local Government Act, with	
1101.2	Health Authority shall be 0.8 hectare.	the approval of the Interior Health	
		Authority shall be 0.8 hectare.	
Country	One-family dwellings and two-family	AMEND	To accommodate accessory dwelling
Residential (R2)	dwellings shall be permitted subject	The maximum density is 2 Dwelling	units, staff recommend using minimum
Development	to conformance with the density	Units.	lot size and maximum density to control
Regulations	provisions of Section 1101(1).		development on a residential lot.
1101.5			
Country	Dwellings:	AMEND	Updated terms and include accessory
Residential I	One-Family	Dwellings:	dwelling units.
(R2I)	Two-Family	Single Detached Housing	
Permitted Uses		Duplex Housing	Ensure the principal uses are residential.
1200	Horticulture		
		Accessory Uses:	
	Accessory Uses:	Accessory Buildings and Structures	

	Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only	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	
Country Residential I (R2I) Development Regulations 1201.1	The minimum site area for each permitted use shall be one (1) hectare.	<b>AMEND</b> The minimum lot size is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential I (R2I) Development Regulations 1201.2	Not more than one (1) one-family dwelling or one (1) two-family dwelling shall be located on a lot, except where the lot has a one- family dwelling; a manufactured home may be placed on the lot to provide temporary accommodation for immediate family of the occupant of the principal dwelling.	<b>AMEND</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential I (R2I) Development Regulations 1201.3	The minimum parcel 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.	AMEND 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.	Use consistent language.
Country Residential K (R2K) Permitted Uses 1300	Dwellings: One-Family Two-Family Horticulture	AMEND Dwellings: Single Detached Housing Duplex Housing	Updated terms and include accessory dwelling units. Ensure the principal uses are residential.

	Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Day Care Facility Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Secondary Suites and Carriage Houses as per Section 1302 Temporary Guest Accommodation as per Section 1303	Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products Temporary Guest Accommodation as per Section 1303	
Country Residential K (R2K) Development Regulations 1301.1	The minimum site area for each permitted use shall be one (1) hectare	<b>AMEND</b> The minimum lot size is 1.0 hectare.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential K (R2K) Development Regulations 1301.2	The minimum parcel 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.	AMEND 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.	Use consistent language.
Country Residential K (R2K) Development Regulations 1301.5	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1301(1).	AMEND The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Country Residential K (R2K)	<ol> <li>Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one</li> </ol>	DELETE	As this use is now permitted in all zones, this has been moved to general use regulations and updated.

Secondary Suites	(1) secondary suite OR carriage
and Carriage	house per lot is permitted as an
Houses	accessory use to a one-family
1302	dwelling subject to the following:
	a. the minimum site area
	shall be 1 hectare;
	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
	primary dwelling.
	4. One (1) additional off-street
	parking space shall be provided
	for a secondary suite or a
	carriage house.

Arrow)			development on a residential lot.
(R2SA – South	hectare.		lot size and maximum density to control
Residential SA	permitted use shall be one (1)	The minimum lot size is 1.0 hectare.	units, staff recommend using minimum
Country	The minimum site area for each	AMEND	To accommodate accessory dwelling
Arrow) Permitted Uses 1400	Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only Temporary Guest Accommodation as per Section 1402	Duplex Housing Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only Temporary Guest Accommodation as per Section 1402	
Residential SA (R2SA – South	One-Family Two-Family	Dwellings: Single Detached Housing	dwelling units.
Country	Dwellings:	subject to the following: AMEND	Updated terms and include accessory
1303.1	use to a one-family or two-family dwelling subject to the following:	permitted as an accessory use to single detached housing or duplex housing	
Accommodation	guests is permitted as an accessory	temporary accommodation of guests is	
(R2K) Temporary Guest	Authority for sewage disposal and water supply, one (1) cabin per lot for the temporary accommodation of	requirements of the Interior Health Authority for sewage disposal and water supply, one cabin per lot for the	
Country Residential K	Subject to compliance with the requirements of the Interior Health	AMEND Subject to compliance with the	Updates terms.
	Houses shall not be used as tourist accommodation.		
	used as rental accommodation. 6. Secondary suites and Carriage		
	5. Recreation vehicles shall not be		

Development			
Regulations			
1401.1			
Country	The minimum parcel size for a parcel	AMEND	Use consistent language.
Residential SA	subdivided for a relative under	The minimum lot size for a parcel	
(R2SA – South	Section 514 of the Local Government	subdivided for a relative under Section	
Arrow)	Act, with the approval of the Interior	514 of the Local Government Act, with	
Development	Health Authority shall be 0.8 hectare.	the approval of the Interior Health	
Regulations		Authority shall be 0.8 hectare	
1401.2			
Country	One-family dwellings and two-family	AMEND	To accommodate accessory dwelling
Residential SA	dwellings shall be permitted subject	The maximum density is 2 Dwelling	units, staff recommend using minimum
(R2SA – South	to conformance with the density	Units.	lot size and maximum density to control
Arrow)	provisions of Section 1401(1).		development on a residential lot.
Development			
Regulations			
1401.5			
Country	Subject to compliance with the	Subject to compliance with the	Updated terms.
Residential SA	requirements of the Interior Health	requirements of the Interior Health	
(R2SA – South	Authority for sewage disposal and	Authority for sewage disposal and	
Arrow)	water supply, one (1) cabin per lot	water supply, one cabin per lot for the	
Temporary	for the temporary accommodation of	temporary accommodation of guests is	
Guest	guests is permitted as an accessory	permitted as an accessory use to a	
Accommodation	use to a one-family or two-family	single detached housing or duplex	
1402.1	dwelling subject to the following:	housing subject to the following:	
Rural Residential	Dwellings:	AMEND	Updated terms and include accessory
(R3)	One-Family	Dwellings:	dwelling units.
Permitted Uses	Two-Family	Single Detached Housing	
1500		Duplex Housing	
	Horticulture		
	Veterinary Clinics	Horticulture	
		Veterinary Clinics	
	Accessory Uses:		
		Accessory Uses:	

	Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills for processing of	Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products	
	material harvested on site only	Portable Sawmills for processing of material harvested on site only	
Rural Residential (R3) Development Regulations 1501.1	The minimum site area for each permitted use shall be two (2) hectares.	AMEND The minimum lot size is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential (R3) Development Regulations 1501.4	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of section 1501(1).	AMEND The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential I (R3I) Permitted Uses 1600	Dwellings: One-Family Two-Family Horticulture Veterinary Clinics Accessory Uses:	AMEND Dwellings: Single Detached Housing Duplex Housing Horticulture Veterinary Clinics	Updated terms and include accessory dwelling units.
	Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis	Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business	

Rural Residential I (R3I) Development Regulations 1601.1	Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only The minimum site area for each permitted use shall be two (2) hectares.	Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only AMEND The minimum lot size is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential I (R3I) Development Regulations 1601.2	One one-family dwelling or two- family dwelling is permitted and one additional one-family dwelling or two-family dwelling shall be permitted per every additional four (4) hectares of lot area.	AMEND The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Residential I (R3I) Development Regulations 1601.3	The minimum parcel 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 1.6 hectares.	AMEND 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 1.6 hectares.	Use consistent language.
Rural Residential K (R3K) Permitted Uses 1700	Dwellings: One-Family Two-Family Horticulture Veterinary Clinics Accessory Uses:	AMEND Dwellings: Single Detached Housing Duplex Housing Horticulture Veterinary Clinics Accessory Uses: Accessory Buildings and Structures	Updated terms and include accessory dwelling units.

	Accessory Buildings and Structures Accessory Tourist Accommodation	Accessory Dwelling Unit Accessory Tourist Accommodation	
	Home Based Business	Home Based Business	
	Micro Cultivation, Cannabis	Micro Cultivation, Cannabis	
	Micro Processing, Cannabis	Micro Processing, Cannabis	
	Nursery, Cannabis	Nursery, Cannabis	
	Keeping of Farm Animals	Keeping of Farm Animals	
	Sale of Site Grown Farm Products	Sale of Site Grown Farm Products	
	Small Scale Wood Product	Small Scale Wood Product	
	Manufacturing subject to Section	Manufacturing subject to Section 1702	
	1702	Temporary Guest Accommodation	
	Temporary Guest Accommodation subject to Section 1703	subject to Section 1703	
Rural Residential	The minimum site area for each	AMEND	To accommodate accessory dwelling
K (R3K)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to control
Regulations			development on a residential lot.
1701.1			
Rural Residential	Despite Section 1701(1), a	AMEND	To accommodate accessory dwelling
K (R3K)	manufactured home on a non-	The maximum density is 2 Dwelling	units, staff recommend using minimum
Development	permanent foundation may be	Units.	lot size and maximum density to control
Regulations	permitted in addition to a one-family		development on a residential lot.
1701.5	dwelling.		
			Accessory dwelling units are no longer
			limited by form.
Rural Residential	The minimum parcel size shall be 2.0	AMEND	Use consistent language.
K (R3K)	hectares.	The minimum lot size shall be 2.0	
Small Scale		hectares.	
Wood Product			
Manufacturing			
1702.1			
Rural Residential	Subject to compliance with the	AMEND	Updated terms.
K (R3K)	requirements of the Interior Health	Subject to compliance with the	
	Authority for sewage disposal and	requirements of the Interior Health	

Temporary	water supply, two (2) cabins per lot	Authority for sewage disposal and	
Guest	for the temporary accommodation of	water supply, two cabins per lot for	
Accommodation	guests is permitted as an accessory	the temporary accommodation of	
1703.1	use to a one-family or two-family	guests is permitted as an accessory	
	dwelling subject to the following:	use to single detached housing or	
		duplex housing subject to the	
		following:	
Rural Resource	Dwellings:	AMEND	Updated terms and include accessory
(R4)	One-Family	Dwellings:	dwelling units.
Permitted Uses	Two-Family	Single Detached Housing	
1800		Duplex Housing	
	Horse Riding Stables and Boarding	_	
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Kennels	Horticulture	
	Veterinary Clinics	Kennels	
		Veterinary Clinics	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Micro Cultivation, Cannabis	Accessory Tourist Accommodation	
	Micro Processing, Cannabis	Home Based Business	
	Nursery, Cannabis	Micro Cultivation, Cannabis	
	Keeping of Farm Animals	Micro Processing, Cannabis	
	Sale of Site Grown Farm Products	Nursery, Cannabis	
	Portable Sawmills	Keeping of Farm Animals	
		Sale of Site Grown Farm Products	
		Portable Sawmills	
Rural Resource	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R4)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to contro
Regulations			development on a residential lot.
1801.1			

Rural Resource (R4) Development Regulations	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of section 1801(1).	AMEND The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
1801.4			
Rural Resource K	Dwellings:	AMEND	Updated terms and include accessory
(R4K)	One-Family	Dwellings:	dwelling units.
Permitted Uses	Two-Family	Single Detached Housing	
1900		Duplex Housing	
	Horse Riding Stables and Boarding		
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Kennels	Horticulture	
	Veterinary Clinics	Kennels	
		Veterinary Clinics	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Keeping of Farm Animals	Accessory Tourist Accommodation	
	Micro Cultivation, Cannabis	Home Based Business	
	Micro Processing, Cannabis	Keeping of Farm Animals	
	Nursery, Cannabis	Micro Cultivation, Cannabis	
	Sale of Site Grown Farm Products	Micro Processing, Cannabis	
	Portable Sawmills	Nursery, Cannabis	
	Temporary Guest Accommodation as	Sale of Site Grown Farm Products	
	per Section 1902	Portable Sawmills	
		Temporary Guest Accommodation as	
		per Section 1902	
Rural Resource K	The minimum site area for each	AMEND	To accommodate accessory dwelling
(R4K)	permitted use shall be two (2)	The minimum lot size is 2.0 hectares.	units, staff recommend using minimum
Development	hectares.		lot size and maximum density to control
Regulations 1901.1			development on a residential lot.

Rural Resource K (R4K) Development Regulations 1901.4	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of section 1901(1).	AMEND The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource K (R4K) Temporary Guest Accommodation 1902.1	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a one-family dwelling or two- family dwelling subject to a maximum gross floor area of 75 square metres.	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to single detached housing or duplex housing subject to a maximum gross floor area of 75 square metres.	Use consistent language.
Rural Resource	Dwellings:	AMEND	Updated terms and include accessory
(R4SA – South	One-Family	Dwellings:	dwelling units.
Arrow)	Two-Family	Single Detached Housing	
Permitted Uses		Duplex Housing	
2000	Horse Riding Stables and Boarding		
	Stables	Horse Riding Stables and Boarding	
	Horticulture	Stables	
	Kennels	Horticulture	
	Veterinary Clinics	Kennels	
	Accessory Uses:	Veterinary Clinics	
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Keeping of Farm Animals	Accessory Tourist Accommodation	
	Micro Cultivation, Cannabis	Home Based Business	
	Micro Processing, Cannabis	Keeping of Farm Animals	
	Nursery, Cannabis	Micro Cultivation, Cannabis Micro Processing, Cannabis	

Rural Resource (R4SA – South Arrow) Development Regulations 2001.1	Sale of Site Grown Farm Products Portable Sawmills Temporary Guest Accommodation as per Section 2002 The minimum site area for each permitted use shall be two (2) hectares.	Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills Temporary Guest Accommodation as per Section 2002 AMEND The minimum lot size is 2.0 hectares.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource (R4SA – South Arrow) Development Regulations 2001.4	One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of section 2001(1).	AMEND The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.
Rural Resource (R4SA – South Arrow) Temporary Guest Accommodation 2002.1	Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a one-family or twofamily dwelling subject to a maximum gross floor area of 75 square metres.	AMEND Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a single detached housing or duplex housing subject to a maximum gross floor area of 75 square metres.	Use consistent language.
Multi-Unit Residential (R6) Permitted Uses 2200	Dwellings: One-Family Two-Family Multi-Family Accessory Uses:	AMEND Dwellings: Single Detached Housing Duplex Housing Multi-Unit Housing Accessory Uses:	Updated terms and include accessory dwelling units.

	Accessory Buildings and Structures	Accessory Buildings and Structures	
	Accessory Tourist Accommodation	Accessory Dwelling Unit	
	Home Based Business	Accessory Tourist Accommodation	
	Horticulture	Home Based Business	
		Horticulture	
Multi-Unit	The minimum site area (per unit) for	AMEND	As all lots are now required to permit 2
Residential (R6)	the following uses shall be required	The minimum site area for the	dwelling units, the site areas have been
Development	as follows:	following uses shall be required as	updated using 2 units as a minimum.
Regulations		follows:	
2201.1	Community Water Supply and		
	Community Sewer System:	Community Water Supply and	
	One-Family Dwelling 700 square	Community Sewer System:	
	metres	Single Detached or Duplex Housing	
	Two-Family Dwelling 500 square	0.1 hectare	
	metres	Multi-Unit Housing (per dwelling unit)	
	Multi-Family Dwelling 300 square	300 square metres	
	metres		
		Community Water Supply Only:	
	Community Water Supply Only:	Single Detached or Duplex Housing	
	One-Family Dwelling 0.2 hectare	0.8 hectare	
	Two-Family Dwelling 0.4 hectare	Multi-Unit Housing (per dwelling unit)	
	Multi-Family Dwelling 0.1 hectare	0.1 hectare	
	On-Site Servicing Only:	On-Site Servicing Only:	
	One-Family Dwelling 1.0 hectare	Single Detached or Duplex Housing	
	Two-Family Dwelling 0.75 hectare	1.0 hectare	
	Multi-Family Dwelling 0.4 hectare	Multi-Unit Housing (per dwelling unit)	
		0.4 hectare	
Multi-Unit		NEW	To add clarity.
Residential (R6)		The minimum lot size for subdivision	
Development		shall be as follows:	
Regulations		Community Water Supply and	
2201.4		Community Sewer System:	
		0.1 hectare	

		Community Water Supply Only: 0.8 hectare	
		On-Site Servicing Only: 1.0 hectare	
High Density Residential (R6F) Permitted Uses	Dwellings: One-Family	AMEND Dwellings: Single Detached Housing	Updated terms and include accessory dwelling units.
2300	Accessory Uses: Accessory Buildings and Structures	Accessory Uses: Accessory Buildings and Structures Secondary Suite	Only a secondary suite will be permitted due to small lot sizes.
High Density Residential (R6F) Development Regulations 2301.1	The minimum site area for the following uses shall be required as follows: Community Water Supply and Community Sewer System: One-Family Dwelling 400 square metres	AMEND The minimum lot size for the following uses shall be required as follows: Community Water Supply and Community Sewer System: 400 square metres	Use consistent terms. Increase minimum lot size for on-site servicing only to reflect Interior Health best practices.
	Community Water Supply Only: One-Family Dwelling 0.2 hectare On-Site Servicing Only: One-Family Dwelling 0.5 hectare	Community Water Supply Only: 0.2 hectare On-Site Servicing Only: 1.0 hectare	
High Density Residential (R6F) Development Regulations 2301.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	To accommodate accessory dwelling units, staff recommend using minimum lot size and maximum density to control development on a residential lot.

Multi-Family	Land, buildings and structures in the	AMEND	Updated terms and include accessory
Residential – F	Multi-Family Residential – F (MFR-F)	Land, buildings and structures in the	dwelling units.
<del>(MFR-F)</del>	zone shall be used for the following	Multi-Unit Residential – F (MUR-F)	
Multi-Unit	purposes only:	zone shall be used for the following	
Residential F		purposes only:	
(MUR-F)	Dwellings:		
Permitted Uses	One-Family	Dwellings:	
2400	Two-Family	Single Detached Housing	
	Multi-Family	Duplex Housing	
		Multi-Unit Housing	
	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Day Care Facility	Accessory Dwelling Unit	
	Home Based Business	Accessory Tourist Accommodation Day	
	Horticulture	Care Facility	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Product	Horticulture	
		Keeping of Farm Animals	
		Sale of Site Grown Farm Product	
Multi-Family	The minimum lot size for Multi-	AMEND	Updated terms.
<del>Residential – F</del>	Family Residential – F (MFR-F) shall	The minimum site area for Multi-Unit	
<del>(MFR-F)</del>	be a follows:	Residential – F (MUR-F) shall be a	Increase minimum site area for on-site
Multi-Unit	Community Water Supply and	follows:	servicing to reflect Interior Health best
Residential F	Community Sewer System:	Community Water Supply and	practices.
(MUR-F)	First Dwelling 0.25 hectare	Community Sewer System:	
Development	Each Additional Dwelling Unit 200	First Dwelling Unit 0.25 hectare	
Regulations	square metres	Each Additional Dwelling Unit 200	
2401.1		square metres	
	Community Water Supply Only:		
	First Dwelling 0.25 hectare	Community Water Supply Only:	
	Each Additional Dwelling Unit 400	First Dwelling Unit 0.25 hectare	
	square metres	Each Additional Dwelling Unit 400	
		square metres	

	On-Site Servicing Only: First Dwelling 0.5 hectare Each Additional Dwelling Unit 0.1 hectare	On-Site Servicing Only: First Dwelling Unit 1.0 hectare Each Additional Dwelling Unit 0.1 hectare	
Multi-Family Residential – F (MFR-F) Multi-Unit Residential F (MUR-F) Development Regulations 2401.2	One-family dwellings, two-family dwellings, or multi-family dwellings shall be permitted subject to conformance with the above site area requirements.	AMEND The minimum lot size for subdivision shall be as follows: Community Water Supply and Community Sewer System: 0.5 hectare Community Water Supply Only: 0.5 hectare On-Site Servicing Only: 1.0 hectare	Add clarity.
Multi-Family Residential — F (MFR-F) Multi-Unit Residential F (MUR-F) Development Regulations 2401.4	Accessory Tourist Accommodation is permitted in both the principal and accessory dwellings.	DELETE	Staff recommend that Accessory Tourist Accommodation is not permitted in accessory dwellings. They should be utilized for housing. Refer to s. 608.
Seasonal Residential (R7) Permitted Uses 2500	Dwellings: One-Family Two-Family Horticulture Accessory Uses:	AMEND Dwellings: Single Detached Housing Duplex Housing Horticulture	Updated terms and include accessory dwelling units.
		Accessory Uses:	

	Accessory Buildings and Structures	Accessory Buildings and Structures	
	Accessory Tourist Accommodation	Accessory Dwelling Unit	
	Home Based Business	Accessory Tourist Accommodation	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Products	Keeping of Farm Animals	
		Sale of Site Grown Farm Products	
Seasonal	The minimum site area for the	AMEND	As all lots are now required to permit 2
Residential (R7)	following uses shall be required as	The minimum lot size shall be required	dwelling units, the lot sizes have been
Development	follows:	as follows:	updated using minimum lot size.
Regulations			
2501.1	Community Water Supply and	Community Water Supply and	
	Community Sewer System:	Community Sewer System:	
	One-Family Dwelling 700 square	0.1 hectare	
	metres		
	Two-Family Dwelling 1,000 square	Community Water Supply Only:	
	metres	0.4 hectare	
	Community Water Supply Only:	On-Site Servicing Only:	
	One-Family Dwelling 0.2 hectare	1.0 hectare	
	Two-Family Dwelling 0.4 hectare		
	On-Site Servicing Only:		
	One-Family Dwelling 1.0 hectare		
	Two-Family Dwelling 1.0 hectare		
Seasonal		NEW	New density provision. This would allow
Residential (R7)		The maximum density is 2 Dwelling	the property owner to decide the
Development		Units.	housing form(s) they desire but limit the
Regulations			density.
2501.1B			
Seasonal	One-family dwellings may be used	AMEND	Updated terms.
Residential (R7)	for short term rentals.	Single Detached Housing may be used	
Development		for short term rentals.	
Regulations			
2501.12			

Heritage	Dwellings:	AMEND	Updated terms and include accessory
Residential – I	One-Family	Dwellings:	dwelling units.
(HR-I)	Two-Family	Single Detached Housing	
Permitted Uses		Duplex Housing	
2600	Accessory Uses:		
	Accessory Buildings and Structures	Accessory Uses:	
	Accessory Tourist Accommodation	Accessory Buildings and Structures	
	Home Based Business	Accessory Dwelling Unit	
	Horticulture	Accessory Tourist Accommodation	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Products	Horticulture	
		Keeping of Farm Animals	
		Sale of Site Grown Farm Products	
Heritage	The minimum site area for each	AMEND	To accommodate accessory dwelling
Residential – I	permitted use shall be one (1)	The minimum lot size is 1.0 hectare.	units, staff recommend using minimum
(HR-I)	hectare.		lot size and maximum density to control
Development			development on a residential lot.
Regulations			
2601.1			
Country Heritage		NEW	To accommodate accessory dwelling
Residential – I		The maximum density is 2 Dwelling	units, staff recommend using minimum
(HR-I)		Units.	lot size and maximum density to control
Development			development on a residential lot.
Regulations			
2601.1B			
Agriculture 1	Agriculture	AMEND	Use consistent language.
(AG1)	All activities designated as "Farm	Agriculture	
Permitted Uses	Use" as defined in the Agricultural	All activities designated as "Farm Use"	
2700	Land Commission Act and Part 2 of	as defined in the Agricultural Land	
	the Agricultural Land Reserve Use	Commission Act and Part 2 of the	
	Regulation as amended or replaced	Agricultural Land Reserve Use	
	from time to time	Regulation as amended or replaced	
	Dwelling, One Family	from time to time	
	Kennel	Single Detached Housing	

	Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)	Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC	
	Accessory Uses: Accessory Buildings or Structures Accessory Dwelling Accessory Tourist Accommodation	non-farm use approval) Accessory Uses: Accessory Buildings or Structures Accessory Dwelling Unit	
	Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)	Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use	
	Home Based Business Portable Sawmills for processing of material harvested on site only Temporary Farm Worker Housing (may require ALC non adhering	approval) Home Based Business Portable Sawmills for processing of material harvested on site only Temporary Farm Worker Housing (may	
	residential use approval)	require ALC non adhering residential use approval)	
Agriculture 1 (AG1) Development Regulations 2701.1	The minimum lot area shall be 4 hectares in the Agricultural Land Reserve and 2 hectares outside the Agricultural Land Reserve.	The minimum lot size shall be 4.0 hectares in the Agricultural Land Reserve and 2.0 hectares outside the Agricultural Land Reserve.	Use consistent language.
Agriculture 1 (AG1) Development Regulations 2701.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision for clarity.

Agriculture 1 (AG1) Development Regulations 2701.5	The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.	AMEND The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.	Use consistent language.
Agriculture 1 (AG1) Development Regulations 2701.6	Subject to approval from the regional health authority for sewage disposal and water supply, 1 accessory dwelling per lot is permitted as an accessory use subject to the following: a. the minimum site area for the accessory dwelling shall be 1 hectare; b. the maximum gross floor area is limited to 90 square metres; and c. the accessory dwelling shall not be a recreational vehicle or other vehicle.	DELETE	As accessory dwelling units are permitted in all zones this has been moved to general use regulations.
Agriculture 2 (AG2) Permitted Uses 2800	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 <b>Dwelling, One Family</b> Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis	AMEND 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 Single Detached Housing Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis	Use consistent language.

	Veterinary Clinic (may require ALC non-farm use approval)	Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC	
	Accessory Uses: Accessory Buildings or Structures Accessory Dwelling Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval) Home Based Business Portable Sawmills for processing of material baryorted on site only	non-farm use approval) Accessory Uses: Accessory Buildings or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay (may require ALC non-farm use approval)	
	material harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)	Home Based Business Portable Sawmills for processing of material harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)	
Agriculture 2 (AG2) Development Regulations 2801.1	The minimum lot area shall be 8 hectares in the Agricultural Land Reserve and 4 hectares outside the Agricultural Land Reserve.	The minimum lot size shall be 8.0 hectares in the Agricultural Land Reserve and 4.0 hectares outside the Agricultural Land Reserve.	Use consistent language.
Agriculture 2 (AG2) Development Regulations 2801.1B		NEW The maximum density is 2 Dwelling Units.	New density provision for clarity.
Agriculture 2 (AG2) Development Regulations	The Maximum Gross Floor Area of the Single Family Dwelling is 300.0 square metres.	AMEND The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.	Use consistent language.

2801.5			
Agriculture 2 (AG2) Development Regulations 2801.6	<ul> <li>Subject to approval from the regional health authority for sewage disposal and water supply, 1 accessory dwelling per lot is permitted as an accessory use subject to the following:</li> <li>a. the minimum site area for each accessory dwelling shall be 1.0 hectare;</li> <li>b. the maximum gross floor area is limited to 90.0 square metres;</li> <li>c. where two accessory dwellings are present, one of the accessory dwellings shall be a secondary suite; and</li> <li>d. the accessory dwelling shall not be a recreational vehicle or other vehicle.</li> </ul>	DELETE	As accessory dwelling units are permitted in all zones this has been moved to general use regulations.
Agriculture 3 (AG3) Permitted Uses 2900	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 <b>Dwelling, One Family</b> Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis	AMEND 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 Single Detached Housing Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis	Use consistent language.

	Veterinary Clinic (may require ALC	Veterinary Clinic (may require ALC	
	non-farm use approval)	non-farm use approval)	
	Accessory Uses: Accessory Buildings or Structures Accessory Dwelling Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay	Accessory Uses: Accessory Buildings or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Farm Product Processing of farm product from another parcel in the Regional District of Central Kootenay	
	(may require ALC non-farm use approval) Home Based Business Portable Sawmills for processing of material harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)	(may require ALC non-farm use approval) Home Based Business Portable Sawmills for processing of material harvested on site only Temporary Farm Worker Housing (may require ALC non adhering residential use approval)	
Agriculture 3 (AG3) Development Regulations 2901.1	The minimum lot area shall be 60 hectares in the Agricultural Land Reserve and 8 hectares outside the Agricultural Land Reserve.	The minimum lot size shall be 60.0 hectares in the Agricultural Land Reserve and 8.0 hectares outside the Agricultural Land Reserve.	Use consistent language.
Agriculture 3 (AG3) Development Regulations 2901.1B		<b>NEW</b> The maximum density is 2 Dwelling Units.	New density provision for clarity.
Agriculture 3 (AG3) Development Regulations 2901.5	The Maximum Gross Floor Area of the Single Family Dwelling is 375.0 square metres.	AMEND The Maximum Gross Floor Area of Single Detached Housing is 375.0 square metres.	Use consistent language.

Agriculture 3	Subject to approval from the regional	DELETE	As accessory dwelling units are
(AG3)	health authority for sewage disposal		permitted in all zones this has been
Development	and water supply, 2 accessory		moved to general use regulations.
Regulations	dwellings per lot is permitted as an		
2901.6	accessory use subject to the		
200210	following:		
	a. the minimum site area for each		
	accessory dwelling shall be 1.0		
	hectare;		
	b. the maximum gross floor area is		
	limited to 90.0 square metres;		
	c. one of the accessory dwellings		
	shall be a secondary suite; and		
	d. the accessory dwelling shall not		
	be a recreational vehicle or other		
	vehicle.		
Neighbourhood	Accessory Uses:	AMEND	Clarify the accessory residential use in
Commercial (C1)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
3200		Caretaker Suite	
General	Accessory Uses:	AMEND	Clarify the accessory residential use in
Commercial (C2)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
3300		Caretaker Suite	
Tourist	Accessory Uses:	AMEND	Clarify the accessory residential use in
Commercial (C3)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
3400		Caretaker Suite	
Small-Scale	Dwellings:	AMEND	Updated terms.
Tourism	One-Family	Dwellings:	
Accommodation	Two-Family	Single Detached Housing	
(C5)		Duplex Housing	
Permitted Uses	Rental Cabin for Tourist		
3600	Accommodation		

	Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Sale of Site Grown Farm Product	Rental Cabin for Tourist Accommodation Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Sale of Site Grown Farm Product	
Small-Scale	The minimum lot size for Small Scale	AMEND	Clarify regulation for better
Tourism Accommodation (C5)	Tourism Accommodation (C5) shall be one (1) hectare:	The minimum lot size shall be 1.0 hectare.	interpretation.
Development Regulations	Community Water Supply and Community Sewer System:		
3601.1	Cabin or Dwelling First Cabin or Dwelling 0.5 hectare Each Additional Cabin or Unit 200 square metres		
	Community Water Supply Only: Cabin or Dwelling First Cabin or Dwelling 0.5 hectare Each Additional Cabin or Unit 400 square metres		
	On-Site Servicing Only: Cabin or Dwelling First Cabin or Dwelling 1.0 hectare Each Additional Cabin or Unit 0.1 hectare		
Small-Scale Tourism	One-family dwellings, two-family dwellings, cabin for tourist accommodation shall be permitted	AMEND The maximum permitted density for single detached housing, duplex	Clarify regulation for better interpretation.

Accommodation (C5) Development Regulations 3601.2	subject to conformance with the above site area requirements.	<ul> <li>housing and rental cabins for tourist accommodation shall be in conformance with the below site area requirements:</li> <li>Community Water Supply and Community Sewer System: First Cabin or Dwelling Unit 0.5 hectare</li> <li>Each Additional Cabin or Dwelling Unit 200 square metres</li> <li>Community Water Supply Only: First Cabin or Dwelling Unit 0.5 hectare</li> <li>Each Additional Cabin or Dwelling Unit 400 square metres</li> <li>On-Site Servicing Only: First Cabin or Dwelling Unit 1.0 hectare</li> <li>Each Additional Cabin or Dwelling Unit 400 square metres</li> </ul>	
Small Scale Tourism Accommodation K (C5K) Permitted Uses	Dwellings: One-Family Two-Family Rental Cabin for Tourist	AMEND Dwellings: Single Detached Housing Duplex Housing	Updated terms.
3700	Accessory Uses:	Rental Cabin for Tourist Accommodation	
	Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business	Accessory Uses: Accessory Buildings and Structures	

	Horticulture	Accessory Tourist Accommodation	
	Keeping of Farm Animals	Home Based Business	
	Sale of Site Grown Farm Product	Horticulture	
		Keeping of Farm Animals	
		Sale of Site Grown Farm Product	
Small Scale	The minimum lot size for Small Scale	AMEND	Clarify regulation for better
Tourism	Tourism Accommodation K (C5K)	The minimum lot size shall be 1.0	interpretation.
Accommodation K (C5K)	shall be one (1) hectare:	hectare.	
Development	Community Water Supply and		
Regulations	Community Sewer System:		
3701.1	Cabin or Dwelling First Cabin or		
	Dwelling 0.5 hectare		
	Each Additional Cabin or Unit 200		
	square metres		
	Community Water Supply Only:		
	Cabin or Dwelling First Cabin or		
	Dwelling 0.5 hectare		
	Each Additional Cabin or Unit 400		
	square metres		
	On-Site Servicing Only:		
	Cabin or Dwelling First Cabin or		
	Dwelling 1.0 hectare		
	Each Additional Cabin or Unit 0.1		
	hectare		
Small Scale	One-family dwellings, two-family	AMEND	Clarify regulation for better
Tourism	dwellings, cabin for tourist	The maximum permitted density for	interpretation.
Accommodation	accommodation shall be permitted	single detached housing, duplex	
К (С5К)	subject to conformance with the	housing and rental cabins for tourist	
Development	above site area requirements.	accommodation shall be in	
Regulations		conformance with the below site area	
3701.2		requirements:	

		Community Water Supply and Community Sewer System: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 200 square metres	
		Community Water Supply Only: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 400 square metres	
		On-Site Servicing Only: First Cabin or Dwelling Unit 1.0 hectare Each Additional Cabin or Dwelling Unit 0.1 hectare	
Resort	Cluster Development	AMEND	Updated terms.
Commercial (C6)	One-Family Dwelling	Cluster Development	
Permitted Uses	Two-Family Dwelling	Single Detached Housing	
3800	Multi-Family Dwelling	Duplex Housing	
	Lodges and Seasonal Resorts	Multi-Unit Housing	
	Hotels	Lodges and Seasonal Resorts	
	Cabins	Hotels	
	Campgrounds	Cabins	
	Pubs	Campgrounds	
	Restaurants	Pubs	
	Spa, Health Club and Wellness	Restaurants	
	Facilities	Spa, Health Club and Wellness	
	Personal Service Establishments	Facilities	
	Recreation Facilities [ <i>including</i> ]	Personal Service Establishments Recreation Facilities [ <i>including</i> ]	

	Accessory Uses:	Accessory Uses:	
	Maintenance and Infrastructure	Maintenance and Infrastructure	
	Buildings and Facilities	Buildings and Facilities	
	Employee Accommodation	Employee Accommodation	
Resort	In addition to the parking	AMEND	Updated terms.
Commercial (C6)	requirements specified under	In addition to the parking	
Development	sections 611 and 612, the following	requirements specified under sections	
Regulations	off-street parking requirements shall	611 and 612, the following off-street	
3801.5	apply:	parking requirements shall apply:	
	One-family dwelling 1.5 parking	Single Detached Housing 1.5 parking	
	stalls/unit	stalls/unit	
	Two-family dwelling 1.5 parking	Duplex Housing 1.5 parking stalls/unit	
	stalls/unit	Multi-Unit Housing 1.0 parking	
	Multi-family dwelling 1.0 parking	stalls/unit	
	stalls/unit	Cabins 1.0 parking stalls/cabin	
	Cabins 1.0 parking stalls/cabin	Campground 1.0 parking stalls/site	
	Campground 1.0 parking stalls/site		
Resort	Cluster development shall be defined	AMEND	Updated terms.
Commercial (C6)	as development consisting of a	Cluster development shall be defined	
Development	combination of one-family dwellings,	as development consisting of a	
Regulations	two-family dwellings and/or cabins	combination of single detached	
3801.6	arranged in clusters with a minimum	housing, duplex housing and/or cabins	
	of four dwelling units.	arranged in clusters with a minimum	
		of four dwelling units.	
Resort	All development shall be subject to	AMEND	Updated terms.
Commercial (C6)	the following minimum site area	All development shall be subject to the	
Development	requirements:	following minimum site area	
Regulations	One-family dwellings 400 square	requirements:	
3801.7	metres (4306 square feet)	Single Detached Housing 400 square	
	Two-family dwellings 300 square	metres (4306 square feet)	
	metres (3229 square feet)	Duplex Housing 300 square metres	
	Cabins (no kitchen facility) 250	(3229 square feet)	
	square metres (2691 square feet)	Cabins (no kitchen facility) 250 square	
		metres (2691 square feet)	

	Campgrounds 4000 square metres	Campgrounds 4000 square metres (1.0	
	(1.0 acre)	acre)	
	Lodges, Seasonal Resorts and Hotels	Lodges, Seasonal Resorts and Hotels	
	60 units/gross ha (24.3 units/gross	60 units/gross ha (24.3 units/gross	
	acre)	acre)	
	Multi-family Dwelling 30 units/gross	Multi-Unit Housing 30 units/gross ha	
	ha (12.15 units/gross acre)	(12.15 units/gross acre)	
Resort	Cluster Development	AMEND	Updated terms.
Commercial 2	One-Family Dwelling	Cluster Development	
(C7)	Two-Family Dwelling	Single Detached Housing	
Permitted Uses	Multi-Family Dwelling	Duplex Housing	
3900	Lodges and Seasonal Resorts	Multi-Unit Housing	
	Hotels	Lodges and Seasonal Resorts	
	Cabins	Hotels	
	Campgrounds	Cabins	
	Pubs	Campgrounds	
	Restaurants	Pubs	
	Spa, Health Club and Wellness	Restaurants	
	Facilities	Spa, Health Club and Wellness	
	Personal Service Establishments	Facilities	
	Recreation Facilities [including]	Personal Service Establishments	
		Recreation Facilities [including]	
	Accessory Uses:		
	Maintenance and Infrastructure	Accessory Uses:	
	Buildings and Facilities	Maintenance and Infrastructure	
	Employee Accommodation	Buildings and Facilities	
	Small Scale Water Extraction and	Employee Accommodation	
	Sales	Small Scale Water Extraction and Sales	
Resort	In addition to the parking	AMEND	Updated terms.
Commercial 2	requirements specified under	In addition to the parking	
(C7)	sections 611 and 612, the following	requirements specified under sections	
Development	off-street parking requirements shall	611 and 612, the following off-street	
Regulations	apply:	parking requirements shall apply:	
3901.5			

	One-family dwelling 1.5 parking	Single Detached Housing 1.5 parking	
	stalls/unit	stalls/unit	
	Two-family dwelling 1.5 parking	Duplex Housing 1.5 parking stalls/unit	
	stalls/unit	Multi-Unit Housing 1.0 parking	
	Multi-family dwelling 1.0 parking	stalls/unit	
	stalls/unit	Cabins 1.0 parking stalls/cabin	
	Cabins 1.0 parking stalls/cabin	Campground 1.0 parking stalls/site	
	Campground 1.0 parking stalls/site		
Resort	Cluster development shall be defined	AMEND	Updated terms.
Commercial 2	as development consisting of a	Cluster development shall be defined	
(C7)	combination of one-family dwellings,	as development consisting of a	
Development	two-family dwellings and/or cabins	combination of single detached	
Regulations	arranged in clusters with a minimum	housing, duplex housing and/or cabins	
3901.6	of four dwelling units.	arranged in clusters with a minimum	
		of four dwelling units.	
Resort	All development shall be subject to	AMEND	Updated terms.
Commercial (C6)	the following minimum site area	All development shall be subject to the	
Development	requirements:	following minimum site area	
Regulations	One-family dwellings 400 square	requirements:	
3901.7	metres (4306 square feet)	Single Detached Housing 400 square	
	Two-family dwellings 300 square	metres (4306 square feet)	
	metres (3229 square feet)	Duplex Housing 300 square metres	
	Cabins (no kitchen facility) 250	(3229 square feet)	
	square metres (2691 square feet)	Cabins (no kitchen facility) 250 square	
	Campgrounds 4000 square metres	metres (2691 square feet)	
	(1.0 acre)	Campgrounds 4000 square metres (1.0	
	Lodges, Seasonal Resorts and Hotels	acre)	
	60 units/gross ha (24.3 units/gross	Lodges, Seasonal Resorts and Hotels	
	acre)	60 units/gross ha (24.3 units/gross	
	Multi-family Dwelling 30 units/gross	acre)	
	ha (12.15 units/gross acre)	Multi-Unit Housing 30 units/gross ha	
		(12.15 units/gross acre)	
Light Industrial	Accessory Uses:	AMEND	Clarify the accessory residential use in
(M1)		Accessory Uses:	industrial and commercial zones.

Permitted Uses	Accessory Buildings and Structures	Accessory Buildings and Structures	
4000	Business Office	Business Office	
	One Dwelling Unit	Caretaker Suite	
Medium	Accessory Uses:	AMEND	Clarify the accessory residential use in
Industrial (M2)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	Business Office	Accessory Buildings and Structures	
4100	One Dwelling Unit	Business Office	
		Caretaker Suite	
Heavy Industrial	Accessory Uses:	AMEND	Clarify the accessory residential use in
(M3)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	Business Office	Accessory Buildings and Structures	
4200	One Dwelling Unit	Business Office	
		Caretaker Suite	
Industrial –	Accessory Uses:	AMEND	Clarify the accessory residential use in
Logging (M4)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	Business Office	Accessory Buildings and Structures	
4300	One Dwelling Unit	Business Office	
		Caretaker Suite	
Industrial –	Accessory Uses:	AMEND	Clarify the accessory residential use in
Railway (M5)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
4400	Warehousing	Caretaker Suite	
		Warehousing	
Industrial –	Accessory Uses:	AMEND	Clarify the accessory residential use in
Airport (M6)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
4500	Warehousing	Caretaker Suite	
		Warehousing	
Institutional (I)	Accessory Uses:	AMEND	Clarify the accessory residential use in
Permitted Uses	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
4600	One Dwelling Unit	Accessory Buildings and Structures	
		Caretaker Suite	
Park and	Accessory Uses:	AMEND	Clarify the accessory residential use in
Recreation (PR)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.

Permitted Uses	Concession Booth	Accessory Buildings and Structures	
4700	One Dwelling Unit	Caretaker Suite	
		Concession Booth	
Special	Accessory Uses:	AMEND	Clarify the accessory residential use in
Recreation 1	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
(PR1)	Club House(s)	Accessory Buildings and Structures	
Permitted Uses	Storage Facilities	Club House(s)	
4800	One Dwelling Unit (for a caretaker)	Storage Facilities	
		Caretaker Suite	
Quarry (Q)	Accessory Uses:	AMEND	Clarify the accessory residential use in
Permitted Uses	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
5000	Business Office	Accessory Buildings and Structures	
	One Dwelling Unit	Business Office	
		Caretaker Suite	
Environmental	Accessory Uses:	AMEND	Clarify the accessory residential use in
Reserve (ER)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	Interpretive Facilities	Accessory Buildings and Structures	
5100	One Dwelling Unit	Interpretive Facilities	
		Caretaker Suite	
Forest Resource	Accessory Uses:	AMEND	Clarify the accessory residential use in
(FR)	Accessory Buildings and Structures	Accessory Uses:	industrial and commercial zones.
Permitted Uses	One Dwelling Unit	Accessory Buildings and Structures	
5200		Caretaker Suite	
Comprehensive	Accessory Uses to the foregoing	AMEND	Clarify the accessory residential use in
Development	including one dwelling unit, office	Accessory Uses to the foregoing	industrial and commercial zones.
(CD2)	space related to the management of	including a caretaker suite, office	
Permitted Uses	the Permitted Uses, and accessory	space related to the management of	
5400	buildings including utility buildings.	the Permitted Uses, and accessory	
		buildings including utility buildings.	

#### **REGIONAL DISTRICT OF CENTRAL KOOTENAY**

# Bylaw No. 2953

A Bylaw to amend Electoral Area 'A' Land Use Bylaw No. 2315, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'A' Land Use Bylaw No. 2315, 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 Electoral Area 'A' Land Use Bylaw No. 2315, 2013 Schedule 'B' Zoning Bylaw be amended as follows:
  - A) That the following definitions be added to Section 17.0 Interpretation:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

ACCESSORY DWELLING UNIT means a building, or part of a building, that:

- a) is a self-contained residential accommodation unit, and
- b) has cooking, sleeping and bathroom facilities, and
- c) is secondary to a principal dwelling located on the same property;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access

or common access intended to be used as a residence by three or more households living independently of each other;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;

in addition, a household may also include up to one housekeeper or nanny;

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

b) That the following definitions be amended in Section 17.0 Interpretation as follows: DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle; SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (less than 30 days) on a commercial basis;

c) That the following definitions be removed from Section 17.0 Interpretation: DWELLING

DWELLING, ACCESSORY DWELLING, ONE-FAMILY DWELLING, TWO-FAMILY DWELLING, MULTI-FAMILY FAMILY

- d) That Section 18.4 Site Areas be amended as follows: The minimum lot size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum lot size of the zone in which the parcel is located unless otherwise stated.
- e) That Section 18.10 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.
- f) That Section 18.11 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
  - a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone; ord. a lot divided by a zone boundary.
- g) That Section 18.12 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: The minimum lot size for a lot created under sub-section 11 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.
- h) That Section 18.13 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Despite sub-section 12, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

- i) That Section 18.68 Off Street Parking Standards be amended as follows: Required parking and associated maneuvering aisles in all multi-unit housing, commercial and industrial zones shall be surfaced with either asphalt or concrete pavement or a suitable alternative, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one disabled person's parking space for every ten parking spaces required.
- j) That Section 18.72 Off Street Parking Standards be amended as follows: The maximum slope for the required off-street parking in all multi-unit housing, commercial and industrial zones to accommodate more than three (3) spaces is 6%. The maximum slope applies only to the area that provides the required parking spaces and not to the driveway providing access to the required parking spaces.

UIIOWS.				
Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
Residential	Single Detached	2 spaces	0	
	Housing			
	Duplex Housing	4 spaces	0	
	Accessory	1 space		
	Dwelling Unit			
	Multi-Unit	1.2 spaces per	0	
	Housing	dwelling unit		
	Accessory Home	2 spaces	0	Plus required
	Based Business			spaces for
	Use			operator's
				residence
	Accessory Bed &	1 space per	0	Plus required
	Breakfast	guest room		spaces for
				operator's
				residence
	Accessory	1 space per 20	0	Plus required
	Retail/Farm	m <sup>2</sup> of floor area		spaces for
	Retail Sales			operator's
				residence
	Group Home	0.75 space per	0	
		sleeping unit		

k) That Off Street Parking and Loading Space Requirements – Residential Category be amended as follows:

- That Section 18.100 General Regulations for Landscaping be amended as follows: In a multi-unit residential development including manufactured home parks, any part of a lot not used for structures and associated parking areas should be fully landscaped and properly maintained as a landscaping area, or as undisturbed forest.
- m) That Section 18.107 General Regulations for Landscaping be amended as follows: At least 30 percent of the total area of any lot used for multi-unit residential purposes shall be maintained as open space landscaped area in a permeable state.
- n) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 18.108: An accessory dwelling unit is subject to the following regulations:

- a. The maximum number of accessory dwelling units per lot is one.
- b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
- c. Notwithstanding section 108(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply.
- d. The maximum gross floor area is 90.0 m<sup>2</sup>.
- e. The maximum height is 8.0 m.
- f. The maximum number of storeys is 2.
- g. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
- h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
- i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- That Section 19.1 Suburban Residential (R1) Permitted Uses be amended as follows: Dwellings:
  - Single Detached Housing
  - Duplex Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- p) That Section 19.2 Suburban Residential (R1) Development Regulations be amended as follows: The minimum lot size for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED Community Water and Sewer: 1000 m<sup>2</sup>

Community Water or Sewer: 0.4 hectares

On Site Only: 1.0 hectare

q) That a new Section 19.2B Suburban Residential (R1) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units.

- r) That Sections 19.13-19.16 Suburban Residential (R1) Accessory Dwelling be deleted in their entirety.
- s) That Section 20.1 Country Residential (R2) Permitted Uses be amended as follows:

Dwellings:

- Single Detached Housing
- Duplex Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Temporary Guest Accommodation
- Portable Sawmills (for processing of materials harvested on-site only)
- t) That Section 20.2 Country Residential (R2) Development Regulations be amended as follows: The minimum lot size is 1.0 hectare.
- u) That a new Section 20.2B Country Residential (R2) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.

- v) That Section 20.3 Country Residential (R2) Development Regulations be amended as follows: 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 hectares.
- w) That Sections 20.11-20.14 Country Residential (R2) Accessory Dwelling be deleted in their entirety.

x) That Section 21.1 Rural Residential (R3) Permitted Uses be amended as follows: Dwellings:

Single Detached Housing
 Duplex Housing
 Horticulture
 Micro Cultivation, Cannabis
 Micro Processing, Cannabis
 Nursery, Cannabis
 Veterinary Clinics

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Small Scale Wood Product Manufacturing
- Temporary Guest Accommodation

- Temporary Farmworker Housing

- y) That Section 21.2 Rural Residential (R3) Development Regulations be amended as follows: The minimum lot size is 2.0 hectares.
- z) That a new Section 21.2B Rural Residential (R3) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.
- aa) That Section 21.6 Rural Residential (R3) Development Regulations be deleted in its entirety.
- bb) That Section 22.1 Rural Resource (R4) Permitted Uses be amended as follows:

Dwellings:

Single Detached Housing
Duplex Housing
Horse Riding Stables and Boarding Stables
Horticulture
Micro Cultivation, Cannabis
Micro Processing, Cannabis
Nursery, Cannabis
Nurseries, Greenhouses and Florists Veterinary Clinics
Kennels

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills
- Temporary Guest Accommodation
- -Temporary Farmworker Housing
- cc) That Section 22.2 Rural Resource (R4) Development Regulations be amended as follows: The minimum lot size is 2.0 hectares.
- dd) That a new Section 22.2B Rural Resource (R4) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.
- ee) That Section 24.1 be renamed 'Multi-Unit Residential (R6) Permitted Uses' and be amended as follows:

Dwellings:

- Single Detached Housing
- Duplex Housing
- Multi-Unit Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit

- Accessory Tourist Accommodation
- Home Based Business
- Recreation Facilities (including club houses, courts, trails, water based facilities, playgrounds and trails)
- Maintenance and Utility Buildings
- ff) That Section 24.2 be renamed 'Multi-Unit Residential (R6) Development Regulations' and be amended as follows:

The minimum site area for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED Community Water Supply and Community Water System: Single Detached and Duplex Housing 0.1 hectare Multi-Unit/ Dwelling Unit 300 m<sup>2</sup>

Community Water Supply Only: Single Detached and Duplex Housing 0.8 hectare Multi-Unit/Dwelling Unit 0.1 hectare

On Site Only: Single Detached and Duplex Housing 1.0 hectare Multi-Unit/Dwelling Unit 0.4 hectare

- gg) That a new Section 24.2B Multi-Unit Residential (R6) Development Regulations be inserted as follows: The minimum lot size for subdivision is 0.1 hectares.
- hh) That Section 25.1 Agriculture 1 (AG1) Permitted Uses be amended as follows: The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ii) That a new Section 25.2B Agriculture 1 (AG1) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- jj) That Section 25.6 Agriculture 1 (AG1) Development Regulations be amended as follows: The Maximum Gross Floor Area of the Single Detached Housing is 185.0 square metres.
- kk) That Section 26.1 Agriculture 2 (AG2) Permitted Uses be amended as follows: The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- II) That a new Section 26.2B Agriculture 2 (AG2) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- mm) That Section 26.6 Agriculture 2 (AG2) Development Regulations be amended as follows: The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- nn) That Section 27.1 Neighbourhood Commercial (C1) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- oo) That Section 28.1 General Commercial (C2) Permitted Uses be amended as follows:

The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- pp) That Section 29.1 Tourist Commercial (C3)Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- qq) That Section 30.1 Light Industrial (M1) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- rr) That Section 31.1 Medium Industrial (M2) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- ss) That Section 32.1 Heavy Industrial (M3) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- tt) That Section 33.1 Railway (RW) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- uu) That Section 34.1 Community Services (CS) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- vv) That Section 35.1 Park and Recreation (PR) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- ww) That Section 37.1 Quarry (Q) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- xx) That Section 38.1 Forest Resource (FR) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- yy) That Section 39.1 Environmental Reserve (ER) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 2 By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
- **3** This Bylaw shall come into force and effect upon its adoption.

#### CITATION

4 This Bylaw may be cited as "Electoral Area 'A' Land Use Amendment Bylaw No. 2953, 2024."

READ A FIRST TIME this	[Date]	day of	[Month]	, 20XX.					
READ A SECOND TIME this	[Date]	day of	[Month]	, 20XX.					
WHEREAS A PUBLIC HEARING w	[Month]	,20XX.							
READ A THIRD TIME this	[Date]	day of	[Month]	, 20XX.					
APPROVED under <b>Section 52 (3)(a) of the Transportation Act</b> this [Date] day of [Month] , 20XX.									
Approval Authority, Ministry of Transportation and Infrastructure									
ADOPTED this	[Date]	day of	[Month]	, 20XX.					
Aimee Watson, Board Chair		M	ike Morrison, Corpor	ate Officer					

## **REGIONAL DISTRICT OF CENTRAL KOOTENAY**

# Bylaw No. 2954

A Bylaw to amend Electoral Area 'B' Land Use Bylaw No. 2316, 2013

WHEREAS it is deemed expedient to amend the Electoral Area 'B' Land Use Bylaw No. 2316, 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 Electoral Area 'B' Land Use Bylaw No. 2316, 2013 Schedule 'B' Zoning Bylaw be amended as follows:
  - A) That the following definitions be added to Section 15.0 Interpretation:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

ACCESSORY DWELLING UNIT means a building, or part of a building, that:

- a) is a self-contained residential accommodation unit, and
- b) has cooking, sleeping and bathroom facilities, and
- c) is secondary to a principal dwelling located on the same property;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access

or common access intended to be used as a residence by three or more households living independently of each other;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;

in addition, a household may also include up to one housekeeper or nanny;

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

b) That the following definitions be amended in Section 15.0 Interpretation as follows: DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle; SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (less than 30 days) on a commercial basis;

c) That the following definitions be removed from Section 15.0 Interpretation: CARRIAGE HOUSE OR GARAGE SUITE

> DWELLING DWELLING, ACCESSORY DWELLING, ONE-FAMILY DWELLING, TWO-FAMILY DWELLING, MULTI-FAMILY FAMILY

- d) That Section 16.4 Site Areas be amended as follows: The minimum lot size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum lot size of the zone in which the parcel is located unless otherwise stated.
- e) That Section 16.10 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.
- f) That Section 16.11 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
  - a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone; or
     d. a lot divided by a zone boundary.
- g) That Section 16.12 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: The minimum lot size for a lot created under Section 16.0(11) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.
- h) That Section 16.13 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:

Despite Section 16.0(12), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

i) That Off Street Parking and Loading Space Requirements – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
Residential	Single Detached	2 spaces	0	
	Housing			
	Duplex Housing	4 spaces	0	
	Accessory	1 space		
	Dwelling Unit			
	Multi-Unit	1.2 spaces per	0	
	Housing	dwelling unit		
	Accessory Home	2 spaces	0	Plus required
	Based Business			spaces for
	Use			operator's
				residence
	Accessory Bed &	1 space per	0	Plus required
	Breakfast	guest room		spaces for
				operator's
				residence
	Accessory	1 space per 20	0	Plus required
	Retail/Farm	m <sup>2</sup> of floor area		spaces for
	Retail Sales			operator's
				residence
	Group Home	0.75 space per	0	
		sleeping unit		

- j) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 16.108: An accessory dwelling unit is subject to the following regulations:
  - a. The maximum number of accessory dwelling units per lot is one.
  - b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - c. Notwithstanding section 108(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply.
  - d. The maximum gross floor area is 90.0 m<sup>2</sup>.
  - e. The maximum height is 8.0 m.
  - f. The maximum number of storeys is 2.
  - g. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
  - h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
  - i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- k) That Section 19.1 Suburban Residential (R1) Permitted Uses be amended as follows: Dwellings:
  - Single Detached Housing
  - Duplex Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- I) That Section 17.2 Suburban Residential (R1) Development Regulations be amended as follows: The minimum lot size for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED Community Water and Sewer: 1000 m<sup>2</sup>

Community Water or Sewer: 0.4 hectares

On Site Only: 1.0 hectare

m) That a new Section 17.2B Suburban Residential (R1) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units.

- n) That Sections 17.13-17.16 Suburban Residential (R1) Accessory Dwelling be deleted in their entirety.
- o) That Section 18.1 Country Residential (R2) Permitted Uses be amended as follows:
  - Dwellings:
  - Single Detached Housing
  - Duplex Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Portable Sawmills (for processing of materials harvested on-site only)
- p) That Section 18.2 Country Residential (R2) Development Regulations be amended as follows: The minimum lot size is 1.0 hectare.

 q) That a new Section 18.2B Country Residential (R2) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units.

- r) That Section 18.3 Country Residential (R2) Development Regulations be amended as follows: 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 hectares.
- s) That Sections 18.11-18.14 Country Residential (R2) Accessory Dwelling be deleted in their entirety.
- t) That Section 19.1 Rural Residential (R3) Permitted Uses be amended as follows: Dwellings:

Single Detached Housing
 Duplex Housing
 Horticulture
 Micro Cultivation, Cannabis
 Micro Processing, Cannabis
 Nursery, Cannabis
 Veterinary Clinics

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Small Scale Wood Product Manufacturing
- Temporary Guest Accommodation
- Temporary Farmworker Housing
- u) That Section 19.2 Rural Residential (R3) Development Regulations be amended as follows: The minimum lot size is 2.0 hectares.
- v) That a new Section 19.2B Rural Residential (R3) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.
- w) That Section 19.6 Rural Residential (R3) Development Regulations be deleted in its entirety.
- x) That Sections 19.13-19.16 Rural Residential (R3) Accessory Dwelling be deleted in their entirety.
- y) That Section 20.1 Rural Resource (R4) Permitted Uses be amended as follows: Dwellings:
  - Single Detached Housing
    Duplex Housing
    Horse Riding Stables and Boarding Stables
    Horticulture
    Micro Cultivation, Cannabis

Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics Kennels

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills
- -Temporary Farmworker Housing
- z) That Section 20.2 Rural Resource (R4) Development Regulations be amended as follows: The minimum lot size is 2.0 hectares.
- aa) That a new Section 20.2B Rural Resource (R4) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.
- bb) That Section 22.1 Multi-Unit Residential (R6) Permitted Uses be amended as follows:

Dwellings:

- Single Detached Housing
- Duplex Housing
- Multi-Unit Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- cc) That Section 22.2 Multi-Unit Residential (R6) Development Regulations be amended as follows: The minimum site area for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED Community Water Supply and Community Water System: Single Detached and Duplex Housing 0.1 hectare Multi-Unit/ Dwelling Unit 300 m<sup>2</sup>

Community Water Supply Only: Single Detached and Duplex Housing 0.8 hectare Multi-Unit/Dwelling Unit 0.1 hectare

On Site Only: Single Detached and Duplex Housing 1.0 hectare Multi-Unit/Dwelling Unit 0.4 hectare

- dd) That a new Section 22.2B Multi-Unit Residential (R6) Development Regulations be inserted as follows:
   The minimum lot size for subdivision is 0.1 hectares.
- ee) That Section 23.1 Agriculture 1 (AG1) Permitted Uses be amended as follows: The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ff) That a new Section 23.2B Agriculture 1 (AG1) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- gg) That Section 23.6 Agriculture 1 (AG1) Development Regulations be amended as follows: The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- hh) That Section 24.1 Agriculture 2 (AG2) Permitted Uses be amended as follows: The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ii) That a new Section 24.2B Agriculture 2 (AG2) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- jj) That Section 24.6 Agriculture 2 (AG2) Development Regulations be amended as follows: The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- kk) That Section 25.1 Agriculture 3 (AG3) Permitted Uses be amended as follows: The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- II) That a new Section 25.2B Agriculture 3 (AG3) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- mm) That Section 25.6 Agriculture 3 (AG3) Development Regulations be amended as follows: The Maximum Gross Floor Area of the Single Detached Housing is 375.0 square metres.
- nn) That Section 26.1 Neighbourhood Commercial (C1) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- oo) That Section 27.1 General Commercial (C2) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- pp) That Section 28.1 Tourist Commercial (C3)Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- qq) That Section 29.1 Light Industrial (M1) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- rr) That Section 30.1 Medium Industrial (M2) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- ss) That Section 31.1 Heavy Industrial (M3) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- tt) That Section 32.1 Mixed Use Industrial (Airport) (M4) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- uu) That Section 34.1 Railway (RW) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- vv) That Section 35.1 Community Services (CS) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- ww) That Section 36.1 Park and Recreation (PR) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- xx) That Section 38.1 Quarry (Q) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- yy) That Section 39.1 Forest Resource (FR) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- zz) That Section 40.1 Environmental Reserve (ER) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 2 By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
- **3** This Bylaw shall come into force and effect upon its adoption.

#### CITATION

4 This Bylaw may be cited as	"Electoral Area	'B' Land Use Amendm	ent Bylaw No. 29	54, 2024."
READ A FIRST TIME this	[Date]	day of	[Month]	, 20XX.
READ A SECOND TIME this	[Date]	day of	[Month]	, 20XX.
WHEREAS A PUBLIC HEARING w	as held this [Dat	te] day of	[Month]	,20XX.
READ A THIRD TIME this	[Date]	day of	[Month]	, 20XX.
APPROVED under <b>Section 52 (3</b> [Month] , 20XX.	)(a) of the Trans	<b>portation Act</b> this [Dat	e] day of	
Approval Authority, Ministry of Transportation and	Infrastructure			
ADOPTED this	[Date]	day of	[Month]	<i>,</i> 20XX.
Aimee Watson, Board Chair		Mike	Morrison, Corpor	ate Officer

### **REGIONAL DISTRICT OF CENTRAL KOOTENAY**

## Bylaw No. 2955

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

WHEREAS it is deemed expedient to amend the Electoral Area 'C' 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 Electoral Area 'C' Land Use Bylaw No. 2317, 2013 Schedule 'B' Zoning Bylaw be amended as follows:
  - A) That the following definitions be added to Section 16.0 Interpretation:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

ACCESSORY DWELLING UNIT means a building, or part of a building, that:

- a) is a self-contained residential accommodation unit, and
- b) has cooking, sleeping and bathroom facilities, and
- c) is secondary to a principal dwelling located on the same property;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access

or common access intended to be used as a residence by three or more households living independently of each other;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;

in addition, a household may also include up to one housekeeper or nanny;

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

b) That the following definitions be amended in Section 16.0 Interpretation as follows: DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle; SHORT TERM RENTAL means the use of a dwelling unit for temporary accommodation (less than 30 days) on a commercial basis;

c) That the following definitions be removed from Section 16.0 Interpretation: DWELLING

DWELLING, ACCESSORY DWELLING, ONE-FAMILY DWELLING, TWO-FAMILY DWELLING, MULTI-FAMILY FAMILY

- d) That Section 17.4 Site Areas be amended as follows: The minimum lot size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum lot size of the zone in which the parcel is located unless otherwise stated.
- e) That Section 17.10 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.
- f) That Section 17.11 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
  - a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone; ord. a lot divided by a zone boundary.
- g) That Section 17.12 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: The minimum lot size for a lot created under Section 17.0(11) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.
- h) That Section 17.13 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows: Despite Section 17.0(12), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

i) That Off Street Parking and Loading Space Requirements – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
Residential	Single Detached	2 spaces	0	
	Housing			
	Duplex Housing	4 spaces	0	
	Accessory	1 space		
	Dwelling Unit			
	Multi-Unit	1.2 spaces per	0	
	Housing	dwelling unit		
	Accessory Home	2 spaces	0	Plus required
	Based Business			spaces for
	Use			operator's
				residence
	Accessory Bed &	1 space per	0	Plus required
	Breakfast	guest room		spaces for
				operator's
				residence
	Accessory	1 space per 20	0	Plus required
	Retail/Farm	m <sup>2</sup> of floor area		spaces for
	Retail Sales			operator's
				residence
	Group Home	0.75 space per	0	
		sleeping unit		

- j) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 17.107: An accessory dwelling unit is subject to the following regulations:
  - a. The maximum number of accessory dwelling units per lot is one.
  - b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - c. Notwithstanding section 107(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply.
  - d. The maximum gross floor area is 90.0 m<sup>2</sup>.
  - e. The maximum height is 8.0 m.
  - f. The maximum number of storeys is 2.
  - g. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
  - h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
  - i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- K) That Section 18.1 Suburban Residential (R1) Permitted Uses be amended as follows: Dwellings:
  - Single Detached Housing
  - Duplex Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation

- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- I) That Section 18.2 Suburban Residential (R1) Development Regulations be amended as follows: The minimum lot size for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED Community Water and Sewer: 1000 m<sup>2</sup>

Community Water or Sewer: 0.4 hectares

On Site Only: 1.0 hectare

m) That a new Section 18.2B Suburban Residential (R1) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units.

- n) That Sections 18.13-18.16 Suburban Residential (R1) Accessory Dwelling be deleted in their entirety.
- That Section 19.1 Country Residential (R2) Permitted Uses be amended as follows: Dwellings:
  - Single Detached Housing
  - Duplex Housing

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Portable Sawmills (for processing of materials harvested on-site only)
- p) That Section 19.2 Country Residential (R2) Development Regulations be amended as follows: The minimum lot size is 1.0 hectare.
- q) That a new Section 19.2B Country Residential (R2) Development Regulations be inserted as follows:
   The maximum density is 2 Dwelling Units

The maximum density is 2 Dwelling Units.

- r) That Section 19.3 Country Residential (R2) Development Regulations be amended as follows: 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 hectares.
- s) That Sections 19.11-19.14 Country Residential (R2) Accessory Dwelling be deleted in their entirety.
- t) That Section 20.1 Rural Residential (R3) Permitted Uses be amended as follows:

Dwellings: - Single Detached Housing - Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Kennels Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Daycare facility
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Portable Sawmills
- Small Scale Wood Product Manufacturing
- Temporary Farmworker Housing
- u) That Section 20.2 Rural Residential (R3) Development Regulations be amended as follows: The minimum lot size is 2.0 hectares.
- v) That a new Section 20.2B Rural Residential (R3) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.
- w) That Section 20.5 Rural Residential (R3) Development Regulations be deleted in its entirety.
- x) That Sections 20.13-20.16 Rural Residential (R3) Accessory Dwelling be deleted in their entirety.
- y) That Section 21.1 Rural Resource (R4) Permitted Uses be amended as follows:
   Dwellings:
   Single Detached Housing

- Single Detached Housing - Duplex Housing Horse Riding Stables and Boarding Stables Horticulture Kennels Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Nurseries, Greenhouses and Florists Veterinary Clinics

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Child Care Facility
- Home Based Business
- Keeping of Farm Animals
- Sale of Site Grown Agricultural Produce
- Portable Sawmills
- -Temporary Farmworker Housing
- z) That Section 21.2 Rural Resource (R4) Development Regulations be amended as follows: The minimum lot size is 2.0 hectares.
- aa) That a new Section 21.2B Rural Resource (R4) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.
- bb) That Section 23.1 be renamed 'Multi-Unit Residential (R6) Permitted Uses' and be amended as follows:

Dwellings:

- Single Detached Housing
- Duplex Housing
- Multi-Unit Housing

#### Accessory Uses:

- Accessory Buildings or Structures
- Accessory Dwelling Unit
- Accessory Tourist Accommodation
- Home Based Business
- cc) That Section 23.2 be renamed 'Multi-Unit Residential (R6) Development Regulations' and be amended as follows:

The minimum site area for the following uses shall be required as follows:

LEVEL OF SERVICES PROVIDED Community Water Supply and Community Water System: Single Detached and Duplex Housing 0.1 hectare Multi-Unit/ Dwelling Unit 300 m<sup>2</sup>

Community Water Supply Only: Single Detached and Duplex Housing 0.8 hectare Multi-Unit/Dwelling Unit 0.1 hectare

On Site Only:

Single Detached and Duplex Housing 1.0 hectare Multi-Unit/Dwelling Unit 0.4 hectare

- dd) That a new Section 23.5 Multi-Unit Residential (R6) Development Regulations be inserted as follows:
   The minimum lot size for subdivision is 0.1 hectares.
- ee) That Section 24.1 Agriculture 1 (AG1) Permitted Uses be amended as follows: The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ff) That a new Section 24.2B Agriculture 1 (AG1) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- gg) That Section 24.6 Agriculture 1 (AG1) Development Regulations be amended as follows: The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- hh) That Section 25.1 Agriculture 2 (AG2) Permitted Uses be amended as follows: The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- ii) That a new Section 25.2B Agriculture 2 (AG2) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- jj) That Section 25.6 Agriculture 2 (AG2) Development Regulations be amended as follows: The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.
- kk) That Section 26.1 Agriculture 3 (AG3) Permitted Uses be amended as follows: The term 'Single Family Dwelling' be replaced with 'Single Detached Housing'.
- II) That a new Section 26.2B Agriculture 3 (AG3) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units not including a Farmworker Dwelling Unit.
- mm) That Section 26.6 Agriculture 3 (AG3) Development Regulations be amended as follows: The Maximum Gross Floor Area of the Single Detached Housing is 375.0 square metres.
- nn) That Section 27.1 Neighbourhood Commercial (C1) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- oo) That Section 28.1 General Commercial (C2) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- pp) That Section 29.1 Light Industrial (M1) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- qq) That Section 30.1 Medium Industrial (M2) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- rr) That Section 31.1 Heavy Industrial (M3) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- ss) That Section 32.1 Quarry (Q) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- tt) That Section 33.1 Railway (RW) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- uu) That Section 34.1 Community Services (CS) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- vv) That Section 35.1 Park and Recreation (PR) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- ww) That Section 37.1 Forest Resource (FR) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- xx) That Section 38.1 Environmental Reserve (ER) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 2 By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
- **3** This Bylaw shall come into force and effect upon its adoption.

### CITATION

4 This Bylaw may be cited as "Electoral Area 'C' Land Use Amendment Bylaw No. 2955, 2024."

READ A FIRST TIME this	[Date]	day of	[Month]	, 20XX.
READ A SECOND TIME this	[Date]	day of	[Month]	, 20XX.
WHEREAS A PUBLIC HEARING w	vas held this [Da	te] day of	[Month]	,20XX.
READ A THIRD TIME this	[Date]	day of	[Month]	, 20XX.
APPROVED under <b>Section 52 (3</b> [Month] , 20XX.		<b>portation Act</b> this [Da	ate] day of	
Approval Authority, Ministry of Transportation and	Infrastructure			
ADOPTED this	[Date]	day of	[Month]	, 20XX.
Aimee Watson, Board Chair		Mike	e Morrison, Corpor	ate Officer

## **REGIONAL DISTRICT OF CENTRAL KOOTENAY**

# Bylaw No. 2956

A Bylaw to amend Electoral Area 'D' Land Use Bylaw No. 2435, 2016

WHEREAS it is deemed expedient to amend the Electoral Area 'D' Land Use Bylaw No. 2435, 2016, 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 Electoral Area 'D' Land Use Bylaw No. 2435, 2016 Schedule B Ainsworth Townsite Zoning Bylaw be amended as follows:
  - A) That the following definitions be added to Section 21.0 Interpretation:

ACCESSORY DWELLING UNIT means a building, or part of a building, that:

- a) is a self-contained residential accommodation unit, and
- b) has cooking, sleeping and bathroom facilities, and
- c) is secondary to a principal dwelling located on the same property;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction;

HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;

in addition, a household may also include up to one housekeeper or nanny;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

 b) That the following definitions be amended in Section 21.0 Interpretation as follows: BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to seven or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

c) That the following definitions be removed from Section 21.0 Interpretation: DWELLING, MULTI-FAMILY

DWELLING, ONE-FAMILY

DWELLING, TWO-FAMILY

- d) That Section 22.4 Site Areas be amended as follows: The minimum lot area for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.
- e) That Section 22.9 be renamed 'Reduction of Minimum Lot Areas' and be amended as follows: Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot area required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.
- f) That Section 22.10 be renamed 'Reduction of Minimum Lot Areas' and be amended as follows: Where it is not possible to create a lot that has the minimum lot area required for a zone, the minimum lot area requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
  - a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone.
- g) That Section 22.11 be renamed 'Reduction of Minimum Lot Areas' and be amended as follows: The minimum lot area for a lot created under sub-section 10 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.
- h) That Section 22.12 be renamed 'Reduction of Minimum Lot Areas' and be amended as follows: Despite sub-section 11, where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot area.

Category	Type of Uses	Parking Spaces
Residential	Single Detached Housing	2 spaces
	Duplex Housing	4 spaces
	Accessory Dwelling Unit	1 space
	Multi-Unit Housing	1.5 spaces per dwelling unit
	Bed and Breakfast and	1 space per guest room
	Vacation Rentals	

i) That Off Street Parking Requirements – Residential Category be amended as follows:

- j) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 22.46: An accessory dwelling unit is subject to the following regulations:
  - a. The maximum number of accessory dwelling units per lot is one.
  - b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - c. Notwithstanding section 46(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply.
  - d. The maximum gross floor area is 90.0 m<sup>2</sup>.
  - e. The maximum height is 8.0 m.

- f. The maximum number of storeys is 2.
- g. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
- h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
- i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- k) That Section 23.1 Town-Site Residential R1 Permitted Uses Table be amended as follows: Permitted uses, buildings and structures: Principal Uses

Single Detached Housing Duplex Housing

Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Horticulture Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)

 That Section 23.2 Town-Site Residential R1 Development Regulations Table be amended as follows:

The maximum density is 2 Dwelling Units.

m) That Section 23.9 Town-Site Residential R1 Development Regulations Table be amended as follows:

Minimum lot area for Subdivision:

Community Water System and Community Wastewater System	0.1 hectares
Community Water System and On-site Wastewater Disposal	0.2 hectares
Individual Water Source and Community Wastewater System	0.2 hectares
Individual Water Source and On-site Wastewater Disposal	1.0 hectares

 n) That Section 24.1 Country Residential R2 Permitted Uses Table be amended as follows: Permitted uses, buildings and structures: Principal Uses Single Detached Housing

Duplex Housing Horticulture

Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)

- o) That Section 24.2 Country Residential R2 Development Regulations Table be amended as follows: The maximum density is 2 Dwelling Units
  - The maximum density is 2 Dwelling Units.
- p) That Section 24.9 Country Residential R2 Development Regulations Table be amended as follows:
   Minimum lot area for Subdivision:
   1.0 hectares
- q) That Section 25.1 Rural Residential R3 Permitted Uses Table be amended as follows: Permitted uses, buildings and structures: Principal Uses
   Single Detached Housing
   Duplex Housing
   Horticulture
   Outdoor Recreational Activities
   Parks

Resource Based Activities

Accessory Uses Accessory Building or Structures Accessory Dwelling Unit see Section 22(46) Bed and Breakfast Accommodation see Section 22(22) Home-based Business see Section 22(21) Keeping of Farm Animals see Section 22(35) Vacation Rentals see Section 22(23)

- r) That Section 25.2 Rural Residential R3 Development Regulations Table be amended as follows: The maximum density is 2 Dwelling Units.
- s) That Section 25.9 Rural Residential R3 Development Regulations Table be amended as follows: Minimum lot area for Subdivision:
   2.0 hectares
- t) That Section 26.1 Town-Site Commercial C1 Permitted Uses Table be amended as follows: The term 'One Dwelling Unit' be replaced with 'Caretaker Suite'.
- u) That Section 26.9 Town-Site Commercial C1 Development Regulations Table be amended as follows: The term 'site area' be replaced with 'lot area'.
- v) That Section 27.1 Tourist Commercial C2 Permitted Uses Table be amended as follows: The term 'One Dwelling Unit' be replaced with 'Caretaker Suite'.
- w) That Section 27.9 Tourist Commercial C2 Development Regulations Table be amended as follows:
   The term 'site area' be replaced with 'lot area'.
- x) That Section 28.1 Ainsworth Resort Commercial C3 Permitted Uses Table be amended as follows: The term 'One Dwelling Unit' be replaced with 'Caretaker Suite'.

- y) That Section 28.9 Ainsworth Resort Commercial C3 Development Regulations Table be amended as follows: The term 'site area' be replaced with 'lot area'.
- z) That Section 29.9 Community Service CS Development Regulations Table be amended as follows:

The term 'site area' be replaced with 'lot area'.

- aa) That Section 30.9 Parks and Recreation PR Development Regulations Table be amended as follows:
   The term 'site area' be replaced with 'lot area'.
- bb) That Section 31.9 Parks and Recreation Ainsworth Resort PR1 Development Regulations Table be amended as follows: The term 'site area' be replaced with 'lot area'.
- cc) That Section 32.7 Environmental Reserve ER Development Regulations Table be amended as follows: The term (site erec) he replaced with (let erec)

The term 'site area' be replaced with 'lot area'.

- dd) That Section 33.7 Resource Area RA Development Regulations Table be amended as follows: The term 'site area' be replaced with 'lot area'.
- 2 By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
- **3** This Bylaw shall come into force and effect upon its adoption.

### CITATION

4 This Bylaw may be cited as **"Electoral Area 'D' Land Use Amendment Bylaw No. 2956, 2024."** 

READ A FIRST TIME this	[Date]	day of	[Month]	, 20XX.
READ A SECOND TIME this	[Date]	day of	[Month]	, 20XX.
WHEREAS A PUBLIC HEARING w	vas held this [Da	te] day of	[Month]	,20XX.
READ A THIRD TIME this	[Date]	day of	[Month]	, 20XX.
APPROVED under Section 52 (3 [Month] , 20XX.		portation Act this	[Date] day of	
Approval Authority, Ministry of Transportation and	Infrastructure			
ADOPTED this	[Date]	day of	[Month]	, 20XX.
Aimee Watson, Board Chair		Ā	like Morrison, Corpo	rate Officer

## **REGIONAL DISTRICT OF CENTRAL KOOTENAY**

# Bylaw No. 2957

A Bylaw to amend Electoral Area 'G' Land Use Bylaw No. 2452, 2018

WHEREAS it is deemed expedient to amend the Electoral Area 'G' Land Use Bylaw No. 2452, 2018, 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 Electoral Area 'G' Land Use Bylaw No. 2452, 2018 Schedule B Zoning Bylaw be amended as follows:
  - A) That the following definitions be added to Section 17.0 Interpretation:

BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

ACCESSORY DWELLING UNIT means a building, or part of a building, that:

- a) is a self-contained residential accommodation unit, and
- b) has cooking, sleeping and bathroom facilities, and
- c) is secondary to a principal dwelling located on the same property;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes; DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction;

#### HOUSEHOLD means:

- a) a person; or
- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;

in addition, a household may also include up to one housekeeper or nanny;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used;

b) That the following definitions be amended in Section 17.0 Interpretation as follows:

DAY CARE FACILITY means a building licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to seven or more children under six years of age not forming part of the operator's household. Care of less than seven children under six years of age is considered under home based business regulations;

DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

c) That the following definitions be removed from Section 17.0 Interpretation: DWELLING, ACCESSORY

DWELLING, MULTI-FAMILY

DWELLING, ONE-FAMILY

DWELLING, TWO-FAMILY

- d) That Section 18.13 Permitted and Prohibited Uses be amended as follows:
   The minimum lot area for a lot subdivided under Section 514 of the Local Government Act shall be the minimum lot area of the zone in which the lot is located unless otherwise stated.
- e) That Section 18.16 Density Regulations be amended as follows: Where two or more contiguous lots registered prior to adoption of this Bylaw have less than the minimum lot area required by this Bylaw, the lots may be consolidated into fewer lots than existed at the time of application as long as no new lot created is smaller than any previously existing lot.
- f) That Section 18.17 Density Regulations be amended as follows: Where it is not possible to create a lot that has the minimum lot area required for a zone, the minimum lot area requirement will be reduced where the proposed subdivision involves any one of the following and meets regional health authority requirements:
  - a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
  - b. a lot that, at the time of adoption of this Bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or
  - c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this Bylaw and any previous applicable land use bylaw.
- g) That Section 18.18 Density Regulations be amended as follows: The minimum lot area for a lot created under Section 16 shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.
- h) That Section 18.19 Density Regulations be amended as follows:
   Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot area.
- i) That Section 18.37-18.38 Accessory Dwelling be amended as follows: An accessory dwelling unit is subject to the following regulations:
  - a. The maximum number of accessory dwelling units per lot is one.
  - b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
  - c. Notwithstanding section 46(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply.
  - d. The maximum gross floor area is 90.0 m<sup>2</sup>.
  - e. The maximum height is 8.0 m.
  - f. The maximum number of storeys is 2.
  - g. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
  - h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
  - i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- j) That Section 18.41.a Accessory Tourist Accommodation be amended as follows:

operations shall be confined to the principal dwelling;

k) That Section 18.54 Off-Street Parking and Loading Facilities – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces
Residential	Single Detached Housing	2 spaces
	Duplex Housing	4 spaces
	Accessory Dwelling Unit	1 space
	Multi-Unit Housing	1.5 spaces per dwelling unit
	Accessory Tourist	1 space per guest room
	Accommodation	
	Accessory Camping	1 space per campsite
	Accommodation	
	Home-based Business	2 spaces per home-based
		business

 That Section 19.1 Town-Site Residential (R1) Permitted Uses Table be amended as follows: Principal Uses
 Single Detached Housing
 Duplex Housing

Multi-Unit Housing

Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home-based Business Horticulture Keeping of Farm Animals

m) That Section 19.2 Town-Site Residential (R1) Development Regulations Table be amended as follows:

Minimum site area for each Principal Use:

Community Water System and Community Wastewater System: Single Detached Housing or Duplex Housing 0.1 hectare Multi-Unit Housing 300 m<sup>2</sup> per unit

Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System: Single Detached Housing or Duplex Housing 0.8 hectare Multi-Unit Housing 0.1 hectare per unit

Individual Water Source and On-site Wastewater Disposal: Single Detached Housing or Duplex Housing 1.0 hectare Multi-Unit Housing 0.4 hectare per unit

 n) That Section 20.1 Country Residential (R2) Permitted Uses Table be amended as follows: Principal Uses
 Single Detached Housing
 Duplex Housing Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals

 That Section 20.2 Country Residential (R2) Development Regulations Table be amended as follows:

The maximum density is 2 Dwelling Units.

p) That Section 21.1 Rural Residential (R3) Permitted Uses Table be amended as follows: Principal Uses

Cabin Single Detached Housing Duplex Housing Horticulture Portable Sawmill

Accessory Uses

Portable Sawmill

Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals Kennels (maximum ten dogs over one year of age) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Small Scale Wood Product Manufacturing

- q) That Section 21.2 Rural Residential (R3) Development Regulations Table be amended as follows: The maximum density is 2 Dwelling Units.
- r) That Section 22.1 Remote Residential (R4) Permitted Uses Table be amended as follows: Principal Uses
   Cabin
   Single Detached Housing
   Duplex Housing
   Horticulture

Accessory Uses Accessory Building or Structures Accessory Dwelling Unit Accessory Tourist Accommodation Accessory Camping Accommodation Home-based Business Horticulture Keeping of Farm Animals Kennels (maximum ten (10) dogs over 1 year of age) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Small Scale Wood Product Manufacturing

- s) That Section 22.2 Remote Residential (R4) Development Regulations Table be amended as follows:
   The maximum density is 2 Dwelling Units
  - The maximum density is 2 Dwelling Units.
- t) That Section 23.1 Multi Unit Residential (R5) Permitted Uses Table be amended as follows: Principal Uses Multi-Unit Residential Manufactured Home Park

Accessory Uses Accessory Building or Structures Home-based Business Horticulture

 u) That Section 23.2 Multi Unit Residential (R5) Development Regulations Table be amended as follows: Minimum site area for Multi-Unit Residential (per dwelling unit):

vinimum site area for Multi-Onit Residential (per dweiling unit):

Community Water System and Community Wastewater System 300 m<sup>2</sup>

Community Water System and On-site Wastewater Disposal or Individual Water Source and Community Wastewater System 0.1 hectare

Individual Water Source and On-site Wastewater Disposal 0.4 hectare

Minimum site area for Manufactured Home Park 0.8 hectares

 v) That Section 25.1 Tourist Commercial (C2) Permitted Uses Table be amended as follows: Principal Uses
 Artisan Craft Production and Sales Breweries and Distilleries Campground
 Commercial Back Country Recreation Multi-Unit Housing
 Eating and Drinking Establishment Golf Course
 Tourist Accommodation
 Interpretive Facilities
 Mixed Use Development
 Museum
 Outdoor Recreational Activities Resort
 Vacation Rental

Accessory Uses to 'Tourist Accommodation' and 'Campgrounds' Laundromat Liquor Store Personal Service Establishment Retail Store

Accessory Uses Accessory Building or Structures Caretaker Suite

w) That Section 26.1 Light Industrial (M1) Table be amended as follows: The term 'Accessory Dwelling' be replaced with 'Caretaker Suite'.

- x) That Section 27.1 Medium Industrial (M2) Permitted Uses Table be amended as follows: The term 'Accessory Dwelling' be replaced with 'Caretaker Suite'.
- y) That Section 28.1 Heavy Industrial (M3) Permitted Uses Table be amended as follows: The term 'Accessory Dwelling' be replaced with 'Caretaker Suite'.
- z) That Section 30.1 Agriculture (AG) Permitted Uses Table be amended as follows: Principal Uses Agriculture, Farm Buildings and Structures Abattoir Single Detached Housing Farm Use (as defined in the Agricultural Land Commission Act and Part 2 Section 2 of the Agricultural Land Reserve Use, Subdivision and Procedures Regulation) Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Non-Soil Based Cannabis Facilities may be subject to ALC Non-Farm Use approval where applicable

Accessory Uses

Accessory Building or Structures Accessory Dwelling Unit

**Tourist Accommodation** 

Accessory Camping Accommodation

Home Based Business

Non-Farm Uses (as defined in the Agricultural Land Commission Act and the Agricultural Land Reserve Use, Subdivision and Procedures Regulation)

aa) That a new Section 30.2B Agriculture (AG) Development Regulations Table be inserted as follows:

The maximum density is 2 Dwelling Units.

- bb) That Section 33.1 Quarry (Q) Permitted Uses Table be amended as follows: The term 'Accessory Dwelling' be replaced with 'Caretaker Suite'.
- 2 By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
- **3** This Bylaw shall come into force and effect upon its adoption.

### CITATION

4 This Bylaw may be cited as **"Electoral Area 'G' Land Use Amendment Bylaw No. 2957, 2024."** 

READ A FIRST TIME this	[Date]	day of	[Month]	, 20XX.
READ A SECOND TIME this	[Date]	day of	[Month]	, 20XX.
WHEREAS A PUBLIC HEARING w	vas held this [Da	te] day of	[Month]	,20XX.
READ A THIRD TIME this	[Date]	day of	[Month]	, 20XX.
APPROVED under <b>Section 52 (3</b> [Month] , 20XX.		<b>portation Act</b> this [	Date] day of	
Approval Authority, Ministry of Transportation and	Infrastructure			
ADOPTED this	[Date]	day of	[Month]	, 20XX.
Aimee Watson, Board Chair		M	ike Morrison, Corpo	rate Officer

## **REGIONAL DISTRICT OF CENTRAL KOOTENAY**

# Bylaw No. 2958

A Bylaw to amend Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

WHEREAS it is deemed expedient to amend the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004, 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 Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 be amended as follows:
  - 1) That the following definitions be added to Division 5 Interpretation:
    - ACCESSORY DWELLING UNIT means a building, or part of a building, that:
    - a) is a self-contained residential accommodation unit, and
    - b) has cooking, sleeping and bathroom facilities, and
    - c) is secondary to a principal dwelling located on the same property;

CARETAKER SUITE means a dwelling unit within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, or on-duty security personnel. No more than one caretaker suite is permitted on a site;

MULTI-UNIT HOUSING means a detached building, used exclusively for residential purposes, consisting of three or more dwelling units, either with private individual access or common access intended to be used as a residence by three or more households living independently of each other;

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes manufactured homes;

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction;

HOUSEHOLD means: a) a person; or

- b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or
- d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities;

in addition, a household may also include up to one housekeeper or nanny;

 That the following definitions be amended in Division 5 Interpretation as follows: BED AND BREAKFAST means an accessory use located wholly within single detached housing that provides temporary lodging for tourists and visitors;

DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the School Act is provided for any portion of the day to three or more children under six years of age not forming part of the operator's household;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed as a maximum number of units per lot, or alternatively as the site area required per unit;

DWELLING UNIT means one or more rooms with self-contained eating, living, sleeping and sanitary facilities, used or intended to be used as a residence for no more than one household;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight persons under care who operate as the functional equivalent of a household; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

PRINCIPAL DWELLING means a principal dwelling unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not an accessory dwelling unit, or any vehicle;

SECONDARY SUITE means an accessory dwelling unit that is located in and forms part of a principal dwelling;

3) That the following definitions be removed from Division 5 Interpretation: ACCESSORY DWELLING

CARRIAGE HOUSE

DWELLING, MULTI-FAMILY

DWELLING, ONE-FAMILY

DWELLING, TWO-FAMILY

FAMILY

IMMEDIATE FAMILY

VACATION RENTAL

- 4) That Section 602.2 Site Areas be amended as follows: The minimum lot size for a parcel subdivided under Section 514 of the Local Government Act shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.
- 5) That Section 603.1 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:

Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum lot size required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.

6) That Section 603.2 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:

Where it is not possible to create a lot that has the minimum lot size required for a zone, the minimum lot size requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:

- a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
- b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots; or
- c. a lot where two or more single detached, duplex or combination of single detached and duplex dwellings existed prior to adoption of this bylaw except within any agricultural zone.
- 7) That Section 603.3 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:

The minimum lot size for a lot created under Sections 603(1) and 603(2) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.

8) That Section 603.4 be renamed 'Reduction of Minimum Lot Sizes' and be amended as follows:

Despite Section 603(3), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in lot size.

9) That Off Street Parking and Loading Space Requirements – Residential Category be amended as follows:

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
Residential	Single Detached Housing	2 spaces	0	
	Duplex Housing	4 spaces	0	
	Accessory Dwelling Unit	1 space		
	Multi-Unit Housing	1.2 spaces per dwelling unit	0	
	Accessory Home Based Business Use	2 spaces	0	Plus required spaces for operator's residence
	Accessory Bed & Breakfast, Room & Board	1 space per guest room / rental unit	0	Plus required spaces for operator's residence
	Accessory Produce Sales Use	1 space per 20 m <sup>2</sup> of floor area	0	Plus required spaces for operator's residence
	Congregate/Seniors housing	0.75 space per sleeping unit	0	

10) That Section 622 Development Permit Variances be amended as follows: Pursuant to Section 489 of the Local Government Act, setback and height variances may be approved by the Regional District on a Development Permit where community plan objectives for the form and character of commercial, industrial and multi-unit housing developments can be achieved provided that no siting variances cross a property line.

11) That a new section 'Accessory Dwelling Units' be inserted as follows as Section 623: An accessory dwelling unit is subject to the following regulations:

- a. The maximum number of accessory dwelling units per lot is one.
- b. The minimum lot size for an accessory dwelling unit shall be 1.0 hectare.
- c. Notwithstanding section 623(b) secondary suites are permitted an all lots subject to approval from the regional health authority for sewerage disposal and water supply.
- d. The maximum gross floor area is 90.0 m<sup>2</sup>.
- e. The maximum height is 8.0 m.
- f. The maximum number of storeys is 2.
- g. An accessory dwelling unit is not permitted to be used as accessory tourist accommodation or a short term rental.
- h. The accessory dwelling unit shall not be a recreational vehicle or other vehicle.
- i. A secondary suite shall not be connected to a single detached house by a breezeway or carport.
- 12) That Section 700 Suburban Residential (R1) Permitted Uses be amended as follows: 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

13) That Section 701.1 Suburban Residential (R1) Development Regulations be amended as follows:The minimum lot size shall be required as follows:

Community Water Supply and Community Sewer System: 1,000 square metres Community Water Supply Only: 0.4 hectare On-Site Servicing Only: 1.0 hectare

- 14) That a new Section 701.1B Suburban Residential (R1) Development Regulations be inserted as follows:The maximum density is 2 Dwelling Units.
- 15) That Section 800 Ootischenia Suburban Residential (R1A) Permitted Uses be amended as follows:
   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

 16) That Section 801.1 Ootischenia Suburban Residential (R1A) Development Regulations be amended as follows: The minimum lot size shall be required as follows:

Community Water Supply Only: 0.4 hectare On-Site Servicing Only: 1.0 hectare

- 17) That a new Section 801.1B Ootischenia Suburban Residential (R1A) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.
- 18) That Section 900 Suburban Residential F (R1F) Permitted Uses be amended as follows: 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

19) That Section 901.1 Suburban Residential F (R1F)) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

Community Water Supply and Community Sewer System: 1,000 square metres Community Water Supply Only: 0.4 hectare On-Site Servicing Only: 1.0 hectare

- 20) That a new Section 901.1B Suburban Residential F (R1F) Development Regulations be inserted as follows: The maximum density is 2 Dwelling Units.
- That Section 1000 Suburban Residential K (R1K) Permitted Uses be amended as follows: 21) **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

22) That Section 1001.1 Suburban Residential K (R1K) Development Regulations be amended as follows:

The minimum lot size shall be required as follows:

Community Water Supply and Community Sewer System: 1,000 square metres Community Water Supply Only: 0.4 hectare On-Site Servicing Only: 1.0 hectare

23) That a new Section 1001.1B Suburban Residential K (R1K) Development Regulations be inserted as follows:

The maximum density is 2 Dwelling Units.

- 24) That Section 1002 Suburban Residential K (R1K) Secondary Suites and Carriage Houses be deleted in their entirety.
- 25) That Section 1100 Country Residential (R2) Permitted Uses be amended as follows: 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

- That Section 1101.1 Country Residential (R2) Development Regulations be amended as follows:
   The minimum lot size is 1.0 hectare.
- 27) That Section 1101.2 Country Residential (R2) Development Regulations be amended as follows:
   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.
- 28) That Section 1101.5 Country Residential (R2) Development Regulations be amended as follows:

The maximum density is 2 Dwelling Units.

29) That Section 1200 Country Residential I (R2I) Permitted Uses be amended as follows: Page 97

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

30) That Section 1201.1 Country Residential I (R2I) Development Regulations be amended as follows:

The minimum lot size is 1.0 hectare.

31) That Section 1201.2 Country Residential I (R2I) Development Regulations be amended as follows:

The maximum density is 2 Dwelling Units.

32) That Section 1201.3 Country Residential I (R2I) Development Regulations be amended as follows:

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.

That Section 1300 Country Residential K (R2K) Permitted Uses be amended as follows:
 Dwellings:
 Single Detached Housing
 Duplex Housing

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Products Temporary Guest Accommodation as per Section 1303

34) That Section 1301.1 Country Residential K (R2K) Development Regulations be amended as follows:

The minimum lot size is 1.0 hectare.

- That Section 1301.2 Country Residential K (R2K) Development Regulations be amended as follows:
   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.
- 36) That Section 1301.5 Country Residential K (R2K) Development Regulations be amended as follows:
   The maximum density is 2 Dwelling Units.
- 37) That Section 1302 Country Residential K (R2K) Secondary Suites and Carriage Houses be deleted in its entirety.
- 38) That Section 1303.1 Country Residential K (R2K) Temporary Guest Accommodation be amended as follows: Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to single detached housing or duplex housing subject to the following:
  - a. the minimum site area for the guest cabin shall be 1.4 hectares; and

- b. a maximum gross floor area for a cabin of 100 square metres.
- 39) That Section 1400 Country Residential SA (R2SA South Arrow) Permitted Uses be amended as follows:
  Durallinger

Dwellings: Single Detached Housing Duplex Housing

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only Temporary Guest Accommodation as per Section 1402

- 40) That Section 1401.1 Country Residential SA (R2SA South Arrow) Development Regulations be amended as follows: The minimum lot size is 1.0 hectare.
- That Section 1401.2 Country Residential SA (R2SA South Arrow) Development Regulations be amended as follows:
   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.
- 42) That Section 1401.5 Country Residential SA (R2SA South Arrow) Development Regulations be amended as follows:
   The maximum density is 2 Dwelling Units.
- 43) That Section 1402.1 Country Residential SA (R2SA South Arrow) Temporary Guest Accommodation be amended as follows: Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a single detached housing or duplex housing subject to the following:
  - a. the minimum site area for the guest cabin shall be 1.4 hectares; and
  - b. a maximum gross floor area per cabin of 75 square metres.
- 44) That Section 1500 Rural Residential (R3) Permitted Uses be amended as follows:
   Dwellings:
   Single Detached Housing
   Duplex Housing

Horticulture Veterinary Clinics

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only

- 45) That Section 1501.1 Rural Residential (R3) Development Regulations be amended as follows:
   The minimum lot size is 2.0 hectares.
- 46) That Section 1501.4 Rural Residential (R3) Development Regulations be amended as follows:
   The maximum density is 2 Dwelling Units.
- 47) That Section 1600 Rural Residential (R3I) Permitted Uses be amended as follows: Dwellings:
   Single Detached Housing
   Duplex Housing

Horticulture Veterinary Clinics

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills for processing of material harvested on site only

- That Section 1601.1 Rural Residential I (R3I) Development Regulations be amended as follows:
   The minimum lot size is 2.0 hectares.
- 49) That Section 1601.2 Rural Residential I (R3I) Development Regulations be amended as follows:
   The maximum density is 2 Dwelling Units.
- 50) That Section 1601.3 Rural Residential I (R3I) Development Regulations be amended as follows:
   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 1.6 hectares.

 51) That Section 1700 Rural Residential K (R3K) Permitted Uses be amended as follows: Dwellings:
 Single Detached Housing

Duplex Housing

Horticulture Veterinary Clinics

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Small Scale Wood Product Manufacturing subject to Section 1702 Temporary Guest Accommodation subject to Section 1703

- 52) That Section 1701.1 Rural Residential K (R3K) Development Regulations be amended as follows:
   The minimum lot size is 2.0 hectares.
- 53) That Section 1701.5 Rural Residential K (R3K) Development Regulations be amended as follows:
   The maximum density is 2 Dwelling Units.
- 54) That Section 1702.1 Rural Residential K (R3K) Small Scale Wood Product Manufacturing be amended as follows: The minimum lot size shall be 2.0 hectares.
- 55) That Section 1703.1 Rural Residential K (R3K) Temporary Guest Accommodation be amended as follows:

Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, two cabins per lot for the temporary accommodation of guests is permitted as an accessory use to single detached housing or duplex housing subject to the following:

- a. the minimum site area for the guest cabin shall be 1.4 hectares; and
- b. a maximum gross floor area for a cabin of 100 square metres.

 56) That Section 1800 Rural Resource (R4) Permitted Uses be amended as follows: Dwellings:
 Single Detached Housing
 Duplex Housing

Horse Riding Stables and Boarding Stables Horticulture Kennels **Veterinary Clinics** 

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Keeping of Farm Animals Sale of Site Grown Farm Products Portable Sawmills

- 57) That Section 1801.1 Rural Resource (R4) Development Regulations be amended as follows: The minimum lot size is 2.0 hectares.
- 58) That Section 1801.4 Rural Resource (R4) Development Regulations be amended as follows: The maximum density is 2 Dwelling Units.
- 59) That Section 1900 Rural Resource K (R4K) Permitted Uses be amended as follows: Dwellings:
   Single Detached Housing
   Duplex Housing

Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Micro Processing, Cannabis Sale of Site Grown Farm Products Portable Sawmills Temporary Guest Accommodation as per Section 1902

- 60) That Section 1901.1 Rural Resource K (R4K) Development Regulations be amended as follows:
   The minimum lot size is 2.0 hectares.
- 61) That Section 1901.4 Rural Resource K (R4K) Development Regulations be amended as follows:
   The maximum density is 2 Dwelling Units.
- 62) That Section 1902.1 Rural Resource K (R4K) Temporary Guest Accommodation be amended as follows:

Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to single detached housing or duplex housing subject to a maximum gross floor area of 75 square metres.

63) That Section 2000 Rural Resource (R4SA – South Arrow) Permitted Uses be amended as follows:

Dwellings: Single Detached Housing Duplex Housing

Horse Riding Stables and Boarding Stables Horticulture Kennels Veterinary Clinics

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Sale of Site Grown Farm Products Portable Sawmills Temporary Guest Accommodation as per Section 2002

- 64) That Section 2001.1 Rural Resource (R4SA South Arrow) Development Regulations be amended as follows:
   The minimum lot size is 2.0 hectares.
- 65) That Section 2001.4 Rural Resource (R4SA South Arrow) Development Regulations be amended as follows:
   The maximum density is 2 Dwelling Units.
- 66) That Section 2002.1 Rural Resource (R4SA South Arrow) Temporary Guest Accommodation be amended as follows: Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a single detached housing or duplex housing subject to a maximum gross floor area of 75 square metres.
- 67) That Section 2200 Multi-Unit Residential (R6) Permitted Uses be amended as follows:
   Dwellings:
   Single Detached Housing
   Duplex Housing
   Multi-Unit Housing

Accessory Uses:

Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Horticulture

68) That Section 2201.1 Multi-Unit Residential (R6) Development Regulations be amended as follows:

The minimum site area for the following uses shall be required as follows:

Community Water Supply and Community Sewer System: Single Detached or Duplex Housing 0.1 hectare Multi-Unit Housing (per dwelling unit) 300 square metres

Community Water Supply Only: Single Detached or Duplex Housing 0.8 hectare Multi-Unit Housing (per dwelling unit) 0.1 hectare

On-Site Servicing Only: Single Detached or Duplex Housing 1.0 hectare Multi-Unit Housing (per dwelling unit) 0.4 hectare

69) That a new section 'Multi-Unit Residential (R6) Development Regulations' be inserted as follows as Section 2201.4:
The minimum lot size for subdivision shall be as follows:
Community Water Supply and Community Sewer System:
0.1 hectare

Community Water Supply Only: 0.8 hectare

On-Site Servicing Only: 1.0 hectare

That Section 2300 High Density Residential (R6F) Permitted Uses be amended as follows:
 Dwellings:
 Single Detached Housing

Accessory Uses: Accessory Buildings and Structures Secondary Suite

71) That Section 2301.1 High Density Residential (R6F) Development Regulations be amended as follows:

The minimum lot size for the following uses shall be required as follows:

Community Water Supply and Community Sewer System: 400 square metres

Community Water Supply Only: 0.2 hectare

On-Site Servicing Only: 1.0 hectare

- That a new section 'High Density Residential (R6F) Development Regulations' be inserted as follows as Section 2301.1B:
   The maximum density is 2 Dwelling Units.
- That Section 2400 be renamed 'Multi-Unit Residential F (MUR-F) Permitted Uses' and be amended as follows:
   Land, buildings and structures in the Multi-Unit Residential F (MUR-F) zone shall be used for the following purposes only:

Dwellings: Single Detached Housing Duplex Housing Multi-Unit Housing

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Day Care Facility Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Product

 74) That Section 2401.1 be renamed 'Multi-Unit Residential F (MUR-F) Development Regulations' and be amended as follows:
 The minimum site area for Multi-Unit Residential – F (MUR-F) shall be a follows:

Community Water Supply and Community Sewer System: First Dwelling Unit 0.25 hectare Each Additional Dwelling Unit 200 square metres

Community Water Supply Only: First Dwelling Unit 0.25 hectare Each Additional Dwelling Unit 400 square metres

On-Site Servicing Only: First Dwelling Unit 1.0 hectare Each Additional Dwelling Unit 0.1 hectare

 75) That Section 2401.2 be renamed 'Multi-Unit Residential F (MUR-F) Development Regulations' and be amended as follows:
 The minimum lot size for subdivision shall be as follows: Community Water Supply and Community Sewer System: 0.5 hectare

Community Water Supply Only: 0.5 hectare

On-Site Servicing Only: 1.0 hectare

- 76) That Section 2401.4 Multi-Family Residential F (MFR-F) be deleted in its entirety.
- 77) That Section 2500 Seasonal Residential (R7) Permitted Uses be amended as follows: Dwellings:
   Single Detached Housing
   Duplex Housing

Horticulture

Accessory Uses: Accessory Buildings and Structures Accessory Dwelling Unit Accessory Tourist Accommodation Home Based Business Keeping of Farm Animals Sale of Site Grown Farm Products

78) That Section 2501.1 Seasonal Residential (R7) Development Regulations be amended as follows:
 The minimum lot size shall be required as follows:

Community Water Supply and Community Sewer System: 0.1 hectare

Community Water Supply Only: 0.4 hectare

On-Site Servicing Only: 1.0 hectare

- 79) That a new section 'Seasonal Residential (R7) Development Regulations' be inserted as follows as Section 2501.1B: The maximum density is 2 Dwelling Units.
- 80) That Section 2501.12 Seasonal Residential (R7) Development Regulations be amended as follows:
   Single Detached Housing may be used for short term rentals.
- 81) That Section 2600 Heritage Residential I (HR-I) Permitted Uses be amended as follows: 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

- 82) That Section 2601.1 Heritage Residential I (HR-I) Development Regulations be amended as follows:
   The minimum lot size is 1.0 hectare.
- 83) That a new section 'Heritage Residential I (HR-I) Development Regulations' be inserted as follows as Section 2601.1B:
   The maximum density is 2 Dwelling Units.
- 84) That Section 2700 Agriculture 1 (AG1) Permitted Uses be amended as follows: 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 Single Detached Housing Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)

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

- 85) That Section 2701.1 Agriculture 1 (AG1) Development Regulations be amended as follows: The minimum lot size shall be 4.0 hectares in the Agricultural Land Reserve and 2.0 hectares outside the Agricultural Land Reserve.
- 86) That a new section 'Agriculture 1 (AG1) Development Regulations' be inserted as follows as Section 2701.1B: The maximum density is 2 Dwelling Units.

- 87) That Section 2701.5 Agriculture 1 (AG1) Development Regulations be amended as follows: The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.
- 88) That Section 2701.6 Agriculture 1 (AG1) Development Regulations be deleted in its entirety.
- 89) That Section 2800 Agriculture 2 (AG2) Permitted Uses be amended as follows: 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 Single Detached Housing Kennel Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)

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

- 90) That Section 2801.1 Agriculture 2 (AG2) Development Regulations be amended as follows: The minimum lot size shall be 8.0 hectares in the Agricultural Land Reserve and 4.0 hectares outside the Agricultural Land Reserve.
- 91) That a new section 'Agriculture 2 (AG2) Development Regulations' be inserted as follows as Section 2801.1B: The maximum density is 2 Dwelling Units.
- 92) That Section 2801.5 Agriculture 1 (AG1) Development Regulations be amended as follows: The Maximum Gross Floor Area of Single Detached Housing is 300.0 square metres.
- 93) That Section 2801.6 Agriculture 1 (AG1) Development Regulations be deleted in its entirety.
- 94) That Section 2900 Agriculture 3 (AG3) Permitted Uses be amended as follows: 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
   Single Detached Housing Kennel

Micro Cultivation, Cannabis Micro Processing, Cannabis Nursery, Cannabis Standard Cultivation, Cannabis Standard Processing, Cannabis Veterinary Clinic (may require ALC non-farm use approval)

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

- 95) That Section 2901.1 Agriculture 3 (AG3) Development Regulations be amended as follows: The minimum lot size shall be 60.0 hectares in the Agricultural Land Reserve and 8.0 hectares outside the Agricultural Land Reserve.
- 96) That a new section 'Agriculture 3 (AG3) Development Regulations' be inserted as follows as Section 2901.1B: The maximum density is 2 Dwelling Units.
- 97) That Section 2901.5 Agriculture 3 (AG3) Development Regulations be amended as follows: The Maximum Gross Floor Area of Single Detached Housing is 375.0 square metres.
- 98) That Section 2901.6 Agriculture 1 (AG1) Development Regulations be deleted in its entirety.
- 99) That Section 3200 Neighbourhood Commercial (C1) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 100) That Section 3300 General Commercial (C2) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 101) That Section 3400 Tourist Commercial (C3) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 102) That Section 3600 Small-Scale Tourism Accommodation (C5) Permitted Uses be amended as follows:
   Dwellings:
   Single Detached Housing
   Duplex Housing

Rental Cabin for Tourist Accommodation

Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Sale of Site Grown Farm Product

- 103) That Section 3601.1 Small-Scale Tourism Accommodation (C5) Development Regulations be amended as follows: The minimum lot size shall be 1.0 hectare.
- 104) That Section 3601.2 Small-Scale Tourism Accommodation (C5) Development Regulations be amended as follows:
   The maximum permitted density for single detached housing, duplex housing and rental cabins for tourist accommodation shall be in conformance with the below site area requirements:

Community Water Supply and Community Sewer System: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 200 square metres

Community Water Supply Only: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 400 square metres

On-Site Servicing Only: First Cabin or Dwelling Unit 1.0 hectare Each Additional Cabin or Dwelling Unit 0.1 hectare

105) That Section 3700 Small-Scale Tourism Accommodation K (C5K) Permitted Uses be amended as follows:
 Dwellings:
 Single Detached Housing
 Duplex Housing

Rental Cabin for Tourist Accommodation

Accessory Uses: Accessory Buildings and Structures Accessory Tourist Accommodation Home Based Business Horticulture Keeping of Farm Animals Sale of Site Grown Farm Product

- 106) That Section 3701.1 Small-Scale Tourism Accommodation K (C5K) Development Regulations be amended as follows: The minimum lot size shall be 1.0 hectare.
- 107) That Section 3701.2 Small-Scale Tourism Accommodation K (C5K) Development Regulations be amended as follows:

The maximum permitted density for single detached housing, duplex housing and rental cabins for tourist accommodation shall be in conformance with the below site area requirements:

Community Water Supply and Community Sewer System: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 200 square metres

Community Water Supply Only: First Cabin or Dwelling Unit 0.5 hectare Each Additional Cabin or Dwelling Unit 400 square metres

On-Site Servicing Only: First Cabin or Dwelling Unit 1.0 hectare Each Additional Cabin or Dwelling Unit 0.1 hectare

108) That Section 3800 Resort Commercial (C6) Permitted Uses be amended as follows:

**Cluster Development** Single Detached Housing **Duplex Housing Multi-Unit Housing** Lodges and Seasonal Resorts Hotels Cabins Campgrounds Pubs Restaurants Spa, Health Club and Wellness Facilities Personal Service Establishments Recreation Facilities including tennis, basketball, badminton and volley ball courts, bicycle, walking, cross country skiing, and horse riding trails, water craft facilities, playgrounds and other similar facilities but shall not include the following; a casino or similar gaming facility, off-road motorized recreation vehicle trails other than snow mobile trails, gun range, skeet shooting range or any activity that disturbs the peaceful enjoyment of the property by residents and tourists

Accessory Uses:

Maintenance and Infrastructure Buildings and Facilities Employee Accommodation

109) That Section 3801.5 Resort Commercial (C6) Development Regulations be amended as follows:

In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply:

Single Detached Housing 1.5 parking stalls/unit Duplex Housing 1.5 parking stalls/unit Multi-Unit Housing 1.0 parking stalls/unit Cabins 1.0 parking stalls/cabin Campground 1.0 parking stalls/site

110) That Section 3801.6 Resort Commercial (C6) Development Regulations be amended as follows:

Cluster development shall be defined as development consisting of a combination of single detached housing, duplex housing and/or cabins arranged in clusters with a minimum of four dwelling units.

111) That Section 3801.7 Resort Commercial (C6) Development Regulations be amended as follows:
 All development shall be subject to the following minimum site area requirements:

All development shall be subject to the following minimum site area requirements: Single Detached Housing 400 square metres (4306 square feet) Duplex Housing 300 square metres (3229 square feet) Cabins (no kitchen facility) 250 square metres (2691 square feet) Campgrounds 4000 square metres (1.0 acre) Lodges, Seasonal Resorts and Hotels 60 units/gross ha (24.3 units/gross acre) Multi-Unit Housing 30 units/gross ha (12.15 units/gross acre)

- 112) That Section 3900 Resort Commercial 2 (C7) Permitted Uses be amended as follows:
  - **Cluster Development** Single Detached Housing **Duplex Housing Multi-Unit Housing** Lodges and Seasonal Resorts Hotels Cabins Campgrounds Pubs Restaurants Spa, Health Club and Wellness Facilities Personal Service Establishments Recreation Facilities including tennis, basketball, badminton and volley ball courts, bicycle, walking, cross country skiing, and horse riding trails, water craft facilities, playgrounds and other similar facilities but shall not include the following; a casino or similar gaming facility, off-road motorized recreation vehicle trails other than snow mobile trails, gun range, skeet shooting range or any activity that disturbs the peaceful enjoyment of the property by residents and tourists

## Accessory Uses:

Maintenance and Infrastructure Buildings and Facilities Employee Accommodation Small Scale Water Extraction and Sales

113) That Section 3901.5 Resort Commercial (C6) Development Regulations be amended as follows:

In addition to the parking requirements specified under sections 611 and 612, the following off-street parking requirements shall apply:

Single Detached Housing 1.5 parking stalls/unit Duplex Housing 1.5 parking stalls/unit Multi-Unit Housing 1.0 parking stalls/unit Cabins 1.0 parking stalls/cabin Campground 1.0 parking stalls/site

114) That Section 3901.6 Resort Commercial (C6) Development Regulations be amended as follows:

Cluster development shall be defined as development consisting of a combination of single detached housing, duplex housing and/or cabins arranged in clusters with a minimum of four dwelling units.

115) That Section 3901.7 Resort Commercial (C6) Development Regulations be amended as follows:

All development shall be subject to the following minimum site area requirements:

Single Detached Housing 400 square metres (4306 square feet) Duplex Housing 300 square metres (3229 square feet) Cabins (no kitchen facility) 250 square metres (2691 square feet) Campgrounds 4000 square metres (1.0 acre) Lodges, Seasonal Resorts and Hotels 60 units/gross ha (24.3 units/gross acre) Multi-Unit Housing 30 units/gross ha (12.15 units/gross acre)

- 116) That Section 4000 Light Industrial (M1) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 117) That Section 4100 Medium Industrial (M2) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 118) That Section 4200 Heavy Industrial (M3) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 119) That Section 4300 Industrial Logging (M4) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 120) That Section 4400 Industrial Railway (M5) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 121) That Section 4500 Industrial Airport (M6) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 122) That Section 4600 Institutional (I) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 123) That Section 4700 Park and Recreation (PR) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 124) That Section 4800 Special Recreation 1 (PR1) Permitted Uses be amended as follows: The term 'One dwelling unit (for a caretaker)' be replaced with 'Caretaker Suite'.
- 125) That Section 5000 Quarry (Q) Permitted Uses be amended as follows:

The term 'One dwelling unit' be replaced with 'Caretaker Suite'.

- 126) That Section 5100 Environmental Reserve (ER) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 127) That Section 5200 Forest Reserve (FR) Permitted Uses be amended as follows: The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- 128) That Section 5400 Comprehensive Development (CD2) Permitted Uses be amended as follows:The term 'One dwelling unit' be replaced with 'Caretaker Suite'.
- **2** By making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering and Table of Contents of the bylaw.
- **3** This Bylaw shall come into force and effect upon its adoption.

## CITATION

4 This Bylaw may be cited as **"Regional District of Central Kootenay Zoning Amendment Bylaw No.** 2958, 2024."

READ A FIRST TIME this	[Date]	day of	[Month]	, 20XX.	
READ A SECOND TIME this	[Date]	day of	[Month]	, 20XX.	
WHEREAS A PUBLIC HEARING	was held tł	nis [Date] day of	[Month]	,20XX.	
READ A THIRD TIME this	[Date]	day of	[Month]	, 20XX.	
APPROVED under <b>Section 52 (</b> [Month] , 20XX		e Transportation Act th	nis [Date] day o	f	
Approval Authority, Ministry of Transportation and	 d Infrastruc	ture			
ADOPTED this	[Date]	day of	[Month]	, 20XX.	
Aimee Watson, Board Chair			Mike Morrison, Corporate Officer		